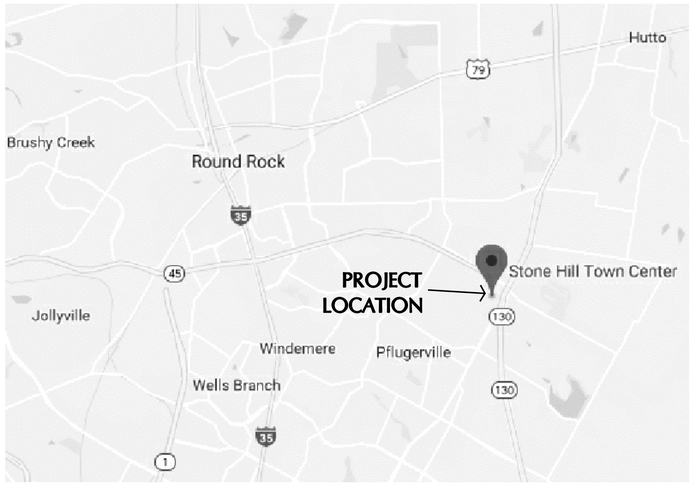
TRACT 7

STONE HILL TOWN CENTER
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

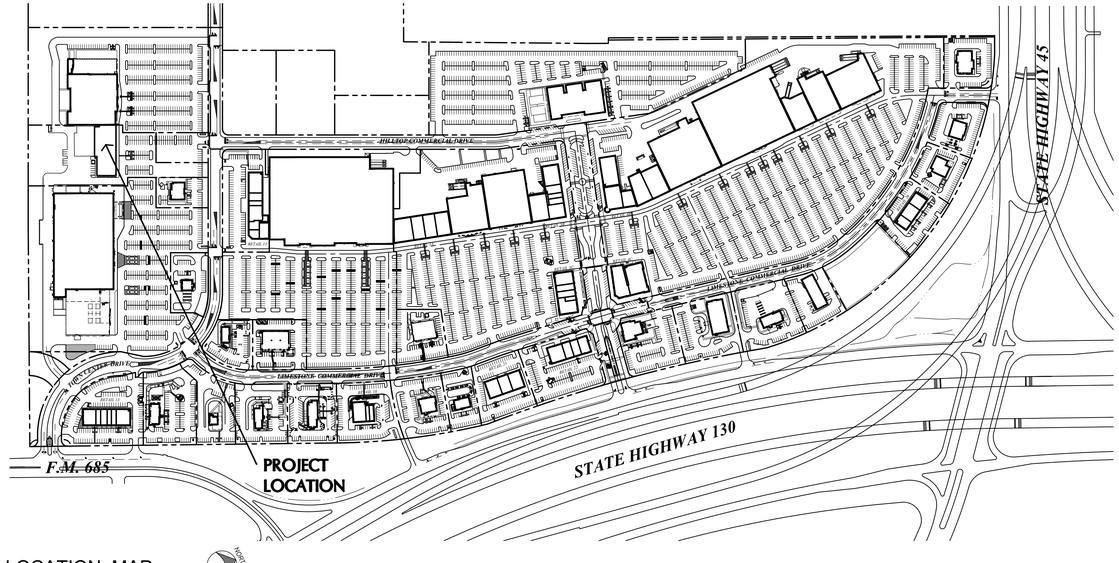
PFLUGERVILLE DEVELOPMENT SERVICES CENTER
DEVELOPMENT SERVICES CENTER
201-B EAST PECAN ST.
PFLUGERVILLE, TX 78660

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



VICINITY MAP
NOT TO SCALE

NORTH



LOCATION 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:
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 77660

SPRINKLER SYSTEM:

FULLY SPRINKLERED

TYPE OF CONSTRUCTION:

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

ALLOWABLE AREA / HEIGHT:

ACTUAL AREA OF PROPOSED SHELL BUILDING --- 18,189 S.F.
ALLOWABLE TABULAR AREA ----------12,500 S.F.

ALLOWABLE HEIGHT ---------- 55'-0" FT.
ACTUAL HEIGHT ---------- 38'-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.

REDUCED LIGHTING POWER AT INTERIOR RISER ROOM.

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.

