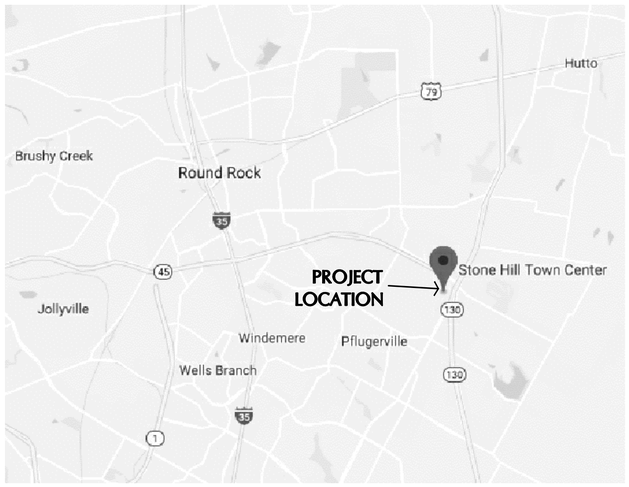
# TRACT 30 OUTPARCEL

## STONE HILL TOWN CENTER
## 18708 LIMESTONE COMMERCIAL DRIVE
## PFLUGERVILLE, TEXAS 78660

PFLUGERVILLE DEVELOPMENT SERVICES CENTER
DEVELOPMENT SERVICES CENTER
201-B EAST PECAN ST.
PFLUGERVILLE, TX 78660

PHONE: 512-990-6300
FAX: 512-990-4374




VICINITY MAP
NOT TO SCALE

NORTH

## CODE ANALYSIS:

### CODE INFORMATION:

INTERNATIONAL BUILDING CODE WITH APPENDICES G, H, AND I, 2021 EDITION

INTERNATIONAL FIRE CODE, 2021 EDITION WITH APPENDICES

INTERNATIONAL PLUMBING CODE, 2021 EDITION

INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION

INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, 2021 EDITION

INTERNATIONAL MECHANICAL CODE, 2021 EDITION

INTERNATIONAL FUEL GAS CODE, 2021 EDITION

NATIONAL ELECTRICAL CODE, 2020 EDITION

### PROJECT DESCRIPTION:

PROPOSED SINGLE-STORY SHELL BUILDING

PROJECT ADDRESS:
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 77660

### PROPOSED OCCUPANCY:

PROPOSED OCCUPANCY ---------- SHELL BUILDING TYPE M OCCUPANCY

### SPRINKLER SYSTEM:

FULLY SPRINKLERED

### TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE ---------- TYPE II-B

### ALLOWABLE AREA / HEIGHT:

ACTUAL AREA OF PROPOSED SHELL BUILDING --- 7,170 S.F.
ALLOWABLE TABULAR AREA ----------12,500 S.F.

ALLOWABLE HEIGHT ---------- 55'-0" FT.
ACTUAL HEIGHT ---------- 25'-0" FT.

### OCCUPANCY LOAD:

SHELL BUILDING ONLY. TENANT BUILD OUT UNDER SEPARATE PERMIT.

### EGRESS:

T.B.D. DURING TENANT PERMITTING.

### ALLOWABLE AREA:

$A_t$ = 12,500 s.f. per Table 503
$I_s$ = 300% per Section 506.3 (Automatic Sprinkler Increase)
$A_a$ = $A_t + [A_t I_s / 100]$ =
12,500 s.f. + [12,500 s.f. x 300/100] = 50,000 s.f.

### 2021 IECC CREDITS:

PLANS, SPECIFICATIONS, AND/OR CALCULATIONS WILL PROVIDE ALL INFORMATION WITH WHICH COMPLIANCE CAN BE DETERMINED FOR THE ADDITIONAL ENERGY EFFICIENCY PACKAGE OPTIONS. HVAC NOT IN THIS SCOPE.

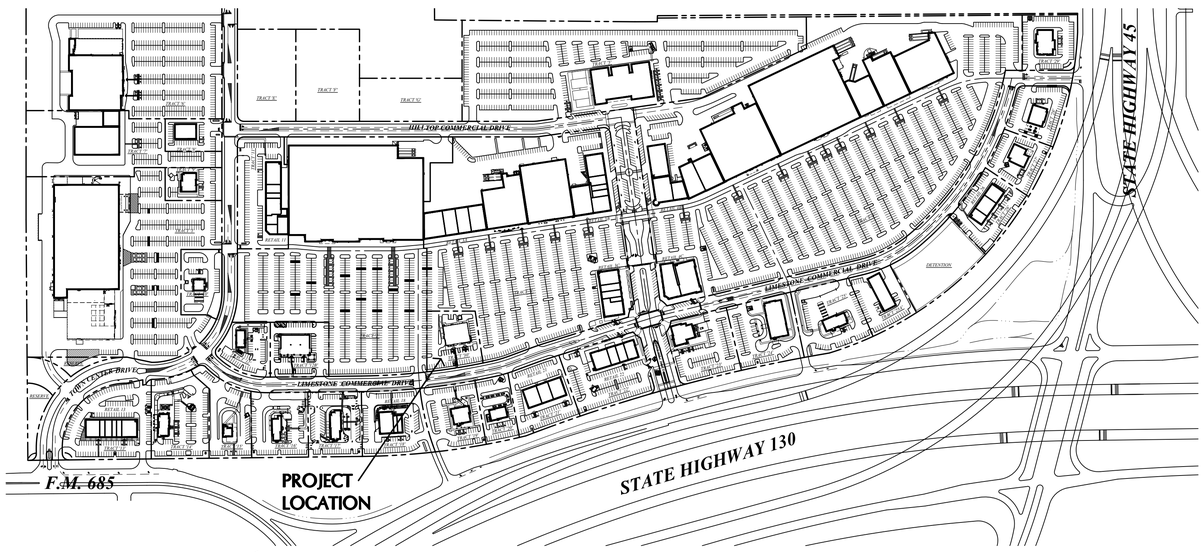
DEDICATE OUTDOOR AIR SYSTEM EFFICIENCY ENERGY CREDIT - BUILDING WILL BE EQUIPPED WITH INDEPENDENT VENTILATION SYSTEM DESIGNED TO PROVIDE 100-PERCENT OUTDOOR AIR TO EACH INDIVIDUAL OCCUPIED SPACE, AS SPECIFIED BY THE IMC. THE VENTILATION SYSTEM IS CAPABLE OF TOTAL ENERGY RECOVERY AND INCLUDES HVAC SYSTEM CONTROLS THAT MANAGE TEMPERATURE RESETS AT LEAST 25 PERCENT OF DELTA DESIGN SUPPLY-AIR / ROOM-AIR TEMP. HVAC NOT IN THIS SCOPE.

REDUCED AIR INFILTRATION ENERGY - THE MEASURED AIR-LEAKAGE RATE OF THE BUILDING ENVELOPE IS LOWER THAN 0.25 CFM/FT2. COMPREHENSIVE REPORT DOCUMENTATION WILL BE SUBMITTED TO THE CODE OFFICIAL AND THE BUILDING OWNER.

ENERGY MONITORING - THE BUILDING WILL BE EQUIPPED WITH AN ENERGY MANAGEMENT SYSTEM TO MONITOR, RECORD, AND REPORT ENERGY CONSUMPTION FOR ELECTRICAL ENERGY, BY END-USE CATEGORY, CONTAIN METERS, A DATA ACQUISITION SYSTEM AND EMPLOY GRAPHICAL REPORTS PROVIDED AS TENANTS PERFORM THEIR BUILD-OUTS.

BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS WILL BE PROVIDED TO THE OWNER. DOCUMENTS WILL COVER MANUFACTURERS' INFORMATION, SPECIFICATIONS, PROGRAMMING PROCEDURES AND MEANS OF ILLUSTRATING TO OWNER HOW BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED, AND OPERATED.

FAULT DETECTION AND DIAGNOSTICS - A FAULT DETECTION AND DIAGNOSTICS SYSTEM INSTALLED TO MONITOR THE HVAC OPERATION AND PERFORMANCE WILL BE PROVIDED BY OTHERS. INCLUDES MONITORING SENSORS AND DEVICES, SAMPLING EVERY 15 MINUTES, AUTOMATICALLY REPORT FAULTS AND PROVIDE RECOMMENDATIONS FOR REPAIR, AND TRANSMIT RECOMMENDATIONS TO LOCAL AUTHORIZED PERSONNEL. HVAC NOT IN THIS SCOPE.




LOCATION MAP
NOT TO SCALE

NORTH

### DEFERRED SUBMITTAL ITEMS:

1. PRE-ENGINEERED METAL CANOPIES.

## INDEX OF DRAWINGS

● ISSUED

| | | DATE | DESCRIPTION |
|---|---|---|---|
| | | 02-25-2025 | 100% FOR CONSTRUCTION |
| | | 03-27-2025 | ISSUED FOR PERMIT |
| | | 06-24-2025 | PLAN REVIEW COMMENTS |
| | | 06-26-2025 | PLAN REVIEW COMMENTS |
| | | 07-16-2025 | PLAN REVIEW COMMENTS |
| | | 07-31-2025 | FOR BID |
| **GENERAL:** | | | |
| A0.0 | COVER SHEET | ● | ● ● ● ● ● |
| **CIVIL:** | | | |
| C0.0 | COVER SHEET | | ● ● |
| C0.1 | GENERAL NOTES | | ● ● |
| C0.2 | CITY OF PFLUGERVILLE GENERAL NOTES | | ● ● |
| C0.3 | TOPOGRAPHIC SURVEY | | ● ● |
| C0.4 | PLAT (1 OF 2) | | ● ● |
| C0.5 | PLAT (2 OF 2) | | ● |
| C1.0 | DEMOLITION PLAN | | ● ● |
| C1.1 | DIMENSION CONTROL PLAN | | ● ● |
| C2.0 | UTILITY PLAN | | ● ● |
| C2.1 | 8 INCH WATER LINE PLAN & PROFILE | | ● ● |
| C3.0 | GRADING AND DRAINAGE PLAN | | ● ● |
| C3.1 | EX. DETENTION CALCULATIONS | | ● ● |
| C3.2 | EX. DETENTION POND PLAN | | ● ● |
| C3.3 | EX. DRAINAGE AREA MAP | | ● ● |
| C4.0 | PAVING PLAN | | ● ● |
| C5.0 | EROSION CONTROL PLAN | | ● ● |
| C6.0 | CONSTRUCTION DETAILS (1 OF 6) | | ● ● |
| C6.1 | CONSTRUCTION DETAILS (2 OF 6) | | ● ● |
| C6.2 | CONSTRUCTION DETAILS (3 OF 6) | | ● ● |
| C6.3 | CONSTRUCTION DETAILS (4 OF 6) | | ● ● |
| C6.4 | CONSTRUCTION DETAILS (5 OF 6) | | ● ● |
| C6.5 | CONSTRUCTION DETAILS (6 OF 6) | | ● |
| F0.1 | FIRE PROTECTION NOTES | | ● |
| F1.0 | EMERGENCY ACCESS | | ● |
| F2.0 | FIRE PROTECTION PLAN | | ● |
| **ARCHITECTURAL:** | | | |
| A1.0 | SITE PLAN | ● | ● ● ● ● ● |
| A1.1 | SITE DETAILS AND DUMPSTER ENCLOSURE | ● | ● ● ● ● |
| A2.0 | FLOOR PLAN | ● | ● ● ● ● ● |
| A2.1 | SOFFIT AND ROOF PLAN | ● | ● ● ● ● |
| A2.2 | SIDEWALK PLAN | ● | ● ● ● ● ● |
| A3.0 | EXTERIOR ELEVATIONS | ● | ● ● ● ● |
| A3.1 | EXTERIOR FINISHES SCHEDULE | ● | ● ● ● ● |
| A4.0 | WALL SECTIONS | ● | ● ● ● ● |
| A4.1 | WALL SECTIONS | ● | ● ● ● ● |
| A5.0 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A5.1 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A5.2 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A5.3 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A6.0 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A6.1 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A6.2 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A6.3 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A6.4 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| A6.5 | ENLARGED SECTIONS AND DETAILS | ● | ● ● ● ● |
| **STRUCTURAL:** | | | |
| S1.0 | STRUCTURAL GENERAL NOTES | ● | ● ● ● ● |
| S2.0 | FLOOR AND FOUNDATION PLAN | ● | ● ● ● ● |
| S3.0 | ROOF FRAMING PLAN | ● | ● ● ● ● |
| S4.0 | TYPICAL FOUNDATION DETAILS | ● | ● ● ● ● |
| S4.1 | FOUNDATION DETAILS | ● | ● ● ● ● |
| S5.0 | ROOF FRAMING DETAILS | ● | ● ● ● ● |
| S6.0 | SECTIONS | ● | ● ● ● ● |
| S6.1 | SECTIONS | ● | ● ● ● ● |
| S6.2 | SECTIONS | ● | ● ● ● ● |
| **ELECTRICAL AND PLUMBING:** | | | |
| EP1.0 | ELECTRICAL / PLUMBING SITE PLAN | ● | ● ● ● ● |
| E0.1 | ELECTRICAL PHOTOMETRIC SITE PLAN | ● | ● ● ● ● |
| E1.0 | ELECTRICAL FLOOR PLAN | ● | ● ● ● ● |
| E2.0 | ELECTRICAL SCHEDULES, NOTES AND ONE-LINE DIAGRAM | ● | ● ● ● ● |
| E3.0 | ELECTRICAL SPECIFICATIONS, SCHEDULES, LEGEND AND DETAILS | ● | ● ● ● ● |
| P1.0 | PLUMBING FLOOR PLAN | ● | ● ● ● ● |
| P2.0 | PLUMBING SPECIFICATIONS, NOTES AND LEGENDS | ● | ● ● ● ● |
| P3.0 | PLUMBING DETAILS | ● | ● ● ● ● |
| **LANDSCAPE AND IRRIGATION:** | | | |
| L1.0 | TREE DISPOSITION PLAN | | ● ● |
| L1.1 | SITE LANDSCAPE PLAN | | ● ● |
| L1.2 | PLANT LIST & DETAILS | | ● ● |
| L1.3 | LANDSCAPE SPECIFICATIONS | | ● ● |
| L2.1 | IRRIGATION PLAN | | ● ● |
| L2.2 | IRRIGATION DETAILS | | ● ● |

Revision Block

City Approved Revision & Corrections

| No. | Description | Revise (R ) Correct (C) Add (A) Void (V) Sheet No's | Net Change Impervious Cover (sq.ft.)/ % | Total Impervious Cover (sq.ft.)/ % | Design Engineer Signature | City of Pflugerville Approval | Approval Date |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |

City Signature Block

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 Director, City of Pflugerville — Date

Development Engineering Director, City of Pflugerville — Date

(Other Water or Wastewater utility provider) — Date

All responsibility for the adequacy of these plans remains with the engineer who prepared them. In accepting these plans, the City of Pflugerville must rely upon the adequacy of the work of the design engineer.

Date issued/revised

| | |
|---|---|
| 25 MAR. 2025 | 100% FOR CONSTRUCTION |
| 04 JUNE 2025 | PLAN REVIEW COMMENTS |
| 26 JUNE 2025 | PLAN REVIEW COMMENTS |
| 16 JULY 2025 | PLAN REVIEW COMMENTS |
| 31 JULY 2025 | FOR BID |


### LANDLORD:
NEWQUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY, N. SUITE #200
HOUSTON, TEXAS 77040
PHONE: (281) 477-4300
BEN KEILLOR

### ARCHITECT:
OSBORN & VANE ARCHITECTS, INC.
2000 BERING DRIVE, SUITE #410
HOUSTON, TEXAS 77057
PHONE: (713) 781-5262
FAX: (713) 781-5347
BEN SUNDIN, AIA

### CIVIL:
ALJ LINDSEY
100 N. 6TH STREET, SUITE #504
WACO, TEXAS 76701
PHONE: (832) 971-3880
PATRICK CARRIGAN
FIRM F-11526

### STRUCTURAL:
DALLY & ASSOCIATES
9800 RICHMOND AVENUE, SUITE #460
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PHONE: (713) 337-8881
ERASMO MORALES, JR., P.E.
FIRM F-3426

### ELECTRICAL / PLUMBING:
SALAS O'BRIEN
10930 W. SAM HOUSTON PARKWAY N., SUITE #900
HOUSTON, TEXAS 77064
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ISRAEL MORENO
F-4111

### LANDSCAPE ARCHITECT:
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18135 FM 362
NAVASOTA, TEXAS 77868
PHONE: (832) 428-1209
CHARLES BRIDGES


ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS INC

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects


REGISTERED ARCHITECT — CHRISTOPHER G. SUNDIN — 19072 — TEXAS

07-31-2025

# TRACT 30

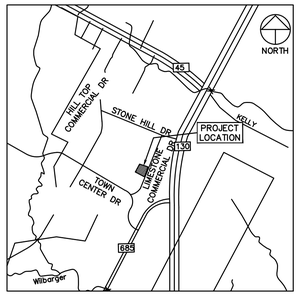
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A0.0.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A0.0**

# CIVIL PLANS
FOR
# SHELL BUILDING TRACT-30
LOCATED AT
18708 LIMESTONE COMMERCIAL DRIVE,
PFLUGERVILLE, TEXAS 78660

LEGAL DESCRIPTION: HARDING & CARBONE INC LOT 13 BLK 3
STONE HILL TOWN CENTER BLK 3 AMD




CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

## PLANS SUBMITTAL/REVIEW LOG

| | |
|---|---|
| SUBMIT TO THE CITY OF PFLUGERVILLE -ISSUE FOR PERMIT | 01/07/2025 |
| RESUBMIT TO THE CITY OF PFLUGERVILLE -ISSUE FOR PERMIT | 03/28/2025 |
| RESUBMIT TO THE CITY OF PFLUGERVILLE -ISSUE FOR PERMIT | 05/19/2025 |
| RESUBMIT TO THE CITY OF PFLUGERVILLE -ISSUE FOR PERMIT | 06/24/2025 |
| RESUBMIT TO THE CITY OF PFLUGERVILLE -ISSUE FOR PERMIT | 07/25/2025 |

## ADDENDUM/REVISION LOG

| REVISION NO. | AFFECTED SHEETS |
|---|---|
| ISSUE FOR CONSTRUCTION | C0.0 - E0.1 |

| City Approved Revision & Corrections | | | | | |
|---|---|---|---|---|---|
| No. | Description | Revise (R) Correct (C) Add (A) Void (V) Sheet No's | Design Engineer Signature | City of Pflugerville Approval | Approval Date |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

## PROJECT TEAM:

**ARCHITECT**
*OSBORN & VANE ARCHITECTS*
*2000 BERING DRIVE SUITE 410*
*HOUSTON TEXAS 77057*
*713.781.5262 X 103*
*CONTACT: BEN SUNDIN*

**DEVELOPER**
*NEW QUEST*
*8827 W. SAM HOUSTON PKWY N SUITE 200*
*HOUSTON TEXAS 77040*
*281.477.4397*
*CONTACT: BEN KEILLOR*

**OWNER**
*NEW QUEST*
*8827 W SAM HOUSTON PKWY N SUITE 200*
*HOUSTON TEXAS 77040*
*281.477.4397*
*CONTACT: BEN KEILLOR*

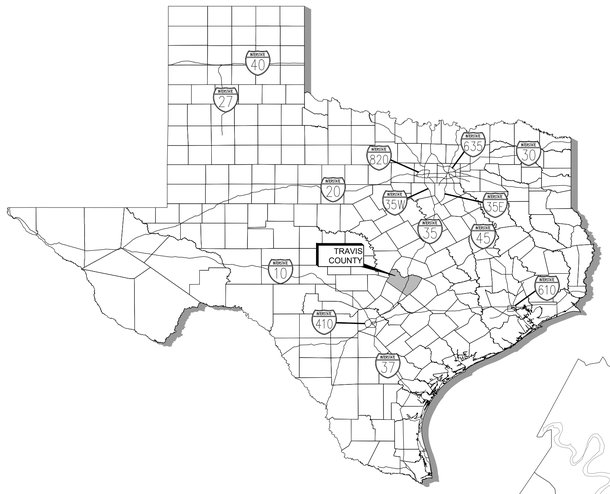
**CIVIL ENGINEER**
*ALJ LINDSEY, LLC.*
*18635 N. ELDRIDGE PKWY, STE 200*
*TOMBALL TEXAS 77377*
*281.301.5955*
*CONTACT: PATRICK CARRIGAN*

**PUBLIC WORKS**
*PUBLIC WORKS FACILITY*
*15500 SUN LIGHT NEAR WAY #B*
*PFLUGERVILLE TEXAS 778660*
*512.990.6400*

**SURVEYOR**
*WINDROSE SURVEYING*
*5353 W. SAM HOUSTON PKWY N SUITE 150*
*HOUSTON TEXAS 77041*
*713.458.2281*
*CONTACT: PATRICK COSTELLO*

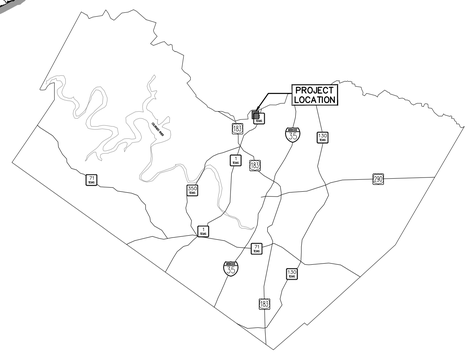
**ELECTRICAL PROVIDER**
*ONCOR ELECTRIC DELIVERY*
*5904 LOTUS LN*
*LUFKIN TEXAS 75904*
*1.888.313.4747*

**DEVELOPMENT SERVICES CENTER**
*DEVELOPMENT SERVICES CENTER*
*100 W MAIN ST*
*PFLUGERVILLE TEXAS 78691*
*512.900.6300*
*CONTACT: GORDON HAWES*




## SCOPE OF WORK NOTE

SCOPE OF WORK INCLUDES SHELL BUILDING, UTILITIES TO SERVE PROPOSED BUILDING, AND ADDITION OF NEW PUBLIC SIDEWALK




## CITY OF PFLUGERVILLE NOTES:

1. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
2. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
3. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING REPORT.
   - GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC, DATED APRIL 3, 2007 (PROJECT NO. 96065338-C).
4. 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 # TABS2025008410 IS PROOF OF SUBMITTAL TO TDLR.
5. 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 WILL ALL LEGISLATION RELATED TO ACCESSIBLY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
6. THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 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.

ACCORDING TO MAP NO. 48453C0280J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY AND INCORPORATED AREAS, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE, BEFORE YOU DIG, DRILL OR BLAST — STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

INDEX OF SHEETS

| CIVIL ENGINEERING (ALJ LINDSEY, LLC) | |
|---|---|
| SHEET NO. | DESCRIPTION |
| C0.0 | COVER SHEET |
| C0.1 | GENERAL NOTES |
| C0.2 | CITY OF PFLUGERVILLE GENERAL NOTES |
| C0.3 | TOPOGRAPHIC SURVEY |
| C0.4 | PLAT (1 OF 2) |
| C0.5 | PLAT (2 OF 2) |
| C1.0 | DEMOLITION PLAN |
| C1.1 | DIMENSION CONTROL PLAN |
| C2.0 | UTILITY PLAN |
| C2.1 | 8 INCH WATER LINE PLAN & PROFILE |
| C3.0 | GRADING AND DRAINAGE PLAN |
| C3.1 | EX. DETENTION CALCULATIONS |
| C3.2 | EX. DETENTION POND PLAN |
| C3.3 | EX. DRAINAGE AREA MAP |
| C4.0 | PAVING PLAN |
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| C6.0 | CONSTRUCTION DETAILS (1 OF 6) |
| C6.1 | CONSTRUCTION DETAILS (2 OF 6) |
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| C6.5 | CONSTRUCTION DETAILS (6 OF 6) |
| F0.1 | FIRE PROTECTION NOTES |
| F1.0 | EMERGENCY ACCESS |
| F2.0 | FIRE PROTECTION PLAN |
| L1.0 | TREE DISPOSITION PLAN |
| L1.1 | SITE LANDSCAPE PLAN |
| L1.2 | PLANT LIST & DETAILS |
| L1.3 | LANDSCAPE SPECIFICATIONS |
| D1.0 | 911 ADDRESSING - TENANT LAYOUT PLAN |
| A3.0 | ARCHITECTURAL ELEVATION PLAN |
| E0.1 | PHOTOMETRIC PLAN |

PLANNING AND DEVELOPMENT 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 ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL

| Site Data Summary Table | | | |
|---|---|---|---|
| **General Site Data** | | **Landscape Area** | |
| Legal Description | HARDING & CARBONE INC LOT 13 BLK 3 STONE HILL TOWN CENTER BLK 3 AMD | Landscape Area Required | 6,648 SF |
| Zoning | CLS | Landscape Area Provided | 6,108 SF |
| Proposed Land Use | RETAIL | Additional Interior Landscape Area | 257 SF |
| Lot Area (SF/ACRES) | 44,323 S.F. / 1.02 AC | Total Landscape Area(SF) | 5,851 SF |
| Building Footprint (GFA)(SF) | 7,125 SF | **Existing Impervious Area (SF) / (AC) / (%)** | |
| Total Building Area (SF) | 7,195 SF | Total Site Area | 44,323 SF/ 1.02 AC (N/A) |
| Building Height (Stories) | 1 STORY | Existing Building Footprint | 0 SF/ 0.00 AC ( 0%) |
| Building Height (FT) | 27'-4" | Existing Impervious Area | 19,868 SF / 0.46 AC (44.83%) |
| Lot Coverage (X.XX%) | 16% | Existing Landscape/ Open Space Area | 24,455 SF/ 0.56 AC (55.17%) |
| Floor Area Ratio (RATIO X.XX:1) | 0.16:1 | **Proposed Impervious Area (SF) / (AC) / (%)** | |
| Existing Open Storage (SF) | 0 SF | Proposed Building Footprint | 7,258 SF / 0.17 AC (16.37%) |
| Proposed Open Storage (SF) | 0 SF | Area of Proposed Impervious Cover | 11,089 SF / 0.25 AC (25.02%) |
| Type of Construction | IIB SPRINKLERED | | |
| Sprinkler System | Yes, 13D | Total Landscape/ Open Space Area | 6,108 SF / 0.14 AC (13.78%) |
| Pedestrian Space Required (1 SF PER 100 SF) | 72 SF | Total Impervious Area | 38,215 SF / 0.88 AC (86.22%) |
| Pedestrian Space Provided (1 SF PER 100 SF) | 148 SF | | |
| Use of Building | RETAIL - 1,125 SF & RESTAURANT - 6,000 S.F. | | |
| Building Setbacks (Front, Side, Rear) | 15', 10', 10' | | |
| **Parking** | | | |
| Parking Ratio (Retail) | 1 PER 250 S.F. | | |
| Parking Ratio (Restaurant) | 1 PER 75 S.F. | | |
| New Parking Spaces | 27 | | |
| Total Parking Required | 85 | | |
| Total Parking Provided within Lot 13 | 923 | | |
| Handicap Accessible Parking Required (ADA) | 3 | | |
| Handicap Accessible Parking Provided (ADA) | 3 | | |

*THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 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.*

PROJECT NUMBER: SP2025-000007

FOR CONSTRUCTION

| No. | REVISIONS | DATE |
|---|---|---|


ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526


PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

31 JULY 2025

ALJ PROJECT NO: 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

COVER SHEET

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C0.0

## GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE SURVEY INFORMATION AND/OR EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES MUST BE DETERMINED BY CONTRACTOR. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY AND/OR CONFLICT IS DISCOVERED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES. DURING CONSTRUCTION ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OWNING/OPERATING AUTHORITY, WITH NO COST TO THE CITY, COUNTY, PRIVATE UTILITY OWNERS, ENGINEER, OR THE OWNER.

3. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES AND SHALL NOTIFY THE FOLLOWING AGENCIES 72 HOURS PRIOR TO EXCAVATING OR AUGERING NEAR EXISTING FACILITIES.

   A. TEXAS ONE CALL SYSTEM AT 1-800-245-4545
   B. LONE STAR NOTIFICATION CENTER AT 1-800-669-8344
   C. TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377

4. PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR IS TO ACQUIRE ALL REQUIRED CONSTRUCTION PERMITS FROM APPROPRIATE AUTHORITIES. CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITY LINES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

5. THE ENGINEER AND THE AUTHORITY HAVING JURISDICTION ("A.H.J.") SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING UTILITY LINES.

6. NO CONNECTIONS SHALL BE MADE TO EXISTING PUBLIC WATER LINES OR PUBLIC SANITARY SEWERS UNTIL ALL PROPOSED WATER OR SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED (AS REQUIRED) AND APPROVED BY THE APPROPRIATE AUTHORITIES.

7. HORIZONTAL AND VERTICAL INFORMATION REGARDING UTILITY CONNECTIONS TO PROPOSED BUILDINGS ON THIS SET OF PLANS TERMINATE AT FIVE (5) FEET FROM THE NEAREST BUILDING WALL.

8. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT. ALL UTILITY STRUCTURES, BOXES, AND VALVES PLACED WITHIN EXISTING/PROPOSED PAVING SHALL BE HEAVY DUTY TRAFFIC RATED.

9. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.

10. OVERHEAD LINES EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.

11. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ALL REGULATIONS OF UTILITY COMPANIES CONCERNING SAFETY AND HEALTH PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH A.H.J. STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.

12. PRIOR TO THE START OF CONSTRUCTION, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF INTENT" (N.O.I.) AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). UPON COMPLETION OF THE PROJECT, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF TERMINATION" (N.O.T.).

13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION

14. CONTRACTOR SHALL REMOVE ALL MUD, DIRT, AND DEBRIS DEPOSITED OR DROPPED ON THE EXISTING ROADWAY AT THE END OF EACH WORK DAY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC OR OTHERWISE PRESENTS A SAFETY CONCERN, SHALL BE REMOVED IMMEDIATELY.

15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL REGULATIONS RELATED TO STORM WATER POLLUTION AND QUALITY. REFER TO EROSION CONTROL PLAN.

16. CONTRACTOR SHALL REESTABLISH ALL TURF DISTURBED DURING CONSTRUCTION TO ACCEPTABLE OPERATING CONDITION, AS DETERMINED BY OWNER AND/OR REGULATORY AGENCIES.

17. CONTRACTOR SHALL MAINTAIN A WORKSITE FREE OF TRASH AND DEBRIS.

18. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES. NO TREE SHALL BE REMOVED OR ALTERED WITHOUT WRITTEN PERMISSION FROM OWNER OR ENGINEER. EQUIPMENT OR MATERIALS SHALL NOT BE STAGED UNDER THE DRIP LINE OF EXISTING TREES.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF "AS-BUILT" PLANS FOR ALL WORK PERFORMED ON AND OFF SITE. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM ORIGINAL PLANS TO THE OWNER AND THE ENGINEER. ANY REQUIREMENTS BY THE A.H.J. TO PROVIDE AN AS-BUILT TOPO SURVEY SHALL BE PERFORMED BY THE CONTRACTOR AND INCLUDED WITHIN THE BASE BID,

20. ALL TRAFFIC CONTROL AND WARNING SIGNS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

21. ALL SIDEWALKS, RAMPS, AND HANDRAILS TO MEET OR EXCEED A.H.J., TAS, AND ADA REQUIREMENTS.

22. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE "A.H.J. RULES AND REGULATIONS, CONSTRUCTION SPECIFICATIONS, AND CONSTRUCTION DETAILS.

23. ALL EXCESS SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

24. AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, TO EQUAL TO BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.

25. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING LANDSCAPING AND IRRIGATION. NO SEPARATE PAY.

26. PRIOR TO SUBMITTAL OF BID OR PROPOSAL, CONTRACTOR SHALL VISIT PROJECT SITE AND BECOME FAMILIAR WITH THE PROJECT AND THE EXISTING CONDITIONS ON THE SITE. NO ADDITIONAL CONSIDERATION WILL BE GIVEN FOR ADDITIONAL WORK CAUSED BY FIELD CONDITIONS VISIBLE ON SITE DURING BIDDING BUT NOT SHOWN ON THESE PLANS.

27. THERE WILL BE NO SEPARATE PAYMENT FOR WORK SHOWN ON THESE PLANS, UNLESS SPECIFICALLY ESTABLISHED IN THE BID SECTION OF THE CONTRACT DOCUMENTS. INCLUDE COST OF SAME TO WHICH THIS WORK IS A COMPONENT PART.

28. IN THE EVENT OF A DISCREPANCY WITHIN THESE PLANS, OR BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE MOST CONSERVATIVE CRITERIA SHALL APPLY.

29. ALL UTILITY TRENCHES BELOW PROPOSED OR FUTURE PAVING SHALL BE BACKFILLED WITH CEMENT SAND.

30. UTILITY TRENCHES ARE A COMMON SOURCE OF WATER INFILTRATION AND MIGRATION. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHOULD BE EFFECTIVELY SEALED TO RESTRICT WATER INTRUSION AND FLOW THROUGH THE TRENCHES THAT COULD MIGRATE BELOW THE BUILDING. WE RECOMMEND CONSTRUCTING AN EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHOULD CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOILS OPTIMUM WATER CONTENT. THE CLAY FILL SHOULD BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.

31. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY TIE IN LOCATIONS FOR MATERIAL, SIZE, ELEVATION, AND FIELD CONDITIONS. IN THE EVENT THE PLANS DO NOT REPRESENT FIELD CONDITIONS, THE CONTRACTOR IS TO CONTACT THE ENGINEER AND OWNER IMMEDIATELY AND PRIOR TO PERFORMING ANY WORK.

32. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO CONFIRM POSSESSION OF LATEST DRAWINGS, INCLUDING ANY REVISIONS. IF THE DRAWINGS ARE NOT LABELED AS "CONSTRUCTION SET" ON THE COVER PAGE, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY.

33. CONTRACTOR TO OBTAIN ALL PERMITS. OWNER WILL PROVIDE PAYMENT AS NECESSARY AND REQUESTED BY CONTRACTOR.

34. THE REVIEW/APPROVAL OF CONTRACTOR SUBMITTALS BY THE CIVIL ENGINEER DOES NOT RELIVE THE CONTRACTOR'S RESPONSIBILITIES OF CONFIRMING THAT ALL QUANTITIES, FLOW LINES, AND MATERIALS ARE PER THE LATEST ISSUED PLANS AND SPECIFICATIONS, INCLUDING ANY REQUIREMENTS FOR WORK IN THE PUBLIC R.O.W. AS SPECIFIED BY THE A.H.J.

## GRADING & EXCAVATION NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY AND/OR CONFLICT IS FOUND.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN EITHER PAVED OR LANDSCAPE AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.

5. ALL EXISTING CONCRETE PAVING, SIDEWALK, AND CURB DEMOLITION SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL SHALL BE AT AN APPROVED OFF-SITE, LAWFUL LOCATION, UNLESS DIRECTED OTHERWISE BY THE OWNER.

6. FOR BUILDING PAD SUBGRADE PREPARATION AND GENERAL EARTHWORK OBSERVATIONS, REFER TO THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC, DATED APRIL 3, 2007 (PROJECT NUMBER 96065338-C). ALL MATERIAL SPECIFICATIONS AND TESTING SHALL BE ADHERED TO AS OUTLINED IN THIS REPORT.

7. FINAL PAVEMENT GRADES SHALL BE WITHIN 0.05' OF DESIGN ELEVATIONS, EXCEPT FOR ADA AREAS, WHICH SHALL BE WITHIN 0.01' OF DESIGN ELEVATIONS. FINAL NON-PAVEMENT ELEVATIONS SHALL BE WITHIN 0.1' OF PROPOSED GRADE.

8. ALL DETENTION PONDS SHALL BE GRADED TO WITHIN 0.1' OF PROPOSED ELEVATIONS AND WITHIN 6" OF HORIZONTAL LOCATION. AFTER COMPLETION AN AS-BUILT SURVEY WILL BE ORDERED BY OWNER, AND ANY POND NOT BUILT PER PLAN, WILL BE CORRECTED AT CONTRACTOR'S SOLE COST.

9. ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR LANDSCAPING SHALL BE HYDROSEEDED WITH 95% GRASS COVER ESTABLISHED. THIS INCLUDES, BUT IS NOT LIMITED TO, DETENTION PONDS AND ROADSIDE DITCHES.

10. GROUNDWATER MAY BE ENCOUNTERED DURING DETENTION POND AND/OR UTILITY CONSTRUCTION. THE CIVIL ENGINEER OF RECORD HAS NOT ATTEMPTED TO DEPICT THESE CONDITIONS ON THE PLANS. BUT CONTRACTOR SHALL REVIEW APPLICABLE GEOTECHNICAL REPORTS AND STUDIES PRIOR TO SUBMITTING BID AND ACCOUNT FOR REQUISITE GROUNDWATER CONTROL.

11. CONTRACTOR SHALL THE ENGINEER OF RECORD WITH AS-BUILT SURVEY IF THE POND FOR VERIFICATION OF FINAL GRADES PRIOR TO PLACEMENT OF CONCRETE PILOT CHANNEL AND/OR SEEDING.

12. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WASHOUT OR RILLS THAT OCCUR PRIOR TO TURF ESTABLISHMENT.

## STORM SEWERS

1. STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT-OF-WAY OR CONSTRUCTED WITHIN PUBLIC EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443 AND SHALL EXTEND TO FIRST PRIVATE INLET OR MANHOLE. ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED PER THE FOLLOWING CRITERIA:

   A. CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) (4 INCHES TO 60 INCHES IN DIAMETER): AASHTO M 294, DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL-TO-BELL COUPLER, TRADE NAME N-12 BY ADS OR EQUAL
   B. POLYVINYL CHLORIDE (PVC) CORRUGATED PIPE WITH SMOOTH INTERIOR PER ASTM F 949 (4 INCHES TO 36 INCHES (102-MM TO 914-MM)) WITH ELASTOMETRIC GASKET JOINTS, TRADE NAME A-2000 BY CONTECH OR EQUAL
   C. STEEL REINFORCED HIGH-DENSITY POLYETHYLENE (HDPE) (24 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, HIGH PERFORMANCE JOINTS (ASTM D3212), TRADE NAME DUROMAXX OR EQUAL
   D. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS III WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443

2. STORM SEWERS IN PUBLIC R.O.W. OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.H.J. STANDARD CONSTRUCTION SPECIFICATIONS FOR STORM DRAINAGE INCLUDING ALL CURRENT AMENDMENTS THERETO. ALL STORM SEWER ON PRIVATE PROPERTY SHALL BE CONSTRUCTED PER SPECIFICATIONS AND DETAILS IN THESE DRAWINGS AND IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS.

3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION

4. TRENCH BACKFILL SHALL BE SUITABLE EARTH MATERIAL PLACED IN 8 INCH LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS ON EACH LIFT. BACKFILL TO BE MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/AASHTO T99). MOISTURE CONTENT OF BACKFILL SHALL BE WITHIN PARAMETERS ESTABLISHED BY THE PROCTOR TEST.

5. PROPOSED PIPE STUB-OUTS ARE TO BE CAPPED AND MARKED WITH A VERTICAL PVC PIPE, UNLESS OTHERWISE NOTED.

6. ALL GRAVITY BASED STORM LINES ARE TO BE CONSTRUCTED FROM THE LOWEST POINT IN THE SYSTEM AND WORKED UP IN ELEVATION. PLEASE NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

## PAVING AND STRIPING NOTES

1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC, DATED APRIL 3, 2007 (PROJECT NUMBER 96065338-C) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION. CONTRACTOR SHALL ENSURE ALL SPECIFICATIONS AND TESTING ARE MET AS OUTLINED IN THIS REPORT.

2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND A.H.J. STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AS SHOWN ON THE PLANS.

4. ALL JOINTS SHALL BE SEALED PER A.H.J. SPECIFICATIONS. ALL JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE AS WELL AS A.H.J. STANDARDS. IN THE EVENT OF A CONTRADICTION BETWEEN THESE TWO STANDARDS, THE MOST RESTRICTIVE (AS DETERMINED BY THE ENGINEER) SHALL APPLY.

6. PAVEMENT THICKNESS'S SHOWN IN THIS PLAN SET ARE "MINIMUM" NOT AVERAGE. PAVEMENT THICKNESS AT ALL LOCATIONS SHALL EXCEED THE THICKNESS SPECIFIED.

7. ANY DAMAGED PAVEMENT, CURB AND/OR SIDEWALK WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

8. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL:

   A. HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL.
   B. SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT.
   C. LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT.
   D. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVEMENT CONSTRUCTION IF ANY SLOPES EXCEED THE ABOVE LIMITS.

9. REINFORCING BAR SPLICES SHALL BE STAGGERED WITH NO MORE THAN 2 SPLICES ADJACENT TO EACH OTHER.

10. STABILIZED SUBGRADE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL PAVEMENT, OR AS DIRECTED IN GEOTECHNICAL REPORT.

11. ALL CONCRETE PAVEMENT SHALL BE FLOAT FINISHED MECHANICALLY WITH APPROVED SELF-PROPELLED MACHINES. HANDING FLOATING SHALL BE PERMITTED ONLY IN AREAS INACCESSIBLE TO A FINISHING MACHINE. AFTER FLOATING, CONTRACTOR SHALL PROVIDE A FINE OR MEDIUM-COARSE "BROOM FINISH," UNLESS OTHERWISE INDICATED BY THE OWNER, FOR ALL EXTERIOR SIDEWALKS, EXTERIOR RAMPS, EQUIPMENT AND TRANSFORMER PADS, AND SITE PAVING. BROOMING SHALL BE DONE TRANSVERSELY TO THE DIRECTION OF MAIN TRAFFIC. ALL FINISHING SHALL CONFORM TO A.C.I.301. CONTRACTOR SHALL DETERMINE THE APPROPRIATE MEANS & METHODS TO PROTECT THE FINISHED CONCRETE FROM PRECIPITATION FOR A MINIMUM OF 24 HOURS.

12. CONTRACTOR SHALL PROTECT THE FINISHED CONCRETE PAVEMENT AGAINST LOSS OF MOISTURE FOR NO LESS THAN 72 HOURS IN CONFORMANCE WITH THE A.C.I. MANUAL OF CONCRETE PRACTICE.

13. ALL PROPOSED PAVEMENT WITHIN ANY PUBLIC ROW SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE APPROPRIATE DETAILS FROM THE APPLICABLE GOVERNING ENTITY AND WITH PROPER CONSTRUCTION INSPECTIONS.

14. UNLESS OTHERWISE SPECIFIED IN THE PLANS PAVEMENT STRIPING SHALL MEET THE FOLLOWING CRITERIA:
   A. MARKING PAINT: HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS.
      A.1. ICI PAINTS; TRAFFIC MARKING PAINT, #4800
      A.2. M.A.B. PAINTS; ZONE MARKING LATEX TRAFFIC PAINT, #072 LINE
      A.3. BENJAMIN MOORE AND CO.; SAFETY AND ZONE MARKING LATEX, M58
      A.4. PITTSBURGH PAINTS; ZONE & TRAFFIC MARKING PAINT, #11-23
      A.5. PORTER PAINT CO.; PORTERGUARD ACRYLIC TRAFFIC PAINT, #2408
      A.6. THE SHERWIN WILLIAMS CO.; PROMAR TRAFFIC MARKING PAINT, B29 SERIES

   B. COLORS:
      B.1. PARKING: WHITE
      B.2. TRAFFIC LANES, DIRECTIONS, LETTERING, ETC.:
         ON PRIVATE PROPERTY: WHITE
         IN PUBLIC R.O.W.: PER LOCAL CODE
      B.3. HANDICAPPED EMBLEMS: BLUE.
      B.4. FIRE LANE: RED.

15. CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISH GRADE PRIOR TO PLACEMENT OF ANY PAVEMENT.

## WATER LINES

1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.H.J. AND TCEQ REGULATIONS, STANDARD SPECIFICATIONS, AND CONSTRUCTION DETAILS.

2. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR-18, AWWA C-900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40. 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSI A21.51) AND DOUBLE WRAPPED IN 8-MIL POLYETHYLENE. PIPE SHALL BE LINED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4).

3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THRUST, USE RESTRAINED JOINTS.

4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.

5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER A.H.J. AND TCEQ REGULATIONS.

6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.

7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EACH 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.

8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.

9. 4" THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53, OR PUSH ON FITTINGS PER ANSI A21.10 PRESSURE RATED AT 250 PSIG.

10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST A.H.J. AND TCEQ REQUIREMENTS. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.

11. ALL WATER LINES TO HAVE 5' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEAR TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.

12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.

13. ALL FIRE LINES ARE TO BE DESIGNED AND INSTALLED BY A LICENSED RME-U, INCLUDING BUT NOT LIMITED TO MATERIALS, THRUST BLOCKING, AND APPURTENANCES, AND ARE TO BE TESTED PER NFPA REGULATIONS.

14. ALL UTILITY STRUCTURES, BOXES, AND VALVES PLACED WITHIN EXISTING/PROPOSED PAVING SHALL BE HEAVY DUTY TRAFFIC RATED.

## SANITARY SEWERS

1. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.H.J. AND TCEQ CRITERIA AND BE SUBJECT TO A REQUIRED FIELD TESTING. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF SEWER LINE INCLUDED IN THE PROJECT. REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE, TITLE 30 CHAPTER 217, "DESIGN CRITERIA FOR SEWERAGE SYSTEMS" SHALL GOVERN WHERE CONFLICTS EXIST EXCEPT WHERE A.H.J. REQUIREMENTS ARE OF HIGHER STANDARDS.

2. SANITARY SEWER PIPE USED FOR CONNECTION TO SEWER IN PUBLIC RIGHT-OF-WAY SHALL BE C900 P.V.C. PIPE MEETING ASTM SPECIFICATION D3034 WITH RUBBER GASKET JOINTS. ALL OTHER PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:

   A. POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.

   B. STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS.

3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION

4. ALL SANITARY SEWERS AND WATER LINES CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.H.J. AND TCEQ REGULATIONS.

5. SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3"- 6" ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER PAVING AND GRADING OPERATIONS.

6. SDR 26 P.V.C. PIPE USES "FULL BODIED" SDR 26 P.V.C. FITTINGS OR D.I.P. FITTINGS WITH APPROPRIATE ADAPTERS. AWWA C-900 DR-18 P.V.C. PIPE USES EITHER AWWA C900 DR-18 P.V.C. FITTINGS OR D.I.P. FITTINGS.

7. DEFLECTION TEST: DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID SEWER PIPE BETWEEN MANHOLES. SERVICE LEADS SHALL NOT BE TESTED. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. THE DEFLECTION TEST SHALL USE A RIGID 7-SIDED MANDREL, WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING IS ALLOWED.

8. INFILTRATION, EXFILTRATION OR LOW-PRESSURE AIR TEST: EITHER OF THE FOLLOWING TESTS SHALL BE PERFORMED AS PER TAC, TITLE 30 217.2 WITHIN THE SPECIFIED TOLERANCES ON ALL GRAVITY SEWERS.

9. NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER LINES UNTIL ALL PROPOSED SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED AND APPROVED BY THE ENGINEER. THE ENGINEER AND A.H.J. SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING SEWER LINES.

10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE A.H.J. AT LEAST 48 HOURS PRIOR TO PRESSURE AND DEFLECTION TEST ON ALL SANITARY LINES.

11. ALL SEWER LINES ENTERING A MANHOLE AT A FLOWLINE HIGHER THAN 3.0' OR 36" ABOVE THE MANHOLE INVERT MUST BE PROVIDED WITH A DROP PIPE OUTSIDE OF THE MANHOLE.

12. PROPOSED SANITARY SEWER CONNECTIONS AND/OR PROPOSED SANITARY SEWER MANHOLES TO BE CONNECTED TO AN EXISTING SANITARY SEWER MAIN MAY REQUIRE BYPASS PUMPING OPERATIONS OR OTHER MEANS AS REQUIRED BY THE A.H.J. TO AVOID THE INTERRUPTION OF SERVICE DURING CONSTRUCTION. CONTRACTOR SHALL INCLUDE THIS COST IN THE BASE BID.

13. ALL GRAVITY BASED SANITARY SEWER LINES ARE TO BE CONSTRUCTED FROM THE POINT OF CONNECTION AND WORKED UP IN ELEVATION. PLEASE NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

## FRANCHISE UTILITY NOTES

1. CONTRACTOR SHALL CALL THE TEXAS ONE CALL AND DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE FACILITIES.

2. CONTRACTOR SHALL INSTALL LONG SWEEPS FOR DRY UTILITY CONDUITS WHERE A BEND IS GRAPHICALLY SHOWN.

## SWPPP NOTES

1. POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

-ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2. STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

   A. PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

   B. DURING CONSTRUCTION:
      B.1. IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
      B.2. WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
      B.3. AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.

   C. AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.

3. PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.

4. MATERIAL HANDLING AND SPILL PREVENTION PLAN:

   A. HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

   B. THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN-UP OF SPILLS:

      B.1. ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.
      B.2. SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS
      B.3. THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT-SPECIFIC MSDS.
      B.4. SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS.
      B.5. CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.

5. GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):

   A. ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.

   B. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.

   C. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.

   D. IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF-SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.

6. EROSION AND SEDIMENT CONTROLS:

   A. THE FOLLOWING NON-STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

      A.1. WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.
      A.2. PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB-GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S.
      A.3. THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
      A.4. STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.

   B. THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

      B.1. A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE
      B.2. INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
      B.3. SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS.
      B.4. ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).
      B.5. SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10-ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.
      B.6. WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.

## TRAFFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) LATEST EDITION WITH REVISIONS DURING THE ENTIRE CONSTRUCTION PERIOD.

2. NO WORK SHALL BE PERFORMED IN RESIDENTIAL AREAS FROM 7:00PM TO 7:00AM.

3. CONTRACTOR SHALL MAINTAIN APPROVED NUMBER OF LANES OF TRAFFIC IN EACH DIRECTION DURING CONSTRUCTION WORKING HOURS. TRAFFIC CONTROL PLANS SHALL INCLUDE ONE-WAY AND/OR DETOUR PLANS. CONTRACTOR SHALL MAINTAIN ADA COMPLIANT PEDESTRIAN ACCESS TO BUS STOPS AND ADEQUATE BUS ACCESS TO THE BUS STOP.

4. CONTRACTOR SHALL COVER OPEN PAVEMENT EXCAVATIONS FOR MINOR UTILITY WORK WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, OPEN LANES FOR NORMAL TRAFFIC FLOW WHEN FEASIBLE.

5. CONTRACTOR SHALL SECURE LANE/SIDEWALK/BICYCLE FACILITY CLOSURE PERMITS AS REQUIRED BY THE A.H.J. BEFORE IMPLEMENTING THE TRAFFIC CONTROL PLAN. THE APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN AND/OR BEGINNING CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS, CONSTRUCTION SCHEDULE WITH THE APPLICATION.

6. CONTRACTOR SHALL HAVE APPROVED TRAFFIC CONTROL PLAN AND PERMIT AT THE JOB SITE FOR INSPECTION AT ALL TIMES.

7. ACCESS TO DRIVEWAYS ADJACENT TO THE CONSTRUCTION WORK ZONE SHALL BE MAINTAINED AT ALL TIMES AS MUCH AS POSSIBLE. ADDITIONAL CONES AND/OR DELINEATORS MAY BE REQUIRED TO DELINEATE THE DRIVEWAY ACCESS ROUTE THROUGHOUT THE CONSTRUCTION WORK ZONE. A MINIMUM OF ONE TRAVEL LANE SHALL BE MAINTAINED ACROSS THE DRIVEWAY, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF HOUSTON.

8. ADDITIONAL OFF-DUTY POLICE OFFICERS/FLAGGERS MAY BE REQUESTED TO DIRECT TRAFFIC WHEN THE LANES ARE BLOCKED AT THE DIRECTION OF THE CITY EVEN IF THEY ARE NOT SPECIFICALLY IDENTIFIED ON THE PROJECT PLANS.

VERSION 1.3 MAY 16, 2024

# PROJECT NUMBER: SP2025-000007

| No. | REVISIONS | DATE |
|---|---|---|
| | | |

ALJ Lindsey
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STATE OF TEXAS
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

GENERAL NOTES

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C0.1

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. DESIGN PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES AND UNIFIED DEVELOPMENT CODE. ALL WAIVERS OR VARIANCES ARE LISTED BELOW:
4. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF PFLUGERVILLE, DESIGN ENGINEER, CONTRACTOR(S), TRAVIS COUNTY(IF IN THE ETJ), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF PFLUGERVILLE SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME (512-990-6300) AND AFTER RECEIVING BOTH THE REQUIRED NUMBER OF SIGNED PLANS AND THE SWP3.
5. THE CONTRACTOR SHALL GIVE THE CITY OF PFLUGERVILLE CONSTRUCTION INSPECTOR AT LEAST 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
6. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION OF THE REVISION.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
8. BENCHMARKS (TWO REQUIRED):
   TEMPORARY BENCHMARK "A" ELEVATION = 745.21'
   TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.

   TEMPORARY BENCHMARK "B" ELEVATION = 743.41'
   TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONE HILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
9. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
10. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG. FOR CITY OF PFLUGERVILLE WATER AND WASTEWATER UTILITY LOCATES, CALL 512-990-6400.
11. THE SUBGRADE MATERIAL IN STONE HILL TOWN CENTER WAS TESTED BY TERRACON ON APRIL, 3, 2007 AND THE STREET SECTION DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED CRITERIA. THE STREET SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:
    STREET N/A  ROW N/A  BASE THICKNESS N/A  ASPHALT THICKNESS N/A

    THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS. 3. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING.
12. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE INSTALLED BY THE DEVELOPER.
13. THE CITY OF PFLUGERVILLE HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
14. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF PFLUGERVILLE IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
15. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED AREAS OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING; AT THE CONTRACTOR'S OPTION.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY.
17. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER; ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
18. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
19. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTIONS(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
20. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND BE SEALED BY A REGISTERED TEXAS PROFESSIONAL ENGINEER.
21. PRIOR TO SUBDIVISION CONSTRUCTION ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE CITY OF PFLUGERVILLE DOCUMENTATION THAT THE SUBDIVISION WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
22. AN ENGINEER'S CONCURRENCE LETTER, RECORD DRAWINGS (ONE 22"X 34"FULL SIZE, TWO 11"X 17"HALF SIZE AND ONE DIGITAL COPY IN PDF FORMAT), WARRANTY BOND FOR 35% OF THE PUBLIC IMPROVEMENTS AND FINAL ASPHALT TEST REPORT SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE.

SEQUENCE OF PROCESSES:

1. APPLICATIONS SHALL BE FILED WITH THE CITY IN THE FOLLOWNG SEQUENCE OF PROCESSES:
   - COMPREHENSIVE PLAN AMENDMENT;
   - ZONING;
   - PRELIMINARY PLAN;
   - FINAL PLAT;
   - CONSTRUCTION PLAN;
   - SITE PLAN; AND
   - BUILDING PERMIT
2. PROPOSED LAND USES OR OCCUPANCIES WITHIN THE CORPORATE LIMITS SHALL CONFORM WITH THE REGULATIONS WITHIN THIS CODE SPECIFIED FOR THE DISTRICT IN WHICH THE USE OR OCCUPANCY IS PROPOSED; AND THE APPROPRIATE ZONING DESIGNATION SHALL BY ESTABLISHED PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMIT FOR THE PROPOSED USE OF OCCUPANCY.
3. THE SUBMITTAL OF CONCURRENT APPLICATIONS IS DISCOURAGED. HOWEVER, CONCURRENT APPLICATIONS MAY BE ALLOWED AS LONG AS THE CITY'S CONSIDERATION OF THE APPLICATIONS REMAIN IN THE APPLICATION SEQUENCE OF PROCESSES. ANY APPLICATION SUBMITTED CONCURRENTLY IS SUBJECT TO THE APPROVAL OF ALL OTHER RELATED CONCURRENT APPLICATIONS. DENIAL OR DISAPPROVAL OF ANY CONCURRENTLY SUBMITTED APPLICATION SHALL HALT THE CONSIDERATION OF ANY RELATED CONCURRENT APPLICATIONS.
4. CITY STAFF REVIEW OF CONCURRENT APPLICATIONS MAY BE DELAYED DUE TO THE SEQUENCE OF SUCH SUBMITTALS. IT IS RECOMMENDED THAT THE APPLICANT DELAY THE SUBMITTAL OF A DEVELOPMENT APPLICATION UNTIL SUCH TIME STAFF PROVIDES THE INITIAL REVIEW OF THE PRECEDING DEVELOPMENT APPLICATION IN THE SEQUENCE OF APPLICATION PROCESSES.
5. THE PLANNING DIRECTOR MAY DENY THE SUBMITTAL AND REVIEW OF ANY CONCURRENT APPLICATION IF: (1) ANY CONCURRENT APPLICATION HAS NOT BEEN SUBMITTED TO AND ACCEPTED BY CITY STAFF FOR REVIEW IN THE APPROPRIATE ORDER OF SEQUENCE; AND (2) AT LEAST ONE ROUND OF CITY STAFF COMMENTS HAS NOT BEEN SENT TO THE APPLICANT.

WATER AND WASTEWATER NOTES:

City of Pflugerville Water and Wastewater Notes:

1. Pipe material for water mains shall be PVD (AWWA C-900, min class 150), or Ductile Iron (AWWA C-100, min 150). Water services (2"or less) shall be polyethylene tubing (200 psi, DR9).
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). Pipe material for gravity wastewater mains shall be PVC (SDR 26). SDR-35 wastewater is not allowed in the right of way or public easement.
3. All wastewater main, excluding service lines, shall be mandrel tested per TCEQ (Texas Commission on Environmental Quality) criteria. A mandrel test will not be performed until backfill has been in place for a minimum 30 days.
4. 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.
5. Where a water or wastewater line crosses below a storm sewer structure and the top of the pipe is within 18" of the bottom of the utility structure, the pipe shall be encased with concrete for a distance of at least 1'on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron pipe with sizes larger than 12". Concrete encasement shall conform to the City of Pflugerville standard detail.
6. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall be bolted covers. Tapping of fiberglass manholes shall not be allowed. All manholes shall be coated with 10 mil of Raven Lining System or approved equal.
7. All pipe bedding material shall conform to the City of Pflugerville Standard Detail. 8. All fire hydrant leads shall be ductile iron pipe (AWWA C-100, min. class 150).
8. All fire hydrant leads shall be ductile iron pipe (AWWA C-100, min. class 150)
9. All iron pipe and fittings shall be wrapped with a minimum 8-mil polyethylene film prior to placing concrete.
10. The Contractor shall contact the City Inspector to coordinate utility tie-ins and notify him at least 48 hours prior to connection to existing lines.
11. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water Lines constructed and shall provide equipment included pumps, gauges, supplies, and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Pflugerville personnel. Water samples will be collected by the City of Pflugerville to verify each treated line has attained an initial chlorine concentration of 50 ppm.
12. The Contractor shall coordinate testing with the City of Pflugerville and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.
13. The Contractor shall not open or close any valves unless authorized by the City of Pflugerville.
14. All valve boxes and covers shall be cast iron.
15. A double check backflow device in a vault shall be installed adjacent the right of way or public easement on private property on all private fire lines.
16. All water service, wastewater service and valve locations shall be appropriately marked as follows:
    Water service "W" on top of curb
    Wastewater service "S" on top of curb
    Valve "V" on face of curb
17. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.
18. All fire hydrants shall be National Standard Hose Thread.
19. All material tests, including soil density tests and related soil analysis, shall be accomplished by an independent laboratory funded by the developer in accordance with the specifications.
20. The City only provides up to a 2"displacement meter. Larger meters must be supplied by the Contractor and must include the Neptune E-Coder R900i reader system. Turbine meters shall not be used except for Neptune Protectus III or Neptune TruFlow. The low flow side of the Protectus III must be a T-10 positive displacement meter. For questions concerning meter selection, please contact the City's Development Engineering Department at 512-990-6300.

FRANCHISE UTILITY NOTES

1. CONTRACTOR SHALL CALL THE TEXAS ONE CALL AND DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE FACILITIES.
2. CONTRACTOR SHALL INSTALL LONG SWEEPS FOR DRY UTILITY CONDUITS WHERE A BEND IS GRAPHICALLY SHOWN.

GENERAL TREE PRESERVATION REQUIREMENTS:

1. ALL TREES ARE CONSIDERED PROTECTED TREES WITHIN CLASSES 2-5 AS DESCRIBED IN SECTION 12.3 OF THIS SUBCHAPTER WITH THE FOLLOWING EXCEPTIONS: CHINABERRY, HACKBERRY, ASHE JUNIPER (CEDAR), CHINESE TALLOW, WILLOW, LIGUSTRUM, MIMOSA, COTTONWOOD, HUISACHE, AND ANY OTHER TREE THAT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL OR OTHER CAUSES.
2. ALL EXISTING NON-HAZARDOUS TREES, REGARDLESS OF SPECIES, LOCATED WITHIN THE REQUIRED BUFFERYARD PER SUBCHAPTER 4 OF THIS CODE SHALL BE CONSIDERED PROTECTED.
3. ALL PROPOSED BUILDINGS AND IMPROVEMENTS SHALL BE ORIENTED IN A MANNER THAT ALLOWS, TO THE GREATEST EXTENT FEASIBLE, FOR THE PRESERVATION OF THE PROTECTED TREES.
4. TREE PRESERVATION SHALL ALSO BE BASED ON THE HIERARCHY OF TREES INDICATED IN SECTION 12.3 OF THIS SUBCHAPTER, TREE CLASSIFICATIONS WITH CLASS 5 HERITAGE TREES BEING AT THE TOP OF THE HIERARCHY FOR PRESERVATION PURPOSES.
5. PARKING LOTS SHALL BE DESIGNED TO INCORPORATE PROTECTED TREES AS FOCAL POINTS OR PRACTICAL MEANS OF SEGMENTING PARKING LOTS THROUGH PRESERVATION OF EXISTING TREES WITHIN LANDSCAPE ISLANDS, PENINSULAS, AND MEDIANS.
6. TREES PRESERVED SHALL BE INTEGRATED WITH THE DESIGN OF OPEN SPACES, SCREENING, AND LANDSCAPE AREAS.
7. PRIOR TO THE APPROVAL OF THE APPLICABLE TREE PROTECTION, REMOVAL OR REPLACEMENT PLAN WHERE PROTECTED TREES ARE PROPOSED FOR TREE REMOVAL WITH ON-SITE MITIGATION, FISCAL SECURITY IS REQUIRED IN AN AMOUNT EQUAL TO 100 PERCENT OF THE MITIGATION VALUE OF THE TREES PROPOSED FOR PRESERVATION PER SECTION 12.8.2(B) OF THIS SUBCHAPTER, TREE CLASSIFICATION-FEE BY DIAMETER INCH REMOVED.
8. ALL TREE PRESERVATION AND MAINTENANCE MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S ADOPTED TREE TECHNICAL MANUAL.
9. ANY TREE WITH A DBH OF EIGHT (8) INCHES OR GREATER THAT IS IN A FLOODPLAIN OR FLOODWAY IS CONSIDERED PROTECTED, REGARDLESS OF SPECIES, UNLESS IT IS DETERMINED TO BE IN A HAZARDOUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR IT AFFECTS HYDRAULICS IN THE FLOODPLAIN OR FLOODWAY. THE PLANNING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE IS DAMAGED, DISEASED, OR DYING DUE TO NATURAL CAUSES AND IS, THEREFORE, IN A HAZARDOUS CONDITION. THE DEVELOPMENT ENGINEERING DIRECTOR SHALL MAKE THE DETERMINATION AS TO WHETHER A TREE AFFECTS THE HYDRAULICS OF THE FLOOD AREA.
10. THE MOWING AND CLEARING OF BRUSH LOCATED WITHIN OR UNDER THE DRIPLINES OF PROTECTED TREES IS ALLOWED, PROVIDED A SITE DISTURBANCE PERMIT IS ISSUED AND SUCH MOWING OR CLEARING IS ACCOMPLISHED BY HAND OR BY MECHANICAL MOWERS WITH TURF TIRES. MECHANICAL MOWERS WITH TRACKS SHALL NOT BE USED WITHIN OR UNDER DRIPLINES OF PROTECTED TREES.
11. THE PLANNING DIRECTOR SHALL REQUIRE A SIGNED LETTER FROM A LANDSCAPE ARCHITECT OR A CERTIFIED LANDSCAPE PROFESSIONAL THAT STATES THE DEVELOPMENT COMPLIES WITH: (1) THE TREE PRESERVATION AND TREE REMOVAL MITIGATION REQUIREMENTS OF THIS SUBCHAPTER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN THE CITY OR ACCEPTANCE OF PUBLIC INFRASTRUCTURE ASSOCIATED WITH A CONSTRUCTION PLAN IN THE ETJ; AND (2) IF REQUIRED, PERMANENT IRRIGATION SYSTEM PROVISIONS ARE PROVIDED. THE PLANNING DIRECTOR HAS THE RIGHT TO INSPECT EACH SITE IN CONJUNCTION WITH FINAL INSPECTION AND AT OTHER TIMES TO ENSURE COMPLIANCE WITH THIS SUBCHAPTER

SWPPP NOTES

1. 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:
2. 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.
3. 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.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER.
5. 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.

STREET AND DRAINAGE NOTES:

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

    Utility Testing Requirements

    Laboratory Testing of Soils
    - Moisture Density Relationship (Proctor) (City of Pflugerville Specifications G4.05(B) (TEX-114E))
    - Atterberg Limits (ASTM D4318)
    - Field Soil Gradations (City of Pflugerville Specifications G4.04(B)(1))

    Moisture Density Field Testing
    - Densities- Wet Utilities (City of Pflugerville Specification G4.05(B))
    - Densities- Dry Utilities (City of Pflugerville Specification G4.05(B))

    Concrete Testing
    - Concrete Cylinders (City of Pflugerville Specifications G4.04(C))

    Streets Testing Requirements

    Laboratory Testing of Soils
    - Moisture Density Relationship (Proctor) (City of Pflugerville Specifications SD3.06B (TEX-114E), SD4.04(b)(1) (TEX-113E))
    - Atterberg Limits (ASTM D4318)
    - Field Soil Gradations
    - Lime Series (City of Pflugerville Specifications SD2.03(C), SD3.06(B))
    - Sulfate Testing (City of Pflugerville Engineering Design Guidelines Section DG2.30- Table 2.2)

    Moisture Density Field Testing
    - Lime Gradations (City of Pflugerville Specifications SD2.03(C), SD3.06(B))
    - Densities- Subgrade (City of Pflugerville Specification SD2.03(C), SD3.06(B))
    - Densities- Road Base (City of Pflugerville Specification SD4.06(B)(3)(a))

    Hot Mix Asphaltic Concrete Testing
    - Extractions/ Gradations (City of Pflugerville Specification SD1.08(E)(2))
    - Specific Gravity of Mix (City of Pflugerville Specification SD1.06(B), SD1.08(E)(2))
    - Hveem Stabilies (set of 3) (City of Pflugerville Specification SD1.08(E)(2))
    - Molding Specimen (set of 3) (City of Pflugerville Specification SD1.08(E)(2))
    - Cores for Density (City of Pflugerville Specification SD1.08(E)(2))

    Concrete Testing
    - Concrete Cylinders (ASTM C31, C39)

11. Miscellaneous Concrete Testing Requirements (City of Pflugerville Specification C2.05)

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.320.8555
FRN F-11526

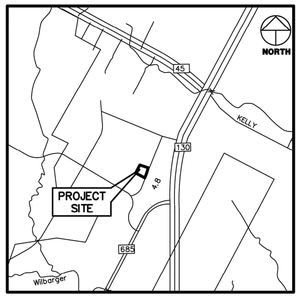
PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

CITY OF PFLUGERVILLE GENERAL NOTES

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR.
PFLUGERVILLE, TEXAS 78660

SHEET
C0.2




CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

## VICINITY MAP

NTS

### TEMPORARY BENCHMARK "A" ELEVATION – 745.21'

TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.

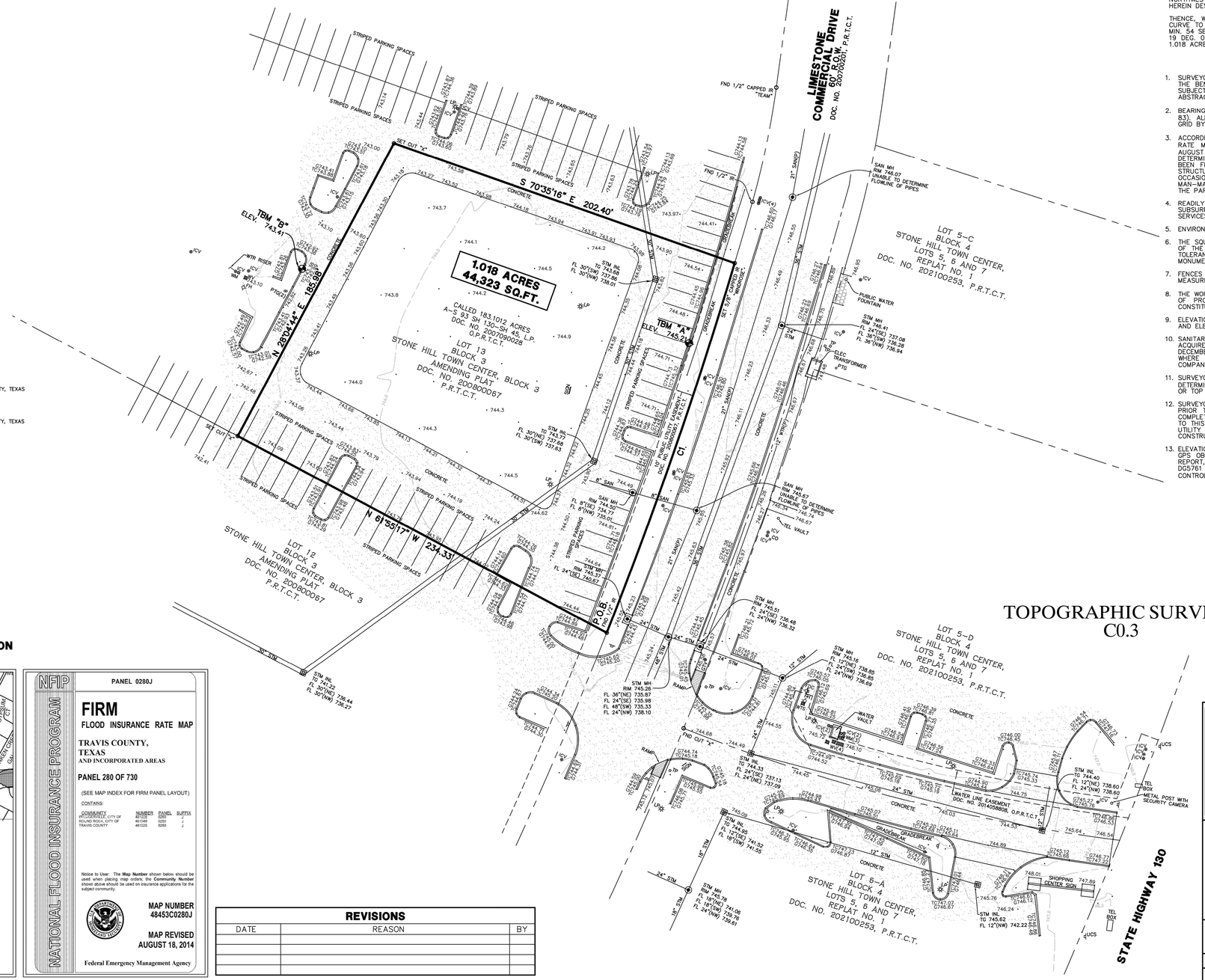
### TEMPORARY BENCHMARK "B" ELEVATION – 743.41'

TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.

NORTH

NTS

| CURVE CHART | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 2,496.51' | 5°01'54" | 219.24' | S 19°05'29" W | 219.17' |




## LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

| | |
|---|---|
| BO | – BOLLARD |
| | – HANDICAP |
| GM | – GAS METER |
| GV | – GAS VALVE |
| FH | – FIRE HYDRANT |
| WM | – WATER METER |
| WV | – WATER VALVE |
| ICV | – IRRIGATION CONTROL VALVE |
| | – GRATE INLET |
| | – GRATE INLET |
| | – MANHOLE |
| CO | – CLEANOUT |
| TP | – TELEPHONE PEDESTAL |
| EB | – ELECTRIC BOX |
| EM | – ELECTRIC METER |
| TSB | – TRAFFIC SIGNAL BOX |
| LP | – LIGHT POLE |
| TLP | – TRAFFIC LIGHT POLE |
| GL | – GROUND/SPOT LIGHT |
| PP | – POWER POLE |
| PP/T | – POWER POLE W/TRANSFORMER |
| PP/LT | – POWER POLE W/LIGHT |
| PP/CT | – POWER POLE W/CONDUIT |
| MP | – METER POLE |
| SP | – SERVICE POLE |
| GAC | – GUY ANCHOR |
| OHP | – OVERHEAD POWER LINE |
| | – BARBED WIRE FENCE |
| | – WROUGHT IRON FENCE |
| | – WOOD FENCE |
| | – CHAINLINK FENCE |
| GP | – GATE POST |
| (P) | – PER PLANS |
| APPROX. | – APPROXIMATE |
| | – HIGHBANK |
| | – SIGN |
| PTG | – PIPE TO GROUND |
| WTS | – WATER TEST STATION |
| FDC | – FIRE DEPARTMENT CONNECTION |
| GTV | – GAS TEST VALVE |
| PLM | – PIPELINE MARKER |
| UCS | – UNDERGROUND CABLE SIGN |
| CTL | – CATHODIC TEST LEAD |
| MW | – MONITORING WELL |
| P | – PIN FLAG/PAINT MARK |
| TC | – TOP OF CURB |
| G | – GUTTER |
| TG | – TOP OF GRATE |
| FL | – FLOW LINE |
| HB | – HIGHBANK |
| SAN | – SANITARY SEWER |
| STM | – STORM SEWER |
| CMP | – CORRUGATED METAL PIPE |
| CPP | – CORRUGATED PLASTIC PIPE |
| RCP | – REINFORCED CONCRETE PIPE |
| TEL | – TELEPHONE |
| ELC | – ELECTRIC |
| WTR | – WATER |
| UG | – UNDERGROUND |
| FND | – FOUND |
| O.P.R.T.C.T. | – OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| D.R.T.C.T. | – DEED RECORDS TRAVIS COUNTY, TEXAS |
| P.R.T.C.T. | – PLAT RECORDS TRAVIS COUNTY, TEXAS |
| D.P.R.T.C.T. | – DEED AND PLAT RECORDS TRAVIS COUNTY, TEXAS |
| IP | – IRON PIPE |
| IR | – IRON ROD |
| NO. | – NUMBER |
| PG. | – PAGE |
| R.O.W. | – RIGHT–OF–WAY |
| SQ. FT. | – SQUARE FEET |
| VOL. | – VOLUME |
| F.C. | – FILM CODE |
| B.L. | – BUILDING LINE |
| U.E. | – UTILITY EASEMENT |
| P.O.B. | – POINT OF BEGINNING |
| P.O.C. | – POINT OF COMMENCEMENT |
| N.T.S. | – NOT TO SCALE |
| | – TREE/SHRUB |

## DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.018 ACRES OR 44,323 SQUARE FEET OF LAND, SITUATED IN THE THOMAS G. STUART ONE–THIRD LEAGUE, ABSTRACT NUMBER (NO.) 689, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 13, BLOCK 3, STONE HILL TOWN CENTER, BLOCK 13 AMENDING PLAT, MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 200800067, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND A CALLED 60.6420 ACRE TRACT DESCRIBED IN DEED TO A–S 93 SH 130–SH 45, L.P., AS RECORDED IN DOCUMENT NO. 2007090027, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.H.C.T.), WITH SAID 1.018 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST RIGHT–OF–WAY (R.O.W.) LINE OF LIMESTONE COMMERCIAL DRIVE (60 FOOT R.O.W.), AS RECORDED IN DOCUMENT NO. 200700201, P.R.T.C.T., FOR THE EAST CORNER OF LOT 12, BLOCK 3 OF SAID STONE HILL TOWN CENTER BLOCK 3 AMENDING PLAT, THE SOUTH CORNER OF SAID LOT 13 AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 61 DEG. 55 MIN. 17 SEC. WEST, WITH THE COMMON LINE OF SAID LOT 12 AND SAID LOT 13, A DISTANCE OF 234.33 FEET TO A CUT "X" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 28 DEG. 04 MIN. 44 SEC. EAST, OVER AND ACROSS SAID LOT 13, A DISTANCE OF 185.98 FEET TO A CUT "X" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 35 MIN. 16 SEC. EAST, CONTINUING OVER AND ACROSS SAID LOT 13, A DISTANCE OF 202.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWEST R.O.W. LINE OF SAID LIMESTONE COMMERCIAL DRIVE, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH THE NORTHWEST R.O.W. LINE OF SAID LIMESTONE COMMERCIAL DRIVE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,496.51 FEET, A CENTRAL ANGLE OF 05 DEG. 01 MIN. 54 SEC., AN ARC LENGTH OF 219.24 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEG. 05 MIN. 29 SEC. WEST, – 219.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.018 ACRES OR 44,323 SQUARE FEET OF LAND.

## GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99989336.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR TRAVIS COUNTY, TEXAS, MAP NO. 48453C0280J REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
10. SANITARY, STORM, AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM THE UTILITY PLANS FROM TEXAS ENGINEERING AND MAPPING, DATED DECEMBER 20, 2006 AND IS LABELED AS PROJECT NO. 06132–SG AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
13. ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON–SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORS STATIONS WERE USED DM4151 TXBT BELTON CORS ARP, DG5761 TXBS BASTROP CORS APR, DG5763 BURNET CORS ARP; THE NEAREST NGS PUBLISHED CONTROL POINT IS AG9948 BONNET. (NAVD88, COMPUTED USING GEOID18)

## SURVEYOR'S CERTIFICATION

TO: ALJ LINDSEY

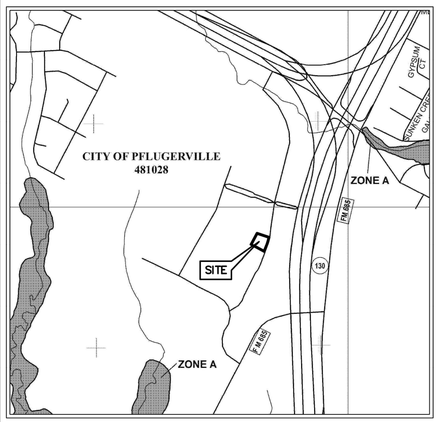
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II AND A CATEGORY 6, CONDITION II SURVEY; TO THE BEST OF MY KNOWLEDGE.

TOPOGRAPHIC SURVEY
C0.3

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

11–13–2024
DATE

## FLOOD INFORMATION
(NOT TO SCALE)







## REVISIONS

| DATE | REASON | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

WINDROSE
LAND SURVEYING | PLATTING
9360 CORPORATE DRIVE, STE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY & PARTIAL TOPOGRAPHIC SURVEY
1.018 ACRES / 44,323 SQ. FT.
LOT 13, BLOCK 3
STONE HILL TOWN CENTER, BLOCK 3 AMENDING PLAT
SITUATED IN THE
THOMAS G. STUART ONE-THIRD LEAGUE
ABSTRACT NO. 689
TRAVIS COUNTY, TEXAS

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| | | | |
|---|---|---|---|
| FIELDED BY: | TB | JOB NO. | 61023 |
| DRAWN BY: | JW | DATE: OCTOBER 2024 | SHEET NO. 1 OF 1 |

PROJECT NUMBER: SP2025-000007

$75.00 10-26-2021 202100253

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

THAT WE, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER; HEREINAFTER REFERRED TO AS THE OWNER OF THE 13.6860 ACRE TRACT BEING ALL OF LOTS 5, 6, AND 7, BLOCK 4, STONE HILL TOWN CENTER, ACCORDING TO THE FINAL PLAT RECORDED IN DOCUMENT NUMBER 200700201 OF THE TRAVIS COUNTY MAP RECORDS, AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF **STONE HILL TOWN CENTER, LOT 5, 6, AND 7 REPLAT NO. 1**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY AND HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS 15th DAY OF September, 2021.

A-S 93 SH 130-SH 45, L.P.
A TEXAS LIMITED PARTNERSHIP

A-S 93, L.C.
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

STEVEN D. ALVIS, MANAGER

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERSHIP, 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 AND IN CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF September, 2021, A.D.

NOTARY PUBLIC'S SIGNATURE

NANCEE OST
Notary ID #857273
My Commission Expires
April 17, 2025

APPROVED THIS 20 DAY OF SEPTEMBER, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

ROBERT ROMIG, CHAIR

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

CITY OF PFLUGERVILLE STATE OF TEXAS

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. 48453-C-0280 J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS

GREGORY A. SCHMIDT
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 67293

STATE OF TEXAS
GREGORY A. SCHMIDT
67293
REGISTERED PROFESSIONAL ENGINEER

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

THAT I, BRIAN NESVADBA, 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 SUPERVISION IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS, CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

BRIAN NESVADBA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5776

STATE OF TEXAS
BRIAN NESVADBA
5776
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

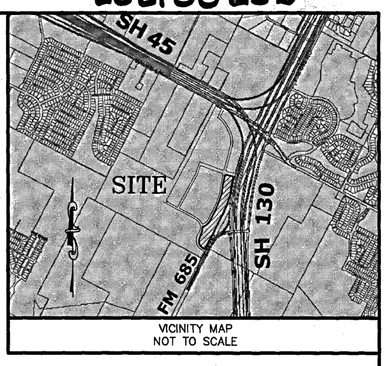
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OR AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF October, 2021 A.D., AT 9:45 O'CLOCK A.M., DULY RECORDED ON THIS 26th DAY OF October, 2021 A.D., AT 9:45 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202100253 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, 26th DAY OF October, 2021. A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY D. BARTHOLOMEW

SEAL OF COUNTY CLERK TRAVIS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 685, THE BEARING BEING S 27°23'59" W – SEE ORIGINAL PLAT OF STONE HILL TOWN CENTER (DOCUMENT NO. 200700201; T.C.M.R.) FOR MORE INFORMATION

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48453-C-0280 J, EFFECTIVELY DATED AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.

3.) THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.

4.) WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

5.) A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG STONE HILL DRIVE AND A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG LIMESTONE COMMERCIAL DRIVE.

6.) EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR, HEIRS, AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.

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

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

9.) A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. SIDEWALKS TO BE BUILT AT TIME OF SITE DEVELOPMENT, IF NOT ALREADY EXISITING.

10.) THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.

11.) THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

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

13.) ALL ELECTRICAL 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.

14.) 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.

15.) 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.

16.) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

17.) ALL PROPOSED FENCES AND WALLS ADJACENT TO THE 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.

18.) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

19.) • – INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. 281-491-2525, UNLESS OTHERWISE NOTED.

20.) THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

21.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, AND AGREEMENTS RECORDED IN PLAT FILED OF RECORD UNDER DOCUMENT NO. 201800198 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BY INSTRUMENT(S) FILED OF RECORD UNDER CLERK'S FILE NO(S). 2007090034, 2007120877 (AMENDED IN 2008059467), 2008059468, 2008059470 (AMENDED IN 2010174381), 2009090085, 2010170487, 2010112285, 2011000891, 2011086069, 2013227430, 2016099286, 2017029380, 2018013466, 2018085808, 2018159124, 2019132003, AND 2020019278.