INDEX OF DRAWINGS

● ISSUED

		DATE 10.17.2025	DESCRIPTION 100% FOR CONSTRUCTION	02.16.2026 100% FOR CONSTRUCTION	02.24.2026 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 (1 OF 2)			●	
C0.4	TOPOGRAPHIC SURVEY (2 OF 2)			●	
C0.5	PLAT (1 OF 3)			●	
C0.6	PLAT (2 OF 3)			●	
C0.7	PLAT (3 OF 3)			●	
C1.0	OVERALL SITE PLAN			●	
C1.1	DEMOLITION PLAN (1 OF 2)			●	
C1.2	DEMOLITION PLAN (2 OF 2)			●	
C1.3	DIMENSION CONTROL PLAN (1 OF 2)			●	
C1.4	DIMENSION CONTROL PLAN (2 OF 2)			●	
C2.0	UTILITY PLAN			●	
C3.0	GRADING AND DRAINAGE PLAN (1 OF 2)			●	
C3.1	GRADING AND DRAINAGE PLAN (2 OF 2)			●	
C3.2	DRAINAGE CALCULATIONS			●	
C3.3	EX. DETENTION AREA MAP			●	
C3.4	EX. STORM SEWER CALCULATIONS			●	
C3.5	EX. DETENTION POND PLAN			●	
C3.6	EX. DETENTION CALCULATIONS			●	
C4.0	PAVING PLAN (1 OF 2)			●	
C4.1	PAVING PLAN (2 OF 2)			●	
C5.0	EROSION CONTROL PLAN			●	
C6.0	CONSTRUCTION DETAILS (1 OF 5)			●	
C6.1	CONSTRUCTION DETAILS (2 OF 5)			●	
C6.2	CONSTRUCTION DETAILS (3 OF 5)			●	
C6.3	CONSTRUCTION DETAILS (4 OF 5)			●	
C6.4	CONSTRUCTION DETAILS (5 OF 5)			●	
F0.1	FIRE PROTECTION NOTES			●	
F1.0	EMERGENCY ACCESS PLAN			●	
F2.0	FIRE PROTECTION PLAN			●	
ARCHITECTURAL:					
A1.0	SITE PLAN	●	●	●	
A1.1	SITE DETAILS AND DUMPSTER ENCLOSURE	●	●	●	
A2.0	FLOOR PLAN	●	●	●	
A2.1	SOFFIT PLAN AND ROOF PLAN, DOOR TYPES AND HARDWARE	●	●	●	
A2.2	SIDEWALK PLAN AND DETAILS	●	●	●	
A3.0	EXTERIOR ELEVATIONS	●	●	●	
A3.1	EXTERIOR FINISHES SCHEDULE	●	●	●	
A4.0	WALL SECTIONS	●	●	●	
A4.1	WALL SECTIONS AND ROOF ACCESS LADDER	●	●	●	
A4.2	WALL SECTIONS	●	●	●	
A4.3	WALL SECTIONS			●	
A5.0	ENLARGED SECTIONS AND DETAILS	●	●	●	
A5.1	ENLARGED SECTIONS	●	●	●	
A5.2	ENLARGED SECTIONS	●	●	●	
A5.3	ENLARGED SECTIONS			●	
A6.0	ENLARGED DETAILS	●	●	●	
A6.1	ENLARGED DETAILS	●	●	●	
A6.2	ENLARGED DETAILS	●	●	●	
A6.3	ENLARGED DETAILS			●	
STRUCTURAL:					
S1.0	STRUCTURAL GENERAL NOTES	●	●	●	
S1.1	STRUCTURAL GENERAL NOTES		●	●	
S2.0	FLOOR AND FOUNDATION PLAN	●	●	●	
S3.0	ROOF FRAMING PLAN	●	●	●	
S4.0	FOUNDATION DETAILS	●	●	●	
S4.1	FOUNDATION DETAILS	●	●	●	
S4.2	STRUCTURAL DETAILS	●	●	●	
S5.0	FRAMING DETAILS	●	●	●	
S5.1	FRAMING DETAILS	●	●	●	
S6.0	SECTIONS	●	●	●	
S6.1	SECTIONS	●	●	●	
S7.0	PANEL NOTES & DETAILS	●	●	●	
S7.1	TILT WALL PANEL ELEVATIONS	●	●	●	
S7.2	TILT WALL PANEL ELEVATIONS	●	●	●	
S7.3	TILT WALL PANEL ELEVATIONS	●	●	●	
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	●	●	●	
E2.1	ELECTRICAL SCHEDULES, NOTES AND ONE-LINE DIAGRAM	●	●	●	
E3.0	ELECTRICAL SPECIFICATIONS, SCHEDULES, LEGEND AND DETAILS	●	●	●	
E3.1	ELECTRICAL LIGHTING INFORMATION			●	
P1.0	PLUMBING FLOOR PLAN	●	●	●	
P2.0	PLUMBING SPECIFICATIONS, NOTES AND LEGENDS	●	●	●	
P3.0	PLUMBING DETAILS	●	●	●	
LANDSCAPE AND IRRIGATION:					
L1.00	OVERALL LANDSCAPE PLAN			●	
L1.01	TREE REMOVAL PLAN			●	
L1.02	LANDSCAPE PLAN			●	
L1.03	PLANT LIST & DETAILS			●	
L2.00	IRRIGATION PLAN			●	
L2.01	IRRIGATION NOTES & DETAILS			●	

DEFERRED SUBMITTAL ITEMS:

1. PRE-ENGINEERED METAL CANOPIES.
2. FIRE SPRINKLER PLAN.

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 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 #210
HOUSTON, TEXAS 77057
PHONE: (713) 781-5262
BEN SUNDIN, AIA

CIVIL:
ALJ-LINDSEY, LLC
18635 N. ELDRIDGE PARKWAY, SUITE #200
HOUSTON, TEXAS 77377
PHONE: (956) 206-7147
ROGER BLAIR

STRUCTURAL:
DALLY & ASSOCIATES, INC.
9800 RICHMOND AVENUE, SUITE #600
HOUSTON, TEXAS 77042
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
PHONE: (281) 664-1900
JEREMY KAULFUS
F-4111

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

ELECTRONIC STAMP TITLE BLOCK

OSBORN & VANE ARCHITECTS 2011
2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

REGISTERED ARCHITECT
STATE OF TEXAS
CHRISTOPHER D. SUNDIN
19072

02-24-2026

TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A0.0.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A0.0**

CIVIL PLANS
FOR
TRACT 7,
STONE HILL TOWN CENTER
LOCATED AT
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TEXAS 78660

LEGAL DESCRIPTION: HARDING & CARBONE INC
LOT 15 BLK 5 STONE HILL TOWN CENTER

VICINITY MAP
N.T.S.

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE ELEVATION = 736.32 FEET

TEMPORARY BENCHMARK "25.0021-25":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE ELEVATION = 736.76 FEET

PLANS SUBMITTAL/REVIEW LOG

SUBMIT TO CITY OF PFLUGERVILLE -ISSUE FOR PERMIT	07/25/2025
RESUBMIT TO CITY OF PFLUGERVILLE -ISSUE FOR PERMIT	10/16/2025
RESUBMIT TO CITY OF PFLUGERVILLE -ISSUE FOR PERMIT	11/07/2025
RESUBMIT TO CITY OF PFLUGERVILLE -ISSUE FOR PERMIT	11/25/2025