# FINAL PLAT

# STONE HILL TOWN CENTER, LOT 5, 6, AND 7 REPLAT NO. 1

10 LOTS 1 BLOCK

A 13.6860 ACRE TRACT OF LAND
BEING A REPLAT OF
LOTS 5, 6, AND 7, BLOCK 4,
STONE HILL TOWN CENTER
(DOCUMENT NO. 200700201; T.C.M.R.)
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689, CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

## REASON FOR REPLAT

TO SPLIT LOTS 5, 6, AND 7, BLOCK 4, INTO 10 LOTS


*~ OWNER AND SUBDIVIDER ~*

**A-S 93 SH 130-SH 45, L.P.**
8827 W. SAM HOUSTON PARK N., SUITE 200
HOUSTON, TX 77040
(281) 477-4310

*~ SURVEYOR / ENGINEER ~*

**TEXAS ENGINEERING AND MAPPING COMPANY**
12718 CENTURY DRIVE
STAFFORD, TX 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

Job No. 1322-1

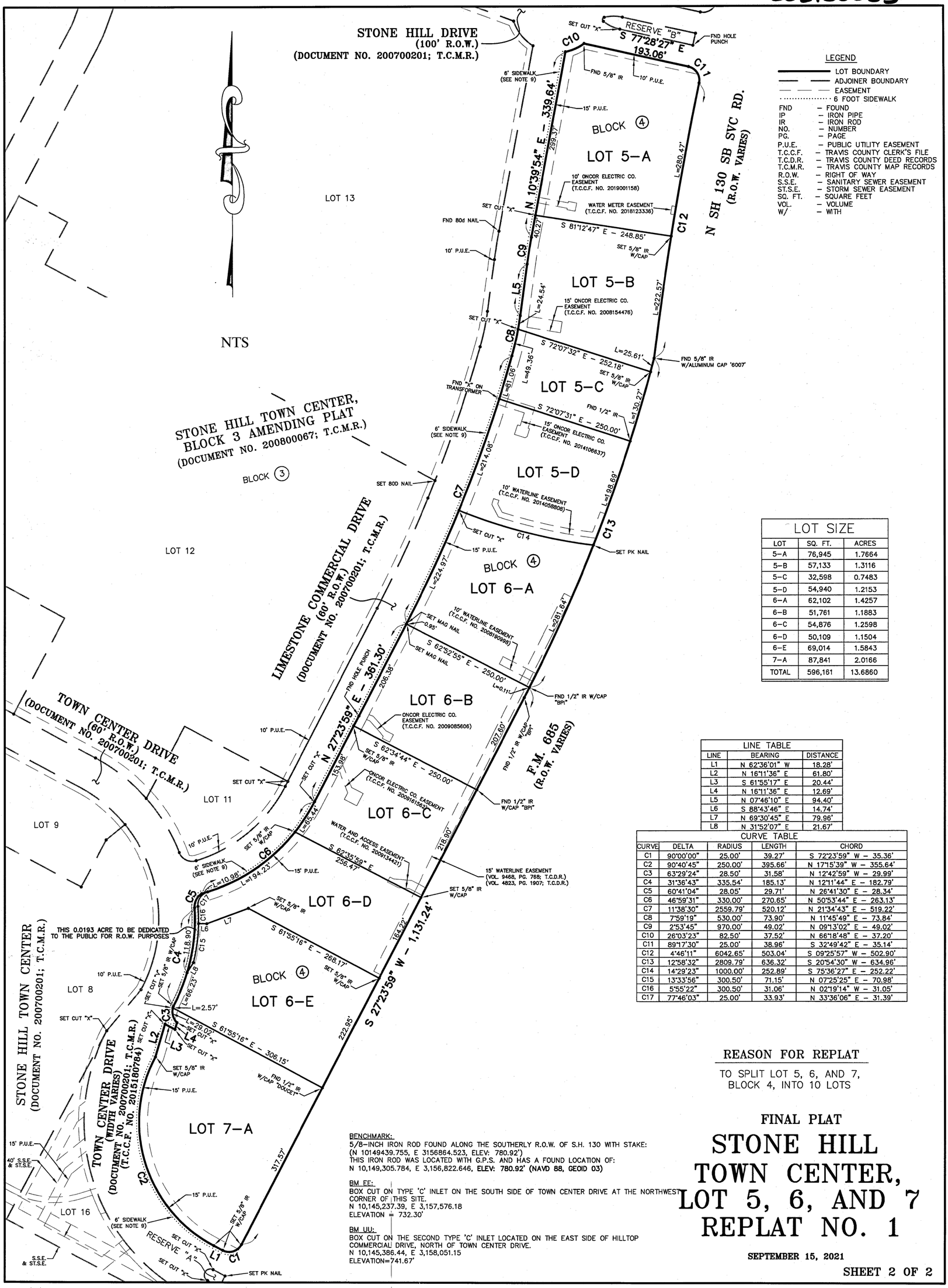
SEPTEMBER 15, 2021



PROJECT NUMBER: SP2025-000007

PLAT (1 OF 2)
C0.4

202100253




LEGEND

| | |
|---|---|
| | LOT BOUNDARY |
| | ADJOINER BOUNDARY |
| | EASEMENT |
| | 6 FOOT SIDEWALK |
| FND | – FOUND |
| IP | – IRON PIPE |
| IR | – IRON ROD |
| NO. | – NUMBER |
| PG. | – PAGE |
| P.U.E. | – PUBLIC UTILITY EASEMENT |
| T.C.C.F. | – TRAVIS COUNTY CLERK'S FILE |
| T.C.D.R. | – TRAVIS COUNTY DEED RECORDS |
| T.C.M.R. | – TRAVIS COUNTY MAP RECORDS |
| R.O.W. | – RIGHT OF WAY |
| S.S.E. | – SANITARY SEWER EASEMENT |
| ST.S.E. | – STORM SEWER EASEMENT |
| SQ. FT. | – SQUARE FEET |
| VOL. | – VOLUME |
| W/ | – WITH |

LOT SIZE

| LOT | SQ. FT. | ACRES |
|---|---|---|
| 5-A | 76,945 | 1.7664 |
| 5-B | 57,133 | 1.3116 |
| 5-C | 32,598 | 0.7483 |
| 5-D | 54,940 | 1.2153 |
| 6-A | 62,102 | 1.4257 |
| 6-B | 51,761 | 1.1883 |
| 6-C | 54,876 | 1.2598 |
| 6-D | 50,109 | 1.1504 |
| 6-E | 69,014 | 1.5843 |
| 7-A | 87,841 | 2.0166 |
| TOTAL | 596,161 | 13.6860 |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 62°36'01" W | 18.28' |
| L2 | N 16°11'36" E | 61.80' |
| L3 | S 61°55'17" E | 20.44' |
| L4 | N 16°11'36" E | 12.69' |
| L5 | N 07°46'10" E | 94.40' |
| L6 | S 88°43'46" E | 14.74' |
| L7 | N 69°30'45" E | 79.96' |
| L8 | N 31°52'07" E | 21.67' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 90°00'00" | 25.00' | 39.27' | S 72°23'59" W – 35.36' |
| C2 | 90°40'45" | 250.00' | 395.66' | N 17°15'39" W – 355.64' |
| C3 | 63°29'24" | 28.50' | 31.58' | N 12°42'59" W – 29.99' |
| C4 | 31°36'43" | 335.54' | 185.13' | N 12°11'44" E – 182.79' |
| C5 | 60°41'04" | 28.05' | 29.71' | N 26°41'30" E – 28.34' |
| C6 | 46°59'31" | 330.00' | 270.65' | N 50°53'44" E – 263.13' |
| C7 | 11°38'30" | 2559.79' | 520.12' | N 21°34'43" E – 519.22' |
| C8 | 7°59'19" | 530.00' | 73.90' | N 11°45'49" E – 73.84' |
| C9 | 2°53'45" | 970.00' | 49.02' | N 09°13'02" E – 49.02' |
| C10 | 26°03'23" | 82.50' | 37.52' | N 66°18'48" E – 37.20' |
| C11 | 89°17'30" | 25.00' | 38.96' | S 32°49'42" E – 35.14' |
| C12 | 4°46'11" | 6042.65' | 503.04' | S 09°25'57" W – 502.90' |
| C13 | 12°58'32" | 2809.79' | 636.32' | S 20°54'30" W – 634.96' |
| C14 | 14°29'23" | 1000.00' | 252.89' | S 75°36'27" E – 252.22' |
| C15 | 13°33'56" | 300.50' | 71.15' | N 07°25'25" E – 70.98' |
| C16 | 5°55'22" | 300.50' | 31.06' | N 02°19'14" W – 31.05' |
| C17 | 77°46'03" | 25.00' | 33.93' | N 33°36'06" E – 31.39' |

BENCHMARK:
5/8-INCH IRON ROD FOUND ALONG THE SOUTHERLY R.O.W. OF S.H. 130 WITH STAKE:
(N 10149439.755, E 3156864.523, ELEV: 780.92')
THIS IRON ROD WAS LOCATED WITH G.P.S. AND HAS A FOUND LOCATION OF:
N 10,149,305.784, E 3,156,822.646, **ELEV: 780.92' (NAVD 88, GEOID 03)**

BM EE:
BOX CUT ON TYPE 'C' INLET ON THE SOUTH SIDE OF TOWN CENTER DRIVE AT THE NORTHWEST CORNER OF THIS SITE.
N 10,145,237.39, E 3,157,576.18
ELEVATION = 732.30'

BM UU:
BOX CUT ON THE SECOND TYPE 'C' INLET LOCATED ON THE EAST SIDE OF HILLTOP COMMERCIAL DRIVE, NORTH OF TOWN CENTER DRIVE.
N 10,145,386.44, E 3,158,051.15
ELEVATION=741.67'

REASON FOR REPLAT

TO SPLIT LOT 5, 6, AND 7, BLOCK 4, INTO 10 LOTS

FINAL PLAT

# STONE HILL TOWN CENTER, LOT 5, 6, AND 7 REPLAT NO. 1

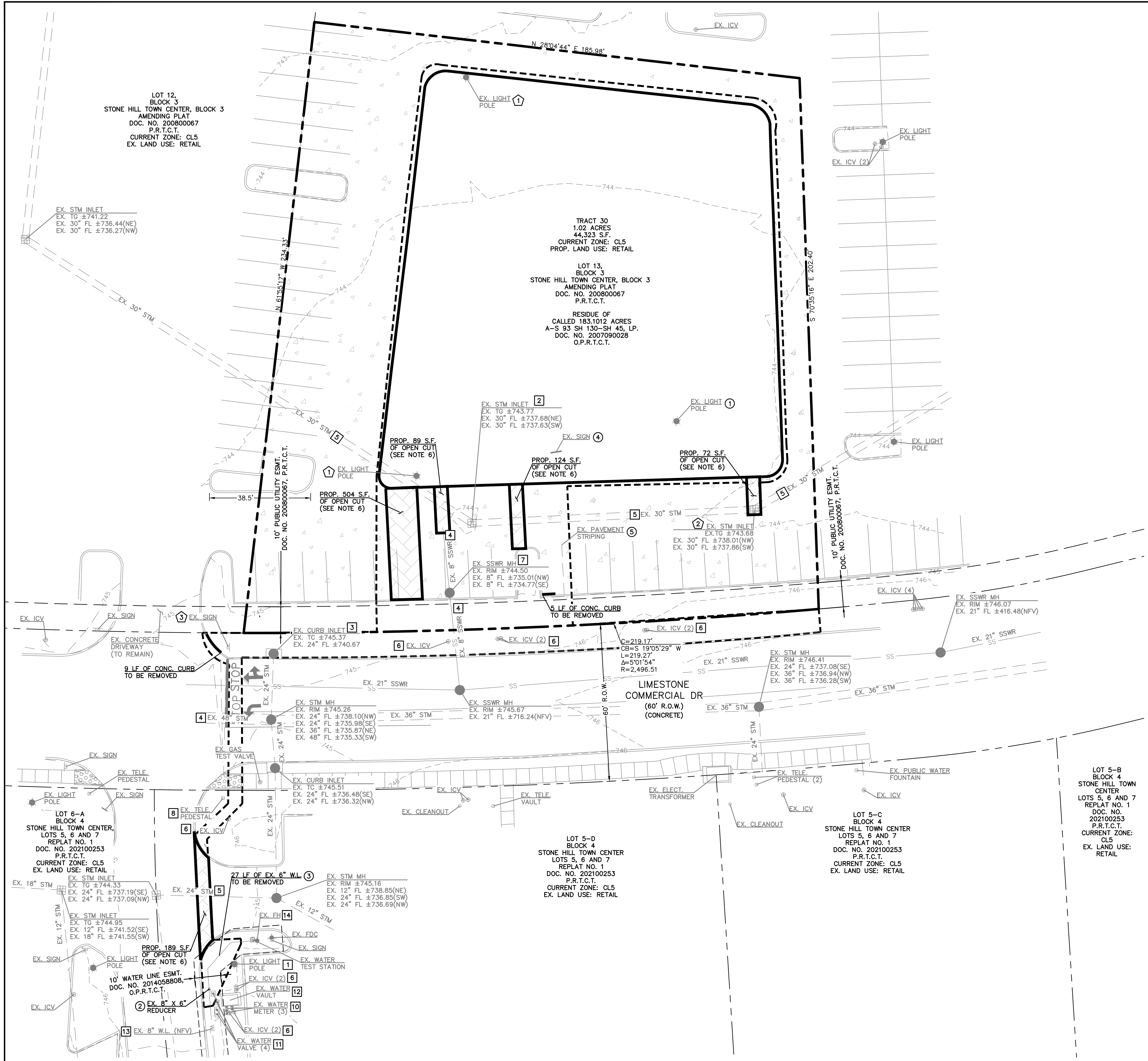
**SEPTEMBER 15, 2021**

SHEET 2 OF 2

PROJECT NUMBER: SP2025-000007

PLAT (2 OF 2)

C0.5




1 inch = 20 ft.

GRAPHIC SCALE

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE. ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE. ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

## KEYED NOTES

**EXISTING FEATURES TO BE REMOVED**

- (1) LIGHT POLE
- (2) REDUCER
- (3) WATER LINE
- (4) SIGN
- (5) PAVEMENT STRIPING
- EXISTING CONCRETE PAVEMENT (TO REMAIN)
- LIMITS OF DISTURBED AREA
- SAWCUT (FULL DEPTH)

**MAINTENANCE WORK**

- EXISTING CONCRETE PAVEMENT (SEE NOTE 5 & 6)

**EXISTING FEATURES TO BE RELOCATED/ MODIFIED**

- (1) LIGHT POLE
- (2) STM INLET
- (3) SIGN

**EXISTING FEATURES TO REMAIN**

- [1] LIGHT POLE
- [2] STORM INLET
- [3] CURB INLET
- [4] SEWER LINE
- [5] STORM LINE
- [6] ICV
- [7] SEWER MANHOLE
- [8] TELEPHONE PEDESTAL
- [9] SIGN
- [10] WATER METER
- [11] WATER VALVE
- [12] WATER VAULT
- [13] WATER LINE
- [14] FIRE HYDRANT

## LEGEND

| Symbol | Description |
|---|---|
| —— GAS —— | EXISTING GAS LINE |
| = = = = = = | EXISTING STORM SEWER |
| —— WL —— | EXISTING WATER LINE |
| —— SS —— | EXISTING SANITARY SEWER |
| —— OH —— | EXISTING OH POWER LINE |
| ● | EXISTING MANHOLE |
| — — 100 — — | EXISTING MAJOR CONTOUR |
| - - - 99 - - - | EXISTING MINOR CONTOUR |

## GENERAL NOTES

1. ALL SAWCUTS TO EXTEND FULL DEPTH OF EXISTING PAVEMENT, AND IN NO CASE SHALL THE PROPOSED CONCRETE PAVEMENT SECTION BE LESS THAN 24 INCHES IN WIDTH. CONTRACTOR TO SAWCUT ALONG GUTTER OF EXISTING PAVEMENT AND ADJUST LOCATION OF SAWCUT TO ENSURE ADEQUATE WIDTH OF PROPOSED PAVEMENT.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR ALL WORK TO BE DONE IN RIGHT-OF-WAY ACCORDING TO THE LATEST MUTCD REQUIREMENTS.
3. CONTRACTOR TO CLEAR AND GRUB PROJECT SITE AS NECESSARY FOR INSTALLATION OF PROPOSED FACILITIES. CLEARING AND GRUBBING CONSISTS OF REMOVAL AND DISPOSAL OF TREES, STUMPS, BRUSH, ROOTS, VEGETATION, LOGS, RUBBISH AND OTHER OBJECTIONABLE MATTER WITHIN THE DESIGNATED AREA. CONTRACTOR TO REMOVE STUMPS AND ROOTS WITHIN CLEARING LIMITS TO MINIMUM DEPTH OF TWO (2') FEET BELOW NATURAL GROUND ELEVATION. CLEARED AND GRUBBED MATERIAL BECOMES PROPERTY OF THE CONTRACTOR, TO BE THE REMOVED FROM THE WORK SITE OR DISPOSED OF AT NO EXTRA COST TO THE OWNER.
4. CONTRACTOR RESPONSIBLE TO CLEAR AND DEMO ALL WITHIN LIMITS OF DISTURBANCE LINE, AS CALLED OUT.
5. EXISTING CONCRETE SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER AND EXISTING DRAINAGE PATTERNS FOR SITE SHALL NOT BE ALTERED FOR PROPOSED SCOPE (I.E. FOR PROPOSED STORM LINE, PROPOSED SANITARY SEWER, AND PROPOSED WATER LINE.
6. OPEN CUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO OPEN CUT PAVEMENT AS NECESSARY TO INSTALL PROPOSED UTILITY WORK, CONTRACTOR TO INSTALL EXPANSION JOINTS AND CONTROL JOINTS AS NECESSARY.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

| No. | REVISIONS | DATE |
|---|---|---|
| | | |


ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526


STATE OF TEXAS
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# DEMOLITION PLAN

## SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C1.0

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
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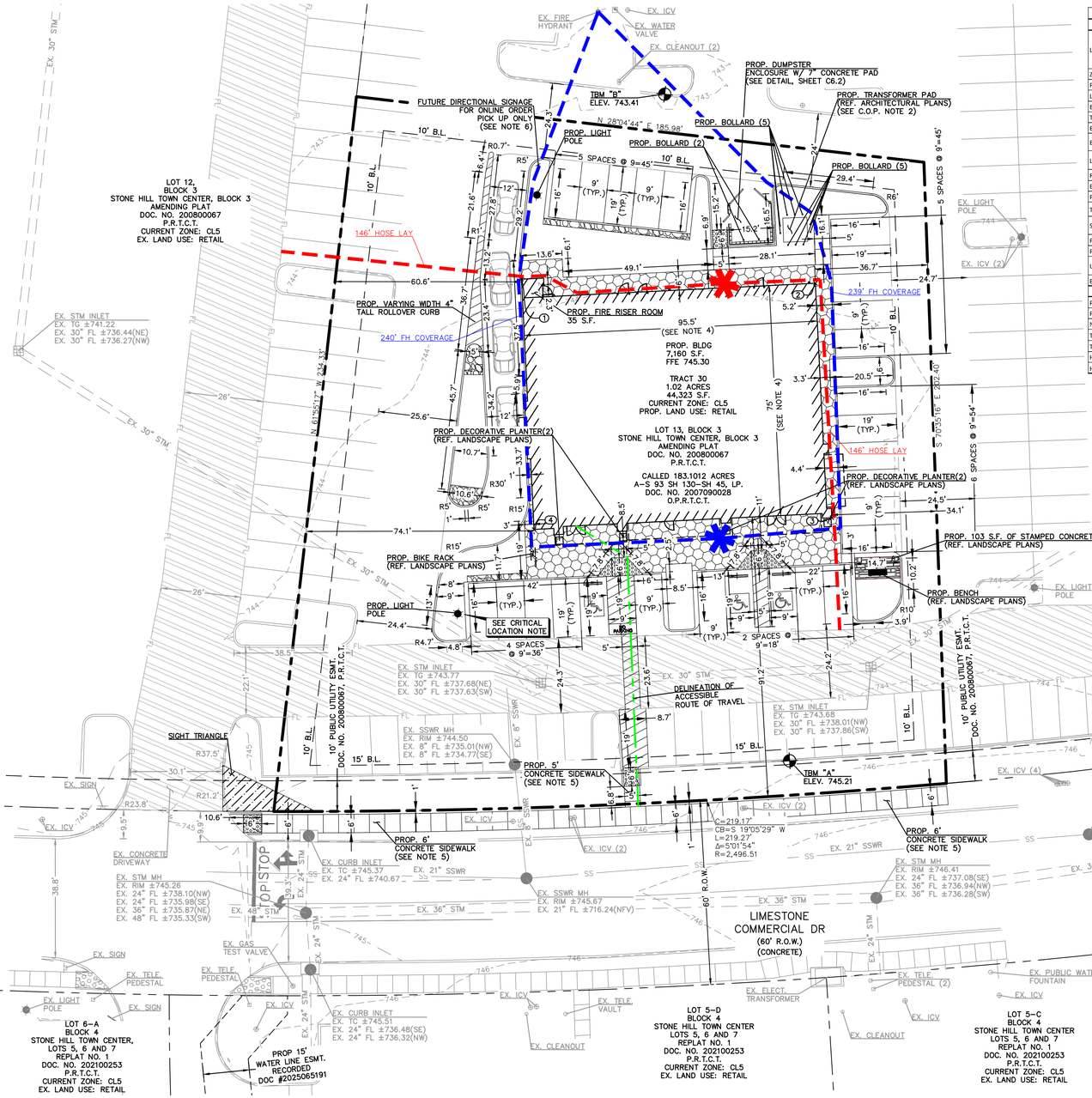
ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

0 10 20 40
1 inch = 20 ft.
GRAPHIC SCALE




## Site Data Summary Table

| General Site Data | | Landscape Area | |
|---|---|---|---|
| Legal Description | HARDING & CARBONE INC LOT 13 BLK 3 STONE HILL TOWN CENTER BLK 3 AMD | Landscape Area Required | 6,648 SF |
| Zoning | CL5 | Landscape Area Provided | 6,108 SF |
| Proposed Land Use | RETAIL | Additional Interior Landscape Area | 257 SF |
| Lot Area (SF/ACRES) | 44,323 S.F. / 1.02 AC | Total Landscape Area(SF) | 5,851 SF |
| Building Footprint (GFA)(SF) | 7,125 SF | **Existing Impervious Area (SF) / (AC) / (%)** | |
| Total Building Area (SF) | 7,195 SF | Total Site Area | 44,323 SF/ 1.02 AC (N/A) |
| Building Height (Stories) | 1 STORY | Existing Building Footprint | 0 SF/ 0.00 AC ( 0%) |
| Building Height (FT) | 27'-4" | Existing Impervious Area | 19,868 SF / 0.46 AC (44.83%) |
| Lot Coverage (X.XX%) | 16% | Existing Landscape/ Open Space Area | 24,455 SF/ 0.56 AC (55.17%) |
| Floor Area Ratio (RATIO X.XX:1) | 0.16:1 | **Proposed Impervious Area (SF) / (AC) / (%)** | |
| Existing Open Storage (SF) | 0 SF | Proposed Building Footprint | 7,258 SF / 0.17 AC (16.37%) |
| Proposed Open Storage (SF) | 0 SF | Area of Proposed Impervious Cover | 11,089 SF / 0.25 AC (25.02%) |
| Type of Construction | IIB SPRINKLERED | | |
| Sprinkler System | Yes, 13D | Total Landscape/ Open Space Area | 6,108 SF / 0.14 AC (13.78%) |
| Pedestrian Space Required (1 SF PER 100 SF) | 72 SF | Total Impervious Area | 38,215 SF / 0.88 AC (86.22%) |
| Pedestrian Space Provided (1 SF PER 100 SF) | 148 SF | | |
| Use of Building | RETAIL - 1,125 SF & RESTAURANT - 6,000 S.F. | | |
| Building Setbacks (Front, Side, Rear) | 15', 10', 10' | | |
| **Parking** | | | |
| Parking Ratio (Retail) | 1 PER 250 S.F. | | |
| Parking Ratio (Restaurant) | 1 PER 75 S.F. | | |
| New Parking Spaces | 27 | | |
| Total Parking Required | 85 | | |
| Total Parking Provided within Lot 13 | 923 | | |
| Handicap Accessible Parking Required (ADA) | 3 | | |
| Handicap Accessible Parking Provided (ADA) | 3 | | |

*THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 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.*

## LEGEND

- EXISTING FIRE LANE (RED STRIPING)
- EXISTING FIRE HYDRANT COVERAGE END POINT
- PROPOSED FIRE LANE HOSE LAY END POINT
- PROPOSED FIRE LANE HOSE LAY (150')
- EXISTING FIRE HYDRANT COVERAGE (300')
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- DELINEATION OF ACCESSIBLE ROUTE OF TRAVEL
- EX. TEMPORARY BENCHMARK
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
- EX. UNDERGROUND GAS LINE
- EX. MAJOR CONTOUR
- EX MINOR. CONTOUR

## GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.
5. CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATION TO ACCESSIBILITY WITH THE LIMITS OF CONSTRUCTION AS SHOWN IN THESE PLANS.
6. PER AGREEMENT LETTER BETWEEN NEW QUEST AND CITY OF PFLUGERVILLE, DATED MARCH 3, 2025, NEW QUEST AGREES NOT TO USE OR LEASE THE TRACT 30 PROPERTY FOR THE OPERATION OF A TRADITIONAL DRIVE-THRU. DRIVE-THRU WILL ONLY BE USED FOR PICK UP ONLY OF ONLINE ORDERS. FUTURE TENANT TO INSTALL REQUIRED DIRECTIONAL SIGNAGE PER AGREEMENT.

## CITY OF PFLUGERVILLE GENERAL NOTES:

1. ALL NEW ELECTRICAL UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICES LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
2. 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 WITH THE FOLLOWING DEVICES TRANSFORMER PAD. (IF LANDSCAPING WILL BE UTILIZED TO SCREEN THE MECHANICAL EQUIPMENT, PLEASE INDICATE "SHALL BE SCREENED IN ACCORDANCE WITH THE LANDSCAPING PLAN SHEET L1.1"
3. 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 #TABS2025008410 IS PROOF OF SUBMITTAL TO TDLR.
4. A PEDESTRIAN SPACE TOTALING 103 SQUARE FEET HAS BEEN PROPOSED WITH 4 DECORATIVE ELEMENTS, INCLUDING BENCH, 2-DECORATIVE PLANTERS, AND STAMPED/COLORED CONCRETE. PLEASE REFER TO THE LANDSCAPE PLANS FOR MORE DETAILS.
5. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11 OF THE UNIFIED DEVELOPMENT CODE AND CONSTRUCTION DETAIL SD-48 REFERENCED ON SHEET C6.2. THE DUMPSTER ENCLOSURE SHALL CONSIST OF CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS

## BUILDING POINT TABLE

| POINT # | NORTHING | EASTING |
|---|---|---|
| 1 | 10,145,430.02 | 3,158,906.72 |
| 2 | 10,145,518.56 | 3,158,942.97 |
| 3 | 10,145,495.60 | 3,159,016.00 |
| 4 | 10,145,403.99 | 3,158,984.04 |

## PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

## CRITICAL LOCATION NOTE

PROPOSED LIGHT POLE IS ON OR EXTREMELY CLOSE TO AN EXISTING STORM PIPE AND PROPOSED WATER LINES. CONTRACTOR TO ENSURE NO DAMAGE TO EXISTING STORM PIPE AND PROPOSED WATER LINES WHEN INSTALLING PROPOSED LIGHT POLE IF A CONFLICT ARISES, CONTRACTOR TO CONTACT THE ENGINEER IMMEDIATELY.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|


ALJLindsey
Civil Engineers
18636 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.907.4909
FRN F-11526

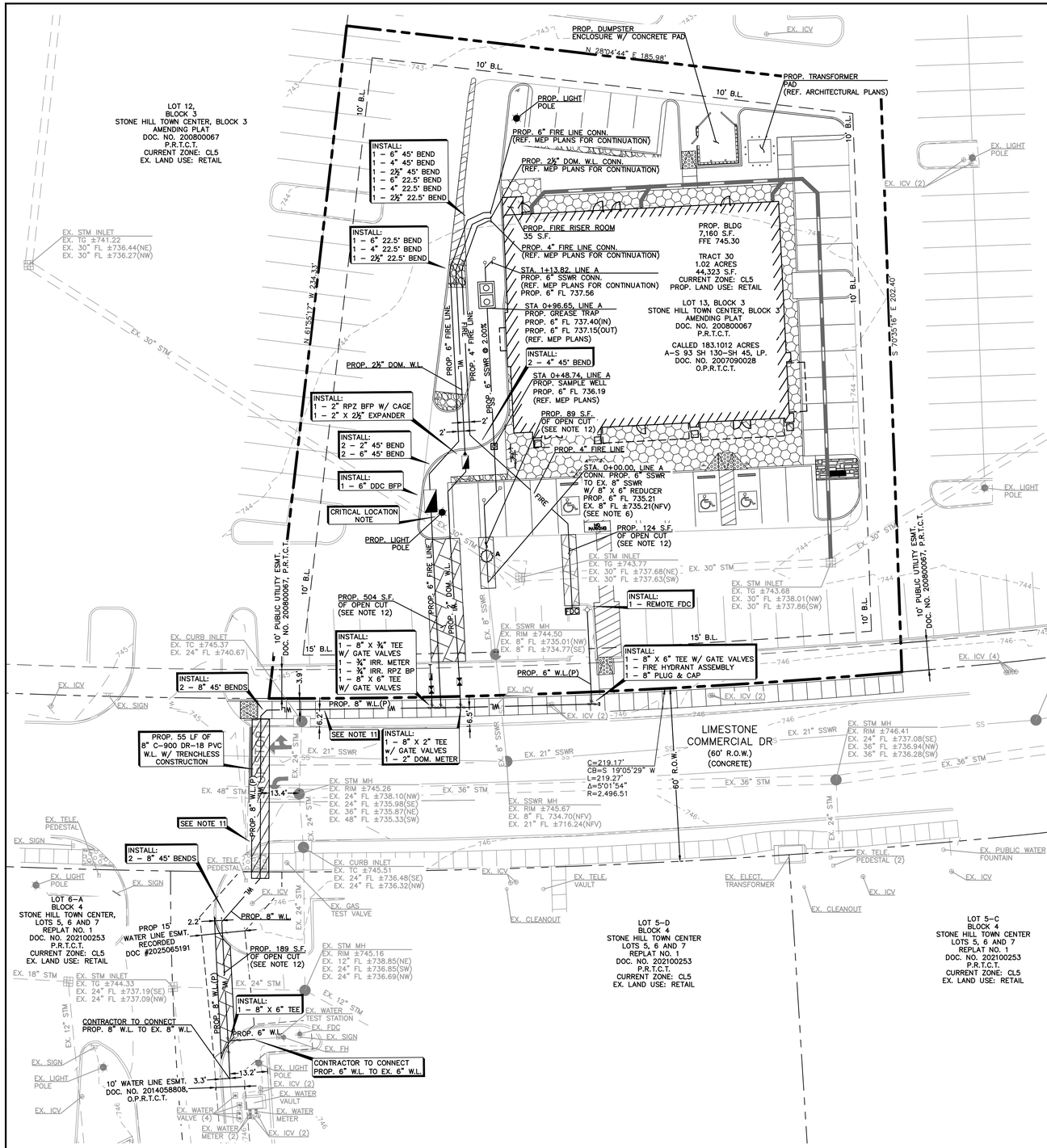

PATRICK L. CARRIGAN 95617 REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158 | DATE: JULY 2025 | SCALE: 1:20 | DRAWN BY: JA | CHECKED BY: RB

# DIMENSION CONTROL PLAN

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR.
PFLUGERVILLE, TEXAS 78660

SHEET
C1.1




TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

## DOMESTIC WATER SERVICE DEMAND:

1.0 SERVICE UNIT = 250 GALLONS PER DAY

TYPE OF DEVELOPMENT AND SERVICE UNIT EQUIVALENT PER SQUARE FOOT:

| | |
|---|---|
| RESTAURANT, FAST FOOD | = 0.0021000 |
| RETAIL | = 0.0002810 |
| AVERAGE SU'S PER SQUARE FOOT | = 0.0011905 |

SERVICE UNIT EQUIVALENT CALCULATION:

SERVICE UNITS = SQUARE FOOTAGE X 0.0011905
8.52398 SERVICE UNITS = 7,160 SQ.FT. X 0.0011905

GALLONS PER DAY CALCULATIONS:
GALLONS PER DAY = 250 GPS X 8.52398 SU
2,131 GALLONS PER DAY = 250 GPD X 8.52398 SU

PROPOSED BUILDING TO BE A COMBINATION OF RETAIL AND RESTAURANT SPACES WITH AN APPROXIMATE DOMESTIC WATER DEMAND OF 2,131 GALLONS PER DAY.

PROPOSED 2" WATER METER SIZED BASED ON AN APPROXIMATE PEAK DOMESTIC WATER DEMAND OF 36 GPM AND 5 PSI LOSS PER 100 FEET, 2021 IPC, APPENDIX E, FIGURE E103.3(6)

## LEGEND

| | |
|---|---|
| SS — W/ CLEAN OUT | PROPOSED SANITARY SEWER |
| WL | PROPOSED WATER LINE |
| FIRE | PROPOSED FIRE LINE |
| | PROPOSED STORM SEWER |
| A | UTILITY CROSSING |
| | EX. STORM SEWER |
| WL | EX. WATER LINE |
| SS | EX. SANITARY SEWER LINE |
| 100 | EX. MAJOR CONTOUR |
| 99 | EX. MINOR CONTOUR |

## GENERAL NOTES

1. REFERENCE SANITARY SEWER AND WATER LINE NOTES ON SHEET C0.1 FOR PRIVATE PIPE MATERIAL REQUIREMENTS.
2. REFERENCE SANITARY SEWER AND WATER LINE NOTES ON SHEET C0.2 FOR PIPE MATERIAL REQUIREMENTS IN PUBLIC R.O.W.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
5. ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
6. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND GRADES PRIOR TO COMMENCING WORK. SHOULD EXISTING FIELD CONDITIONS VARY FROM SITE SURVEY AND CONFLICT WITH PROPOSED DESIGN, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
7. FIRE LINE IS SHOWN FOR ALIGNMENT AND POINT OF CONNECTION PURPOSES ONLY. ALL FIRE LINES ARE TO BE DESIGNED AND INSTALLED BY A LICENSED RME-U, INCLUDING BUT NOT LIMITED TO MATERIALS, THRUST BLOCKING, APPURTENANCES, ETC..
8. ALL GRAVITY BASED SANITARY SEWER LINES ARE TO BE CONSTRUCTED FROM POINT OF CONNECTION AND WORKED UP IN ELEVATION.
9. EXISTING CONCRETE SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER AND EXISTING DRAINAGE PATTERNS FOR SITE SHALL NOT BE ALTERED FOR PROPOSED MAINTENANCE ACTIVITIES (I.E. FOR PROPOSED UTILITY)
10. COMMUNITY IMPACT FEES, TAPPING FEES, AND WATER METER DEPOSITS MUST BE PAID TO THE CITY OF PFLUGERVILLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. FOR PUBLIC WATER LINE INFORMATION, PLEASE REFERENCE APPROVED PUBLIC PLANS. PROJECT NO: CON2025-00107 "PROPOSED 8 INCH WATER LINE TO SERVE 18708 LIMESTONE COMMERCIAL"
12. OPEN CUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO OPEN CUT PAVEMENT AS NECESSARY TO INSTALL PROPOSED UTILITY WORK. CONTRACTOR TO INSTALL EXPANSION JOINTS AND CONTROL JOINTS AS NECESSARY.

## CRITICAL LOCATION NOTE

PROPOSED LIGHT POLE IS ON OR EXTREMELY CLOSE TO AN EXISTING STORM PIPE AND PROPOSED WATER LINES. CONTRACTOR TO ENSURE NO DAMAGE TO EXISTING STORM PIPE AND PROPOSED WATER LINES WHEN INSTALLING PROPOSED LIGHT POLE IF A CONFLICT ARISES, CONTRACTOR TO CONTACT THE ENGINEER IMMEDIATELY.

## CROSSING TABLE

| | SSWR FL | STM FL | SSWR SIZE (in) | STM SIZE | CLR (ft) |
|---|---|---|---|---|---|
| A | 735.39 | 737.60 | 6 | 30 | 1.71 |

Stone Hill Town Center - Tract 30
Limestone Commercial Drive
Pflugerville, TX 78660

WEEKLY LANDSCAPE IRRIGATION WATER BUDGET

| ZONE # | DESCRIPTION | HEAD TYPE | AREA SF | PRECIP RATE | GPM | RUN TIME | GAL/CYCLE | PSI |
|---|---|---|---|---|---|---|---|---|
| 1 | BED | Dripline | 782 | 0.97 | 7.82 | 20.00 | 156.40 | 39.50 |
| 2 | BUBBLER | Bubbler | 33 | 2.32 | 7.50 | 5.00 | 37.50 | 35.60 |
| 3 | TURF | Turf Rotary | 1973 | 0.48 | 10.06 | 25.00 | 251.50 | 34.20 |
| 4 | BED | Dripline | 602 | 0.96 | 6.03 | 20.00 | 19.20 | 37.90 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | TOTALS: | | | | 70.00 | 464.60 | |
| | | | | | | 2 CYCLES/WEEK | 929.2 | |
| | | | | | | GPD | 132.74 | |

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.351.8040
FRN F-11526

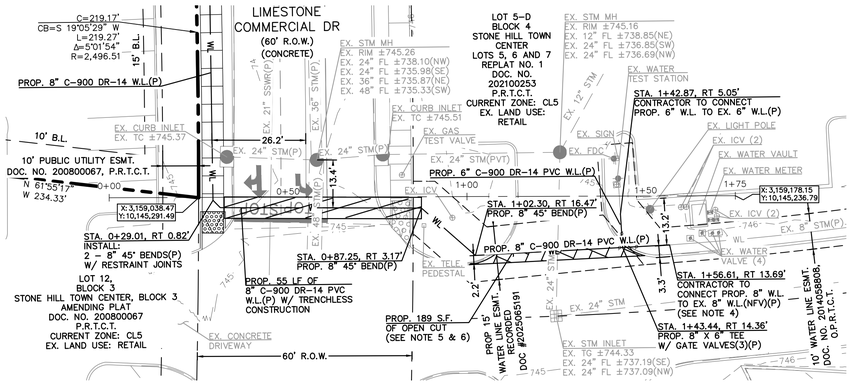
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

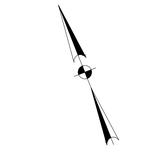
ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# UTILITY PLAN

# SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C2.0

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## LEGEND

- EXISTING GRADE
- EXISTING DRY UTILITY
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- PROPOSED WATER LINE
- PROPERTY LINE
- EASEMENT

## DOMESTIC WATER SERVICE DEMAND:

1.0 SERVICE UNIT = 250 GALLONS PER DAY

TYPE OF DEVELOPMENT AND SERVICE UNIT EQUIVALENT PER SQUARE FOOT:

| | |
|---|---|
| RESTAURANT, FAST FOOD | = 0.0021000 |
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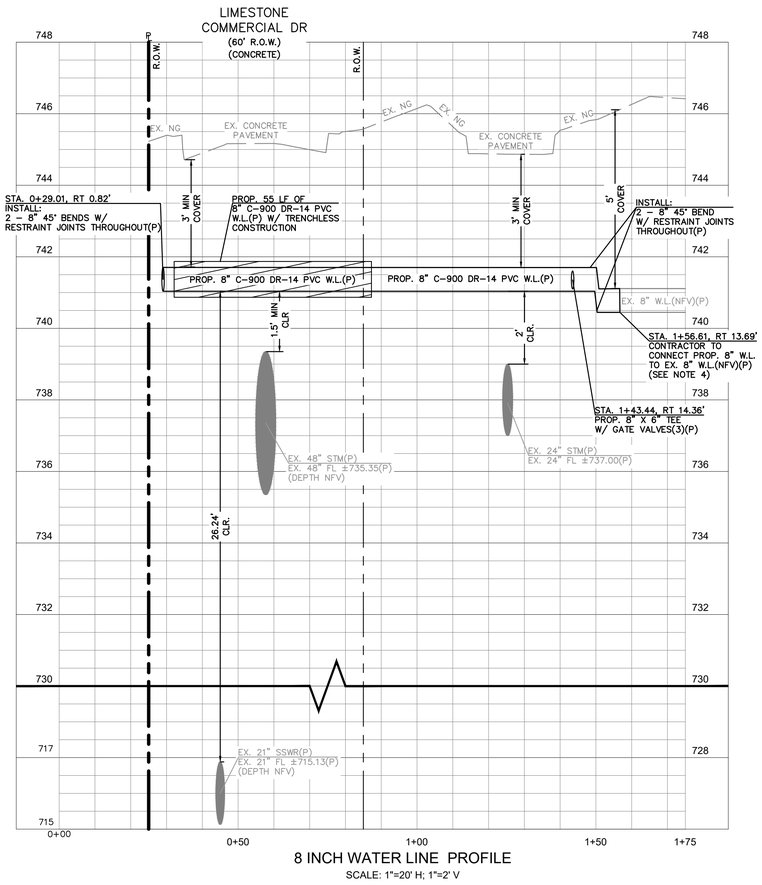
## GENERAL NOTES

1. FOR CITY OF PFLUGERVILLE BEDDING, AND BACKFILL DETAILS, REFERENCE SHEET CO.2.
2. CONTRACTOR RESPONSIBLE FOR ANY REMOVAL/REPLACEMENT OF ANY EXISTING FEATURES IN THE R.O.W. AND WITHIN ANY LANDSCAPED AREA.
3. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL PLAN & TRAFFIC CONTROL IMPLEMENTATION, NO SEPARATE PAY.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER APPURTENANCES FOR LOCATION, DEPTH, AND SIZE PRIOR TO COMMENCING WORK. SHOULD CONFLICT ARISE, CONTRACTOR TO NOTIFY OWNER AND ENGINEER.
5. EXISTING CONCRETE SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER AND EXISTING DRAINAGE PATTERNS FOR SITE SHALL NOT BE ALTERED FOR PROPOSED MAINTENANCE ACTIVITIES (I.E. FOR PROPOSED UTILITY)
6. OPEN CUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO OPEN CUT PAVEMENT AS NECESSARY TO INSTALL PROPOSED UTILITY WORK, CONTRACTOR TO INSTALL EXPANSION JOINTS AND CONTROL JOINTS AS NECESSARY.
7. CONTRACTOR TO COORDINATE WITH THE CITY OF PFLUGERVILLE FOR TESTING AND VALVING OF PROPOSED 8" WATER LINE.




8 INCH WATER LINE PROFILE
SCALE: 1"=20' H; 1"=2' V

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|

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PATRICK L. CARRIGAN
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REGISTERED
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STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# 8 INCH WATER LINE PLAN & PROFILE

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C2.1

| TOTAL SITE PEAK FLOW CALCULATIONS: | | |
|---|---|---|
| RAINFALL EVENT | Q - EXISTING (CFS) | Q - POST DEVELOPED (CFS) |
| 25 YEAR | 7.5 | 4.88 |
| 100 YEAR | 9.77 | 6.40 |

| IDF COEFFICIENTS | | | |
|---|---|---|---|
| Frequency | a | b | c |
| 2 | 45.970 | 9.37 | 0.74720 |
| 5 | 51.350 | 8.44 | 0.72170 |
| 10 | 60.020 | 8.44 | 0.71840 |
| 25 | 67.900 | 7.88 | 0.69980 |
| 50 | 75.820 | 7.79 | 0.69060 |
| 100 | 78.75 | 7.05 | 0.66910 |
| 500 | 80.44 | 5.57 | 0.60870 |

0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE.
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ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

LOT 12,
BLOCK 3
STONE HILL TOWN CENTER, BLOCK 3
AMENDING PLAT
DOC. NO. 200800067
P.R.T.C.T.
CURRENT ZONE: CL5
EX. LAND USE: RETAIL

PROP. BLDG
7,160 S.F.
FFE 745.30
1.02 ACRES
44,323 S.F.
CURRENT ZONE: CL5
PROP. LAND USE: RETAIL

LOT 13, BLOCK 3
STONE HILL TOWN CENTER, BLOCK 3
AMENDING PLAT
DOC. NO. 200800067
P.R.T.C.T.

CALLED 183.1012 ACRES
A-S 93 SH 130-SH 45, LP.
DOC. NO. 2007090028
O.P.R.T.C.T.

LIMESTONE COMMERCIAL DR
(60' R.O.W.)
(CONCRETE)

LOT 6-A
BLOCK 4
STONE HILL TOWN CENTER,
LOTS 5, 6 AND 7
REPLAT NO. 1
DOC. NO. 202100253
P.R.T.C.T.
CURRENT ZONE: CL5
EX. LAND USE: RETAIL

LOT 5-D
BLOCK 4
STONE HILL TOWN CENTER
LOTS 5, 6 AND 7
REPLAT NO. 1
DOC. NO. 202100253
P.R.T.C.T.
CURRENT ZONE: CL5
EX. LAND USE: RETAIL

LOT 5-C
BLOCK 4
STONE HILL TOWN CENTER
LOTS 5, 6 AND 7
REPLAT NO. 1
DOC. NO. 202100253
P.R.T.C.T.
CURRENT ZONE: CL5
EX. LAND USE: RETAIL

LOT 5-B
BLOCK 4
STONE HILL TOWN CENTER
LOTS 5, 6 AND 7
REPLAT NO. 1
DOC. NO. 202100253
P.R.T.C.T.
CURRENT ZONE: CL5
EX. LAND USE: RETAIL

Storm Sewer Design Analysis
SHELL BUILDING - TRACT 30
18708 LIMESTONE COMMERICAL DR,
Pflugerville, Texas

Design Frequency: 25 years
100-Year Multiplier: 1.00

| Manhole No. From | to | Sta. Up (ft) | Sta. Down (ft) | Drainage Area (acres) | Total Area (acres) | Runoff Coefficient C | DA C * A | Total C * A | Time of Conc. (min) | Intensity I (in/hr) | Drainage Area Flow (cfs) | Total Flow (cfs) | Reach Length (ft) | Diameter (in) | Slope % | Manning's Roughness Coefficient "n" | Design Capacity (cfs) | Design Velocity (ft/sec) | Full Pipe Flow: Area (sq ft) | Wetted Perimeter (ft) | Full (ft) | Drop from Downstream Manhole (ft) | Flowline Elevation Upstream (ft) | Flowline Elevation Downstream (ft) | Minimum Depth Ratio (y/d or y/h) | Minimum W.S. Elev. Downstream (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R1 | EX2 | 2+31.56 | 0+00.00 | 0.16 | 0.16 | 0.80 | 0.13 | 0.13 | 22.24 | 6.27 | 0.80 | 0.80 | 232 | 12 | 0.500 | 0.013 | 2.5 | 3.2 | 0.8 | 3.1 | 1.16 | 0.00 | 740.92 | 739.36 | 0.38 | 739.74 |
| EX1 | EX1 | 0+00.00 | 0+00.00 | 0.86 | 0.86 | 0.80 | 0.69 | 0.69 | 24.74 | 5.93 | 4.08 | 4.08 | | | | | | | | | | | | | | |

Storm Sewer Design Analysis
SHELL BUILDING - TRACT 30
18708 LIMESTONE COMMERICAL DR,
Pflugerville, Texas

Design Frequency: 100 years
100-Year Multiplier: 1.00

| Manhole No. From | to | Sta. Up (ft) | Sta. Down (ft) | Drainage Area (acres) | Total Area (acres) | Runoff Coefficient C | DA C * A | Total C * A | Time of Conc. (min) | Intensity I (in/hr) | Drainage Area Flow (cfs) | Total Flow (cfs) | Reach Length (ft) | Diameter (in) | Slope % | Manning's Roughness Coefficient "n" | Design Capacity (cfs) | Design Velocity (ft/sec) | Full Pipe Flow: Area (sq ft) | Wetted Perimeter (ft) | Full (ft) | Drop from Downstream Manhole (ft) | Flowline Elevation Upstream (ft) | Flowline Elevation Downstream (ft) | Minimum Depth Ratio (y/d or y/h) | Minimum W.S. Elev. Downstream (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R1 | EX2 | 2+31.56 | 0+00.00 | 0.16 | 0.16 | 0.80 | 0.13 | 0.13 | 22.24 | 8.22 | 1.05 | 1.05 | 232 | 12 | 0.500 | 0.013 | 2.5 | 3.2 | 0.8 | 3.1 | 1.16 | 0.00 | 740.92 | 739.36 | 0.45 | 739.81 |
| EX3 | EX1 | 0+00.00 | 0+00.00 | 0.86 | 0.86 | 0.80 | 0.69 | 0.69 | 24.74 | 7.78 | 5.35 | 5.35 | | | | | | | | | | | | | | |

LEGEND

| | |
|---|---|
| D–A / AC / CFS | DRAINAGE AREA NUMBER / ACREAGE (AC) / 25–YR DRAINAGE AREA FLOW (CFS) |
| | EXISTING DRAINAGE FLOW PATHS |
| | PROPOSED STORM SEWER |
| 1 | PROPOSED DOWNSPOUT CONNECTION (REF. ARCHITECTURAL PLANS) |
| 2 | PROPOSED 12"X6" WYE W/ 6" STM. @ 1.25% SLOPE |
| TG | TOP OF GRATE |
| TP | TOP OF PAVEMENT |
| TC | TOP OF CURB |
| TS | TOP OF SIDEWALK |
| FG | FINISHED GROUND |
| FF | FINISHED FLOOR |
| TR | TOP OF RAMP |
| | EXISTING SANITARY OR STORM SEWER MANHOLE |
| | PROPOSED HIGH POINT OF PAVEMENT |
| | MATCH EXISTING PAVEMENT |
| 99 | EXISTING MAJOR CONTOUR |
| 100 | EXISTING MINOR CONTOUR |

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
2. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
3. CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
4. CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.
5. REFERENCE STORM SEWER NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
6. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
7. CONTRACTOR TO FIELD VERIFY ALL EXISTING STORM AND OTHER APPURTENANCES FOR LOCATION, DEPTH AND SIZE PRIOR TO COMMENCING WORK OR ORDERING MATERIALS. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY.
8. ALL GRAVITY STORM LINES TO BE CONSTRUCTED STARTED FROM THE LOWEST POINT.
9. DETENTION VOLUME FOR THIS DEVELOPMENT HAS BEEN PROVIDED BY EXISTING OVERALL DETENTION POND, REFERENCE APPROVED DETENTION PLANS, TITLED, "STONE HILL TOWN CENTER– SOUTH DETENTION POND", DATED 8/12/11 (SEE SHEETS C3.1 AND C3.2). FOR EXISTING STORM SEWER DESIGN REFERENCE APPROVED PLANS, TITLED, "STONE HILL TOWN CENTER", DATED 12/20/06 (SEE SHEET C3.3).
10. PROPOSED POST–DEVELOPMENT FLOWS LEAVE THE SITE AT THE SAME LOCATIONS AND WITH THE SAME CHARACTERISTICS (E.G., SHEET FLOW OR CONCENTRATED FLOW) AS PRE–DEVELOPMENT CONDITIONS (SEE SHEET C3.3).

CROSS SECTION A-A
NTS

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1–800–344–8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.516.2555
FRN F-11526

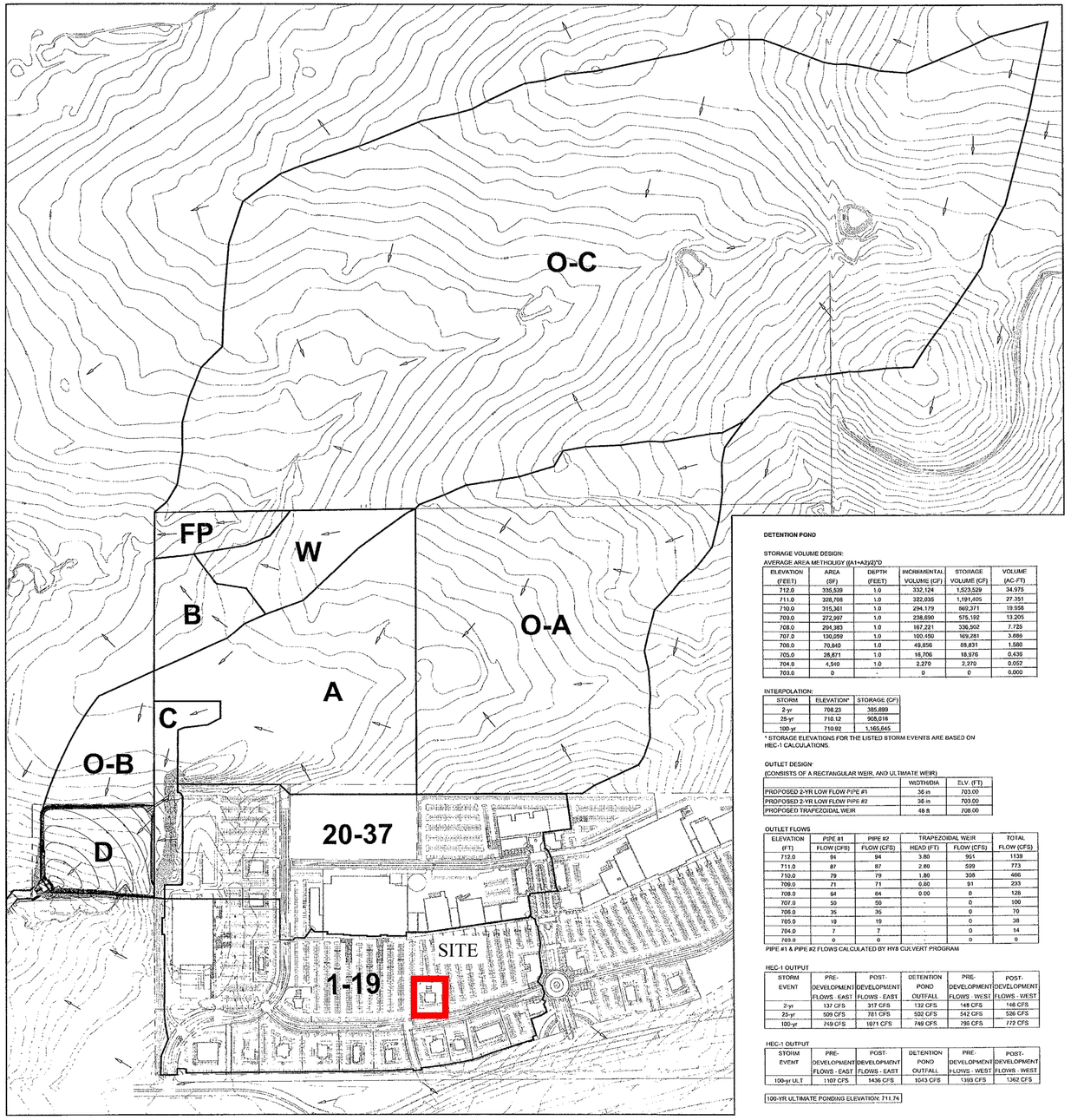
PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

GRADING AND DRAINAGE PLAN

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C3.0




0 100 200
SCALE: 1"=100'

LEGEND

DRAINAGE AREA

DRAINAGE DIRECTION

EXISTING CONTOURS 455

PROPOSED CONTOURS 456

**DRAINAGE AREA INFO**

| DRAINAGE AREA | DESCRIPTION | AREA (AC) | AREA (mi²) | I.C. (%) | Tc (MIN) | 2-YR FLOW | 25-YR FLOW | 100-YR FLOW |
|---|---|---|---|---|---|---|---|---|
| **Post-Development - Flows to pond** | | | | | | | | |
| 1-19 | Drainage Areas 1 thru 19 from TEAM site design | 47.66 | 0.0742 | 85.0% | 16.4 | 103 | 239 | 323 |
| 20-37 | Drainage Areas 20 thru 37 from TEAM site design | 41.05 | 0.0641 | 85.0% | 18.6 | 84 | 195 | 264 |
| O-A | Off-site Drainage Area "A" - to Pond | 69.86 | 0.1092 | 0.0% | 77.2 | 38 | 141 | 207 |
| A | On-site Drainage Area East of Ridge - to Pond | 38.99 | 0.0609 | 85.0% | 15.3 | 86 | 201 | 271 |
| B | On-site Drainage Area West of ridge rerouted to Pond | 6.50 | 0.0102 | 85.0% | 12.5 | 15 | 35 | 47 |
| C | On-site Drainage Area overground flows - to Pond | 4.94 | 0.0077 | 25.0% | 8.0 | 13 | 30 | 41 |
| D | Pond Area | 8.17 | 0.0128 | 1.0% | 25.5 | 8 | 28 | 41 |
| O-B | Off-site Timmerman Property - to Pond | 8.45 | 0.0132 | 0.0% | 42.6 | 6 | 23 | 34 |
| Total | Total | 225.43 | | | | 353 | 900 | 1228 |
| **Post-Development - Flows West** | | | | | | | | |
| O-C | Off-site Drainage Area West of Ridge | 230.97 | 0.3609 | 0.0% | 65.1 | 141 | 514 | 753 |
| W | On-site Drainage Area West of ridge not rerouted | 8.77 | 0.0137 | 85.0% | 14.2 | 20 | 46 | 62 |
| FP | On-site Drainage Area West of Ridge, in Flood Plain | 3.95 | 0.0062 | 0.0% | 6.2 | 6 | 20 | 29 |
| Total | Total | 243.68 | | | | 167 | 580 | 844 |
| **Pre-Development - Flows East** | | | | | | | | |
| 1-19 | Drainage Areas 1 thru 19 from TEAM site design | 38.68 | 0.0573 | 0.0% | 29.0 | 33 | 120 | 176 |
| 20-37 | Drainage Areas 20 thru 37 from TEAM site design | 33.97 | 0.0531 | 0.0% | 19.0 | 30 | 128 | 187 |
| O-A | Off-site Drainage Area "A" - to Pond | 69.86 | 0.1092 | 0.0% | 77.2 | 38 | 141 | 207 |
| A | On-site Drainage Area East of Ridge - to Pond | 38.99 | 0.0609 | 0.0% | 27.0 | 47 | 168 | 245 |
| C | On-site Drainage Area overground flows - to Pond | 4.94 | 0.0077 | 0.0% | 12.5 | 5 | 21 | 31 |
| D | Pond Area | 8.17 | 0.0128 | 0.0% | 17.9 | 9 | 31 | 43 |
| O-B | Off-site Timmerman Property - to Pond | 8.45 | 0.0132 | 0.0% | 42.6 | 6 | 23 | 34 |
| Total | | 201.05 | | | | 175 | 632 | 925 |
| **Pre-Development - Flows West** | | | | | | | | |
| O-C | Off-site Drainage Area West of Ridge | 230.97 | 0.3609 | 0.0% | 65.1 | 141 | 514 | 753 |
| B | On-site Drainage Area West of ridge rerouted to Pond | 6.50 | 0.0102 | 0.0% | 29.9 | 6 | 21 | 31 |
| W | On-site Drainage Area West of ridge not rerouted | 8.77 | 0.0137 | 0.0% | 22.3 | 9 | 32 | 46 |
| FP | On-site Drainage Area West of Ridge, in Flood Plain | 3.95 | 0.0062 | 0.0% | 6.2 | 5 | 19 | 28 |
| Total | | 250.18 | | | | 161 | 586 | 858 |

**DETENTION POND**

STORAGE VOLUME DESIGN:
AVERAGE AREA METHOLOGY ((A1+A2)/2)*D

| ELEVATION (FEET) | AREA (SF) | DEPTH (FEET) | INCREMENTAL VOLUME (CF) | STORAGE VOLUME (CF) | VOLUME (AC-FT) |
|---|---|---|---|---|---|
| 712.0 | 336,539 | 1.0 | 332,124 | 1,523,529 | 34.975 |
| 711.0 | 328,708 | 1.0 | 322,035 | 1,191,405 | 27.351 |
| 710.0 | 315,361 | 1.0 | 294,179 | 869,371 | 19.958 |
| 709.0 | 272,997 | 1.0 | 238,690 | 575,192 | 13.205 |
| 708.0 | 204,383 | 1.0 | 167,221 | 336,502 | 7.725 |
| 707.0 | 130,059 | 1.0 | 100,450 | 169,281 | 3.886 |
| 706.0 | 70,640 | 1.0 | 49,856 | 68,831 | 1.580 |
| 705.0 | 28,871 | 1.0 | 18,705 | 18,976 | 0.436 |
| 704.0 | 4,540 | 1.0 | 2,270 | 2,270 | 0.052 |
| 703.0 | 0 | - | 0 | 0 | 0.000 |

INTERPOLATION:

| STORM | ELEVATION* | STORAGE (CF) |
|---|---|---|
| 2-yr | 708.23 | 385,899 |
| 25-yr | 710.12 | 908,016 |
| 100-yr | 710.92 | 1,165,645 |

* STORAGE ELEVATIONS FOR THE LISTED STORM EVENTS ARE BASED ON HEC-1 CALCULATIONS.

OUTLET DESIGN:
(CONSISTS OF A RECTANGULAR WEIR, AND ULTIMATE WEIR)

| | WIDTH/DIA | ELV. (FT) |
|---|---|---|
| PROPOSED 2-YR LOW FLOW PIPE #1 | 36 in | 703.00 |
| PROPOSED 2-YR LOW FLOW PIPE #2 | 36 in | 703.00 |
| PROPOSED TRAPEZOIDAL WEIR | 48 ft | 708.00 |

OUTLET FLOWS

| ELEVATION | PIPE #1 | PIPE #2 | TRAPEZOIDAL WEIR | | TOTAL |
|---|---|---|---|---|---|
| (FT) | FLOW (CFS) | FLOW (CFS) | HEAD (FT) | FLOW (CFS) | FLOW (CFS) |
| 712.0 | 94 | 94 | 3.80 | 951 | 1139 |
| 711.0 | 87 | 87 | 2.80 | 599 | 773 |
| 710.0 | 79 | 79 | 1.80 | 308 | 466 |
| 709.0 | 71 | 71 | 0.80 | 91 | 233 |
| 708.0 | 64 | 64 | 0.00 | 0 | 128 |
| 707.0 | 59 | 59 | - | 0 | 100 |
| 706.0 | 35 | 35 | - | 0 | 70 |
| 705.0 | 19 | 19 | - | 0 | 38 |
| 704.0 | 7 | 7 | - | 0 | 14 |
| 703.0 | 0 | 0 | - | 0 | 0 |

PIPE #1 & PIPE #2 FLOWS CALCULATED BY HY8 CULVERT PROGRAM

HEC-1 OUTPUT

| STORM EVENT | PRE-DEVELOPMENT FLOWS - EAST | POST-DEVELOPMENT FLOWS - EAST | DETENTION POND OUTFALL | PRE-DEVELOPMENT FLOWS - WEST | POST-DEVELOPMENT FLOWS - WEST |
|---|---|---|---|---|---|
| 2-yr | 137 CFS | 317 CFS | 132 CFS | 148 CFS | 148 CFS |
| 25-yr | 509 CFS | 781 CFS | 502 CFS | 542 CFS | 526 CFS |
| 100-yr | 749 CFS | 1071 CFS | 749 CFS | 795 CFS | 772 CFS |

HEC-1 OUTPUT

| STORM EVENT | PRE-DEVELOPMENT FLOWS - EAST | POST-DEVELOPMENT FLOWS - EAST | DETENTION POND OUTFALL | PRE-DEVELOPMENT FLOWS - WEST | POST-DEVELOPMENT FLOWS - WEST |
|---|---|---|---|---|---|
| 100-yr ULT | 1107 CFS | 1436 CFS | 1043 CFS | 1393 CFS | 1362 CFS |

100-YR ULTIMATE PONDING ELEVATION: 711.74

**TIME OF CONCENTRATION CALCULATIONS**

**Post-Development**

(1-19) & (20-37) Tc assumptions are taken from T.E.A.M. 25-YR calculations with 1.6 min added for extension to pond outfall.

O-A Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 300.00 | 2268.00 | Drain Tc |
| "n" | 0.20 | 0.20 | 14.64 |
| Slope | 0.017 | 0.017 | Total Tc |
| Tc (min) | 10.96 | 57.98 | 22.42 |

A Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 150.00 | 0.00 | Drain Tc |
| "n" | 0.30 | 0.02 | 8.03 |
| Slope | 0.022 | 0.03 | Total Tc |
| Tc (min) | 7.22 | 0.00 | 15.26 |

B Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 100.00 | 0.00 | Drain Tc |
| "n" | 0.30 | 0.02 | 5.39 |
| Slope | 0.010 | 0.03 | Total Tc |
| Tc (min) | 7.14 | 0.00 | 12.54 |

C Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 100.00 | 0.00 | Drain Tc |
| "n" | 0.30 | 0.02 | 2.98 |
| Slope | 0.055 | 0.03 | Total Tc |
| Tc (min) | 3.06 | 0.00 | 6.03 |

D Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 150.00 | 642.00 | Tc |
| "n" | 0.20 | 0.20 | 0.00 |
| Slope | 0.030 | 0.01 | Total Tc |
| Tc (min) | 4.12 | 21.40 | 25.52 |

O-B Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 1187.00 | Tc |
| "n" | 0.20 | 0.20 | 0.00 |
| Slope | 0.007 | 0.024 | Total Tc |
| Tc (min) | 17.07 | 25.34 | 42.41 |

O-C Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 300.00 | 1843.00 | Drain Tc |
| "n" | 0.20 | 0.20 | 15.89 |
| Slope | 0.010 | 0.03 | Total Tc |
| Tc (min) | 14.29 | 34.89 | 65.06 |

W Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 150.00 | 0.00 | Drain Tc |
| "n" | 0.30 | 0.02 | 3.47 |
| Slope | 0.010 | 0.03 | Total Tc |
| Tc (min) | 10.71 | 0.00 | 14.18 |

FP Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 150.00 | 0.00 | Drain Tc |
| "n" | 0.20 | 0.02 | 1.20 |
| Slope | 0.020 | 0.03 | Total Tc |
| Tc (min) | 5.05 | 0.00 | 6.25 |

**Pre-Development**

(1-19) Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 1242.00 | Tc |
| "n" | 0.20 | 0.20 | 2.32 |
| Slope | 0.020 | 0.06 | Total Tc |
| Tc (min) | 10.10 | 16.60 | 29.07 |

(20-37) Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 1200.00 | Tc |
| "n" | 0.20 | 0.20 | 3.98 |
| Slope | 0.053 | 0.102 | Total Tc |
| Tc (min) | 5.09 | 8.39 | 19.04 |

O-A Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 300.00 | 2268.00 | Drain Tc |
| "n" | 0.20 | 0.20 | 8.23 |
| Slope | 0.017 | 0.017 | Total Tc |
| Tc (min) | 10.96 | 57.98 | 77.16 |

A Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 762.00 | Tc |
| "n" | 0.20 | 0.20 | 1.80 |
| Slope | 0.022 | 0.04 | Total Tc |
| Tc (min) | 9.63 | 13.56 | 26.98 |

B Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 468.00 | Tc |
| "n" | 0.20 | 0.20 | 0.00 |
| Slope | 0.010 | 0.01 | Total Tc |
| Tc (min) | 14.29 | 15.60 | 29.89 |

C Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 300.00 | 250.00 | Drain Tc |
| "n" | 0.20 | 0.02 | 1.23 |
| Slope | 0.018 | 0.02 | Total Tc |
| Tc (min) | 10.65 | 0.62 | 12.50 |

D Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 200.00 | Tc |
| "n" | 0.20 | 0.20 | 0.23 |
| Slope | 0.014 | 0.01 | Total Tc |
| Tc (min) | 12.07 | 5.63 | 17.94 |

O-B Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 1187.00 | Tc |
| "n" | 0.20 | 0.20 | 0.00 |
| Slope | 0.007 | 0.024 | Total Tc |
| Tc (min) | 17.07 | 25.34 | 42.41 |

O-C Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 300.00 | 1843.00 | Drain Tc |
| "n" | 0.20 | 0.20 | 15.89 |
| Slope | 0.010 | 0.03 | Total Tc |
| Tc (min) | 14.29 | 34.89 | 65.06 |

W Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 500.00 | Tc |
| "n" | 0.20 | 0.20 | 1.46 |
| Slope | 0.022 | 0.02 | Total Tc |
| Tc (min) | 9.63 | 11.24 | 22.33 |

FP Tc Calcs

| Slope | Sheet | Shallow | Storm |
|---|---|---|---|
| Length (ft) | 150.00 | 0.00 | Drain Tc |
| "n" | 0.20 | 0.02 | 1.20 |
| Slope | 0.020 | 0.03 | Total Tc |
| Tc (min) | 5.05 | 0.00 | 6.25 |

A-O TEAM UNDEVELOPED Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 300.00 | 2379.00 | Tc |
| "n" | 0.20 | 0.20 | 4.65 |
| Slope | 0.018 | 0.02 | Total Tc |
| Tc (min) | 10.65 | 59.11 | 74.40 |

A-O TEAM DEVELOPED Tc Calcs

| Slope | Sheet | Shallow | Channel |
|---|---|---|---|
| Length (ft) | 150.00 | 30.00 | Tc |
| "n" | 0.30 | 0.20 | 11.54 |
| Slope | 0.018 | 0.02 | Total Tc |
| Tc (min) | 7.99 | 1.86 | 21.39 |

ROCK RIDGE
CONSULTING & ENGINEERING, PLLC
512-507-5957 rockridge@live.com
TBPE LICENSE # 11713

| NO | DATE | REVISION |
|---|---|---|

STONE HILL TOWN CENTER - SOUTH DETENTION POND
SWC SH 130 AT SH 45, PFLUGERVILLE, TEXAS

**DRAINAGE CALCULATIONS SHEET**

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FRN F-11526

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31 JULY 2025

JAMES L. HERBERT
93658
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
08/12/11

Sheet Number
3
OF 7

| NO. | REVISIONS | DATE |
|---|---|---|

ALJ PROJECT NO.: 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

EX. DETENTION CALCULATIONS

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C3.1

PROJECT NUMBER: SP2025-000007

NOTES:

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

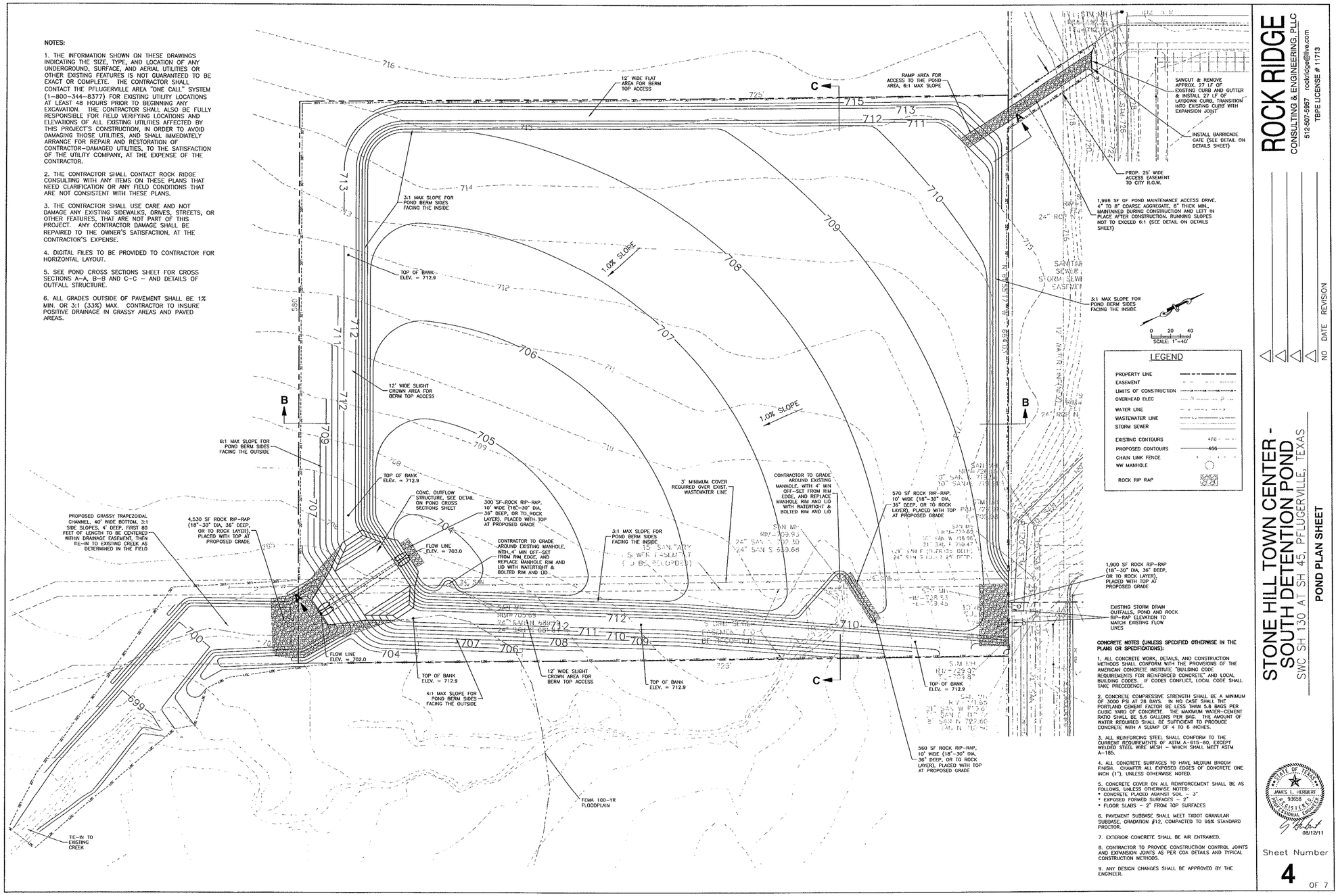
2. THE CONTRACTOR SHALL CONTACT ROCK RIDGE CONSULTING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THESE PLANS.

3. THE CONTRACTOR SHALL USE CARE AND NOT DAMAGE ANY EXISTING SIDEWALKS, DRIVES, STREETS, OR OTHER FEATURES, THAT ARE NOT PART OF THIS PROJECT. ANY CONTRACTOR DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.

4. DIGITAL FILES TO BE PROVIDED TO CONTRACTOR FOR HORIZONTAL LAYOUT.

5. SEE POND CROSS SECTIONS SHEET FOR CROSS SECTIONS A-A, B-B AND C-C - AND DETAILS OF OUTFALL STRUCTURE.

6. ALL GRADES OUTSIDE OF PAVEMENT SHALL BE 1% MIN. OR 3:1 (33%) MAX. CONTRACTOR TO INSURE POSITIVE DRAINAGE IN GRASSY AREAS AND PAVED AREAS.




LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| EASEMENT | |
| LIMITS OF CONSTRUCTION | |
| OVERHEAD ELEC | |
| WATER LINE | |
| WASTEWATER LINE | |
| STORM SEWER | |
| EXISTING CONTOURS | 466 |
| PROPOSED CONTOURS | 466 |
| CHAIN LINK FENCE | |
| WW MANHOLE | |
| ROCK RIP RAP | |

**CONCRETE NOTES (UNLESS SPECIFIED OTHERWISE IN THE PLANS OR SPECIFICATIONS):**

1. ALL CONCRETE WORK, DETAILS, AND CONSTRUCTION METHODS SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND LOCAL BUILDING CODES. IF CODES CONFLICT, LOCAL CODE SHALL TAKE PRECEDENCE.

2. CONCRETE COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS. IN NO CASE SHALL THE PORTLAND CEMENT FACTOR BE LESS THAN 5.8 BAGS PER CUBIC YARD OF CONCRETE. THE MAXIMUM WATER-CEMENT RATIO SHALL BE 5.6 GALLONS PER BAG. THE AMOUNT OF WATER REQUIRED SHALL BE SUFFICIENT TO PRODUCE CONCRETE WITH A SLUMP OF 4 TO 6 INCHES.

3. ALL REINFORCING STEEL SHALL CONFORM TO THE CURRENT REQUIREMENTS OF ASTM A-615-60, EXCEPT WELDED STEEL WIRE MESH - WHICH SHALL MEET ASTM A-185.

4. ALL CONCRETE SURFACES TO HAVE MEDIUM BROOM FINISH. CHAMFER ALL EXPOSED EDGES OF CONCRETE ONE INCH (1"), UNLESS OTHERWISE NOTED.

5. CONCRETE COVER ON ALL REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
* CONCRETE PLACED AGAINST SOIL - 3"
* EXPOSED FORMED SURFACES - 2"
* FLOOR SLABS - 2" FROM TOP SURFACES

6. PAVEMENT SUBBASE SHALL MEET TXDOT GRANULAR SUBBASE, GRADATION #12, COMPACTED TO 95% STANDARD PROCTOR.

7. EXTERIOR CONCRETE SHALL BE AIR ENTRAINED.

8. CONTRACTOR TO PROVIDE CONSTRUCTION CONTROL JOINTS AND EXPANSION JOINTS AS PER COA DETAILS AND TYPICAL CONSTRUCTION METHODS.

9. ANY DESIGN CHANGES SHALL BE APPROVED BY THE ENGINEER.


ROCK RIDGE
CONSULTING & ENGINEERING, PLLC
512-807-5957 rockridge@live.com
TBPE LICENSE # 11713


| NO | DATE | REVISION |
|---|---|---|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Tomball, Texas 77377
281.516.8500
FRN F-11526


PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
31 JULY 2025

STONE HILL TOWN CENTER - SOUTH DETENTION POND
SWC SH 130 AT SH 45, PFLUGERVILLE, TEXAS
POND PLAN SHEET

JAMES L. HERBERT
93558
LICENSED
PROFESSIONAL ENGINEER
08/12/11

Sheet Number
4
OF 7

| | |
|---|---|
| ALJ PROJECT NO. | 028.24.CV.158 |
| DATE: | JULY 2025 |
| SCALE: | N/A |
| DRAWN BY: | JA |
| CHECKED BY: | RB |

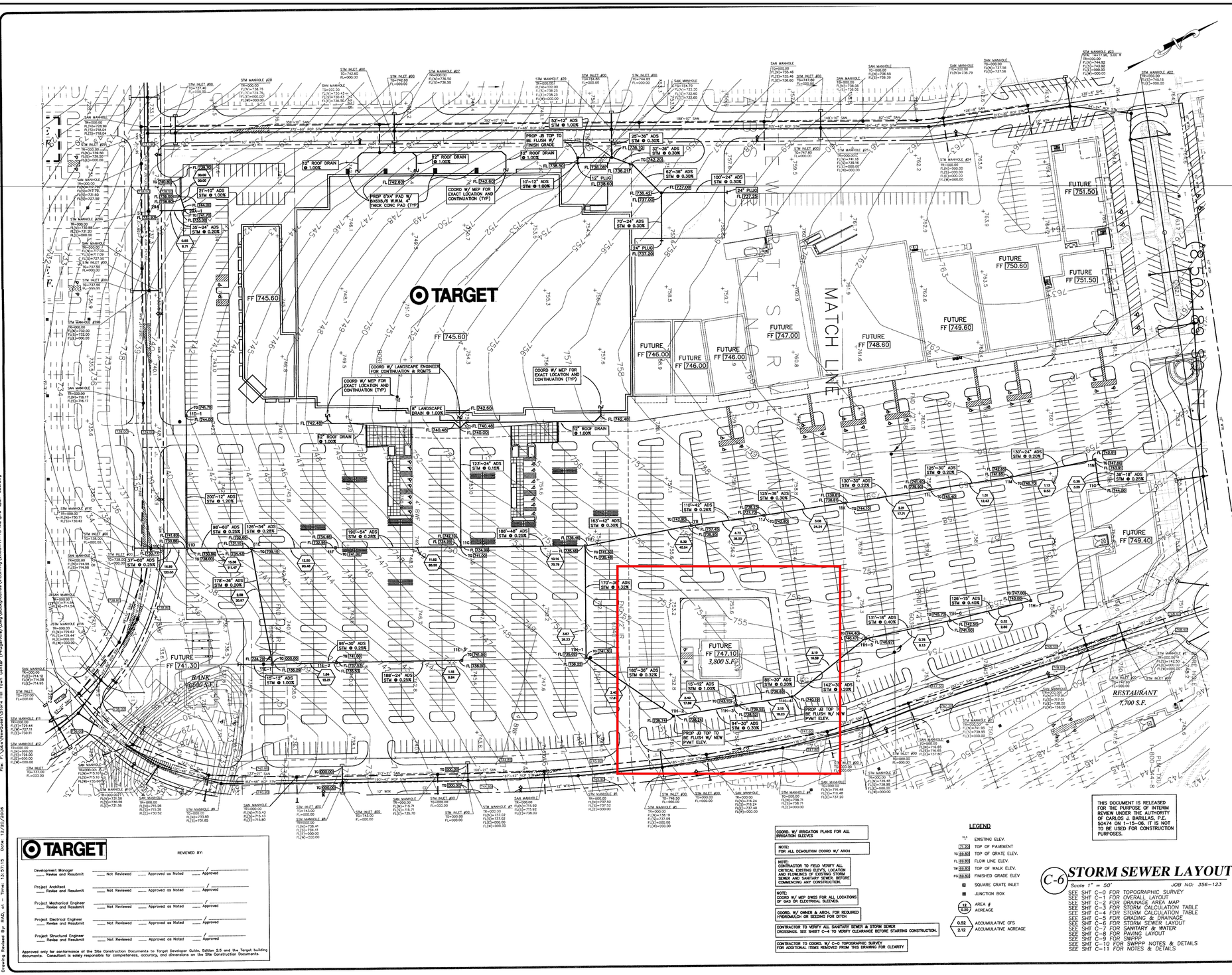
SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

EX. DETENTION POND PLAN

SHEET
C3.2

PROJECT NUMBER: SP2025-000007

FOR REFERENCE ONLY




TARGET

REVIEWED BY:

| | | | |
|---|---|---|---|
| Development Manager ___ Revise and Resubmit | ___ Not Reviewed | ___ Approved as Noted | ___ / ___ Approved |
| Project Architect ___ Revise and Resubmit | ___ Not Reviewed | ___ Approved as Noted | ___ / ___ Approved |
| Project Mechanical Engineer ___ Revise and Resubmit | ___ Not Reviewed | ___ Approved as Noted | ___ / ___ Approved |
| Project Electrical Engineer ___ Revise and Resubmit | ___ Not Reviewed | ___ Approved as Noted | ___ / ___ Approved |
| Project Structural Engineer ___ Revise and Resubmit | ___ Not Reviewed | ___ Approved as Noted | ___ / ___ Approved |

Approved only for conformance of the Site Construction Documents to Target Developer Guide, Edition 2.5 and the Target building documents. Consultant is solely responsible for completeness, accuracy, and dimensions on the Site Construction Documents.

COORD. W/ IRRIGATION PLANS FOR ALL IRRIGATION SLEEVES

NOTE: FOR ALL DEMOLITION COORD W/ ARCH

NOTE: CONTRACTOR TO FIELD VERIFY ALL CRITICAL EXISTING ELEV'S, LOCATION AND FLOWLINES OF EXISTING STORM SEWER AND SANITARY SEWER, BEFORE COMMENCING ANY CONSTRUCTION.

NOTE: COORD W/ MEP DWGS FOR ALL LOCATIONS OF GAS OR ELECTRICAL SLEEVES.

COORD. W/ OWNER & ARCH. FOR REQUIRED HYDROMULCH OR SEEDING FOR DITCH

CONTRACTOR TO VERIFY ALL SANITARY SEWER & STORM SEWER CROSSINGS. SEE SHEET C-4 TO VERIFY CLEARANCE BEFORE STARTING CONSTRUCTION.

CONTRACTOR TO COORD. W/ C-0 TOPOGRAPHIC SURVEY FOR ADDITIONAL ITEMS REMOVED FROM THIS DRAWING FOR CLEARITY

**LEGEND**

| | |
|---|---|
| 79.9 | EXISTING ELEV. |
| TP 70.20 | TOP OF PAVEMENT |
| TG 69.80 | TOP OF GRATE ELEV. |
| FL 69.80 | FLOW LINE ELEV. |
| TW 69.80 | TOP OF WALK ELEV. |
| FG 69.80 | FINISHED GRADE ELEV |
| | SQUARE GRATE INLET |
| | JUNCTION BOX |
| 12 / 0.30 | AREA # / ACREAGE |
| 0.52 / 2.12 | ACCUMULATIVE CFS / ACCUMULATIVE ACREAGE |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CARLOS J. BARILLAS, P.E. 50474 ON 1-15-26. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

C-6 **STORM SEWER LAYOUT**

Scale 1" = 50' JOB NO: 356-123

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR OVERALL LAYOUT
SEE SHT C-2 FOR DRAINAGE AREA MAP
SEE SHT C-3 FOR STORM CALCULATION TABLE
SEE SHT C-4 FOR STORM CALCULATION TABLE
SEE SHT C-5 FOR GRADING & DRAINAGE
SEE SHT C-6 FOR STORM SEWER LAYOUT
SEE SHT C-7 FOR SANITARY & WATER
SEE SHT C-8 FOR PAVING LAYOUT
SEE SHT C-9 FOR SWPPP
SEE SHT C-10 FOR SWPPP NOTES & DETAILS
SEE SHT C-11 FOR NOTES & DETAILS

PROJECT NUMBER: SP2025-000007

FOR REFERENCE ONLY

Drawing Revised By: RAD, ct - Time: 13:57:15 Date: 12/20/2006
File: F:\Jobs\NewQuest\Store Hill Town Center (Pflugerville)\Dwg\Grading\Grading\Grading\2006-11-15 NQ\gfx-sp21-cdo.dwg

TEXAS ENGINEERING AND MAPPING SERVICES, INC.
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SEALY, TEXAS 77474
PHONE: (281) 491-2525 FAX: (281) 491-2535

CDA Architects
Member, American Institute of Architects
14403 Cornerstone Village Dr.
Houston, Texas 77014
281/440-8301 Fax 281/440-9765

NewQuest PROPERTIES
8827 W. SAM HOUSTON PARKWAY N., SUITE 200
HOUSTON, TEXAS 77040
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ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.251.2063
FRN F-11526

| No. | REVISIONS | DATE |
|---|---|---|
| | | |

PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

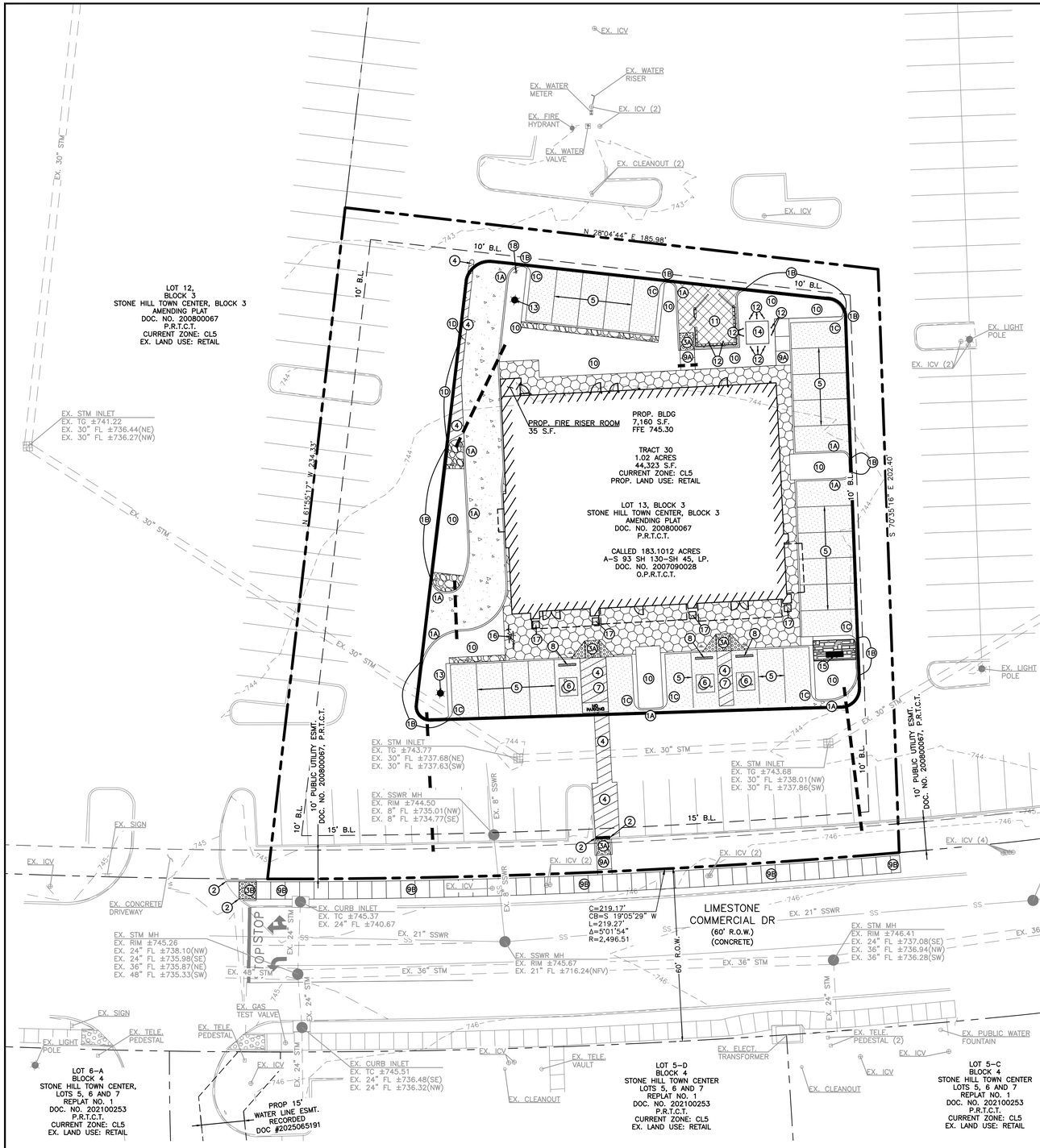
GRADING & DRAINAGE
STONE HILL TOWN CENTER
SWC S.H. 130 AT S.H. 45
PFLUGERVILLE, TEXAS

FILE: 1"=50'
PROJECT: SP-2025-000007
DATE: DEC. 20, 2006
SHEET NO. C-6

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

EX. DRAINAGE AREA MAP

SHEET
C3.3




0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE. ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE. ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

## KEYED NOTES

1A PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.0)
1B PROPOSED DOWELED ON CURB (SEE DETAIL, SHEET C6.0)
1C PROPOSED 6" X 18" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.1)
1D PROPOSED VARYING WIDTH 4" TALL ROLL OVER CURB (SEE DETAIL, SHEET C6.1)
2 TIE PROPOSED CURB INTO EXISTING CURB
5A CONSTRUCT CURB RAMP (SEE DETAIL, SHEET C6.1)
5B CONSTRUCT CURB RAMP IN CITY OF PFLUGERVILLE R.O.W. (SEE DETAIL, SHEET C6.3)
4 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
5 90° WHITE PARKING LOT STRIPING
6 HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL, SHEET C6.1)
7 HANDICAP ACCESSIBLE PARKING STALL STRIPING
8 WHEEL STOP (SEE DETAIL, SHEET C6.1)
9A CONCRETE SIDEWALK (WIDTH PER PLANS)
9B CONCRETE SIDEWALK IN CITY OF PFLUGERVILLE R.O.W (SEE DETAIL, SHEET C6.3)
10 LANDSCAPED AREA (REF. LANDSCAPE PLANS)
11 DUMPSTER ENCLOSURE W/ CONCRETE PAD (SEE DETAIL, SHEET C6.2)
12 BOLLARD (SEE DETAIL, SHEET C6.1)
13 LIGHT POLE (REF. ARCHITECTURAL PLANS)
14 TRANSFORMER PAD (REF. ARCHITECTURAL PLANS)
15 BENCH (REF. LANDSCAPE PLANS)
16 BIKE RACK (REF. LANDSCAPE PLANS)
17 DECORATIVE PLANTER (REF. LANDSCAPE PLANS)
18 FUTURE DRIVE THRU SIGNAGE

PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED 6" MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED 7" HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C3.0)

PROPOSED STAMPED COLORED CONCRETE (REF. LANDSCAPE PLANS)

PROPOSED CRUSHED GRANITE (REF. LANDSCAPE PLANS)

PROPOSED IRRIGATION SLEEVE (SEE NOTE 3)

PROP. CONCRETE TO EX. CONCRETE PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

100 EX. MAJOR CONTOUR

99 EX. MINOR CONTOUR

## PAVING DATA

| | |
|---|---|
| LIGHT DUTY PAVED AREA AT COMPLETION | 4,891 SF |
| MEDIUM DUTY PAVED AREA AT COMPLETION | 2,018 SF |
| HEAVY DUTY PAVED AREA AT COMPLETION | 414 SF |
| TOTAL PAVED AREA (ON SITE) AT COMPLETION | 7,323 SF |
| LINEAR FEET OF SIDEWALK IN COP R.O.W. | 224 LF |

## PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" AND A STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE

## GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC, DATED APRIL 3, 2007 (PROJECT NO. 96065338-C).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION, SIZE, AND QUANTITY OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|

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Tomball, TX 77377
281.304.2555
FRN F-11526

PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

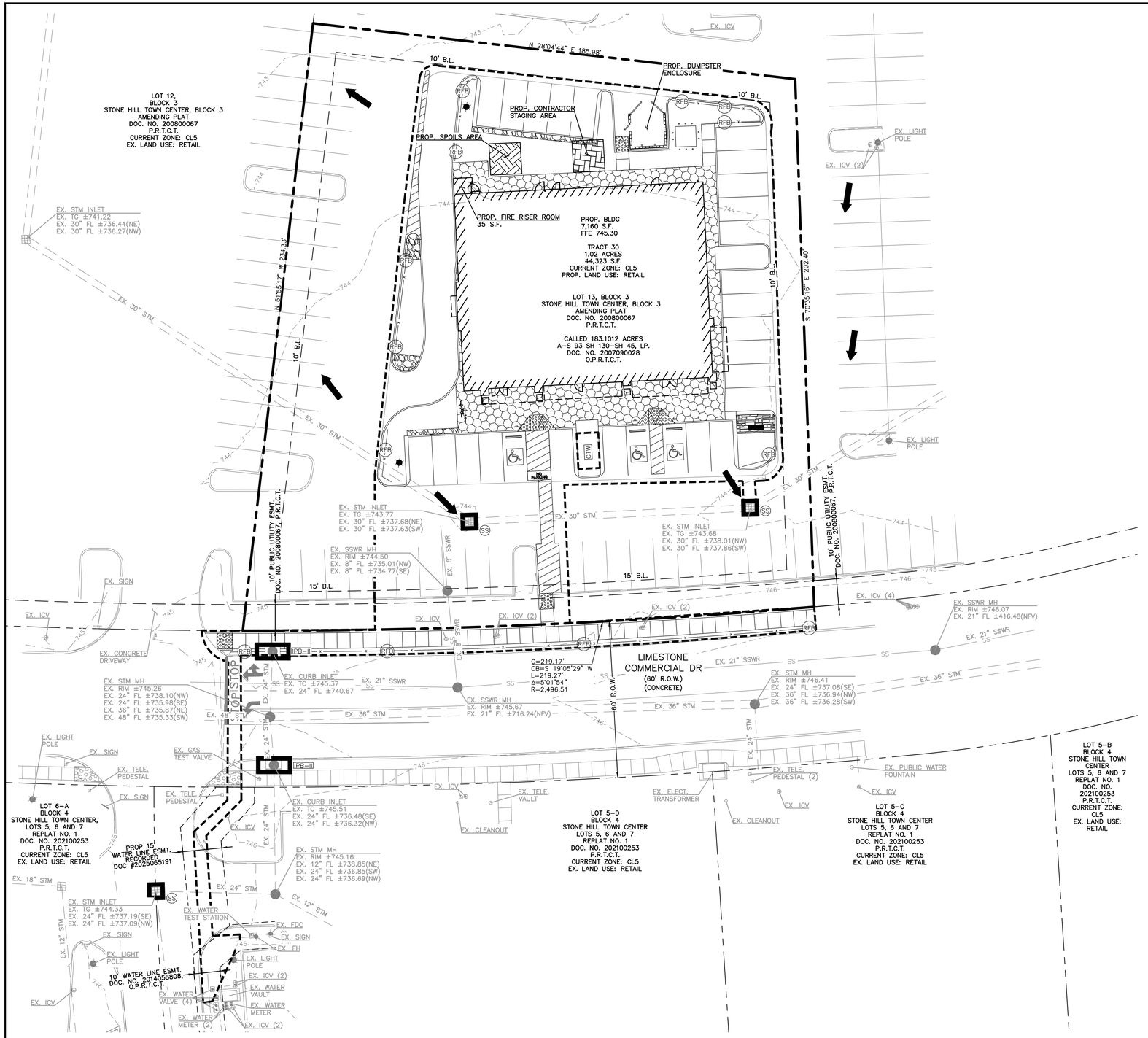
ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# PAVING PLAN

# SHELL BUILDING-TRACT 30

18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C4.0

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0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

## LEGEND

- PROPOSED SPOILS AREA
- PROPOSED CONTRACTOR STAGING AREA
- CTW — CONCRETE TRUCK WASHOUT (SEE DETAIL 650S-3, SHEET C6.5)
- RFB — SILT FENCE (SEE DETAIL 642S-2, SHEET C6.5)
- SS — SILT STACK INLET PROTECTION BARRIER (SEE DETAIL, SHEET C6.5)
- IPB-II — INLET PROTECTION BARRIER – STAGE II (SEE DETAIL, SHEET C6.5)
- EXISTING DRAINAGE FLOW PATH
- LIMITS OF DISTURBED AREA
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

## SITE DATA

| | |
|---|---|
| TOTAL LOT AREA | 1.02 AC |
| TOTAL AREA DISTURBED | 0.68 AC |
| PAVED AREA AT COMPLETION | 0.71 AC |
| ROOFED AREA AT COMPLETION | 0.17 AC |
| LANDSCAPED AREA AT COMPLETION | 0.14 AC |

## GENERAL NOTES

1. CONTRACTOR TO MAINTAIN A CLEAN PROJECT SITE AND ENSURE THAT ALL DEBRIS IS PLACED IN DESIGNATED AREA PER PLANS. ALL SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.
2. A STABILIZED CONSTRUCTION ENTRANCE IS NOT PROVIDED, AS WE ANTICIPATE THAT CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE FROM PRIVATE PROPERTY. IF OFFSITE TRACKING IS EXPERIENCED, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED.
3. THE SWPPP SITE NOTEBOOK MUST BE PREPARED AND COMPLETED NO LATER THAN THE TIME WHEN THE CONSTRUCTION SITE NOTICE IS REQUIRED TO BE POSTED OR NOTICE OF INTENT IS REQUIRED TO BE SUBMITTED TO THE TCEQ, AND IT MUST BE SUBMITTED TO THE CITY FOR REVIEW VIA THE CITY'S PERMIT REVIEW SOFTWARE AT LEAST 3 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
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TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

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PATRICK L. CARRIGAN
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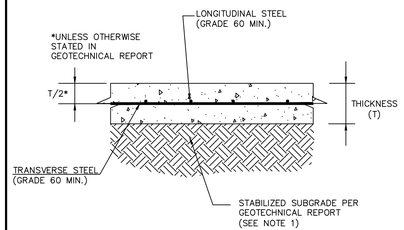
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

# EROSION CONTROL PLAN

SHEET
C5.0




GENERAL NOTES:

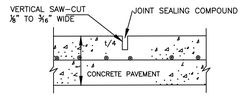
1. SEE GEOTECH REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED APRIL 3, 2007, (PROJECT NUMBER 96065338-C), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.