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

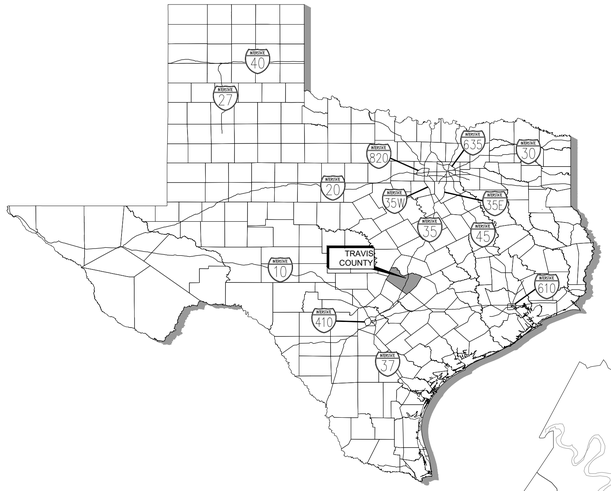
CIVIL ENGINEER
ALJ LINDSEY, LLC.
18635 N. ELDRIDGE PKWY, STE 200
TOMBALL TEXAS 77377
956.206.7147
CONTACT: ROGER BLAIR

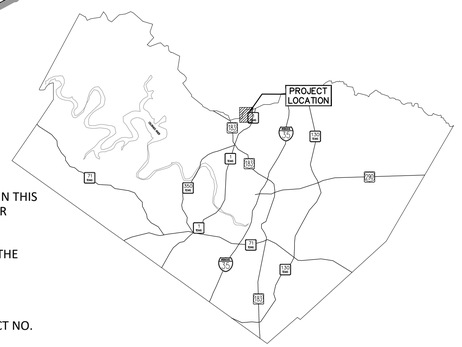
PUBLIC WORKS
PUBLIC WORKS FACILITY
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE TEXAS 778660
512.990.6400

SURVEYOR
CONLEY LAND SERVICES LLC
18635 NORTH ELDRIDGE PARKWAY, STE 101
TOMBALL TEXAS 77377
832.729.4497
CONTACT: SEAN CONLEY

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





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, DATED MARCH 21, 2025 (PROJECT NO. AC255008).
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 # TABS2026003524 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 2021 EDITION OF THE INTERNATIONAL BUILDING AND FIRE CODE AS AMENDED BY THE CITY OF PFLUGERVILLE IN ACCORDANCE WITH CHAPTER 150 OF THE CODE OF ORDINANCES.

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"

SCOPE OF WORK NOTE

SCOPE OF WORK INCLUDES SHELL BUILDING, UTILITIES TO SERVE PROPOSED BUILDING, ADDITION OF NEW PARKING SPACES, AND PARKING ISLAND.

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 (1 OF 2)
C0.4	TOPOGRAPHIC SURVEY (2 OF 2)
C0.5	PLAT (1 OF 3)
C0.6	PLAT (2 OF 3)
C0.7	PLAT (3 OF 3)
C1.0	OVERALL SITE PLAN
C1.1	DEMOLITION PLAN (1 OF 2)
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C1.3	DIMENSION CONTROL PLAN (1 OF 2)
C1.4	DIMENSION CONTROL PLAN (2 OF 2)
C2.0	UTILITY PLAN
C3.0	GRADING AND DRAINAGE PLAN (1 OF 2)
C3.1	GRADING AND DRAINAGE PLAN (2 OF 2)
C3.2	DRAINAGE CALCULATIONS
C3.3	EX. DRAINAGE AREA MAP
C3.4	EX. STORM SEWER CALCULATIONS
C3.5	EX. DETENTION POND PLAN
C3.6	EX. DETENTION CALCULATIONS
C4.0	PAVING PLAN (1 OF 2)
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C5.0	EROSION CONTROL PLAN
C6.0	CONSTRUCTION DETAILS (1 OF 5)
C6.1	CONSTRUCTION DETAILS (2 OF 5)
C6.2	CONSTRUCTION DETAILS (3 OF 5)
C6.3	CONSTRUCTION DETAILS (4 OF 5)
C6.4	CONSTRUCTION DETAILS (5 OF 5)
F0.1	FIRE PROTECTION NOTES
F1.0	EMERGENCY ACCESS PLAN
F2.0	FIRE PROTECTION PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	TREE REMOVAL PLAN
L1.02	LANDSCAPE PLAN
L1.03	PLANT LIST & DETAILS
L2.00	IRRIGATION PLAN
L2.01	IRRIGATION NOTES & DETAILS
D1.0	911 ADDRESSING- TENANT LAYOUT PLAN
A1.0	PARKING ANALYSIS
A3.1	ARCHITECTURAL ELEVATIONS
E0.1	ELECTRICAL PHOTOMETRIC SITE PLAN
E3.1	ELECTRICAL LIGHTING INFORMATION

PLANNING AND DEVELOPMENT SERVICES DIRECTOR, CITY OF PFLUGERVILLE

DEVELOPMENT SERVICES ENGINEERING, CITY OF PFLUGERVILLE

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 15 BLK 5 STONE HILL TOWN CENTER	Landscape Area Required	73,366 SF
Zoning	CLS	Landscape Area Provided	164,245 SF
Proposed Land Use	RETAIL COMMERCIAL REC/ENT INDOOR/OUTDOOR	Total Landscape Area(SF)	164,245 SF
Lot Area (SF/ACRES)	489,108 S.F. / 11.23 AC	**Existing Impervious Area (SF) / (AC) / (%)**	
Existing Building Footprint (GFA)(SF)	45,549 SF	Total Site Area	489,108 S.F. / 11.23 AC
Total Building Area (SF)	63,738 SF	Existing Building Footprint	45,549 SF / 1.05 AC / (9.31%)
Building Height (Stories)	1 STORY	Existing Impervious Area	238,060 SF / 5.47 AC / (48.67%)
Building Height (FT)	38'-0"	Existing Landscape/ Open Space Area	205,499 SF / 4.72 AC / (42.01%)
Lot Coverage (X.XX%)	13.03%	**Proposed Impervious Area (SF) / (AC) / (%)**	
Floor Area Ratio (RATIO X.XX:1)	0.13:1	Proposed Building Footprint	18,189 SF / 0.41 AC / (3.71%)
Existing Open Storage (SF)	0 SF	Area of Proposed Impervious Cover	23,065 SF / 0.53 AC / (4.72%)
Proposed Open Storage (SF)	0 SF		
Type of Construction	IIB SPRINKLERED	Total Landscape/ Open Space Area	164,245 SF / 3.77 AC / (33.58%)
Sprinkler System	Yes, 13	Total Impervious Area	261,125 SF / 5.99 AC / (52.42%)
Pedestrian Space Required (1 SF PER 100 SF)	182 SF		
Pedestrian Space Provided (1 SF PER 100 SF)	193 SF		
Use of Building	REC/ENT. INDOOR - 11,740 SF & RETAIL - 6,400 SF		
Building Setbacks (Front, Side, Rear)	15', 10', 10'		
Parking			
Parking Ratio (HEALTH/FIT)	1 PER 200 S.F.		
Parking Ratio (REC/ENT/OUTDOOR/INDOOR)	1 PER 250 S.F.		
Parking Ratio (REST)	1 PER 75 S.F.		
Total Parking Required	480		
New Parking Spaces	43		
Total Parking Provided within Lot 15	486		
Handicap Accessible Parking Required (ADA)	5		
Handicap Accessible Parking Provided (ADA)	11		