2. IN THE EVENT THE GEOTECHNICAL REPORT DOES NOT SPECIFY, THE FOLLOWING CRITERIA SHALL BE APPLIED:

A. LONGITUDINAL & TRANSVERSE STEEL:
LIGHT DUTY: #4 @ 24" O.C.E.W. OR #3 @ 18" O.C.E.W.
MEDIUM DUTY: #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W.
HEAVY DUTY: #4 @ 18" O.C.E.W.

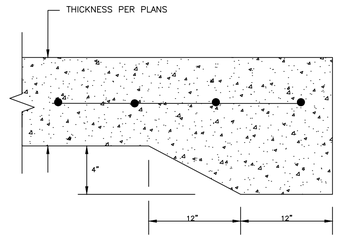
B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS ITEM 260

## CONCRETE PAVING SECTION
N.T.S.

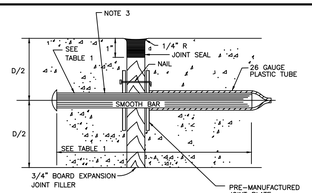



ALL JOINT TO BE PROPERLY SEALED WITH JOINT SEALING COMPOUND CONSISTING OF TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

## CONTROL JOINT
N.T.S.




## STANDARD PAVING HEADER
N.T.S.



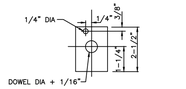

SECTION

DOWEL TYPE EXPANSION JOINT
NTS

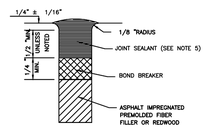
TABLE 1

| PAVEMENT THICKNESS (IN) | DOWEL SIZES AND SPACINGS | | |
|---|---|---|---|
| | DIAMETER (IN) | LENGTH (IN) | SPACING (IN) |
| 6 | 3/4 | 18 | 12 |
| 7 | 1 | 18 | 12 |
| 8 | 1 | 18 | 12 |
| 9 | 1 1/4 | 18 | 12 |
| 10 | 1 1/4 | 18 | 12 |
| 11 | 1 1/4 | 18 | 12 |
| 12 | 1 1/4 | 18 | 12 |

PLAN – JOINT PLATE
NTS




ELEVATION – JOINT PLATE
NTS




EXPANSION JOINT
N.T.S.

NOTES:

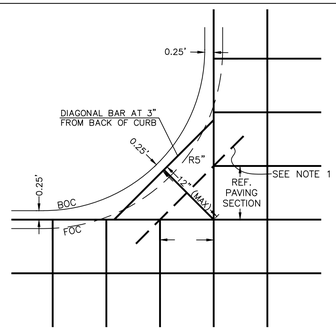
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. SPACING AND BAR SIZE MAY BE REDUCED IF GEOTECHNICAL REPORT PROVIDES RECOMMENDATIONS.

2. CENTER DOWEL HORIZONTALLY ON JOINT.

3. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.

4. THE LOCATION OF CONSTRUCTION JOINTS MAY BE VARIED WITH THE APPROVAL OF THE COUNTY ENGINEER.

5. JOINT SEALANT TO BE TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

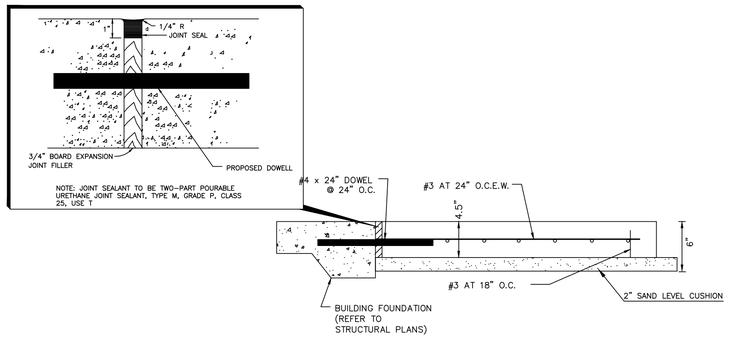



NOTES

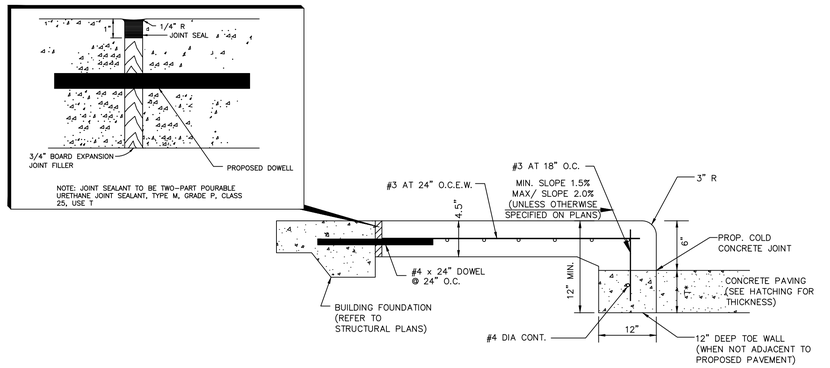
1. CONTRACTOR TO ADD EXTRA DIAGONAL BAR IF DISTANCE TO NEAREST CORNER EXCEEDS 12".

2. FOR RADIUS OVER 10', CONTRACTOR TO PLACE LONG BAR AT 3" FROM BACK OF CURB ALONG ENTIRE RADIUS.

## BAR SCHEMATIC FOR SMALL RADIUS CURVE
N.T.S.

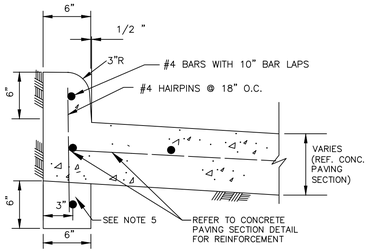



## BUILDING PERIMETER SIDEWALK TO LANDSCAPE
N.T.S.



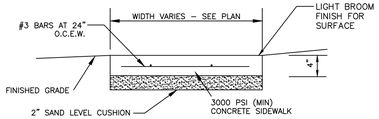

## BUILDING PERIMETER SIDEWALK
N.T.S.

* = FOR REQUIRED PAVEMENT/SUBGRADE THICKNESS, SEE HATCHING ON PLAN. REFERENCE GEOTECHNICAL REPORT FOR SPECIFICATIONS.




1. PROVIDE EXPANSION JOINTS AT ALL CURVES, TANGENTS AND CORNERS.
2. SUBGRADE TO EXTEND 1' PAST BACK OF CURB.
3. SACK FINISH EXPOSED SURFACES.
4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.
5. ADD ONLY IF RECOMMENDED BY GEOTECH REPORT

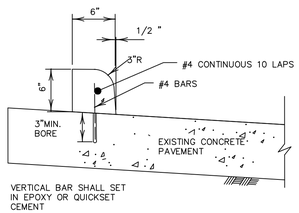
## 6" MONOLITHIC CONCRETE CURB
N.T.S.




NOTES:

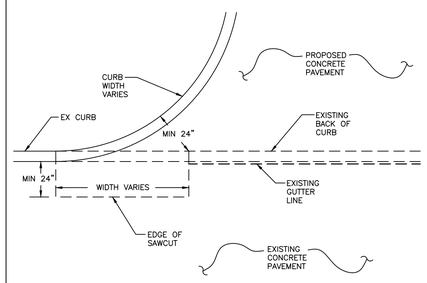
1. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 25', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
4. REFER TO CITY OR COUNTY DETAILS FOR ALL PUBLIC SIDEWALKS.
5. SIDEWALK SHALL NEVER EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE
6. ALL SIDEWALK TO BE BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.
7. CONTRACTOR TO CONFIRM ALL SIDEWALK TO HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

## CONCRETE SIDEWALK
N.T.S.

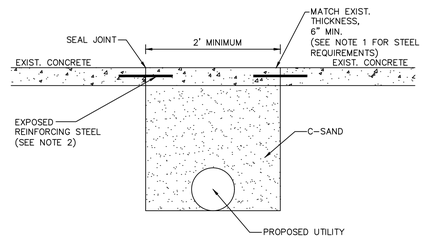



FINISH TO BE ACCOMPLISHED BY FLOATING,STEEL TROWELLING AND THEN BRUSHING HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.

## 6" DOWELED ON CONCRETE CURB
N.T.S.




## SAWCUT DETAIL
N.T.S.




NOTES:

1. LONGITUDINAL & TRANSVERSE STEEL TO BE #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W.
2. EXPOSE 12" OF REINFORCING STEEL AT PROPOSED SAWED JOINT. IF NO REINFORCING STEEL EXISTS, USE HORIZONTAL DOWELS. HORIZONTAL DOWELS SHALL BE #6 BARS, 24" LONG, 24" C-C, DRILLED AND EMBEDDED 8" INTO THE CENTER OF THE EXISTING SLAB. CONTRACTOR TO EPOXY IN PLACE AS NECESSARY.

## CONCRETE PAVEMENT RESTORATION DETAIL
N.T.S.

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.907.4909
FRN F-11526

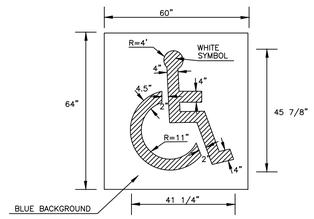
PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

CONSTRUCTION DETAILS (1 OF 6)

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C6.0



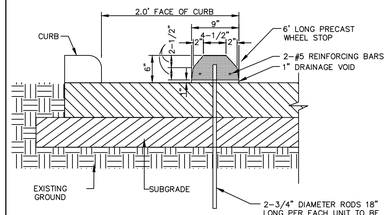

HANDICAP SURFACE PAINT DETAIL
N.T.S.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND CITY/COUNTY REQUIREMENTS.
2. ACCESSIBLE PARKING SPACES AND DRIVE AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 (2.08%) IN ALL DIRECTIONS. CURB RAMPS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY AN APPROPRIATE SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 216.5. SPACES COMPLYING WITH TAS SECTION 502.6 SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
   A. SIGNS SHALL BE LOCATED 48" – 80" ABOVE THE GROUND, FLOOR, OR PAVING SURFACE MEASURED TO THE BOTTOM OF THE SIGN SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   B. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.4.
   C. CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.
4. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405.2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
5. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTIONS 405.4 AND 302.1.

CURB RAMPS IN PUBLIC RIGHT-OF-WAY
ALL CURB RAMPS SHALL COMPLY WITH ARCHITECTURAL BARRIERS ADMINISTRATIVE RULE 68.102(B)(2):
   A. DETECTABLE WARNING STRIP SHALL EXTEND A MINIMUM OF 24" IN DEPTH (IN DIRECTION OF PEDESTRIAN TRAVEL)
   B. DETECTABLE WARNING STRIP SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING.

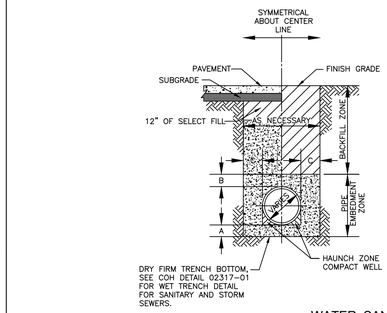
CURB RAMPS NOT IN PUBLIC RIGHT-OF-WAY
ALL CURB RAMPS NOT CONSTRUCTED IN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH TAS 406.
   A. DETECTABLE WARNING STRIPS ARE NOT REQUIRED ON CURB RAMPS NOT IN PUBLIC RIGHT-OF-WAY.




NOTES:

1. CONCRETE USED FOR WHEEL STOP TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.

WHEEL STOP
N.T.S.




DIMENSIONAL REQUIREMENTS

| PIPE SIZE | A | B | C |
|---|---|---|---|
| 20" AND SMALLER | 6" | 12" | 9" |
| 21" THRU 48" | 6" | 12" | 12" |
| 54" THRU 66" | 9" | 12" | 15" |
| 72" AND LARGER | 12" | 18" | 15" |

MATERIAL REQUIREMENTS

BACKFILL ZONE

1. IN PAVED AREAS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY, TO WITHIN 12" OF SUBGRADE.
2. IN UNPAVED AREAS, USE SOIL EXCAVATED FROM TRENCH, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

PIPE EMBEDMENT ZONE

1. FOR STORM AND SANITARY SEWERS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. FOR WATER LINES, USE SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

WATER, SANITARY AND STORM BEDDING AND BACKFILL FOR DRY STABLE TRENCH
N.T.S.

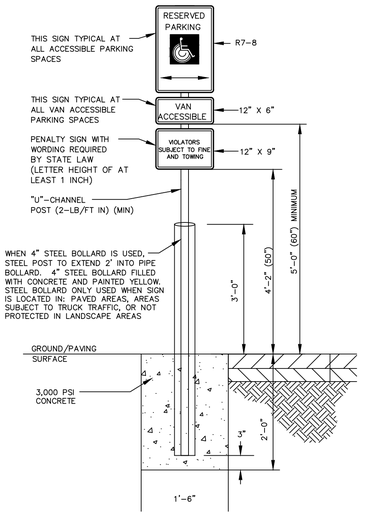
NOTES:

1. PROVIDE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS)
2. INSTALL WHERE HANDICAP STALLS ARE INDICATED ON PLAN
3. VAN ACCESSIBLE SIGNAGE ON VAN SPACES ONLY – SEE PLAN FOR LOCATION

COLOR CHART

BLUE: LETTERS, BORDER, & SYMBOL

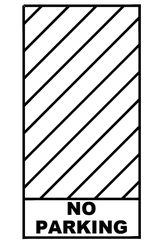
WHITE: SIGN BACKGROUND



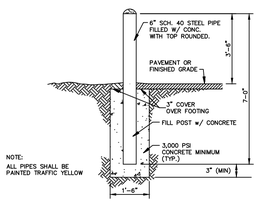

ACCESSIBLE PARKING SIGN
N.T.S.

NOTES:

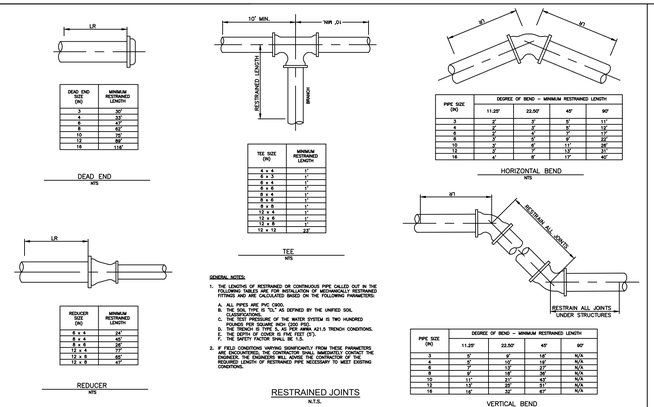
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT.
2. THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
   2.1. IN ALL CAPITAL LETTERS.
   2.2. WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND STROKE WIDTH OF AT LEAST TWO INCHES.
   2.3. CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE.

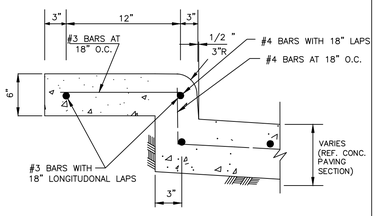



ACCESSIBLE PARKING ACCESS AISLE
N.T.S.



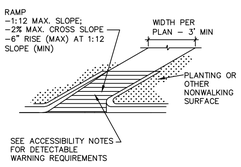

PIPE BOLLARD DETAIL
N.T.S.


LR
DEAD END SIZE (IN)
MINIMUM RESTRAINED LENGTH
3 20'
4 33'
6 47'
8 62'
10 75'
12 88'
16 116'
DEAD END
NTS
10" MIN.
VARY
RESTRAINED LENGTH
BRANCH
TEE SIZE (IN)
MINIMUM RESTRAINED LENGTH*
4 x 4 1'
6 x 3 1'
6 x 4 1'
6 x 6 1'
8 x 4 1'
8 x 6 1'
8 x 8 1'
12 x 4 1'
12 x 6 1'
12 x 8 1'
12 x 12 33'
TEE
NTS
LR
REDUCER SIZE (IN)
MINIMUM RESTRAINED LENGTH
8 x 6 24'
8 x 4 24'
10 x 8 30'
12 x 4 77'
12 x 6 65'
12 x 8 47'
REDUCER
NTS
GENERAL NOTES:
1. THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:
   A. ALL PIPES ARE PVC C900.
   B. SOIL TYPE IS SM, "CL" AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS.
   C. THE TEST PRESSURE OF THE WATER SYSTEM IS TWO HUNDRED (200) PSI AND THE SAFETY FACTOR IS 2.0.
   D. THE TRENCH IS TYPE 3, AS PER ANSI A21.5 TRENCH CONDITIONS.
   E. THE DEPTH OF COVER IS FIVE FEET (5').
   F. THE SAFETY FACTOR SHALL BE 1.5.
2. IF FIELD CONDITIONS VARYING SIGNIFICANTLY FROM THESE PARAMETERS ARE ENCOUNTERED, THE RESTRAINED LENGTHS SHALL BE VERIFIED BY THE ENGINEER. THE ENGINEER WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET EXISTING CONDITIONS.
RESTRAINED JOINTS
N.T.S.
45°
45°
PIPE SIZE (IN)
DEGREE OF BEND – MINIMUM RESTRAINED LENGTH
11.25° 22.50° 45° 90°
3 2' 3' 5' 11'
4 2' 3' 5' 11'
6 2' 3' 9' 22'
8 2' 4' 11' 28'
12 3' 5' 13' 33'
16 3' 7' 17' 42'
HORIZONTAL BEND
NTS
90°
RESTRAIN ALL JOINTS
RESTRAIN ALL JOINTS UNDER STRUCTURES
PIPE SIZE (IN)
DEGREE OF BEND – MINIMUM RESTRAINED LENGTH
11.25° 22.50° 45° 90°
3 5' 10' 18' N/A
4 5' 10' 18' N/A
6 8' 16' 32' N/A
8 9' 18' 36' N/A
10 11' 21' 43' N/A
12 13' 26' 51' N/A
16 16' 32' 63' N/A
VERTICAL BEND
NTS

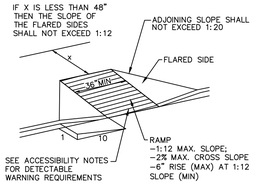



1. PROVIDE EXPANSION JOINTS AT ALL CURVES, TANGENTS AND CORNERS.
2. SUBGRADE TO EXTEND 1' PAST BACK OF CURB.
3. SACK FINISH EXPOSED SURFACES.
4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.

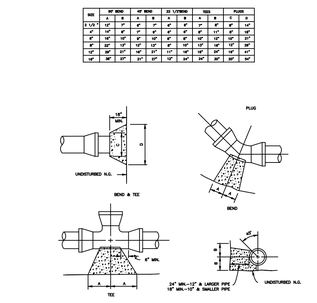
6" x 18" MONOLITHIC CONCRETE CURB
N.T.S.



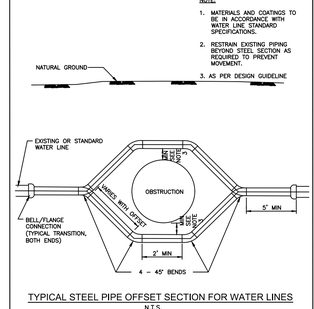

CURB RAMP DETAIL - SQUARE SIDES
N.T.S.




CURB RAMP DETAIL - FLARED SIDES
N.T.S.



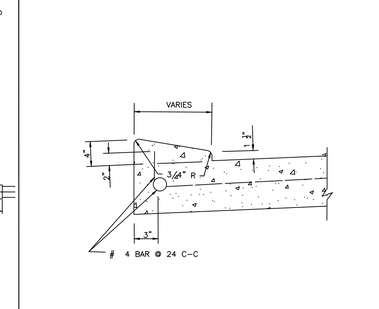

THRUST-BLOCKING
N.T.S.




TYPICAL STEEL PIPE OFFSET SECTION FOR WATER LINES
N.T.S.

PIPE OFFSET ALTERNATIVES

1. DUCTILE IRON PIPE PRESSURE 250 PSI WITH APPROVED RESTRAINED JOINTS.
2. PVC PIPE WITH INTEGRAL RESTRAINED JOINT SYSTEM, OR DUCTILE – IRON RESTRAINED JOINTS PROTECTIVELY LINED AND COATED, USE 250 PSI AWWA C900 OR 14 FOR PVC RESTRAINED JOINTS.
3. PVC NOT ALLOWED FOR GREATER THAN 20 FT OF COVER OR FOR DIAMETER LARGER THAN 20 IN.
4. USE ONLY DUCTILE IRON AND PVC PRODUCTS LISTEN ON OCE DIVISION APPROVED PRODUCTS LIST AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.




4-INCH X VARYING WIDTH MONOLITHIC CURB
N.T.S.

PROJECT NUMBER: SP2025-000007

| No. | REVISIONS | DATE |
|---|---|---|
| | | |

ALJLindsey
Civil Engineers
18636 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.516.8585
FRN F-11526

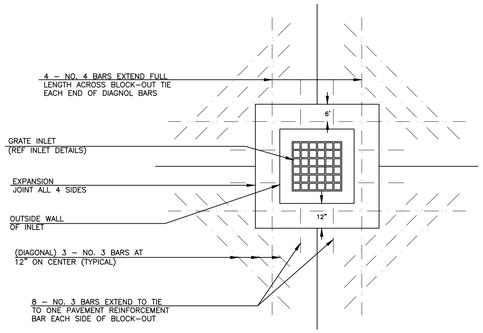
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

CONSTRUCTION DETAILS (2 OF 6)

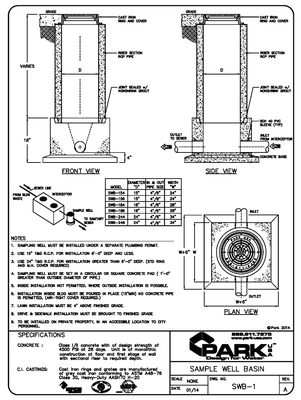
SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

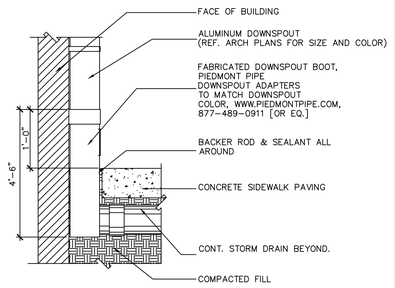
SHEET
C6.1




GRATE INLET CONCRETE BLOCKOUT

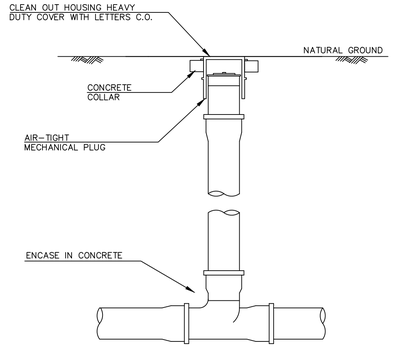
N.T.S.




DOWNSPOUT DETAIL

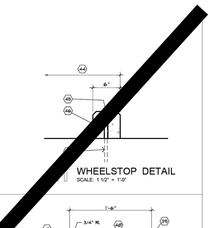
N.T.S.




CLEANOUT SERIES 8310 MADE BY JOSAM MANUFACTURING CO., OR APPROVED EQUAL WITH SCORIATED COVER AND BRASS INTERNAL PLUG.

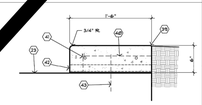
CLEANOUT DETAIL

N.T.S.



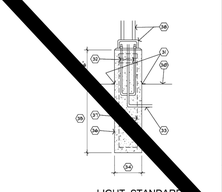
WHEELSTOP DETAIL

SCALE: 1 1/2" = 1'-0"



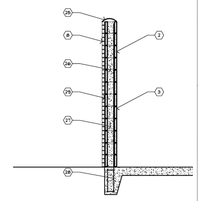
10 CURB DETAIL

SCALE: 1 1/2" = 1'-0"



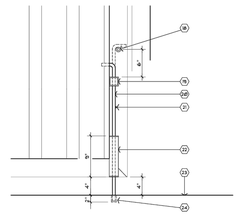
09 LIGHT STANDARD BASE

NOT TO SCALE



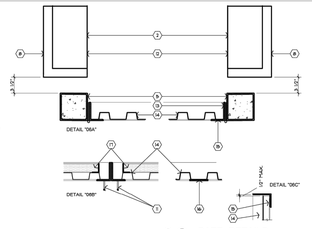
08 SECTION

SCALE: 1/2" = 1'-0"



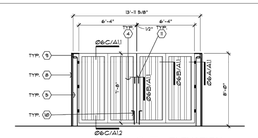
07 CANE DETAIL

SCALE: 1 1/2" = 1'-0"



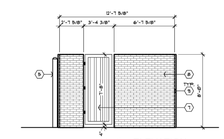

06 GATE DETAILS

SCALE: 1 1/2" = 1'-0"



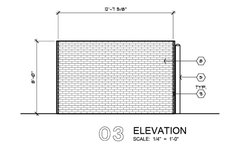
05 ELEVATION

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



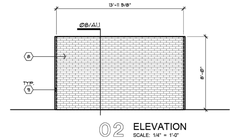
04 ELEVATION

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



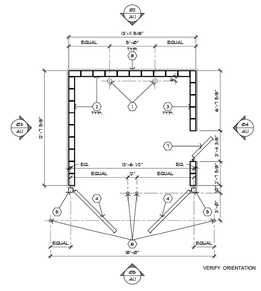
03 ELEVATION

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



02 ELEVATION

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




01 DUMPSTER ENCLOSURE PLAN

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

Date issued/revised

NOTES TO SHEET: (1)
1. BOLLARD. REF. CIVIL DRAWINGS.
2. PAINT INSIDE EXPOSED SURFACES OF CONCRETE BLOCK WALL.
3. PAINTED 8" CONCRETE BLOCK WALL.
4. CONCRETE FOOTING. REINF. AS REQ. (SVA1).
5. PAINTED 6" X 6" X 1/4" GALV. STEEL TUBE FILLED WITH CONCRETE AND DOWELED AT TOP. TOP TO BE AT 6'-0" ABOVE FINISH GRADE. EMBED INTO DUMPSTER FOUNDATION SLAB (SEE DETAIL).
6. REPRESENTATION OF RECEPTION HOLES IN PLAN (4 LOCATIONS). REFER TO NOTE #5 ON PAGE 2 FOR LOCATIONS. HOLES TO ALLOW PINS ON GATES TO REMAIN OPEN AT 90° AS WELL AS TO REMAIN CLOSED.
7. 3'-0" WIDE DOOR OPENING. 6'-0" HIGH. 3/4" X 3'-0" HIGH LEVER ACTION LATCH AT FINISH ENCLOSURE FOR PEDESTRIAN ACCESS.
8. 6" CONCRETE BLOCK WALL.
9. OUTLINE OF CONCRETE BLOCK WALL.
10. PROVIDE 1/2" DIA. (24" LONG) CANE BOLT EACH LEAF. REF. DETAIL 7/SVA1. CENTER TO 1'-1/2" BELOW TOP. REF. DETAIL 7/SVA1.
11. PAINTED 1/2" DIA. X 6" LONG PULL. WELD VERTICALLY TO GATE FRAME. CENTER ON GATE. REF. DETAIL 7/SVA1.
12. MASONRY DUMPSTER ENCLOSURE. REF. DETAIL 7/SVA1.
13. HEAVY-DUTY BALL BEARING HINGE WITH PAINTED FINISH. REF. DETAIL 7/SVA1.
14. PAINTED 22 GA. GALV. METAL DOOR. (TYPE SEE SCHEDULE) WITH 16 GA. GALV. STEEL PAINTED FRAME. COVE AT GATE LEAF PERIMETER. WATER CHANNEL GRIND, SMOOTH AND FILL WELDS.
15. PAINTED 1" X 1" X 1/4" GALV. STEEL BAR CENTERED IN DOOR PANEL.
16. PAINTED 1" X 1" X 1/4" STEEL ANGLE DIAGONAL BRACE MIDDIT EACH LEAF.
17. PAINTED 1/2" DIA. X 2" HEADED STUD WELDED TO GATE FRAME. CENTER ON GATE. REF. DETAIL 7/SVA1.
18. PAINTED 3" X 3" X 1/4" X 6" LONG STEEL PLATE WELDED TO GATE FRAME. HOLE DRILLED AS INDICATED. FILLET WELD ALL AROUND.
19. PAINTED 1/2" DIA. BOLT.
20. STEEL WELDED TO POST TO PREVENT CANE BOLT THEFT.
21. (2) 2" X 2" X 3/16" X 3'-8" LONG WITH 1'-6" PLATE WELDED TO BOTTOM. HOLES IN CAP END TO ALLOW BOLT MOVEMENT.
22. TOP OF PANEL.
23. 1/2" DIA. RECEPTION HOLES FOR CANE BOLT.
24. CONCRETE WASH AT TOP OF WALL.
25. HORIZONTAL REINFORCING AT ALTERNATING COURSES.
26. 6" CONCRETE FILLED POST. REINFORCING AS REQ. VERTICALLY WITH CONCRETE DOWELS AND PROVIDE STIRRUPS PER STRUCTURAL DRAWINGS.
27. 6" CONCRETE DOWELS INTO C.M.U. WALL. REF. STRUCTURAL DRAWINGS.
28. LATICRETE 254 PLATINUM THIN-SET MORTAR.
29. LATICRETE 9235 WATERPROOFING.
30. CONTINUOUS SEALANT — ONLY IF LIGHT POLE BASE IS IN PAVED AREA.
31. CONCRETE ANCHOR BOLTS — SIZE AND LENGTH AS REQUIRED BY POLE MANUFACTURER.
32. ELECTRICAL CONDUIT.
33. LIGHT POLE/FIXTURE WITH LIGHT POLE AND STRUCTURAL DESIGNER.
34. DEPTH OF FOOTING PER STRUCTURAL ENGINEER.
35. REINFORCING PER STRUCTURAL ENGINEER.
36. LIGHT POLE REF. ELECTRICAL DRAWINGS.
37. (NOT USED)
38. (NOT USED)
39. #4 BARS SPACED AT 24" O.C.
40. (NOT USED)
41. 4" SCH. PVC DRAIN SPACED AT 10'-0" O.C. MAX.
42. #3 BARS AT 24" O.C.
43. EXPOSED FACE OF SIDEWALK CURB.
44. CONTINUOUS SEALANT.
45. 6" CONCRETE FILLED CONCRETE WHEELSTOP.
46. 5/8" DIA. X 10" LONG ANCHOR ROD. (2 REQUIRED PER WHEELSTOP.)

ELECTRONIC STAMP TITLE BLOCK

OSBORN & VANE ARCHITECTS, INC.

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 3202
Fax 713 781 3247
Members American Institute of Architects

TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE, TEXAS 78660

| | |
|---|---|
| Project No. | 24017 |
| CAD Dwg File | 24071 A1D-ALLDWG |
| Drawn | DB |
| Checked | BS |
| Sheet No. | A1.1 |

| No. | REVISIONS | DATE |
|---|---|---|
| | | |

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.304.0555
FRN F-11526

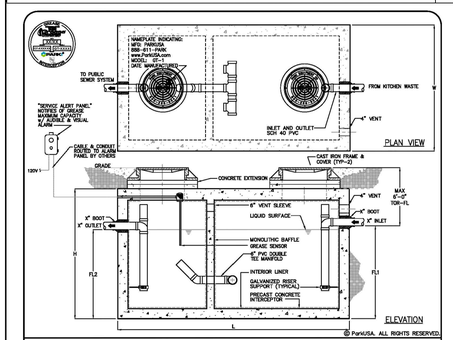
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

CONSTRUCTION DETAILS (3 OF 6)

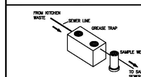
SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR.
PFLUGERVILLE, TEXAS 78660

SHEET
C6.2




| GREASE INTERCEPTOR SCHEDULE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| MODEL NO. | CAPACITY | GREASE CAP. (LBS) | EMPTY WT. (LBS) | LENGTH L | WIDTH W | HEIGHT H | INLET FL1 | OUTLET FL2 |
| GT-500 | 500 | 1,200 | 9,500 | 7'-10" | 4'-4" | 6'-8" | 5'-3" | 5'-0" |
| GT-750 | 750 | 1,700 | 9,900 | 7'-10" | 4'-4" | 6'-8" | 5'-3" | 5'-0" |
| GT-1000 | 1,000 | 2,300 | 13,350 | 8'-8" | 5'-0" | 6'-8" | 5'-8" | 5'-4" |
| GT-1250 | 1,250 | 3,000 | 14,550 | 9'-2" | 5'-0" | 6'-8" | 5'-8" | 5'-4" |
| GT-1500 | 1,500 | 3,500 | 16,050 | 9'-2" | 5'-4" | 7'-0" | 5'-8" | 5'-8" |
| GT-2000 | 2,000 | 4,600 | 22,200 | 9'-8" | 6'-0" | 7'-0" | 6'-2" | 5'-8" |
| GT-2500 | 2,500 | 5,700 | 27,050 | 13'-0" | 7'-0" | 7'-0" | 5'-8" | 5'-8" |
| GT-3000 | 3,000 | 6,900 | 33,150 | 13'-0" | 7'-0" | 8'-0" | 6'-2" | 6'-2" |
| GT-3500 | 3,500 | 8,000 | 38,550 | 13'-0" | 7'-0" | 8'-6" | 7'-3" | 7'-3" |
| GT-4000 | 4,000 | 9,300 | 38,100 | 16'-0" | 8'-0" | 7'-0" | 5'-8" | 5'-8" |

OTHER SIZES ARE AVAILABLE, CONTACT US FOR MORE INFORMATION




TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW SEWER SYSTEMS. A SAMPLE WELL IS UTILIZED ON THE OUTLET SIDE FOR SAMPLING BY THE LOCAL WATER AUTHORITIES.

SPECIFICATIONS

CONCRETE : CLASS I/S CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR TO REQUIRED DEPTH. SECTIONAL RISER TO REQUIRED DEPTH. (HYDRAULIC WATER TESTED, SLAB-IN TYPE IS NOT ACCEPTABLE)

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON RECURVED CENTERS OR EQUAL.

C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO UPC/IPC AND REGIONAL PLUMBING CODES RECOMMENDED IN MOST STATE, CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL & BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER UPON REQUEST.

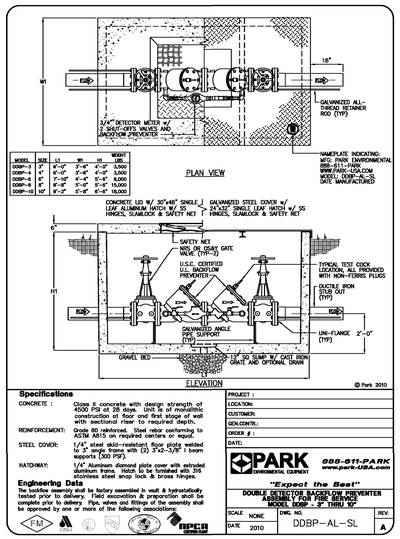
CONSULT WITH PARKUSA COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

ASME ANSI/NSF 61 CSA

888.611.PARK
www.parkusa.com
PARK USA DESIGN FOR WATER

GREASE INTERCEPTOR SERIES GT
500 THRU 4000 GALLON CAPACITY

| PM | DRN | ENG | DWG. NO. | REV. |
|---|---|---|---|---|
| DATE 06/18 | | | GT-1 | A |




| MODEL | SIDE | L1 | W1 | H1 | WEIGHT LBS. |
|---|---|---|---|---|---|
| DDBP-3 | 3" | 6'-0" | 3'-4" | 5'-4" | 3,000 |
| DDBP-4 | 4" | 6'-0" | 3'-4" | 5'-4" | 3,900 |
| DDBP-6 | 6" | 7'-0" | 3'-4" | 5'-4" | 9,000 |
| DDBP-8 | 8" | 9'-0" | 3'-4" | 5'-4" | 15,000 |
| DDBP-10 | 10" | 9'-0" | 3'-4" | 5'-4" | 15,000 |

© Park 2010

**Specifications**

CONCRETE : Class II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of well with sectional riser to required depth.

STEEL COVER: 1/4" steel skid-resistant floor plate welded to 3" angle frame with (2) 3"x2-3/8" I beam supports (300 PSI)

MATCHWAY: 1/4" Aluminum diamond plate cover with extruded aluminum frame. Hatch to be furnished with 316 stainless steel snap lock & brass hinges.

**Engineering Data**

The backflow assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

FM

| PROJECT : | |
|---|---|
| LOCATION: | |
| CUSTOMER: | |
| GEN.CONTR.: | |
| ORDER # : | |
| DATE: | |

888-611-PARK
www.park-USA.com

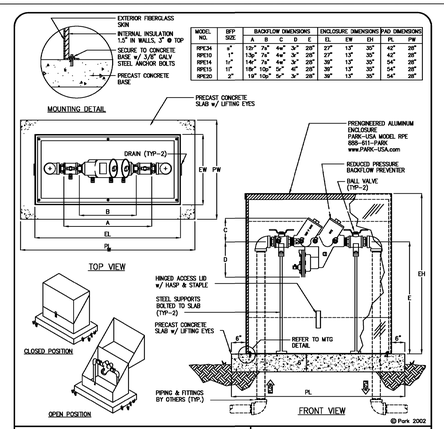
"Expect the Best"

DOUBLE DETECTOR BACKFLOW PREVENTER ASSEMBLY FOR FIRE SERVICE MODEL DDBP - 6" THRU 10"

| SCALE NONE | DWG. NO. DDBP-AL-SL | REV. A |
|---|---|---|
| DATE 2010 | | |

All drawings are available for download at www.park-usa.com in .dwg & .pdf formats

1-5




| MODEL NO. | BFP SIZE | BACKFLOW DIMENSIONS A | B | C | D | E | ENCLOSURE DIMENSIONS EL | EW | EH | PAD DIMENSIONS PL | PW |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RPE34 | 3" | 1'-5" | 2'-1" | 4'-6" | 3'-1" | 2'-5" | 2'-7" | 1'-5" | 3'-5" | 4'-5" | 3'-5" |
| RPE10 | 1" | 1'-5" | 2'-1" | 4'-6" | 3'-1" | 2'-5" | 2'-7" | 1'-5" | 3'-5" | 4'-5" | 3'-5" |
| RPE14 | 1-½" | 1'-6" | 2'-1" | 4'-6" | 3'-1" | 2'-5" | 3'-0" | 1'-5" | 3'-5" | 5'-4" | 3'-5" |
| RPE15 | 1½" | 1'-6" | 1'-10" | 5'-4" | 4'- | 2'-5" | 3'-0" | 1'-5" | 3'-5" | 5'-4" | 3'-5" |
| RPE20 | 2" | 1'-8" | 1'-10" | 5'-4" | 4'- | 2'-5" | 3'-0" | 1'-5" | 3'-5" | 5'-4" | 3'-5" |

**Specifications**

CONCRETE : Class 1 concrete with design strength of 4500 PSI at 28 days.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

**Typical Applications**

RP devices are used to protect against high hazard (toxic) fluids in water services to industrial plants, hospital facilities, morgues, mortuaries, and chemical plants. They are also used in irrigation systems, boiler feed, water lines and other installations requiring maximum protection.

**Engineering Data**

The backflow assembly shall be factory assembled on pad & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

AWWA UL NSF FM

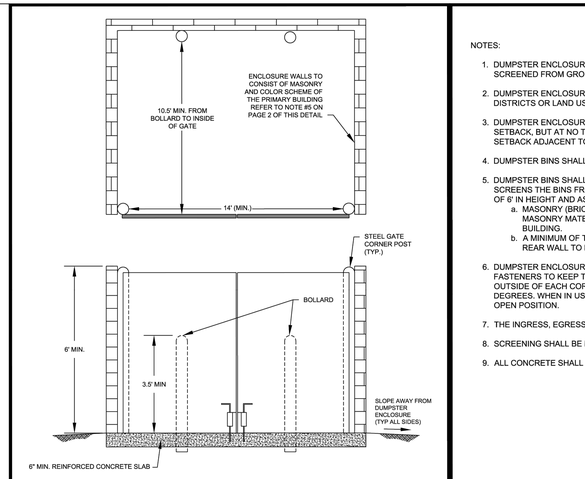
| PROJECT : | |
|---|---|
| CUSTOMER : | |
| ARCHITECT : | |
| ENGINEER : | |
| ORDER # : | |
| DATE : | |

888-611-PARK
www.park-USA.com

"Expect the Best"

REDUCED PRESSURE BACKFLOW PREVENTER ON PRECAST CONCRETE PAD

| SCALE NONE | DWG. NO. RPE-1 | REV. A |
|---|---|---|
| DATE 1/07 | | |




NOTES:

1. DUMPSTER ENCLOSURE SHALL BE LOCATED ON THE SIDE OR REAR OF THE BUILDING AND SCREENED FROM GROUND LEVEL PUBLIC VIEW.
2. DUMPSTER ENCLOSURE MUST BE LOCATED AT LEAST 50' AWAY FROM RESIDENTIAL ZONING DISTRICTS OR LAND USES, WITH THE EXCEPTION OF MULTI-FAMILY-ZONED PROPERTY.
3. DUMPSTER ENCLOSURE MAY ENCROACH NO MORE THAN 10' INTO THE SIDE OR REAR SETBACK, BUT AT NO TIME MAY THEY ENCROACH INTO THE FRONT SETBACK OR WITHIN A SETBACK ADJACENT TO SINGLE FAMILY.
4. DUMPSTER BINS SHALL BE LOCATED ON A MINIMUM 6" REINFORCED CONCRETE SLAB.
5. DUMPSTER BINS SHALL BE SCREENED ON FOUR SIDES, USING AN ENCLOSURE THAT SCREENS THE BINS FROM VIEW AT THE PROPERTY LINES. SCREENING SHALL BE A MINIMUM OF 6' IN HEIGHT AND AS TALL AS THE CONTAINER, AND SHALL BE COMPOSED OF:
   a. MASONRY (BRICK, STONE, STUCCO, REINFORCED CONCRETE, OR OTHER SIMILAR MASONRY MATERIALS) AND COLOR SCHEMES CONSISTENT WITH THE PRIMARY BUILDING.
   b. A MINIMUM OF TWO (2) CONCRETE FILLED 6" STEEL BOLLARDS ADJACENT TO THE REAR WALL TO EXTEND A MINIMUM OF 18" BELOW GRADE.
6. DUMPSTER ENCLOSURES SHALL HAVE SPRING LOADED STEEL GATES WITH HINGES AND FASTENERS TO KEEP THEM CLOSED. GATES ON THE ENCLOSURE SHALL BE HINGED ON THE OUTSIDE OF EACH CORNER POST TO ALLOW THE GATES TO OPEN A MINIMUM OF 110 DEGREES. WHEN IN USE, TIEBACKS SHALL BE USED TO SECURE THE STEEL GATES IN THE OPEN POSITION.
7. THE INGRESS, EGRESS, AND APPROACH SHALL CONFORM TO FIRE LANE REQUIREMENTS.
8. SCREENING SHALL BE MAINTAINED BY THE OWNER AT ALL TIMES.
9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI.

| ISSUE DATE: | REVISIONS | | |
|---|---|---|---|
| | | | |
| DATE | APPROVED | DRAWN | |
| SCALE: N.T.S. | | | |

CITY OF PFLUGERVILLE

DUMPSTER ENCLOSURE

CONSTRUCTION STANDARDS AND DETAILS

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

715S-1
1 OF 2

| ISSUE DATE: | REVISIONS | | |
|---|---|---|---|
| | | | |
| DATE | APPROVED | DRAWN | |
| SCALE: N.T.S. | | | |

CITY OF PFLUGERVILLE

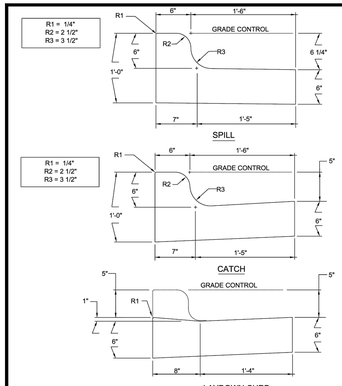
DUMPSTER ENCLOSURE

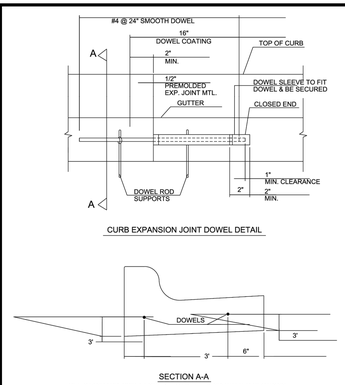
CONSTRUCTION STANDARDS AND DETAILS

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

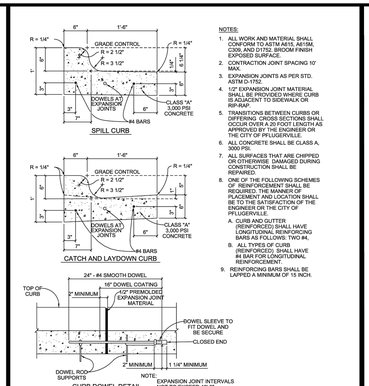
715S-1
2 OF 2

PROJECT NUMBER: SP2025-000007

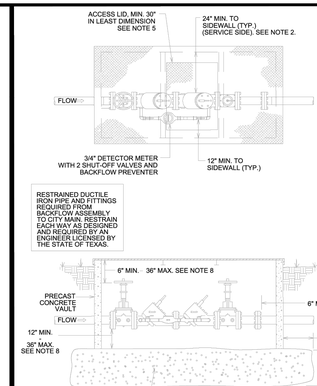



SEE STANDARD 430S-1 FOR TYPICAL CURB AND GUTTER SECTIONS.




NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, SMALL CON, AND D1752, 8ROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB OR PAVEMENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF PFLUGERVILLE.
6. CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE USED. THE CHOICE MAY VARY. PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF PFLUGERVILLE.
   A. CURB AND GUTTER, (REINFORCED), SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: TWO #4.
   B. ALL TYPES OF CURB (REINFORCED), SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.




NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 30" IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY PFLUGERVILLE WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 72", BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 12" OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

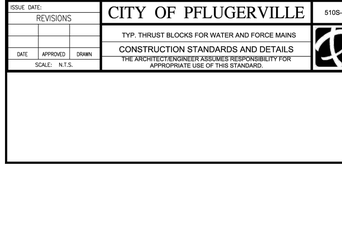
| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | CURB AND GUTTER SECTION | 430S-1 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

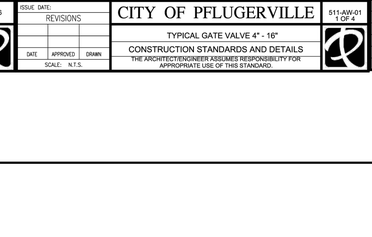
| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | CURB EXPANSION JOINT DOWEL DETAIL | 430S-2 1 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | CURB AND GUTTER DETAILS | 430S-2 2 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

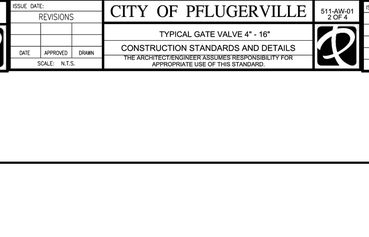
| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER | 520S-19C 1 OF 2 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

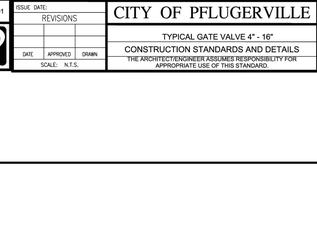
| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER | 520S-19C 2 OF 2 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.




GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 20' RADIUS. LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING CURB RAMP TURNING SPACE, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B). WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (IE. ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 8.3% MAX. IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 2' OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES A CURB RAMP, FLARED SIDES MUST BE INSTALLED. RETURNED CURBS ON CURB RAMPS SHOULD ONLY BE INSTALLED WHEN THE RETURNED CURBS ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET, FURNITURE, CHAINS, FENCING, OR RAILINGS.
7. CURB RAMP TURNING SPACE SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 2%. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 4' FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA, A 5' MIN. CUT-THRU OPENING SHALL BE PROVIDED IN THE MEDIAN.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 10' OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH (NO VERTICAL DISCONTINUITIES GREATER THAN 0.25 IN.) TRANSITION TO RAMPS. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF THE CURB RAMP RUNS SHALL BE 5% MAX.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | SIDEWALK | 432S-1 2 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | SIDEWALK | 432S-1 3 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPE 1 CURB RAMPS-FULL INTERSECTION | 432S-3 1 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPE 1 CURB RAMPS-FULL INTERSECTION | 432S-3 2 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPE 1 CURB RAMPS-FULL INTERSECTION | 432S-3 3 OF 3 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF PFLUGERVILLE PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF PFLUGERVILLE PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER, CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS, AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

| PIPE SIZE | THRUST BLOCK AREA REQUIRED | PIPE SIZE | THRUST BLOCK AREA REQUIRED | REMARKS |
|---|---|---|---|---|
| 4" | 2.0 SQ. FT. | 18" | 30.0 SQ. FT. | |
| 6" | 4.0 SQ. FT. | 20" | 37.0 SQ. FT. | VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION. |
| 8" | 6.6 SQ. FT. | 24" | 53.0 SQ. FT. | |
| 10" | 10.0 SQ. FT. | 27" | 80.0 SQ. FT. | |
| 12" | 14.0 SQ. FT. | 30" | 98.0 SQ. FT. | |
| 14" | 18.0 SQ. FT. | 36" | 127.0 SQ. FT. | |
| 16" | 24.0 SQ. FT. | | | |

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYP. THRUST BLOCKS FOR WATER AND FORCE MAINS | 510S-6 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




NOTES:
1. WELD SOCKET 2 1/2" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, (SCH. 80 FOR LENGTHS OVER 10').
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 2' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

**RECLAIMED WATER:** ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL-POLYETHYLENE TUBING FOR POTABLE WATER SERVICES. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPICAL GATE VALVE 4" - 16" | 511-AW-01 1 OF 4 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




NOTES:
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 76 LBS

* LETTERING SHALL BE 1 1/2"
2 PICK BAR SLOTS REQUIRED

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPICAL GATE VALVE 4" - 16" | 511-AW-01 2 OF 4 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




NOTES:
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 1/2" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED 1/2" - 1/8" BELOW SUB-GRADE. THE INSIDE "I.P." OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPICAL GATE VALVE 4" - 16" | 511-AW-01 3 OF 4 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | |
|---|---|---|---|---|---|
| | | | | TYPICAL GATE VALVE 4" - 16" | 511-AW-01 4 OF 4 |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |


ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.251.2063
FRN F-11526

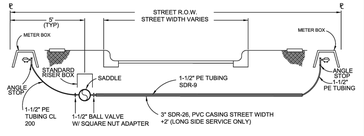

PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

ALJ PROJECT NO: 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

CONSTRUCTION DETAILS (4 OF 6)

SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

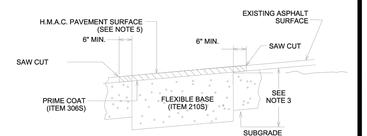
SHEET
C6.3




| SHORT SIDE SERVICE | LONG SIDE SERVICE |
|---|---|
| 1-1/2" DOUBLE STRAP SERVICE SADDLE SMITH BLAIR | 1-1/2" SADDLE, TWO STRAP SMITH BLAIR, BRONZE |
| ALL BRONZE, NPT | 1-1/2" BALL VALVE W/ SQUARE NUT ADAPTER |
| 1-1/2" BALL VALVE W/ SQUARE NUT ADAPTER | 1-1/2" POLYETHYLENE TUBING, CL 200, SDR9 |
| 1-1/2" POLYETHYLENE TUBING, CL 200, SDR9 | 1-1/2" X 3/4" CENTER, U-BRANCH |
| 1-1/2" X 3/4" CENTER, U-BRANCH | 3", SDR-26, PVC CASING (LONG SIDE SERVICE ONLY) |
| 3/4" ANGLE STOP, 2 REQUIRED | 3/4" ANGLE STOP, 2 REQUIRED |
| LARGE, ROUND TWO-WAY METER BOX | 1-1/2" MIPTX COMP |
| | 1-1/2" BRASS 1/4 BEND |
| | LARGE, ROUND TWO-WAY METER BOX |
| | 1-1/2" X 6" BRASS NIPPLE |

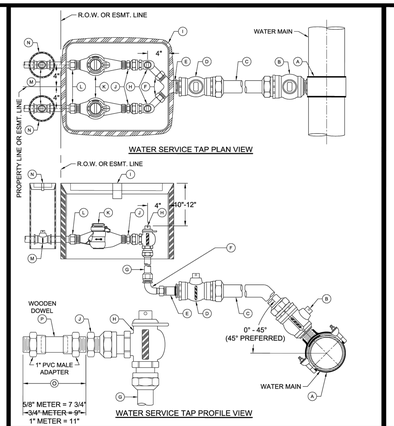
NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. (1"-1 1/2") CLASS 200
4. ROTATE THE BALL VALVE SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL. SEE STD. RISER FOR CORP. STOP DETAIL. (DWG # 511-AW-07).
5. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
6. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 3" SDR-26 REQUIRED FOR OPEN-CUT. GALVANIZED CASING PIPE REQUIRED FOR JACK AND BORE. LIMITS OF CASING SHOULD EXTEND TWO FEET BEYOND THE BACK-OF-CURB.
7. THERE SHALL BE A 6" ENVELOPE OF 3/8" ROCK AROUND ALL SERVICE PIPE.
8. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
9. METER BOX COVER TO BE CAPABLE OF HOUSING IRON AUTOMATIC METER READING DEVICE. USE ARMOCAST PRODUCTS CO. - PART NO. A6001922-IT OR APPROVED EQUAL.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 520-AW-02 1 OF 2 |
|---|---|---|---|---|---|
| | | | | TYP. WATER SERVICE - ELEVATION | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

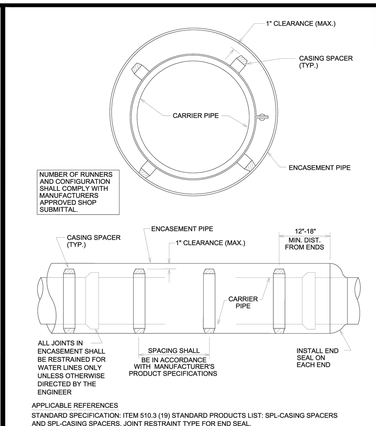



NOTES:
1. PAVEMENT REPAIRS FOR DESIGNATED 'NEW STREETS' SHALL BE COMPLETED IN CONFORMANCE WITH STANDARD DETAILS 1100S-7, 1100S-8A AND 1100S-8B.
2. ALL REPAIRS FOR OTHER STREET DESIGNATIONS SHALL BE MADE USING THIS STANDARD.
3. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREAS INCLUDING SCRAPES, CUTS, GOUGES, CRACKING, DEPRESSIONS, AND /OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING EXECUTION OF THE WORK SHALL BE REGARDED AS PART OF THE STREET REPAIR.
4. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE. A MINIMUM OF 6" ON EITHER SIDE, WIDER THAN UNDISTURBED SIDES OF THE DISTURBANCE AREA.
5. A FLEXIBLE BASE LAYER EQUAL TO EXISTING BASE LAYER THICKNESS OR A MINIMUM OF 3" SHALL BE PLACED AND COMPACTED TO 100% STANDARD PROCTOR IN CONFORMANCE WITH STANDARD SPECIFICATION NO. 210S.
6. THE EXPOSED SUBGRADE WILL BE COMPACTED IN CONFORMANCE WITH STANDARD SPECIFICATION NO. 201S.
7. REPLACEMENT A.C. SURFACE LAYER SHALL AS FOLLOWS: TYPE 'C' H.M.A.C. SURFACE LAYER PLACED IN CONFORMANCE WITH STANDARD SPECIFICATION ITEM NO. 340S WITH A THICKNESS THAT IS GREATER VALUE OF 1 1/2" MINIMUM, OR THICKNESS OF EXISTING ASPHALT LAYER.
8. TACK COAT ALL EXPOSED EDGES AND SURFACES (SPEC ITEM 307S).

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 1100S-10A |
|---|---|---|---|---|---|
| | | | | EXISTING PAVEMENT REPAIR FOR NON TRENCH AREAS PERPENDICULAR TO CURB ALIGNMENT | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

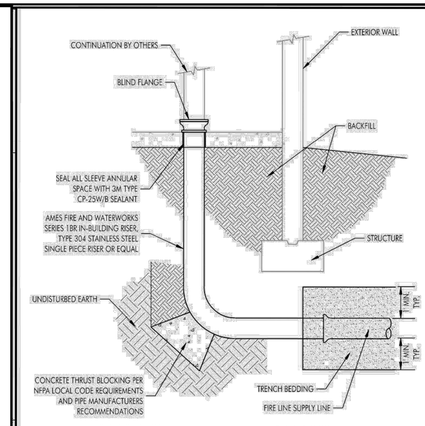



| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 520-AW-01B 1 OF 2 |
|---|---|---|---|---|---|
| | | | | WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




APPLICABLE REFERENCES
STANDARD SPECIFICATION: ITEM 510.3 (19) STANDARD PRODUCTS LIST: SPL-CASING SPACERS AND SPL-CASING SPACERS, JOINT RESTRAINT TYPE FOR END SEAL.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 520-AW-01B 2 OF 2 |
|---|---|---|---|---|---|
| | | | | WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 501S-1 |
|---|---|---|---|---|---|
| | | | | ENCASEMENT DETAIL W/ CASING SPACERS | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

| 06 | FIRE RISER | NTS |
|---|---|---|

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN PRIVATE PROPERTY ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER BETWEEN 0.9" AND 1.4" A TOP DIAMETER OF 50%-65% OF BASE DIAMETER, A NOMINAL HEIGHT OF 0.2" AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: PROWAG R305.1.3 CONTRAST). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING ↑↑ SURFACE SHALL BE LIMITED TO 1/4" JOINT SIZE. GAPS LARGER THAN 1/4" MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.
8. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES A CURB RAMP, FLARED SIDES MUST BE INSTALLED. RETURNED CURBS ON CURB RAMPS SHOULD ONLY BE INSTALLED WHEN THE RETURNED CURBS ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET, FURNITURE, CHAINS, FENCING, OR RAILINGS.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 432S-2B 2 OF 2 |
|---|---|---|---|---|---|
| | | | | DETECTABLE WARNING-PAVER (PRIVATE PROPERTY) | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

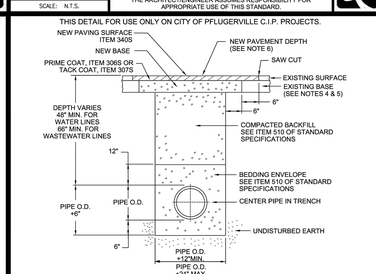
MATERIALS LIST:
- A. 2" SERVICE CLAMP, SPL WW-264
- B. 2" CORPORATION STOP, SPL WW-68
- C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
- D. 2" BALL VALVE, SPL WW-68
- E. SINGLE SERVICE: 2" MIP X 1" COPPER FLARE FITTING, SPL WW-68 OR DOUBLE SERVICE: 2" MIP X 1" COPPER FLARE WYE, SPL WW-68
- F. 1" SWIVEL NUT X 1" COMPRESSION 90° BEND, SPL WW-68
- G. 1" HDPE WATER SERVICE TUBING, SPL WW-65
- H. 1" ANGLE METER STOP, SPL WW-68
- I. METER BOX AND LID, SPL WW-145A; FOR DUAL 1" METERS: USE TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:
- J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
- K. WATER METER PURCHASED FROM PFLUGERVILLE WATER
- L. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT: 5/8" AND 3/4" METERS: 8 1/2" LONG x 3/4" DIA. 1" METERS: 8 1/2" LONG x 1" DIA.
- M. PROPERTY OWNER'S CUT OFF VALVE, SPL WW-276
- N. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID
- O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
- P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-27D.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. METER BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.
9. INSTALL METALLIC TRACER TAPE, SPL WW-597, MINIMUM 1" ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "D".
10. TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2' DEPTH OF COVER.
11. 1" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 2'. 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5'. BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING.
12. SOLID, TUBULAR STAINLESS STEEL INSERT STIFFENERS FOR HDPE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. INSERT STIFFENERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED.
13. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-65A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE **"RECLAIMED WATER"** CAST INTO THEM, SPL WW-145A.

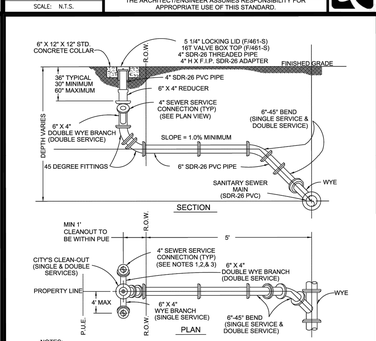
| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 520-AW-02 1 OF 3 |
|---|---|---|---|---|---|
| | | | | WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

THIS DETAIL FOR USE ONLY ON CITY OF PFLUGERVILLE C.I.P. PROJECTS.



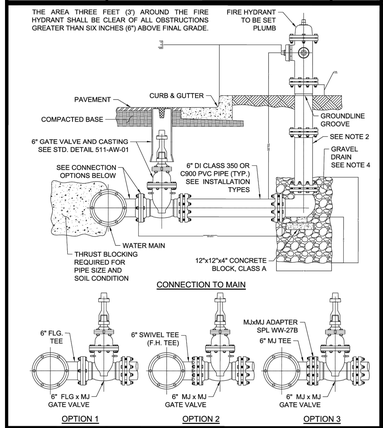

NOTES:
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 12" WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 6" WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 10", WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM 6" OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 2", WHICHEVER IS GREATER.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 510S-3 |
|---|---|---|---|---|---|
| | | | | TYPICAL TRENCH WITH PAVED SURFACE | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

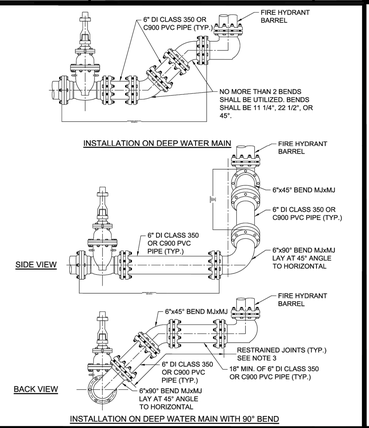



NOTES:
1. THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.
2. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
3. CUT OFF BELL END WHEN USING FERCO COUPLING FOR V.C.P. (FOR EXISTING SERVICES ONLY).
4. FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
5. ALL WYES SHALL BE VERTICALLY ORIENTATED UNLESS APPROVED.
6. SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.
7. ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT.
8. SERVICE LINE MATERIAL SHALL BE P.V.C., SDR-26.

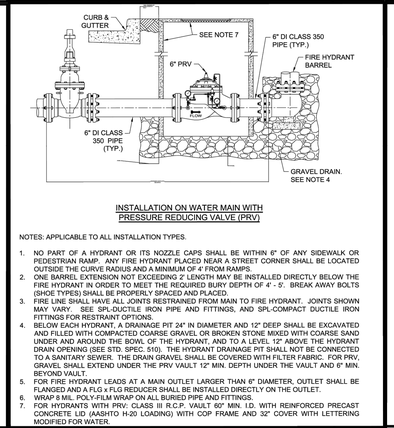
| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 520-AW-01 1 OF 3 |
|---|---|---|---|---|---|
| | | | | SEWER SERVICE CONNECTIONS | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 511-AW-02 1 OF 3 |
|---|---|---|---|---|---|
| | | | | FIRE HYDRANT | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

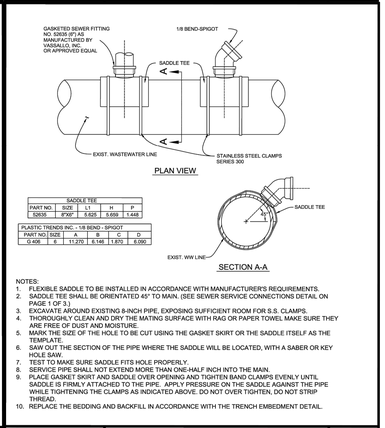



| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 511-AW-02 2 OF 3 |
|---|---|---|---|---|---|
| | | | | FIRE HYDRANT | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




NOTES: APPLICABLE TO ALL INSTALLATION TYPES.
1. NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 6" OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 4' FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 4' - 0". BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT. JOINTS SHOWN MAY VARY. SEE SPL-DUCTILE IRON PIPE AND FITTINGS, AND SPL-COMPACT DUCTILE IRON FITTINGS FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 24" IN DIAMETER AND 12" DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 12" ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC. FOR PRV, GRAVEL SHALL EXTEND UNDER THE PRV VAULT 12" MIN. DEPTH UNDER THE VAULT AND 6" MIN. BEYOND VAULT.
5. FOR FIRE HYDRANT LEADS AT A MAIN OUTLET LARGER THAN 6" DIAMETER, OUTLET SHALL BE FLANGED AND A FLG x FLG REDUCER SHALL BE INSTALLED DIRECTLY ON THE OUTLET.
6. WRAP 8 MIL. PE FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
7. FOR HYDRANTS WITH PRV: CLASS III R.C.P. VAULT 60" MIN. I.D. WITH REINFORCED PRECAST CONCRETE LID (AASHITO H-20 LOADING) WITH COP FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 511-AW-02 3 OF 3 |
|---|---|---|---|---|---|
| | | | | FIRE HYDRANT | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |




| SADDLE TEE | | | | | |
|---|---|---|---|---|---|
| PART NO. | SIZE | L1 | H | P | |
| S2835 | 4"X6" | 5.625 | 5.655 | 1.448 | |

| PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT | | | | | |
|---|---|---|---|---|---|
| PART NO. | SIZE | A | B | C | D |
| 0.405 | 6 | 11.270 | 6.146 | 1.870 | 6.000 |

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN. (SEE SEWER SERVICE CONNECTIONS DETAIL ON PAGE 1 OF 3.)
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

| ISSUE DATE: | REVISIONS | | | CITY OF PFLUGERVILLE | 520-AW-01 2 OF 3 |
|---|---|---|---|---|---|
| | | | | GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS | |
| DATE | APPROVED | DRAWN | | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | | | | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |

PROJECT NUMBER: SP2025-000007

ALJ Lindsey
Civil Engineers
18636 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.516.2001
FRN F-11526

PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

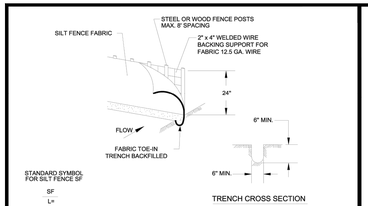
ALJ PROJECT NO: 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

| No. | REVISIONS | DATE |
|---|---|---|
| | | |

CONSTRUCTION DETAILS (5 OF 6)

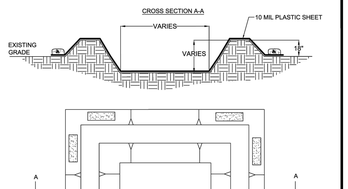
SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR.,
PFLUGERVILLE, TEXAS 78660

SHEET
C6.4



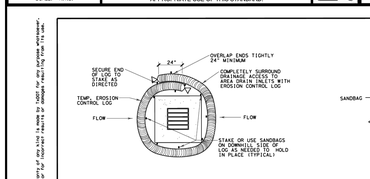

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 12 INCHES. IF WOOD POSTS CANNOT ACHIEVE 12 INCHES DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6". THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

| ISSUE DATE: | CITY OF PFLUGERVILLE | 642S-1 |
|---|---|---|
| REVISIONS | SILT FENCE | |
| DATE / APPROVED / DRAWN | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |



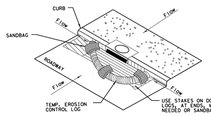

NOTES:
1. SET LENGTH AND WIDTH AS NECESSARY TO PROVIDE ADEQUATE SPACE FOR WASHOUT ACTIVITIES.
2. IF RESTRICTED BY DEPTH DUE TO BELOW GRADE APPURTENANCES, PLACE EARTHEN BERMS AT GRADE.
3. USE EXCAVATED MATERIAL TO CREATE EARTHEN BERMS SURROUNDING THE AREA TO BE DESIGNATED AS A CONCRETE WASHOUT.
4. PLACE 10MIL OR GREATER PLASTIC SHEETING.
5. SECURE SHEETING ON OUTSIDE OF BERM AREA USING SAND BAGS OR ROCK EQUIVALENT.

| ISSUE DATE: | CITY OF PFLUGERVILLE | 650S-3 |
|---|---|---|
| REVISIONS | CONCRETE TRUCK WASHOUT | |
| DATE / APPROVED / DRAWN | CONSTRUCTION STANDARDS AND DETAILS | |
| SCALE: N.T.S. | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |



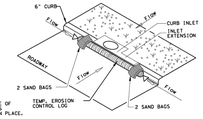

EROSION CONTROL LOG AT DROP INLET

(CL-DI)




EROSION CONTROL LOG AT CURB INLET

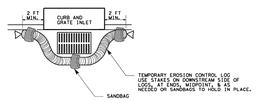
(CL-CI)




EROSION CONTROL LOG AT CURB INLET

(CL-CI)

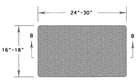
NOTE:
EROSION CONTROL LOGS USED AT CURB INLETS SHOULD ONLY BE USED IF THEY WILL NOT IMPEDE TRAFFIC OR FLOOD THE ROADWAY OR WHEN THE STORM SEWER SYSTEM IS NOT FULLY FUNCTIONAL.




EROSION CONTROL LOG AT CURB & GRADE INLET

(CL-CI)

SECTION B-B




SANDBAG DETAIL

SHEET 3 OF 3

Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

EROSION CONTROL LOG

EC(9)-16

FILE: ec916 — DN: TxDOT — CK: DW — DW: S/PT — CK: LS
©TxDOT: JULY 2016 — DW: DATE — JOB: — HIGHWAY:
REVISIONS — SHEET NO.

## SWPPP NOTES

1) POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

–ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2) STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

A) PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

B) DURING CONSTRUCTION:

a)IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
b)WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
c)AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.

C) AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.

3) PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.

4) MATERIAL HANDLING AND SPILL PREVENTION PLAN:

A) HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

B) THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN–UP OF SPILLS:

a)ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.
b)SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS
c)THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT–SPECIFIC MSDS.
d)SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS.
e)CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.

5) GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):

A) ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN–OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.

B) IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.

C) SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50% FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.

D) IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF–SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.

6) EROSION AND SEDIMENT CONTROLS:

A) THE FOLLOWING NON–STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.
b)PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB–GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S.
c)THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
e)STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.

B) THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE
b)INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
c)SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS.
d)ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).
e)SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10–ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.
f)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.

PROJECT NUMBER: SP2025-000007

| No. | REVISIONS | DATE |
|---|---|---|

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PATRICK L. CARRIGAN
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STATE OF TEXAS

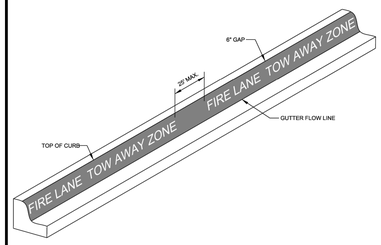
31 JULY 2025

| AU PROJECT NO. 028.24.CV.158 | DATE: JULY 2025 | SCALE: N/A | DRAWN BY: JA | CHECKED BY: RB |
|---|---|---|---|---|

CONSTRUCTION DETAILS (6 OF 6)

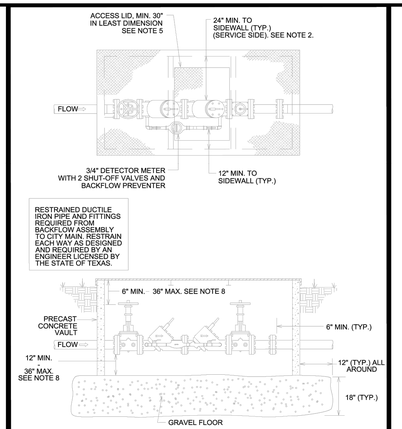
SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
C6.5




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

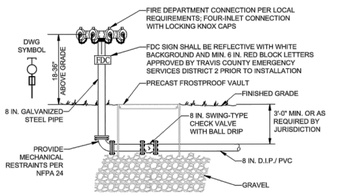
| ISSUE DATE: | | | CITY OF PFLUGERVILLE | 890S-1 |
|---|---|---|---|---|
| REVISIONS | | | FIRE LANE MARKING DETAIL | |
| | | | CONSTRUCTION STANDARDS AND DETAILS | |
| DATE | APPROVED | DRAWN | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |
| SCALE: N.T.S. | | | | |




NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCH.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 30" IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY PFLUGERVILLE WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 72", BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 12" OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

| ISSUE DATE: | | | CITY OF PFLUGERVILLE | 520S-19C 1 OF 2 |
|---|---|---|---|---|
| REVISIONS | | | STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER | |
| | | | CONSTRUCTION STANDARDS AND DETAILS | |
| DATE | APPROVED | DRAWN | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |
| SCALE: N.T.S. | | | | |

| ISSUE DATE: | | | CITY OF PFLUGERVILLE | 520S-19C 2 OF 2 |
|---|---|---|---|---|
| REVISIONS | | | STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER | |
| | | | CONSTRUCTION STANDARDS AND DETAILS | |
| DATE | APPROVED | DRAWN | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | |
| SCALE: N.T.S. | | | | |




This detail shall be utilized for all remote FDC installations within the jurisdiction of Travis County Emergency Services District 2. See below for requirements regarding the number of inlets and pipe size.

System demand of 500 GPM more or less:
- Minimum pipe size of 4 inches.
- Two-inlet connection required

System demand of 501 to 750 GPM:
- Minimum pipe size of 6 inches.
- Three-inlet connection required.

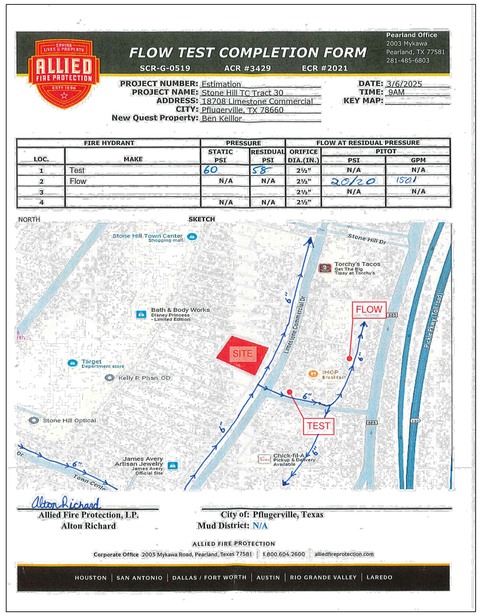
System demand greater than 750 GPM:
- Minimum pipe size is 8 inches
- Four-inlet connection required.

**FIRE FLOW MATRIX**

| BUILDING NUMBER | FLOOR AREA | CONSTRUCTION TYPE | INITIAL FIRE FLOW | SPRINKLER REDUCTION | FINAL FIRE FLOW | HYDRANTS REQUIRED |
|---|---|---|---|---|---|---|
| BUILDING 1 | 7,258 SF | IIB SPRINKLERED | 1750 | 25% | 1500 | 1 |
| | | | | | | |

**FIRE FLOW NOTES.**

| |
|---|
| I) PER APPENDIX B OF FIRE CODE, THE MINIMUM FIRE FLOW FOR A COMMERCIAL OCCUPANCY IS 1500 GPM. |
| 2) CONSTRUCTION TYPES ARE BASED UPON ICC CONSTRUCTION CLASSIFICATIONS (SEE BUILDING CODE) |
| 3) INFORMATION REGARDING HOW TO CALCULATE FLOOR AREA IS OUTLINED IN SECTION B104 OF APPENDIX B OF THE FIRE CODE |
| 4)FIRE FLOWS ARE BASED ON TABLE B105.1 LOCATED IN APPENDIX B OF THE FIRE CODE (SEE LOCAL AMENDMENTS) |
| 5)SPRINKLER REDUCTIONS ARE LOCATED IN SECTION B105.2 OF APPENDIX B. (SEE LOCAL AMENDMENTS) |
| 6) A 50% FLOW REDUCTION IS TYPICALLY APPROVED FOR ORDINARY BUILDINGS PROTECTED BY AN NFPA 13R SYSTEM. |
| 7)A 75% FLOW REDUCTION WILL APPROVED FOR LIGHT *HAZARD* OCCUPANCIES (EXAMPLES INCLUDE *AN* OFFICE OR SCHOOL) PROTECTED BY AN NFPA 13 SYSTEM. |
| 8)A 50% REDUCTION WILL TYPICALLY BE APPROVED FOR ORDINARY *HAZARD* OCCUPANCIES (EXAMPLES INCLUDE MERCANTILE AND WAREHOUSE) PROTECTED BY AN NFPA 13 SYSTEM. |
| 9)THE SPRINKLER REDUCTION, IF ANY, FOR HIGH- PILED COMBUSTIBLE STORAGE AND HAZARDOUS OCCUPANCIES WILL BE ADDRESSED ON A CASE-BY-CASE BASIS. |
| 10) HYDRANT NUMBERS ARE BASED UPON TABLE C105.1 LOCATED IN APPENDIX C OF THE FIRE CODE |




## FIRE HYDRANT NOTES

1. 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 PUMPER CONNECTION IS A MINIMUM OF 18 INCHES ABOVE THE ADJACENT GRADE LEVEL.
2. 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.
3. PAVEMENT MARKERS. APPROVED PAVEMENT MARKERS SHALL BE INSTALLED AT THE CENTERLINE OF THE STREET OR ACCESS DRIVE TO MARK THE LOCATION OF FIRE HYDRANTS.
4. 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.
5. HYDRANT ISOLATION VALVE. AN ISOLATION VALVE WILL BE INSTALLED IN LOCATIONS WHERE HYDRANT LEADS CONNECT TO THE MAIN FIRE LINE.
6. ISOLATION VALVE CAPS. ISOLATION VALVE CAPS SHALL BE PAINED RED.
7. C–900 PIPING. C–900 PIPING UTILIZED FOR FIRE PROTECTION PURPOSES SHALL BE SPECIFIED AS DR–14.
8. TRENCH DETAIL. UNDERGROUND PIPING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CITY OF PFLUGERVILLE TRENCH DETAIL.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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

1. SFMO 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 SCR–U CERTIFICATION NUMBER FOR THE COMPANY AND THE RME–G CERTIFICATION NUMBER AND THE NAME OF THE EMPLOYEE HOLDING THE RME–G.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. KNOX CAPS. FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH KNOX CAPS.
8. 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.
9. 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.
10. SPRINKLER ISOLATION VALVE. AN ISOLATION VALVE WILL BE INSTALLED IN LOCATIONS WHERE DEDICATED SPRINKLER LINES CONNECT TO THE MAIN FIRE LINE.
11. 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.
12. 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.
13. 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.
14. CONNECTION TO SPRINKLER RISER. UNDERGROUND LINES CANNOT BE CONNECTED TO THE SPRINKLER RISER UNTIL THE LINES HAVE BEEN VISUALLY INSPECTED, FLUSHED AND HYDROSTATICALLY TESTED.

## 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. BUILDING IDENTIFICATION. APPROVED BUILDING IDENTIFICATION SIGNAGE WILL BE REQUIRED FOR EACH BUILDING LOCATED AT THIS COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF BUILDING IDENTIFICATION SIGNS MUST BE APPROVED BY THE PFLUGERVILLE FIRE DEPARTMENT PRIOR TO INSTALLATION.
3. ACCESS DRIVES. ACCESS DRIVES SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE–LOAD UNDER ALL WEATHER CONDITIONS.
4. 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.
5. MAXIMUM GRADE. THE MAXIMUM GRADE AT ANY POINT ALONG A DESIGNATED ACCESS DRIVE SHALL NOT EXCEED 10%.
6. VERTICAL CLEARANCE. A MINIMUM VERTICAL CLEARANCE OF 14 FEET WILL BE MAINTAINED FOR THE ENTIRE LENGTH AND WIDTH OF THE DESIGNATED EMERGENCY ACCESS DRIVES.
7. TRAFFIC CALMING DEVICES. TRAFFIC CALMING DEVICES MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
8. MEDIANS AND APPARATUS OBSTRUCTIONS. ACCESS DRIVES SHOULD BE DESIGNED SO AN EMERGENCY VEHICLE CAN TURN ONTO THE ACCESS DRIVE FROM THE STREET WHILE REMAINING IN ITS LANE AT THE INITIATION OF THE TURN. IN ADDITION, THE EMERGENCY VEHICLE MUST BE ABLE TO COMPLETE ANY TURNS NECESSARY AND BE ESTABLISHED IN ITS LANE PRIOR TO PASSING THROUGH OR BY A CENTER POST, KEYPAD ISLAND, MEDIAN OR OTHER POTENTIAL OBSTRUCTION. AS A RULE, TO ACCOMMODATE ESD2 APPARATUS, MEDIANS AND OTHER OBSTRUCTIONS MUST BE SET BACK A MINIMUM OF 50 FEET. SETBACK REQUIREMENTS MAY BE MODIFIED FOR MEDIANS PROVIDED WITH ROLLOVER CURBS WHEN APPROVED BY THE FIRE CODE OFFICIAL.
9. 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.