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: SP2025-000378

FOR CONSTRUCTION

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.907.3965
FRN F-11526

Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

COVER SHEET

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 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, DATED MARCH 21, 2025 (PROJECT NUMBER AC255008). 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, DATED MARCH 21, 2025 (PROJECT NUMBER AC255008) 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: SP2025-000378

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
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Tomball, TX 77377
281.301.5955
FRN F-11526

Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

GENERAL NOTES

TRACT 7 STONE HILL
TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 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 "25.0021-24" ELEVATION = 736.32'
TEMPORARY BENCHMARK "25.0021-24" IS A BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRE INLET WEST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE.

TEMPORARY BENCHMARK "25.0021-25" ELEVATION = 736.76'
TEMPORARY BENCHMARK "25.0021-25" IS A BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE.

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 MARCH 21, 2025 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

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 FOLLOWING 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 DG2.3D- Table 2.2)

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

Hot Mix Asphaltic Concrete Testing
- Extractions/ Gradations (City of Pflugerville Specification SD1.08(E)(2))
- Specific Gravity of Mix (City of Pflugerville Specification SD1.06(B), SD1.08(E)(2))
- Hveem 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: SP2025-000378

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.370.0470
FRN F-11526

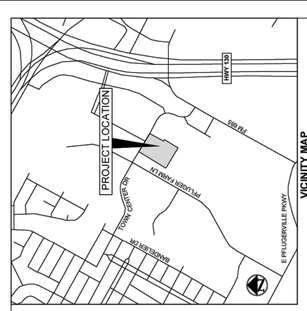
ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167	DATE: FEB. 2026	SCALE: N/A	DRAWN BY: AN	CHECKED BY: RAB

CITY OF PFLUGERVILLE
GENERAL NOTES

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., , SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C0.2



VICINITY MAP
NOT TO SCALE

LEGEND

B.	BOLLARD
BW	BRICK WALL
CLF	CHAIN LINK FENCE
CLWF	CEDAR WOOD FENCE
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
ECR	ELECTRICAL CONDUIT RISER
EOD	EDGE OF DITCH
ESMT.	EASEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FND.	FOUND
GP	GATE POST
GRAV.	GRAVEL ROAD
HC	CUTTER RAMP
I.	IRON
IRV	IRRIGATION CONTROL VALVE
MH	MANHOLE
MF	METAL FENCE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
PLM	PIPELINE MARKER
PLV	PIPELINE VENT
PP	POWER POLE
PPG	POWER POLE WITH GUY WIRE
PPT	POWER POLE WITH TRANSFORMER
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SAMH	SANITARY MANHOLE
SAN	SANITARY SEWER
SAN.S.E.	SANITARY SEWER EASEMENT
SQ. FT.	SQUARE FEET
STM	STORM SEWER
STM.S.E.	STORM SEWER EASEMENT
STMH	STORM MANHOLE
TBM	TEMPORARY BENCHMARK
TOC.XX	TOP OF CURB ELEVATION
TH	THROAT
TRANS	TRANSFORMER
UGE	UNDERGROUND CABLE BOX
VP	VERTICAL PIPE
W.L.E.	WATER LINE EASEMENT
WF	WOOD PRIVACY FENCE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
W	OVERHEAD POWER LINE

NTS

TOWN CENTER DRIVE
DOC. NO. 200700201 O.P.R.T.C.

STONE HILL TOWN CENTER (5)
DOC. NO. 200700201 O.P.R.T.C

11.23 ACRES
489,108 SQ. FT.

LOT 15
LOT 8
LOT 17

REMAINDER OF A CALLED 171.561 ACRES
TIMMERMAN COMMERCIAL INVESTMEN
DOC. NO. 2020230823 O.P.R.T.C.

CALLED 0.093 ACRES
CITY OF PFLUGERVILLE, TEXAS
DOC. NO. 2011115870 O.P.R.T.C.

1401 TOWN CENTER DRIVE
AUSTIN TEXAS 78660

TOPOGRAPHIC SURVEY OF LOT 15, BLOCK 5 OF STONE HILL TOWN CENTER SITUATED IN THE T.G. STEWART SURVEY, ABSTRACT 6 CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC
TBPLS FIRM NO. 10194252
18655 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TEXAS 77377
TEL: (832) 259-4597
WWW.CONLEYLAND.COM

SCALE: 1"=50' | JOB NO. 25.0021 | DATE: 09/05/2025 | SHEET 1 OF 2

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR BOUNDARY SURVEYS. FIELD WORK WAS COMPLETED ON MARCH 20, 2025.