PROJECT NUMBER: SP2025-000007

| No. | REVISIONS | DATE |
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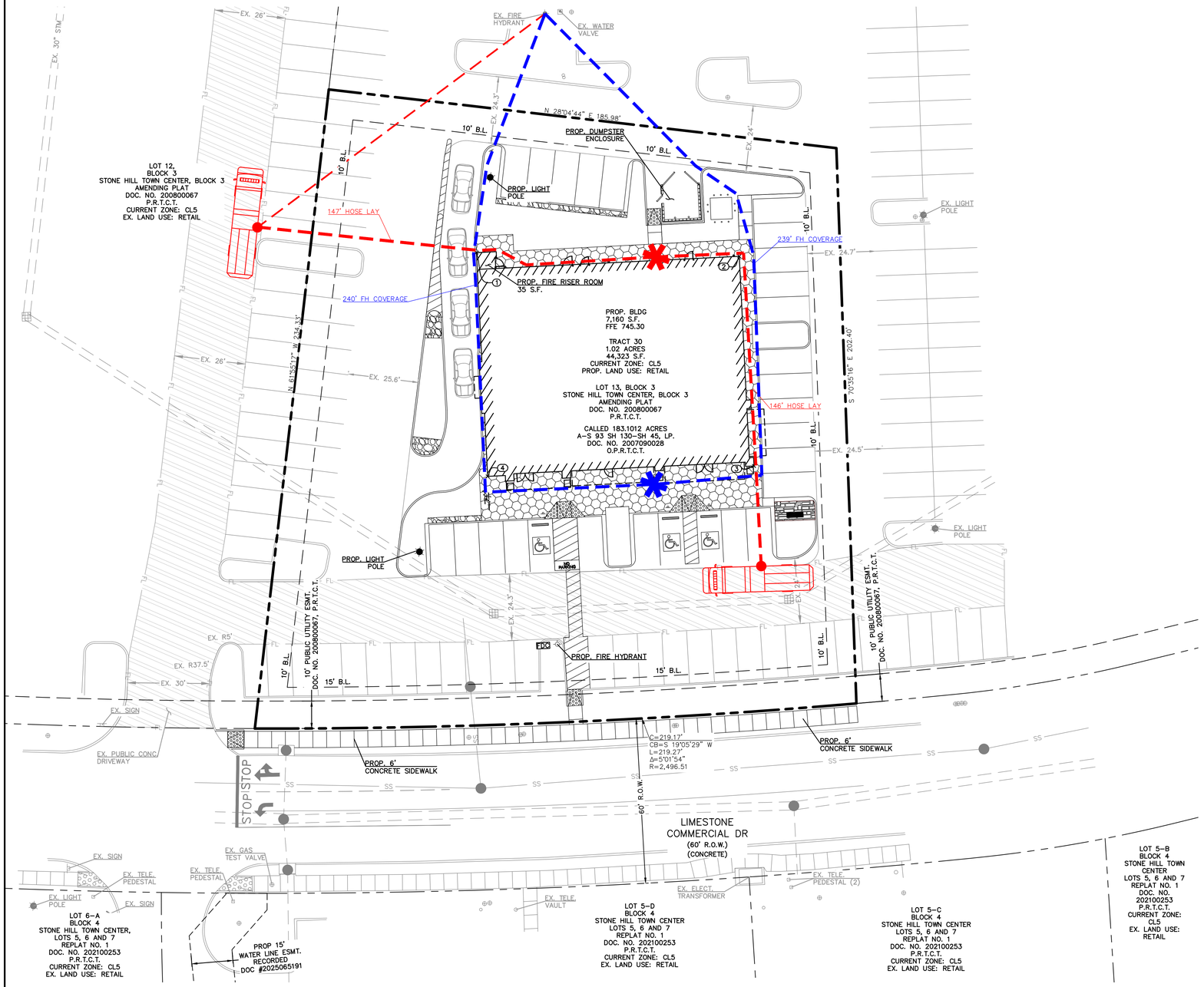
REGISTERED
PROFESSIONAL ENGINEER
31 JULY 2025

ALJ PROJECT NO: 028.24.CV.158
DATE: JULY 2025
SCALE: N/A
DRAWN BY: JA
CHECKED BY: RB

# FIRE PROTECTION NOTES

# SHELL BUILDING-TRACT 30
18708 LIMESTONE COMMERCIAL DR,
PFLUGERVILLE, TEXAS 78660

SHEET
F0.1




TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON THE BACK OF A CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±40 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±725 FEET SOUTH FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE. ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF CURB IN THE STONEHILL SHOPPING CENTER PARKING LOT ±255 FEET NORTHWEST OF THE CENTERLINE OF LIMESTONE COMMERCIAL DRIVE, ±765 FEET SOUTHWEST FROM THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND STONE HILL DRIVE. ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

## LEGEND

- EXISTING FIRE LANE (RED STRIPING)(SEE DETAIL, SHEET F0.1)
- EXISTING FIRE HYDRANT COVERAGE END POINT
- PROPOSED FIRE LANE HOSE LAY END POINT
- PROPOSED FIRE LANE HOSE LAY (150')
- EXISTING FIRE HYDRANT COVERAGE (300')
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
- EX. UNDERGROUND GAS LINE
- EX. MAJOR CONTOUR
- EX MINOR. CONTOUR

## GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

## BUILDING POINT TABLE

| POINT # | NORTHING | EASTING |
|---|---|---|
| 1 | 10,145,430.02 | 3,158,906.72 |
| 2 | 10,145,518.56 | 3,158,942.97 |
| 3 | 10,145,495.60 | 3,159,016.00 |
| 4 | 10,145,403.99 | 3,158,984.04 |

## PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000007

NO. | REVISIONS | DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.907.4909
FRN F-11526

PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

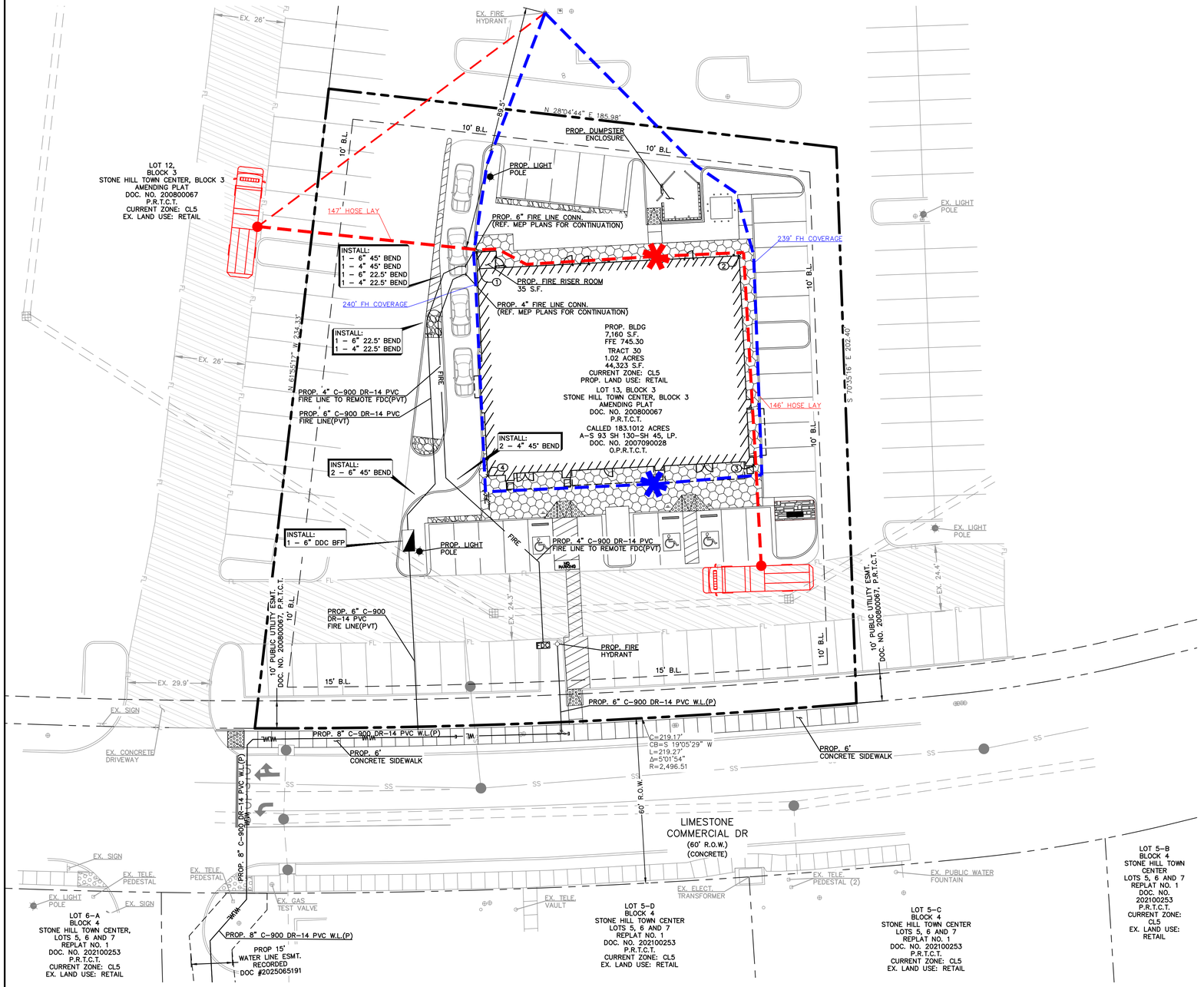
ALJ PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# EMERGENCY ACCESS

# SHELL BUILDING-TRACT 30

18708 LIMESTONE COMMERCIAL DR.,
PFLUGERVILLE, TEXAS 78660

SHEET
F1.0

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ELEVATION = 745.21 FEET (NAVD88, 2001 ADJUSTMENT)

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ELEVATION = 743.41 FEET (NAVD88, 2001 ADJUSTMENT)

0 10 20 40
1 inch = 20 ft.
GRAPHIC SCALE

## LEGEND

- EXISTING FIRE LANE (RED STRIPING)(SEE DETAIL, SHEET, F0.1)
- EXISTING FIRE HYDRANT COVERAGE END POINT
- PROPOSED FIRE LANE HOSE LAY END POINT
- PROPOSED FIRE LANE HOSE LAY (150')
- EXISTING FIRE HYDRANT COVERAGE (300')
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- FIRE — PROPOSED 6" FIRE LINE
- WL — PROPOSED 8" WATER LINE
- EX. MANHOLE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE

## GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.
5. WATER PROVIDER FOR THE PROJECT IS CITY OF PFLUGERVILLE
6. FIRE HYDRANT AND A FIRE SPRINKLER SYSTEM WILL BE INSTALLED.

| BUILDING POINT TABLE | | |
|---|---|---|
| POINT # | NORTHING | EASTING |
| 1 | 10,145,430.02 | 3,158,906.72 |
| 2 | 10,145,518.56 | 3,158,942.97 |
| 3 | 10,145,495.60 | 3,159,016.00 |
| 4 | 10,145,403.99 | 3,158,984.04 |

## PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM 1-800-344-8377

PROJECT NUMBER: SP2025-000007

| NO. | REVISIONS | DATE |
|---|---|---|

ALJLindsey
Civil Engineers
18636 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.205.3557
FRN F-11526

PATRICK L. CARRIGAN 95617 REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
31 JULY 2025

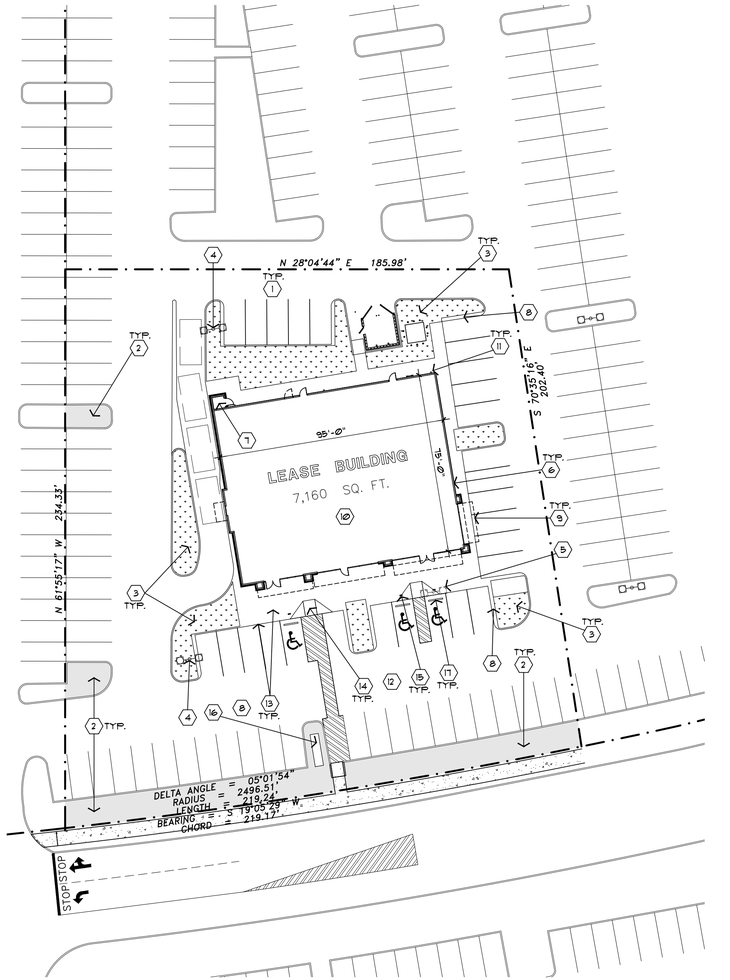
AU PROJECT NO. 028.24.CV.158
DATE: JULY 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RB

# FIRE PROTECTION PLAN

## SHELL BUILDING-TRACT 30

18708 LIMESTONE COMMERCIAL DR, PFLUGERVILLE, TEXAS 78660

SHEET
F2.0




01 SITE PLAN
SCALE: 1" = 30'

Date issued/revised

**16 MAY 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**16 JULY 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: 1

1. REFER TO CIVIL DRAWINGS FOR NOTES AND DIMENSIONS REGARDING NEW AND EXISTING-TO-REMAIN STRIPING, CURBS, CONCRETE, PAVING, ACCESSIBLE RAMPS, PARKING, SIGNAGE, DRIVE APPROACHES, FIRE HYDRANTS, STORM INLETS, RAMPS, BOLLARDS, STAIRS, FIRE LANE STRIPING, PARKING CALCULATIONS, UNDERGROUND AND OVERHEAD UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, WHEEL STOPS, SIDEWALK CONTROL AND EXPANSION JOINTS, BOLLARDS, ETC.
2. AREA INDICATED DENOTES EXISTING LANDSCAPE AREA. RE: LANDSCAPE DRAWINGS.
3. AREA INDICATED DENOTES NEW LANDSCAPE AREA. RE: LANDSCAPE DRAWINGS.
4. APPROXIMATE LOCATION OF RELOCATED LIGHT POLE. RE: ELECTRICAL DRAWINGS AND 09/A1.1.
5. LIGHT POLE TO BE REMOVED. RE: ELECTRICAL DRAWINGS.
6. OUTLINE OF PROPOSED BUILDING. SEE FLOOR PLAN FOR DIMENSIONS AND ADDITIONAL INFORMATION.
7. SPRINKLER RISER ROOM LOCATION. SEE FLOOR PLAN.
8. 18" WIDE LANDSCAPE CURB. RE: 10/A1.1.
9. OUTLINE OF CANOPY. SEE FLOOR PLAN, EXTERIOR ELEVATIONS AND WALL SECTIONS FOR MORE INFORMATION.
10. SEE CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION.
11. BUILDING DOWNSPOUT. SEE FLOOR PLAN AND EXTERIOR ELEVATIONS FOR EXACT LOCATIONS.
12. REFER TO CIVIL DRAWINGS FOR FIRE LANE INFORMATION.
13. NEW CONCRETE CURB AND SIDEWALK. SEE FLOOR PLAN, SIDEWALK PLAN AND CIVIL DRAWINGS.
14. ACCESSIBLE RAMP. RE: CIVIL DRAWINGS.
15. ACCESSIBLE SIGNAGE, PAINTED SYMBOL, WHEELSTOPS AND STRIPING. RE: CIVIL DRAWINGS.
16. SITE SIGNAGE. PROVIDE CONDUIT. RE: ELECTRCAL DRAWINGS.
17. STANDARD PRECAST CONCRETE WHEELSTOP. RE: 11/A1.1.

ELECTRONIC STAMP TITLE BLOCK

OSBORN & VANE ARCHITECTS, INC.
2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

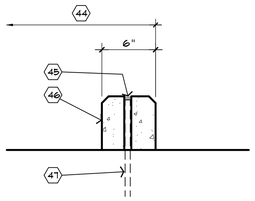
REGISTERED ARCHITECT
CHRISTOPHER O. SIMMONS
79072
STATE OF TEXAS
07-31-2025

# TRACT 30

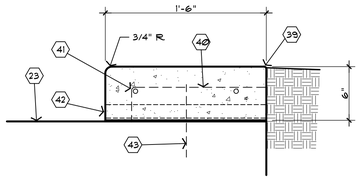
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A1.0-A1.1.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

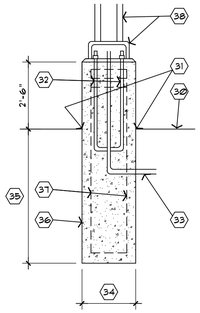
Sheet No. **A1.0**



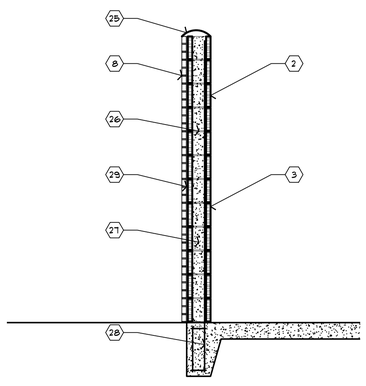

11 WHEELSTOP DETAIL
SCALE: 1 1/2" = 1'-0"



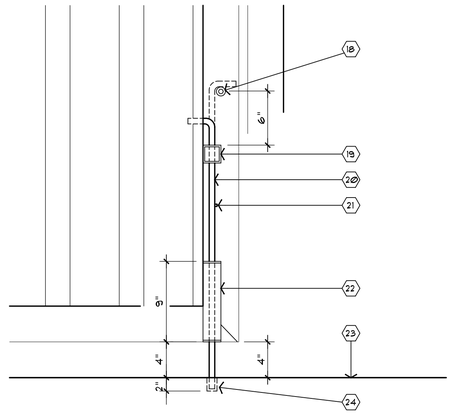

10 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



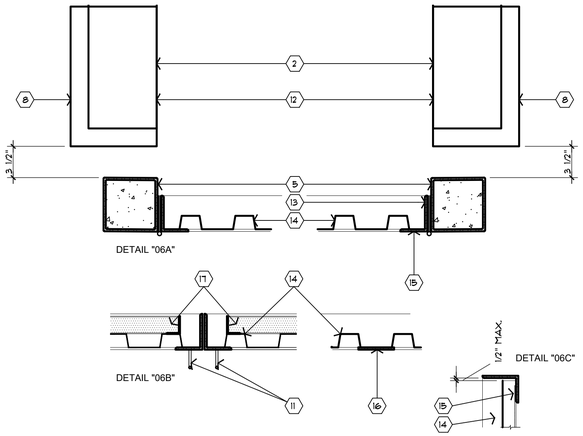

09 LIGHT STANDARD BASE
NOT TO SCALE



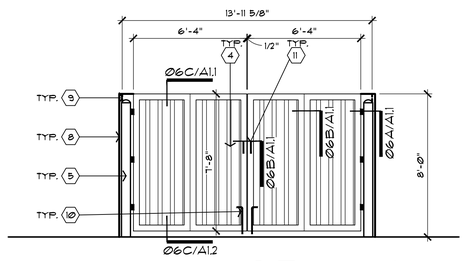

08 SECTION
SCALE: 1/2" = 1'-0"



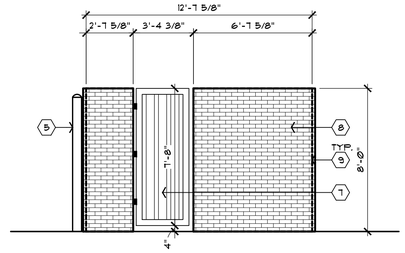

07 CANE DETAIL
SCALE: 1 1/2" = 1'-0"



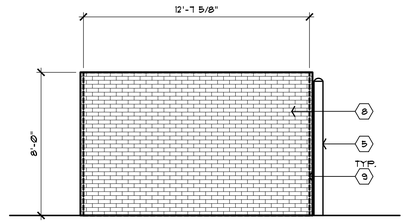

06 GATE DETAILS
SCALE: 1 1/2" = 1'-0"



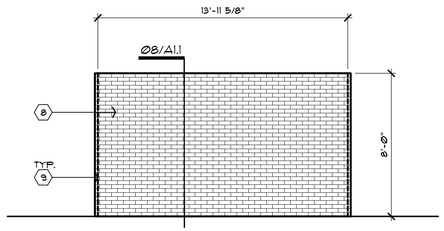

05 ELEVATION
SCALE: 1/4" = 1'-0"



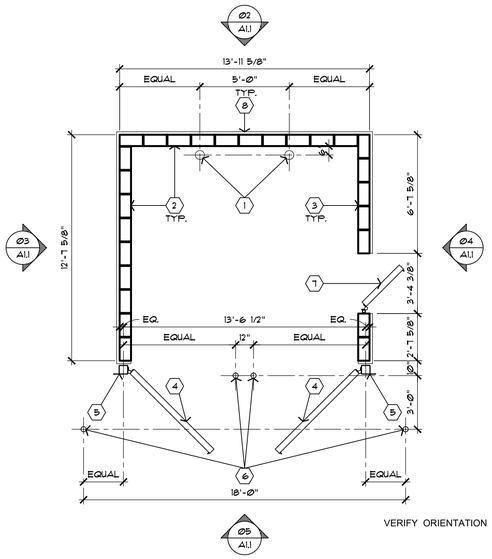

04 ELEVATION
SCALE: 1/4" = 1'-0"




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




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




VERIFY ORIENTATION

01 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: 1

1. BOLLARD. RE: CIVIL DRAWINGS.
2. PAINT INSIDE EXPOSED SURFACES OF CONCRETE BLOCK WALL.
3. PAINTED 8" CONCRETE BLOCK WALL.
4. PRE-FINISHED METAL PANEL GATE. RE: 05/A1.1.
5. PAINTED 6" X 6" X 1/4" GALV. STEEL TUBE FILLED WITH CONCRETE AND CROWNED AT TOP. TOP TO BE AT 6'-0" ABOVE GRADE. EMBED FULL DEPTH INTO DUMPSTER FOUNDATION SLAB GRADE BEAM.
6. REPRESENTATION OF RECEPTION HOLES IN PLAN (4 TOTAL) FOR CANE BOLTS. FIELD VERIFY EXACT LOCATIONS. HOLES TO ALLOW FOR GATES TO REMAIN OPEN AT 90° AS WELL AS TO REMAIN CLOSED.
7. PROVIDE A PAINTED METAL PANEL GATE (2'-11 3/8" X 7'-8" HIGH) WITH A LATCH AT TRASH ENCLOSURE FOR PEDESTRIAN ACCESS.
8. THIN-SET BRICK VENEER.
9. OUTLINE OF CONCRETE BLOCK WALL.
10. PROVIDE 1/2" (24" LONG) CANE BOLT EACH LEAF. DRILL HOLES IN CONCRETE 1 1/2" DEEP. RE: 07/A1.1.
11. PAINTED 1/2" DIA. X 6" LONG PULL. WELD VERTICALLY TO FRAME WITH CENTER OF PULL AT 54" ABOVE PAVING.
12. MASONRY DUMPSTER ENCLOSURE. RE: 01/A1.1.
13. HEAVY-DUTY BALL BEARING HINGE WITH PAINTED FINISH. (3 PER LEAF.)
14. PAINTED 22 GA. GALV. METAL DECK – TYPE BW.
15. PAINTED 4 X 3 X 1/4" GALV. STEEL ANGLE FROM CONT. AT GATE LEAF PERIMETER. MITER CORNERS, GRIND SMOOTH, PRIME AND PAINT.
16. PAINTED 4 X 1/4" GALV. STEEL BAR CENTERED IN DOOR PANEL.
17. PAINTED 2" X 2" X 1/4" STEEL ANGLE DIAGONAL BRACE INSIDE EACH GATE.
18. 1/2" DIA. X 2" HEADED STUD WELDED TO GATE FRAME. (OFFSET TO REST TOP OF CANE BOLT.)
19. TS 2" X 2" X 1/4" WITH 3/4" HOLE DRILLED AS INDICATED. FILLET WELD ALL AROUND.
20. 5/8" DIA. CANE BOLT.
21. FIELD WELD ON STOP TO PREVENT CANE BOLT THEFT.
22. TS 2" X 2" X 3/16" X 9" LONG WITH 1/4" PLATE EACH END. DRILL HOLES IN CAP END TO ALLOW BOLT MOVEMENT.
23. TOP OF PAVING.
24. 1 1/2" DIA. RECEPTION HOLES FOR CANE BOLT.
25. CEMENT WASH AT TOP OF WALL.
26. HORIZONTAL REINFORCING AT ALTERNATING COURSES.
27. AT CELLS WITH VERTICAL REINFORCING, FILL CELLS VERTICALLY WITH CONCRETE OR GROUT AND PROVIDE DOWELS. RE: STRUCTURAL DRAWINGS.
28. VERTICAL DOWELS INTO C.M.U. WALL. RE: STRUCTURAL DRAWINGS.
29. LATICRETE 254 PLATINUM THIN-SET MORTAR.
30. TOP OF WALK, PAVING OR SUBGRADE.
31. CONTINUOUS SEALANT – ONLY IF LIGHT POLE BASE IS IN PAVED AREA.
32. PROVIDE HEADED ANCHOR BOLTS – SIZE AND LENGTH AS REQUIRED BY POLE MANUFACTURER.
33. ELECTRICAL CONDUIT.
34. VERIFY DIAMETER WITH LIGHT POLE AND STRUCTURAL ENGINEER.
35. DEPTH OF FOOTING PER STRUCTURAL ENGINEER.
36. 3,000 P.S.I. CONCRETE FOOTING.
37. REINFORCING PER STRUCTURAL ENGINEER.
38. LIGHT POLE. RE: ELECTRICAL DRAWINGS.
39. EASED EDGE.
40. BENT #4 BARS SPACED AT 24" O.C.
41. CONT. #4.
42. 2" DIA. PVC DRAIN SPACED AT 10'-0" O.C. MAX.
43. #4 BARS AT 24" O.C.
44. 2'-6" TO FACE OF SIDEWALK CURB.
45. CONTINUOUS SEALANT.
46. STANDARD PRECAST CONCRETE WHEELSTOP.
47. 5/8" DIA. X 1'-6" LONG ANCHOR ROD. (2 REQUIRED PER WHEELSTOP.)

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

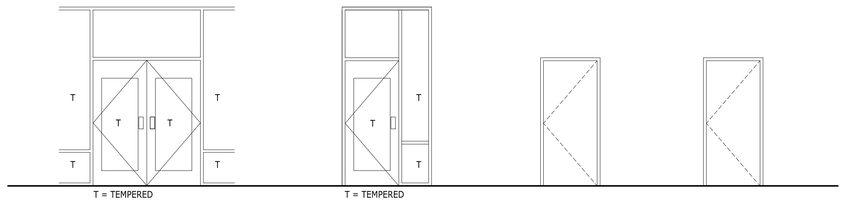

REGISTERED ARCHITECT
CHRISTOPHER O. SWANN
REG. 19072
TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A1.0-A1.1.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A1.1**




01
PAIR 3'-0" X 7'-0" X 1 3/4"
NARROW STYLE DOOR IN ANODIZED
ALUMINUM STOREFRONT FRAMING SYSTEM

HARDWARE SET #1
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

02
3'-0" X 7'-0" X 1 3/4"
NARROW STYLE DOOR IN ANODIZED
ALUMINUM STOREFRONT FRAMING SYSTEM

HARDWARE SET #4
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

03
3'-0" X 7'-0" X 1 3/4"
PAINTED HOLLOW METAL
DOOR AND FRAME

HARDWARE SET #2
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

04
3'-0" X 7'-0" X 1 3/4"
PAINTED HOLLOW METAL
DOOR AND FRAME
(RISER ROOM)
HARDWARE SET #3
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

## 03 DOOR TYPES
NOT TO SCALE

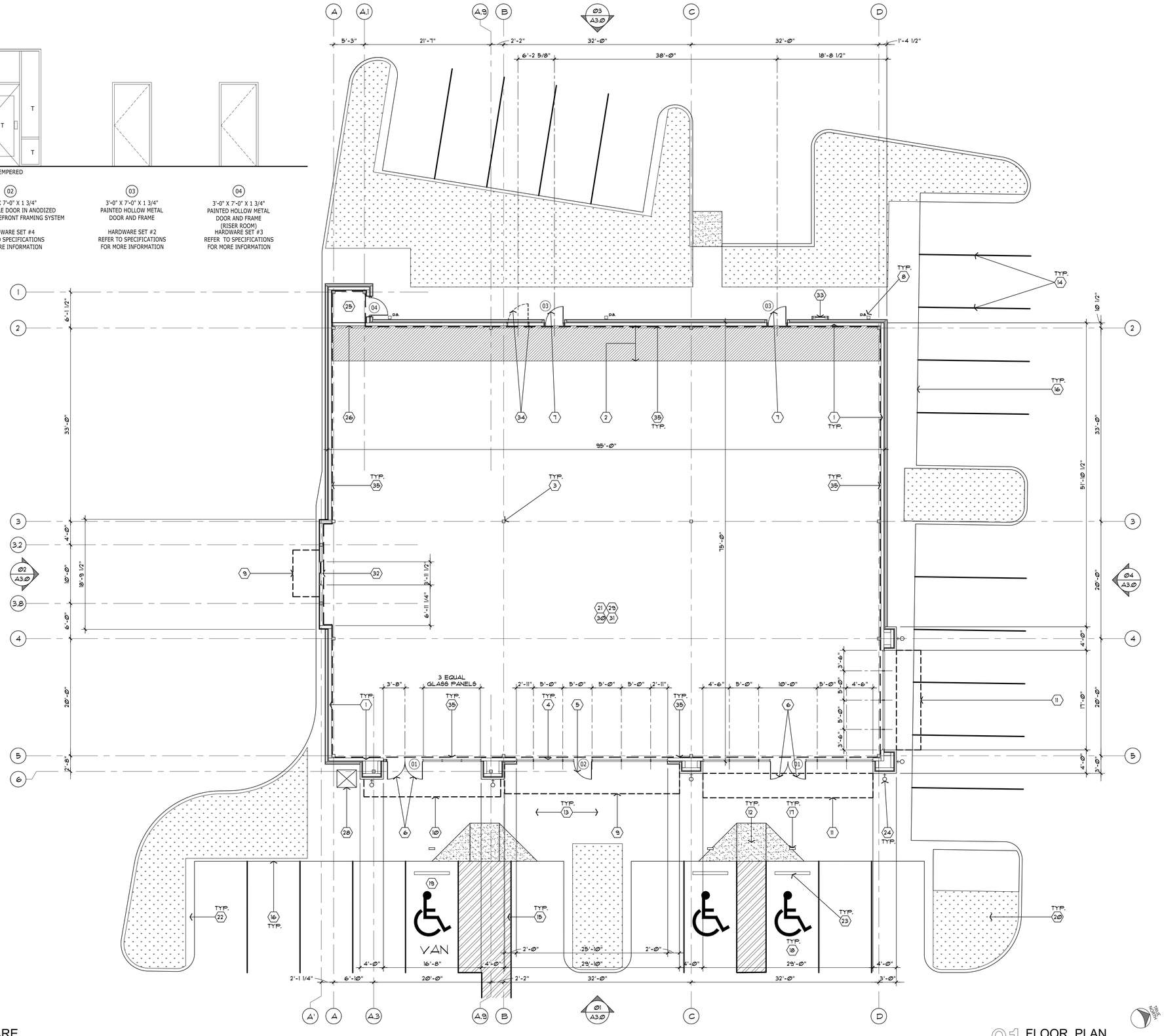
| HARDWARE SET 1 (ENTRY PAIR) | | |
|---|---|---|
| 1 | EA | DEAD BOLT W/ THUMBTURN ACTIVE LEAF |
| 1 | EA | EXIT INDICATOR ACTIVE LEAF |
| 1 | EA | THRESHOLD BOLT ACTIVE LEAF |
| 1 | EA | HEADER BOLT ACTIVE LEAF |
| 1 | EA | HEADER BOLT INACTIVE LEAF |
| BALANCE OF DOOR HARDWARE BY DOOR SUPPLIER | | |

| HARDWARE SET 2 (REAR DOOR) | | |
|---|---|---|
| 3 | EA | HINGE |
| 1 | EA | DEAD BOLT W/ THUMB TURN |
| 1 | EA | DOOR STOP |
| 1 | EA | DOOR SWEEP |
| 1 | EA | THRESHOLD |
| 1 | EA | WEATHER STRIPPING |
| 1 | EA | RAIN DRIP |
| 1 | EA | OFFSET LATCH GUARD |
| DOOR STOP SHALL CLEAR ALL BOTTOM WEATHER STRIPPING | | |

| HARDWARE SET 3 (RISER ROOM) | | |
|---|---|---|
| 3 | EA | HINGE |
| 1 | EA | KEY PAD LOCK SET (SEE BELOW) |
| 1 | EA | DOOR STOP |
| 1 | EA | DOOR SWEEP |
| 1 | EA | THRESHOLD |
| 1 | EA | WEATHER STRIPPING |
| 1 | EA | RAIN DRIP |
| 1 | EA | OFFSET LATCH GUARD |
| DOOR STOP SHALL CLEAR ALL BOTTOM WEATHER STRIPPING<br>KEY PAD LOCK SET: MODEL IQ1LITE BY MARKS USA.<br>FINISH 19 BLACK POWDER COAT.<br>STANDARD KEY OVERRIDE CYLINDER. | | |

| HARDWARE SET 4 (SINGLE ENTRY) | | |
|---|---|---|
| 1 | EA | DEAD BOLT WITH THUMBTURN |
| 1 | EA | EXIT INDICATOR |
| 1 | EA | THRESHOLD |
| BALANCE OF DOOR HARDWARE BY DOOR SUPPLIER | | |

## 02 DOOR HARDWARE
NO SCALE




## 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**16 JULY 2025 PLAN REVIEW COMMENTS**

NOTES TO SHEET: (1)

1. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
2. 6'-0" WIDE CONCRETE LEAVE-OUT. RE: STRUCTURAL DRAWINGS.
3. STEEL COLUMN. RE: STRUCTURAL DRAWINGS.
4. ALUMINUM AND GLASS STOREFRONT SYSTEM.
5. 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOOR. QUANTITY AND LOCATION OF ALL DOORS AS DIRECTED BY OWNER.
6. (PAIR) 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOOR. QUANTITY AND LOCATION OF ALL DOORS AS DIRECTED BY OWNER.
7. PAINTED 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF ALL DOORS AS DIRECTED BY OWNER.
8. DOWNSPOUT (D.S.) - TYPICAL.
9. OUTLINE OF PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
10. OUTLINE OF PRE-MANUFACTURED ALUMINUM CANOPY AND SUPPORT RODS.
11. SLOPED STANDING SEAM MEAL CANOPY.
12. HANDICAP RAMP. RE: CIVIL DRAWINGS.
13. CONCRETE SIDEWALK. RE: CIVIL DRAWINGS.
14. PAINTED PARKING STRIPE. RE: CIVIL DRAWINGS.
15. ACCESSIBLE AISLE WITH PAINTED STRIPING (45°). RE: CIVIL DRAWINGS.
16. FACE OF CONCRETE CURB. RE: CIVIL DRAWINGS.
17. HANDICAP SIGN. CENTER SIGN ON PARKING SPACE. RE: CIVIL DRAWINGS.
18. HANDICAP PARKING STALL. RE: CIVIL DRAWINGS.
19. VAN-ACCESSIBLE HANDICAP PARKING STALL. RE: CIVIL DRAWINGS.
20. LANDSCAPE AREA. RE: LANDSCAPE DRAWINGS.
21. SEE CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION.
22. 18" WIDE LANDSCAPE CURB. RE: 10/A1.1.
23. STANDARD PRECAST CONCRETE WHEEL STOP. RE: CIVIL DRAWINGS.
24. SURFACE-MOUNTED DECORATIVE WALL SCONCE. RE: ELECTRICAL DRAWINGS.
25. SPRINKLER RISER ROOM. RE: PLUMBING DRAWINGS.
26. ONE-HOUR RATED PARTITION - U.L. DESIGN NO. U432. 6" METAL STUD FRAMING TO BOTTOM OF ROOF DECK WITH R-15 BATT INSULATION IN STUD SPACE AND 5/8" GYP. BOARD EACH SIDE. SEAL AROUND JOISTS AND ALL PENETRATIONS AIRTIGHT WITH PROPERLY-RATED FIRE STOPPING MATERIALS. TAPE, FLOAT AND SAND GYP. BOARD. RE: 04/A6.5. EXTEND PARTITION SEPARATING RISER ROOM AND MAIN BUILDING TO UNDERSIDE OF DECK. CONTRACTOR TO PROVIDE R-15 WALL INSULATION BETWEEN THE RISER ROOM AND THE LEASE SPACE. TENANT WILL BE RESPONSIBLE FOR ANY REMAINING WALL INSULATION. RE: 05/A6.5 AND 06/A6.5.
27. NOT USED.
28. PROVIDE MAILBOX. RE: SPECIFICATIONS FOR ADDITIONAL INFORMATION.
29. AT ALL DOORS, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM). WHEN A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (1,118 MM).
30. CONCRETE LANDING LEVEL OUTSIDE OF ENTRY (INCLUDING THRESHOLD) TO BE NO MORE THAN 1/2" BELOW FINISH FLOOR.
31. HARDWARE NOTES: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
32. DRIVE-THRU WINDOW. RE: SPECIFICATIONS.
33. ROOF-ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 06/A5.2 AND 07/A5.2.
34. DASHED LINE INDICATES APPROXIMATE LOCATION OF FUTURE 3'-6" X 7'-0" HOLLOW METAL DOOR, FRAME AND HARDWARE PROVIDED AND INSTALLED BY TENANT. VERIFY LOCATION WITH TENANT.
35. DASHED LINE INDICATES R-19 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

ELECTRONIC STAMP TITLE BLOCK

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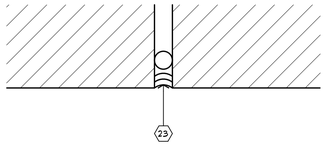
STATE OF TEXAS
07-31-2025

# TRACT 30

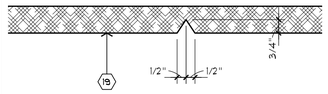
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A2.0-A2.2.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

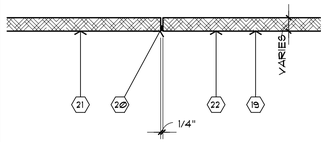
Sheet No. **A2.0**



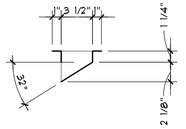

12 MASONRY CONTROL JOINT
NOT TO SCALE



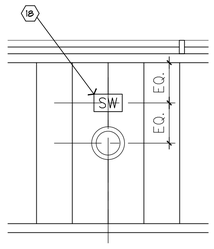

11 SCORED JOINT DETAIL
SCALE: 3" = 1'-0"



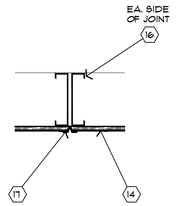

10 EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



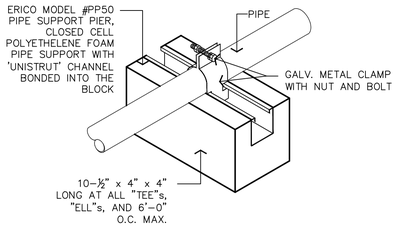

09 DETAIL
SCALE: 1 1/2" = 1'-0"



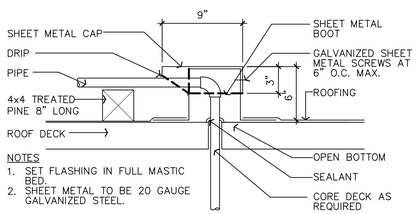

08 PARTIAL SOFFIT PLAN
SCALE: 1/2" = 1'-0"



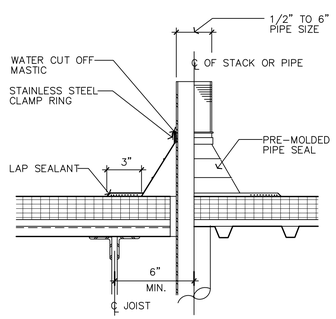

07 DETAIL
SCALE: 1 1/2" = 1'-0"



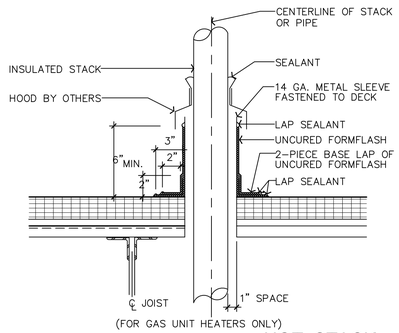

06 PIPE SUPPORT DETAIL
SCALE: 3" = 1'-0"



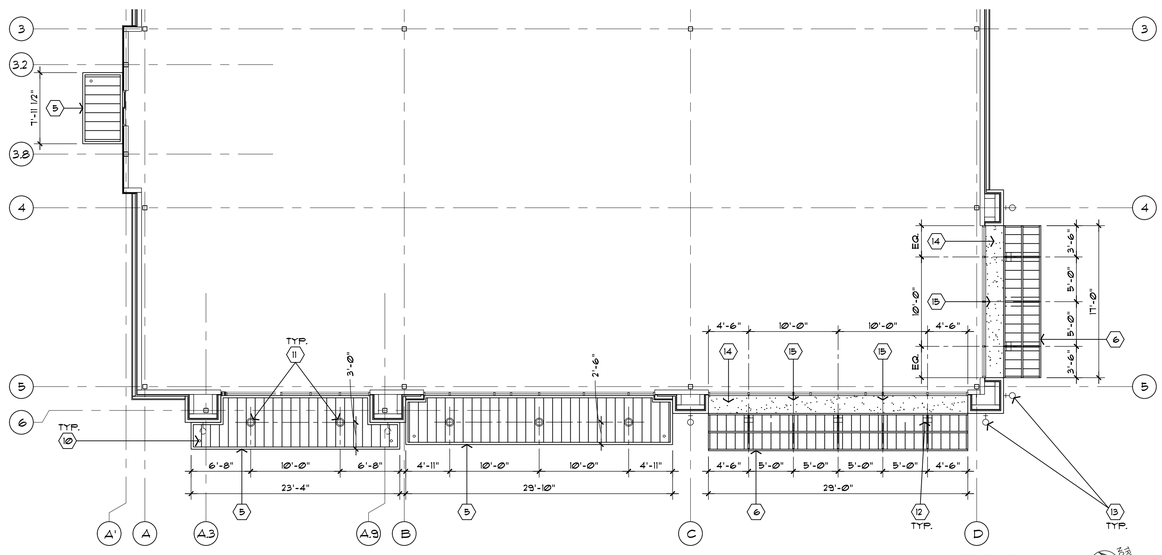

05 ROOF JACK DETAIL
SCALE: 1 1/2" = 1'-0"



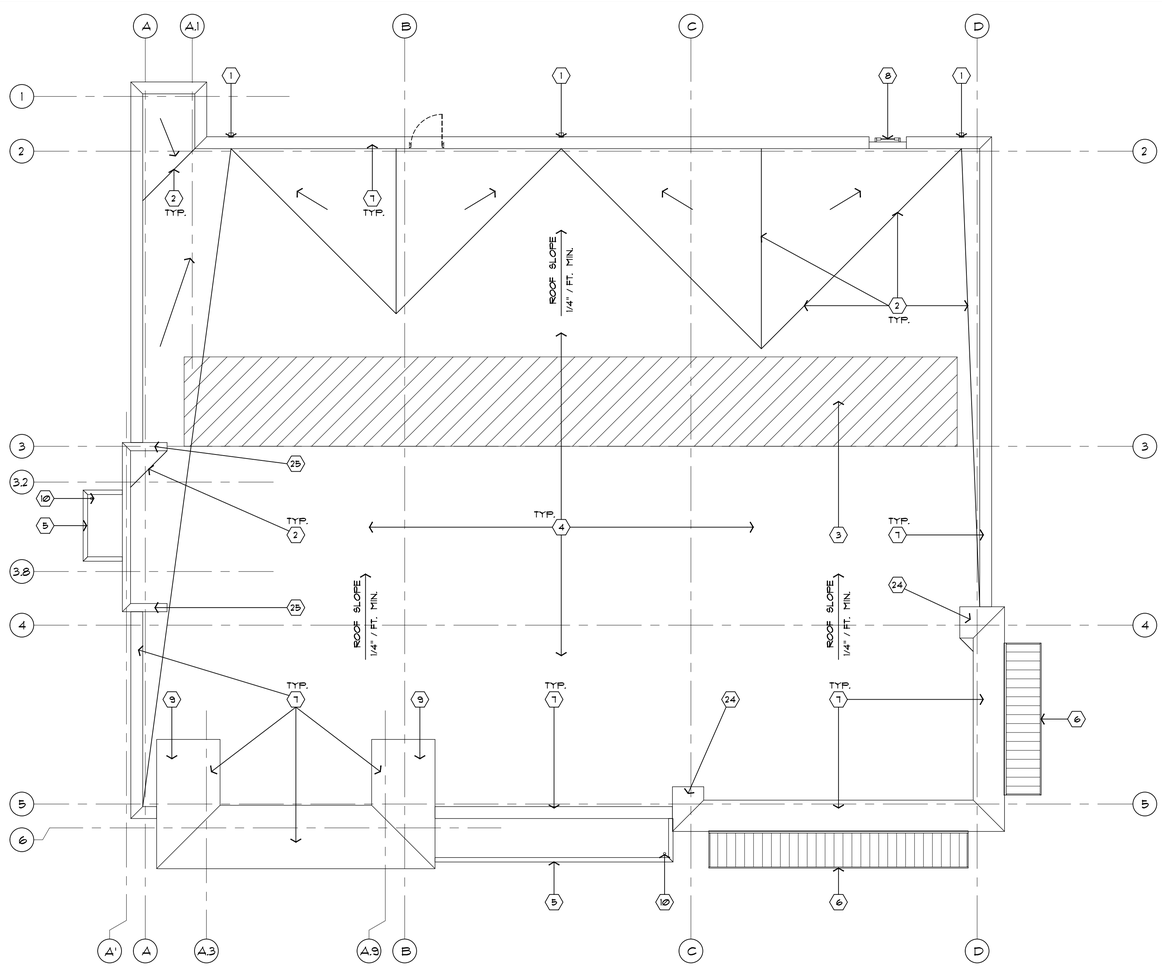

04 PIPING OR VENT FLASHING
SCALE: 1 1/2" = 1'-0"




03 HOT STACK FLASHING
SCALE: 1 1/2" = 1'-0"




02 SOFFIT PLAN
SCALE: 1/8" = 1'-0"




01 ROOF PLAN
SCALE: 1/8" = 1'-0"

Date issued/revised

**25 MAR. 2025** 100% FOR CONSTRUCTION
**04 JUNE 2025** PLAN REVIEW COMMENTS

NOTES TO SHEET: 1

1. DOWNSPOUT. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
2. ROOF CRICKET FORMED WITH TAPERED INSULATION.
3. AREA INDICATED DENOTES WHERE FUTURE A/C UNITS ARE TO BE PLACED. RE: STRUCTURAL DRAWINGS.
4. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
5. EDGE OF PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY. SLOPE AWAY FROM BUILDING TO DOWNSPOUTS. VERIFY ADEQUATE DRAINAGE REQUIREMENTS.
6. EDGE OF SLOPED STANDING SEAM METAL CANOPY.
7. PRE-FINISHED METAL COPING.
8. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 06/A5.2 AND 07/A5.2.
9. WING WALL ABOVE ROOF. RE: 01/A5.3.
10. PROVIDE ROOF DRAINS IN CANOPIES PER CANOPY MANUFACTURER'S RECOMMENDATIONS. RE: 09/A2.1.
11. EXTERIOR UNDER-CANOPY LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
12. SURFACE-MOUNTED LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
13. SURFACE-MOUNTED LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
14. 1/2" DENS GLASS SOFFIT WITH ACRYLIC COATING FROM E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) SYSTEM. PAINTED "P-2" (SEE EXTERIOR FINISH SCHEDULE SHEET A3.1)
15. SOFFIT CONTROL JOINT. RE: 07/A2.1.
16. RE: STRUCTURAL DRAWINGS.
17. SOFFIT BOARD EXPANSION JOINT WITH E.I.F.S. ACRYLIC COATING.
18. LOCATE TEST SWITCH (WHEN REQUIRED) AS SHOWN. PAINT COVER PLATE TO MATCH COLOR OF SOFFIT. SWITCH PLATE SHALL BE PRE-FINISHED TO MATCH AWNING / CANOPY.
19. 1 1/2" THICK (MIN.) E.I.F.S.
20. SEALANT TO MATCH E.I.F.S. WITH CONT. BACKER ROD.
21. EXTERIOR FACE OF E.I.F.S.
22. E.I.F.S. FINISH ON FRONT FACE TO RETURN ON ENDS.
23. CONTINUOUS SEALANT WITH BACKER ROD.
24. WING WALL ABOVE ROOF. RE: 02/A5.3.
25. WING WALL ABOVE ROOF. RE: 03/A5.3.

## ENERGY CODE GENERAL NOTES

* HIGH-ALBEDO ROOFS SATISFY ONE OF THE FOLLOWING: 3-YEAR-AGED SOLAR REFLECTANCE >= 0.55 AND THERMAL EMITTANCE >= 0.75 OR 3-YEAR-AGED SOLAR REFLECTANCE INDEX >= 64.0.

* ROOF ASSEMBLY MEETS MINIMAL THERMAL RESISTANCE INSTALLED BETWEEN ROOF FRAMING OR IN A CONTINUOUS FASHION ON THE ROOF ASSEMBLY AS STIPULATED IN TABLE C402.1.3. REQUIREMENTS FOR ABOVE DECK INSULATION, MINIMUM THICKNESS, SUSPENDED CEILINGS, STAGGERED JOINTS AND SKYLIGHT CURBS WILL BE MET.

ELECTRONIC STAMP TITLE BLOCK

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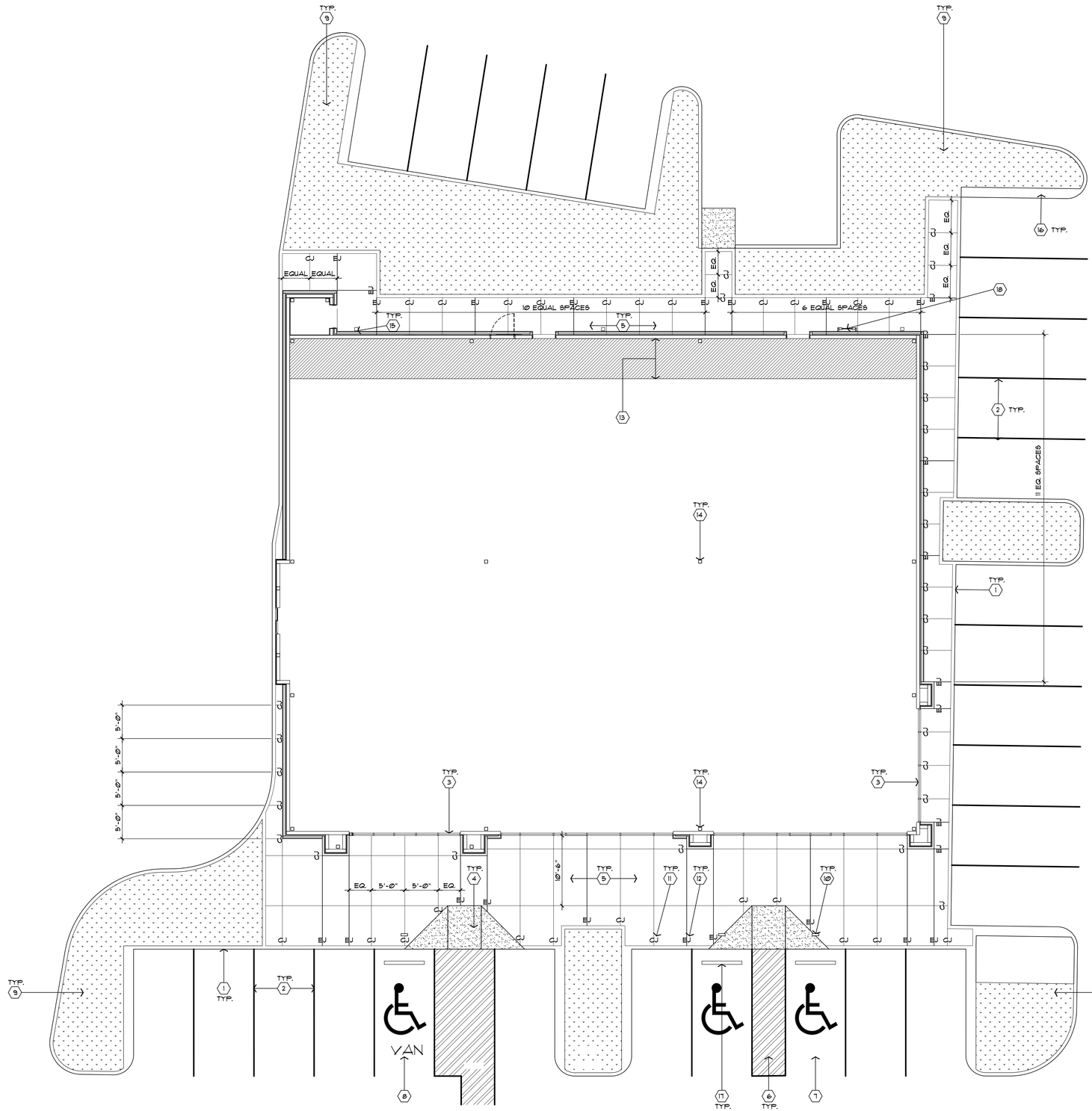
REGISTERED ARCHITECT BEN CHRISTOPHER O'BANNON 19072 STATE OF TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A2.0-A2.2.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A2.1**




01 SIDEWALK PLAN
SCALE: 1/8" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**16 JULY 2025 PLAN REVIEW COMMENTS**

NOTES TO SHEET: 1

1. FACE OF CONCRETE CURB. RE: CIVIL DRAWINGS.
2. 4" WIDE PAINTED PARKING STRIPE. RE: CIVIL DRAWINGS.
3. ALUMINUM AND GLASS STOREFRONT SYSTEM.
4. HANDICAP RAMP. RE: CIVIL DRAWINGS.
5. CONCRETE WALK. RE: CIVIL DRAWINGS.
6. ACCESSIBLE AISLE WITH 4" WIDE STRIPING (45°) AT 24" O.C. RE: CIVIL DRAWINGS.
7. HANDICAP PARKING STALL. RE: CIVIL DRAWINGS.
8. VAN-ACCESSIBLE PARKING STALL. CIVIL DRAWINGS.
9. LANDSCAPE AREA.
10. HANDICAP SIGN. CENTER SIGN ON PARKING SPACE. RE: - CIVIL DRAWINGS.
11. CONCRETE WALK CONTROL JOINT (CJ). RE: CIVIL DRAWINGS. CONTROL JOINT TO ALIGN WITH CENTERLINE OF VERTICAL MULLIONS OR CORNERS OF BUILDING UNLESS NOTED AND DIMENSIONED OTHERWISE.
12. CONCRETE WALK EXPANSION JOINT (EJ). RE: CIVIL DRAWINGS. EXPANSION JOINT TO ALIGN WITH CENTERLINE OF VERTICAL MULLIONS OR CORNERS OF BUILDING UNLESS NOTED AND DIMENSIONED OTHERWISE.
13. 6'-0" WIDE CONCRETE LEAVE-OUT. RE: STRUCTURAL DRAWINGS.
14. STEEL COLUMN. RE: STRUCTURAL DRAWINGS.
15. DOWNSPOUT.
16. 18" WIDE LANDSCAPE CURB. RE: 10/A1.1.
17. STANDARD PRECAST CONCRETE WHEELSTOP. RE: 11/A1.1.
18. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 06/A5.2 AND 07/A5.2.

ELECTRONIC STAMP TITLE BLOCK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REGISTERED ARCHITECT
BEN CHRISTOPHER O'BRIEN
79072
TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

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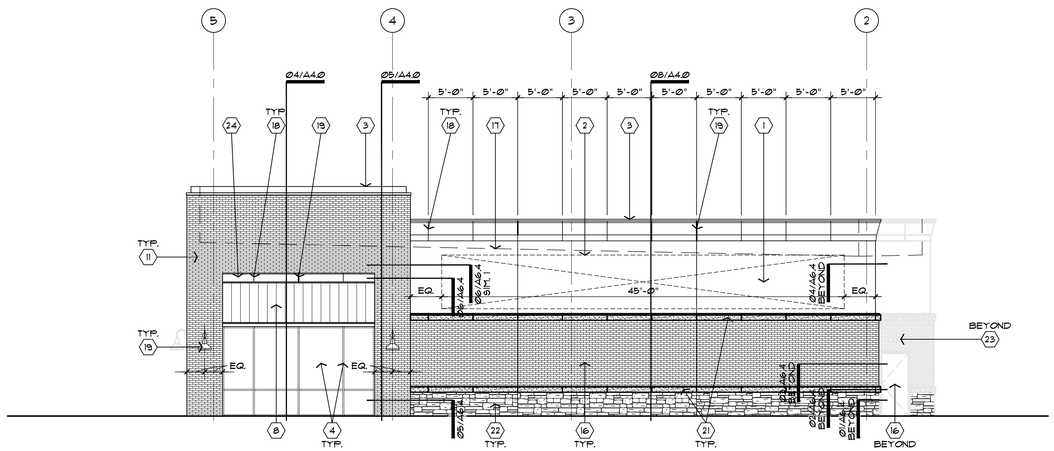
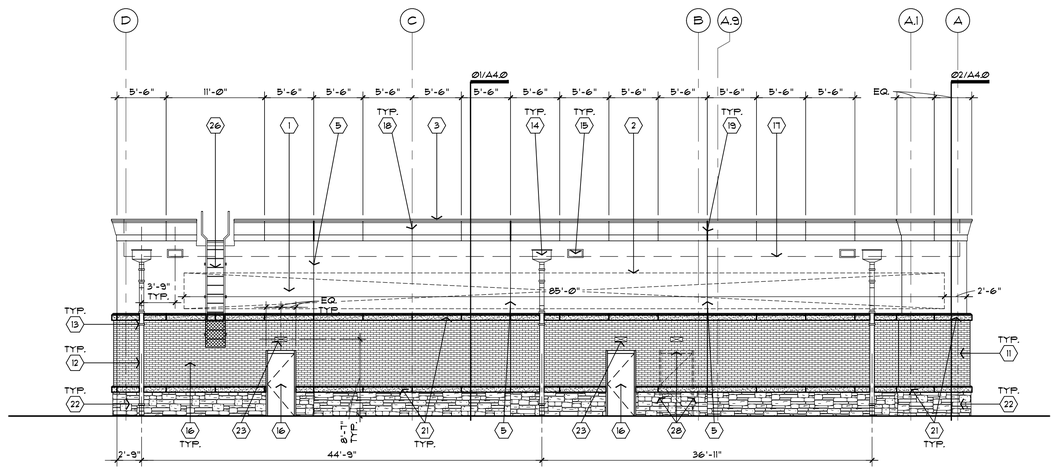
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A2.0-A2.2.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

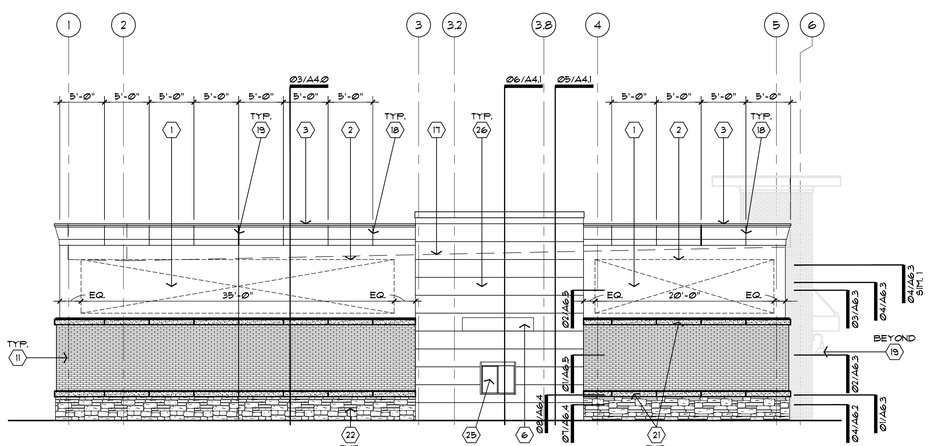
Sheet No. **A2.2**



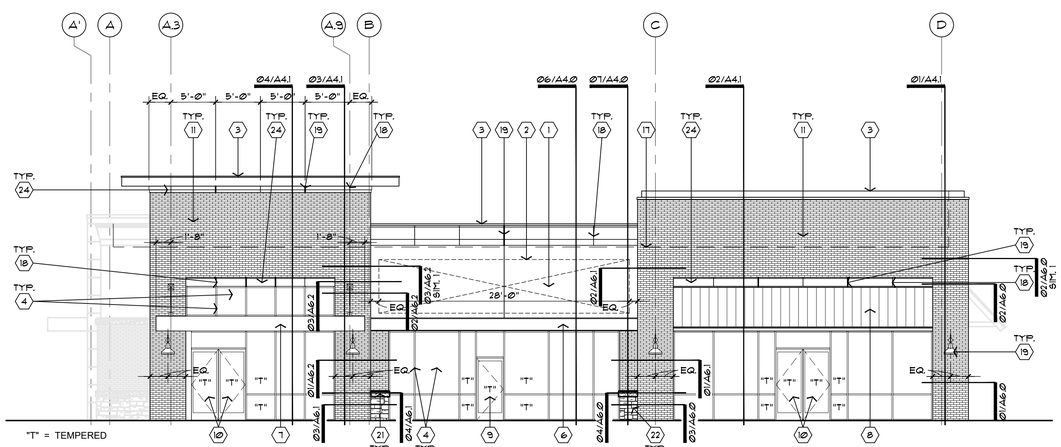

04 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"




03 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"




02 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"




01 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
2. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: WALL SECTIONS FOR VERTICAL LOCATIONS.
3. PRE-FINISHED 26 GA. METAL COPING.
4. ALUMINUM AND GLASS STOREFRONT SYSTEM.
5. PAINTED ZINC PLASTER CONTROL JOINT.
6. OUTLINE OF PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
7. OUTLINE OF PRE-MANUFACTURED ALUMINUM CANOPY AND SUPPORT RODS.
8. SLOPED STANDING SEAM METAL CANOPY.
9. 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOOR. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
10. (PAIR) 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOOR. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
11. MODULAR BRICK AS SCHEDULED.
12. PRE-FINISHED 24 GA. GALV. 6" X 6" DOWNSPOUT. RE: 09/A5.2 AND 11/A5.2.
13. PRE-FINISHED 2" WIDE, 25 GA. GALV. DOWNSPOUT STRAP. RE: 10/A5.2.
14. PRE-FINISHED GALV. COLLECTOR BOX. RE: 11/A5.0 AND 09/A5.2.
15. PRE-FINISHED GALV. SCUPPER. RE: 11/A5.0 AND 09/A5.2 SIM.
16. PAINTED 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
17. DASHED LINE INDICATES TOP OF ROOF LINE.
18. E.I.F.S. SCORED JOINT. RE: 11/A2.1. ALIGN VERTICALLY WITH STOREFRONT MULLION UNLESS NOTED OTHERWISE.
19. E.I.F.S. EXPANSION JOINT. RE: 10/A2.1. ALIGN VERTICALLY WITH STOREFRONT MULLION UNLESS NOTED OTHERWISE.
20. SURFACE-MOUNTED DECORATIVE WALL SCONCE. RE: ELECTRICAL DRAWINGS.
21. CAST STONE TRIM AS SCHEDULED.
22. STONE VENEER AS SCHEDULED.
23. OVERHEAD DOOR LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
24. 1 1/2" THICK (MIN.) E.I.F.S.
25. DRIVE-THRU WINDOW. RE: SPECIFICATIONS.
26. NICHIHA PANELS. RE: SPECIFICATIONS.
27. ROOF-ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 06/A5.2 AND 07/A5.2.
28. DASHED LINE INDICATES APPROXIMATE LOCATION OF FUTURE 3'-6" X 7'-0" HOLLOW METAL DOOR, FRAME AND HARDWARE PROVIDED AND INSTALLED BY TENANT. VERIFY LOCATION WITH TENANT.

ELECTRONIC STAMP TITLE BLOCK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REGISTERED ARCHITECT CHRISTOPHER D. VANE 19072 TEXAS

07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

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| Project No. | **24071** |
| CAD Dwg File | **24071 A3.0-A3.1.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A3.0**

* PLANS AND/OR SPECIFICATIONS PROVIDE ALL INFORMATION WITH WHICH COMPLIANCE CAN BE DETERMINED FOR THE BUILDING ENVELOPE AND DOCUMENT WHERE EXCEPTIONS TO THE STANDARD ARE CLAIMED.
* THE VERTICAL FENESTRATION AREA <= 30 PERCENT OF THE GROSS ABOVE-GRADE WALL AREA.
* THE BUILDING ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER THAT IS SEALED IN AN APPROVED MANNER AND EITHER CONSTRUCTED OR TESTED IN AN APPROVED MANNER. AIR BARRIER PENETRATIONS ARE SEALED IN AN APPROVED MANNER.
* ABOVE--GRADE WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
* ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.

## 08 ENERGY CODE GENERAL NOTES
NO SCALE

* ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL FOUR SIDES UTILIZING PARAPET WALLS.
* ALL WALL-MOUNTED EQUIPMENT (E.G., AIR-HANDLING EQUIPMENT, COMPRESSORS, ETC.) MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKIN AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPLE STRUCTURE. NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
* E.I.F.S. SHALL NOT BE PERMITTED BELOW NINE (9) FEET ABOVE FINISHED GRADE UNLESS UTILIZED FOR DECORATIVE ARCHITECTURAL FEATURES.
* (IF APPLICABLE) TILT-WALL, POURED-IN-PLACE OR PRE-CAST CONCRETE PANELS SHALL HAVE INTEGRATED COLOR AND HAVE VARIED TEXTURES AND PATTERNS AT LEAST EVERY 100 LINEAR FEET ALONG PRIMARY FACADES. TILT-WALL, POURED-IN-PLACE, OR PRE-CAST CONCRETE PANELS SHALL INCORPORATE OTHER PERMITTED PRIMARY MASONRY MATERIALS. TILT-WALL, POURED-IN-PLACE, OR PRE-CAST CONCRETE STRUCTURES SHALL HAVE REVEALS, PUNCH-OUTS, PATTERNS, TEXTURES OR OTHER SIMILAR SURFACE CHARACTERISTICS TO ENHANCE THE FACADE ON AT LEAST 10 PERCENT OF EACH FACADE.

## 07 GENERAL INFORMATION
NO SCALE

**EXTERIOR MATERIALS AREA CALCULATIONS:**

| | EAST ELEVATION (RE: 01/A3.0) | SOUTH ELEVATION (RE: 02/A3.0) | WEST ELEVATION (RE: 03/A3.0) | NORTH ELEVATION (RE: 04/A3.0) |
|---|---|---|---|---|
| TOTAL | 2,212 S.F. | 1,797 S.F. | 2,083 S.F. | 1,758 S.F. |
| STOREFRONT TRANSPARENCY | 771 S.F. (35%) | 14 S.F. (1%) | 0 S.F. (0%) | 170 S.F. (10%) |
| OPAQUE | 1,441 S.F. (65%) | 1,783 S.F. (99%) | 2,083 S.F. (100%) | 1,588 S.F. (90%) |

**OPAQUE MATERIALS AREA CALCULATIONS:**

| | EAST ELEVATION (RE: 01/A3.0) | SOUTH ELEVATION (RE: 02/A3.0) | WEST ELEVATION (RE: 03/A3.0) | NORTH ELEVATION (RE: 04/A3.0) |
|---|---|---|---|---|
| STONE | 13 S.F. (1%) | 259 S.F. (15%) | 392 S.F. (19%) | 215 S.F. (14%) |
| BRICK | 828 S.F. (57%) | 465 S.F. (26%) | 706 S.F. (34%) | 732 S.F. (46%) |
| METAL AWNINGS AND / OR CANOPIES | 228 S.F. (16%) | 12 S.F. (1%) | 0 S.F. (0%) | 85 S.F. (5%) |
| PLASTER | 242 S.F. (17%) | 507 S.F. (28%) | 772 S.F. (37%) | 422 S.F. (27%) |
| E.I.F.S. | 130 S.F. (9%) | 140 S.F. (8%) | 213 S.F. (10%) | 134 S.F. (8%) |
| CEMENTITIOUS MATERIAL (NICHIHA) | 0 S.F. (0%) | 400 S.F. (22%) | 0 S.F. (0%) | 0 S.F. (0%) |

**NOTES:**

1. **PRIMARY FACADE VERTICAL ARTICULATION:**
   **AVERAGE HEIGHT - 24'-6"**
   **15% OF HEIGHT - 3'-8" (VERTICAL ARTICULATION)**
2. **PRIMARY FACADE HORIZONTAL ARTICULATION:**
   **AVERAGE HEIGHT - 24'-6"**
   **10% OF AVERAGE HEIGHT - 2'-6" (HORIZONTAL ARTICULATION)**
3. **ROOFING MATERIAL:**
   **MODIFIED BITUMEN**

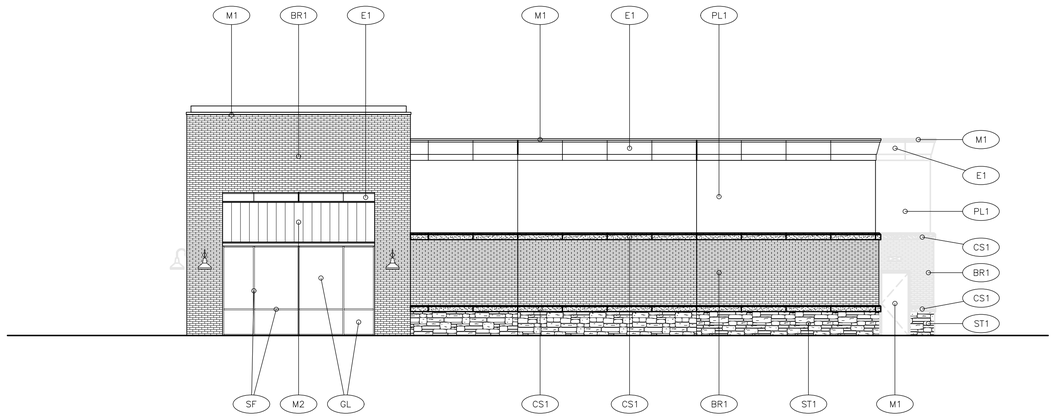
## 06 EXTERIOR MATERIALS AREA CALCULATIONS
NO SCALE

| TAG | MATERIAL | DESCRIPTION / MANUFACTURER | NAME / COLOR NUMBER | KEYNOTE |
|---|---|---|---|---|
| CST | CAST STONE | SITEWORKS | NATURAL | 1 AND 3 |
| STT | STONE VENEER | THIN-SET / ALAMO STONE | TEXANA GOLD CHOP | 3 AND 5 |
| BR1 | MODULAR BRICK | CHEROKEE BRICK | PONTE VEDRA, ANTIQUE TUMBLED | |
| PL1 | STUCCO | CEMENT PLASTER WITH E.I.F.S. COATING / SHERWIN WILLIAMS | VERSATILE GRAY SW 6072 | |
| E1 | E.I.F.S. | E.I.F.S. FINISH COAT ACCENT COLOR / SHERWIN WILLIAMS | ASTHETIC WHITE SW 7035 WITH FINE SAND FINISH TEXTURE | 4 |
| M1 | PRE-FINISHED METAL | CAP FLASHING / BERRIDGE | SHASTA WHITE | |
| M2 | PRE-FINISHED METAL | CANOPY FASCIA COVER AND TOWER CAP / BERRIDGE | ACRYLIC-COATED GALVALUME | 2, 6 |
| N1 | FIBER CEMENT SIDING | NICHIHA / SHERWIN WILLIAMS | TIN LIZZIE SW 9163 | |
| SF | ALUMINUM STOREFRONT | REFER TO SPECIFICATIONS | CLEAR ANODIZED | |
| GL | STOREFRONT GLASS | PPG SOLARBAN 70XL LOW-E | CLEAR / CLEAR | |

KEYNOTES:
1. PROVIDE CAST CORNER SHAPES FOR ALL OUTSIDE CORNERS - UNLESS NOTED OTHERWISE.
2. WHERE STEEL CANOPIES - PROVIDE ALL SUPPORT, BLOCKING, FASTENERS AND FLASHING FOR A COMPLETE INSTALLATION.
3. MORTAR COLORS TO MATCH PHASE ONE AT ALL LOCATIONS. FOLLOW MORTAR COLOR MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. FINISH COAT OVER EPS CORNICE AND TRIM: SAND PEBBLE FINE TEXTURE. E.I.F.S. FINISH COAT OVER DENSGLASS SOFFIT BOARD: SAND PEBBLE FINE TEXTURE.
5. VERIFY STONE PATTERN AND COLOR WITH ADJACENT RETAIL DEVELOPMENT AND COORDINATE WITH ALAMO STONE SUPPLIER.
6. ALUMINUM FASCIA TO MATCH LISTED BERRIDGE COLOR.

GENERAL NOTES:
A. MATERIALS AND LOCATIONS TO BE VERIFIED BY DEVELOPER PRIOR TO CONSTRUCTION. PROVIDE SAMPLES AND CONSTRUCT MOCK-UPS FOR DEVELOPER APPROVAL IN A TIMELY MANNER SO AS TO NOT DELAY PROJECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
B. PAINT ELECTRICAL EQUIPMENT AND MISCELLANEOUS METALS TO MATCH ADJACENT CONCRETE TILT-WALL FINISHES - TYPICAL.
C. SEALANTS SHALL MATCH ADJACENT COLORS - UNLESS NOTED OTHERWISE.

## 05 EXTERIOR FINISH SCHEDULE
NO SCALE




## 04 NORTH EXTERIOR ELEVATION
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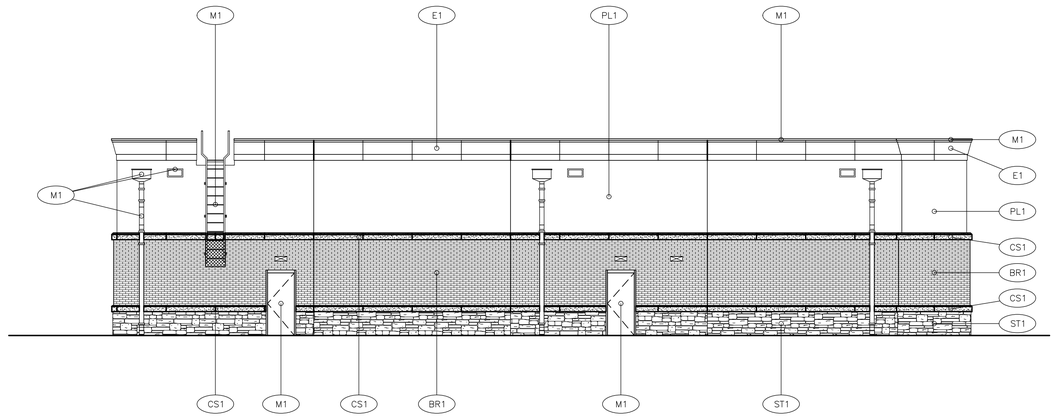


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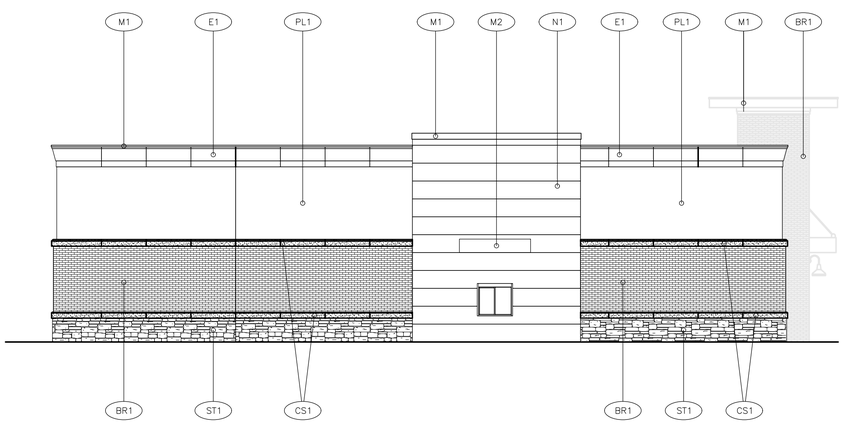


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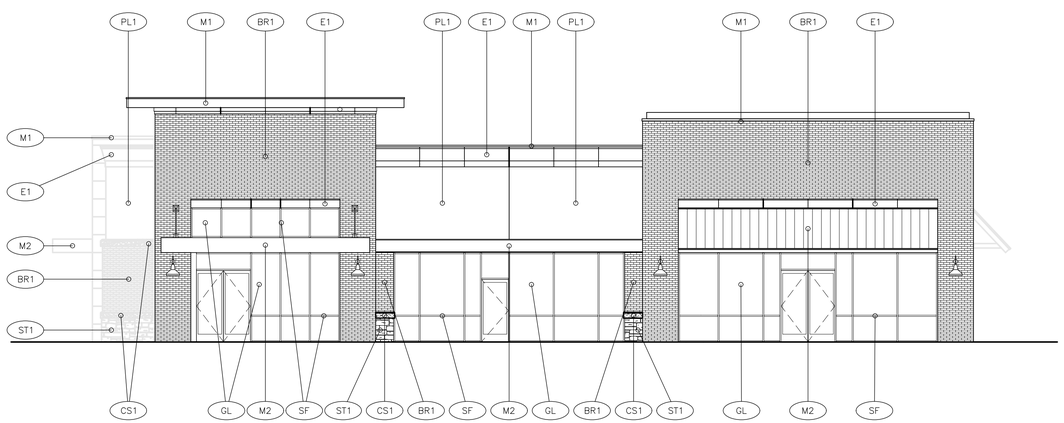


## 01 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**31 JULY 2025 FOR BID**

ELECTRONIC STAMP TITLE BLOCK


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Members American Institute of Architects

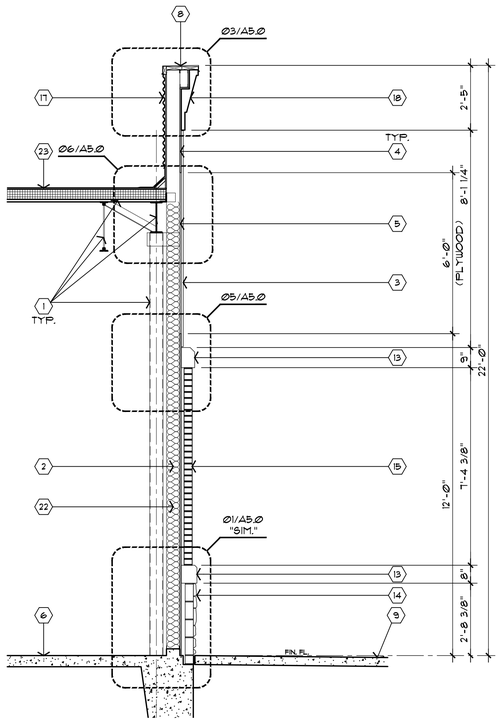

REGISTERED ARCHITECT BRIAN CHRISTOPHER STONE 79072 TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A3.0-A3.1DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A3.1**




08 WALL SECTION
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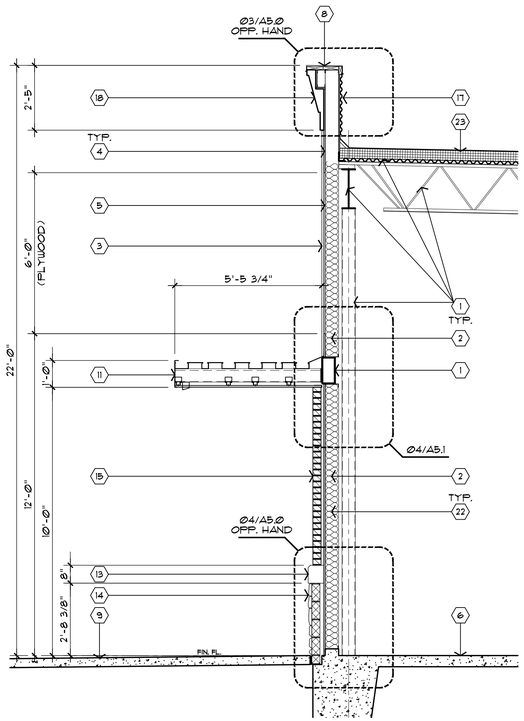


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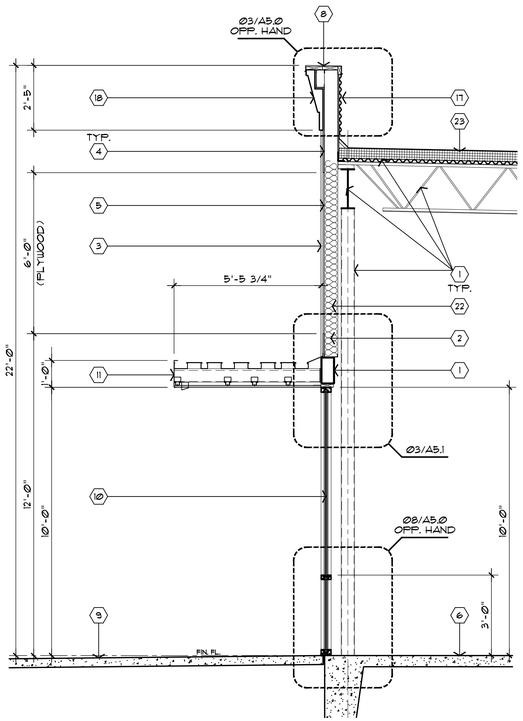


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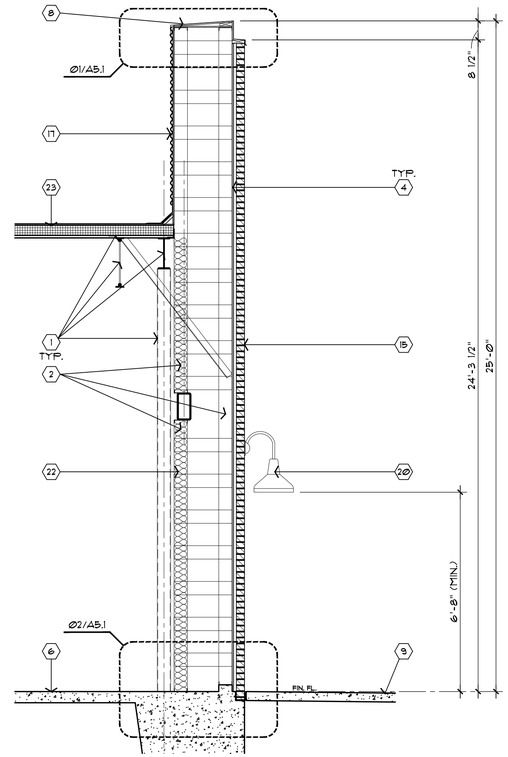


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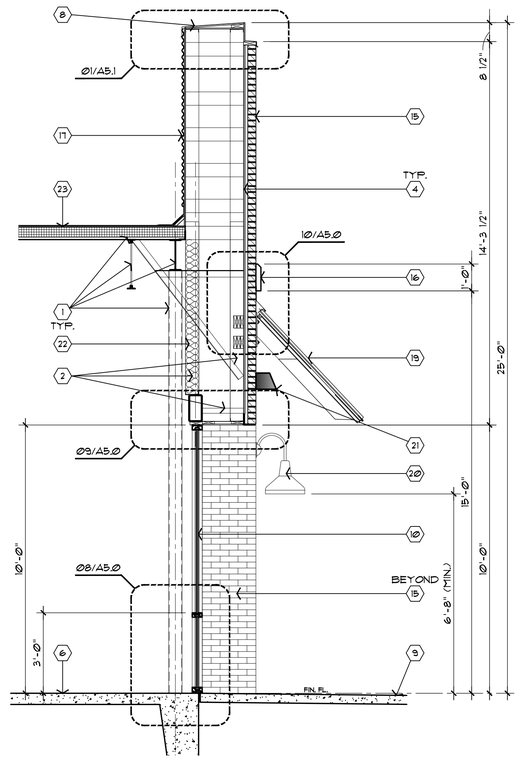


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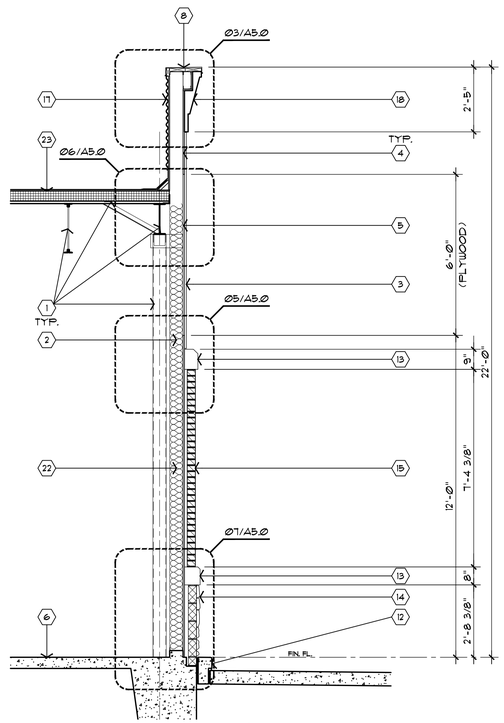


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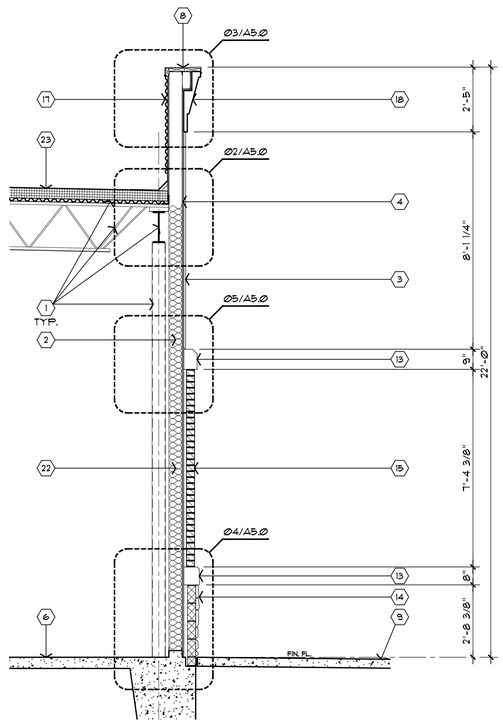


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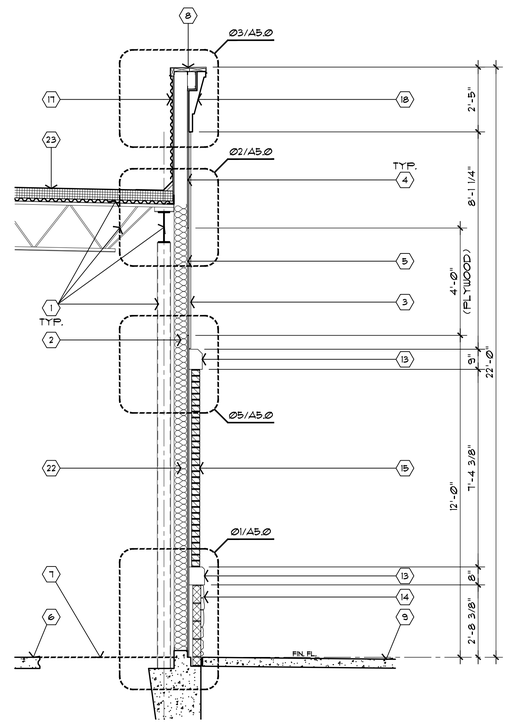


01 WALL SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
4. 5/8" GYPSUM SHEATHING.
5. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
6. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
7. CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
8. PRE-FINISHED 26 GA. METAL COPING OVER FLASHING MEMBRANE ON NON-COMBUSTIBLE TREATED WOOD WITH CONT. CLEATS BOTH SIDES WITH NO EXPOSED FASTENERS.
9. REINFORCED CONCRETE WALK.
10. ALUMINUM AND GLASS STOREFRONT SYSTEM.
11. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
12. REINFORCED CONCRETE CURB.
13. CAST STONE TRIM AS SCHEDULED.
14. STONE VENEER AS SCHEDULED OVER 4" C.M.U. BLOCK.
15. MODULAR BRICK AS SCHEDULED.
16. 1 1/2" THICK (MIN.) E.I.F.S.
17. CORRUGATED METAL SIDING ON 30# FELT.
18. E.I.F.S. CORNICE.
19. SLOPED STANDING SEAM METAL CANOPY.
20. SURFACE-MOUNTED DECORATIVE WALL SCONCE. RE: ELECTRICAL DRAWINGS.
21. SURFACE-MOUNTED LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
22. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.
23. CONT. R-25 INSULATION ON ROOF DECK.

ELECTRONIC STAMP TITLE BLOCK

OSBORN & VANE ARCHITECTS, INC.
2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
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Members American Institute of Architects

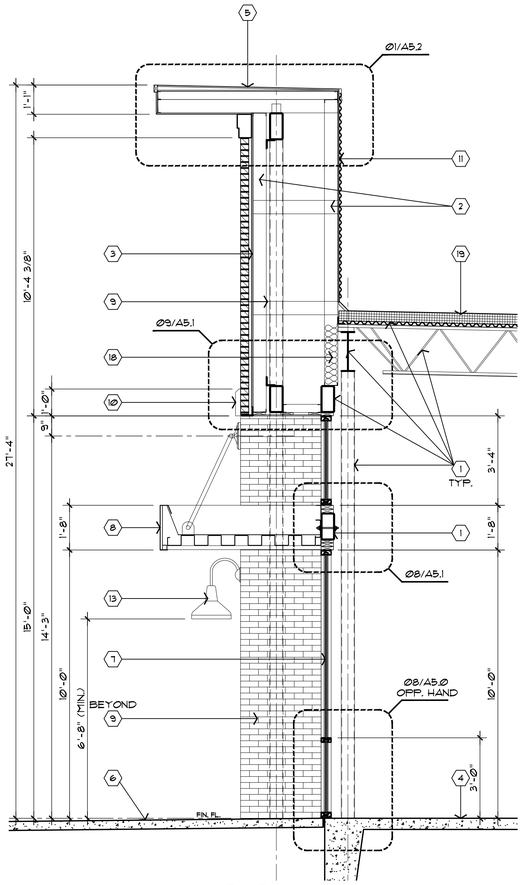
REGISTERED ARCHITECT
STEPHEN CHRISTOPHER OSBORN
19072
STATE OF TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | 24071 |
| CAD Dwg File | 24071 A4.0-A4.1DWG |
| Drawn | DB |
| Checked | BS |

Sheet No. A4.0

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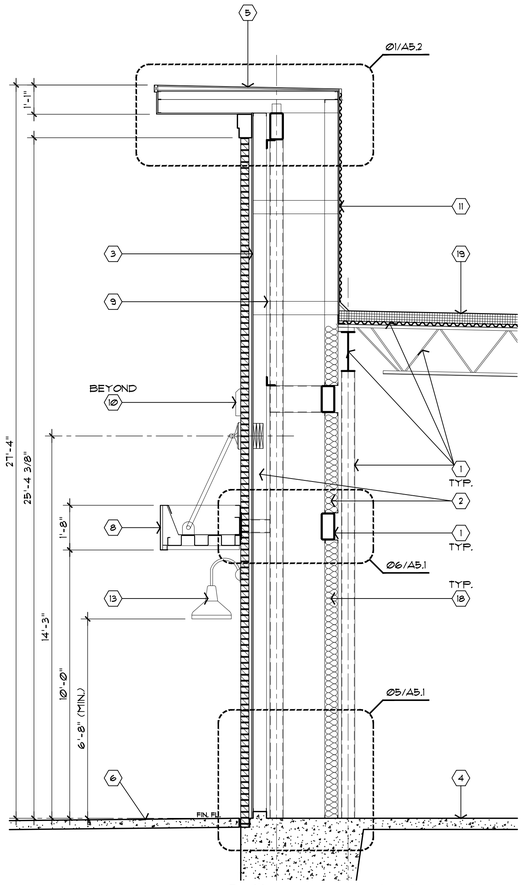


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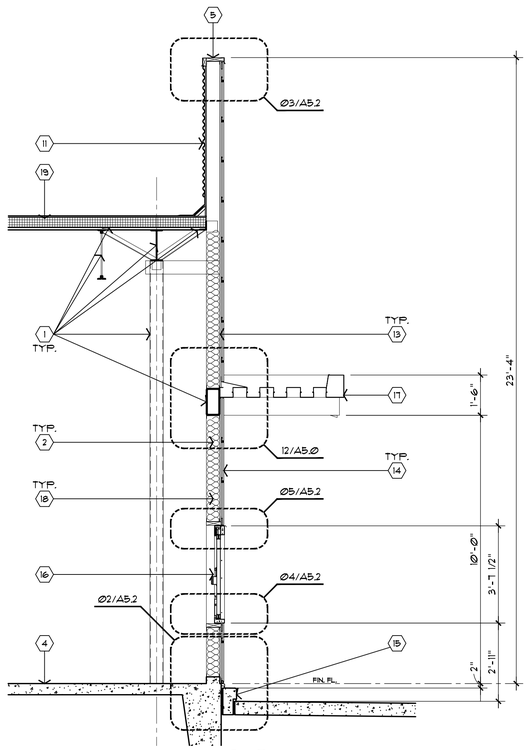


06 WALL SECTION
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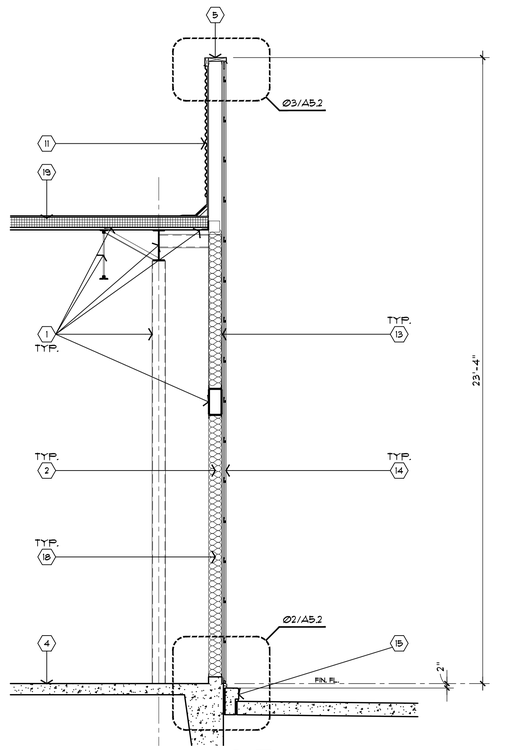


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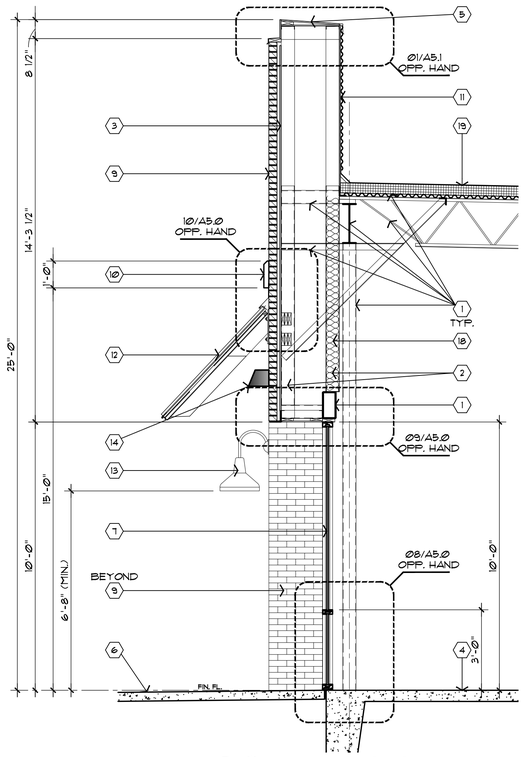


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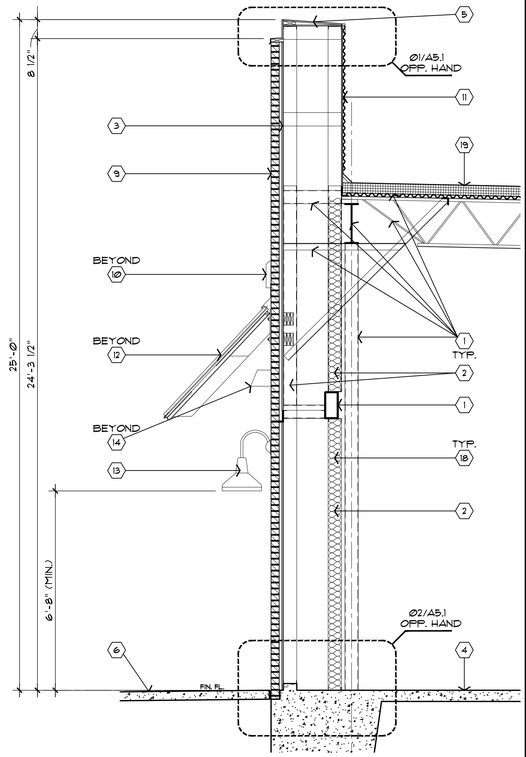


01 WALL SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. 5/8" GYPSUM SHEATHING.
4. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
5. PRE-FINISHED 26 GA. METAL COPING OVER FLASHING MEMBRANE ON NON-COMBUSTIBLE TREATED WOOD WITH CONT. CLEATS BOTH SIDES WITH NO EXPOSED FASTENERS.
6. REINFORCED CONCRETE WALK.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. PRE-MANUFACTURED ALUMINUM CANOPY AND SUPPORT RODS.
9. MODULAR BRICK AS SCHEDULED.
10. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM).
11. CORRUGATED METAL SIDING ON 30# FELT.
12. SLOPED STANDING SEAM METAL CANOPY.
13. 5/8" EXTERIOR-GRADE, NON-COMBUSTIBLE PLYWOOD.
14. NICHIHA PANELS. RE: SPECIFICATIONS. SEE EXTERIOR FINISH SCHEDULE ON SHEET A3.1.
15. REINFORCED CONCRETE CURB.
16. SIDE SLIDING WINDOW. SEE SPECIFICATIONS. VERIFY LOCATION, DIMENSIONS AND SLIDE DIRECTION.
17. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
18. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.
19. CONT. R-25 INSULATION ON ROOF DECK.

ELECTRONIC STAMP TITLE BLOCK

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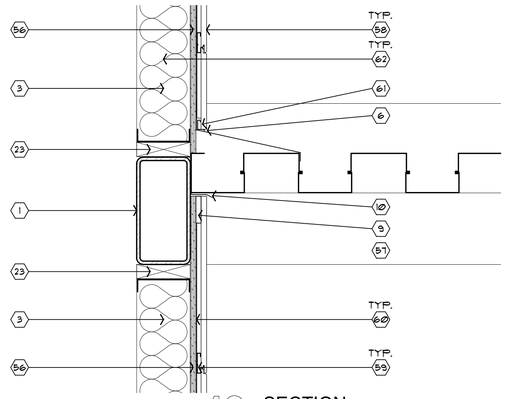
# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A4.0-A4.1DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A4.1**

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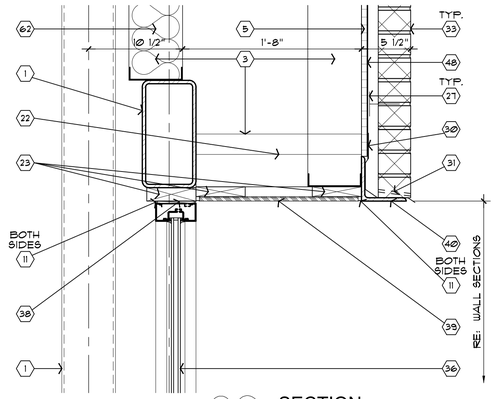


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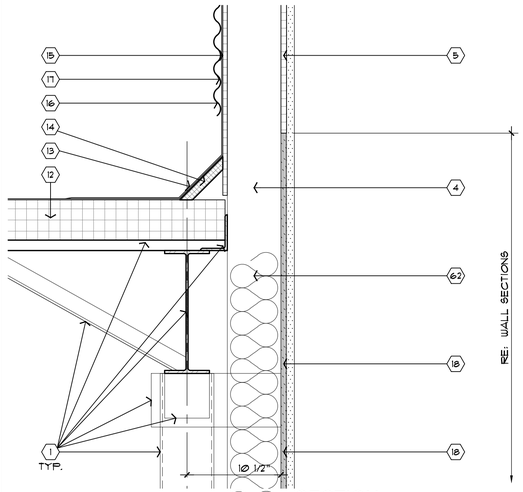


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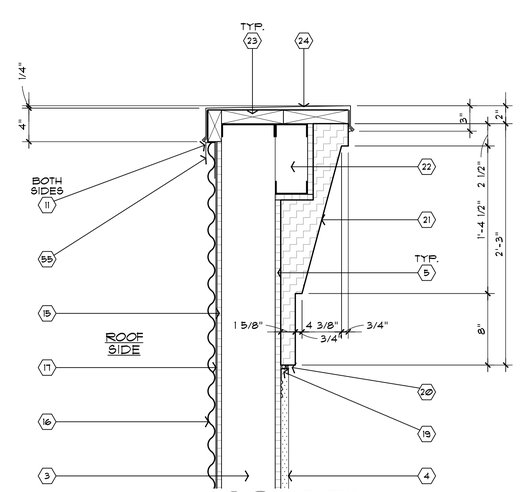


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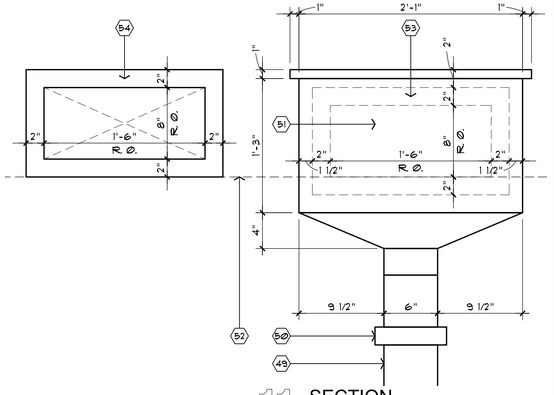


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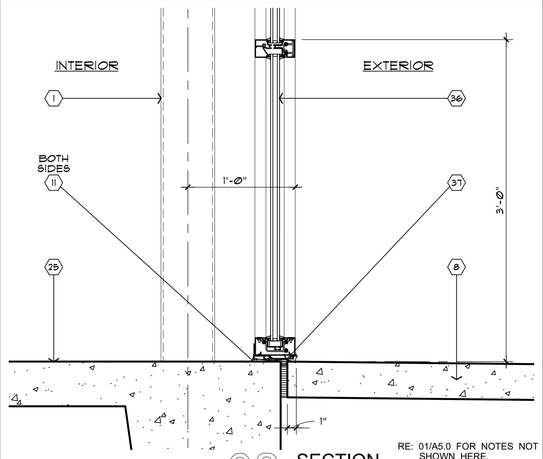


RE: 01/A5.0 FOR NOTES NOT SHOWN HERE.

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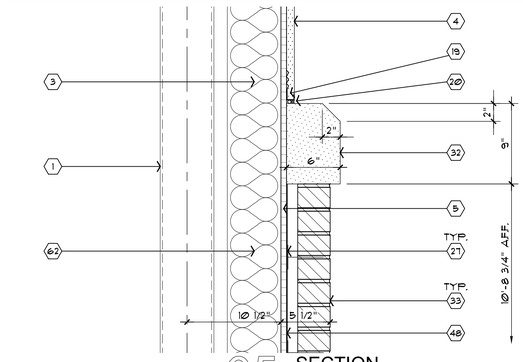


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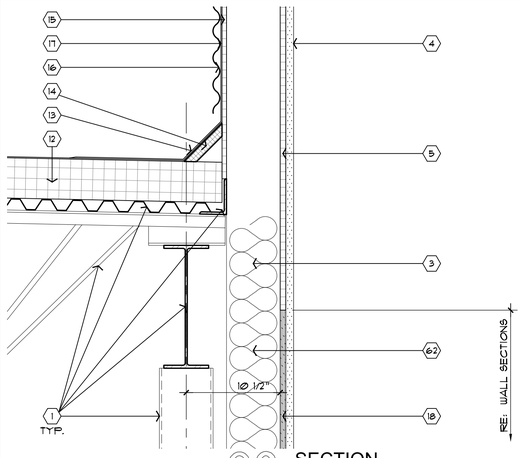


02 SECTION
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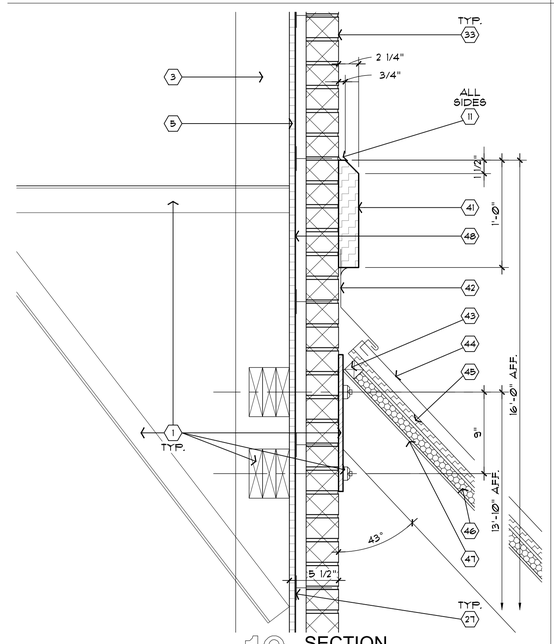
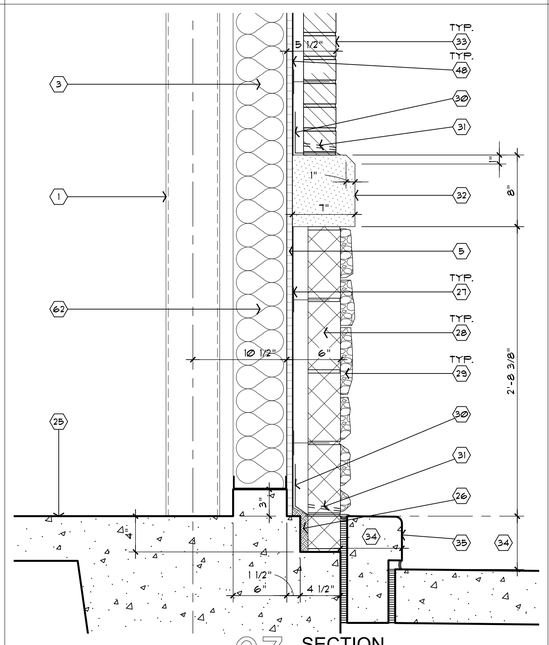
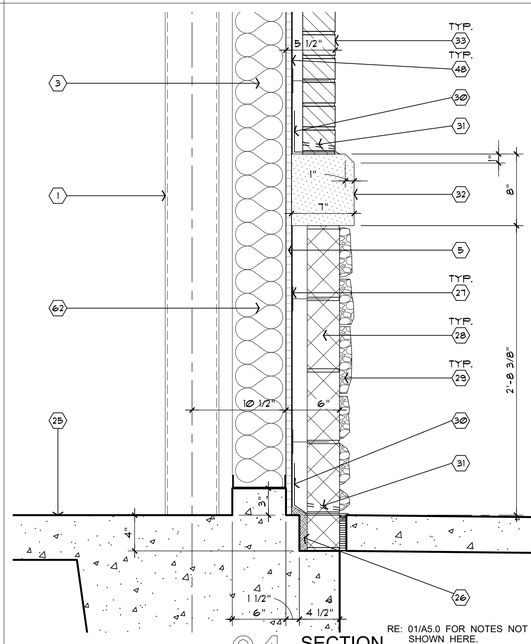



10 SECTION
SCALE: 1 1/2" = 1'-0"

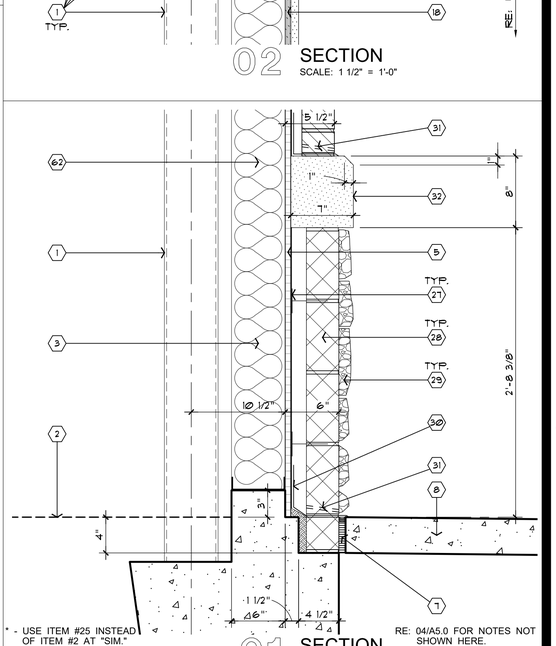



07 SECTION
SCALE: 1 1/2" = 1'-0"




RE: 01/A5.0 FOR NOTES NOT SHOWN HERE.

04 SECTION
SCALE: 1 1/2" = 1'-0"




* - USE ITEM #25 INSTEAD OF ITEM #2 AT "SIM."

RE: 04/A5.0 FOR NOTES NOT SHOWN HERE.

01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 6'-0" WIDE CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
3. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
4. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
5. 5/8" DENS GLASS SHEATHING.
6. 1/4" CLEARANCE FROM EDGE OF PANEL TO FLASHING.
7. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
8. REINFORCED CONCRETE WALK.
9. NICHIHA SPACER.
10. PAINTED 24 GA. GALV. SHEET METAL.
11. CONTINUOUS SEALANT.
12. SCHEDULED ROOF ON CONT. R-25 INSULATION.
13. ROOF FLASHING SYSTEM.
14. 4" FIBER CANT.
15. 1/2" DENS GLASS SHEATHING.
16. PAINTED 26 GA. GALV. CORRUGATED METAL. LAP JOINTS A MINIMUM OF 6" OVERLAP IN BOTH VERTICAL AND HORIZONTAL.
17. WRAP FLASHING SYSTEM OVER TOP OF WOOD BLOCKING AND ATTACH.
18. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
19. PAINTED ZINC PLASTER CASING BEAD.
20. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT CEMENT PLASTER.
21. E.I.F.S. CORNICE.
22. 3 5/8" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
23. NON-COMBUSTIBLE TREATED WOOD BLOCKING.
24. PRE-FINISHED 26 GA. METAL CAP COPING OVER FLASHING MEMBRANE WITH CONT. CLEATS BOTH SIDES WITH NO EXPOSED FASTENERS.
25. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
26. FILL CAVITY WITH GROUT.
27. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
28. 4" C.M.U. BLOCK.
29. THIN-SET MANUFACTURED STONE VENEER WAINSCOT ON MORTAR SETTING BED WITH MORTAR JOINTS. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
30. THRU-WALL FLASHING.
31. WEEP HOLES AT 24" O.C. MAX.
32. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
33. MODULAR BRICK AS SCHEDULED.
34. RE: CIVIL DRAWINGS.
35. REINFORCED CONCRETE CURB. RE: CIVIL DRAWINGS.
36. ALUMINUM AND GLASS STOREFRONT SYSTEM.
37. SILL FLASHING MEMBER ON MASTIC BED.
38. SHIM AS REQUIRED.
39. 1/2" DENS GLASS SOFFIT WITH ACRYLIC COATING FROM E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) SYSTEM. PAINTED "P-2" (SEE EXTERIOR FINISH SCHEDULE SHEET A3.1).
40. PAINTED STEEL LINTEL. PAINT TO MATCH ADJACENT SOFFIT. RE: STRUCTURAL DRAWINGS.
41. 1 1/2" THICK (MIN.) E.I.F.S.
42. 24 GA. METAL FLASHING.
43. METAL FRAMING. RE: STRUCTURAL DRAWINGS.
44. PRE-FINISHED METAL STANDING SEAM ROOF ON 30# FELT.
45. TREATED 2 X 6 TONGUE & GROOVE DECKING. RE: STRUCTURAL DRAWINGS.
46. HARDI BOARD SOFFIT. RE: SPECIFICATIONS.
47. 2X #1 PINE SLEEPER. STAIN TO MATCH HARDI BOARD SOFFIT.
48. WEATHER-RESISTANT BARRIER.
49. PRE-FINISHED 24 GA. GALV. 6" X 6" DOWNSPOUT.
50. PRE-FINISHED 2" WIDE, 25 GA. GALV. DOWNSPOUT STRAP.
51. PRE-FINISHED 26 GA. GALV. COLLECTOR HEAD.
52. DASHED LINE INDICATES TOP OF ROOF LINE.
53. PRE-FINISHED 25 GA. GALV. METAL SCUPPER.
54. PRE-FINISHED 25 GA. GALV. METAL OVERFLOW SCUPPER.
55. PAINTED 24 GA. GALV. SHEET METAL.
56. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD.
57. PRE-MANUFACTURED ALUMINUM CANOPY.
58. NICHIHA PANELS. RE: SPECIFICATIONS.
59. NICHIHA ULTIMATE CLIP.
60. WEATHER-RESISTANT BARRIER.
61. NICHIHA VERTICAL STARTER TRACK WITH ESSENTIAL STARTER FLASHING.
62. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS, INC.

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects


REGISTERED ARCHITECT BENJAMIN CHRISTOPHER SIMMONS 29072 TEXAS

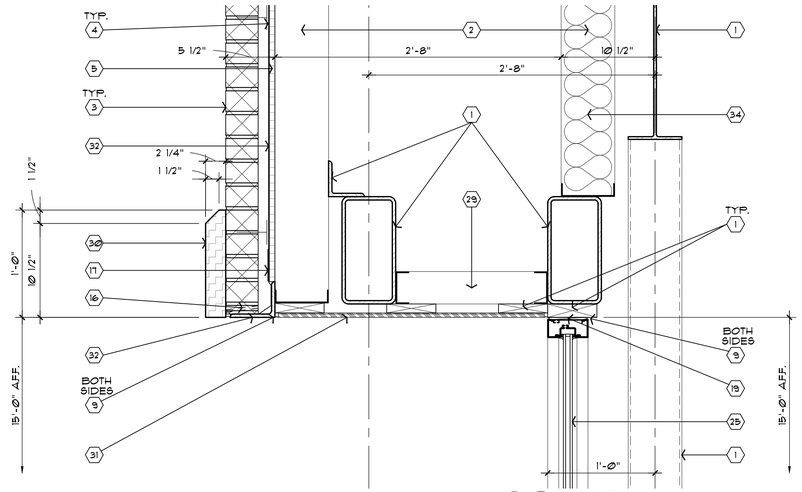
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A5.0-A5.3.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A5.0**




09 SECTION
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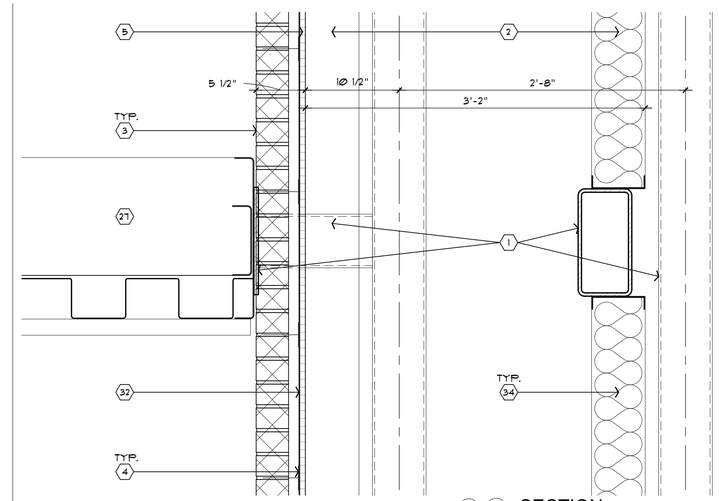


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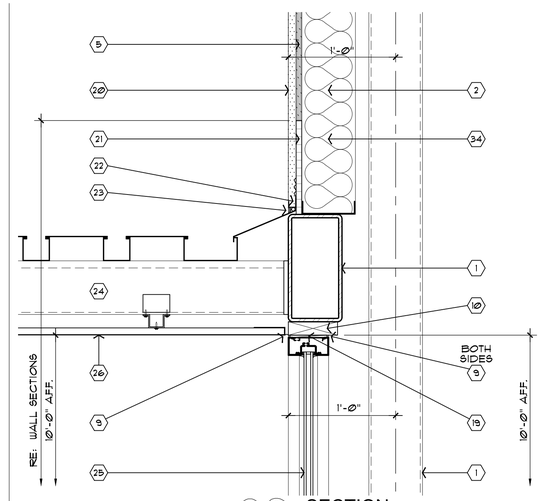


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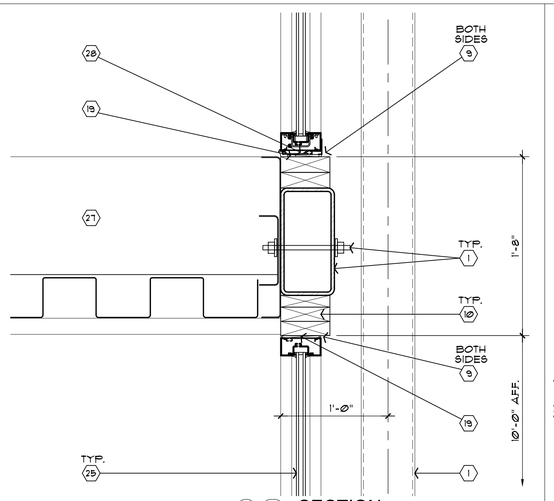


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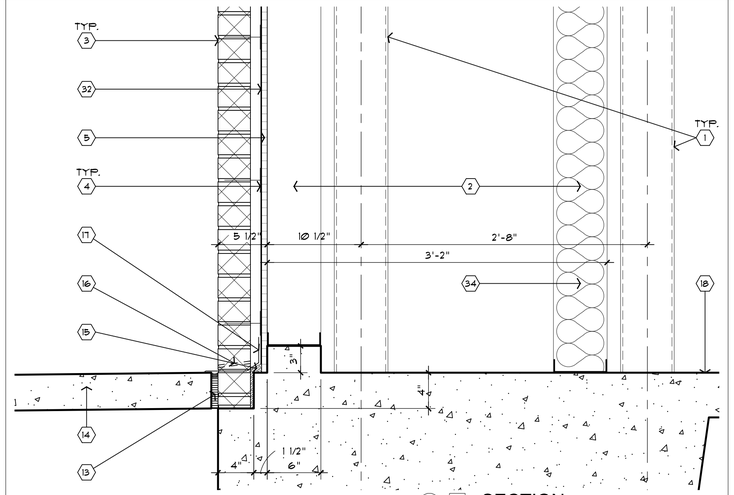
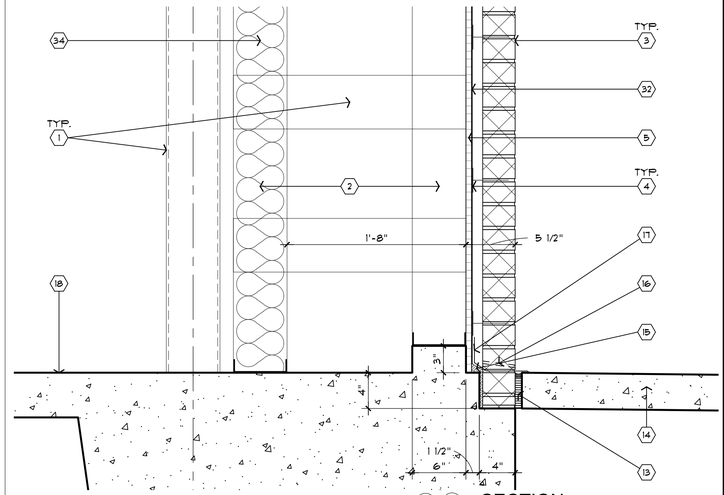



05 SECTION
SCALE: 1 1/2" = 1'-0"

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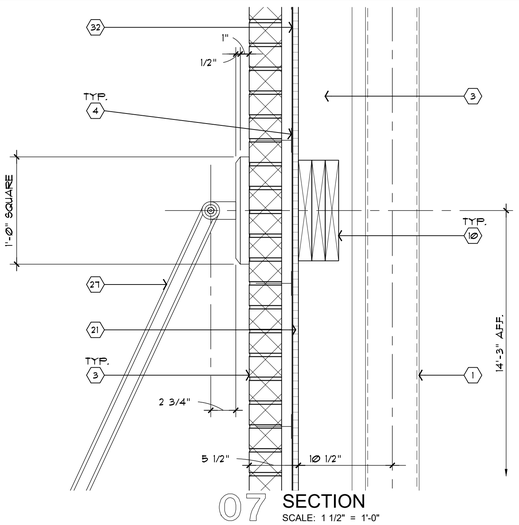
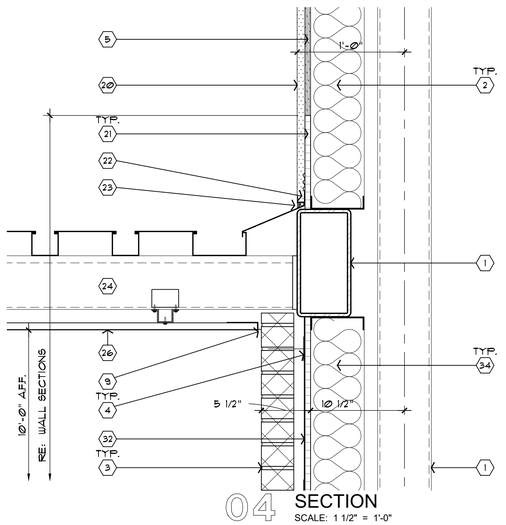
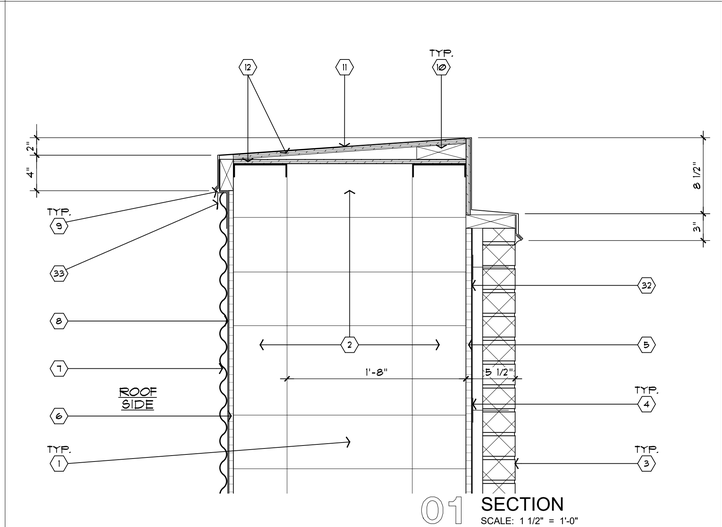



07 SECTION
SCALE: 1 1/2" = 1'-0"




04 SECTION
SCALE: 1 1/2" = 1'-0"




01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. 1/2" DENS GLASS SHEATHING.
7. PAINTED 26 GA. GALV. CORRUGATED METAL. LAP JOINTS A MINIMUM OF 6" OVERLAP IN BOTH VERTICAL AND HORIZONTAL.
8. WRAP FLASHING SYSTEM OVER TOP OF WOOD BLOCKING AND ATTACH.
9. CONTINUOUS SEALANT.
10. NON-COMBUSTIBLE TREATED WOOD BLOCKING.
11. PRE-FINISHED 26 GA. METAL CAP COPING OVER FLASHING MBRANE WITH CONT. CLEATS BOTH SIDES WITH NO EXPOSED FASTENERS.
12. 1/2" EXTERIOR-GRADE, FIRE-TREATED PLYWOOD DECK.
13. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
14. REINFORCED CONCRETE WALK.
15. FILL CAVITY WITH GROUT.
16. WEEP HOLES AT 24" O.C. MAX.
17. THRU-WALL FLASHING.
18. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
19. SHIM AS REQUIRED.
20. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
21. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
22. PAINTED ZINC PLASTER CASING BEAD.
23. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT CEMENT PLASTER.
24. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
25. ALUMINUM AND GLASS STOREFRONT SYSTEM.
26. PRE-FINISHED METAL SOFFIT PANEL.
27. PRE-MANUFACTURED ALUMINUM CANOPY AND SUPPORT RODS.
28. SILL FLASHING MEMBER ON MASTIC BED.
29. 3 5/8" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
30. 1 1/2" THICK (MIN.) E.I.F.S.
31. 1/2" DENS GLASS SOFFIT WITH ACRYLIC COATING FROM E.I.F.S. SYSTEM. PAINTED "P-2". (SEE EXTERIOR FINISH SCHEDULE SHEET A3.1).
32. WEATHER-RESISTANT BARRIER.
33. PAINTED 24 GA. GALV. SHEET METAL.
34. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

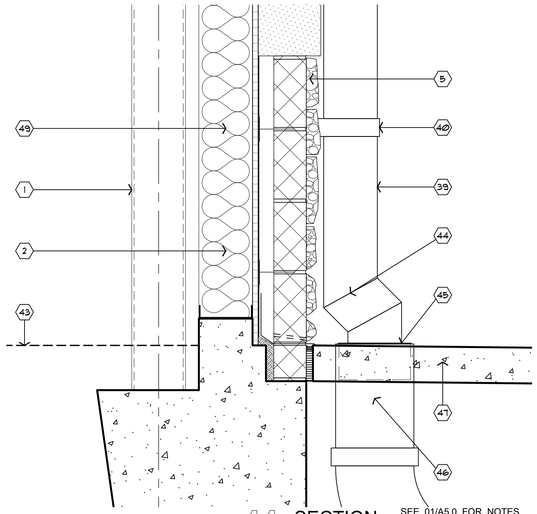

REGISTERED ARCHITECT
BRYAN CHRISTOPHER O'NEAL SWANSON
79072
TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

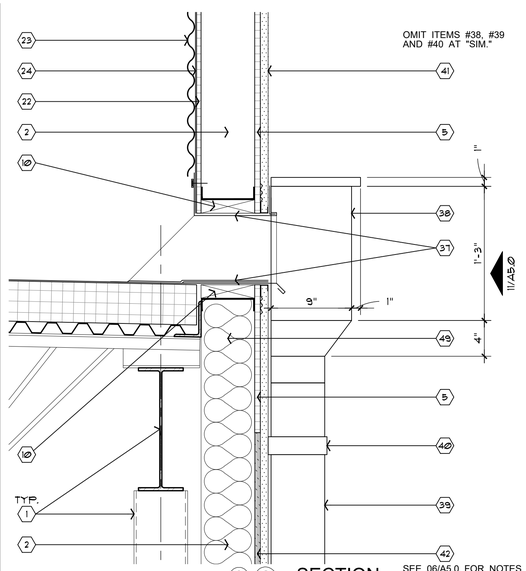
| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A5.0-A5.3.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A5.1**



11 SECTION
SCALE: 1 1/2" = 1'-0"

SEE 01/A5.0 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.




09 SECTION
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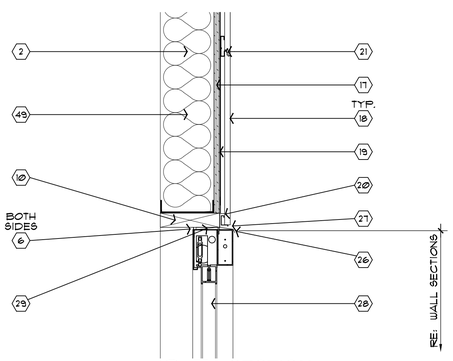
SEE 06/A5.0 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.




05 SECTION
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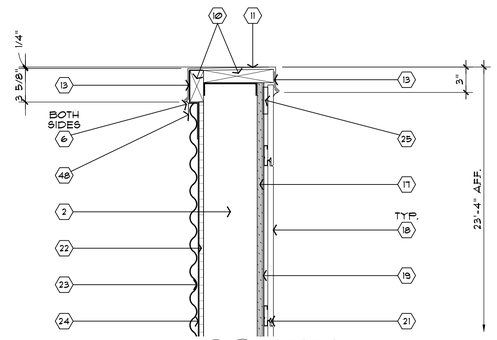
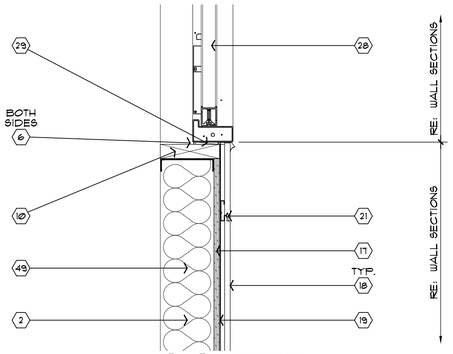
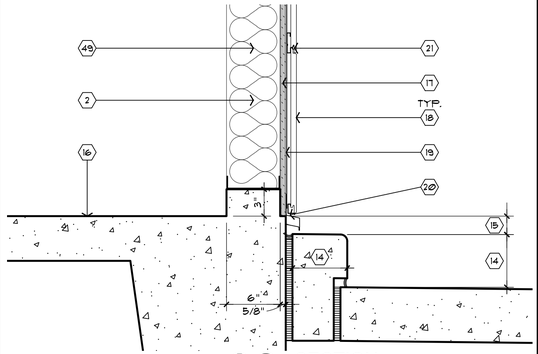



03 SECTION
SCALE: 1 1/2" = 1'-0"




04 SECTION
SCALE: 1 1/2" = 1'-0"




02 SECTION
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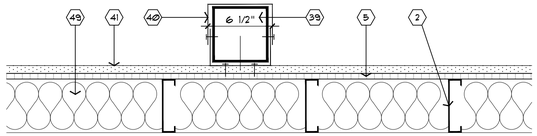
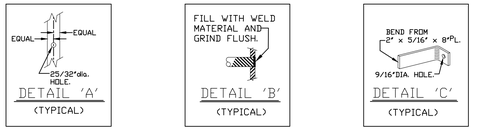
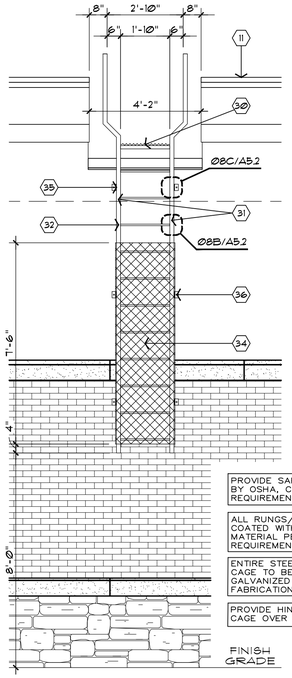


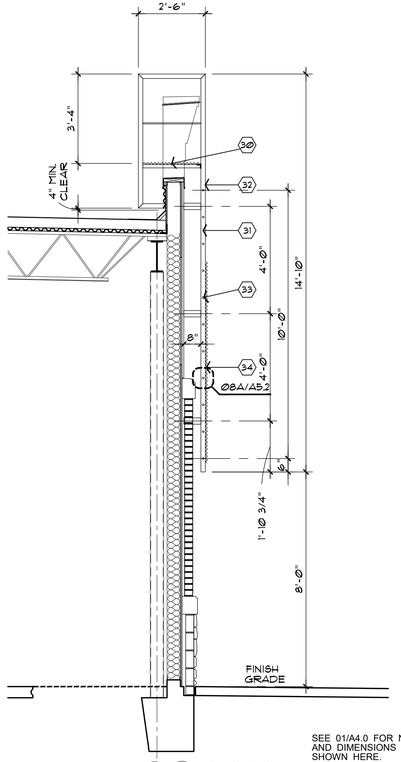

10 SECTION
SCALE: 1 1/2" = 1'-0"




08 SECTION
SCALE: 3/8" = 1'-0"




07 SECTION
SCALE: 3/8" = 1'-0"




SEE 01/A4.0 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.

06 SECTION
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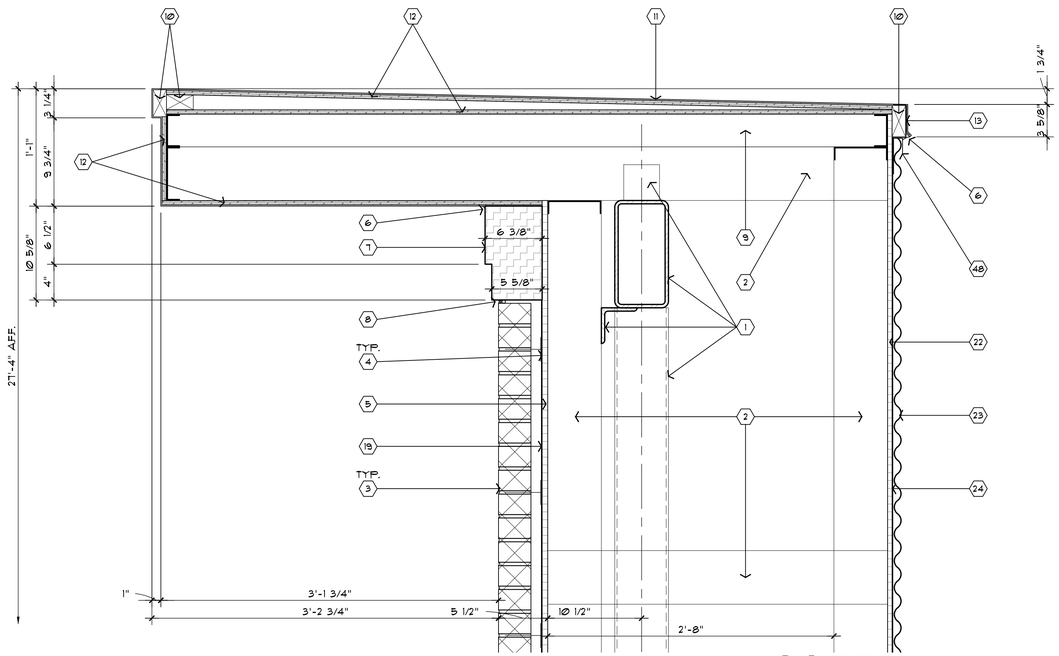



01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. CONTINUOUS SEALANT.
7. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
8. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT E.I.F.S.
9. 3 5/8" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
10. NON-COMBUSTIBLE TREATED WOOD BLOCKING.
11. PRE-FINISHED 26 GA. METAL CAP COPING OVER FLASHING MEMBRANE WITH NO EXPOSED FASTENERS.
12. 1/2" EXTERIOR-GRADE, FIRE-TREATED PLYWOOD.
13. CONTINUOUS CLEAT.
14. RE: CIVIL DRAWINGS.
15. MIN. 2" ABOVE HARD SURFACE.
16. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
17. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD.
18. NICHIHA PANELS. RE: SPECIFICATIONS.
19. WEATHER-RESISTANT BARRIER.
20. NICHIHA VERTICAL STARTER TRACK WITH ESSENTIAL STARTER FLASHING.
21. NICHIHA ULTIMATE CLIP.
22. 1/2" DENS GLASS SHEATHING.
23. PAINTED 26 GA. GALV. CORRUGATED METAL. LAP JOINTS A MINIMUM OF 6" OVERLAP IN BOTH VERTICAL AND HORIZONTAL.
24. WRAP FLASHING SYSTEM OVER TOP OF WOOD BLOCKING AND ATTACH.
25. NICHIHA SPACER.
26. "Z" FLASHING.
27. 1/4" CLEARANCE FROM EDGE OF PANEL TO FLASHING.
28. DRIVE-THRU WINDOW. RE: SPECIFICATIONS.
29. SHIM AS REQUIRED.
30. GALV. EXPANDED STEEL GRATING 3# MIN. ON TOP OF AND ATTACHED TO 1" X 1" GALV. STEEL ANGLE FRAME.
31. 2" X 2" X 3/8" PAINTED STEEL ANGLE.
32. ROOF ACCESS LADDER. COORDINATE LOCATION WITH UTILITIES ON REAR WALL AND VERIFY LOCATION WITH OWNER.
33. 3/4" DIA. PAINTED STEEL RUNG.
34. SECURITY DOOR.
35. WELD.
36. 1/2" DIA. PAINTED THRU BOLT.
37. PRE-FINISHED 25 GA. GALV. METAL SCUPPER.
38. PRE-FINISHED 26 GA. GALV. COLLECTOR HEAD.
39. PRE-FINISHED 24 GA. GALV. 6" X 6" DOWNSPOUT.
40. PRE-FINISHED 2" WIDE, 25 GA. GALV. DOWNSPOUT STRAP.
41. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
42. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
43. 5'-0" WIDE CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
44. OFFSET DOWNSPOUT SHOE WITH STANDARD CLEANOUT PORT. 6" X 6" SQUARE DOWNSPOUT AND 8" DIA. OUTLET. PIEDMONT, TYPE "SO" 11 GA. ALUMINUM WITH STANDARD POWDER COAT FINISH. PAINT TO MATCH DOWNSPOUT.
45. TRIM LEADER PIPE FLUSH WITH SIDEWALK.
46. TRANSITION FROM 8" DIA. PIPE TO LARGER STORM LEADER AS REQUIRED. SEE CIVIL DRAWINGS FOR CONTINUATION.
47. REINFORCED CONCRETE WALK.
48. PAINTED 24 GA. GALV. SHEET METAL.
49. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS, INC.

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

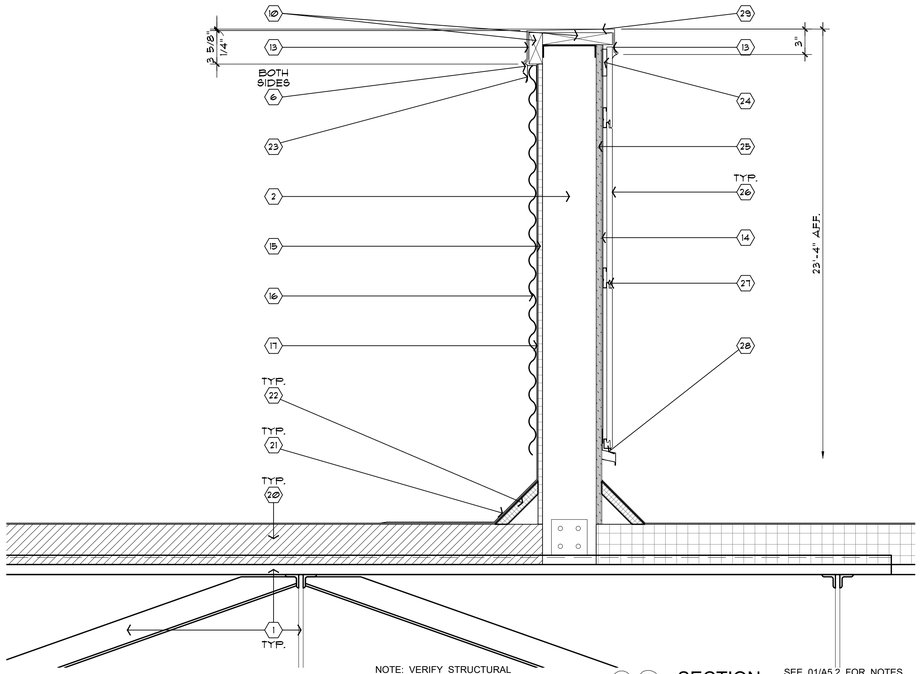

REGISTERED ARCHITECT
BEN CHRISTOPHER OSBORN
79072
TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A5.0-A5.3.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

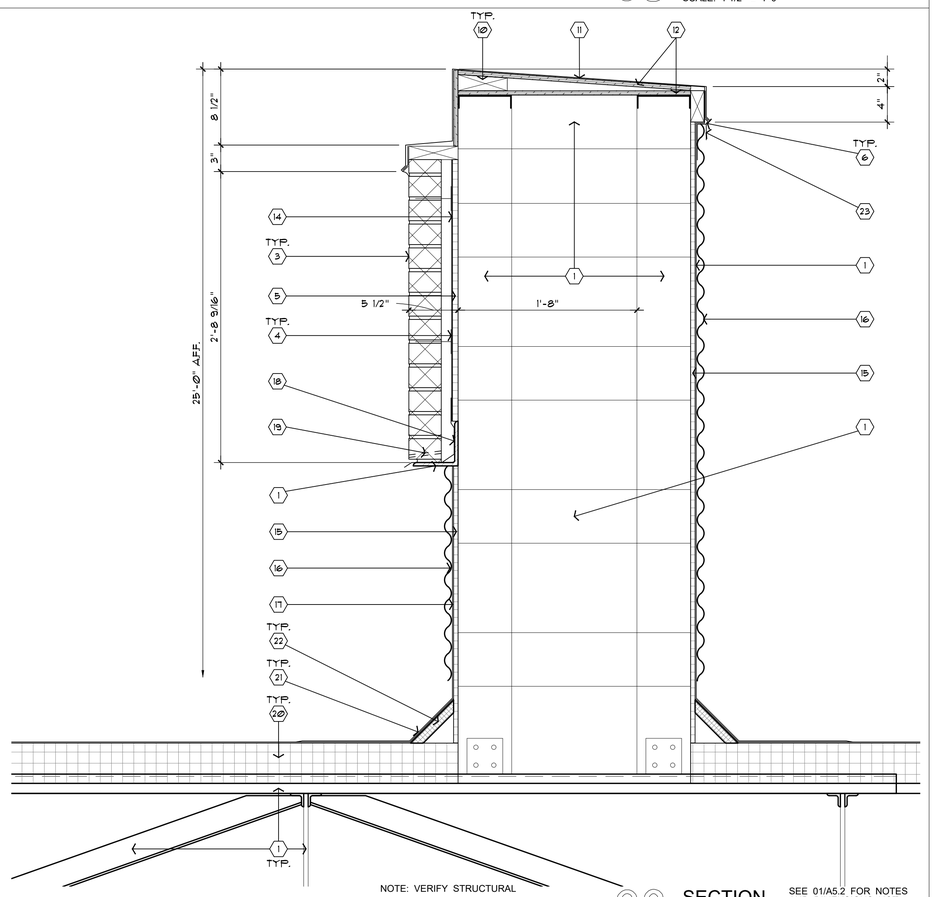
Sheet No. **A5.2**




NOTE: VERIFY STRUCTURAL

03 SECTION
SCALE: 1 1/2" = 1'-0"

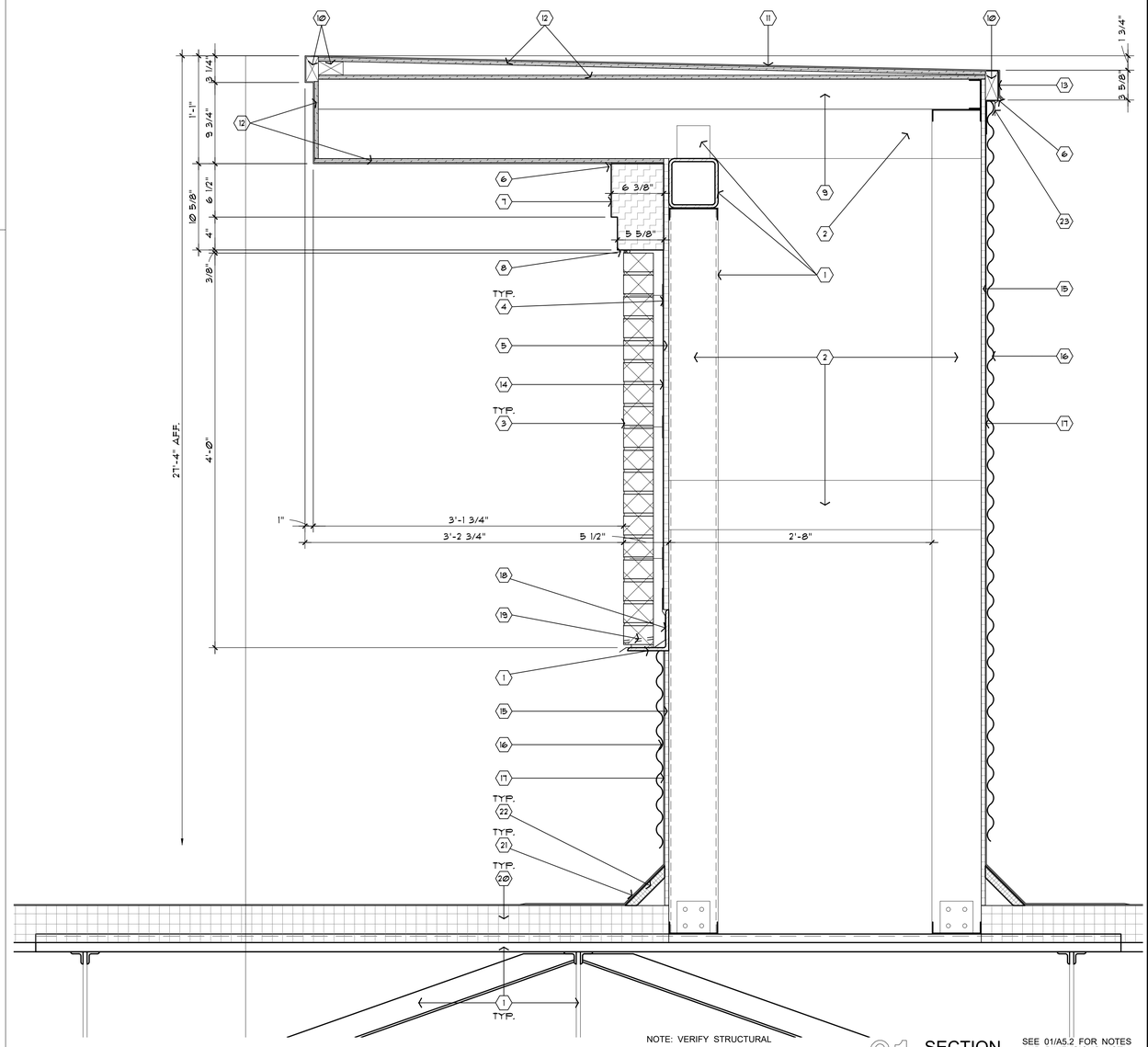
SEE 01/A5.2 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.




NOTE: VERIFY STRUCTURAL

02 SECTION
SCALE: 1 1/2" = 1'-0"

SEE 01/A5.2 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.




NOTE: VERIFY STRUCTURAL

01 SECTION
SCALE: 1 1/2" = 1'-0"

SEE 01/A5.2 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. CONTINUOUS SEALANT.
7. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
8. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT E.I.F.S.
9. 3 5/8" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
10. NON-COMBUSTIBLE TREATED WOOD BLOCKING.
11. PRE-FINISHED 26 GA. METAL CAP COPING OVER FLASHING MEMBRANE WITH NO EXPOSED FASTENERS.
12. 1/2" EXTERIOR-GRADE, FIRE-TREATED PLYWOOD.
13. CONTINUOUS CLEAT.
14. WEATHER-RESISTANT BARRIER.
15. 1/2" DENS GLASS SHEATHING.
16. PAINTED 26 GA. GALV. CORRUGATED METAL. LAP JOINTS A MINIMUM OF 6" OVERLAP IN BOTH VERTICAL AND HORIZONTAL.
17. WRAP FLASHING SYSTEM OVER TOP OF WOOD BLOCKING AND ATTACH.
18. THRU-WALL FLASHING.
19. WEEP HOLES AT 24" O.C. MAX.
20. SCHEDULED ROOF ON RIGID INSULATION.
21. ROOF FLASHING SYSTEM.
22. 4" FIBER CANT.
23. PAINTED 24 GA. GALV. SHEET METAL.
24. NICHIHA SPACER.
25. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD.
26. NICHIHA PANELS. RE: SPECIFICATIONS.
27. NICHIHA ULTIMATE CLIP.
28. NICHIHA VERTICAL STARTER TRACK WITH ESSENTIAL STARTER FLASHING.
29. PRE-FINISHED 26 GA. GALV. MEAL CAP COPING OVER FLASHING MEMBRANE WITH NO EXPOSED FASTENERS.

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS inc

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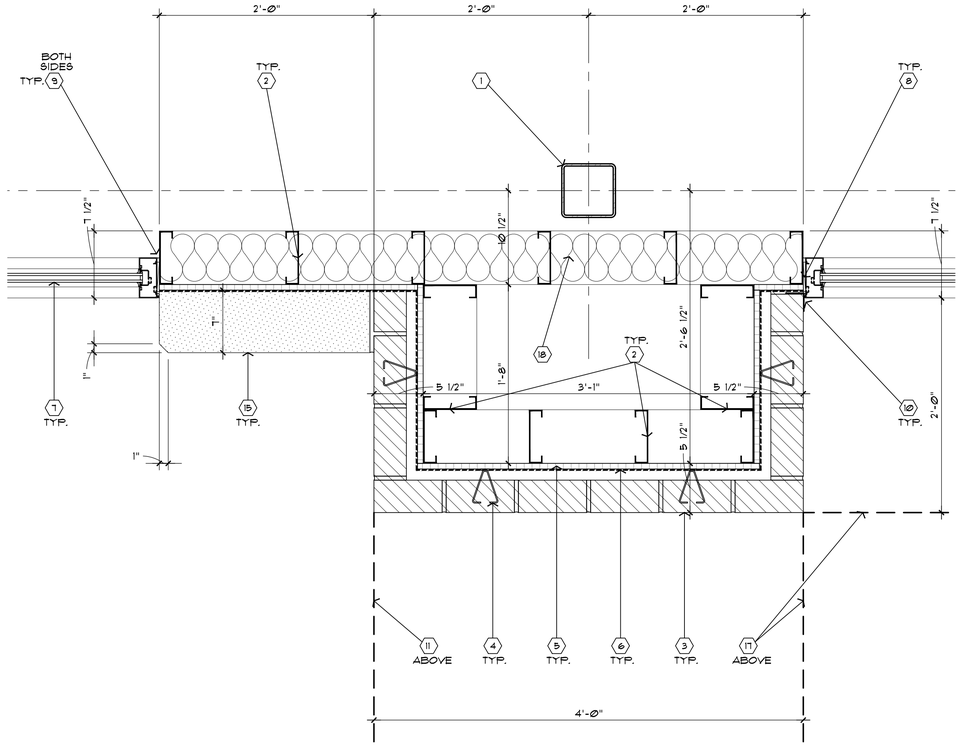
REGISTERED ARCHITECT
BEN CHRISTOPHER O. OSBORN
79072
TEXAS
07-31-2025

# TRACT 30

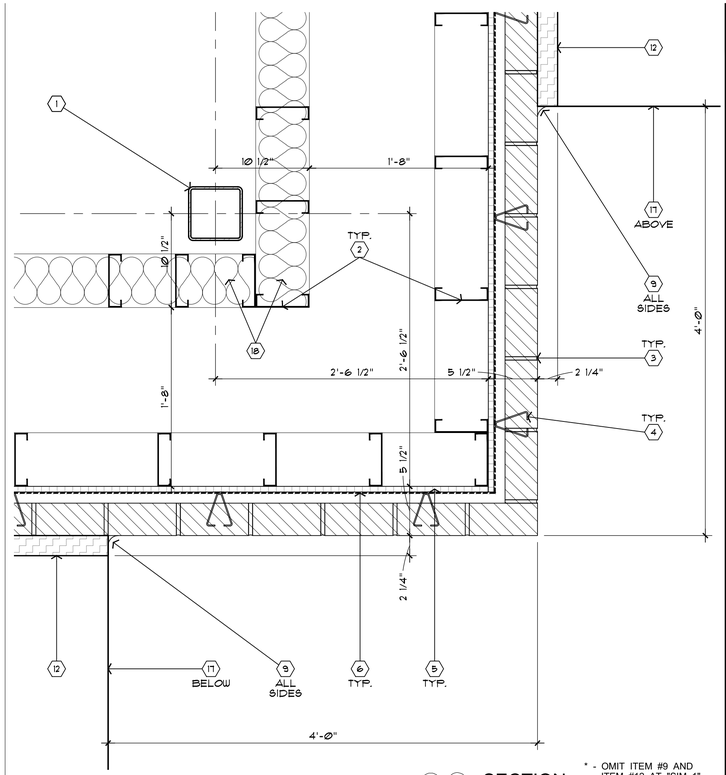
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A5.0-A5.3.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A5.3**

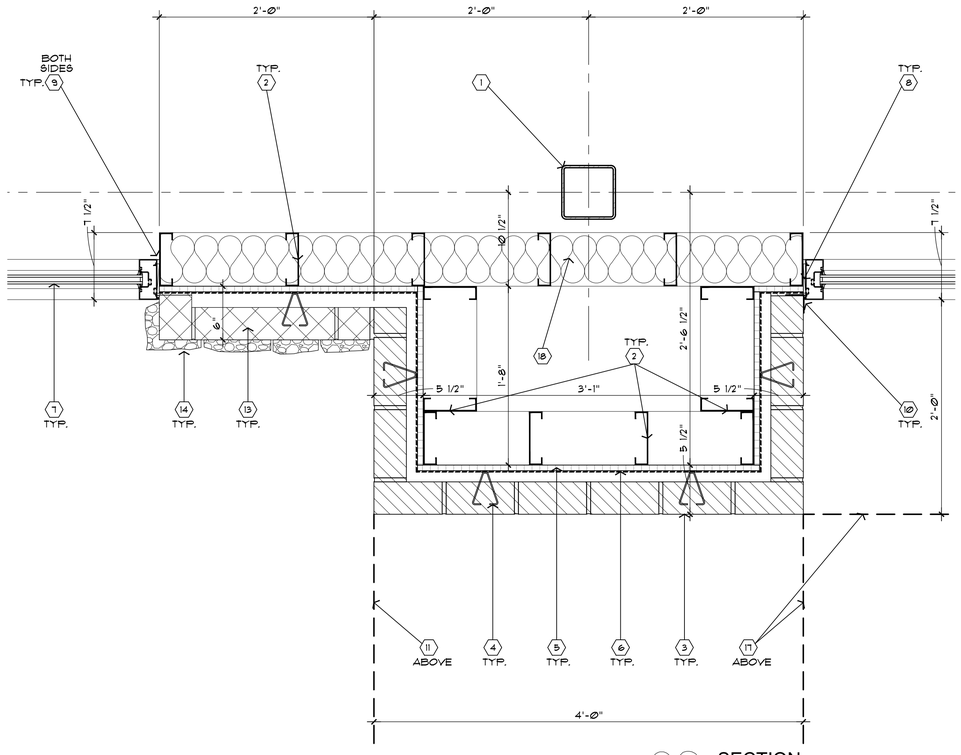



04 SECTION
SCALE: 1 1/2" = 1'-0"

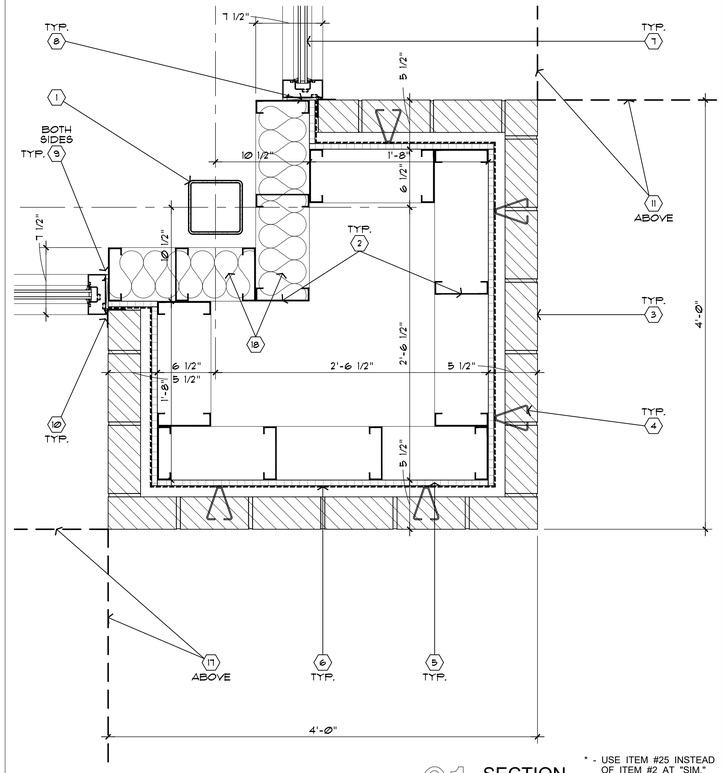



02 SECTION
SCALE: 1 1/2" = 1'-0"

* - OMIT ITEM #9 AND ITEM #12 AT "SIM. 1"




03 SECTION
SCALE: 1 1/2" = 1'-0"




01 SECTION
SCALE: 1 1/2" = 1'-0"

* - USE ITEM #25 INSTEAD OF ITEM #2 AT "SIM."

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: 1

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. WEATHER-RESISTANT BARRIER.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. SHIM AS REQUIRED.
9. CONTINUOUS SEALANT.
10. 2" X 2" 24 GA. (MIN.) ANODIZED ALUMINUM TRIM TO MATCH STOREFRONT SET IN SEALANT. SEAL OPENING AT TOP. INSTALL PRIOR TO STOREFRONT.
11. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
12. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM).
13. 4" C.M.U. BLOCK.
14. THIN-SET MANUFACTURED STONE VENEER WAINSCOT ON MORTAR SETTING BED WITH MORTAR JOINTS. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
15. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
16. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT CAST STONE.
17. SLOPED STANDING SEAM METAL CANOPY.
18. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

**VERIFY ORIENTATION OF ALL DETAILS AGAINST PLANS**

ELECTRONIC STAMP TITLE BLOCK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REGISTERED ARCHITECT
BEN CHRISTOPHER O'BRIEN MCKNIGHT
79072
TEXAS

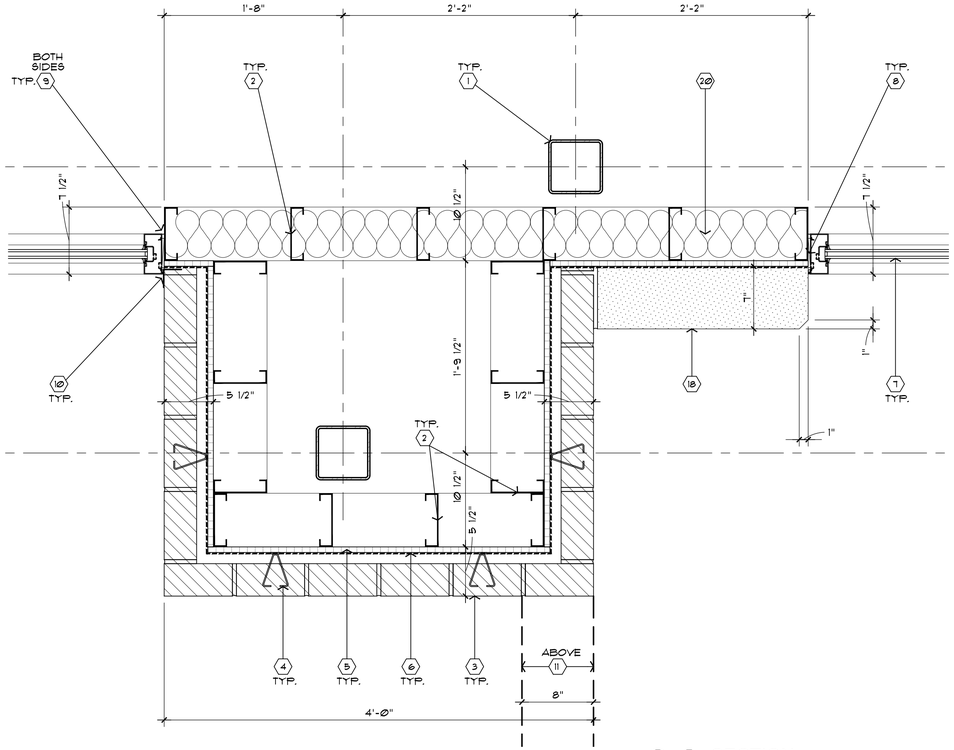
07-31-2025

# TRACT 30

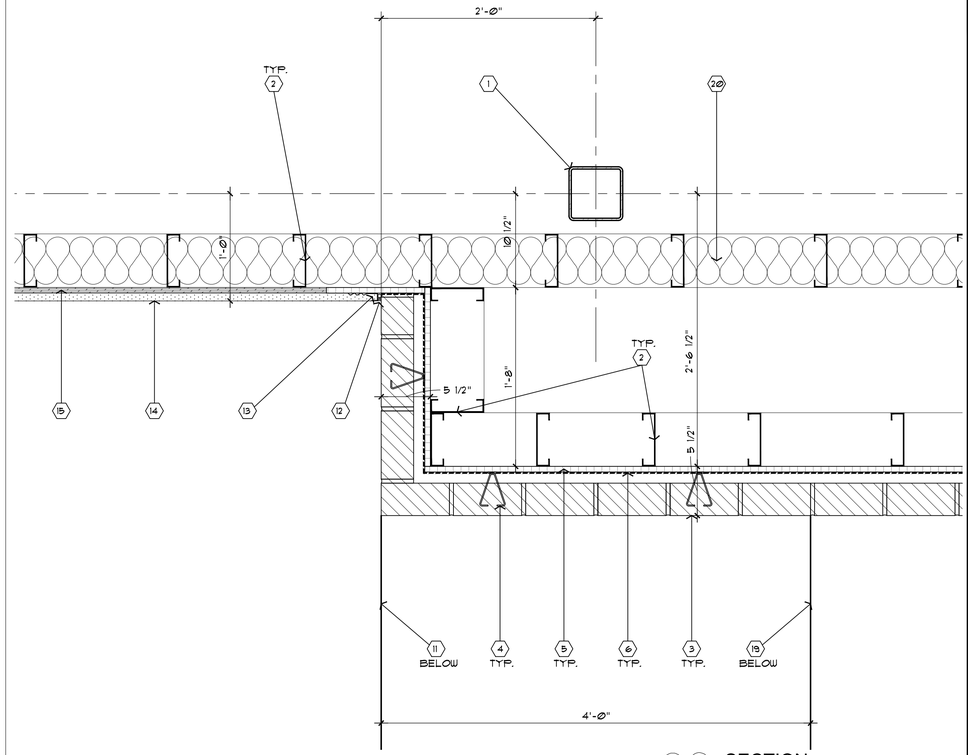
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A6.0-A6.5.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

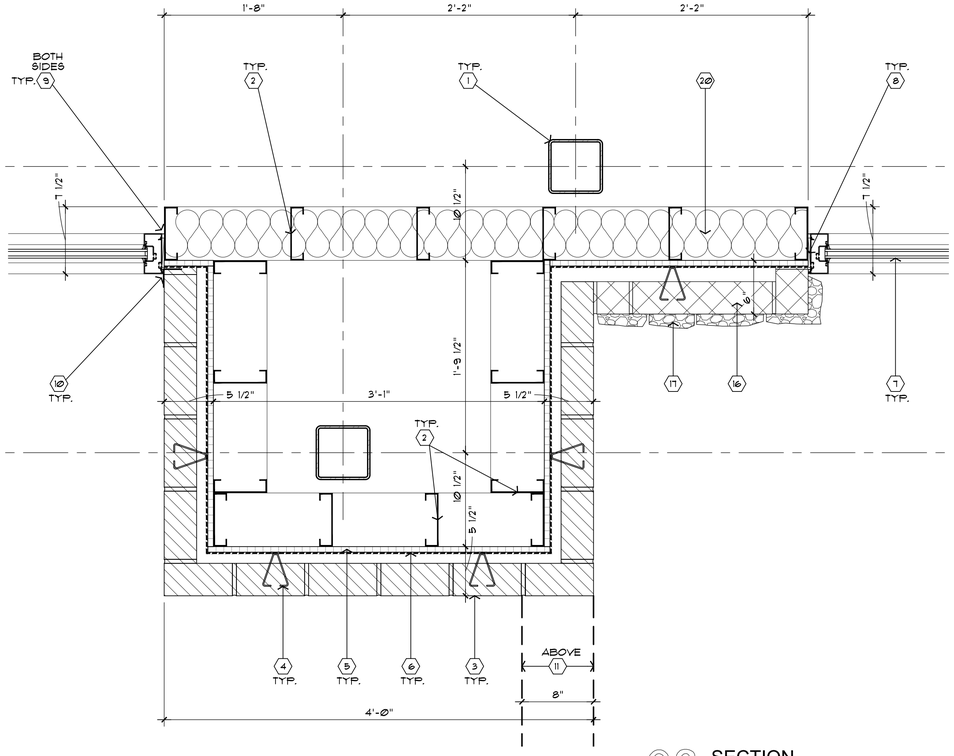
Sheet No. **A6.0**



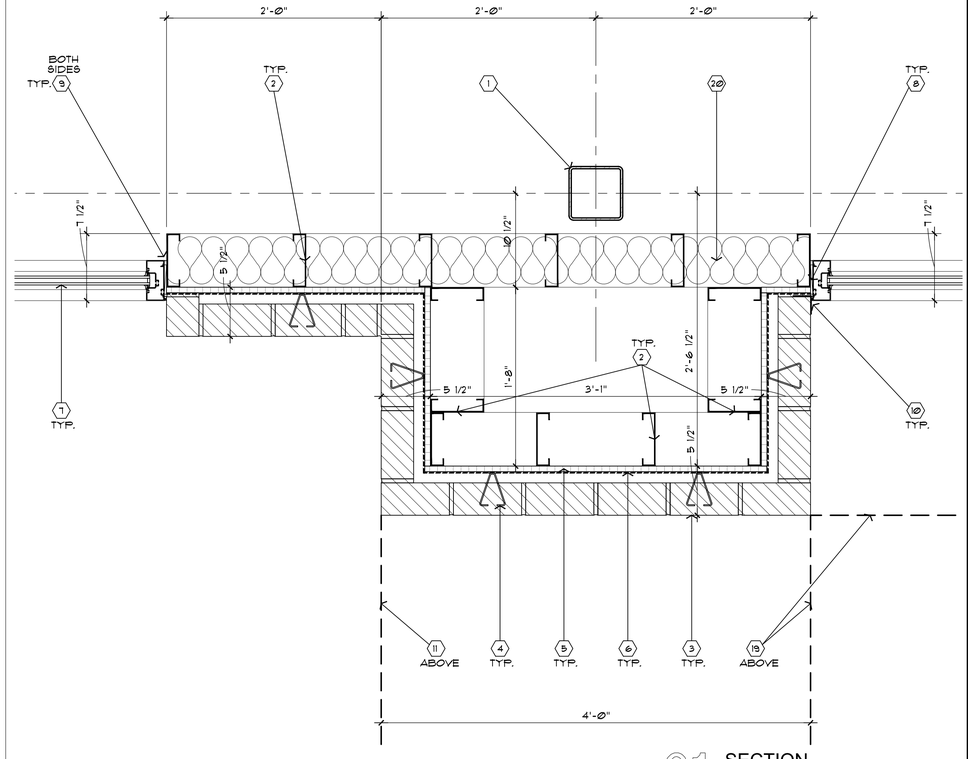

04 SECTION
SCALE: 1 1/2" = 1'-0"




02 SECTION
SCALE: 1 1/2" = 1'-0"




03 SECTION
SCALE: 1 1/2" = 1'-0"




01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: 1

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. WEATHER-RESISTANT BARRIER.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. SHIM AS REQUIRED.
9. CONTINUOUS SEALANT.
10. 2" X 2" 24 GA. (MIN.) ANODIZED ALUMINUM TRIM TO MATCH STOREFRONT SET IN SEALANT. SEAL OPENING AT TOP. INSTALL PRIOR TO STOREFRONT.
11. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
12. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT CEMENT PLASTER.
13. PAINTED ZINC PLASTER CASING BEAD.
14. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
15. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
16. 4" C.M.U. BLOCK.
17. THIN-SET MANUFACTURED STONE VENEER WAINSCOT ON MORTAR SETTING BED WITH MORTAR JOINTS. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
18. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
19. SLOPED STANDING SEAM METAL CANOPY.
20. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

VERIFY ORIENTATION OF ALL DETAILS AGAINST PLANS

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects


REGISTERED ARCHITECT BEN CHRISTOPHER O. OSBORN 79072 TEXAS

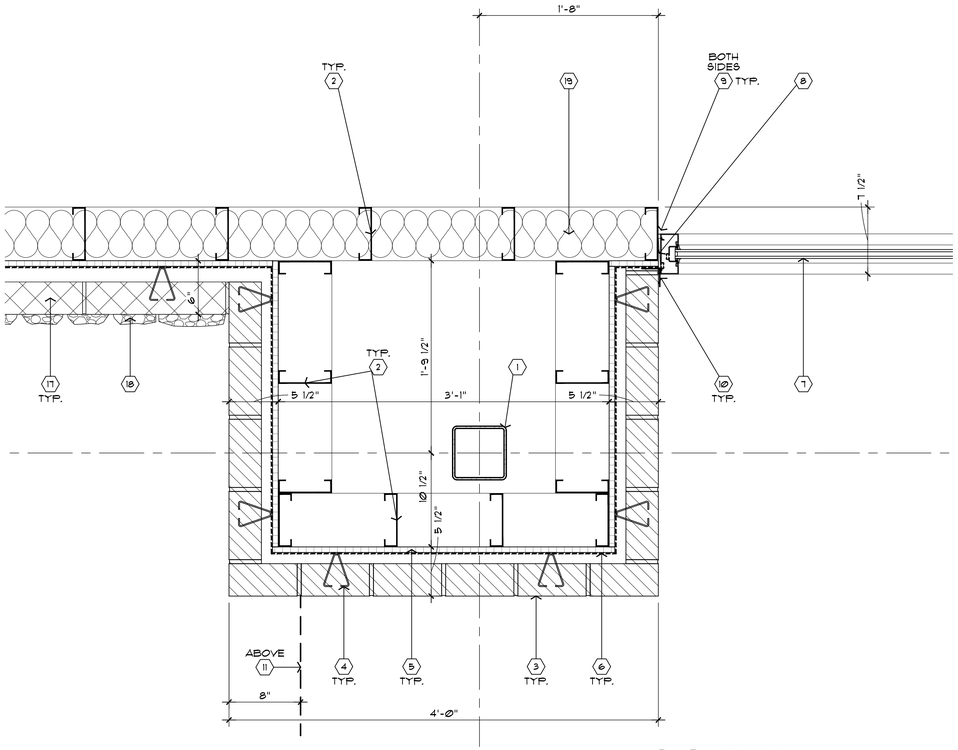
07-31-2025

# TRACT 30

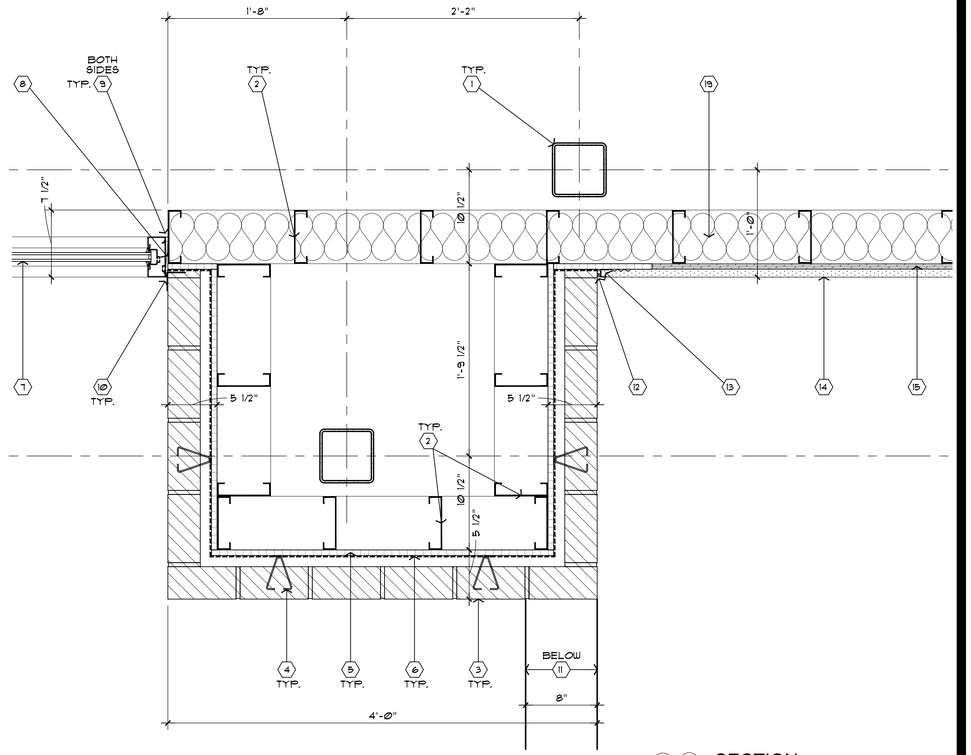
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A6.0-A6.5.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

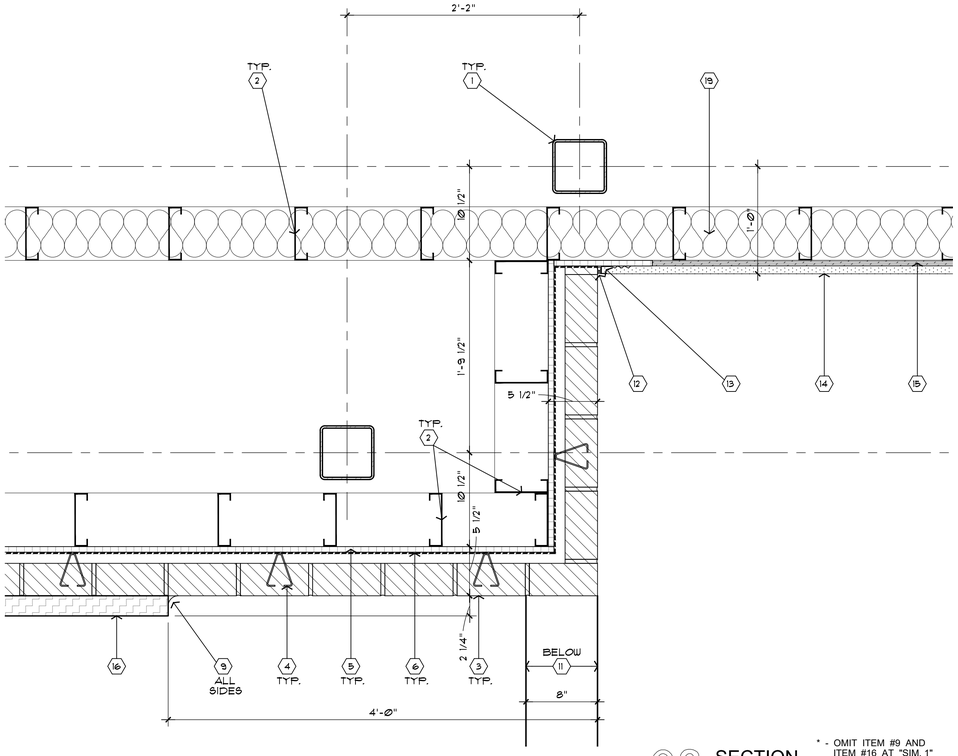
Sheet No. **A6.1**




04 SECTION
SCALE: 1 1/2" = 1'-0"

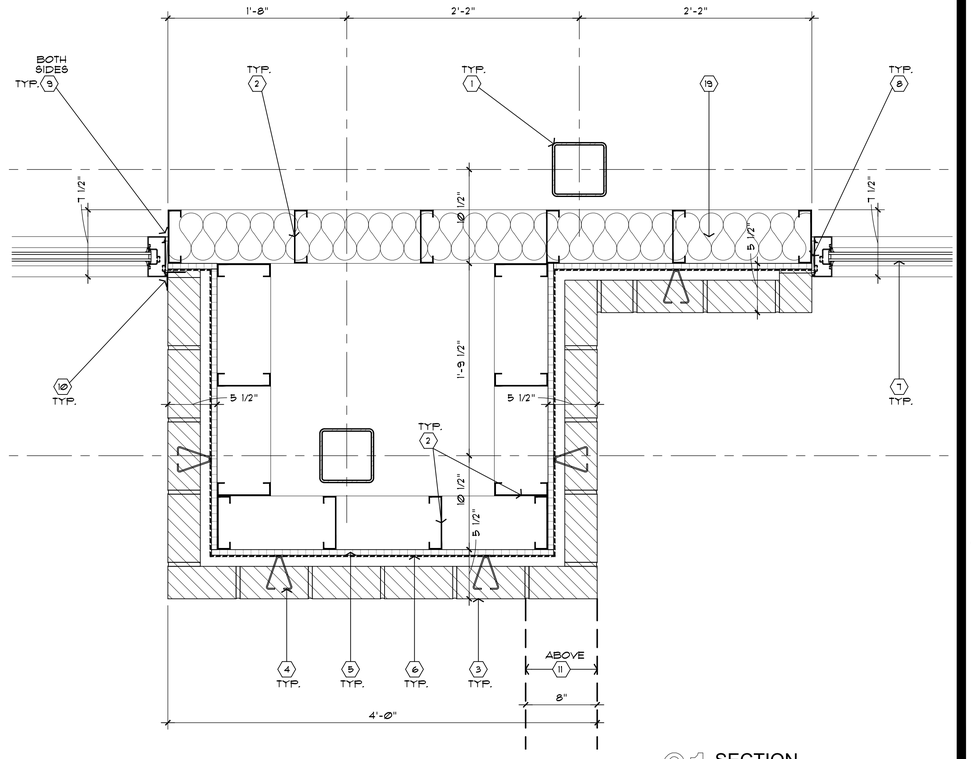



02 SECTION
SCALE: 1 1/2" = 1'-0"




03 SECTION
SCALE: 1 1/2" = 1'-0"

* - OMIT ITEM #9 AND ITEM #16 AT "SIM. 1"