DATE OF SURVEY: MARCH 20, 2025
UPDATED: NOVEMBER 05, 2025 - ADDED ACCESS EASEMENT

STATE OF TEXAS
SEAN CONLEY
6739
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SEAN CONLEY RPLS NO. 6739
SEAN@CONLEYLAND.COM

BENCHMARK NOTES

STONE HILL TOWN CENTER - DOC. NO. 200702201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH OF THE T-INTERSECTION WITH TOWN CENTER DRIVE
ELEV. 736.08 NAVD88

TBM 25.0021-24
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FORM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE.
ELEV. 736.39 NAVD88

TBM 25.0021-25
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FORM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, ON THE EAST SIDE OF A DRIVEWAY ENTRANCE, APPROX. 69.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE.
ELEV. 736.76 NAVD88

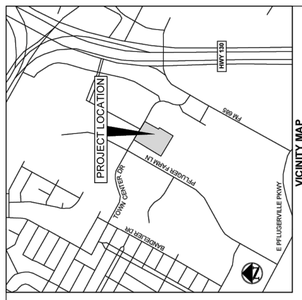
NOTES

1. BEARING ORIENTATION IS BASED ON RECORD PER SUBDIVISION PLAT OF STONE HILL TOWN CENTER (5) RECORDED UNDER DOCUMENT NUMBER 200700201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL CALCULATION FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF PFLUGERVILLE, MAP NUMBER 48453C0280J, DATED EFFECTIVE 09/18/2014.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD SHOWN IS NOT A RESULT OF SURVEYED PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT THAT AFFECT SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE FOREIGN UTILITIES OR IMPROVEMENTS WERE NOT LOCATED AS THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED UNDER VOL. 551, PG. 136, VOL. 2756, PG. 741, VOL. 2756, PG. 756, AND VOL. 2756, PG. 788 D.R.T.C., AND DOC. NO. 200702201 O.P.R.T.C.
7. ALL NATURAL GROUND ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST TENTH OF A FOOT AND ALL HARD SURFACE ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

TOPOGRAPHIC SURVEY (1 OF 2)

C0.3

PROJECT NUMBER: SP2025-000378



VICINITY MAP
NOT TO SCALE

LEGEND

B	BOLLARD
BW	BRICK WALL
CLF	CHAIN LINK FENCE
CO	CLEANOUT
COM	COMMUNICATIONS
CPP	CORRUGATED PLASTIC PIPE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT NUMBER
ECR	ELECTRICAL CONDUIT RISER
ELEV.	ELEVATION
ESMT.	EASEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FND.	FOUND
GP	GUY POST
GXX.XX	GUTTER ELEVATION
HC	HANDICAPPED
I	INLET
ICV	IRRIGATION CONTROL VALVE
MB	MAILBOX
MF	METAL FENCE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
PM	PEDESTAL MARKER
PLV	PIPELINE VENT
PP	POWER POLE
PPWG	POWER POLE WITH GUY WIRE
PPT	POWER POLE WITH TRANSFORMER
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SMH	SANITARY MANHOLE
SAN.	SANITARY
S.S.E.	SANITARY SEWER EASEMENT
SQ. FT.	SQUARE FEET
STM	STORM
STM.S.E.	STORM SEWER EASEMENT
STMH	STORM MANHOLE
TBM	TEMPORARY BENCHMARK
TCXX.XX	TOP OF CURB ELEVATION
TEL	TELEPHONE
TRANS	TRANSFORMER
UCB	UNDERGROUND CABLE BOX
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
WF	WROUGHT IRON FENCE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
—— E ——	OVERHEAD POWER LINE

BENCHMARK NOTES

STONE HILL TOWN CENTER - DOC. NO. 200702201 - O.P.R.T.C. TBM-9
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEV. 735.08 NAVD88

TBM 25.0021-24
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, APPROX 65.7 FEET WEST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, APPROX 24.2 FEET SOUTH FROM A MANHOLE.
ELEV. 736.32 NAVD88

TBM 25.0031-25
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX. 230 FEET SOUTHEAST FORM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, APPROX 65.7 FEET WEST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, APPROX 24.2 FEET SOUTH FROM A MANHOLE.
ELEV. 736.79 NAVD88

NTS

MATCHLINE SHEET 1 OF 2

MATCHLINE SHEET 2 OF 2

TOWN CENTER DRIVE
(60' R.O.W.)
DOC. NO. 200702201 O.P.R.T.C.

STONE HILL TOWN CENTER
DOC. NO. 200702201 O.P.R.T.C.
11.23 ACRES
489,108 SQ. FT.
LOT 15
⑤

STONE HILL TOWN CENTER, SECTION TWO, PHASE ONE AMENDING PLAT NO 1
DOC. NO. 201200040 O.P.R.T.C
LOT 20
⑤

CALLED 9.663 ACRES
CITY OF PFLUGERVILLE, TEXAS
DOC. NO. 2011185670 O.P.R.T.C.

REMAINDER OF A
CALLED 171.561 ACRES
TIMMERMAN COMMERCIAL INVESTMENTS, LP
DOC. NO. 2005205850 O.P.R.T.C.

10' P.U.E.
DOC. NO. 200702201 O.P.R.T.C.

20' P.U.E.
DOC. NO. 200702201 O.P.R.T.C.

10' W.L.E.
DOC. NO. 200702201 O.P.R.T.C.

30' ACCESS EASEMENT
DOC. NO. 201116572 O.P.R.T.C.

30' ACCESS EASEMENT
DOC. NO. 2011185672 O.P.R.T.C.

20' SAN.S.E.& STM.S.E.
DOC. NO. 200702201 O.P.R.T.C.