01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: 1

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. WEATHER-RESISTANT BARRIER.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. SHIM AS REQUIRED.
9. CONTINUOUS SEALANT.
10. 2" X 2" 24 GA. (MIN.) ANODIZED ALUMINUM TRIM TO MATCH STOREFRONT SET IN SEALANT. SEAL OPENING AT TOP. INSTALL PRIOR TO STOREFRONT.
11. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
12. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT CEMENT PLASTER.
13. PAINTED ZINC PLASTER CASING BEAD.
14. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
15. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
16. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM).
17. 4" C.M.U. BLOCK.
18. THIN-SET MANUFACTURED STONE VENEER WAINSCOT ON MORTAR SETTING BED WITH MORTAR JOINTS. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
19. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

**VERIFY ORIENTATION OF ALL DETAILS AGAINST PLANS**

ELECTRONIC STAMP TITLE BLOCK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Houston, Texas 77057
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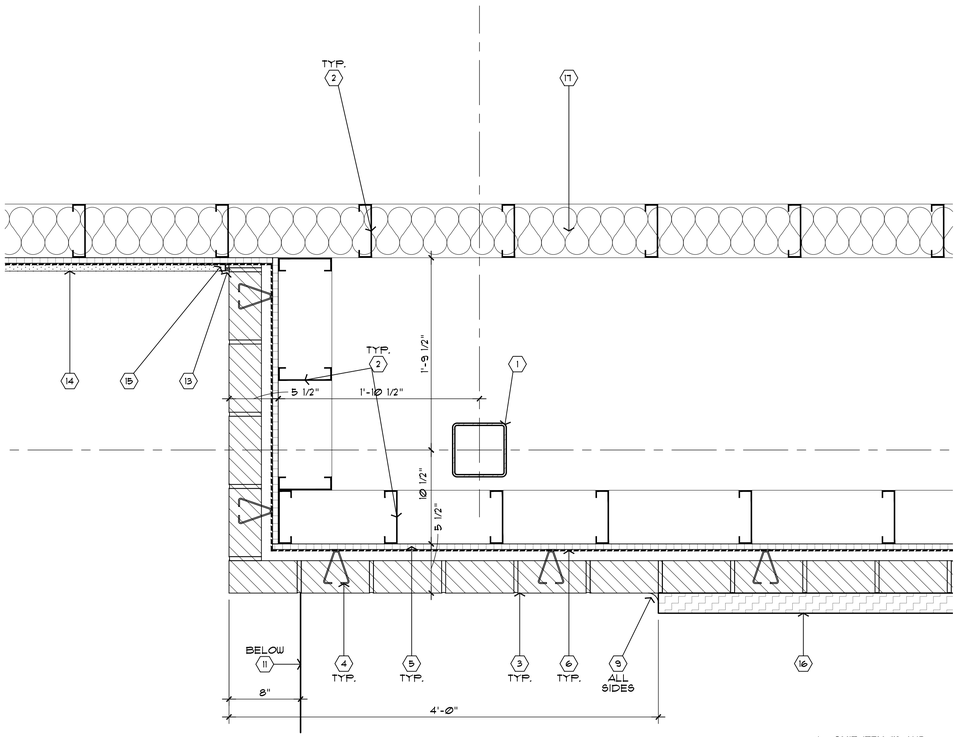
REGISTERED ARCHITECT
BRYAN CHRISTOPHER O. SMITH
79072
TEXAS
07-31-2025

# TRACT 30

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

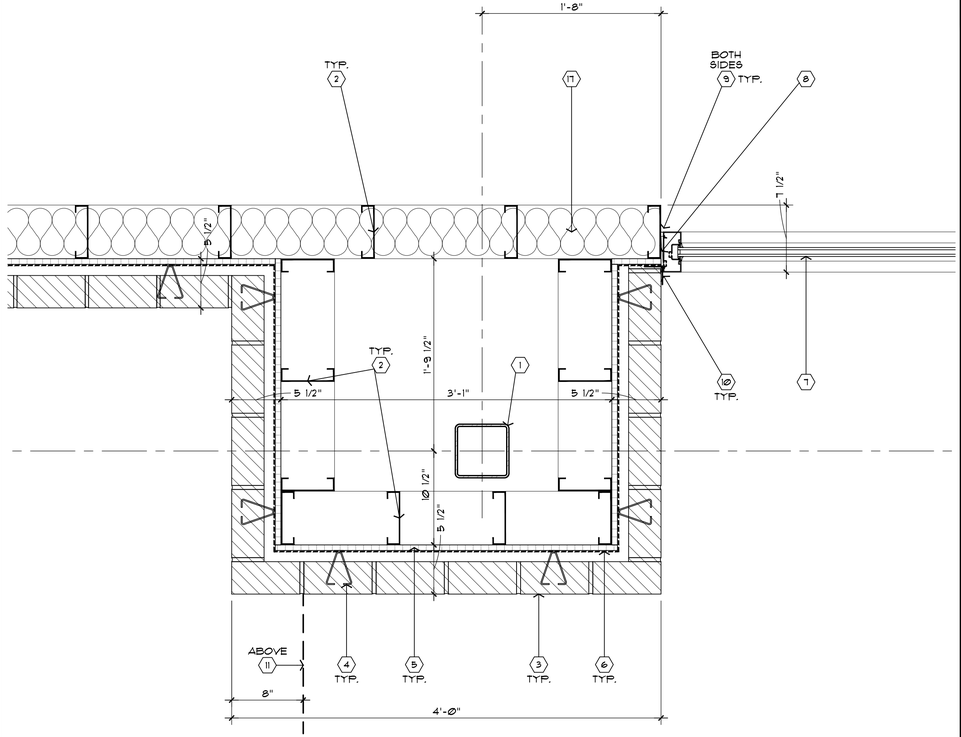
| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A6.0-A6.5.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A6.2**

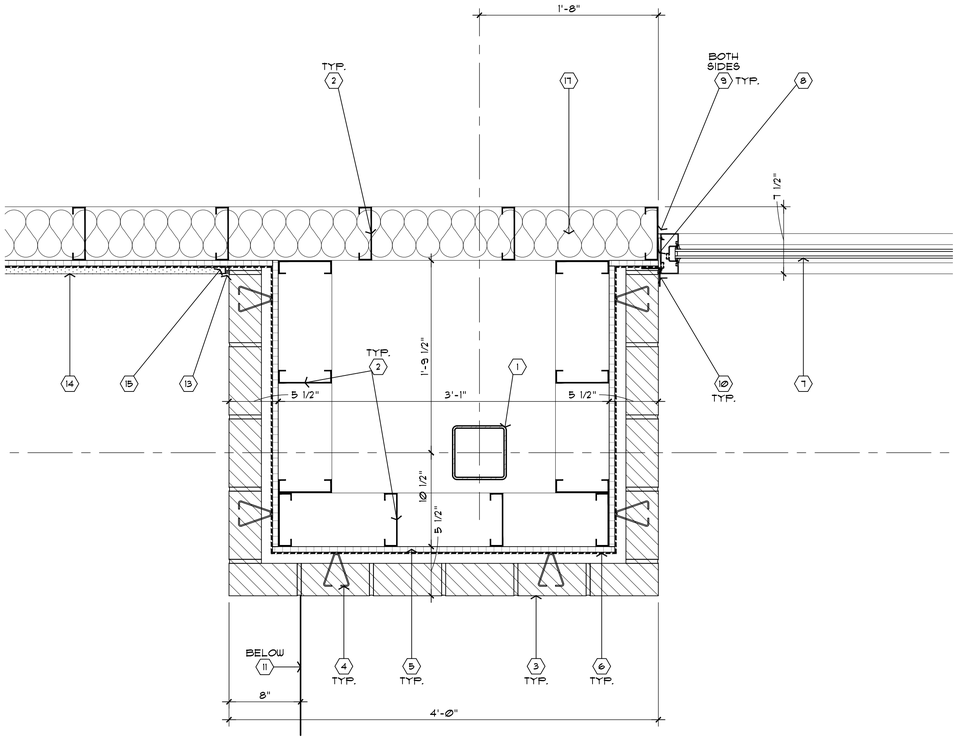



04 SECTION
SCALE: 1 1/2" = 1'-0"

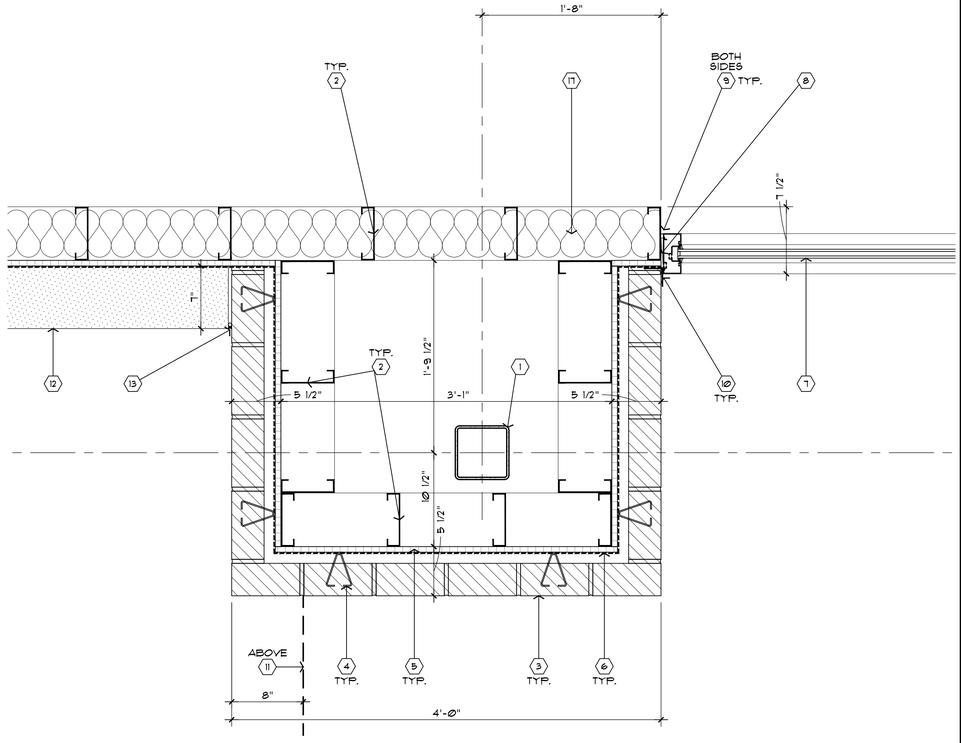
* - OMIT ITEM #9 AND ITEM #16 AT "SIM. 1"




02 SECTION
SCALE: 1 1/2" = 1'-0"




03 SECTION
SCALE: 1 1/2" = 1'-0"




01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: 1

1. RE: STRUCTURAL DRAWINGS.
2. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
3. MODULAR BRICK AS SCHEDULED.
4. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" DENS GLASS SHEATHING.
6. WEATHER-RESISTANT BARRIER.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. SHIM AS REQUIRED.
9. CONTINUOUS SEALANT.
10. 2" X 2" 24 GA. (MIN.) ANODIZED ALUMINUM TRIM TO MATCH STOREFRONT SET IN SEALANT. SEAL OPENING AT TOP. INSTALL PRIOR TO STOREFRONT.
11. PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY.
12. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
13. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
14. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
15. PAINTED ZINC PLASTER CASING BEAD.
16. 1 1/2" THICK (MIN.) E.I.F.S.
17. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

**VERIFY ORIENTATION OF ALL DETAILS AGAINST PLANS**

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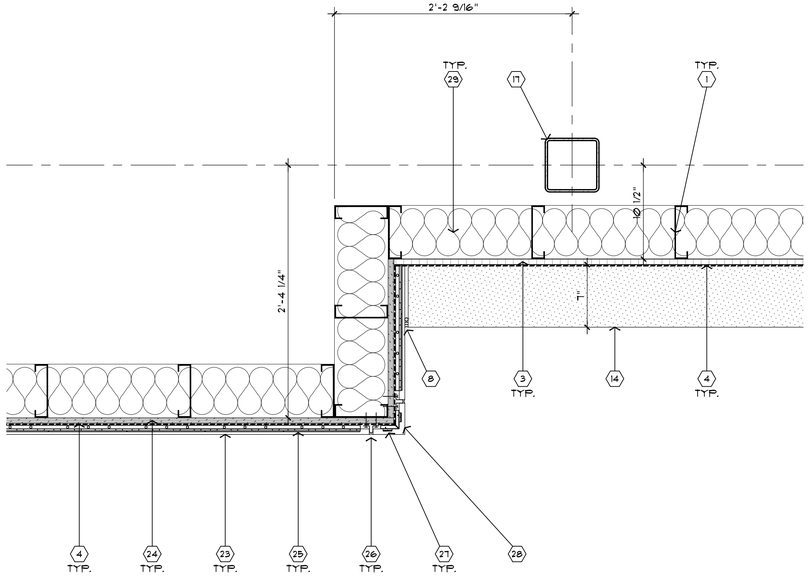
TEXAS
07-31-2025

# TRACT 30

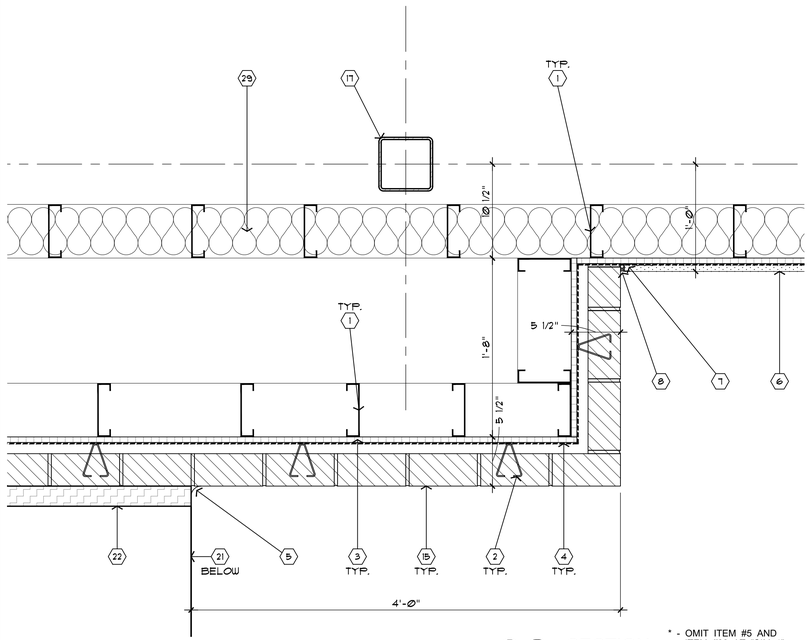
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A6.0-A6.5.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A6.3**

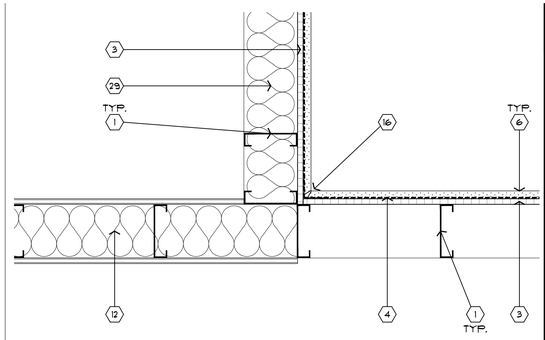



08 SECTION
SCALE: 1 1/2" = 1'-0"




06 SECTION
SCALE: 1 1/2" = 1'-0"

* - OMIT ITEM #5 AND ITEM #22 AT "SIM. 1"

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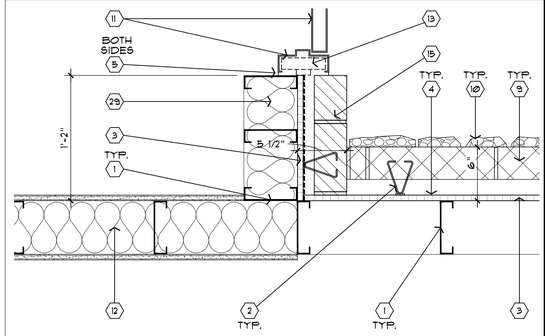


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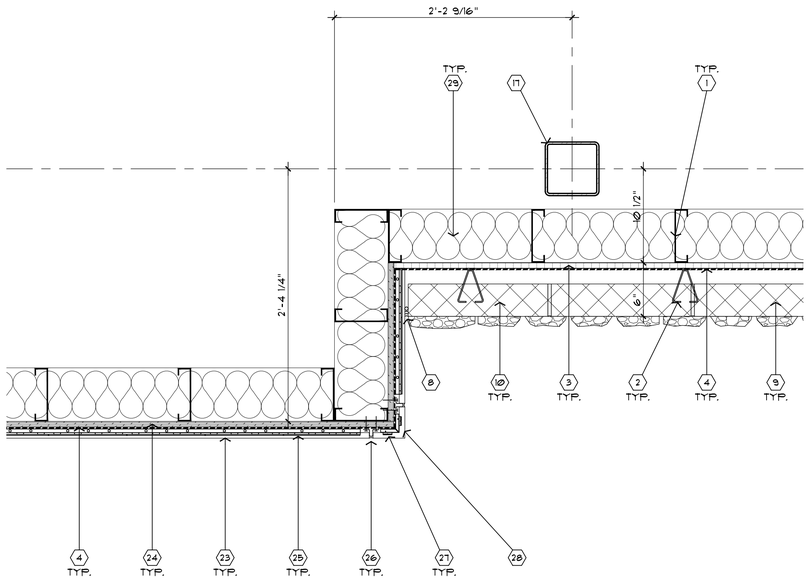


07 SECTION
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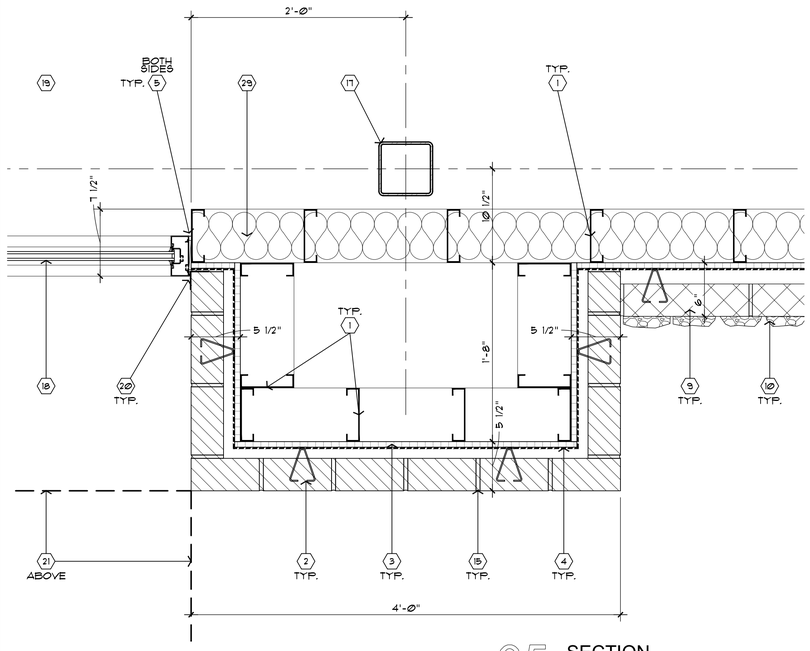


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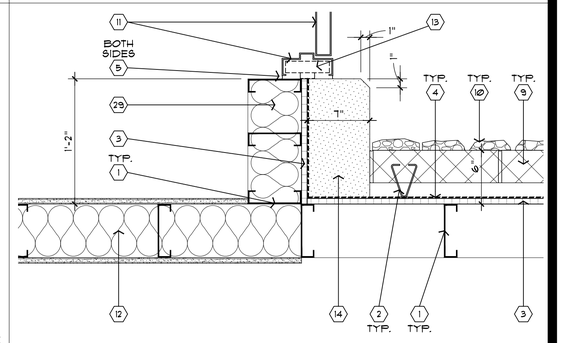


02 SECTION
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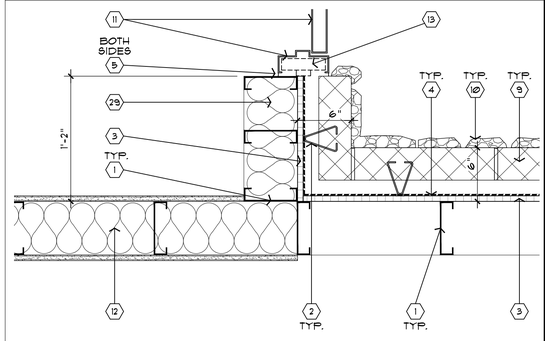


01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025** 100% FOR CONSTRUCTION
**04 JUNE 2025** PLAN REVIEW COMMENTS
**31 JULY 2025** FOR BID

NOTES TO SHEET: 1

1. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
2. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
3. 5/8" DENS GLASS SHEATHING.
4. WEATHER-RESISTANT BARRIER.
5. CONTINUOUS SEALANT.
6. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
7. PAINTED ZINC PLASTER CASING BEAD.
8. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
9. 4" C.M.U. BLOCK.
10. THIN-SET MANUFACTURED STONE VENEER WAINSCOT ON MORTAR SETTING BED WITH MORTAR JOINTS. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
11. HOLLOW METAL DOOR AND FRAME AS SCHEDULED.
12. SEE FLOOR PLAN FOR INFORMATION ON INTERIOR WALL.
13. JAMB ANCHOR. (MIN. 3 PER JAMB.)
14. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
15. MODULAR BRICK AS SCHEDULED.
16. PAINTED ZINC PLASTER CORNER BEAD.
17. RE: STRUCTURAL DRAWINGS.
18. ALUMINUM AND GLASS STOREFRONT SYSTEM.
19. SHIM AS REQUIRED.
20. 2" X 2" 24 GA. (MIN.) ANODIZED ALUMINUM TRIM TO MATCH STOREFRONT SET IN SEALANT. SEAL OPENING AT TOP. INSTALL PRIOR TO STOREFRONT.
21. SLOPED STANDING SEAM METAL CANOPY.
22. 1 1/2" THICK (MIN.) E.I.F.S.
23. NICHIHA PANELS. RE: SPECIFICATIONS.
24. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD.
25. NICHIHA ULTIMATE CLIP.
26. SEALANT OVER DOUBLE FLANGE SEALANT BACKER.
27. NICHIHA CORNER CLIP.
28. NICHIHA FACTORY OUTSIDE CORNER.
29. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

VERIFY ORIENTATION OF ALL DETAILS AGAINST PLANS

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
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Members American Institute of Architects


REGISTERED ARCHITECT
BEN CHRISTOPHER O'BRIEN MUNSON
79072
TEXAS
07-31-2025

# TRACT 30

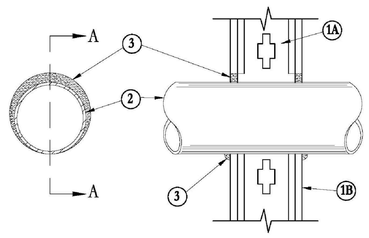
**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A6.0-A6.5.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A6.4**

NOTE: SEE 07/A6.5 FOR UL-RATED THRU-WALL PENETRATIONS.

**System No. W-L-1167**
August 03, 2001
F Ratings – 1 and 2 Hr (See Item 1)
T Rating – 0 Hr
L Rating At Ambient – Less Than 1 CFM/sq ft
L Rating At 400 F – 2 CFM/sq ft




SECTION A-A

1. **Wall Assembly** – The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-1/2 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.
   B. **Gypsum Board*** – The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 14 in.

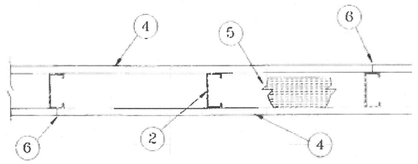
   **The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.**
2. **Through Penetrant** – One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (point contact) to max 1-3/8 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used.
   A. **Steel Pipe** – Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
   C. **Conduit** – Nom 6 in. diam (or smaller) steel conduit or nom 4 in. diam (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Fill Void or Cavity Materials* – Caulk** – Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Min 1/2 in. diam bead of caulk applied to the penetrant/wallboard interface at the point contact location on both sides of wall.

   **3M COMPANY** – FireDam 150+

*Bearing the UL Classification Mark

07 SYSTEM NO. W-L-1167
NO SCALE

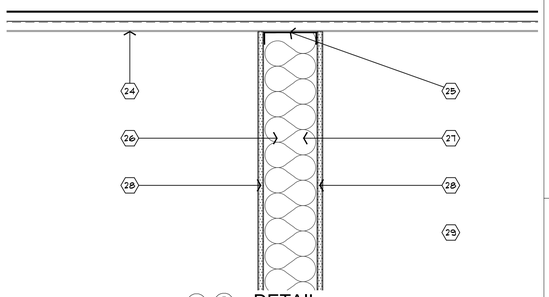
## Design No. U432
**Bearing Wall Rating — 1 Hr (See Item 2)**
**Nonbearing Wall Rating — 1 Hr (See Item 2)**
**Load Restricted for Canadian Applications — See Guide BXUV7**



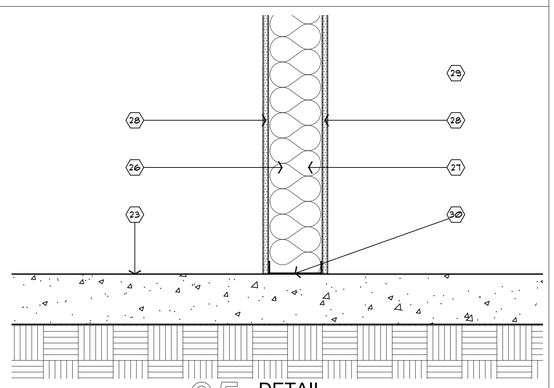

1. **Floor and Ceiling Runners** — (Not shown) — Channel shaped, fabricated from min 0.0329 in. thick, bare metal thickness (No. 20 MSG) corrosion-protected steel, that provides a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
2. **Steel Studs** — Min 0.0329 in. thick, bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications (bearing walls). Studs to be cut 1/2 to 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners (nonbearing walls).
3. **Lateral Support Members** — (Not shown) — Where required for lateral support of studs, support shall be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.
4. **Gypsum Board*** — Nom 5/8 in. thick, 24 to 54 in. wide gypsum panels, attached vertically or horizontally with 1-1/4 in. long Type S-12 steel screws. When applied vertically to studs, joints centered over studs and staggered one stud cavity on opposite sides of studs and attached with screws spaced 8 in. OC along the edges and 12 in. OC in the field. When applied horizontally to studs, no distance requirement on joints on opposite sides of studs and attached with screws spaced 8 in. OC along the edges and in the field. When used in widths other than 48 in., gypsum panels to be installed horizontally.
   **UNITED STATES GYPSUM CO** — Type FRX-G.
5. **Batts and Blankets*** — (Optional, not shown) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
6. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joint. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
7. **Caulking and Sealants*** — (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
   **UNITED STATES GYPSUM CO** — Type AS

*Bearing the UL Classification Mark

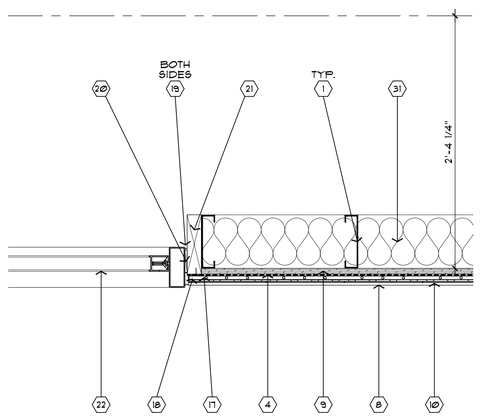
04 DESIGN NO. U432
NO SCALE



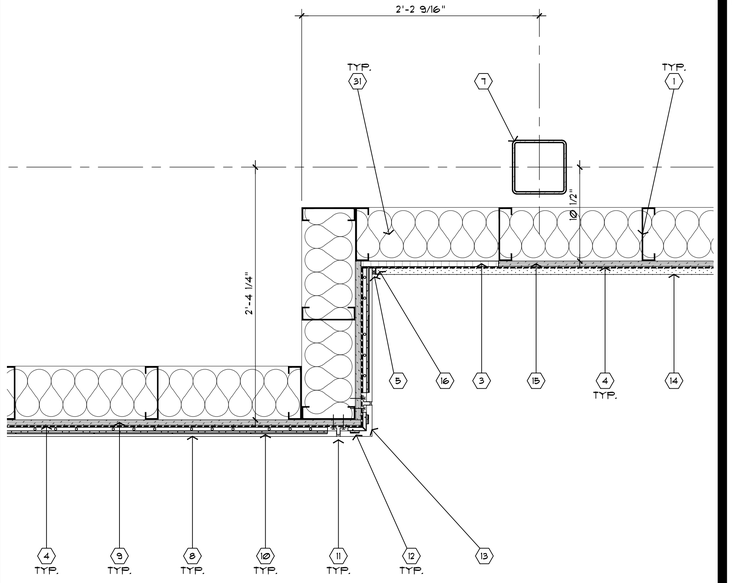

06 DETAIL
SCALE: 1 1/2" = 1'-0"




05 DETAIL
SCALE: 1 1/2" = 1'-0"




03 SECTION
SCALE: 1 1/2" = 1'-0"




02 SECTION
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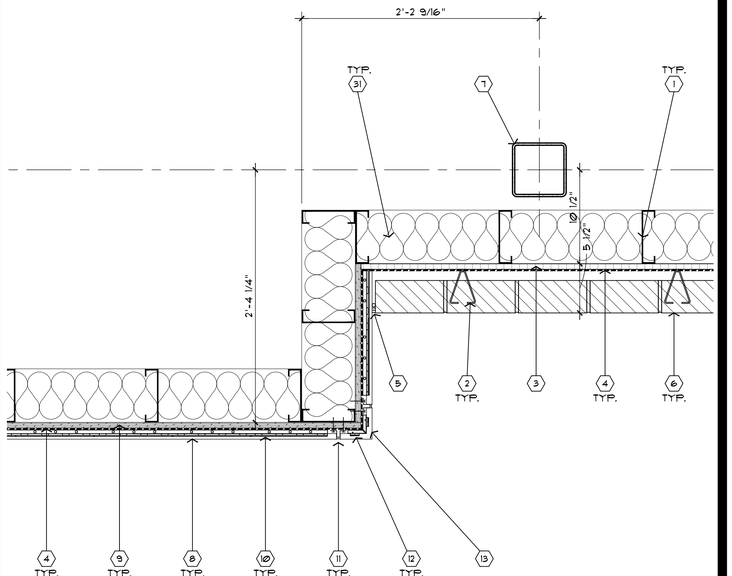


01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

**25 MAR. 2025 100% FOR CONSTRUCTION**
**04 JUNE 2025 PLAN REVIEW COMMENTS**
**31 JULY 2025 FOR BID**

NOTES TO SHEET: (1)

1. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
2. GALV. ADJUSTIBLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
3. 5/8" DENS GLASS SHEATHING.
4. WEATHER-RESISTANT BARRIER.
5. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
6. MODULAR BRICK AS SCHEDULED.
7. RE: STRUCTURAL DRAWINGS.
8. NICHIHA PANELS. RE: SPECIFICATIONS.
9. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD.
10. NICHIHA ULTIMATE CLIP.
11. SEALANT OVER DOUBLE FLANGE SEALANT BACKER.
12. NICHIHA CORNER CLIP.
13. NICHIHA FACTORY OUTSIDE CORNER.
14. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COATING ON 7/8" CEMENT PLASTER WITH SELF-FURRING GALV. METAL LATH OVER MOISTURE BARRIER. RE: SPECIFICATIONS.
15. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
16. PAINTED ZINC PLASTER CASING BEAD.
17. NICHIHA CLIP.
18. NICHIHA SINGLE FLANGE SEALANT BACKER.
19. CONTINUOUS SEALANT.
20. SHIM AS REQUIRED.
21. NON-COMBUSTIBLE TREATED WOOD BLOCKING.
22. DRIVE-THRU WINDOW. RE: SPECIFICATIONS.
23. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
24. UNDERSIDE OF ROOF DECK.
25. CONT. 6" 25 GA. STUD SLOTTED SLIP TRACK ATTACHED TO UNDERSIDE OF DECK.
26. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
27. SOUND BATT INSULATION IN STUD SPACE.
28. 5/8" THICK GYPSUM BOARD. TAPE, FLOAT AND SAND.
29. SEAL AROUND JOISTS AND ALL PENETRATIONS AIRTIGHT WITH PROPERLY RATED FIRE-STOPPING MATERIALS.
30. 6" 25 GA. CONT. STUD TRACK.
31. R-19 INSULATION IN STUD SPACE FROM FINISH FLOOR OR ABOVE STOREFRONT TO ROOF DECK.

VERIFY ORIENTATION OF ALL DETAILS AGAINST PLANS

ELECTRONIC STAMP TITLE BLOCK


OSBORN & VANE ARCHITECTS, inc.

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Members American Institute of Architects


REGISTERED ARCHITECT
BEN CHRISTOPHER OSBORN
79072
STATE OF TEXAS

07-31-2025

**TRACT 30**

**STONE HILL TOWN CENTER**
**18708 LIMESTONE COMMERCIAL DRIVE**
**PFLUGERVILLE, TEXAS 78660**

| | |
|---|---|
| Project No. | **24071** |
| CAD Dwg File | **24071 A6.0-A6.5.DWG** |
| Drawn | **DB** |
| Checked | **BS** |

Sheet No. **A6.5**

## STRUCTURAL CONCEPT, STANDARDS AND LOADS

A. DESIGN CONCEPT:

THE STRUCTURE AS SHOWN HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND DESIGN STANDARDS TO SUPPORT THE FINAL BUILDING SERVICE LOADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL SUPPORTS FOR THE STRUCTURE IF NECESSITATED BY THE CONSTRUCTION SEQUENCE OR METHODS OF FABRICATION, HANDLING, ERECTION, AND OTHER CONSTRUCTION OPERATIONS.

B. BUILDING CODES AND DESIGN STANDARDS:

1. INTERNATIONAL BUILDING CODE, 2021 EDITION.
2. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE); MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16, AS AMENDED.
3. AMERICAN CONCRETE INSTITUTE (ACI), BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318, AS AMENDED.
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, 15TH EDITION (ASD), 2010, AS AMENDED.
5. AMERICAN WELDING SOCIETY (AWS).
6. STEEL JOIST INSTITUTE (SJI), STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS AND JOIST GIRDERS.
7. STEEL DECK INSTITUTE (SDI), DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, ROOF DECKS, AND CELLULAR METAL FLOOR DECK WITH ELECTRICAL DISTRIBUTION.

C. GRAVITY LOADS:

SUPERIMPOSED LOADS ARE GIVEN IN POUNDS PER SQUARE FOOT (PSF).

| BUILDING AREA | DEAD LOAD (PSF) | LIVE LOAD ** (PSF) |
|---|---|---|
| 1. ROOF | 20 | 20 |
| 2. SLAB-ON-GRADE | 0 | 150 |

D. LATERAL DESIGN LOADS:

1. WIND LOADS FOR A BASIC WIND SPEED OF 115 MPH 3-SECOND GUST (ULTIMATE), WITH EXPOSURE B AND RISK CATEGORY II.

WIND PRESSURES:

| | 10 SF | 100 SF |
|---|---|---|
| ZONE 1 | +13 PSF, -49 PSF | +10 PSF, -39 PSF |
| ZONE 1' | +13 PSF, -49 PSF | +10 PSF, -39 PSF |
| ZONE 2 | +13 PSF, -65 PSF | +10 PSF, -51 PSF |
| ZONE 3 | +13 PSF, -88 PSF | +10 PSF, -61 PSF |
| ZONE 4 | +29 PSF, -32 PSF | +25 PSF, -27 PSF |
| ZONE 5 | +29 PSF, -39 PSF | +25 PSF, -30 PSF |

ROOF ZONE WIDTHS = 10'-0"
WALL ZONE WIDTH = 8'-0"

SPECIAL LOADS:

ARCHITECTURAL BARRIER ACT LOADS:

| ITEM | REQUIRED CAPACITY |
|---|---|
| GRAB BAR | 250 POUNDS ANY DIRECTION |
| TUB OR SHOWER SEAT | 250 POUNDS ANY DIRECTION |
| FASTENERS & MOUNTING DEVICES | 250 POUNDS ANY DIRECTION |

STAIR TREADS, RAILING AND GUARD RAILS:

| ITEM | REQUIRED CAPACITY |
|---|---|
| TREADS | 300 POUNDS AT CENTER |
| TOP RAILS | 50 PLF HORIZONTALLY |
| OTHER RAILS, FILLERS & CONNECTIONS | 25 PSF HORIZONTALLY |
| HAND RAILS | 200 POUNDS ANY DIRECTION |

## STRUCTURAL STEEL

A. ROLLED SHAPES:

1. ALL STRUCTURAL STEEL FOR ALL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM A992, GRADE 50, UNLESS OTHERWISE NOTED.
2. ALL STRUCTURAL STEEL FOR HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE B, UNLESS OTHERWISE NOTED.
3. ALL STRUCTURAL STEEL FOR PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, UNLESS OTHERWISE NOTED.
4. ALL STRUCTURAL STEEL FOR ANGLES, PLATES AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36, UNLESS OTHERWISE NOTED.

B. CONNECTIONS:

1. PROVIDE STANDARD BOLTED CONNECTIONS CONFORMING TO AISC BOLTED CONNECTIONS, USING ASTM A325 BOLTS, FOR THE BEAM END SHEARS INDICATED IN THE DOCUMENTS. PROVIDE MINIMUM OF TWO BOLTS FOR ALL CONNECTIONS.
2. ALL WELDED CONNECTIONS SHALL CONFORM TO AWS UNLESS OTHERWISE NOTED.
3. SURVEY ALL PLANS, DETAILS, SECTIONS, SCHEDULES AND SPECIFICATIONS FOR SPECIAL CONNECTIONS.
4. UNLESS OTHERWISE NOTED AND/OR SPECIFIED, DESIGN ALL BEAM CONNECTIONS TO SUPPORT 1/2 OF THE TOTAL MEMBER SIZE AND SPAN AS DETERMINED BY THE TABLES FOR ALLOWABLE UNIFORM LOADS ON BEAMS IN THE AISC MANUAL OF STEEL CONSTRUCTION (ALLOWABLE STRESS DESIGN), REFERENCED ABOVE.
5. WHERE FILLET WELD IS NOT SHOWN ON DETAIL, ITS SIZE SHALL BE ASSUMED TO BE THE PLATE THICKNESS OF THE THINNEST PIECE MINUS 1/16".

C. OPEN WEB STEEL JOISTS:

1. AS APPLICABLE FOR THE OPEN WEB STEEL JOIST TYPE INDICATED ON THE DRAWINGS, CONFORMING TO SJI OR AISC, WHICHEVER IS MORE STRINGENT.
2. PROVIDE JOIST BRIDGING IN ACCORDANCE WITH SJI.

D. STEEL DECK:

TYPE 1:

1. PROVIDE STEEL ROOF DECK 1 1/2" DEEP FORMED FROM 22 GAUGE STEEL SHEETS AND CONFORMING TO ASTM A653, STRUCTURAL STEEL, GRADE 33, GALVANIZED COATING DESIGNATION G60.
2. PROVIDE STEEL ROOF DECK WITH THE FOLLOWING MINIMUM SECTION PROPERTIES:
   a. MOMENT OF INERTIA I = 0.155 INCHES$^4$/FOOT WIDTH
   b. SECTION MODULUS $S_p$ =0.186 INCHES$^3$ /FOOT WIDTH
   c. SECTION MODULUS $S_n$ =0.192 INCHES$^3$ /FOOT WIDTH
3. ATTACH DECK TO STEEL SUPPORTS AND AT SIDE LAPS AS FOLLOWS:
   SUPPORTS: "HILTI" X-HSN24, 36/5 PATTERN
   SIDELAPS: 6 - #10 "TEK" SCREWS
4. ATTACH DECK TO PARALLEL SUPPORTS WITH "HILTI" X-HSN24 FASTENERS AT 12" OC.
5. ATTACH DECK SUPPORTED BY CONTINUOUS EDGE ANGLES WITH "HILTI" X-HSN24 FASTENERS AT 12"OC.

## GENERAL NOTES FOR CONSTRUCTION

A. CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION AT ALL STAGES.

B. ALL PROPOSED SUBSTITUTIONS MUST BE EQUAL OR BETTER AND SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO ANY PERTINENT WORK AND PRIOR TO THE AWARD OF THE CONTRACT.

C. NOT ALL OPENINGS AND OTHER COMPONENTS THAT ARE REQUIRED HAVE BEEN SHOWN IN THE STRUCTURAL DRAWINGS. COORDINATE WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND VERIFY THE LOCATIONS AND SIZES OF ALL CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS AND OTHER PROJECT REQUIREMENTS. FLOOR PLAN WILL BE FURNISHED FOR THAT PURPOSE.

D. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL DRAWINGS TO DETERMINE WHERE OPENINGS ARE REQUIRED IN REINFORCED CONCRETE BEAMS, SLABS AND WALLS.

E. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DETAILING ALL THE OPENINGS, INCLUDING ADDED REINFORCEMENT AS SHOWN ON THE TYPICAL WALL, SLAB AND BEAM OPENING DETAILS FOR REVIEW.

F. ADDITIONAL REINFORCEMENT ABOVE THAT SHOWN IN THE TYPICAL SLAB AND BEAM OPENING DETAILS MAY BE REQUIRED AND WILL BE REVIEWED ON THE SHOP DRAWINGS.

G. USE THE MANUFACTURER'S CERTIFIED DRAWINGS AND SPECIFICATIONS FOR THE EQUIPMENT ANCHORAGE AND DETAILS.

H. ALL CONSTRUCTION JOINTS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INCORPORATED INTO THE STRUCTURE. ADDITIONAL CONSTRUCTION JOINTS TO FACILITATE CONSTRUCTION SHALL BE LOCATED AND DETAILED ON THE SHOP DRAWINGS FOR REVIEW.

I. HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE PERMITTED IN BEAMS UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

J. ALL CONSTRUCTION AND CONTROL JOINTS FOR BEAMS WHICH ARE EXPOSED TO VIEW ARE TO BE LOCATED TO COINCIDE WITH THE ARCHITECTURAL RUSTICATION JOINTS AS SHOWN ON THE BUILDING ELEVATION SHEETS OR AS REVIEWED IN WRITING.

K. SHOP DRAWINGS:

1. THE TERM "SHOP DRAWINGS" INCLUDES FABRICATION, MANUFACTURING, ERECTION AND SETTING DRAWINGS, BROCHURES, CERTIFICATES, AND PRODUCT DATA DESCRIBING MATERIALS AND EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE ALL PERTINENT INFORMATION REQUIRED FOR THE ENGINEER TO FULLY EVALUATE THE MATERIALS BEING REPRESENTED BY THE SUBMITTAL INCLUDING THE PHYSICAL PROPERTIES, DIMENSIONS, LOCATIONS AND METHOD OF INSTALLATION.
2. SHOP DRAWINGS WILL BEAR THE REVIEW STAMP OF THE CONTRACTOR INDICATING THAT HE HAS REVIEWED THE DRAWINGS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS; COORDINATED ITEMS INCLUDED IN THE SUBMITTAL WITH RELATED ITEMS; AND VERIFIED AND COORDINATED DIMENSIONS.
3. REPRODUCTIONS OF THE ENGINEERING DRAWINGS WILL NOT BE ACCEPTABLE AS SHOP DRAWINGS.
4. ANY SHOP DRAWING NOT CONFORMING TO THESE REQUIREMENTS WILL BE CAUSE FOR REJECTION AND WILL BE RETURNED WITHOUT ANY FURTHER ACTION.

## COLD-FORMED METAL

1. COLD-FORMED METAL FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) PUBLICATION: "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
2. SUBMIT SHOP DRAWINGS FOR ALL FRAMING PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, AND CALCULATIONS, SIGNED AND SEALED BY SAID ENGINEER, FOR REVIEW PRIOR TO ERECTION OF ANY COLD-FORMED METAL FRAMING.
3. ALL STRUCTURAL MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653 AND A955, GRADE C.
4. PROVIDE STEEL FOR RAFTERS. JOISTS, STUDS AND ACCESSORIES CONFORMING TO ASTM A1003, GRADE 50, STRUCTURAL QUALITY STEEL SHEET FORMED TO 'C' SHAPES, UNPUNCHED WITH STIFFENED FLANGES.
5. ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A525, G-60, OR EQUIVALENT. MINIMUM YIELD STRENGTH Fy = 50 KSI FOR 16 GA STUDS AND Fy = 33 KSI FOR 18 GA STUDS WITH 1 5/8" FLANGES.
6. THE STRUCTURAL DRAWINGS INDICATE THE GENERAL CONFIGURATION OF FRAMING FOR TYPICAL CONDITIONS ONLY. FINAL CONFIGURATION OF DETAILS AS WELL AS ALL SUPPLEMENTARY FRAMING TO OBTAIN THE ROOF PROFILES SHOWN ON THE PLANS SHALL BE AS DETERMINED BY DESIGN.
7. PROVIDE COLD-FORMED METAL FRAMING, INCLUDING TRUSSES, STUDS, JOIST, TRACK, RUNNERS, LINTELS, CLIP ANGLES, REINFORCEMENTS, SHOES, BLOCKING, AND BRIDGING, COMPLETE WITH ALL FASTENERS, AND ACCESSORIES NEEDED FOR A COMPLETE AND FINISHED INSTALLATION.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR BY WELDING. SCREWS AND WELDS SHALL BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. ALL WELDS SHALL BE TOUCHED-UP WITH A ZINC-RICH PAINT.
9. TEMPORARY BRACING, WHERE REQUIRED, SHALL BE PROVIDED UNTIL ERECTION IS COMPLETE.
10. THE INFORMATION PROVIDED SHALL TAKE INTO ACCOUNT AND SHOW ALL SPECIAL DESIGN, FRAMING AND CONNECTION REQUIREMENTS SUCH AS AT CONCENTRATED LOADS, UNBALANCED OR UNSYMMETRICAL LOAD CONDITIONS, AND OTHER NON-TYPICAL FRAMING DETAILS.
11. SPLICES IN FRAMING COMPONENTS, OTHER THAN RUNNER TRACK, SHALL NOT BE PERMITTED.
12. BLOCKING SHALL BE PROVIDED AT SUPPORTS WHERE JOISTS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.
13. ABUTTING LENGTHS OF RUNNER TRACK SHALL BE BUTT-WELDED, SPLICED OR EACH LENGTH SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT. RUNNER TRACK SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE.
14. MEMBER PERFORMANCE:
    A. RAFTERS AND HEADERS: VERTICAL DEFLECTION IS LIMITED TO 1/240 OF THE SPAN.
    B. STUDS: HORIZONTAL DEFLECTION IS LIMITED TO 1/240 OF THE SPAN (TYPICAL); FOR BRICK VENEER 1/600 OF THE SPAN.
15. PROVIDE MEMBERS WITH THE FOLLOWING MINIMUM SECTION PROPERTIES:

| SECTION | GUAGE | Ix (MOMENT OF INERTIA) | Sx (SECTION MODULUS) | Fy (YIELD STRENGTH) |
|---|---|---|---|---|
| 3 5/8" | 18 | 0.710 IN4 | 0.392 IN3 | 33 KSI |
| 6" | 18 | 2.317 IN4 | 0.772 IN3 | 33 KSI |
| 8" | 18 | 4.635 IN4 | 1.159 IN3 | 33 KSI |
| 3 5/8" | 16 | 0.873 IN4 | 0.482 IN3 | 50 KSI |
| 6" | 16 | 2.863 IN4 | 0.954 IN3 | 50 KSI |
| 8" | 16 | 5.740 IN4 | 1.435 IN3 | 50 KSI |

## EXCAVATION, BACKFILLING AND FOUNDATIONS

A. A GEOTECHNICAL EXPLORATION OF SUBSURFACE CONDITIONS, CONTAINING TEST BORINGS, LABORATORY TEST, ENGINEERING ANALYSIS AND FOUNDATION RECOMMENDATIONS, PERFORMED BY TERRACON DATED APRIL 7, 2007 REPORT NO. 96065338-C IS AVAILABLE FOR REVIEW.

B. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION SO THAT PONDING OF WATER DOES NOT OCCUR IN THE BUILDING AREA.

C. SUB-GRADE PREPARATION .

1. PERFORM DEMOLITION OF EXISTING STRUCTURES AS REQUIRED BY THE SOIL REPORT. THE ENTIRE VOLUME OF THE EXCAVATIONS CREATED BY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES SHOULD BE BACKFILLED WITH ENGINEERED (SELECT) FILL THAT IS PROPERLY PLACED AND COMPACTED.

2. EXCAVATE EXISTING SOILS AS REQUIRED TO REMOVE ALL EXISTING VEGETATION ROOTS & DELETERIOUS MATERIALS FROM THE PROPOSED BUILDING AREA, & AS REQUIRED BY SOIL REPORT. THE CLEARING SHOULD EXTEND AT LEAST THREE (3) FEET BEYOND THE BUILDING EDGES. ONCE ROUGH GRADE IS ESTABLISHED, THE EXPOSED SURFACE SHOULD BE PROOF-ROLLED IN ACCORDANCE WITH TxDOT ITEM 216 (1993). ANY SOFT POCKETS OF SOFT OR WEAK SOILS ENCOUNTERED SHOULD BE REMOVED. BUILD BUILDING PAD AS REQUIRED BY SOIL REPORT.

3. SEE GEOTECHNICAL REPORT FOR SUBGRADE SELECT FILL PAD PREPARATION BENEATH BUILDING SLAB AND SHALL EXTEND BEYOND THE BUILDING PERIMETER AS REQUIRED BY THE SOIL REPORT.

4. THE MATERIAL USED TO CONSTRUCT THE BUILDING PAD SHOULD CONSIST OF A SELECT NON-ACTIVE, INORGANIC SANDY CLAY TYPE SOIL HAVING A PLASTICITY INDEX (P.I.) OF 25% OR LESS. SELECT FILL MATERIAL SHOULD BE PLACED UNDER LABORATORY CONTROL, IN NO GREATER THAN EIGHT (8) INCH LOOSE LAYERS, AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D-698 PROCEDURE, AT OPTIMUM MOISTURE CONTENT (0 TO +3%).

D. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 3,000 PSF TOTAL LOAD AT A MINIMUM EMBEDMENT DEPTH OF 2 FEET BELOW EXISTING GRADE ELEVATION

E. REFER TO THE GEOTECHNICAL EXPLORATION FOR ADDITIONAL INFORMATION.

F. INSTALL SLAB ON GRADE OVER 15 MIL VAPOR BARRIER.

## INDEPENDENT TESTING LABORATORY

A. THE OWNER WILL EMPLOY THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM SPECIFIED INSPECTIONS AND TESTING IN ACCORDANCE WITH CHAPTER 17 OF THE REFERENCED INTERNATIONAL BUILDING CODE (IBC).

B. EMPLOYMENT OF A TESTING LABORATORY IN NO WAY RELIEVES THE CONTRACTOR OF ANY OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. CONTRACTOR RESPONSIBILITIES

1. DELIVER TO LABORATORY AT DESIGNATED LOCATION ADEQUATE SAMPLES OF MATERIALS PROPOSED TO BE USED WHICH REQUIRE TESTING, TOGETHER WITH PROPOSED MIX DESIGNS.
2. COOPERATE WITH LABORATORY PERSONNEL AND PROVIDE ACCESS TO WORK AND TO MANUFACTURER'S FACILITIES.
3. PROVIDE INCIDENTAL LABOR AND FACILITIES TO PROVIDE ACCESS TO WORK TO BE TESTED, TO OBTAIN AND HANDLE SAMPLES AT THE SITE OR AT SOURCE OF PRODUCTS TO BE TESTED, TO FACILITATE TEST AND INSPECTIONS AND FOR STORAGE AND CURING OF TEST SAMPLES.
4. NOTIFY LABORATORY OF MATERIAL SOURCES AND FURNISH NECESSARY QUANTITIES OF REPRESENTATIVE SAMPLES OF MATERIALS PROPOSED FOR USE WHICH ARE REQUIRED TO BE TESTED.
5. NOTIFY ARCHITECT AND LABORATORY 24 HOURS PRIOR TO EXPECTED TIME FOR OPERATIONS REQUIRING INSPECTION AND TESTING SERVICES.
6. ADVISE LABORATORY IN A TIMELY FASHION TO COMPLETE REQUIRED INSPECTION AND TESTING PRIOR TO SUBSEQUENT WORK BEING PERFORMED.
7. PAY FOR ALL SUBSEQUENT RE-TESTING OF PRODUCTS OR SYSTEMS FOUND TO BE DEFECTIVE OR OTHERWISE NOT IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS. REMOVE REJECTED PRODUCTS AND REPLACE WITH PRODUCTS OF SPECIFIED QUALITY.

D. INDIVIDUAL TEST AND INSPECTIONS REQUIRED:

1. SOIL COMPACTION TESTS (SECTION 1705.7 & TABLE 1705.6)
2. FOOTING BEARING STRATA CONFIRMATION, INSPECTION AND TESTS (SECTION 1705.7 & TABLE 1705.6)
3. CONCRETE COMPRESSIVE STRENGTH TESTS (SECTION 1705.3)
4. CONCRETE SLUMP TESTS (SECTION 1705.3 )
5. CONCRETE AIR CONTENT TESTS (SECTION 1705.3)
6. STRUCTURAL STEEL FIELD WELD INSPECTION AND TESTS. INSPECT AND TEST 100% OF FULL PENETRATION WELDS. (SECTION 1705.2)
7. STRUCTURAL STEEL BOLTED AND HIGH STRENGTH BOLTED CONNECTION INSPECTION AND TESTS. (SECTION 1705.2)
8. STEEL JOIST FIELD WELD INSPECTION. (SECTION 1705.2 & TABLE 1705.2.3)
9. STEEL DECK FIELD WELD AND ATTACHMENT INSPECTION (SECTION 1705.2)
10. CONCRETE MASONRY CONSTRUCTION (SECTION 1705.4)

B. ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.

C. CORRECT DEFICIENCIES IN WORK THAT TEST REPORTS AND INSPECTIONS INDICATE DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.

D. PROVIDE THE ENGINEER OF RECORD (EOR) COPIES OF ALL SPECIAL INSPECTIONS AND TESTS SO A SPECIAL INSPECTION REPORT PREPARED BY THE EOR CAN BE SUBMITTED TO THE CITY TO OBTAIN A CERTIFICATE OF OCCUPANCY.

## CONCRETE

| BUILDING COMPONENT | 28 DAY CYLINDER COMPRESSIVE STRENGTH POUNDS PER SQUARE INCH(PSI) | | | | | |
|---|---|---|---|---|---|---|
| | NORMAL WEIGHT | | | MAX AGGREGATE SIZE (IN) | SLUMP (IN) | W/C RATIO |
| | 3000 | 3500 | 4000 | | | |
| FOOTINGS | ● | | | 1" | 5-7 | 0.55 |
| SLAB-ON-GRADE | | ● | | 1" | 4-6 | 0.50 |
| GRADE BEAMS | | ● | | 1" | 4-6 | 0.50 |
| ALL OTHER CONCRETE | ● | | | 1" | 4-6 | 0.52 |
| | | | | | | |

B. PROVIDE DEFORMED NEW BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60. ALL REINFORCING STEEL SHALL BE SECURELY HELD IN PLACE; PROVIDE ADDITIONAL BARS OR STIRRUPS FOR SUPPORT AS REQUIRED.

C. WELDED WIRE FABRIC SHALL CONSIST OF FLAT SHEETS AND SHALL CONFORM TO ASTM A185, WITH A MINIMUM YIELD STRENGTH OF 65.0 KSI

D. PROVIDE FULL EMBEDMENT WITH STANDARD 90 DEGREE HOOKS FOR ALL DOWELS. IF NOT OTHERWISE SPECIFIED, THE DOWEL SIZE AND SPACING SHALL BE THE SAME AS THE MAIN REINFORCING.

E. WHEN REINFORCING STEEL IN GRADE BEAMS, WALLS, SLABS AND BEAMS, IS NOTED AS CONTINUOUS, SPLICE REINFORCING STEEL ONLY WHEN UNAVOIDABLE DUE TO STOCK LENGTHS. STAGGER ALL SPLICES A MINIMUM OF 4'-0". ADJACENT BAR SPLICES ARE NOT ACCEPTABLE. LOCATE THE TOP BAR SPLICES WITHIN THE MIDDLE HALF OF THE SPAN AND LOCATE THE BOTTOM BAR SPLICES AT SUPPORTS OR BETWEEN SUPPORTS AND 1/3 SPAN POINT, UNLESS NOTED OTHERWISE ON PLANS, DETAILS OR SCHEDULES.

F. PROVIDE INTERIOR AND EXTERIOR HORIZONTAL LAPPED CORNER BARS AT ALL CORNERS TO MATCH THE SIZE, TYPE AND SPACING OF THE WALL AND GRADE BEAM HORIZONTAL REINFORCING.

G. UNLESS SPECIFICALLY NOTED, SCHEDULED OR DETAILED OTHERWISE, PROVIDE DEVELOPMENT LENGTH FOR REINFORCING IN CONCRETE COMPONENTS IN ACCORDANCE WITH THE SCHEDULE IN NOTE G. BELOW. THIS SCHEDULE SHALL APPLY TO ALL DEVELOPMENT LENGTHS NOT OTHERWISE NOTED, DETAILED OR SCHEDULED IN THE DRAWINGS OR SPECIFICATIONS.

H. REINFORCING BAR DEVELOPMENT LENGTHS (Ld) IN INCHES FOR VARIOUS CONCRETE STRENGTHS IN POUNDS PER SQUARE INCH (PSI). TOP BARS ARE DEFINED AS HORIZONTAL REINFORCING SO PLACED IN A MEMBER THAT MORE THAN 12 INCHES OF CONCRETE IS CAST BELOW THE BAR. ALL OTHER CONDITIONS ARE CONSIDERED BOTTOM BARS FOR DEVELOPMENT AND SPLICE LENGTH PURPOSES.

| BAR SIZE | Ld FOR TOP BARS | | | | Ld FOR BOTTOM BARS | | | |
|---|---|---|---|---|---|---|---|---|
| | 28 DAY CYLINDER CONCRETE STRENGTH (PSI) | | | | 28 DAY CYLINDER CONCRETE STRENGTH (PSI) | | | |
| GRADE 60 | 3000 | 4000 | 5000 | 6000 | 3000 | 4000 | 5000 | 6000 |
| #3 | 22 | 19 | 17 | 16 | 17 | 15 | 13 | 12 |
| #4 | 29 | 25 | 23 | 21 | 22 | 19 | 17 | 16 |
| #5 | 36 | 31 | 28 | 26 | 28 | 24 | 22 | 20 |
| #6 | 43 | 37 | 34 | 31 | 33 | 29 | 26 | 24 |
| #7 | 63 | 54 | 49 | 45 | 48 | 42 | 38 | 34 |
| #8 | 72 | 62 | 56 | 51 | 55 | 48 | 43 | 39 |
| #9 | 81 | 70 | 62 | 57 | 62 | 54 | 48 | 44 |
| #10 | 89 | 78 | 69 | 63 | 69 | 60 | 53 | 49 |
| #11 | 98 | 85 | 76 | 70 | 76 | 66 | 59 | 54 |

J. PROVIDE LAP SPLICE LENGTHS FOR REINFORCING BARS 1.3 TIMES THE Ld NOTED IN NOTE H ABOVE.

1. WHEN TWO BARS OF DIFFERENT SIZES ARE LAPPED, THE SMALLER SIZE SHALL GOVERN THE LAP LENGTH UNLESS SPECIFICALLY NOTED OTHERWISE.
2. WELDED OR MECHANICAL SPLICES CAPABLE OF DEVELOPING 125% OF THE BAR YIELD STRENGTH MAY BE USED IN LIEU OF THE LAPS. SUCH SPLICES MAY BE EITHER FULL BUTT WELDS OR SERIES "C" CADWELDS OR EQUAL.

K. THE GENERAL NOTES, LAP LENGTHS OR DETAILS PERTAINING TO REINFORCING STEEL AS SHOWN ON THE DETAIL SHEETS OR OTHER SCHEDULES SHALL SUPERSEDE THE NOTES SHOWN ON THIS SHEET.

L. PROVIDE THE FOLLOWING COVER FOR CAST-IN-PLACE CONCRETE REINFORCING:

1. UNFORMED SURFACES IN CONTACT WITH EARTH ..... 3 INCHES
2. UNFORMED SURFACES OVER MOISTURE BARRIER ..... 2 INCHES
3. FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER ..... 2 INCHES
   #5 AND SMALLER ..... 1 1/2 INCHES
4. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER:
   SLABS AND WALLS ..... 3/4 INCHES
   BEAMS AND COLUMNS ..... 1 1/2 INCHES

Date issued/revised

25 MAR 2025 100% FOR CONSTRUCTION
04 JUNE 2025 PLAN REVIEW COMMENTS P1
26 JUNE 2025 PLAN REVIEW COMMENTS P2
31 JULY 2025 FOR BID


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D + A PROJECT No. 24-332-00

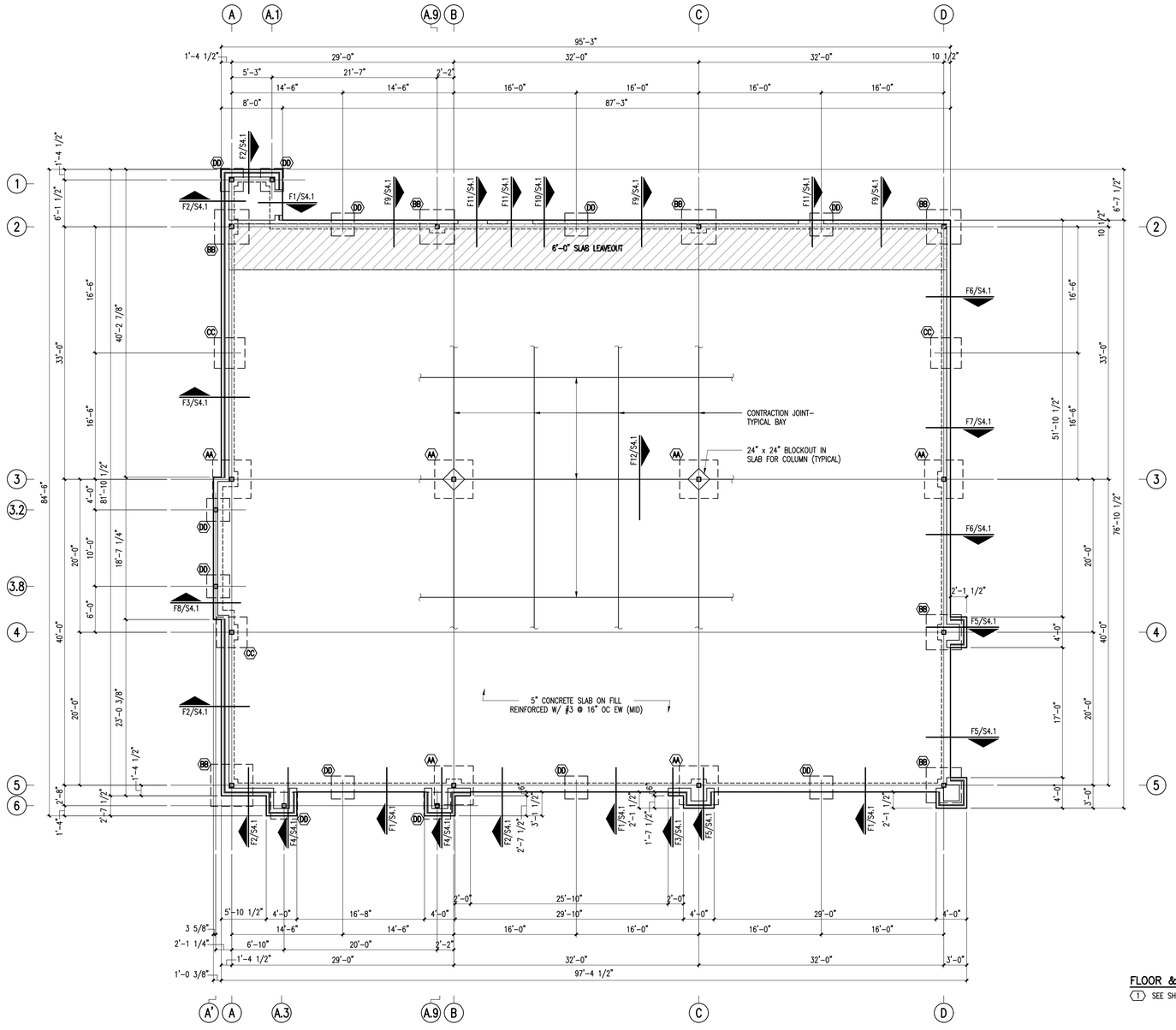

# TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

Project No. 24017
Drawn EM
Checked FD

STRUCTURAL GENERAL NOTES

Sheet No. **S1.0**




01 FLOOR AND FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

FLOOR & FOUNDATION PLAN NOTES:

1 SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES.

## DUG FOOTING SCHEDULE

| MARK | FOOTING | | |
|---|---|---|---|
| | SIZE | THICKNESS | REINFORCING |
| AA | 5'-0" x 5'-0" | 16" | 5- #6 x 4'-6" EACH WAY |
| BB | 4'-6" x 4'-6" | 16" | 5- #6 x 4'-0" EACH WAY |
| CC | 4'-0" x 4'-0" | 16" | 5- #6 x 3'-6" EACH WAY |
| DD | 3'-0" x 3'-0" | 16" | 4- #4 x 2'-6" EACH WAY |
| | | | |

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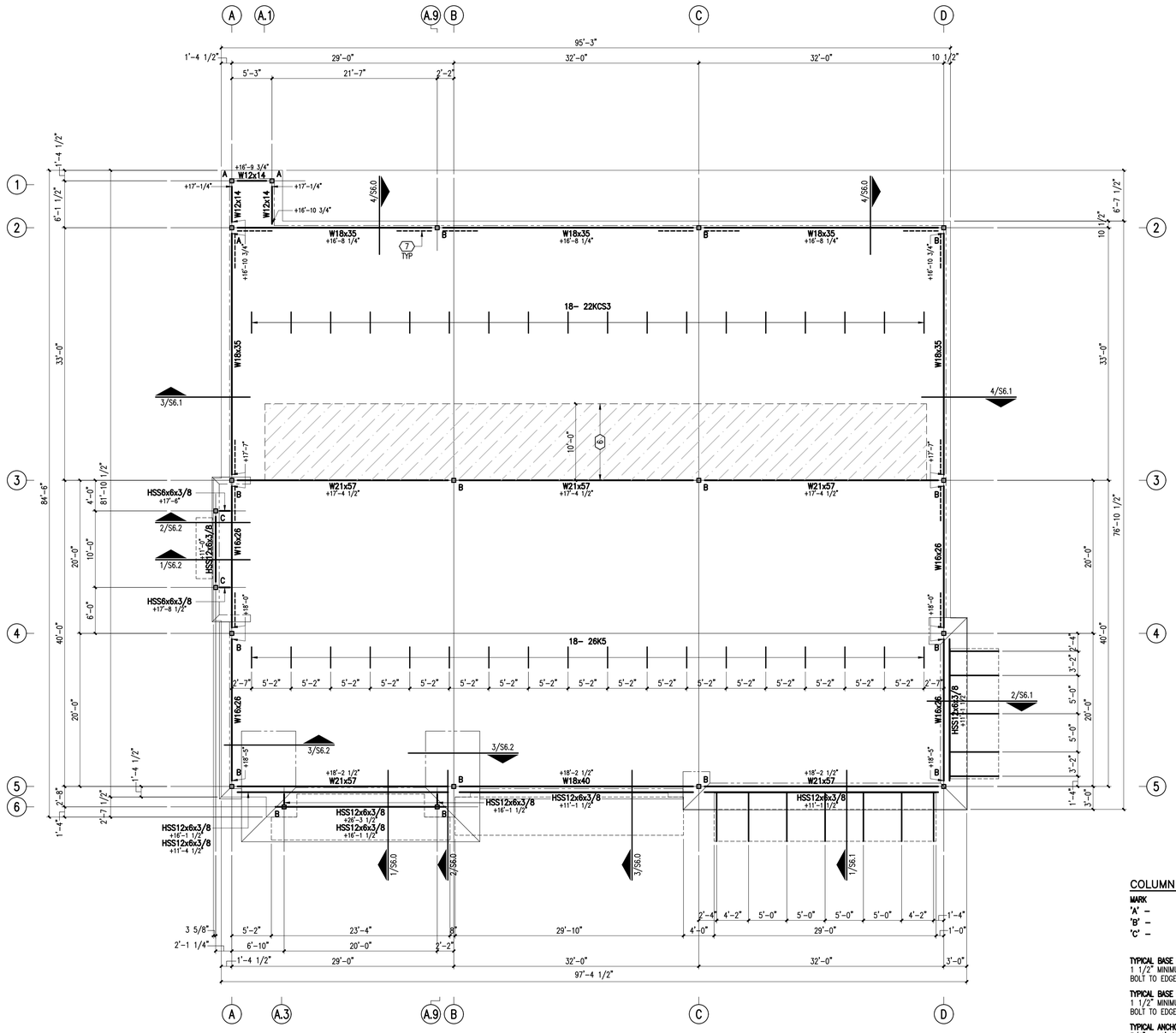
**Drawn** EM
**Checked** FD

FLOOR AND FOUNDATION PLAN

**Sheet No.** **S2.0**




## 01 ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

### COLUMN SCHEDULE:

| MARK | SIZE | BASE PLATE |
|---|---|---|
| 'A' – | HSS 6x6x.250 | 1 x 12 x 12 |
| 'B' – | HSS 6x6x.375 | 1 x 12 x 12 |
| 'C' – | HSS 6x6x.375 | 1 x 12 x 12 |

**TYPICAL BASE PLATE AT COLUMN MARK 'A' & 'B'**
1 1/2" MINIMUM EDGE DISTANCE FROM CL BOLT TO EDGE OF PLATE AT 3/4"ø BOLT

**TYPICAL BASE PLATE AT COLUMN MARK 'C'**
1 1/2" MINIMUM EDGE DISTANCE FROM CL BOLT TO EDGE OF PLATE AT 3/4"ø BOLT

**TYPICAL ANCHOR BOLT AT COLUMN MARK 'A', 'B', 'C'**
3/4"ø x 1'-8" BOLT W/ QUANTITY AS SHOWN ON BASE PLATE(S) NOTED ABOVE. BOLT PROJECTION ABOVE TOP OF BASE PLATE TO ALLOW FOR INSTALLATION OF NUTS (W/ WASHER). TACK WELD BOTTOM NUT TO ROD 1" FROM END.

### ROOF FRAMING PLAN NOTES:

1. SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES.
2. JOIST SPACING– SEE PLAN.
3. ELEVATION SHOWN THUS +XX'–XX X/X" IS FROM FINISH FLOOR TO TOP OF BEAM OR GIRDER AT END.
4. ELEVATION SHOWN THUS TJ XX'–XX X/X" IS FROM FINISH FLOOR TO TOP OF JOIST.
5. SEE DETAILS FOR BRACED FRAME ELEVATION.
6. AREA SHOWN ON PLAN THUS DENOTES WHERE FUTURE A/C UNITS ARE TO BE PLACED– TWO 2000 LB UNITS MAXIMUM BETWEEN COLUMNS.
7. SEE SECTIONS FOR KNEE BRACE DETAIL.

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# TRACT 30

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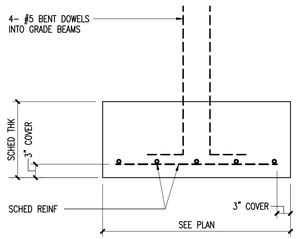
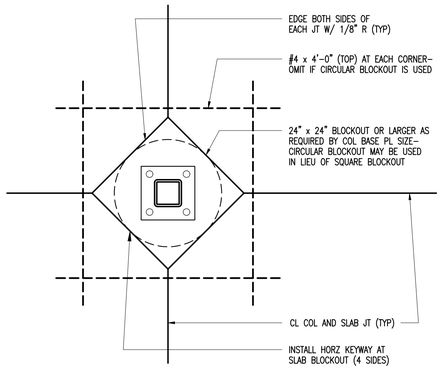
**Drawn** EM
**Checked** FD

ROOF FRAMING PLAN

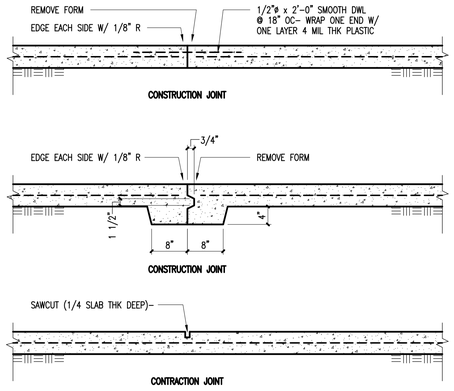
**Sheet No.** **S3.0**



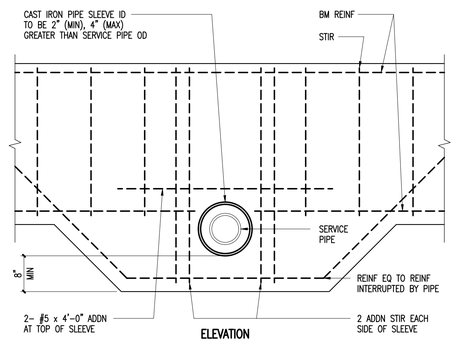

## 1 UNDERREAMED FOOTING



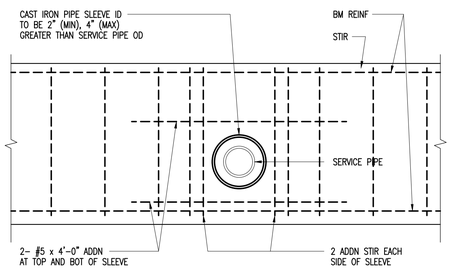

## 2 SLAB BLOCKOUT AT INTERIOR COLUMN



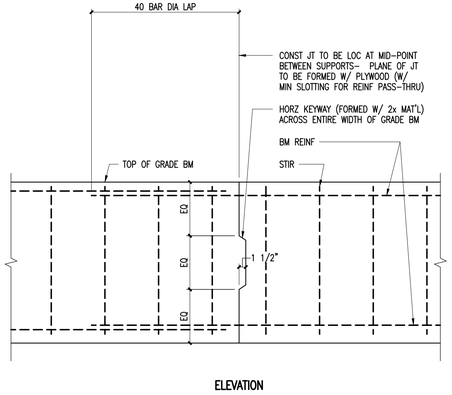

## 3 SLAB-ON-GRADE JOINT DETAILS



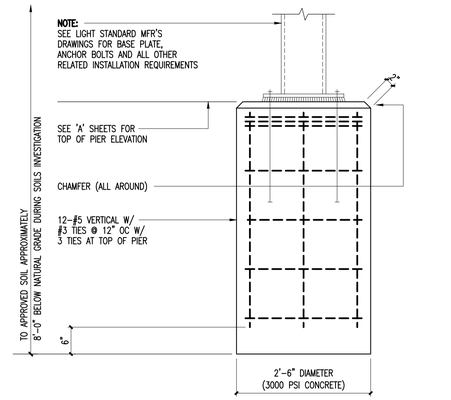

## 4 PIPE SLEEVE THRU GRADE BEAM (BOTT)



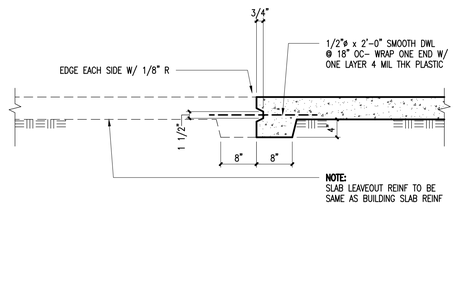

## 5 PIPE SLEEVE THRU GRADE BEAM (MID)



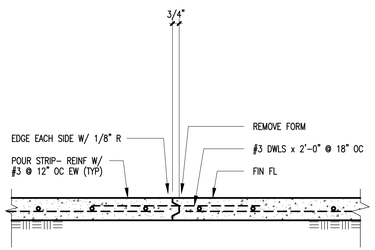

## 6 GRADE BEAM CONSTRUCTION JOINT



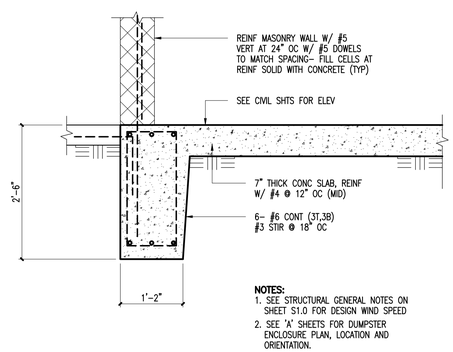

## 7 LIGHT STANDARD SUPPORT DETAIL



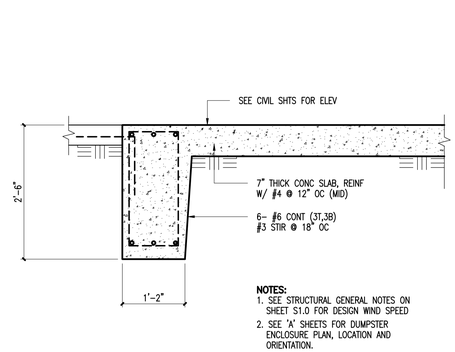

## 8 LEAVEOUT & SLAB CONNECTION DETAIL




## 9 POUR STRIP REINFORCING




## FD1 DUMPSTER ENCLOSURE DETAIL- FD1




## FD2 DUMPSTER ENCLOSURE DETAIL- FD2

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FIRM F-3426
D + A PROJECT No. 24-332-00

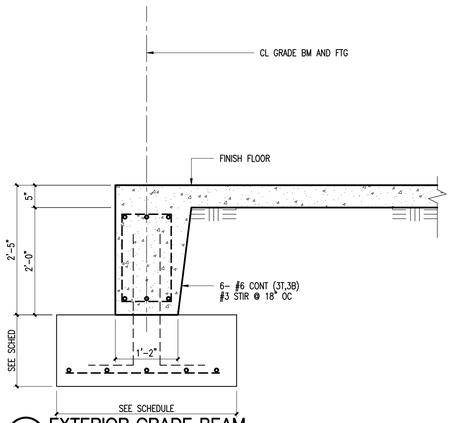
TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

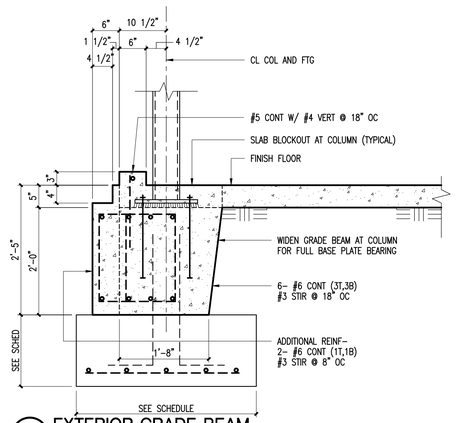
**Project No.** 24017
**Drawn** EM
**Checked** FD

TYPICAL FOUNDATION DETAILS

**Sheet No.** **S4.0**




F1 EXTERIOR GRADE BEAM

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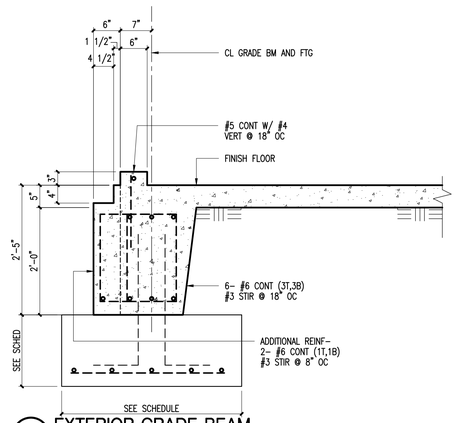


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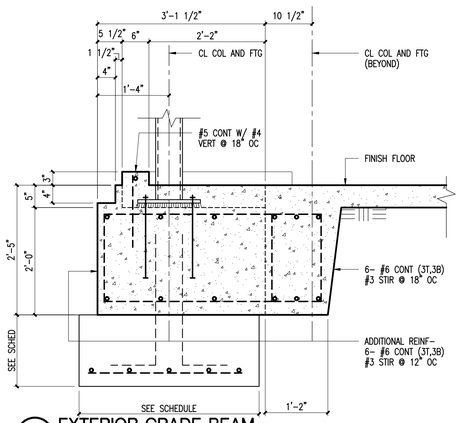


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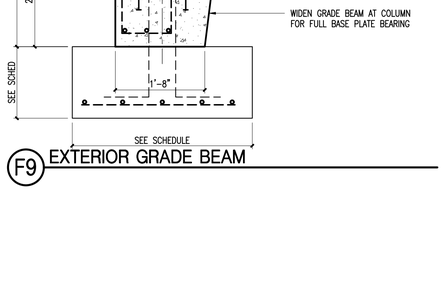


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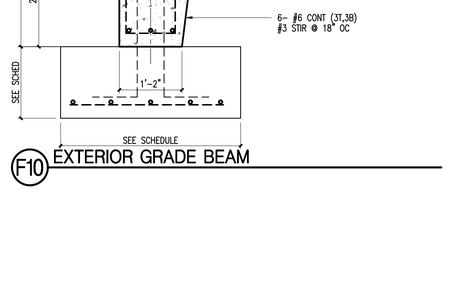


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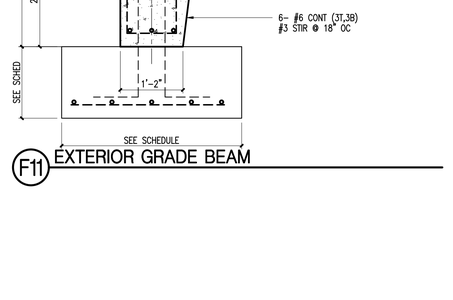


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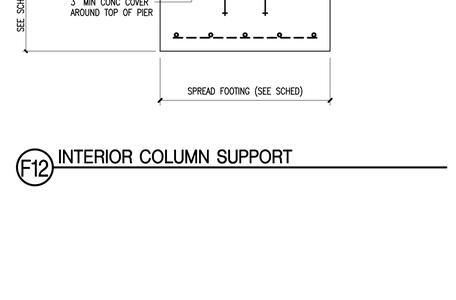


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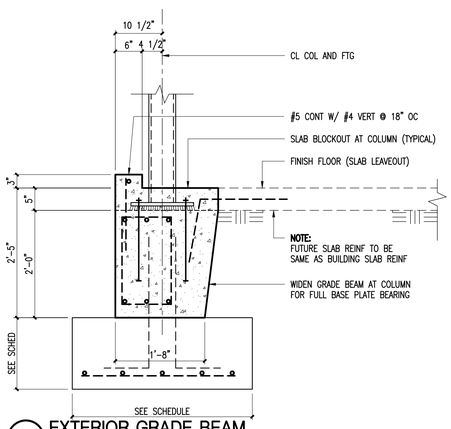


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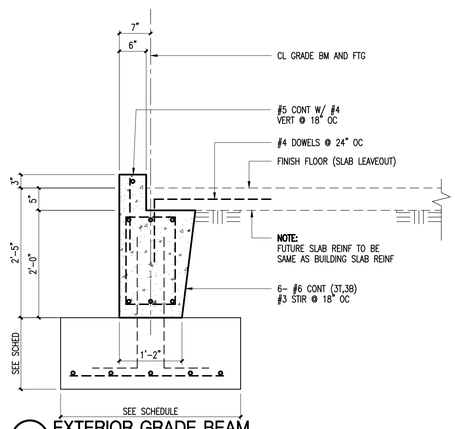


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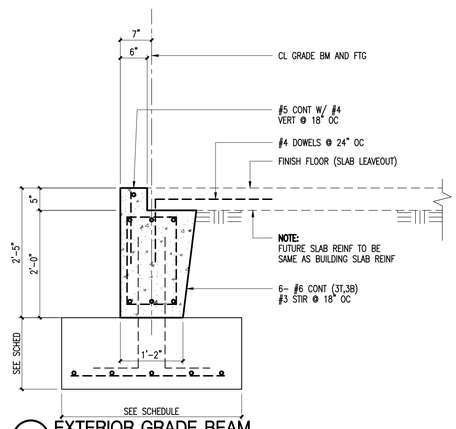
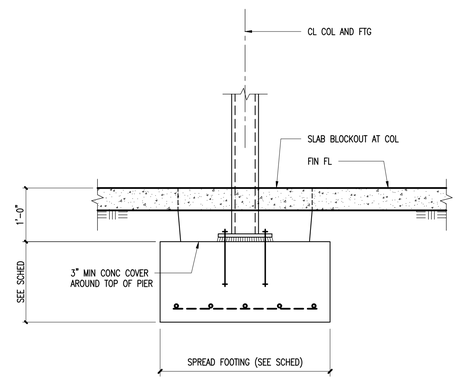



F11 EXTERIOR GRADE BEAM




F12 INTERIOR COLUMN SUPPORT

**Date issued/revised**

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TEXAS REGISTERED ENGINEERING FIRM F-3426
D + A PROJECT No. 24-332-00

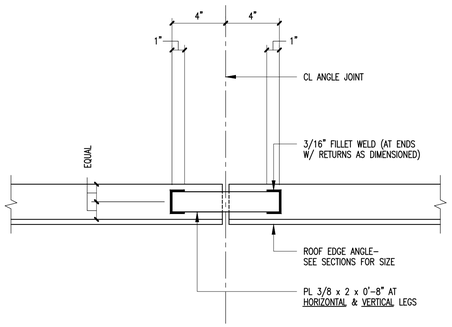

# TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

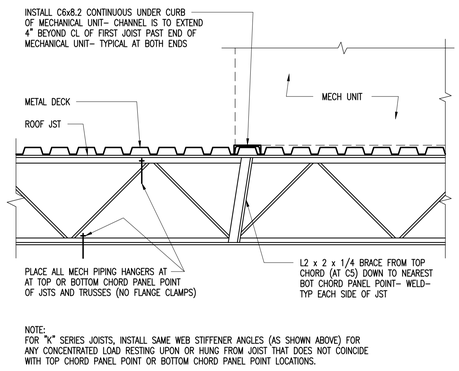
**Project No.** 24017
**Drawn** EM
**Checked** FD

FOUNDATION DETAILS

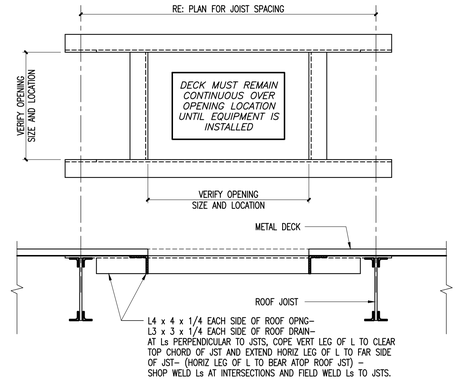
**Sheet No.** **S4.1**



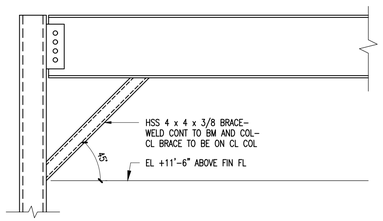

## 1 TYPICAL ROOF EDGE ANGLE SPLICE DETAIL



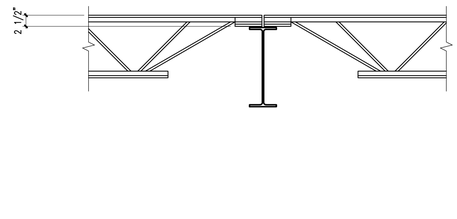

## 2 ROOFTOP MECHANICAL UNIT SUPPORT



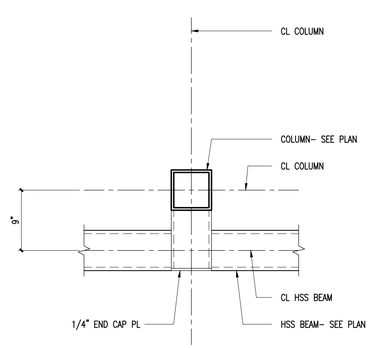

## 3 TYPICAL FRAMING AT ROOF OPENING

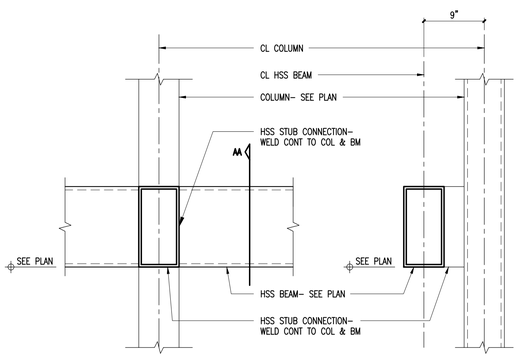



## 4 KNEE BRACE DETAIL




## 5 INTERIOR BEAM AND JOISTS




## R1 HSS BEAM-TO-COLUMN CONNECTION

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D + A PROJECT No. 24-332-00

# TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

**Project No.** 24017
**Drawn** EM
**Checked** FD

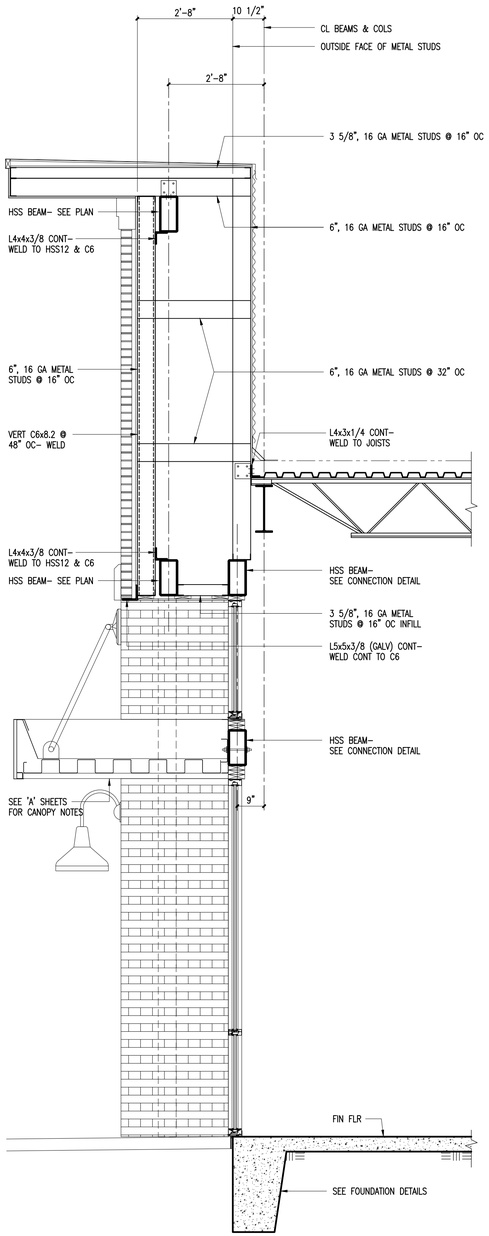
ROOF FRAMING DETAILS

**Sheet No.** **S5.0**

TYPICAL FRAMING NOTE DESIGNATIONS–
3 5/8", 16 GA STUDS = 358S162-43
3 5/8", 16 GA TRACKS = 358T162-43
6", 16 GA STUDS = 600S162-43
6", 16 GA TRACKS = 600T162-43

TYPICAL STUD CONNECTIONS TO STEEL–
3 5/8" STUDS = 16 GA CLIP ANGLES W/
(4) #10 SCREWS TO STUDS
(2) 0.177"ø PDA FASTENERS TO STEEL
3 5/8" TRACKS = (2) 0.177"ø PDA FASTENERS
AT 16" OC ALONG LENGTH TO STEEL
6" STUDS = 16 GA CLIP ANGLES W/
(4) #10 SCREWS TO STUDS
(2) 0.177"ø PDA FASTENERS TO STEEL
6" TRACKS = (2) 0.177"ø PDA FASTENERS
AT 16" OC ALONG LENGTH TO STEEL

TYPICAL STUD TO STUD CONNECTION–
MINIMUM (3) #10 SCREWS AT LAPPED STUD CONNECTIONS.

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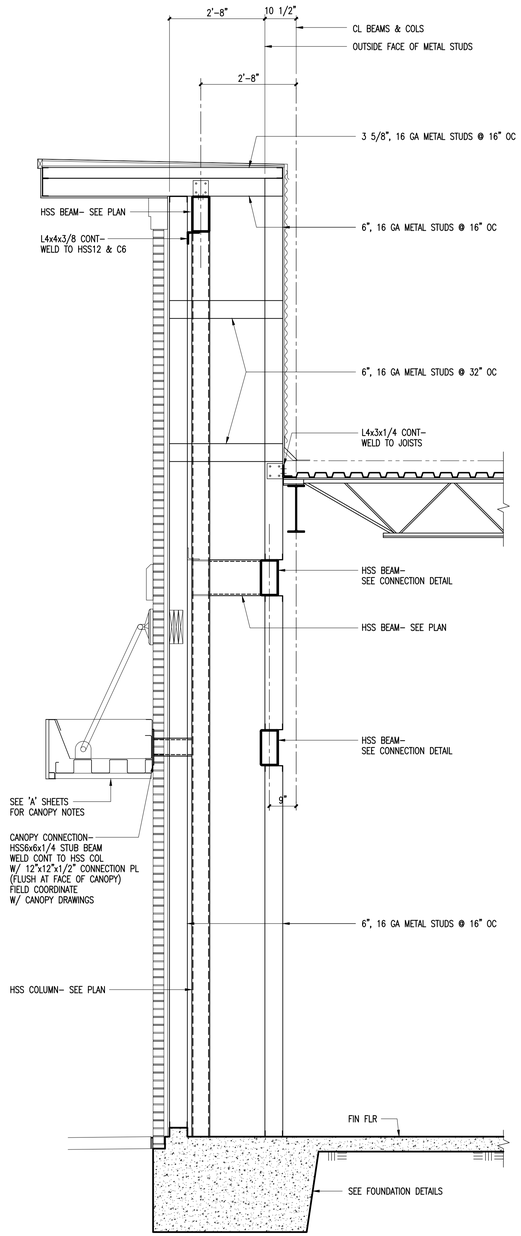


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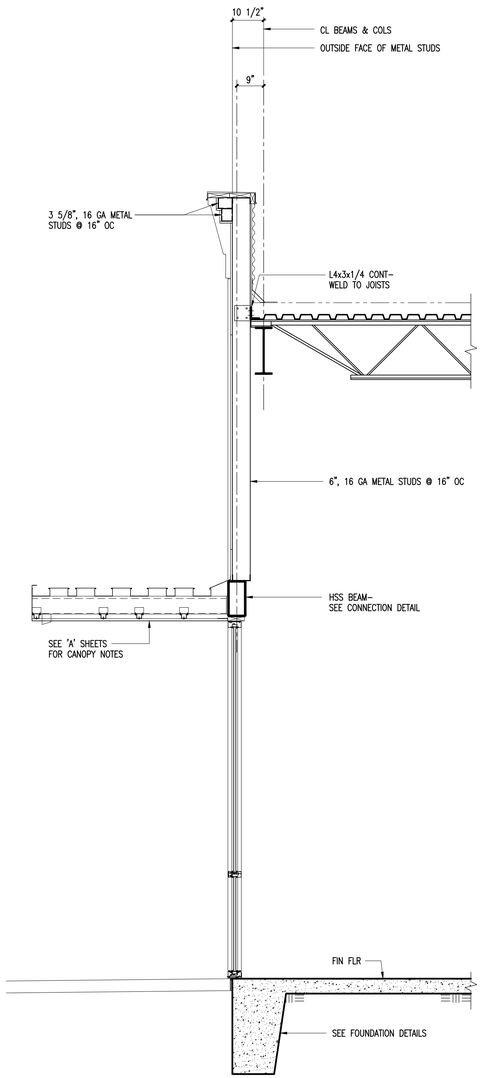


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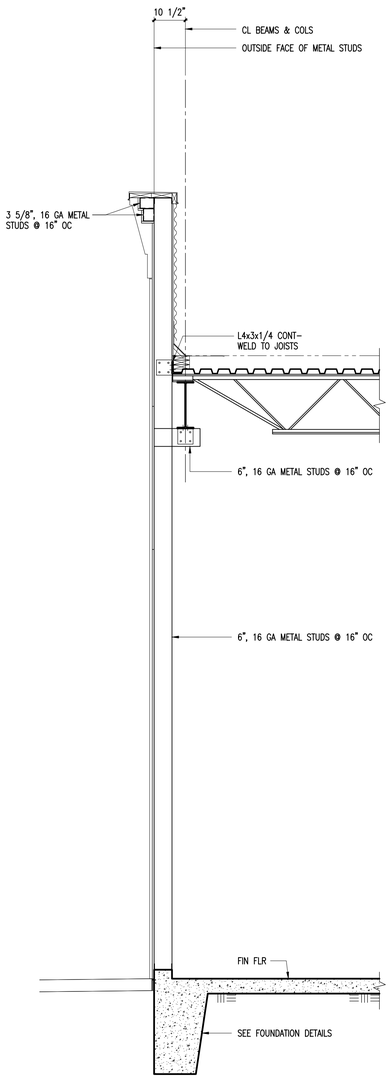


4 SECTION

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**Project No.** 24017
**Drawn** EM
**Checked** FD

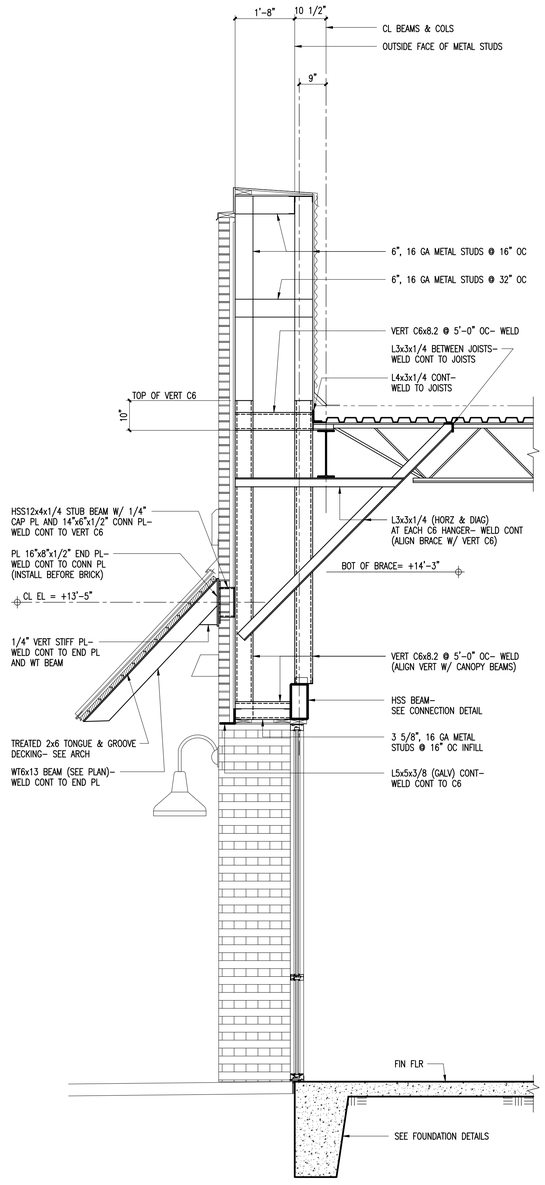
SECTIONS

Sheet No. **S6.0**

TYPICAL FRAMING NOTE DESIGNATIONS–
3 5/8", 16 GA STUDS = 358S162-43
3 5/8", 16 GA TRACKS = 358T162-43
6", 16 GA STUDS = 600S162-43
6", 16 GA TRACKS = 600T162-43

TYPICAL STUD CONNECTIONS TO STEEL–
3 5/8" STUDS = 16 GA CLIP ANGLES W/ (4) #10 SCREWS TO STUDS (2) 0.177"ø PDA FASTENERS TO STEEL
3 5/8" TRACKS = (2) 0.177"ø PDA FASTENERS AT 16" OC ALONG LENGTH TO STEEL
6" STUDS = 16 GA CLIP ANGLES W/ (4) #10 SCREWS TO STUDS (2) 0.177"ø PDA FASTENERS TO STEEL
6" TRACKS = (2) 0.177"ø PDA FASTENERS AT 16" OC ALONG LENGTH TO STEEL

TYPICAL STUD TO STUD CONNECTION–
MINIMUM (3) #10 SCREWS AT LAPPED STUD CONNECTONS.

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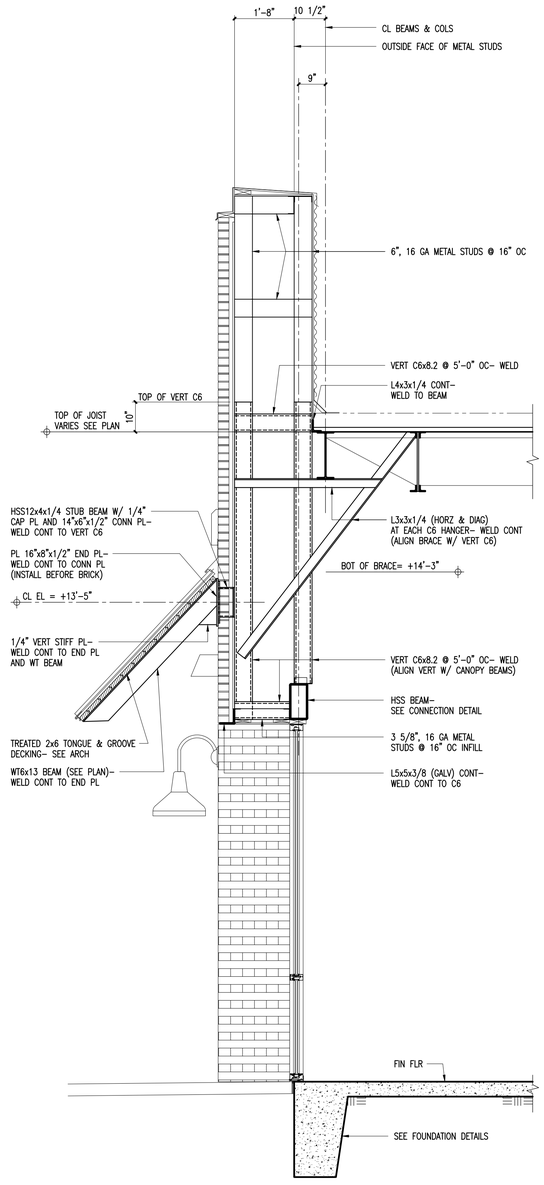


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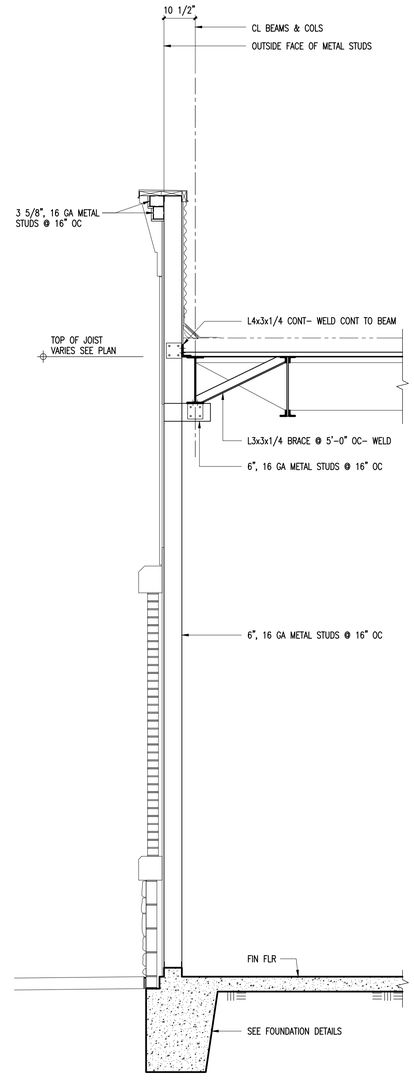


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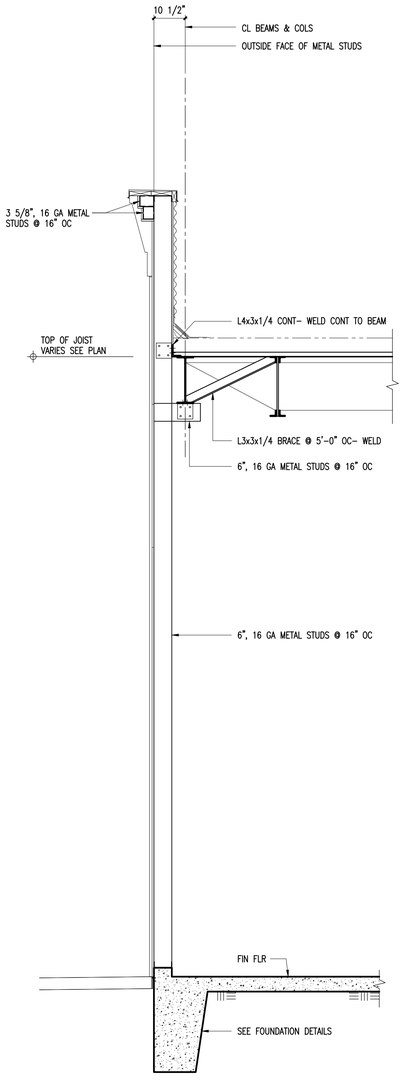


4 SECTION

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# TRACT 30

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SECTIONS

Sheet No. **S6.1**

TYPICAL FRAMING NOTE DESIGNATIONS–
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6", 16 GA STUDS = 600S162-43
6", 16 GA TRACKS = 600T162-43

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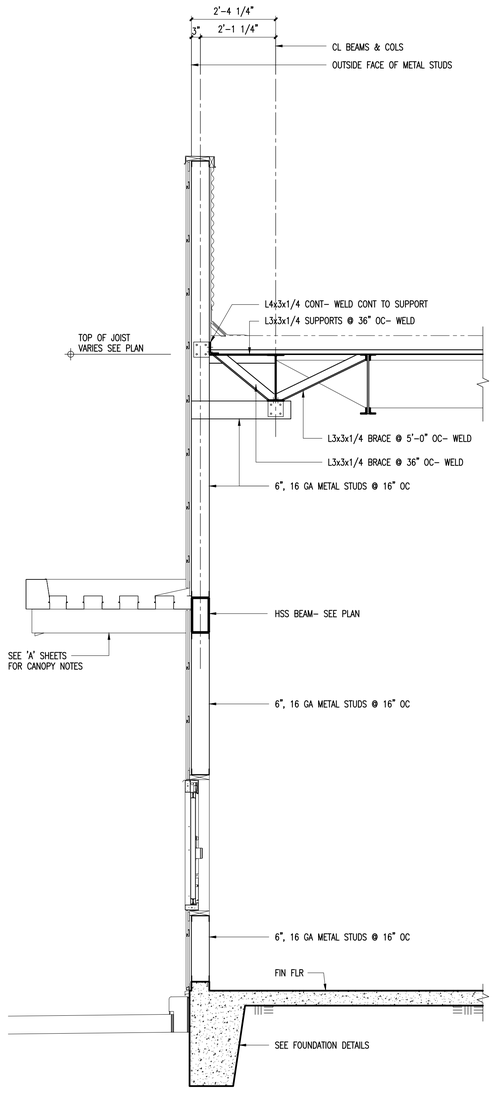
TYPICAL STUD TO STUD CONNECTION–
MINIMUM (3) #10 SCREWS AT LAPPED STUD CONNECTONS.

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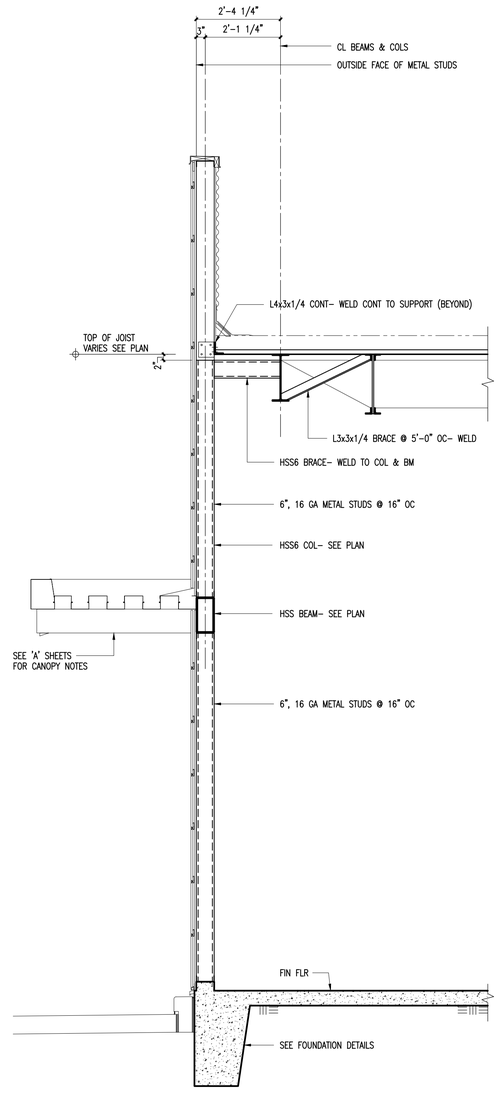


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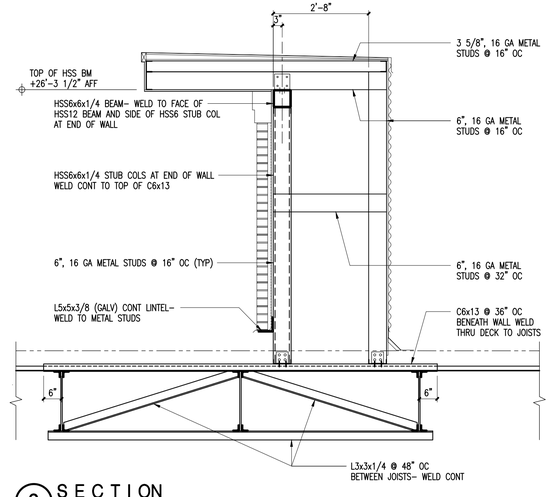


3 SECTION

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# TRACT 30

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**Project No.** 24017
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**Checked** FD

SECTIONS

**Sheet No.** **S6.2**

## SITE LIGHTING FIXTURE SCHEDULE

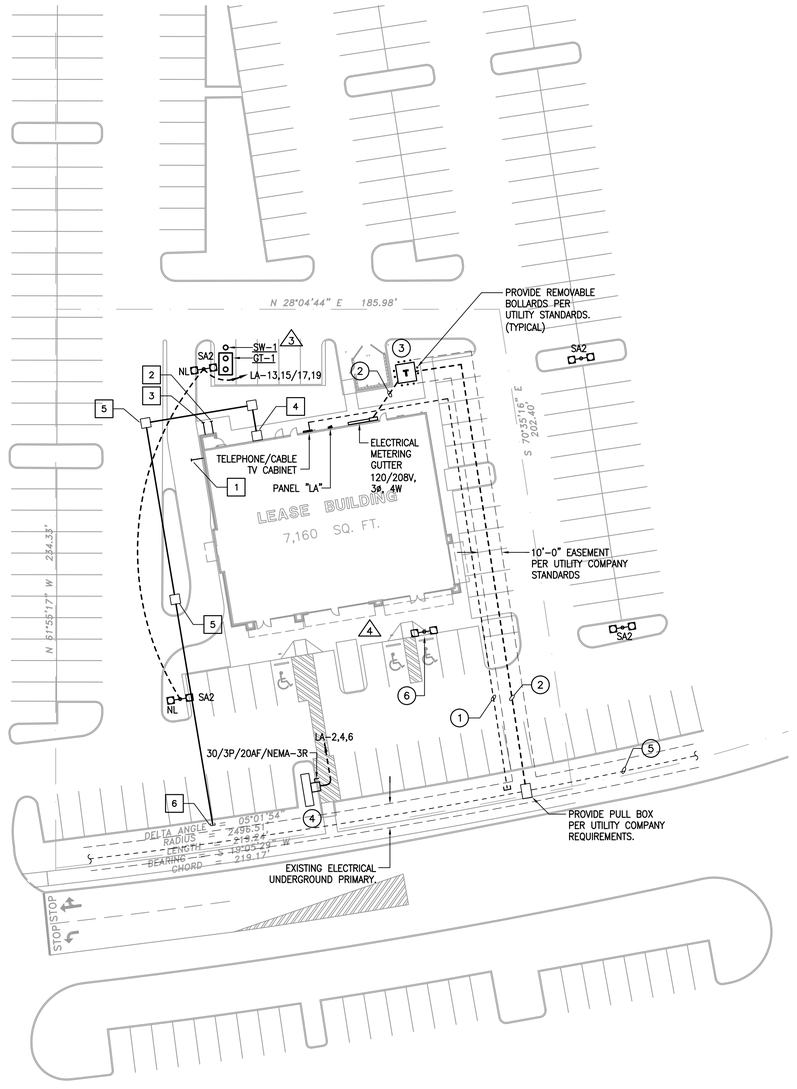
| FIXTURE DESIGNATION | MANUFACTURER | CATALOG NO. | FIXTURE NO. | FIXTURE TYPE | FIXTURE COLOR | FIXTURE LUMENS | FIXTURE WATT | VOLT | MOUNTING | INPUT WATTAGE | POLE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SA2 | COOPER | PRV-XL-PA3A-740-2-5WQ | 2 | LED | 4000K | 25453 | 172 | 208 | 2 @ 180 POLE MOUNTED | 350 | 25'-0" ROUND TAPERED POWDER COATED OVER GALVANIZED POLE ON 2'-6" BASE, KW POLES RTSP25-9.0-11-DM10-KZXX-BC |

REFER TO CIVIL AND ARCHITECTURAL PLANS FOR EXACT SPECIFICATIONS AND REQUIREMENTS OF ALL LIGHTING POLES PRIOR TO PURCHASE AND INSTALLATION

SUBSTITUTION TO THE ABOVE LIGHTING MANUFACTURERS DOES NOT GUARANTEE APPROVAL. APPROVAL WILL BE DETERMINED AFTER REVIEW OF SHOP DRAWING TO DETERMINE IF THE FIXTURE OR POLE SUBMITTED MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE ACTUAL FIXTURE SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.

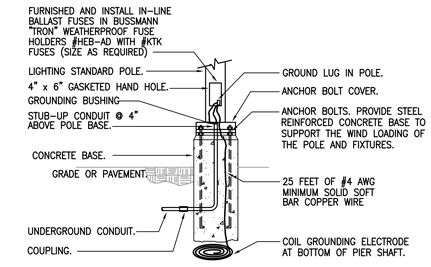
2

REQUIREMENT WILL BE MET.




NORTH

1 **ELECTRICAL / PLUMBING SITE PLAN**
SCALE: 1" = 30'-0"




NOTE:
REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS FOR CONCRETE WORK.

2 **METAL POLE WITH CONCRETE ANCHOR BASE ELECTRICAL REQUIREMENTS**
SCALE: NONE

## ELECTRICAL GENERAL NOTES

1. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
2. ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
3. REFER TO SHEET DETAILS FOR SYMBOLS, SPECIFICATIONS AND ABBREVIATIONS.
4. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
5. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
6. ALL EXTERIOR ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.
7. MAINTAIN 15'-0" MINIMUM CLEARANCE BETWEEN OVERHEAD LINES AND LIGHTING POLES.
8. MAINTAIN 12" MINIMUM SEPARATION BETWEEN POWER CONDUITS AND TELECOMMUNICATION/CABLE-TV CONDUITS.
11. LIGHTING POLES MARKED WITH SUBSCRIPT "(E)" ARE EXISTING TO REMAIN AND WITH SUBSCRIPT "(R)" IS EXISTING TO BE RELOCATED, TO BE POWERED FROM THE SAME CIRCUIT WAS POWERING IT PREVIOUSLY. MAINTAIN CONTINUITY OF CIRCUITS.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD, AND TO MAINTAIN CONTINUITY OF UNDERGROUND CIRCUITS AND FEEDERS.

## (#) ELECTRICAL KEYED NOTES (#)

1. PROVIDE (2) 4" AND (1) 3" PVC EMPTY CONDUITS WITH PULL STRINGS FOR TELEPHONE AND CABLE-TV SERVICES FROM BUILDING TELEPHONE/CABLE-TV CABINETS TO CLOSEST SERVICE DEMARCATION POINT/PEDESTAL. COORDINATE WITH CIVIL DRAWINGS AND TELEPHONE/CABLE-TV COMPANY SERVING THE AREA FOR EXACT LOCATION AND CONDUIT TERMINATIONS. ALL CONDUIT BENDS SHALL BE LARGE RADIUS SWEEP BENDS WITH NO MORE THAN (3) 90 DEGREES BENDS. IF MORE THAN (3) BENDS ARE REQUIRED, THEN CONTRACTOR TO PROVIDE TRAFFIC RATED HAND HOLE. ALL INSTALLATIONS SHALL BE PER TELECOMMUNICATION COMPANY STANDARDS.
2. UNDERGROUND CONDUITS FROM PAD MOUNTED TRANSFORMER TO NEW SERVICE GUTTER. REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION.
3. PROPOSED UTILITY PAD MOUNTED TRANSFORMER LOCATION.
4. PROVIDE (1) 2" SPARE PVC CONDUIT WITH PULL WIRE, (1) WEATHERPROOF DISCONNECT SWITCH, AND 4#6 + 1#8GND IN 2" CONDUIT FOR FUTURE SIGNAGE. COORDINATE ROUTING, TERMINATION POINTS, AND OTHER REQUIREMENTS WITH OWNER/SIGN VENDOR PRIOR TO INSTALLATION. CONTRACTOR TO STUB UP SPARE CONDUIT 6" ABOVE GRADE LEVEL AT EACH END, AND TO TAG AND CAP EACH END.
5. PROVIDE PULL BOX AND (2) 6" PRIMARY CONDUITS WITH PULL WIRES ENCASED IN CONCRETE FOR PRIMARY CONDUCTORS, COORDINATE ALL REQUIREMENTS WITH ONCOR'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. EXISTING SITE LIGHT FIXTURE SHALL BE DEMOLISHED AND REMOVED. CONTRACTOR SHALL VERIFY DEMOLITION OF POLE AND BASE.

4

## PLUMBING KEYED NOTES

1. 6" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
2. 2" DOMESTIC COLD WATER AT 35 PSI MINIMUM, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. IF MINIMUM PRESSURE REQUIREMENTS CANNOT BE MET CONTACT ARCHITECT/ENGINEER. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. 6" FIRE WATER SERVICE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
4. 4'X4' LEAVE-OUT IN CONCRETE FOR FUTURE NATURAL GAS PIPING/METER. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
5. PROVIDE 6" PVC SLEEVE FOR FUTURE NATURAL GAS PIPING BELOW GRADE. PROVIDE 4' X 4' LEAVE-OUT AT ALL 90' TURNS AND AT 100' INTERVALS. CONTRACTOR TO FILL IN LEAVE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY.
6. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY PRIOR TO INSTALLATION.

CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD FOR (UNDERGROUND PIPING AND CONDUIT/WIRING..ETC) PRIOR TO BID, ANY DAMAGES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

VERIFY LOCATION OF ALL WIREWAYS, PANELS, TELEPHONE CABINETS, ETC. WITH OWNER/UTILITY COMPANIES PRIOR TO INSTALLATION.

ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE.

ALL LIGHTING WITHIN THE SAME DEVELOPMENT SHALL UTILIZE A CONSISTENT TYPE OF FIXTURE AND BULB.

ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH ALL OF CITY OF PFLUGERVILLE REGULATIONS.

Date issued/revised

16 MAY 2025 REVIEW SET
02 MAY 2025 CITY COMMENTS 2
06 JUN 2025 CITY COMMENTS 3
23 JUL 2025 PLAN REVIEW COMMENTS 4
31 JUL 2025 ISSUE FOR BID


Salas O'Brien
10930 W. Sam Houston Pkwy North, Suite 900
Houston, Tx 77064
Salas O'Brien Registration: F-4111
Salas O'Brien Project Number: 2450-70571-00

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BRADLEY KALMANS
80219
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
07/31/2025

# TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

| | |
|---|---|
| Project No. | 24017 |
| Drawn | AN/KC |
| Checked | JK |

ELECTRICAL / PLUMBING SITE PLAN

Sheet No. EP1.0

1

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Label | Qty | Arrangement | Lum. Lumens | Lum. Watts | LLF | Description |
| | B | 2 | Single | 1161 | 12.35 | 0.950 | Brownlee 7075-08-FINISH-C13-40K-X |
| | C | 5 | Single | 3407 | 39.8 | 0.950 | Brownlee 7075-24-FINISH-H41-40K-X |
| | D | 2 | Single | 736 | 6 | 0.950 | HALO Commercial HC405D010-HM40525840-41WDH |
| | SA2 | 4 | Back-Back | 16281 | 112 | 0.950 | Lumark PRV-PA2A-740-VOLT-5WQ-FINISH-WPS4XX |
| | SC | 6 | Single | 1406 | 17.14 | 0.950 | Camman OW610-24-LN |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Canopy Area - Ground | Illuminance | Fc | 3.50 | 5.7 | 1.9 | 1.84 | 3.00 |
| SITE - Ground LVL | Illuminance | Fc | 1.29 | 8.9 | 0.2 | 6.45 | 44.50 |
| BLDG Entrances - Ground | Illuminance | Fc | 4.97 | 5.7 | 4.5 | 1.10 | 1.27 |
| Canopy Area - Ground | Illuminance | Fc | 3.59 | 5.7 | 1.9 | 1.89 | 3.00 |
| On-Site Parking Area - Ground | Illuminance | Fc | 1.30 | 8.8 | 0.4 | 3.25 | 22.00 |

| Luminaire Location Summary | |
|---|---|
| Label | Mounting HT |
| B | 11.25 |
| C | 9 |
| D | 11 |
| SA2 | 27.5(30in Base Included) |
| SC | 6 |

ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE.
ALL LIGHTING WITHIN THE SAME DEVELOPMENT SHALL UTILIZE A CONSISTENT TYPE OF FIXTURE AND BULB.
CANOPY LIGHTING SHALL BE FULLY RECESSED WITHIN THE CANOPY CEILING. THE FIXTURE COVERS SHALL BE FLUSH WITH THE SURFACE OF THE CANOPY CEILING AND PROVIDE A CUTOFF OR SHIELDED LIGHT DISTRIBUTION. CANOPY LIGHTING SHALL NOT BE MOUNTED ON THE TOP OR SIDES OF THE CANOPY AND THE EXTERIOR SIDES OF THE CANOPY MAY NOT BE ILLUMINATED.
ALL SITE LIGHTING WILL BE IN CONFORMANCE WITH ALL THE CITY OF PFLUGERVILLE REGULATIONS.
ALL LIGHT FIXTURES TO BE LED PER SUBCHAPTER 13.3.3 OF THE UNIFIED DEVELOPMENT CODE.

**On-Site Parking Area - Ground**

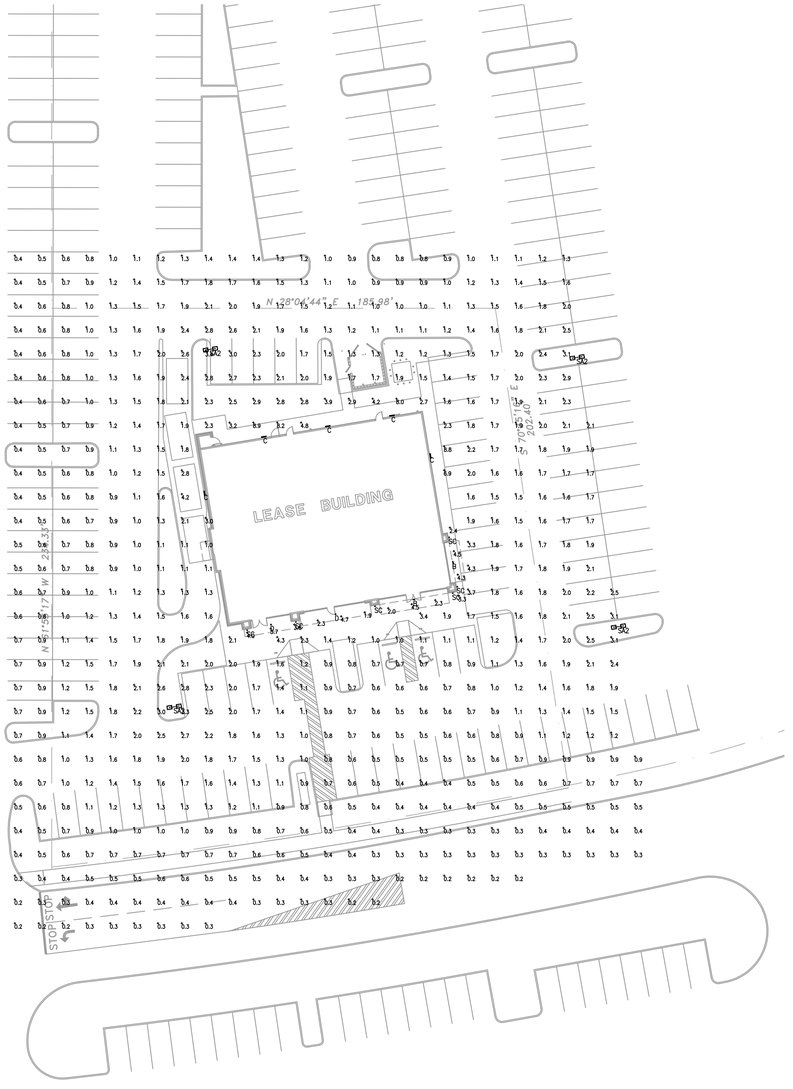
Illuminance (Fc)
Average = 1.30
Maximum = 8.8
Minimum = 0.4
Avg/Min Ratio = 3.25
Max/Min Ratio = 22.00

**Canopy Area - Ground**

Illuminance (Fc)
Average = 3.59
Maximum = 5.7
Minimum = 1.9
Avg/Min Ratio = 1.89
Max/Min Ratio = 3.00

**BLDG Entrances - Ground**

Illuminance (Fc)
Average = 4.97
Maximum = 5.7
Minimum = 4.5
Avg/Min Ratio = 1.10
Max/Min Ratio = 1.27




NORTH

1 **ELECTRICAL SITE PHOTOMETRICS**
SCALE: 1" = 30'-0"

Date issued/revised

18 DEC 2024 FOR SITE PERMIT
25 MAR 2025 CITY COMMENTS
18 JUN 2025 CITY COMMENTS 1
31 JUL 2025 ISSUE FOR BID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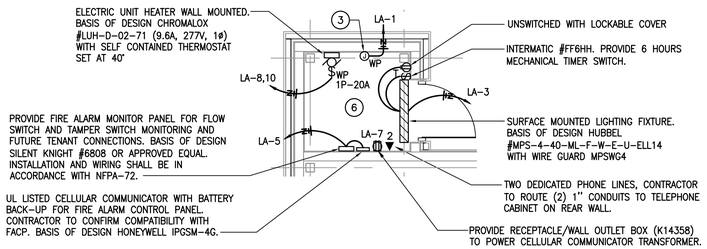
TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

Project No. 24017
Drawn AN
Checked JK

ELECTRICAL SITE PHOTOMETRICS

Sheet No. E0.1




## 2 ENLARGED SPRINKLER RM.

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

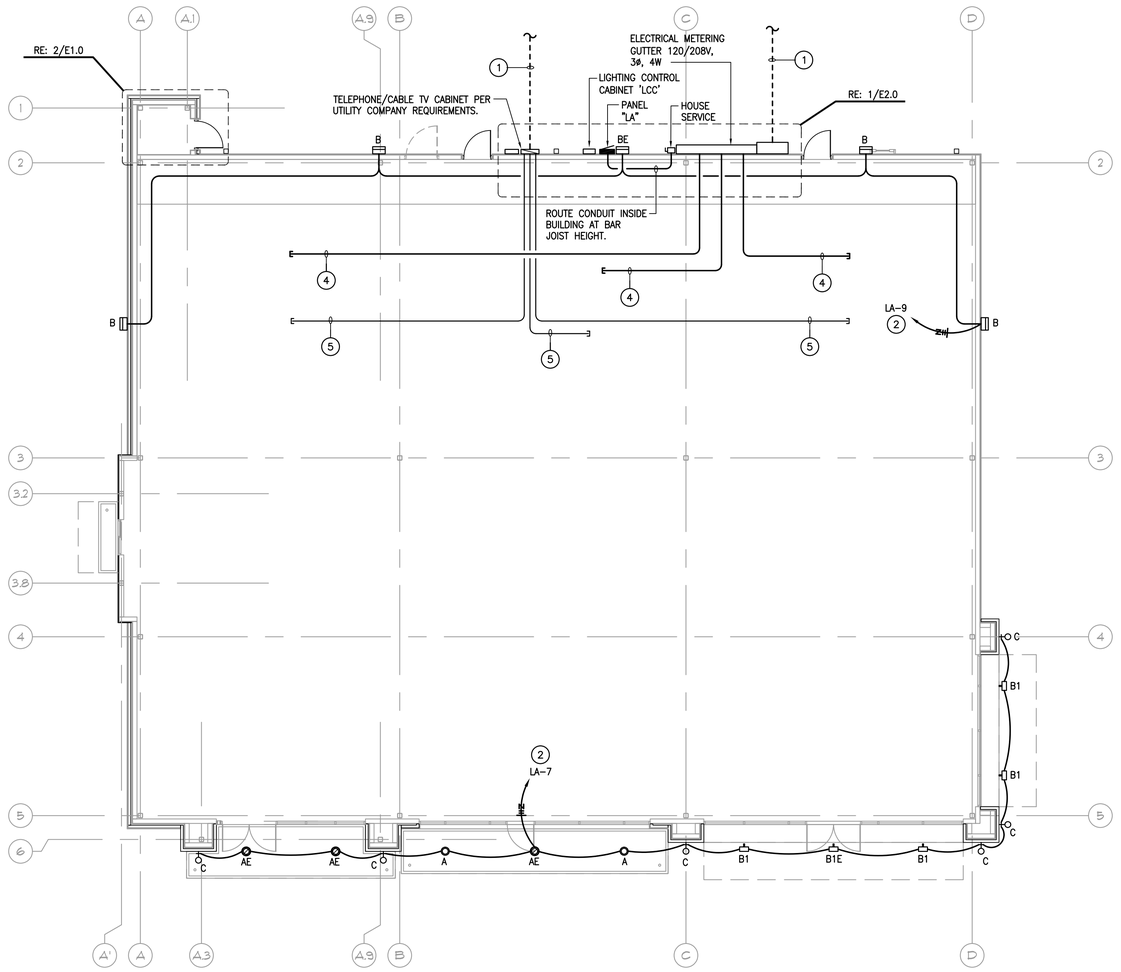
1. A LICENSED FIRE ALARM PLANNING SUPERINTENDENT CERTIFIED TO A MINIMUM LEVEL 3, IN THE SUBFIELD OF FIRE ALARM SYSTEMS THROUGH THE NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET), SHALL PROVIDE PLANS AND CALCULATIONS FOR A MANUAL AND AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO COMPLY WITH THE BUILDING SPACE LAYOUT, BUILDING OCCUPANCY, NFPA 72, LOCAL AND STATE CODE REQUIREMENTS, AND THE FIRE ALARM AND DETECTION SYSTEM SPECIFICATIONS.
2. FIRE ALARM PANEL SHALL MONITOR:
   - FLOW SWITCH AND TAMPER SWITCH
   - FUTURE TENANT CONNECTIONS
3. PROVIDE UL LISTED CELLULAR COMMUNICATOR TO TRANSMIT ALARM SIGNALS FROM FIRE ALARM CONTROL PANEL OVER DIGITAL CELLULAR NETWORK TO DESIGNATED MONITORING STATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONNECTION AND ACTIVATION OF CELLULAR PHONE LINES.

## GENERAL NOTES

1. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
2. ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
3. PROVIDE A CONSTANT HOT FROM PANEL BOARD DIRECTLY TO ALL EMERGENCY BATTERY PACKS/BALLASTS IN ALL EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES SHOWN ON THIS DRAWING.
5. ALL HOME RUNS SHALL BE 2#10 + 1#10 GND IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.
6. REFER TO DETAIL SHEET FOR SYMBOLS, SPECIFICATIONS AND ABBREVIATIONS.
7. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
8. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
9. EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED VIA PHOTO CELL/TIME SWITCH AND AN OVERRIDE SWITCH. ALL EXTERIOR LUMINAIRES AND ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.

## (#) KEYED NOTES (#)

1. REFER TO CIVIL DRAWINGS AND SHEET EP1.0 FOR CONTINUATION OF CONDUIT AND MORE INFORMATION.
2. ROUTE LIGHTING BRANCH CIRCUIT THRU LIGHTING CONTACTOR IN LIGHTING CONTROL CABINET "LCC". SEE PANEL SCHEDULES AND DETAIL SHEET FOR MORE INFORMATION.
3. WEATHERPROOF JUNCTION BOX FOR IRRIGATION CONTROLLER. CONTRACTOR TO COORDINATE EXACT LOCATION AND OTHER REQUIREMENTS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
4. PROVIDE (1) 2" EMPTY CONDUIT WITH PULL WIRE FOR FUTURE ELECTRICAL SERVICE. ROUTE AT BAR JOIST LEVEL. CONTRACTOR TO COORDINATE TERMINATION OF CONDUIT WITH OWNER PRIOR TO INSTALLATION, AND TO CAP AND TAG EACH END.
5. PROVIDE (1) 2" EMPTY CONDUIT WITH PULL STRING FOR FUTURE TELEPHONE SERVICE. ROUTE AT BAR JOIST LEVEL. CONTRACTOR TO COORDINATE TERMINATION OF CONDUIT WITH OWNER PRIOR TO INSTALLATION, AND TO CAP AND TAG EACH END.
6. COORDINATE EXACT LOCATION OF LIGHTING FIXTURES, DEVICES AND EQUIPMENT AT RISER ROOM WITH FIRE PIPING AND ROOF HATCH/LADDER IN FIELD PRIOR TO INSTALLATION.




NORTH

## 1 ELECTRICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

- COORDINATE EXACT LOCATION OF ALL EQUIPMENT, WIREWAYS, PANELS, ETC. WITH OWNER/UTILITIES COMPANIES PRIOR TO INSTALLATION.
- CONTRACTOR TO PAINT ALL EXTERIOR GUTTERS, PANEL COVERS, CONDUIT, CABINETS, ETC. TO MATCH BACK OF BUILDING.
- ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE.
- ALL LIGHTING WITHIN THE SAME DEVELOPMENT SHALL UTILIZE A CONSISTENT TYPE OF FIXTURE AND BULB.
- CANOPY LIGHTING SHALL BE FULLY RECESSED WITHIN THE CANOPY CEILING. THE FIXTURE COVERS SHALL BE FLUSH WITH THE SURFACE OF THE CANOPY CEILING AND PROVIDE A CUTOFF OR SHIELDED LIGHT DISTRIBUTION. CANOPY LIGHTING SHALL NOT BE MOUNTED ON THE TOP OF SIDES OF THE CANOPY AND THE EXTERIOR SIDES OF THE CANOPY MAY NOT BE ILLUMINATED.

Date issued/revised

16 MAY 2025 REVIEW SET
31 JUL 2025 ISSUE FOR BID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TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

| | |
|---|---|
| Project No. | 24017 |
| Drawn | AN |
| Checked | JK |

ELECTRICAL FLOOR PLAN

Sheet No. E1.0

3

## NEW PANELBOARD SCHEDULE — LA

| VOLTAGE | PHASE | WIRE | MCB (A) | MLO (A) | AIC RATING | MOUNTING | LOCATION | NEMA ENCLOSURE |
|---|---|---|---|---|---|---|---|---|
| 120 208 | 3 | 4 | | 100 | 22,000 | SURFACE | - | 3R |

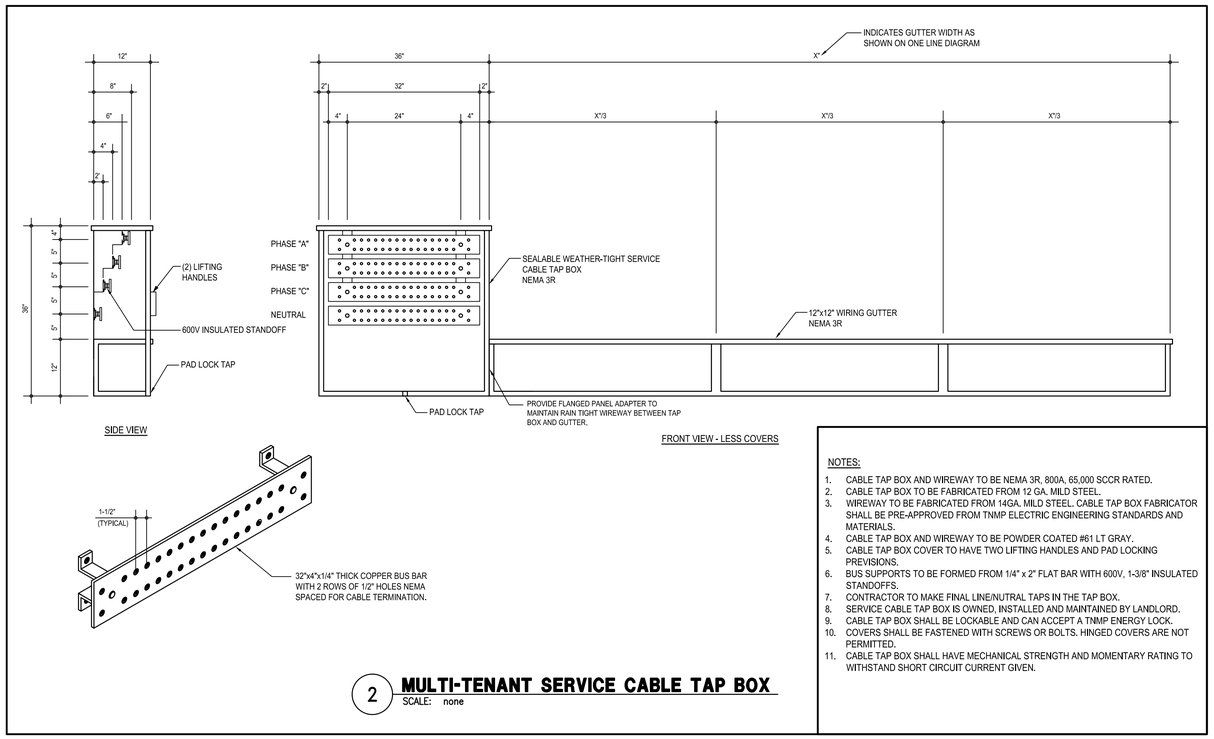
| LOAD TYPE LEGEND | | | | REMARKS |
|---|---|---|---|---|
| L | LIGHTING/CONT-LD | K | KITCHEN EQUIP | PROVIDE EQUIPMENT GROUNDING BUS AND FEED THRU AND/OR SUB FEED LUGS |
| R | RECEPTACLES | E | EXISTING | PROVIDE (2) SECTIONS PANEL EACH SECTION IS 42 POLES |
| M | MECHANICAL EQUIP | O | OTHER/MISC | |

| CKT # | LOAD DESCRIPTION | LOAD TYPE | WIRE SIZE | CONDUIT SIZE | CIRCUIT BREAKER TRIP | CIRCUIT BREAKER P | LOAD (VA) | PHASE | LOAD (VA) | CIRCUIT BREAKER P | CIRCUIT BREAKER TRIP | CONDUIT SIZE | WIRE SIZE | LOAD TYPE | LOAD DESCRIPTION | CKT # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | IRRIGATION CONTROLLER | O | #10 | 3/4" | 20A | 1 | 400 | A | 1000 | 3 | 20A | 2" | #8 | L | SITE SIGNAGE | 2 |
| 3 | SPRINKLER RM LTG/REC | L | #8 | 3/4" | 20A | 1 | 200 | B | 1000 | | | | | | | 4 |
| 5 | FACP | O | #8 | 3/4" | 20A-L | 1 | 400 | C | 1000 | | | | | | | 6 |
| 7 | CANOPY/WALL LTG | L | #10 | 3/4" | 20A | 1 | 640 | A | 1330 | 2 | 20A | 3/4" | #10 | O | UNIT HEATER | 8 |
| 9 | WALL PACK LTG | L | #10 | 3/4" | 20A | 1 | 250 | B | 1330 | | | | | | | 10 |
| 11 | SPARE | | | | 20A | 1 | 0 | C | 0 | 1 | 20A | | | | SPARE | 12 |
| 13 | SITE LIGHTING | L | #8 | 1" | 20A | 2 | 875 | A | 0 | 1 | 20A | | | | SPARE | 14 |
| 15 | | | | | | | 875 | B | 0 | 1 | 20A | | | | SPARE | 16 |
| 17 | SITE LIGHTING (NL) | L | #8 | 1" | 20A | 2 | 375 | C | 0 | 1 | 20A | | | | SPARE | 18 |
| 19 | | | | | | | 375 | A | 0 | 1 | 20A | | | | SPARE | 20 |
| 21 | SPARE | | | | 20A | 1 | 0 | B | 0 | 1 | 20A | | | | SPARE | 22 |
| 23 | SPARE | | | | 20A | 1 | 0 | C | 0 | 1 | 20A | | | | SPARE | 24 |
| 25 | SPACE | | | | | 1 | | A | | 1 | | | | | SPACE | 26 |
| 27 | SPACE | | | | | 1 | | B | | 1 | | | | | SPACE | 28 |
| 29 | SPACE | | | | | 1 | | C | | 1 | | | | | SPACE | 30 |

| | A | B | C | TOTAL |
|---|---|---|---|---|
| CONNECTED LOAD ABOVE (VA) | 4620 | 3655 | 1775 | 10050 |
| CONNECTED AMPACITY ABOVE (A) | 38.50 | 30.46 | 14.79 | |

| LOAD TYPE | CONN. LD(VA) | SUBPANELS (VA) PNL | PNL | PNL | PNL | CONN. LD (VA) | SIZING FACTOR | SIZING LOAD (VA) |
|---|---|---|---|---|---|---|---|---|
| LIGHTING/CONT-LD | 6590 | - | - | - | - | 6590 | 125% | 8238 |
| RECEPTACLES | 0 | - | - | - | - | 0 | * | 0 |
| MECHANICAL EQU | 0 | - | - | - | - | 0 | 100% | 0 |
| KITCHEN EQUIP | 0 | - | - | - | - | 0 | 100% | 0 |
| #OF KITCHEN EQU | 0 | - | - | - | - | 0 | | ** |
| EXISTING | 0 | - | - | - | - | 0 | 125% | 0 |
| OTHER/MISC | 3460 | - | - | - | - | 3460 | 100% | 3460 |
| | | | | | TOTAL CONNECTED (VA) | 10050 | | 11698 SIZING TOTAL (VA) PER NEC |
| | | | | | CONNECTED AMPACITY (A) | 27.90 | | 32.47 SIZING AMPACITY (A) PER NEC |

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%
** SIZE PER NEC TABLE 220.56
*** NON-SIMULTANEOUS LOAD
G: PROVIDE GFI CIRCUIT BREAKER
S: PROVIDE SHUNT TRIP CIRCUIT BREAKER
L: PROVIDE LOCK-ON CIRCUIT BREAKER




NOTES:
1. CABLE TAP BOX AND WIREWAY TO BE NEMA 3R, 800A, 65,000 SCCR RATED.
2. CABLE TAP BOX TO BE FABRICATED FROM 12 GA, MILD STEEL.
3. WIREWAY TO BE FABRICATED FROM 14GA, MILD STEEL. CABLE TAP BOX FABRICATOR SHALL BE PRE-APPROVED FROM TNMP ELECTRIC ENGINEERING STANDARDS AND MATERIALS.
4. CABLE TAP BOX AND WIREWAY TO BE POWDER COATED #61 LT GRAY.
5. CABLE TAP BOX COVER TO HAVE TWO LIFTING HANDLES AND PAD LOCKING PREVISIONS.
6. BUS SUPPORTS TO BE FORMED FROM 1/4" x 2" FLAT BAR WITH 600V, 1-3/8" INSULATED STANDOFFS.
7. CONTRACTOR TO MAKE FINAL LINE/NUTRAL TAPS IN THE TAP BOX.
8. SERVICE CABLE TAP BOX IS OWNED, INSTALLED AND MAINTAINED BY LANDLORD.
9. CABLE TAP BOX SHALL BE LOCKABLE AND CAN ACCEPT A TNMP ENERGY LOCK.
10. COVERS SHALL BE FASTENED WITH SCREWS OR BOLTS. HINGED COVERS ARE NOT PERMITTED.
11. CABLE TAP BOX SHALL HAVE MECHANICAL STRENGTH AND MOMENTARY RATING TO WITHSTAND SHORT CIRCUIT CURRENT GIVEN.

## 2 MULTI-TENANT SERVICE CABLE TAP BOX
SCALE: none

ALL ELECTRICAL EQUIPMENT, DEVICES, JUNCTION BOXES, OUTLETS, PANELS, CONDUITS, ETC. SHALL BE PLACED ABOVE THE BASE FLOOD ELEVATION OR PROTECTED TO PREVENT WATER FROM ENTERING/ACCUMULATING WITHIN EQUIPMENT DURING FLOOD CONDITIONS.

CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF MAIN ELECTRICAL SERVICE AND TELEPHONE DEMARC LOCATION, AND TO COORDINATE WITH UTILITY COMPANIES PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

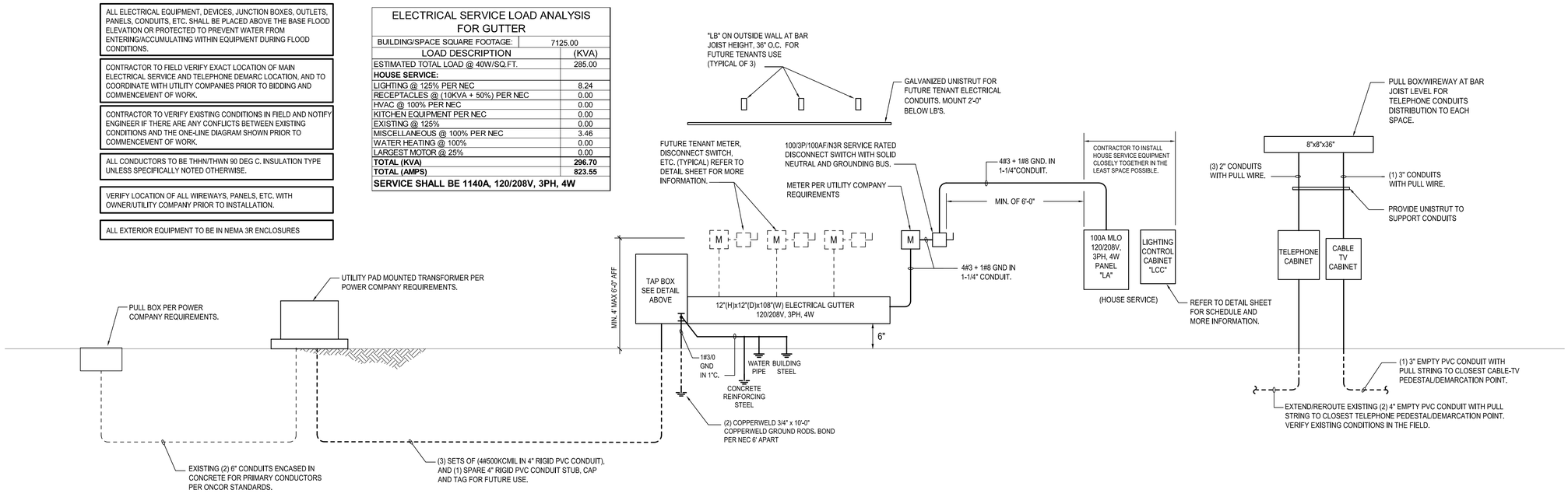
CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND THE ONE-LINE DIAGRAM SHOWN PRIOR TO COMMENCEMENT OF WORK.

ALL CONDUCTORS TO BE THHN/THWN 90 DEG C. INSULATION TYPE UNLESS SPECIFICALLY NOTED OTHERWISE.

VERIFY LOCATION OF ALL WIREWAYS, PANELS, ETC. WITH OWNER/UTILITY COMPANY PRIOR TO INSTALLATION.

ALL EXTERIOR EQUIPMENT TO BE IN NEMA 3R ENCLOSURES

| ELECTRICAL SERVICE LOAD ANALYSIS FOR GUTTER | |
|---|---|
| BUILDING/SPACE SQUARE FOOTAGE: | 7125.00 |
| LOAD DESCRIPTION | (KVA) |
| ESTIMATED TOTAL LOAD @ 40W/SQ.FT. | 285.00 |
| **HOUSE SERVICE:** | |
| LIGHTING @ 125% PER NEC | 8.24 |
| RECEPTACLES @ (10KVA + 50%) PER NEC | 0.00 |
| HVAC @ 100% PER NEC | 0.00 |
| KITCHEN EQUIPMENT PER NEC | 0.00 |
| EXISTING @ 125% | 0.00 |
| MISCELLANEOUS @ 100% PER NEC | 3.46 |
| WATER HEATING @ 100% | 0.00 |
| LARGEST MOTOR @ 25% | 0.00 |
| **TOTAL (KVA)** | **296.70** |
| **TOTAL (AMPS)** | **823.55** |
| **SERVICE SHALL BE 1140A, 120/208V, 3PH, 4W** | |




## 1 ELECTRICAL ONE-LINE DIAGRAM
SCALE: NONE

Date issued/revised

16 MAY 2025 REVIEW SET
06 JUN 2025 CITY COMMENTS 3
31 JUL 2025 ISSUE FOR BID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07/31/2025

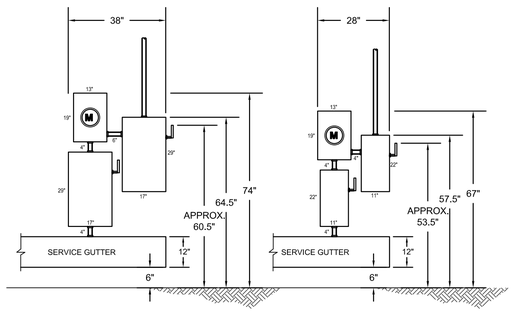
# TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

Project No. 24017
Drawn AN
Checked JK

ELECTRICAL SCHEDULES, NOTES & ONE-LINE DIAGRAM

Sheet No. E2.0




NOTE:

- DISCONNECT SWITCH OPERATING HANDLE HEIGHT SHALL NOT EXCEED 6'-7" (79") PER NEC 404.8(A).
- METER CENTER HEIGHT SHALL BE BETWEEN 4' TO 6' PER CPE STANDARDS.

## 4 ELECTRICAL FUTURE TENANTS EQUIPMENT DETAILS

SCALE: NONE

## SYMBOL LEGEND

| SYMBOL | DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS) |
|---|---|
| LIGHTING (LETTER DENOTES TYPE - SEE LIGHT FIXTURE SCHEDULE) | |
| ○ | DOWNLIGHT FIXTURE |
| ▭ | LIGHT FIXTURE - WALL MOUNTED |
| RECEPTACLES AND OUTLETS | |
| ⊖ | DUPLEX RECEPTACLE |
| ⊖ | DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE |
| ▦ | DOUBLE DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE IN 2-GANG BOX WITH SINGLE COVER PLATE |
| J | JUNCTION BOX |
| MOTOR CONTROLLERS AND EQUIPMENT | |
| | DISCONNECT SWITCH |
| $M | 1P-20A MOTOR RATED SWITCH |
| ELECTRICAL EQUIPMENT | |
| | 277/480V PANELBOARD |
| | 120/208V PANELBOARD |
| | TELEPHONE CABINET |
| CIRCUITING | |
| ——— | CONDUIT |
| - - - - | CONDUIT BELOW FLOOR, SLAB, OR GRADE |
| | 3/4"C. UNLESS OTHERWISE NOTED; LONG HATCH = NEUTRAL; SHORT HATCH = PHASE; "Z" HATCH = INSULATED GROUND. NO HATCHES INDICATES 2 CONDUCTORS. ARROW INDICATES HOMERUN |
| ——+—— | PARTIAL ELECTRICAL HOMERUN |
| SUBSCRIPTS AND ABBREVIATIONS | |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER |
| WP | INDICATES WEATHERPROOF |
| NL | LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT |
| UON | UNLESS OTHERWISE NOTED |

GENERAL NOTE:
ALL EXTERIOR BUILDING ELECTRICAL EQUIPMENT TO BE WEATHERPROOF

## SPECIFICATIONS

GENERAL

- ★ VERIFY ALL DIMENSIONS AT THE JOB SITE AND FROM THE ARCHITECTURAL PLANS.
- ★ UNLESS OTHERWISE NOTED, CONTRACTOR AND SUBCONTRACTOR SHALL PAY FOR ALL PERMITS AND CHARGES REQUIRED AND SHALL COMPLY WITH ALL GOVERNING CODES AND ORDINANCES AND AUTHORITY HAVING JURISDICTION.
- ★ VISITING THE SITE: EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND SHALL FULLY INFORM HIMSELF REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK OR MATERIAL OMITTED FROM THE BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION.
- ★ ALL CHANNELING AND PATCHING OF ROOF, FLOOR, CEILING AND WALLS SHALL BE GENERAL CONTRACTOR.
- ★ FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON PLANS. ELECTRICAL CONTRACTOR TO MAKE ALL FINAL CONNECTIONS TO ALL EQUIPMENT. MATERIAL SHALL BE AS FOLLOWS:

CONDUIT:

- ★ ALL CONDUITS, WEATHER HEAD, AND FITTINGS FROM THE UTILITY COMPANY POINT OF DELIVERY TO THE MAIN SERVICE DISCONNECT SWITCH/EQUIPMENT/GUTTER SHALL BE NON-METALLIC (PER POWER COMPANY STANDARDS). CONDUITS SHALL BE PVC SCHEDULE 40 UNLESS THEY ARE SUBJECTED TO PHYSICAL DAMAGE, PVC SCHEDULE 80 CONDUITS SHALL BE USED.
- ★ ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN CONDUIT COMPLYING WITH THE NATIONAL ELECTRICAL CODE. WHERE INSTALLED SUBJECT TO STRESS FROM COLLISION OR IMPACT, CONDUIT SHALL BE GALVANIZED RIGID STEEL. WHERE RIGID STEEL CONDUIT IS NOT REQUIRED, CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING WITH ELECTRO-GALVANIZING OUTSIDE AND ENAMEL INSIDE, TUBING SHALL BE BY "TRIANGLE" OR AN APPROVED SUBSTITUTION. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED AT ALL MOTOR CONNECTIONS OR WHERE MOVEMENT OR VIBRATION IS A CONCERN. UNLESS NOTED OTHERWISE, FLEXIBLE METAL CONDUIT MAY BE USED ONLY FOR CONNECTION TO LIGHTING FIXTURES, IN LENGTHS NOT TO EXCEED 6 (SIX) FEET. MINIMUM CONDUIT SIZE SHALL BE 1/2 INCH. MINIMUM SIZE FOR FLEXIBLE METAL CONDUIT SHALL BE 1/2 INCH. CONDUIT/CONDUCTOR FILL SHALL CONFIRM TO NATIONAL ELECTRICAL CODE, LATEST EDITION.
- ★ CARLON PVC TYPE SCH. 40 HEAVY WALL CONDUIT WITH GROUND WIRE MAY BE USED BELOW FLOOR SLAB OR UNDERGROUND IN LIEU OF RIGID, THREADED, GALVANIZED CONDUIT. PVC SCH. 40 CONDUIT SHALL NOT BE RUN IN OR ABOVE FLOOR SLAB, OR IN TILT WALL PANELS. PVC CONDUIT SHALL TERMINATE BELOW FLOOR SLAB WITH RIGID, THREADED METAL CONDUIT ADAPTER. CONDUIT ABOVE SLAB SHALL BE METAL.
- ★ A GROUND CONDUCTOR SHALL BE SUPPLIED IN NONMETALLIC CONDUIT OR ELECTRICAL METALLIC TUBING UTILIZING SET SCREW TYPE CONNECTORS. THE GROUND CONDUCTOR SHALL BE BARE, STRANDED, ANNEALED COPPER.
- ★ CONDUIT TO BE SUPPORTED FROM JOIST, PROVIDED HANGERS, SUPPORTS AND FASTENINGS AS REQUIRED BY NATIONAL ELECTRICAL CODE DO NOT SUPPORT FROM ROOF DECK,
- ★ PROVIDE PULL STRING IN ALL EMPTY CONDUITS.

CONDUIT FITTINGS:

- ★ ALL CONDUIT FITTINGS SHALL BE STEEL, SET SCREW OR COMPRESSION TYPE, INSULATED THROAT, UL LISTED. FITTINGS SHALL BE AS MANUFACTURED BY APPLETON ELECTRIC, OZ GEDNEY CO., ARROW CONDUIT AND FITTINGS CORP., OR EQUAL.

CONDUCTORS:

- ★ ALL CONDUCTORS SHALL BE COPPER. EACH CONDUCTOR SHALL BE CONTINUOUS, WITHOUT WELD, SPLICE, OR JOIST THROUGHOUT ITS LENGTH, AND UNIFORM IN CROSS-SECTION. WIRE #6 AWG AND LARGER SHALL HAVE TYPE "THWN" INSULATION. WIRE #8 AWG AND SMALLER SHALL HAVE DUAL-RATED TYPE "THHN/THWN" INSULATION. MINIMUM WIRE SIZE, EXCEPT FOR CONTROL WIRING, SHALL BE #12 AWG. ALL WIRING INSIDE LIGHTING FIXTURES SHALL BE TEMPERATURE RATED PER THE NATIONAL ELECTRICAL CODE - 90 DEGREES C MINIMUM. BRANCH CIRCUIT WIRING WITHIN 3 INCHES OF FLUORESCENT BALLASTS SHALL BE TEMPERATURE RATED FOR 90 DEGREES C.

LIGHTING PANELBOARDS:

- ★ 1. 120/208V, 3-PHASE' 4-WIRE OR 120/240V, 1-PHASE, 3-WIRE: FURNISH AND INSTALL AS SHOWN ON PLANS, LIGHTING PANELBOARDS BY SQUARE 'D' TYPE 'NQOD', STYLE 'O', OR EQUAL WITH BOLT ON CIRCUIT BREAKERS OR AN APPROVED SUBSTITUTION. ALL BUSSING TO BE COPPER.
- ★ 2. 277/480V, 3-PHASE, 4-WIRE: FURNISH AND INSTALL AS SHOWN ON PLANS, LIGHTING PANELBOARDS BY SQUARE 'D', OR EQUAL TYPE "NEHB" WITH BOLT ON CIRCUIT BREAKERS OR AN APPROVED SUBSTITUTION. ALL BUSSING TO BE COPPER.

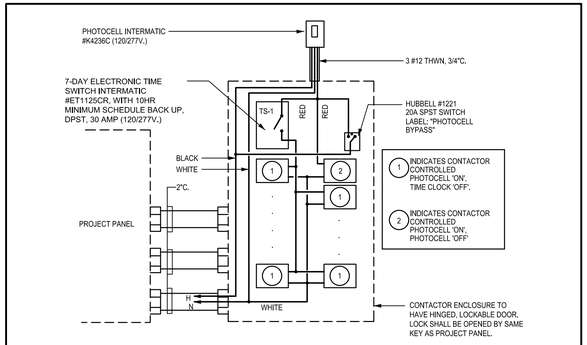
★ ALL PANEL BOARDS SHALL HAVE A MANUFACTURER'S LABEL IDENTIFYING THE EQUIPMENT MODEL AND SERIAL NUMBERS, EQUIPMENT RATINGS, AND OTHER PERTINENT DATA. ALL PANELS SHALL BE PROVIDED WITH IDENTIFYING NAMEPLATES 1/2-INCH HIGH, ENGRAVED LETTERS FOR EQUIPMENT DESIGNATION AND 1/-INCH LETTERS INDICATING SOURCE CIRCUIT " FED FROM " AND THE DESIGNATION, (I.E.; " PANEL LA -FED FROM 9KVA XFMR FED FROM HA-&,8,10). SHALL BE INCLUDED IN THE LABELING, AND CIRCUIT DIRECTORY IDENTIFYING EACH FEEDER/BRANCH CIRCUIT SHALL BE PROVIDED PER NEC ARTICLE 408.4.

SAFETY SWITCHES:

- ★ SAFETY SWITCHES SHALL BE FURNISHED AND INSTALLED AT ALL LOCATIONS INDICATED ON PLANS OR REQUIRED BY THE NATIONAL ELECTRICAL CODE. ALL SWITCHES SHALL BE HEAVY DUTY TYPE AND SHALL HAVE CLIPS FOR REJECTION TYPE FUSES AND SHALL BE BY SQUARE 'D', G.E., OR EQUAL, FOR THE VOLTAGE AND LOAD INVOLVED. PROVIDE A COMPLETE SET OF FUSES IN ALL FUSED SWITCHES. FUSES SHALL BE CLASS RK5 DUAL ELEMENT TIME DELAY FOR CIRCUITS UP TO 600 AMPS AND CLASS L (BUSSMAN "HI-CAP" KRP-C) FOR CIRCUITS ABOVE 600 AMPS.

TRANSFORMERS:

- ★ FURNISH AND INSTALL G.E. TYPE "QL" OR EQUAL DRY TRANSFORMER WITH 2-1/2% CAPACITY TAPS ON THE PRIMARY WINDING (TWO ABOVE AND FOUR BELOW NORMAL VOLTAGE). TRANSFORMER SHALL BE RATED FOR 150 DEG. C. RISE ABOVE 40 DEG, C, AMBIENT DURING USE AND HAVE AN INSULATION SYSTEM RATED TO WITHSTAND 220 DEG. C. COPPER WINDINGS ONLY.

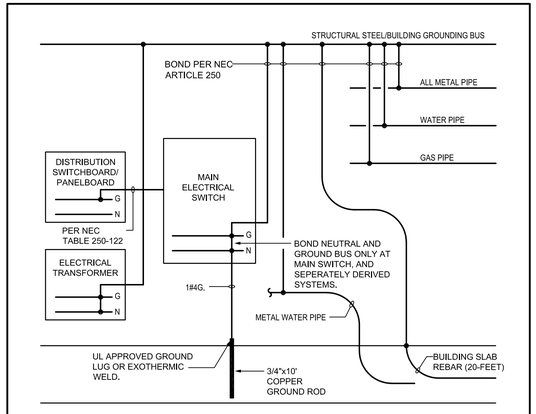



| LIGHTING CONTROL CABINET SCHEDULE | | | LCC | |
|---|---|---|---|---|
| DESCRIPTION | CIRCUIT NUMBER | CONTROL | CONTACTOR # | CONTACTOR TYPE |
| EXTERIOR CANOPY LIGHTING | LA-7 | PHOTO CELL ON/TIME CLOCK OFF | 1 | 4P-30A |
| EXTERIOR WALL PACK LIGHTING | LA-9 | PHOTO CELL ON/OFF | 2 | 6P-30A |
| SITE LIGHTING (NIGHT LIGHT) | LA-17,19 | | | |
| SITE SIGNAGE | LA-2,4,6 | PHOTO CELL ON/TIME CLOCK OFF | 3 | 6P-30A |
| SITE LIGHTING | LA-13,15 | PHOTO CELL ON/TIME CLOCK OFF | 4 | 4P-30A |
| LIGHTING CONTROL CABINET SHALL BE PROVIDED IN NEMA 3R ENCLOSURE | | | | |
| NOTES:<br>1.CONRACTOR TO COORDINATE WITH OWNER FOR EXACT TIME-SCHEDULE AND OTHER REQUIRMENTS PRIOR TO INSTALLATION. | | | | |

## 1 LIGHTING CONTROL CABINET DIAGRAM AND SCHEDULE

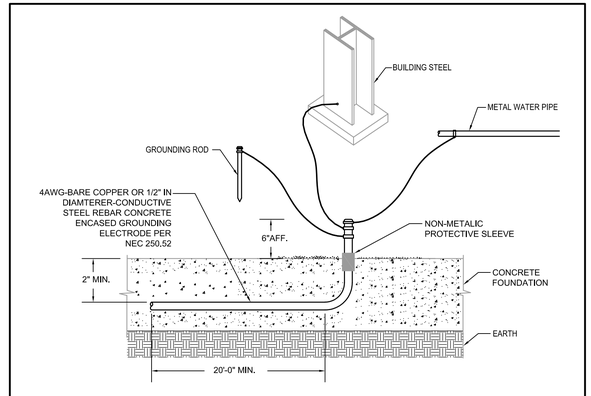
SCALE: NONE

REQUIREMENT WILL BE MET. 2




## 2 GROUNDING DETAIL

SCALE: NONE




## 3 CONCRETE ENCASED ELECTRODE ("UFER" GROUND) DETAIL

SCALE: NONE

| LIGHTING FIXTURE SCHEDULE | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FIXTURE DESIGNATION | MANUFACTURER | CATALOG NO. | LAMP | | | | | VOLT | BALLAST/DRIVER | INPUT WATTAGE | MOUNTING | LOCATION | DESCRIPTION |
| | | | NO. | TYPE | COLOR | LUMENS | WATT | | | | | | |
| A | COOPER | HC410D010-HM40525840-41MDH | 1 | LED | 4000K | 1109 | 10 | 120 | DIMMING | 12 | RECESSED | EXTERIOR CANOPY | CANOPY DOWNLIGHT |
| AE | COOPER | HC410D010-HM40525840-41MDH-REM7 | 1 | LED | 4000K | 1109 | 10 | 120 | DIMMING WITH EMERGENCY BATTERY PACK | 12 | RECESSED | EXTERIOR CANOPY | CANOPY DOWNLIGHT |
| B | BROWNLEE | 7075-24-H41-40K | 1 | LED | 4000K | 3407 | 40 | 120 | ELECTRONIC | 42 | WALL | MISCELLANEOUS WALLS | EXTERIOR WALL PACK |
| BE | BROWNLEE | 7075-24-H41-40K-BB1 | 1 | LED | 4000K | 3407 | 40 | 120 | ELECTRONIC WITH EMERGENCY BATTERY PACK | 42 | WALL | MISCELLANEOUS WALLS | EXTERIOR WALL PACK |
| B1 | BROWNLEE | 7075-12-H16-40K | 1 | LED | 4000K | 1486 | 15 | 120 | ELECTRONIC WITH EMERGENCY BATTERY PACK | 17 | WALL | EXTERIOR AWNING | EXTERIOR WALL PACK |
| C | CAMMAN | OW610-48-LN-40K-1 | 1 | LED | 4000K | 3431 | 38 | 120 | ELECTRONIC WITH EMERGENCY BATTERY PACK | 40 | WALL | MISCELLANEOUS WALLS | EXTERIOR WALL SCONCE |
| THIS LIGHTING FIXTURE SCHEDULE IS FOR REFERENCE. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL APPROVAL. | | | | | | | | | | | | | |
| REFER TO ARCHITECTURAL PLANS FOR EXACT SPECIFICATIONS AND REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO PURCHASE AND INSTALLATION | | | | | | | | | | | | | |

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ELECTRICAL SPECIFICATIONS, SCHEDULES, LEGEND AND DETAILS

Sheet No. E3.0

## GRAVITY GREASE INTERCEPTOR SIZING

GRAVITY GREASE INTERCEPTOR SIZED BASED ON 2021 INTERNATIONAL PLUMBING CODE, SECTION 1003.3.7.

PER THE CAST IRON SOIL PIPE INSTITUTE (CAST IRON SOIL PIPE & FITTINGS HANDBOOK), A 1/2 FULL 4" LINE SLOPED AT 1/8" PER FOOT FLOWS A MAXIMUM OF 48 GPM.

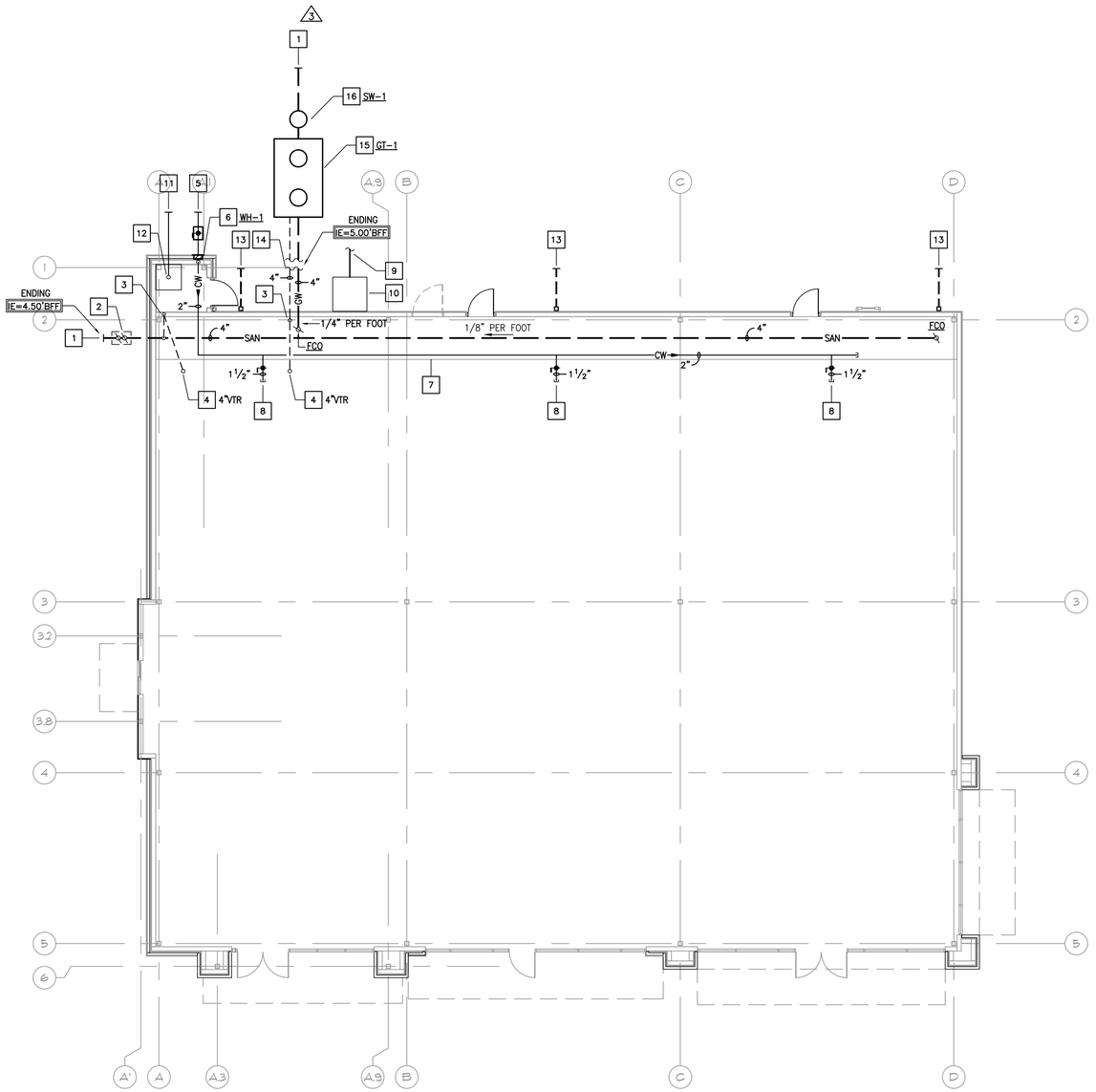
THE PEAK DRAIN FLOW INTO THE INTERCEPTOR = 48 GPM
RETENTION TIME = 30 MINUTES
THE REQUIRED FOG CAPACITY = 1,440 GALLONS

MINIMUM GREASE INTERCEPTOR SIZE NEEDED = 1,500 GALLON

THE SPECIFIED 1,500 GALLON GREASE INTERCEPTOR IS SIZED AT OR ABOVE THE MINIMUM REQUIREMENTS.

## FIRE PROTECTION NOTE:

LICENSED SPRINKLER ENGINEER OR LICENSED SPRINKLER CONTRACTOR, TO PROVIDE DRAWINGS AND CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR THIS BUILDING, TO COMPLY WITH SPACE LAYOUT, NFPA 13, STATE, LOCAL, AND INSURANCE UNDERWRITING AUTHORITIES. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.




NORTH

1 **PLUMBING FLOOR PLAN**
SCALE: 1/8" = 1'-0"

## PLUMBING KEYED NOTES

1. 6" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
2. TWO-WAY EXTERIOR CLEANOUT. COORDINATE EXACT LOCATION WITH OWNER. REFER TO PLUMBING DETAIL SHEET.
3. VENT UP FROM BELOW SLAB. COORDINATE EXACT LOCATION WITH OWNER.
4. ROUTE VENT PIPING WITHIN JOIST SPACE. VENT THROUGH ROOF.
5. 2" DOMESTIC COLD WATER AT 35 PSI MINIMUM, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. IF MINIMUM PRESSURE REQUIREMENTS CANNOT BE MET CONTACT ARCHITECT/ENGINEER. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
6. 2" DOMESTIC WATER ENTRY, REFER TO PLUMBING DETAIL SHEET.
7. ROUTE DOMESTIC COLD WATER IN JOIST SPACE. REFER TO PLUMBING DETAIL SHEET FOR TYPICAL PIPE HANGER DETAIL.
8. VALVE AND CAP COLD WATER LINE AT JOIST LEVEL FOR FUTURE CONNECTION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
9. PROVIDE 6" PVC SLEEVE FOR FUTURE NATURAL GAS PIPING BELOW GRADE. PROVIDE 4' X 4' LEAVE-OUT AT ALL 90° TURNS AND AT 100' INTERVALS. CONTRACTOR TO FILL IN LEAVE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. COORDINATE EXACT DEMARCATION POINT WITH GAS COMPANY.
10. 4'X4' LEAVE-OUT IN CONCRETE FOR FUTURE NATURAL GAS PIPING/ METER. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
11. 6" FIRE WATER SERVICE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
12. 6" FIRE WATER ENTRY, REFER TO PLUMBING DETAIL SHEET.
13. STORM SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE STORM SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
14. 4" GREASE WASTE AND VENT, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE GREASE WASTE AND VENT PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
15. GREASE INTERCEPTOR, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.
16. SAMPLE WELL, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.