5 STORY BUILDING
(STONE AND STUCCO FACADE)

ARTIFICIAL TURF FIELD

CONCRETE PAVING

CONCRETE DRIVEWAY

FF ELEV. 733.51

N 61°55'17" W 664.03'

S 61°55'17" E 628.82'

N 28°04'43" E 754.48'

NOTES

1. BEARING ORIENTATION IS BASED ON RECORD PER SUBDIVISION PLAT OF STONE HILL TOWN CENTER RECORDED UNDER DOCUMENT NUMBER 200702201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DESCRIPTION AND RECORDED AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF PFLUGERVILLE, MAP NUMBER 48453C0280J, DATED EFFECTIVE 08/18/2014.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. SURVEYOR DID NOT ABSTRACT SURVEYED PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT THAT AFFECT SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR SUBSURFACE UTILITY LOCATION IS OUTSIDE THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED UNDER VOL. 551, PG. 156, VOL. 1340, PG. 21, VOL. 4623, PG. 1907, VOL. 9468, PG. 768 D.R.T.C., AND DOC. NO. 200702201 O.P.R.T.C.
7. ALL NATURAL GROUND ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST TENTH OF A FOOT AND ALL HARD SURFACE ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

PROJECT NUMBER: SP2025-000378

1401 TOWN CENTER DRIVE
AUSTIN TEXAS 78660

TOPOGRAPHIC SURVEY OF
LOT 15, BLOCK 5 OF
STONE HILL TOWN CENTER
SITUATED IN THE
T.G. STEWART SURVEY, ABSTRACT 6
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. F-21080
18655 NORTH ELLERSLIE PARKWAY, SUITE 101
PFLUGERVILLE, TEXAS 78660
TEL: (832) 725-2097
TBPELS FIRM NO. 10194702

SCALE: 1"=50' | JOB NO. 25.0021 | DATE: 09/05/2025 | SHEET 2 OF 2

TOPOGRAPHIC SURVEY (2 OF 2)

C0.4

PHOTOGRAPHIC MYLAR $92.00 6-18-2007 2007700201

LOT TABLE					
1	3.0054 ACRES	(130,916 SQ. FT.)	10	1.9392 ACRES	(84,473 SQ. FT.)
2	1.4958 ACRES	(65,156 SQ. FT.)	11	0.8152 ACRES	(35,510 SQ. FT.)
3	1.4939 ACRES	(65,076 SQ. FT.)	12	12.2651 ACRES	(534,269 SQ. FT.)
4	2.8355 ACRES	(123,514 SQ. FT.)	13	14.9339 ACRES	(650,522 SQ. FT.)
5	5.0417 ACRES	(219,616 SQ. FT.)	14	43.6574 ACRES	(1,901,718 SQ. FT.)
6	6.8848 ACRES	(299,903 SQ. FT.)	15	11.2284 ACRES	(489,107 SQ. FT.)
7	1.7959 ACRES	(78,229 SQ. FT.)	16	0.9103 ACRES	(39,652 SQ. FT.)
8	10.5335 ACRES	(458,841 SQ. FT.)	17	0.6373 ACRES	(27,759 SQ. FT.)
9	0.9114 ACRES	(39,699 SQ. FT.)	18	0.9239 ACRES	(40,245 SQ. FT.)

NOTES:

1.) EXCEPT FOR LOTS 2 AND 18, ALL LOTS ARE RESTRICTED TO COMMERCIAL USE ONLY.

2.) LOT 2 IS RESTRICTED TO DRAINAGE/DETENTION USE.

3.) LOT 16 SHALL BE RESTRICTED LANDSCAPE AND OPENSPACE.

4.) LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 18, 16, 17, AND 18 ARE INCLUDED IN PHASE 1 OF DEVELOPMENT.

5.) LOTS 10, 11, 12, 13, AND A SOUTHERN PORTION OF LOT 14 ARE INCLUDED IN PHASE 2 OF DEVELOPMENT. THE DIVISION LINE IS DEPICTED ON SHEET 2 AND 3.

6.) THE NORTHERN PORTION OF LOT 14 IS INCLUDED IN PHASE 3 OF DEVELOPMENT. THE DIVISION LINE IS DEPICTED ON SHEET 2 AND 3.

RESERVE TABLE			
A	0.0167 ACRES	(729 SQ. FT.)	RESTRICTED TO LANDSCAPE AND SIGNAGE
B	0.0810 ACRES	(3,528 SQ. FT.)	RESTRICTED TO LANDSCAPE AND SIGNAGE

NOTES:

1.) RESERVE "A" AND "B" SHALL BE MAINTAINED AND CONTROLLED BY STONE HILL MASTER MAINTENANCE ASSOCIATION, ITS SUCESSORS AND/OR ASSIGNS.

WE, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERHIP, ACTING BY AND THROUGH JAY K. SEARS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER; STONE HILL NQ 2005-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NQ SERIES 2005-A, A SEPARATE SERIES OF NQ FUND, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER; AND STONE HILL NQ 2006-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NQ SERIES 2006-A, A SEPARATE SERIES OF NQ FUND, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 134.5414 ACRE TRACT BEING OUT OF SEVERAL DEEDS RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBERS 2007090024, 2007090025, 2007090026, 2007090028, 2007090029 AND 2007090030, AS SAID TRACT IS DESCRIBED IN THE FOREGOING MAP OF **STONE HILL TOWN CENTER**, 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.

SIGNATURE/NOTARY BLOCKS FOR A-S 93 SH 130-SH 45, L.P.:

IN TESTIMONY WHEREOF, A-S 93 SH 130-SH 45, L.P., A TEXAS LIMITED PARTNERHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAY K. SEARS, MANAGER OF A-S 93, L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS 7th DAY OF June, 2007.

A-S 93 SH 130-SH 45, L.P.

JAY K. SEARS, MANAGER OF A-S 93 L.C.,
GENERAL PARTNER OF A-S 93 SH 130-SH 45, L.P.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAY K. SEARS, 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 PARTNERHIP, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 7th DAY OF June, 2007.

SIGNATURE/NOTARY BLOCKS FOR STONE HILL NQ 2005-A, LLC

IN TESTIMONY WHEREOF, STONE HILL NQ 2005-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NQ SERIES 2005-A, A SEPARATE SERIES OF NQ FUND, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER, THEREUNTO AUTHORIZED, THIS 7th DAY OF June, 2007.

RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC,
GENERAL PARTNER OF NQ SERIES 2005-A,
A SEPARATE SERIES OF NQ FUND, LP, SOLE MEMBER OF
STONE HILL NQ 2005-A, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC, AS THE GENERAL PARTNER OF NQ FUND SERIES 2005-A, A SEPARATE SERIES OF NQ FUND, LP, AS THE SOLE MEMBER OF STONE HILL NQ 2005-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 7th DAY OF June, 2007.

SIGNATURE/NOTARY BLOCKS FOR STONE HILL NQ 2006-A, LLC

IN TESTIMONY WHEREOF, STONE HILL NQ 2006-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NQ SERIES 2006-A, A SEPARATE SERIES OF NQ FUND, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER, THEREUNTO AUTHORIZED, THIS 7th DAY OF June, 2007.

RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC,
GENERAL PARTNER OF NQ SERIES 2006-A,
A SEPARATE SERIES OF NQ FUND, LP, SOLE MEMBER OF
STONE HILL NQ 2006-A, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RENE P. JOUBERT, PRESIDENT OF NQ FUND GP, LLC, AS THE GENERAL PARTNER OF NQ FUND SERIES 2006-A, A SEPARATE SERIES OF NQ FUND, LP, AS THE SOLE MEMBER OF STONE HILL NQ 2006-A, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 7th DAY OF June, 2007.

SIGNATURE/NOTARY BLOCKS FOR LIENHOLDER

WE, AMEGY BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, IS THE OWNER AND HOLDER OF CERTAIN LIENS FILED AGAINST THE PROPERTY DESCRIBED HEREIN AND EVIDENCED BY INSTRUMENTS RECORDED OF RECORD UNDER TRAVIS COUNTY CLERK'S FILE NUMBERS 2007090035 AND 2007090036, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROEPRTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS AS SHOWN HEREIN TO SAID PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

AMY S. ISGUR, ASSISTANT VICE PRESIDENT OF
AMEGY BANK NATIONAL ASSOCIATION,
AS AGENT FOR THE LENDERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AMY S. ISGUR, ASSISTANT VICE PRESIDENT OF AMEGY BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS AGENT FOR THE LENDERS, KNOWN TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

GIVEN UNDER HAND AND SEAL OF THIS OFFICE, THIS 7th DAY OF June, 2007.

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

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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE , TEXAS 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 · REGISTERED · BRIAN NESVADBA · 5776 · PROFESSIONAL LAND SURVEYOR

PLAT (1 OF 3)
C0.5

APPROVED THIS 1st DAY OF May 2007 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY

BY: Starlet Sattler
STARLET SATTLER, CHAIRMAN

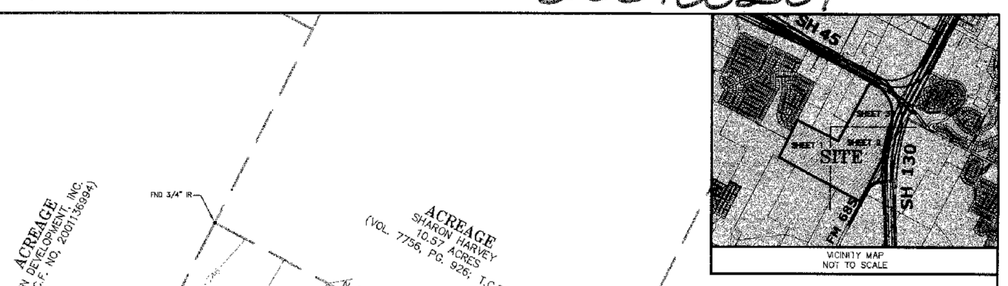
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: TROY FLETCHER, PLANNING DIRECTOR ATTEST: KAREN THOMPSON, CITY SECRETARY

APPROVED THIS 8th DAY OF May 2007, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY

BY: JEFF COLEMAN, MAYOR ATTEST: KAREN THOMPSON, CITY SECRETARY

STREET TABLE		
ROAD ACREAGE = 13.1 ACRES		
LINEAR FEET OF ROADS = 8,617'		
BLOCK 1	LOT 14	ROW FRONTAGE= 4,696'
BLOCK 2	LOT 1	ROW FRONTAGE= 787'
	LOT 2	ROW FRONTAGE= 228'
	LOT 3	ROW FRONTAGE= 230'
	LOT 4	ROW FRONTAGE= 748'
	LOT 18	ROW FRONTAGE= 168'
BLOCK 3	LOT 10	ROW FRONTAGE= 617'
	LOT 11	ROW FRONTAGE= 377'
	LOT 12	ROW FRONTAGE= 1,364'
	LOT 13	ROW FRONTAGE= 2,308
BLOCK 4	LOT 5	ROW FRONTAGE= 1,122'
	LOT 6	ROW FRONTAGE= 1,109'
	LOT 7	ROW FRONTAGE= 515'
BLOCK 5	LOT 8	ROW FRONTAGE= 603'
	LOT 9	ROW FRONTAGE= 272'
	LOT 15	ROW FRONTAGE= 639'
	LOT 16	ROW FRONTAGE= 811'
	LOT 17	ROW FRONTAGE= 127'



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.

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-0075 E EFFECTIVELY DATED JUNE 16, 1993, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.

3.) ACCORDING TO THE OFFICIAL ZONING MAP AS REFERENCED TO IN SECTION 157.2000 OF THE ZONING CODE OF THE CITY OF PFLUGERVILLE, TEXAS, UPDATED IN JUNE, 2006, THIS SITE IS CURRENTLY WITHIN THE GENERAL BUSINESS ZONING DISTRICT.

4.) LOT 18 SHALL PROVIDE FUTURE CROSS ACCESS TO THE PROPERTY TO THE SOUTH.

5.) THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF PFLUGERVILLE.