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| Project No. | 24017 |
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| Checked | JK |

PLUMBING FLOOR PLAN

Sheet No. P1.0

# PLUMBING LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| SAN | SANITARY OR WASTE PIPING ABOVE GRADE (SAN) |
| SAN | SANITARY OR WASTE PIPING BELOW GRADE (SAN) |
| GW | GREASE WASTE PIPING ABOVE GRADE (GW) |
| GW | GREASE WASTE PIPING BELOW GRADE (GW) |
| | VENT PIPING ABOVE OR BELOW GRADE (V) |
| CW | COLD WATER PIPING (CW) |
| HW | HOT WATER PIPING (HW) |
| F | FIRE PROTECTION PIPING (F) |
| FS | FIRE SPRINKLING PIPING (FS) |
| GAS | NATURAL GAS PIPING (G) |
| | FLOW DIRECTIONAL ARROW |
| | SHUT-OFF VALVE |
| | BALL VALVE (BV) |
| | HORIZONTAL SWING CHECK |
| | UNION |
| | Y-STRAINER |
| | PIPING DOWN |
| | RISE OR DROP PIPING |
| | PIPING UP -OR- PIPING UP & DOWN |
| | CAP ON END OF PIPE |
| | CLEANOUT (WALL OR CEILING) (CO) |
| | FLOOR CLEANOUT (FCO) |
| | EXTERIOR CLEANOUT WITH 18"x18"x4" CONCRETE PAD (ECO) |
| | TWO-WAY CLEANOUT (PROVIDE 18"x24"x4" CONCRETE PAD OUTSIDE) |
| | HOSE BIBB |
| | WALL HYDRANT |
| 1 | REFER TO KEYED NOTE |
| | FLOOR DRAIN (FD) |
| | FLOOR DRAIN WITH P-TRAP (FD) |
| | FLOOR DRAIN WITH P-TRAP AT 45° ANGLE (FD) |
| (E) | EXISTING |
| (N) | NEW |
| VTR | VENT THRU ROOF |
| FD | FLOOR DRAIN |
| FS | FLOOR SINK |
| | CONNECT NEW TO EXISTING |
| IE=100.00' | INVERT ELEVATION |
| 1 | DELTA CHANGE SYMBOL |

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS PROJECT.

# PLUMBING GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, COORDINATE BUILDING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL AUTHORITY HAVING JURISDICTION AND PROVIDE AS DIRECTED.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, AND WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE FURNISHED AND INSTALLED AS PART OF CONTRACT.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK CLOSELY WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK, CONDUIT AND STRUCTURAL ITEMS. SHOULD A CONFLICT OCCUR CONTRACTOR MUST NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
4. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODES, INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
5. COORDINATE ROUTING OF ALL BELOW GRADE PIPING WITH GRADE BEAMS. ADJUST INVERT ELEVATIONS OR PIPE ROUTING TO CLEAR GRADE BEAMS.
6. DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
7. COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.
8. PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION.
9. REMOVE ALL EXCESS MATERIAL AND DEBRIS AND CLEAN ALL EQUIPMENT UPON COMPLETION OF WORK. TOUCH UP WITH PAINT WHERE REQUIRED.
10. ALL CONNECTIONS BETWEEN PIPES OF DISSIMILAR MATERIALS SHALL BE MADE WITH DI-ELECTRIC UNIONS. PROVIDE ACCESS PANELS WHERE REQUIRED.
11. EACH VENT SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE ROOF, MAINTAIN MINIMUM 15'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES, AND A MINIMUM 5'-0" FROM ANY EXTERIOR WALL.
12. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY ITEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE CONTRACTORS BID. SUBMITTAL OF BID SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK.
13. CONTRACTOR TO PROVIDE (1) YEAR WARRANTY ON ALL ITEMS PROVIDED.

# FIRE SPRINKLER SYSTEM

1. DESIGN AND PROVIDE LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF AN AUTOMATIC WET PIPE FIRE EXTINGUISHING SPRINKLER SYSTEM WITH THE ATTENDANT ACCESSORIES FOR THE ENTIRE AREA.
2. STUDY THE GENERAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS AND FIELD SURVEY THE EXISTING BUILDING IN ORDER TO BECOME FAMILIAR WITH THE BUILDING AND DETAILS AS THEY APPLY TO THE WORK OF THIS SECTION. COOPERATE WITH OTHERS SO THAT THERE WILL BE NO CONFLICT OF SPACE REQUIRED. DUCTWORK AND ELECTRICAL WORK SHALL TAKE PRECEDENCE OVER OTHER WORK, EXCEPT WHERE IT IS ABSOLUTELY NECESSARY TO MAINTAIN COVERAGE PROTECTION.
3. THE INSTALLATION OF THE ENTIRE SPRINKLER SYSTEM SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE GOVERNING BUILDING CODE, REQUIREMENTS OF NFPA PAMPHLET 13, AND OTHER LOCAL AUTHORITIES EXERCISING JURISDICTION.
4. IT SHALL BE THE FIRE PROTECTION CONTRACTOR'S RESPONSIBILITY, PRIOR TO BID, TO VERIFY PRESSURE AT THE PROJECT SITE BY PERFORMING A FLOW TEST. DETERMINE IF THE AVAILABLE STATIC AND RESIDUAL PRESSURE WILL ADEQUATELY PROVIDE THE FIRE EXTINGUISHING SYSTEM WITH THE NECESSARY PRESSURE OR IF A FIRE PUMP, BREAK TANK AND NECESSARY APPURTENANCES ARE REQUIRED.
5. PROVIDE SCHEDULE 10 AND SCHEDULE 40 BLACK STEEL PIPE AND FITTINGS IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA FOR APPLICABLE FIRE PROTECTION SYSTEMS. CONFORM TO ASTM NFPA 13 2002 EDITION TABLE 6.3.1.1. PROVIDE PIPING WITH MALLEABLE IRON, CAST IRON, STEEL WELDED OR SCREWED FITTINGS. VICTAULIC GROOVED FITTINGS MAY BE USED ABOVE GRADE IN ACCESSIBLE LOCATIONS ONLY.
6. ALL HEADS SHALL BE UL LISTED AND FM APPROVED, AND COMPLY WITH THE LATEST REQUIREMENTS OF NFPA 13 WITH RESPECT TO ORIFICE SIZE. SPRINKLER HEADS WITH "O" RING DESIGN SHALL NOT BE ACCEPTABLE. TYCO MODEL B, FRB, OR APPROVED EQUAL UNLESS STATED OTHERWISE.

# PLUMBING SCOPE & SPECIFICATION

THE WORK OF THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO:

A. A DOMESTIC COLD WATER DISTRIBUTION SYSTEM TO SERVE ALL FIXTURES.
B. A SANITARY SOIL WASTE AND VENT SYSTEM TO SERVE ALL FIXTURES.

DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS AND LOCATIONS IN THE FIELD, ADVISE OF MAJOR DISCREPANCIES.

GUARANTEE LABOR AND MATERIALS FOR ONE YEAR.

ADHERE TO APPLICABLE LOCAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE CITY CODES.

PRODUCE RECORD DRAWINGS.

CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND PAY ALL FEES.

VALVES

VALVES SHALL BE MANUFACTURED BY NIBCO, HAMMOND, POWELL, STOCKHAM, WATTS OR EQUIVALENT APPROVED BY THE ENGINEER.

BALL VALVES SHALL HAVE CAST BRONZE BODY, BLOWOUT PROOF STEMS, FULL SIZE PORT, 316 STAINLESS STEEL TRIM, TEFLON SEAT AND SEAL AND THRUST WASHERS. VALVES 2" AND SMALLER SHALL BE NIBCO T-585-70-66 OR APPROVED EQUIVALENT.

WHERE VALVES ARE INSTALLED IN INSULATED PIPING, PROVIDE WITH EXTENDED NECK SO VALVE OPERATOR AND STOP PLATE CLEARS THE FULL THICKNESS INSULATION SO THE LEVER OR HANDLE WILL NOT DAMAGE THE INSULATION.

INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.

INSTALL VALVES FOR SHUT-OFF AND ISOLATING SERVICE AT EACH PIECE OF EQUIPMENT, AT VERTICAL RISERS, AND WHERE SHOWN ON THE DRAWINGS.

PROVIDE ACCESS WHERE VALVES ARE NOT EXPOSED.

UNIONS

UNIONS IN COPPER OR BRASS LINES SHALL BE BRASS, THREADED PATTERN UNIONS.

EXCAVATION

EXCAVATE TRENCHES FOR UNDERGROUND PIPING TO THE REQUIRED DEPTH.

CUT THE BOTTOM OF THE TRENCH OR EXCAVATION TO UNIFORM GRADE.

SHOULD ROCK BE ENCOUNTERED, EXCAVATE 6" BELOW GRADE, FILL WITH BEDDING MATERIAL (SAND) AND TAMP WELL.

LAY OUT ALIGNMENT OF PIPE TRENCHES TO AVOID OBSTRUCTIONS. PROVIDE ASSURANCE THAT PROPOSED ROUTE OF PIPE WILL NOT INTERFERE WITH BUILDING FOUNDATION BEFORE ANY CUTTING IS BEGUN. SHOULD INTERFERENCE BE FOUND, CONTACT THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

BACKFILL

BACKFILL SHALL NOT BE PLACED UNTIL THE WORK HAS BEEN INSPECTED, TESTED AND APPROVED. USE SUITABLE FRIABLE SOILS AS BACKFILL MATERIAL. DO NOT USE PEAT, SILT, MUCK, DEBRIS OR OTHER ORGANIC MATERIALS. DEPOSIT BACKFILL IN UNIFORM LAYERS.

PLACE BACKFILL MATERIAL IN UNIFORM LAYERS, 8" MAXIMUM LOOSE MEASURE. COMPACT TO NOT LESS THAN 95% OF MAXIMUM SOIL DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR.

PLUMBING PIPING HANGERS

SUPPORT PIPING TO MAINTAIN LINE AND GRADE, WITH PROVISION FOR EXPANSION AND CONTRACTION. USE APPROVED CLEVIS-TYPE OR TRAPEZE-TYPE HANGERS CONNECTED TO STRUCTURAL MEMBERS OF THE BUILDING. SINGLE PIPE RUNS TO BE SUPPORTED BY APPROVED CLEVIS TYPE HANGERS. MULTIPLE PIPE RUNS TO BE SUPPORTED BY APPROVED TRAPEZE TYPE HANGERS. DO NOT SUPPORT PIPING FROM OTHER PIPING OR STRUCTURAL JOIST BRIDGING. REVIEW STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. WHERE INSULATION OCCURS, DESIGN HANGERS TO PROTECT INSULATION FROM DAMAGE. MAXIMUM VERTICAL SPACING SHALL BE 10 FOOT. MAXIMUM HORIZONTAL SPACING FOR COPPER TUBING 1-1/2" AND SMALLER SHALL BE 6 FOOT AND FOR 2" AND LARGER SHALL BE 10 FOOT. MAXIMUM HORIZONTAL SPACING FOR CAST IRON PIPING SHALL BE 5 FOOT.

CLEANING, TESTING AND ADJUSTING

THIS CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, INSTRUCTIONS, AND SUPERVISION REQUIRED IN THE PERFORMANCE OF ALL TESTS. CLEANING AND MAKING NECESSARY ADJUSTMENTS TO OPERATION OF ALL FIXTURES AND EQUIPMENT.

RODDING SEWERS

ALL SANITARY SOIL AND STORM SEWER LINES, BOTH IN THE BUILDING AND OUT SHALL BE RODDED OUT AND FLUSHED OUT AFTER COMPLETION OF CONSTRUCTION AND PRIOR TO FINISH FLOOR BEING INSTALLED. ALL WORK MUST BE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION. ALL FLOOR DRAIN AND CLEANOUT LOCATIONS MUST BE INCLUDED IN THIS WORK

PIPE SLOPE

BUILDING SEWERS SHALL BE RUN IN PRACTICAL ALIGNMENT AND AT A UNIFORM SLOPE OF NOT LESS THAN ONE-FOURTH (1/4) OF AN INCH PER FOOT TOWARD THE POINT OF DISPOSAL. WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION AND WHERE IT IS IMPRACTICAL, DUE TO THE DEPTH OF THE STREET SEWER OR TO THE STRUCTURAL FEATURES OR TO THE ARRANGEMENT OF ANY BUILDING OR STRUCTURE, TO OBTAIN A SLOPE OF ONE-FOURTH (1/4) OF AN INCH PER FOOT, ANY SUCH PIPE OR PIPING FOUR (4) INCHES THROUGH SIX (6) INCHES MAY HAVE A SLOPE OF NOT LESS THAN ONE-EIGHTH (1/8) INCH PER FOOT AND ANY SUCH PIPE OR PIPING EIGHT (8) INCHES AND LARGER MAY HAVE A SLOPE OF NOT LESS THAN ONE-SIXTEETH (1/16) INCH PER FOOT.

PIPING INSULATION

ALL COLD WATER PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1" WALL THICKNESS IMCOLOCK PIPE INSULATION, OR AN APPROVED EQUAL HAVING FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY OF 50 OR LESS WHEN TESTED BY ASTM E-84 METHOD.

ALL HOT WATER AND HOT WATER RETURN PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1" WALL THICKNESS IMCOLOCK PIPE INSULATION, HAVING A CONDUCTIVITY NOT EXCEEDING 0.28 BTU PER inch/h X $ft^2$ X °F.

IMCOLOCK PIPE INSULATION MAY BE SLIPPED ONTO THE PIPE PRIOR TO CONNECTION OR APPLIED AFTER THE PIPE IS INSTALLED, AT THE CONTRACTOR'S OPTION. ALL BUTT JOINTS AND MITER JOINTS SHALL BE CLOSED USING IMCOA'S FUSE SEAL JOINING SYSTEM OR FACTORY APPROVED CONTACT ADHESIVE. IMCOLOCK PIPE INSULATION SHALL BE INSTALLED ACCORDING TO THE PROCEDURES OUTLINED BY THE MANUFACTURER.

FITTING COVER INSULATION SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. SWEAT FITTINGS SHALL BE INSULATED WITH MITER CUT PIECES OF IMCOLOCK PIPE INSULATION THE SAME SIZE AS ON ADJACENT PIPING. THREADED FITTINGS SHALL BE INSULATED WITH SLEEVED FITTING COVERS FABRICATED FROM MITER CUT PIECES OF IMCOLOCK PIPE INSULATION ACCORDING TO THE MANUFACTURER'S SLEEVING SIZE RECOMMENDATIONS AND SHALL BE OVERLAPPED 2" AND SEALED TO THE ADJACENT PIPE INSULATION. ALL VALVES SHALL BE INSULATED WITH CUT PIECES OF IMCOLOCK PIPE INSULATIONS. ALL JOINTS AND MITER CUT PIECES ARE TO BE SEALED USING IMCOA'S FUSE SEAL JOINING SYSTEM OR FACTORY APPROVED CONTACT ADHESIVE.

INSTALL THERMAL INSULATION ON CLEAN, DRY SURFACES AFTER ALL TESTING AND INSPECTION IS COMPLETED. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND WITH MANUFACTURERS INSTRUCTIONS.

PIPING SLEEVES

ALL COPPER PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE CORROSIVE MATERIAL. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025 TO 0.0059 INCH.

PLUMBING FIXTURES

PROVIDE PLUMBING FIXTURES AS SPECIFIED OR EQUIVALENT APPROVED BY THE ENGINEER.

# PIPE MATERIAL LIST

ABOVE GRADE, INSIDE BUILDING

DOMESTIC WATER PIPING

SEAMLESS ASTM B 88 TYPE L COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. SOLDER MATERIAL SHALL BE 95.5 PERCENT LEAD FREE, ASTM B 32. THE USE OF DRILLED-T CONNECTIONS IS NOT PERMITTED.

SANITARY WASTE AND VENT PIPING

NO-HUB CAST IRON SOIL PIPE AND FITTING SYSTEM CONFORMING TO CISPI STANDARD NO. 301-04A. ELASTOMERIC SEALING SLEEVES SHALL CONFORM TO ASTM STANDARD C 564. COUPLINGS SHALL CONFORM TO CISPI STANDARD 310-04.

BELOW GRADE, INSIDE BUILDING

DOMESTIC WATER PIPING

ASTM B 88 TYPE K COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. ALL JOINTS SHALL BE BRAZED.

SANITARY WASTE AND VENT PIPING

SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS.

# PLUMBING FIXTURE SPECIFICATION

| | |
|---|---|
| TYPE: | WH-1 |
| DESCRIPTION: | WALL HYDRANT, CONCEALED BOX TYPE, NON-FREEZE, 3/4" MALE HOSE THREAD OUTLET, SELF-DRAINING WITH ANTI-SIPHON VACUUM BREAKER. CHROME PLATED BRONZE HEAD CASTING HOUSED WITHIN SATIN FINISH NICKEL BRONZE BOX WITH LOCKING HINGED COVER. LOOSE TEE OPERATING KEY. MIFAB MHY-20. |
| ROUGH-IN: | 3/4" COLD WATER. INSTALL WITH BOTTOM OF BOX AT 12" A.F.F. OR AS DIRECTED BY ARCHITECT / OWNER. |
| TYPE: | ECO |
| DESCRIPTION: | EXTERIOR CLEANOUT TO GRADE, BOTTOM OUTLET DUCTILE IRON BODY, ADJUSTABLE 6-1/2" DIAMETER DUCTILE IRON RING AND COVER WITH VANDAL-RESISTANT SCREWS. IF LOCATED IN ASPHALT OR DIRT PROVIDE 18" X 18" X 12" CONCRETE PAD. SIOUX CHIEF 834-64DIRV. |
| TYPE: | FCO |
| DESCRIPTION: | FLOOR CLEANOUT, BOTTOM OUTLET DUCTILE IRON BODY, ADJUSTABLE 6-1/2" DIAMETER NICKEL BRONZE RING AND COVER WITH VANDAL-RESISTANT SCREWS. SIOUX CHIEF 834-64DNRV. |

Date issued/revised

16 MAY 2025 REVIEW SET
31 JUL 2025 ISSUE FOR BID


Salas O'Brien.
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Salas O'Brien Registration: F-4111
Salas O'Brien Project Number: 2450-70571-00

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STATE OF TEXAS
BRADLEY KALMANS
80219
LICENSED
PROFESSIONAL ENGINEER

07/31/2025

TRACT 30

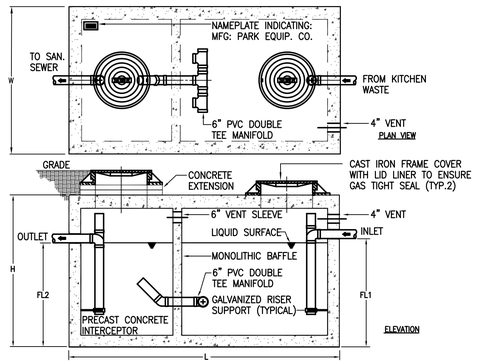
STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

Project No. 24017
Drawn KC
Checked JK

PLUMBING SPECIFICATIONS, NOTES AND LEGENDS

Sheet No. P2.0

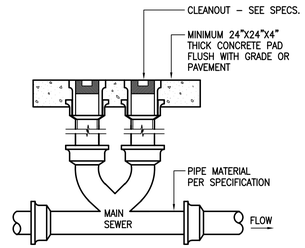
| GREASE INTERCEPTOR SCHEDULE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | MODEL NO. | CAPACITY USGal | GREASE CAP. (LBS) | EMPTY WT (LBS) | LENGTH L | WIDTH W | HEIGHT H | INLET FL1 | OUTLET FL2 |
| GT-1 | GT-1500 | 1,500 | 3,500 | 18,000 | 9'-2" | 5'-8" | 7'-0" | 5'-9" | 5'-6" |




## 6 GREASE INTERCEPTOR (GT-1)

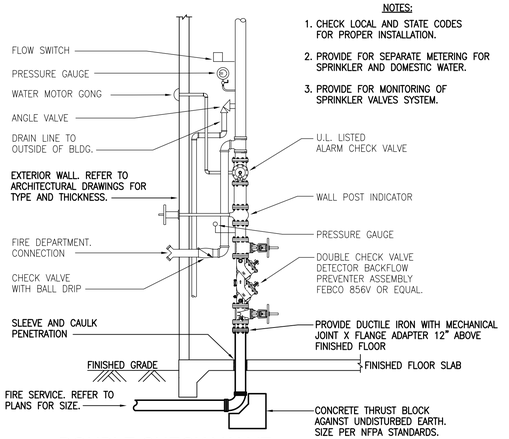
SCALE: NONE

3




## 3 TWO-WAY EXTERIOR CLEANOUT

SCALE: NONE



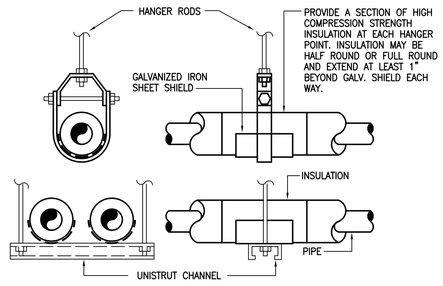

NOTES:

1. CHECK LOCAL AND STATE CODES FOR PROPER INSTALLATION.
2. PROVIDE FOR SEPARATE METERING FOR SPRINKLER AND DOMESTIC WATER.
3. PROVIDE FOR MONITORING OF SPRINKLER VALVES SYSTEM.

## 5 DOUBLE CHECK VALVE DETECTOR BACKFLOW-FIRE

SCALE: NONE

| MINIMUM DIMENSIONS OF GALVANIZED SHEETMETAL PROTECTION SHIELDS AT PIPE HANGERS | | |
|---|---|---|
| NOMINAL SIZE PIPE | SHIELD LENGTH (IN.) | GAUGE THICKNESS |
| 1/2" & 3/4" | 12 | 18 |
| 1" – 2-1/2" | 12 | 18 |
| 3" – 4" | 16 | 18 |
| 6" | 18 | 16 |

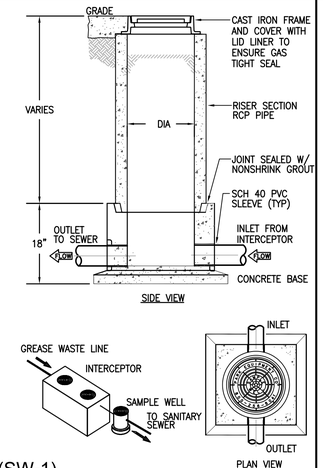



## 2 HANGER FOR INSULATED PIPING

SCALE: NONE

SPECIFICATIONS
PARK EQUIPMENT SWB-15

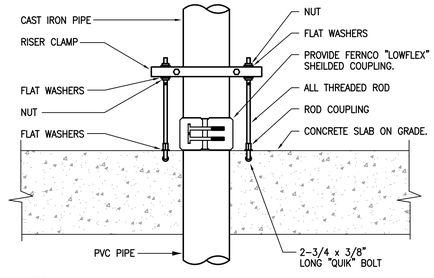
1. USE 15" T&G R.C.P. FOR INSTALLATION 6'-0" DEEP AND LESS.
2. USE 24" T&G R.C.P. FOR INSTALLATION GREATER THAN 6'-0" DEEP. (STANDARD RING AND M.H. COVER REQUIRED)
3. SAMPLING WELL MUST BE SET IN A CIRCULAR OR SQUARE CONCRETE PAD (1'-0" GREATER THAN OUTSIDE DIAMETER OF PIPE.)
4. LAWN INSTALLATION MUST BE 4" ABOVE FINISHED GRADE.
5. DRIVE & SIDEWALK INSTALLATION MUST BE BROUGHT TO FINISHED GRADE.
6. CONCRETE SHALL BE CLASS 1 WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT SHALL BE OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.
7. CAST IRON FRAMES AND GRATES SHALL BE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30, HEAVY DUTY AASHTO H-20.




## 7 SAMPLE WELL (SW-1)

SCALE: NONE

3

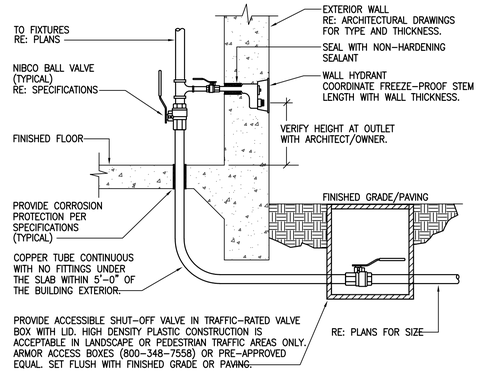



NOTE:

1. MAKE CONNECTION FROM PVC BELOW SLAB TO CAST IRON ABOVE SLAB WITH TRANSITION COUPLING.
2. THERE IS TO BE NO EXPOSED PVC ABOVE SLAB.

## 4 PVC TO CAST IRON CONNECTION

SCALE: NONE




## 1 DOMESTIC WATER ENTRY

SCALE: NONE

Date issued/revised

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06 JUN 2025 CITY COMMENTS 3
31 JUL 2025 ISSUE FOR BID


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BRADLEY KALMANS 80219 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

07/31/2025

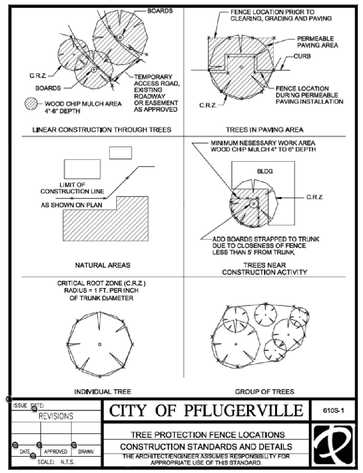
# TRACT 30

STONE HILL TOWN CENTER
18708 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TEXAS 78660

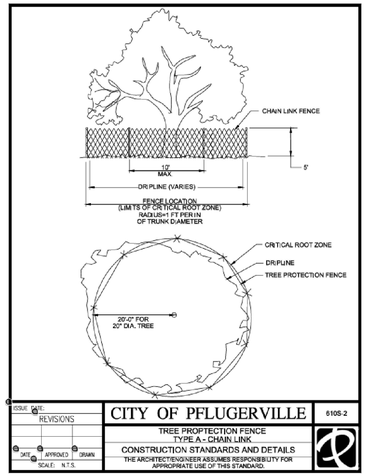
| | |
|---|---|
| Project No. | 24017 |
| Drawn | KC |
| Checked | JK |

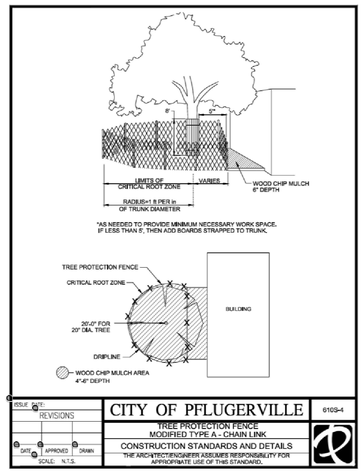
PLUMBING DETAILS

Sheet No. P3.0




FENCING CAN BE REDUCED UP TO $\frac{1}{3}$ OF THE CRITICAL ZONE WHERE NEEDED FOR WORK, BUT AT NO POINT SHALL BE CLOSER THAN 5' FROM AN EXISTING TREE AND BOARDS SHALL BE STRAPPED TO THE TRUNK.




TREE REMOVAL 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, including types of fencing and signage.

4. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing, or grading) and shall be maintained throughout all phases of the construction project.

5. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in trenching or soil build-up within tree CRZ s or driplines.

6. Tree protection fences shall completely surround the tree or clusters of trees and be placed at the outermost limits of the tree branches (dripline) or CRZ, whichever is greater; and shall be maintained throughout the construction project in order to prevent the following:
   a. Soil compaction in root zone area resulting from vehicular traffic or storage of equipment or material.
   b. Root zone disturbances due to grade changes (greater than 6 inches cut or fill) or trenching not reviewed and authorized by the City Arborist or Administrator.
   c. Wounds to exposed roots, trunk, or limbs by mechanical equipment
   d. Other activities detrimental to trees, such as chemical storage, concrete truck cleaning and fires.

7. Exceptions to installing tree fences at the tree driplines or CRZ, whichever is greater, may be permitted in the following cases:
   a. Where there is to be an approved grade change, impermeable paving surface, or tree well.
   b. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
   c. Where trees are close to proposed buildings, erect the fence no closer than 6 feet to the building.
   d. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist to discuss alternatives.

8. Where any of the above exceptions result in a fence that is closer than 5 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.

9. Where any of the above exceptions result in areas of unprotected root zones under the dripline or CRZ, whichever is greater, those areas should be covered with 6 inches of organic mulch to minimize soil compaction.

10. Where any of the above exceptions result in damage to the fine, water absorbing roots, supplemental watering shall be required:
   a. Trees shall be watered once every two weeks during periods of hot, dry weather.
   b. Tree crowns are to be sprayed with water periodically to reduce dust accumulation on leaves.
   c. A signed watering contract shall be required.

11. Prior to excavation or grade cutting within tree driplines, a clean cut shall be made between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.

12. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.

13. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

14. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the root zone.

15. Any trenching shall be as far from existing tree trunks as possible. Trench lines shall not run within the CRZ. Boring, tunneling or other techniques may be approved by the City Arborist or Administrator if there is no alternative available.

16. No landscape topsoil dressing greater than four (4) inches shall be permitted within the dripline or CRZ, whichever is greater, of trees. No topsoil is permitted on root flares or within 6 inches of tree trunks.

17. Pruning to provide clearance for structures, vehicular traffic and construction equipment shall take place before construction begins. All pruning must be done according to City standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques).

18. All oak tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times. All pruning or cutting tools must be sterilized between trees to prevent the spread of disease.

19. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved. Refer to the City of Pflugerville Tree Technical Manual for appropriate removal methods.

20. Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.

CITY OF PFLUGERVILLE MAINTENANCE AND PERMITTING NOTES:

1. Replacement of Trees: If a tree, for which credit has been obtained pursuant to this Subchapter, dies or is removed within five (5) years of the issuance of a Certificate of occupancy, new landscape plantings sufficient to equal the area credited will be required. The replacement trees or shrubs shall be of the same size and species as shown on the approved site plan or must be of equivalent size and type.

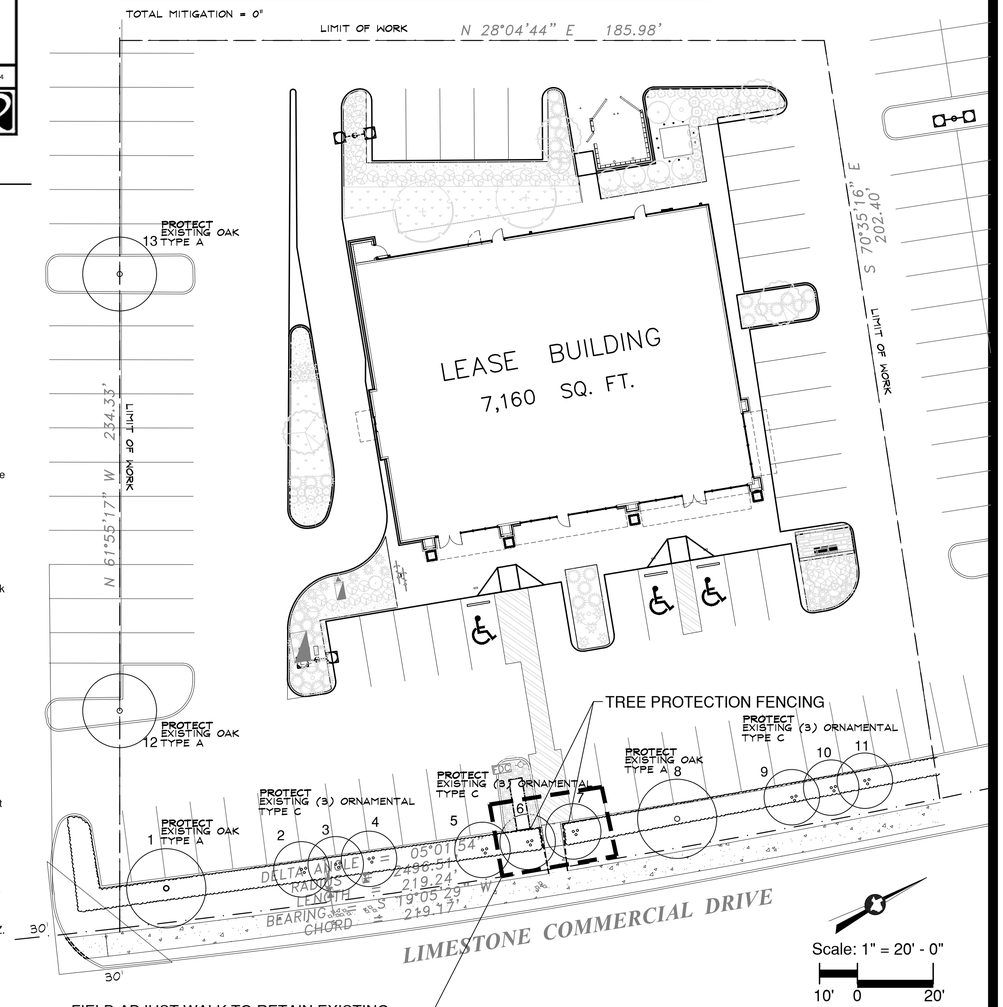
2. Permits: Prior to the issuance of a certificate of occupancy, all required screening and landscaping shall be in place per the approved landscape plan and a concurrence letter provided by the landscape architect.

3. Enforcement: If at any time after the issuance of a certificate of occupancy, the landscaping that was installed does not conform to the approved landscape plan or the landscape standards, the City shall issue notice to the property owner, tenant or agent, citing the violation and describing the action required to comply with this Subchapter. The owner, tenant or agent shall have thirty (30) days from date of said notice to comply with the approved Landscape Plan. If the landscaping is not installed within the allotted time, the property owner, tenant, or agent shall be in violation of this Subchapter. In addition to any other remedy available to the City, the certificate of occupancy for the subject property may be revoked.

4. Drought: During any period in which the Planning Director determines that it would be impractical to plant any part of required landscaping, a temporary certificate of occupancy may be issued if the property Owner enters into an agreement with the City stating when the installation shall occur and provide fiscal security equal to 110% of the cost of the proposed landscaping and installation. In no instance shall installation be greater than six months from the date of issuance of the temporary certificate of occupancy, unless otherwise approved by the Administrator, or the site shall be deemed to be in violation of this Subchapter and the temporary certificate of occupancy may be revoked.

| TREE NO. | SIZE | TYPE | CLASSIFICATION | REMARK |
|---|---|---|---|---|
| 1 | 8" | OAK | TYPE A | KEEP & PROTECT |
| 2 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 3 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 4 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 5 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 6 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 7 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 8 | 8" | OAK | TYPE A | KEEP & PROTECT |
| 9 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 10 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 11 | 6" | CRAPEMYRTLE | TYPE C | KEEP & PROTECT |
| 12 | 8" | OAK | TYPE A | KEEP & PROTECT |
| 13 | 8" | OAK | TYPE A | KEEP & PROTECT |

TOTAL MITIGATION = 0"




FIELD ADJUST WALK TO RETAIN EXISTING CRAPE MYRTLE AND AND AVOID TREE MITIGATION. INSTALL TREE PROTECTION AS NEEDED IN THIS AREA. FENCING SHALL FOLLOW DETAILS AND NOTES PROVIDED ON THIS SHEET.

Date issued/revised

16 MAY 2025 100% FOR CONSTRUCTION
04 JUNE 2025 PLAN REVIEW COMMENTS
17 JULY 2025 PLAN REVIEW COMMENTS
31 JULY 2025 FOR BID

OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
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Members American Institute of Architects

REGISTERED LANDSCAPE ARCHITECT CHARLES M. BRANCH 2247 STATE OF TEXAS

7-31-25

SITE WORK DEVELOPMENT AND BUILDING
TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE. TX 78660

| | |
|---|---|
| Project No. | 24017 |
| Drawn | RW |
| Checked | BS |

Tree Disposition Plan

Sheet No. L1.0

2025-05-14 16

Notes:

1. Street yard trees and parking lot landscaping may count toward the overall site landscaping requirements.
2. Dumpster is to be screened with 6-7' Eastern Red Cedar and 36" Dwarf Burford Holly hedge. Parking lot is screened with typical planting. Screening may count toward the overall landscape total.
3. Proposed landscaping shall not conflict with parking lot lighting.
4. Planting schemes and pedestrian elements to match and/or mimic previous tracts at development.

## LANDSCAPE TABLE

a.

| Zoning district | Lot Size | Landscape Area | % of lot landscape required | % of lot landscape provided |
|---|---|---|---|---|
| Urban Center Level 5 District (CL5) | 44,321sf | 6,187sf | 15% 6,648sf | 13.96% |

b.

| Lot Size | Existing Impervious Area | New Impervious Area | Total Impervious Area |
|---|---|---|---|
| 44,321sf | 24,398 sf | 0 sf | 6,187sf Net Change -18,211sf |

c.

| | |
|---|---|
| Min. number of site trees required (1 per 300sf of landscape area) per min. 15% | 23 |
| Min. number of site trees provided 13 - TREE CREDITS 4 - existing Oaks 9 - existing Crapemyrtles 19 - PLANTED | 32 |
| Min. number of site shrubs required (4 per 300sf of landscape area) per min 15% | 88 |
| Min. number of site shrubs provided | 122 |

d.

MINIMUM SIZE OF PEDESTRIAN SPACE SHALL BE ONE (1) SQUARE FOOT OF SPACE PER 100 SQUARE FEET OF BUILDING FLOOR AREA OR A MINIMUM OF 100 SQUARE FEET OF PEDESTRIAN SPACE; WHICHEVER IS GREATER.

7,610SF BLDG SPACE = 100sf min REQUIRED
103sf PROVIDED

4 ELEMENTS: (1) BENCH
LANDSCAPING (SEE PLANS)
(2)DECORATIVE PLANTERS
(1) STAMPED/COLORED CONCRETE

f.

STREETYARD TREES

219' / 20' = 11 TREES

g.

FOUNDATION PLANTING

FRONT FACADE = 96'
REQUIRED PLANTING = 48'

PROVIDED PLANTING BACK OF BLDG = 91' TO MATCH TRACT 12B ON SITE
10 SHRUBS REQUIRED
28 SHRUBS PROVIDED

h.

(1)TREE PER ISLAND PROVIDED
= 11 ISLANDS, 2 EXISTING TREES, 11 PROPOSED TREES

i.

PARKING LOT SCREENING FROM STREET PROVIDED - EXISTING LANDSCAPE

j.

TREE PERCENTAGES

| | |
|---|---|
| 16% MONTERREY OAK (TYPE A) | - 5 |
| 6% LIVE OAK (TYPE A) | - 2 |
| 13% LIVE OAK (EXISTING)(TYPE A) | - 4 |
| 28% CRAPEMYRTLE (EXISTING) (TYPE C) | - 9 |
| 19% EASTERN RED CEDAR (TYPE B) | - 6 |
| 19% YAUPON TREE (TYPE C) | - 6 |

TYPE A - 34% TYPE B - 19% TYPE C - 47%

CITY OF PFLUGERVILLE LANDSCAPE NOTES:

1. All new plant material shall meet the latest requirements of the American Standard for Nursery Stock (ANSI Z60.1).

2. All new plant material shall be planted and maintained in accordance with the latest edition of the American National Standards Institute requirements for Tree, Shrub, and Other Woody Plant Maintenance (ANSI A300 Parts 1 through 6).

3. Provide adjustable flood bubblers on all trees in order to meet the specific hydrologic requirements of newly planted trees in accordance with the TCEQ and Chapter 113.36, Section D, and the Tree Technical Manual Section 3.10.

4. Drip emitters (bubblers) shall be installed at each tree location and operate on valves separate from the spray zones.

5. No tree shall be planted closer than 5 feet from an underground public water and wastewater line.

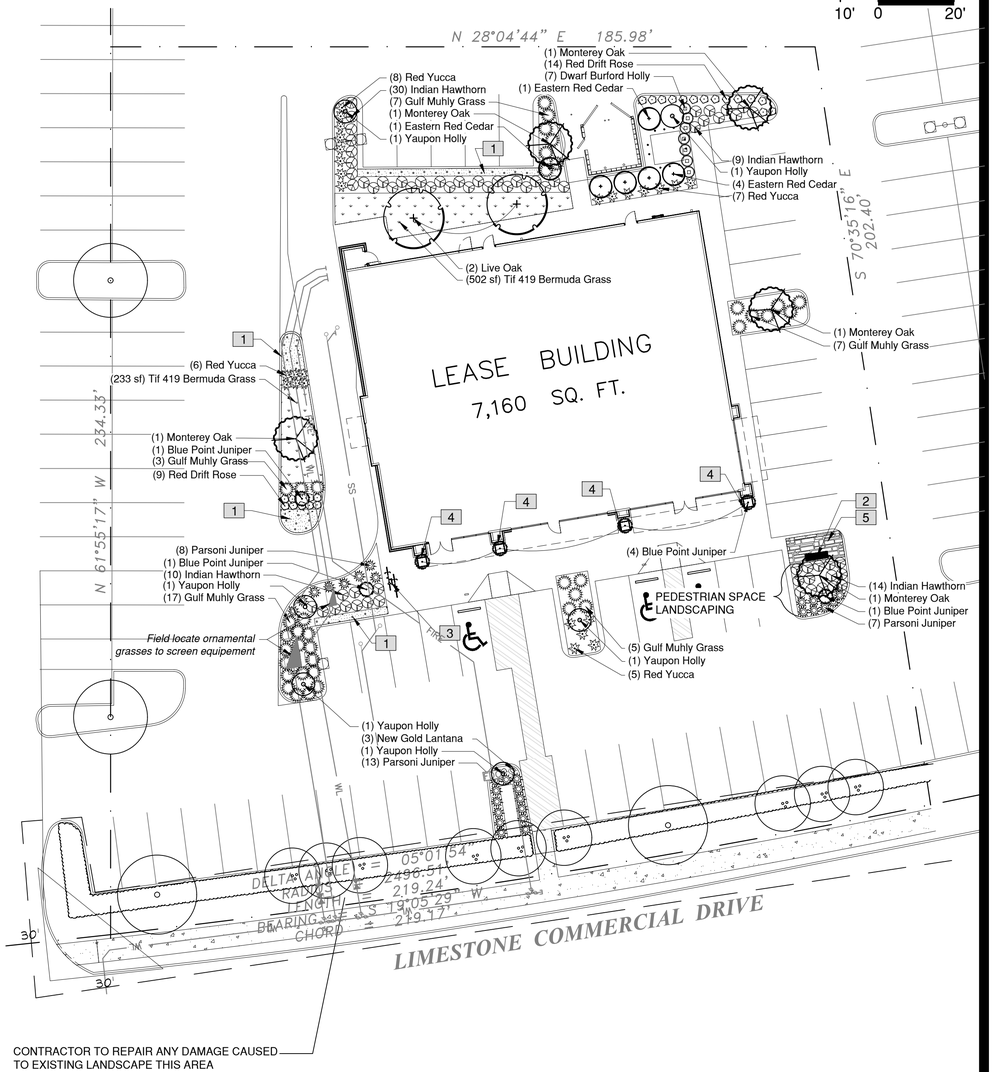
6. No tree shall be planted closer than 4 feet from impervious cover.

7. All landscaping and irrigation shall be installed according to the City of Pflugerville requirements

8. Fences, landscaping and other items will not be installed in locations where they will obstruct the visibility of, or access to, fire hydrants or Fire Department Connections (FDC).

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | QTY |
|---|---|---|---|
| | 1 | CRUSHED GRANITE<br>Compacted 4"-6" depth over filter fabric w/ edging | 240 sf |
| | 2 | BENCH<br>Dumor 95-60<br>Backless bench 95 with cast iron legs and steel strap seat. 72in. length. Center armrest option and 96in. length option available, upon request.<br>Bench: Grey Textured Gloss | 1 |
| | 3 | BIKE RACK<br>Dumor 290<br>Bike rack 290 EMBED. Available in powder coated and hot galvanized finishes. Embedment and subfloor mounts available, upon request.<br>Bike Rack: Grey Textured Gloss | 1 |
| | 4 | PLANTER<br>Planters Unlimited F1-MOD-S3030<br>Modern Square Fiberglass Planter<br>30in.L x 30in.W x 30in.H<br>COLOR:LIMESTONE | 4 |
| | 5 | STAMPED COLORED CONCETE<br>Stone Ashlar Pattern stamp<br>Color:Beige<br>*Contractor to provide color smaple for final approval. | 103 sf |

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REGISTERED LANDSCAPE ARCHITECT
BARRY SS M. BARRANCO
2247
STATE OF TEXAS

7-31-25

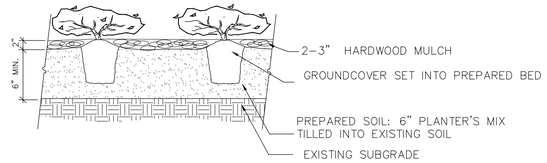
SITE WORK DEVELOPMENT AND BUILDING
# TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE. TX 78660

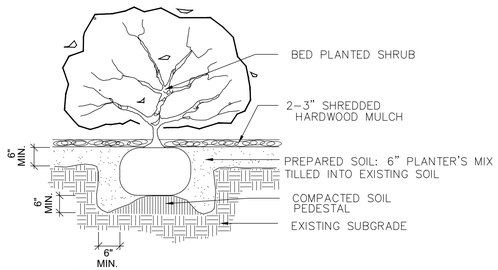
Project No. 24017
Drawn
Checked

Site Landscape Plan

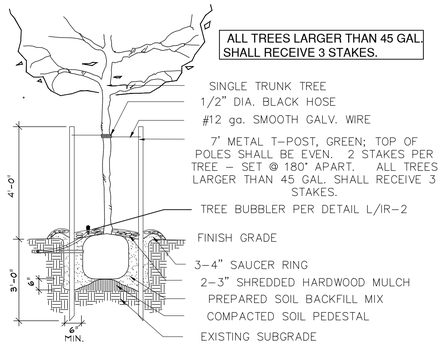
Sheet No. L1.1



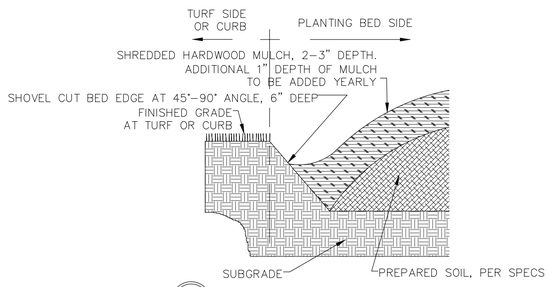

A – GROUNDCOVER PLANTING
SCALE: NTS



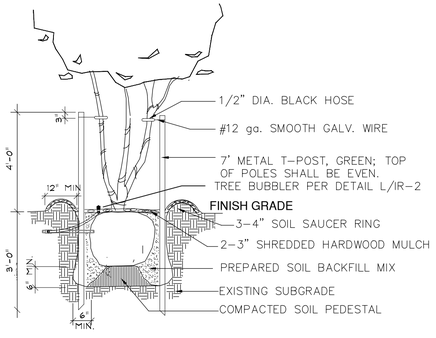

B – SHRUB PLANTING
SCALE: NTS




C – TREE PLANTING
SCALE: NTS




E – SHOVEL CUT BED EDGE
SCALE: NTS




D – MULTI-STEM TREE PLANTING
SCALE: NTS 45GAL OR LARGER ONLY

# PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | 6 | Ilex vomitoria | Yaupon Holly | 30 gal. | 6'-7" HT., 5'-6' SPRD.,TREE FORM, FULL SYMMETRICAL BRANCHING, STRAIGHT TRUNK, 2" CAL. |
| | 6 | Juniperus virginiana | Eastern Red Cedar | 30 gal. | 6'-7" HT., 5'-6' SPRD.,CALIPER TOTAL MUST BE 3" MIN |
| | 5 | Quercus polymorpha 'Monterey' | Monterey Oak | 65 gal. | 12;-14' HT., 7'-8' SPRD., FULL SYMMETRICAL BRANCHING, STRAIGHT TRUNK, 3" CAL. |
| | 2 | Quercus virginiana | Live Oak | 65 gal. | 12;-14' HT., 7'-8' SPRD., FULL SYMMETRICAL BRANCHING, STRAIGHT TRUNK, 3" CAL. |
| **SHRUBS** | | | | | |
| | 26 | Hesperaloe parviflora | Red Yucca | 3 gal. | FULL POT, 12"-16" HT., 10"-12" SPRD., WELL ROOTED |
| | 7 | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 3 gal. | 26"-30" HT., 20"-24" SPRD., FULL POT, WELL ROOTED, |
| | 7 | Juniperus chinensis 'Blue Point' | Blue Point Juniper | 7 gal. | 5'-6' HT., 5'-6' SPRD., SPECIMEN, FULL, 2" CAL. |
| | 28 | Juniperus chinensis 'Parsonii' | Parsoni Juniper | 3 gal. | FULL POT, 12"-16" HT.,15"-18" SPR., WELL ROOTED |
| | 3 | Lantana x 'New Gold' | New Gold Lantana | 1 gal. | FULL POT, 12"-16" HT., 10"-12" SPRD., WELL ROOTED |
| | 39 | Muhlenbergia capillaris | Gulf Muhly Grass | 3 gal. | 26"-30" HT., 20"-24" SPRD., FULL POT, WELL ROOTED, |
| | 63 | Raphiolepis indica 'Clara' | Indian Hawthorn | 5 gal. | FULL POT, 12"-16" HT., 10"-12" SPRD., WELL ROOTED |
| | 23 | Rosa x 'Meigalpio' TM | Red Drift Rose | 3 gal. | FULL POT, 12"-16" HT., 10"-12" SPRD., WELL ROOTED |
| **GROUND COVERS** | | | | | |
| | 735 sf | Cynodon dactylon 'Tif 419' | Tif 419 Bermuda Grass | SOD | |

ALL TREES ARE FROM THE CITY OF PFLUGERVILLE TABLE 11.11.3 APPROVED LIST ALL SHRUBS ARE FROM THE CITY OF PFLUGERVILLE DROP BY DROP PROGRAM, LOCALLY ADAPTED PLANTS, AND EXISITNG SITE CONDITIONS

NOTES:

1. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT QUANTITIES PER PLAN SYMBOLS AND NOT PROVIDED PLANT LIST. ANY DISCREPANCIES BETWEEN LIST AND PLAN SHOULD BE BROUGHT UP AND NOTED IN THE BIDDING PROCESS.

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STATE OF TEXAS
7-31-25

SITE WORK DEVELOPMENT AND BUILDING
TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE. TX 78660

| | |
|---|---|
| Project No. | 24017 |
| Drawn | RW |
| Checked | BS |

Plant List & Details
Sheet No. L1.2

NOTES:

1. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
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# PLANTING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.

1.02 DESCRIPTION OF WORK

A. This Section specifies the requirements for providing planting materials and their installation as indicated and scheduled. For grass installation refer to Section 02487 –

1.03 QUALITY ASSURANCE

A. Installer: Installation of planting work shall be performed by a single firm specializing in landscape and planting work. Contractor shall be licensed by the Texas Association of Nurserymen, shall possess an agricultural certificate, shall be a licensed pest applicator, and shall have not less than 5 years of experience in this type of work.

B. Quality Control

1. Trees, Shrubs, and Groundcovers:
   a. Provide plants of quantity, size, genus, species and variety shown and scheduled for planting work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock." Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun–scald, injuries, abrasions, or disfigurement.
   b. Label each plant with securely attached waterproof tag bearing legible designation of botanical and common name.

2. Compliance: Ship planting materials with Certificates of Inspection as required by governing authorities. Comply with all applicable local, state, and federal requirements regarding materials, methods of work, and disposal of excess and waste materials.

3. Substitutions: Do not make substitutions unless approved in writing by Landscape Architect. If specified planting material is not obtainable, submit proof of non–availability to Landscape Architect together with proposal for use of equivalent material. Contractor shall submit proposal in a timely manner as to not impact project completion or installation of other work.

4. Analysis and Standards: All packaged products shall be delivered in original manufacturer's sealed containers. For unpackaged materials, submit analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

5. Inspection: Notify Landscape Architect at least 2 weeks prior to installation, of location where materials that have been selected for planting may be inspected, either at place of growth or the site prior to planting. Plant material will be inspected for compliance with requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees for size and conditions of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Contractor shall remove rejected trees immediately from site and replace with specified materials. Plant material not installed in accordance with Contract will be rejected.

C. Reference standards Applicable to this section:

1. ANSI: American National Standards Institute
   a. Z60.1: Nursery Stock
2. Association of Official Agriculture Chemists
3. FS: Federal Specifications and Standards
   a. Q–P–166E: Peat, Moss; Peat, Humus; and Peat, Reed–Sedge
4. NBS: National Bureau of Standards
   a. PS23: Perlite Product Standard

1.04 SUBMITTALS

A. Work Schedule: Contractor shall submit a work schedule for all planting work prior to purchase and installation of plant material.

B. Certification:

1. Submit, for landscape Architect's review and approval, manufacturer's or vendor's certified analysis of soil amendments. Submit other data substantiating that materials comply with specified and indicated requirements.
2. Fertilizer certification shall be submitted for landscape Architect's review and approval as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages.

C. Maintenance Instructions: Submit typewritten instructions, including manufacturer's recommendations and instructions recommending procedures to be established by Owner for maintenance of planting work. Submit instructions prior to expiration of contractor's required maintenance period.

D. Submittals: Contractor shall submit in writing materials used on jobsite. Provide company name of product or nursery.

1.05 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in fully labeled original containers showing weight, analysis and names of manufacturer. Protect materials from deterioration during delivery, and while stored at site.

B. Plants:

1. Do not drop stock during delivery.
2. Materials shall not be pruned prior to installation unless otherwise approved by Landscape Architect in writing. Do not bend or bind–tie trees and shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
3. Deliver plants after preparation for planting has been completed and plant immediately. If planting is delayed more than 7 hours after delivery, set plants in shade, protect from weather and mechanical damage. Keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture, and water as needed.
4. Do not remove container grown stock from containers before time of planting and water immediately after delivery and prior to planting.

1.06 JOB CONDITIONS

A. Work Scheduling: Proceed with and complete planting work in a timely manner, working within seasonal limitations for each kind of planting work required.

B. Planting time

1. Correlate planting with specified maintenance periods to provide maintenance from date of Substantial Completion.
2. Plan to frost-tender trees only after danger of frost is past or sufficiently before frost season to allow for establishment before first frost. Do not plant in frozen ground.
3. Plant trees, shrubs and groundcover after final grades are established and prior to planting of lawns, unless otherwise directed by Landscape Architect in writing. If planting occurs after lawn work, protect lawn areas and promptly repair damage to awns resulting from planting operations.

A. Utilities: Refer to engineering drawings and coordinate with Utility Contractor for location of utilities. Contractor shall be responsible for damage to existing utilities and structures.

B. Security: The Owner will not assume any responsibility for security of any materials, equipment, etc. during construction of the project until project acceptance.

C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions beyond the scope of this contract, or obstructions, notify Landscape Architect of such conditions, immediately and before planting.

D. Pollution Control: Control dust caused by planting operations. Dampen surfaces as necessary. Comply with pollution control regulations of governing authorities.

1.07 SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE

A. Substantial Completion notice for planting work will be issued by landscape Architect only for entire planting and landscape work.

B. Substantial Completion notice will be issued only after Owner and Landscape Architect inspect and approve all required planted materials and grassed areas.

C. Final acceptance will be determined after the maintenance period and when all plant materials are alive and healthy and grass areas are established.

D. Final acceptance notice will be issued only after Owner and Landscape Architect inspect and approve all planting work as in accordance with the Contract Documents.

1.08 SPECIAL PROJECT WARRANTY

A. Contractor shall furnish written warranty of trees, shrubs and groundcover for 12 months after date of final acceptance, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner or abuse or damage by others. (Machine mowed trees installed by others under a separate contract shall be warranted by others.)

B. Remove and replace shrubs and groundcover found to be dead or in unhealthy condition during warranty period. Replace shrubs and groundcover which are in doubtful condition at end of warranty period. However, if in the opinion of Owner, such doubtful material may survive, Contractor shall extend the warranty period for a full growing season. Owner will determine which items are in doubtful condition.

C. Another inspection will be conducted by Owner, at end of extended warranty period to determine acceptance or rejection.

PART 2 PRODUCTS

2.01 MATERIALS

A. Fertilizer

1. Granular fertilizer shall be a commercial fertilizer, uniform in composition, free flowing, and suitable for application with approved equipment. Fertilizer which has been exposed to high humidity and moisture, has become caked or otherwise damaged making it unsuitable for use, will not be acceptable. Application shall be Osmocote 13. 13. 13 + Iron by Sierra Chemical, 1-800-492-8255, 1001 Yosemite Dr. Milpitas, CA 95035, or approved equal. Broadcast rototill fertilizer at the rate of 3 lbs. Actual nitrogen per 1000 square feet into prepared planting soil.

A. Sharp Sand: Sand shall be thoroughly washed, coarse grade shape, construction or brick sand, free of clay balls, weeds, and grass. So–called cushion sand, blow sand, or creek silt is not acceptable for substitution where sharp sand is specified.

B. Herbicide

1. Pre–emergent herbicide shall be Eptam 5G by Green Light Co., P. O. Box 471, Missouri City, TX, 77459, (713) 438–6824, or approved equal.
2. Contact herbicide shall be Roundup by Monsanto, 800 N. Lindbergh, St. Louis, Missouri, 63167, (314) 694–1000, or approved equal.

D. Bark Mulch for top dressing: Organic mulch free from deleterious materials and suitable for top dressing of trees, shrubs or plants. Mulch shall be composted, well rotted, shredded hardwood mulch, black or dark brown in color. Enriched Bark Mulch for bed prep shall be as above with additional organic of peat and/or manure.

E. Root Stimulator: Shall be Hi–Yield Root Stimulator 5–12–3, by Voluntary Purchasing Group, P. O. Box 460, Bonham, TX, 75418, (214) 583–5501, or approved equal. Spreader sticker as needed.

F. Fire Ant control: Durzban or 1% Diazanon Granular as manufactured by Green Light Projects Co., San Antonio, TX, 78217 or Logic by PBI Gordon, Kansas City, MO.

G. Insecticide: Lindane with Adjuvant distributed by Esco Distributors, 514 W. 25th, Street, Houston, TX, 77008, (713) 864–7771.

H. Planting Backfill Mix: Shall be 33% topsoil, 33% sharp sand, and 33% enriched bark mulch or approved commercially available planter's soil mix. Add fertilizer as per specifications. Contractor shall submit source or sample to Landscape Architect.

I. Topsoil

1. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
2. Obtain topsoil only from naturally, well–drained sites where topsoil occurs in a depth of not less than 4 inches. Topsoil shall not be collected from sites that are infected with growth of, or the reproductive parts of noxious weeds, especially nut grass. Topsoil shall not be stripped, collected or deposited while wet. Topsoil shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.

2.02 PLANT MATERIALS

A. Shrubs and Groundcover: Provide specimen quality plant material as described in Construction Documents. Each individual species of plant material shall be obtained and provided from a single source.

PART 3 EXECUTION

3.01 PREPARATION

A. Grading

1. Strip existing vegetation and soil in areas to receive planting and grass to depth shown on drawings. Backfill with topsoil and planting backfill mix to depth shown on drawings.
2. Perform grading within Contract limits, including adjacent transition areas, where required, to new elevations, levels, and contours indicated. Provide subgrade surfaces parallel to finished surface grades. Provide uniform levels and slopes.
3. Grade surface to ensure areas drain away from structures and to prevent ponding and pockets of surface drainage. Provide subgrade surfaces free from irregular surface changes. Provide subgrade surface free of exposed boulders or stones exceeding 4 inches in greatest dimension in paved areas; 2 inches lawn areas.
4. Provide adequate drainage of the working area at all times.
5. Fine grade topsoil eliminating rough and low areas to ensure positive drainage. Maintain levels, profiles, and contours of subgrades.
6. Remove stones, roots, weeds, and debris while raking topsoil. Rake surface clean of stones 1 inch or larger in any dimension and of all debris. Place planting backfill mix to depth specified on drawings.
7. All finished grades shall meet line and grade of pavement. Finished grades (top of soil prior to hydromulch) shall be maximum of 1 inch below walkway pavement surface. Grade all slopes from rear of landscape easement or center of medians to walkways and curbs at a minimum of 2 percent slope.

B. Plant Layout: Layout individual tree locations of trees to be machine moved by others and areas for multiple plantings as shown on drawings. In case of conflicts or non–contractual conditions, notify Landscape Architect before proceeding with the work.

A. Preparation of Planting Backfill Mix
   1. Mix specified soil amendments and fertilizers with topsoil at rates indicated. Delay mixing of fertilizer if planting will not follow placing of planting soil within 48 hours, unless otherwise directed. Amendments shall be incorporated into soil as a part of the soil preparation process prior to fine grading, fertilizing, and planting. Each amendment material shall be broadcast or spread evenly at the specified rate over the planting area.
   Amendments shall be thoroughly incorporated into the topsoil until amendments are pulverized and have become a homogeneous layer of soil ready for planting.
   Incorporation and mixing shall be accomplished by mechanical means.

1. For planting beds, mix planting soil prior to backfilling.

D. Fire Ant Control: Fire ants shall be controlled with broadcast application of insecticide at a rate of 1–1/2 lbs. bait per acre. Apply after dew has dried and when no rain is expected for 6 hours. Use properly calibrated equipment to assure uniform distribution. Apply to entire area of planting/grassing.

3.02 PLANTING

A. Excavation for Shrubs

1. Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage.
2. Make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus 3" allowance for setting of ball on a layer of compacted backfill.
3. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.

B. Planting Large Shrubs

1. Set stock on layer of compacted planting soil mixture, plumb and in center of pit at same elevation as adjacent finished planting grades. Place fertilizer tablets evenly spaced in hole at specified rate. Place additional backfill mix around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Dish top of backfill to allow for mulching.
2. Prune, thin out, and shape shrubs in accordance with standard horticultural practice. Prune shrubs to retain natural character. Remove and replace excessively pruned or misformed stock resulting from improper pruning.

C. Planting Shrubs, Groundcover and Seasonals

1. Excavate hole as necessary to accommodate root ball. Place fertilizer tablet(s) or granular fertilizer in hole according to recommended rate. Backfill hole with planting backfill mix. Water after planting to remove voids and place additional prepared soil to cover root ball if necessary.
2. Mulch entire planting bed areas with 2–3 inches bark mulch spread consistently and evenly across root balls and entire planting bed areas.

3.03 CLEANUP AND PROTECTION

A. During planting work, keep pavements clean and work area in an orderly condition. Sweep site and remove trash at end of each workday as necessary.

B. Protect planting work and materials from damage due to planting operations, operations by other contractors and trades and trespassers. Maintain protection during installation periods. Treat, repair re replace damaged planting work as directed by Landscape Architect.

C. Stockpile, haul from site, and legally dispose of waste materials and debris. Accumulation will not be permitted. Maintain haul and disposal routes clear, clean and free of debris. On–site burning of combustible cleared materials will not be permitted.

D. Upon completion of work, clean areas within Contract limits; remove tools, supplies and equipment Wash down curbs and pavement areas. Scrub curbs and walks as necessary to insure a clean surface. Provide site clean and free of materials and suitable for use as intended.

3.04 MAINTENANCE

A. Contractor shall correctly maintain the planting work throughout the installation process and throughout the landscape maintenance period as specified in Section 02493, Exterior Landscape maintenance.

3.05

A. While planting work is completed and at the completion of maintenance period, Owner will make an inspection to determine acceptability.

B. When inspected planting work does not comply with the Contract Document requirements, replace rejected work and continue specified maintenance until reinspected by Owner and found to be acceptable. Contractor shall remove rejected plants and mat4erials promptly from site.

END OF SECTION

# SODDING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.

1.02 DESCRIPTION

A. Provide sodding as specified and as indicated.

1.03 SUBMITTALS

A. Sod Certification: Certification shall be submitted from the sod nursery as to the grass species, location of the field from which the sod has been stripped and the date of stripping. Certification shall accompany the delivery of the sod.

B. Fertilizer Certification: Certification shall be submitted from the fertilizer manufacturer as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages. Certification shall also indicate that the fertilizer is in accordance with the requirements of the Texas Fertilizer Law.

1.04 PRODUCT HANDLING

A. Sod Delivery: Sod shall be delivered on pallets with the root system protected from exposure to wind and sun. Stripping and delivery shall be timed so that sod will be placed within 48 fours of stripping.

B. Fertilizer Delivery: Fertilizer shall be delivered in the manufacturer's unopened containers, labeled to indicate the manufacturer's name and product identification. Containers shall be stored protected from ground contact and from the elements.

1.05 JOB CONDITIONS

A. Sod shall be placed during the period between the last freeze in the spring and 6 weeks prior to the average date for the first freeze in the fall according to the National Weather Service for the area in which the work is located.

1.06 GUARANTEE

A. A written guarantee shall be provided guaranteeing the sodded areas are in a healthy, vigorous, undamaged condition for a period of 90 days beginning on the date of final acceptance. Guarantee shall provide for filling, leveling, and repairing eroded areas, or resodding areas exhibiting lack of healthy growth.

PART 2 PRODUCTS

2.01 SOD

A. Sod shall be nursery grown Common Bermuda sod having a healthy, virile root system of dense, thickly matted roots throughout the soil of the sod for a minimum thickness of 1 inch. Sod shall be free of noxious weeds and undesirable native grasses. Soil attached to the sod shall be free of stones and debris.

B. Sod shall have been mowed within 7 days of being stripped. Sod shall be provided in rectangular pads of not less than 12 inches nor more than 24 inches. Dry sod will be rejected.

2.02 TOPSOIL

A. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2" in any dimension and other extraneous or toxic matter harmful to plant growth.

B. Obtain topsoil only from naturally, well–drained sites where topsoil occurs in a depth of not less than 4". Topsoil shall not be collected from sites that are infected with growth of or the reproductive parts of noxious weeks, especially nut grass. Topsoil shall not be stripped, collected or deposited while wet. Topsoil shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.

2.03 FERTILIZER

A. Fertilizer shall be granulated fertilizer with an analysis of 16–8–8 + iron, unless otherwise indicated. The figures in the analysis represent the percent of nitrogen, phosphoric acid and potash nutrients respectively.

B. Fertilizer shall be uniform in composition and dry. Fertilizer shall be furnished in unopened containers, labeled to indicate the analysis of the contents. Caked or otherwise damaged material will be rejected.

PART 3 EXECUTION

3.01 INSPECTION

A. Surfaces indicated to be sodded shall be inspected to verify that all preceding work in the area has been completed. Sodding shall not start until all preceding work has been completed.

3.02 SODDING

A. Preparation

1. Strip existing vegetation and 1 inch of existing soil from all areas to receive sod not stripped and graded under previous work or contract.
2. After stripping, loosen soil to a depth of 1–1/2 inches prior to laying sod. Remove all stones, roots, vegetation, rubbish, debris and other foreign matter 1" in diameter or larger from the top 2" of soil. No foreign matter may be buried on site. Hand rake to achieve smooth grade.
3. Fertilizer shall be uniformly spread over the topsoil at the average rate of 400 lbs. per acre and shall be raked into the topsoil to a full 2–inch depth.
4. Immediately prior to placing sod, the fertilized topsoil substrate shall be lightly moistened.

B. Installation

1. All sod shall be carefully laid in parallel rows in a smooth manner, alternating all sod joints. Fit sod strips tightly together so that no joints are visible and tamp firmly. Cut pieces of sod to fill any voids left.
2. Water sod immediately after planting, slowly but thoroughly, to secure at least six (6) inches penetration into the soil below the sod. Do not allow the blades of grass to wilt. The sodded area shall be rolled to form a thoroughly even, solid mat. Any voids left in block sodding shall be filled with cut sod pieces and/or topsoil.
3. Follow the completion of the installation, the sod shall be watered in an amount and as often as necessary to maintain healthy growth of the grass.
4. Treat entire areas of sod for fire ants with Durzban as per manufacturer's instructions.

3.03 MAINTENANCE OF SODDED AREAS

A. Contractor shall correctly maintain the sodded areas throughout the installation.

Contractor shall be responsible for care and maintenance of entire project.

END OF SECTION

Date issued/revised

25 MAR 2025 - COMMENTS
31 JULY 2025 FOR BID


CMB
LANDSCAPE ARCHITECTURE

18135 FM 362
Navasota, TX 77868
832-428-1209

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OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects


REGISTERED LANDSCAPE ARCHITECT
CHARLES M. BRANDON
2247
STATE OF TEXAS

7-31-25

SITE WORK DEVELOPMENT AND BUILDING
TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE. TX 78660

| | |
|---|---|
| Project No. | 24017 |
| Drawn | RW |
| Checked | BS |

Landscape Specifications

Sheet No. L1.3

## NOTES:

1. PRESSURE TEST TO DETERMINE STATIC PRESSURE AT NEW METER SHALL BE PERFORMED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR ANY DESCRAPANCIES.

2. QTY'S PROVIDED ARE BASED ON DIAGRAMMATIC DRAWING AND WILL DIFFER IN FIELD. CONTRACTOR SHALL PROVIDE THEIR OWN TAKEOFFS FOR BIDDING AND CONSTRUCTION.

3. Irrigation system shall be installed by a Licensed Irrigator. Irrigator shall provide an as–built drawing locating mainline and valves with installed calculations after construction. This plan is to be used as a reference and for bidding purposes only.

4. Except as otherwise noted, the contractor shall procure permits and licenses, pay charges and fees and give notices necessary and incidental to the due lawful prosecution of the work. The contractor shall make arrangements and pay costs for installation of irrigation water meters at the approximate locations. Verify with Owner's Representative for the addresses for each.

5. The contractor shall follow the applicable City/County Department of Public Works specifications for installation of water meter and hot tapping.

6. The contractor shall notify pertinent utility companies 48 hours prior to construction for current utility locations. Extreme care shall be exercised in excavating and working near existing utilities. Contractor shall verify the location and condition of utilities and be responsible for damage to utilities.

7. The contractor shall at all times protect his work from damage and theft, and replace all damaged or stolen parts until the work is accepted in writing by owner.

8. The contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area's dimensions exist that might not have been in the design. Such obstructions or differences shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

9. The contractor shall clearly mark exposed excavations and materials and equipment. Cover or barricade trenches when contractor is not on site.

10. For purposed of clarity, some irrigation lines and valves may be shown outside of property, easements, or in paved areas. Locate all lines and valves in planting area unless otherwise noted.

11. Adjust arc of irrigation heads for even coverage. Head layout should be as per plans.

12. Avoid existing or future location of tree balls when laying pipe.

13. The contractor shall stake controller and PVB locations for approval by Landscape Architect or owner's representative prior to their installation.

14. Patch and repair any and all damage done to existing plant material and grading during installation of this work.

15. Contractor shall provide original and 2 copies of Pressure Vacuum Breaker certification to the Owner at completion of project along with as–built drawings.

16. Irrigation cycles shall be set to take place prior to sunrise and not to interfere with business unless otherwise instructed by the Owner, except during visits of grounds maintenance personnel during such visits the irrigation system may be operated as desired by those personnel.

17. Do not program controllers operating on the same water meter to water during the same time period so as to prevent over–draft of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.

18. Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition including all required labor. Check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers, and heads.

19. Adjust the sprinklers to avoid damage to windows, building and sign walls also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.

20. The contractor, in the end, shall install a fully functional irrigation system with full coverage. The purpose of this plan is for bidding reference and a guide. However, any changes shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

## CRITICAL ANALYSIS

| | |
|---|---|
| Generated: | 2025-07-17 14:33 |
| P.O.C. NUMBER: 01 | |
| Water Source Information: | |
| FLOW AVAILABLE | |
| Water Meter Size: | 3/4" |
| Flow Available | 22.5 GPM |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 60 PSI |
| Elevation Change: | 5.00 ft |
| Service Line Size: | 8" |
| Length of Service Line: | 5 ft |
| Pressure Available: | 58 PSI |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 8 GPM |
| Flow Available at POC: | 22.5 GPM |
| Residual Flow Available: | 14.5 GPM |
| Critical Station: | 4 |
| Design Pressure: | 30 PSI |
| Friction Loss: | 2.23 PSI |
| Fittings Loss: | 0.89 PSI |
| Elevation Loss: | 0 PSI |
| Loss through Valve: | 5.85 PSI |
| Pressure Req. at Critical Station: | 39.0 PSI |
| Loss for Fittings: | 0.17 PSI |
| Loss for Main Line: | 1.73 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 13.2 PSI |
| Loss for Water Meter: | 0.73 PSI |
| Critical Station Pressure at POC: | 54.8 PSI |
| Pressure Available: | 58 PSI |
| Residual Pressure Available: | 3.16 PSI |

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| LST SST RST | Hunter MP Strip PROS-06-PRS30-CV<br>Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip. | 8 | 30 |
| 1000 | Hunter MP1000 PROS-06-PRS30-CV<br>Turf Rotator, 6" pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. | 6 | 30 |
| 800 A 800 F | Hunter MP800SR PROS-06-PRS30-CV<br>Turf Rotator, 6" pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray ( arc 90-210), 360=Lime Green and Gray (arc 360) | 8 | 30 |
| 25 50 10 20 | Hunter AFB 10<br>Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment. | 12 | 30 |

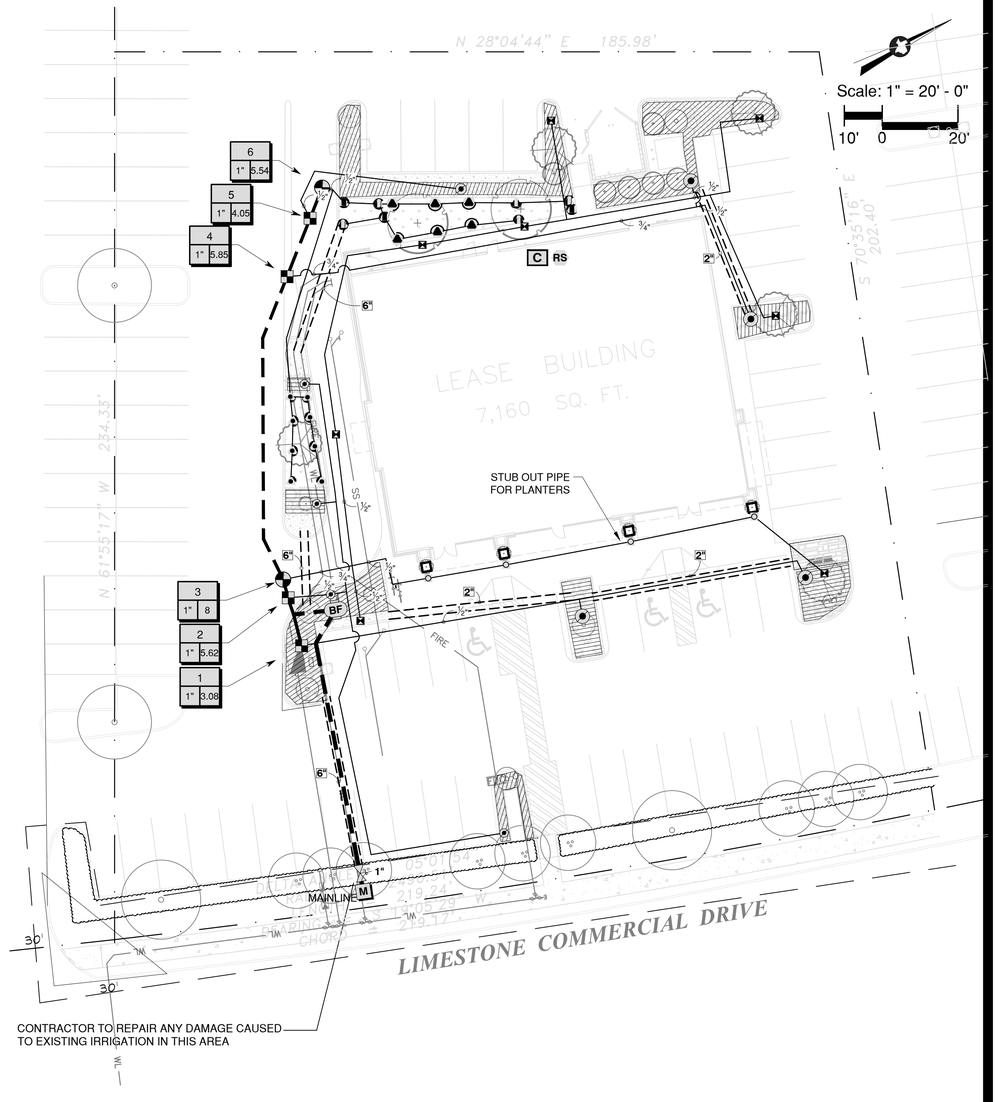
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| | Rain Bird XCZ-100-PRF 1"<br>Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM. | 4 | |
| | Pipe Transition Point in Drip Box<br>Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box. | 9 | |
| | Area to Receive Dripline<br>Rain Bird XFS-06-12<br>XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. | 1,859 lf | 30 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird PEB 1"<br>1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. | 2 |
| | Shut Off Valve<br>TUBV - sch 80 in in valve box<br>Size per mainline | 1 |
| BF | Febco 860 3/4"<br>Reduced Pressure Backflow Preventer | 1 |
| C | Rain Bird ESP4ME3 with (1) ESP-SM3<br>7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready. | 1 |
| RS | Rain Bird RSD-BEx<br>Rain Sensor, with metal latching bracket, extension wire. | 1 |
| M | Water Meter 3/4" | 1 |
| | Irrigation Lateral Line: PVC Class 200 SDR 21 1/2" | 1,095 lf |
| | Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" | 128.3 lf |
| | Irrigation Mainline: PVC Schedule 40 1" | 213.9 lf |
| | Pipe Sleeve: PVC Schedule 40 2" | 135.7 lf |
| | Pipe Sleeve: PVC Schedule 40 6" | 100.5 lf |

Valve Callout

## VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM | WIRE | DESIGN PSI | FRICTION LOSS | VALVE LOSS | PSI | PSI @ POC | PRECIP |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Rain Bird XCZ-100-PRF | 1" | Area for Dripline | 3.08 | 185.7 | 30 | 2.58 | 5 | 37.6 | 49.5 | 0.96 in/h |
| 2 | Rain Bird XCZ-100-PRF | 1" | Area for Dripline | 5.62 | 172.5 | 30 | 1.29 | 5.62 | 36.9 | 51.7 | 0.97 in/h |
| 3 | Rain Bird PEB | 1" | Bubbler | 8 | 167.5 | 30 | 3.91 | 1.76 | 35.7 | 52.2 | 2.27 in/h |
| 4 | Rain Bird XCZ-100-PRF | 1" | Area for Dripline | 5.85 | 85.1 | 30 | 3.12 | 5.85 | 39.0 | 54.8 | 0.96 in/h |
| 5 | Rain Bird XCZ-100-PRF | 1" | Area for Dripline | 4.05 | 68.6 | 30 | 2.45 | 5 | 37.4 | 51.1 | 0.96 in/h |
| 6 | Rain Bird PEB | 1" | Turf Rotary | 5.54 | 68.6 | 30 | 0.95 | 1.71 | 32.7 | 48.5 | 0.73 in/h |
| | Common Wire | | | | 213.9 | | | | | | |




Date issued/revised

16 MAY 2025 100% FOR CONSTRUCTION
04 JUNE 2025 PLAN REVIEW COMMENTS
17 JULY 2025 PLAN REVIEW COMMENTS
31 JULY 2025 FOR BID


CMB
LANDSCAPE ARCHITECTURE

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OSBORN & VANE ARCHITECTS, Inc

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Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects


REGISTERED LANDSCAPE ARCHITECT CHARLES M. BRANHAM III 2247 STATE OF TEXAS
7-31-25

SITE WORK DEVELOPMENT AND BUILDING
TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE. TX 78660

Project No. 24017
Drawn
Checked

Irrigation Plan
Sheet No. L2.1

CITY OF PFLUGERVILLE IRRIGATION NOTES:

1. An automatic irrigation system shall be installed. All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming.

2. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days.

3. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

4. The irrigation system shall be designed by a licensed irrigator.

5. Irrigated turf grass area is limited to 33% of the total landscape area provided.

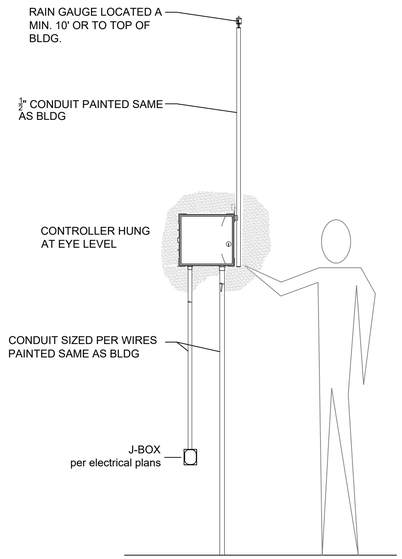
6. Tree irrigation zones shall not share the same irrigation zones, including valves and circuits, as shrubs and plants due to different watering requirements.

7. A minimum of one (1) bubbler shall be provided for all newly planted trees. Trees larger than 3 inches in caliper shall have two (2) bubblers. The bubbler(s) shall be installed at each tree, located 12-18 inches from the trunk, and shall operate on valves separate from the spray zones.

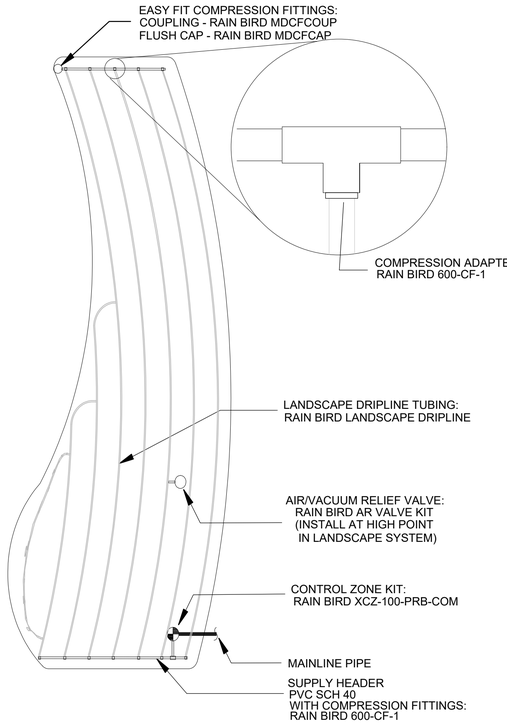
8. No trenching or boring shall occur within the tree protection fencing or CRZ without prior approval from the City Arborist or Administrator.

9. Irrigation shall be design and installed in accordance with Subchapter 11 of the Unified Development Code and Chapter 113: Irrigators.

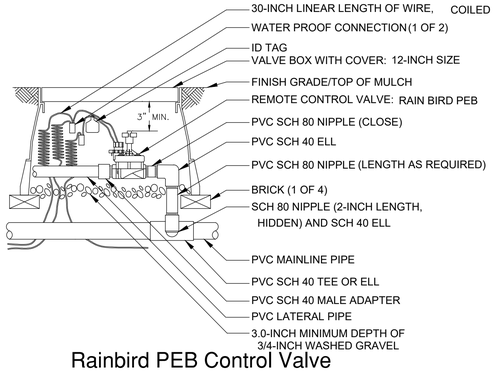
10. Irrigation plans shall be submitted and approved prior to irrigation installation and final site inspection.




I – CONTROLLER MOUNTING
NTS

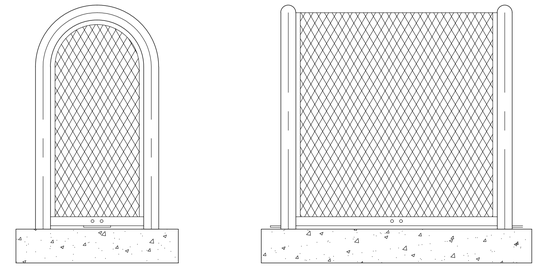



F – DRIPLINE LAYOUT, TYP.
NTS



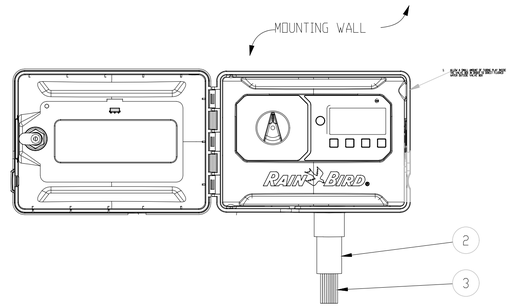

Rainbird PEB Control Valve

C – IRRIGATION CONTROL VALVE
NTS



**STANDARD GUARDSHACK™ ENCLOSURES**

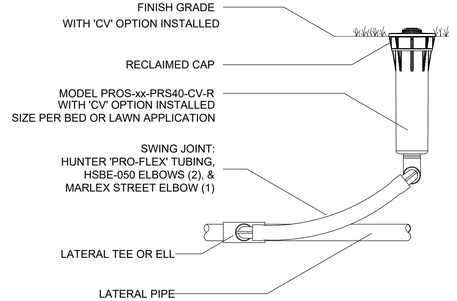
INSTALL PER GUARDSHACK GUIDELINES AND SPECIFICATIONS



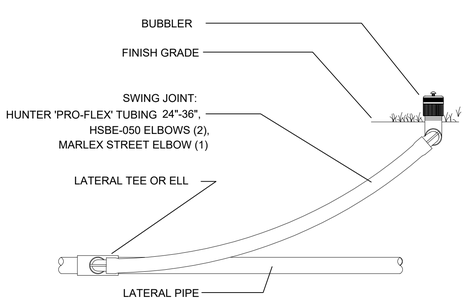

GENERAL NOTES:

1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER

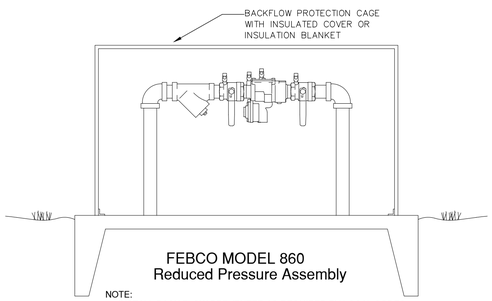
H – ESP-ME3 MODULAR HYBRID CONTROLLER




E – HUNTER POP-UP SPRAY /W MP ROTATOR
NTS



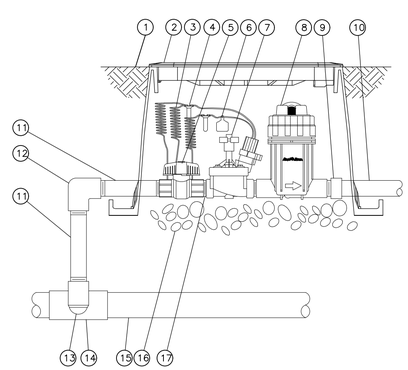

D – HUNTER AFB TREE BUBBLER
NTS




NOTE:
1. INSTALL BACK FLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

B – BACKFLOW ENCLOSURE
NTS

A – FEBCO #860
NTS




1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

G – XCZ-PRB-100-COM 1" COMMERCIAL
NTS

Date issued/revised

20 DEC 2024 - FOR PERMIT
25 MAR 2025 - COMMENTS
31 JULY 2025 FOR BID

CMB
LANDSCAPE ARCHITECTURE

18135 FM 362
Navasota, TX 77868
832-428-1209

Commercial, Multi-Family, & Residential Landscape Architects

OSBORN & VANE ARCHITECTS, inc

2000 Bering Drive, Suite 410
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REGISTERED LANDSCAPE ARCHITECT
CHARLES M. BRIDGES
2247
STATE OF TEXAS

7-31-25

SITE WORK DEVELOPMENT AND BUILDING
TRACT 30

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE. TX 78660

| | |
|---|---|
| Project No. | 24017 |
| Drawn | RW |
| Checked | BS |

Irrigation Details

Sheet No. L2.2