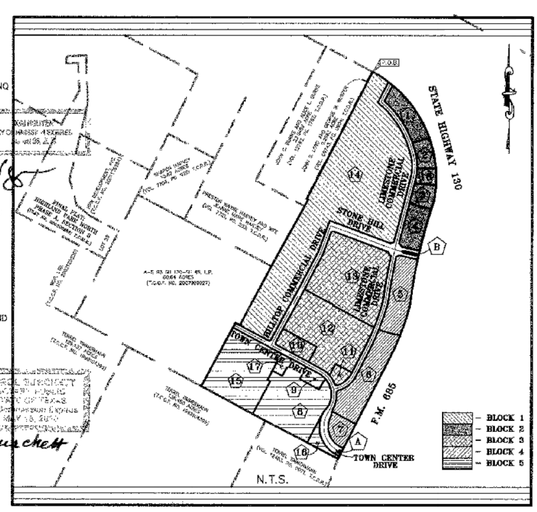
6.) ● INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. 281-491-2525, UNLESS OTHERWISE NOTED.

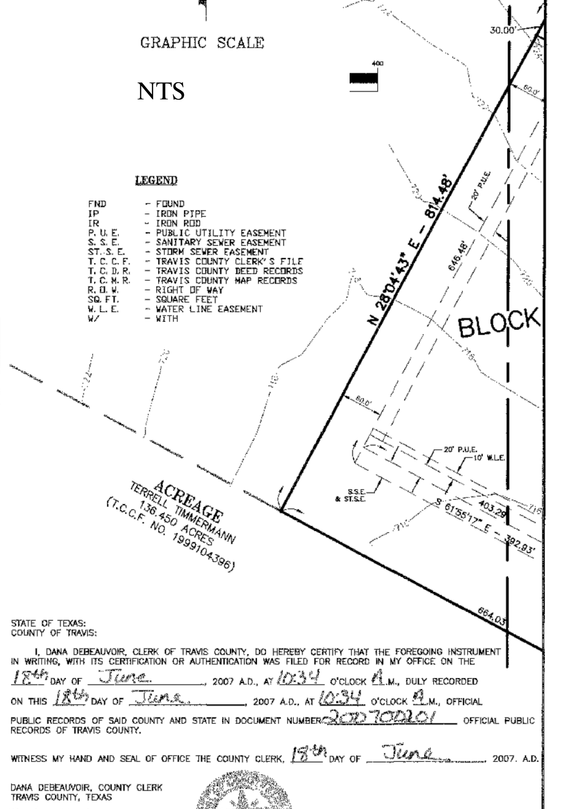
7.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS RECORDED IN VOL. 551, PG. 136, VOL. 1340, PG. 21, PG. 4823, PG. 1907, AND VOL. 9468, PG. 788, OF THE TRAVIS COUNTY DEED RECORDS.

GRAPHIC SCALE

NTS

STONE HILL TOWN CENTER





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 18th DAY OF June, 2007 A.D., AT 10:34 O'CLOCK A M., DULY RECORDED ON THIS 18th DAY OF June, 2007 A.D., AT 10:34 O'CLOCK A M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2007700201 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, 18th DAY OF June, 2007. A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
D. Bartholomew
DEPUTY

~ OWNERS AND SUBDIVIDER ~

A-S 93 SH 130-SH 45, L.P.
STONE HILL NQ 2005-A, LLC
STONE HILL NQ 2006-A, LLC

8807 W. SAM HOUSTON PARK N., SUITE 200
HOUSTON, TX 77040
(281) 477-4310

~ Surveyor / Engineer ~

TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
JOB NO. 556-123

STONE HILL TOWN CENTER

A 134.5414 ACRE TRACT OF LAND
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689,
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

18 LOTS 5 BLOCKS 2 RESERVES

JUNE 7, 2007

MAY 3, 2007	RESUBMITTAL
APRIL 19, 2007	RESUBMITTAL
MARCH 27, 2007	ORIGINAL SUBMITTAL

SHEET 1 OF 3

PROJECT NUMBER: SP2025-000378

2007080201

STONE HILL TOWN CENTER

A 134.5414 ACRE TRACT OF LAND
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689,
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

18 LOTS 5 BLOCKS 2 RESERVES

JUNE 7, 2007		
MAY 3, 2007	RESUBMITTAL	
APRIL 19, 2007	RESUBMITTAL	
MARCH 27, 2007	ORIGINAL SUBMITTAL	

SHEET 2 OF 3

VICINITY MAP
NOT TO SCALE

SH 130
SH 45
FM 685
SITE

DETAIL "A"
(NTS)

TOWN CENTER DRIVE

STONE HILL DRIVE (100' R.O.W.)

LIMESTONE COMMERCIAL DRIVE (60' R.O.W.)

HILLTOP COMMERCIAL DRIVE (60' R.O.W.)

TOWN CENTER DRIVE (60' R.O.W.)

TOWN CENTER DRIVE (WIDTH VARIES)

F.M. 685 (R.O.W. VARIES)

G. STEWART SURVEY NO. 6 ABSTRACT NO. 689 T. G.

PHASE 3 (SEE LOT TABLE, SHEET 3)
PHASE 2 (SEE LOT TABLE, SHEET 3)

ACREAGE
PRESTON WAYNE HARVEY AND WIFE
JEANNIE MARIE HARVEY
(VOL. 7727, PG. 203, T.C.D.R.)

ACREAGE
TERRELL THIMMERMANN
(VOL. 12483, PG. 0071, T.C.D.R.)

SEE DETAIL "A"

GRAPHIC SCALE
NTS

LEGEND

FND	FOUND
IPF	IRON PIPE
IR	IRON ROD
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
ST.S.E.	STORM SEWER EASEMENT
T.C.C.F.	TRAVIS COUNTY CLERK'S FILE
T.C.D.R.	TRAVIS COUNTY DEED RECORDS
T.C.P.R.	TRAVIS COUNTY MAP RECORDS
R.O.W.	RIGHT OF WAY
SQ.FT.	SQUARE FEET
W.L.E.	WATER LINE EASEMENT
W/	WITH

PLAT (2 OF 3)
C0.6

PROJECT NUMBER: SP2025-000378

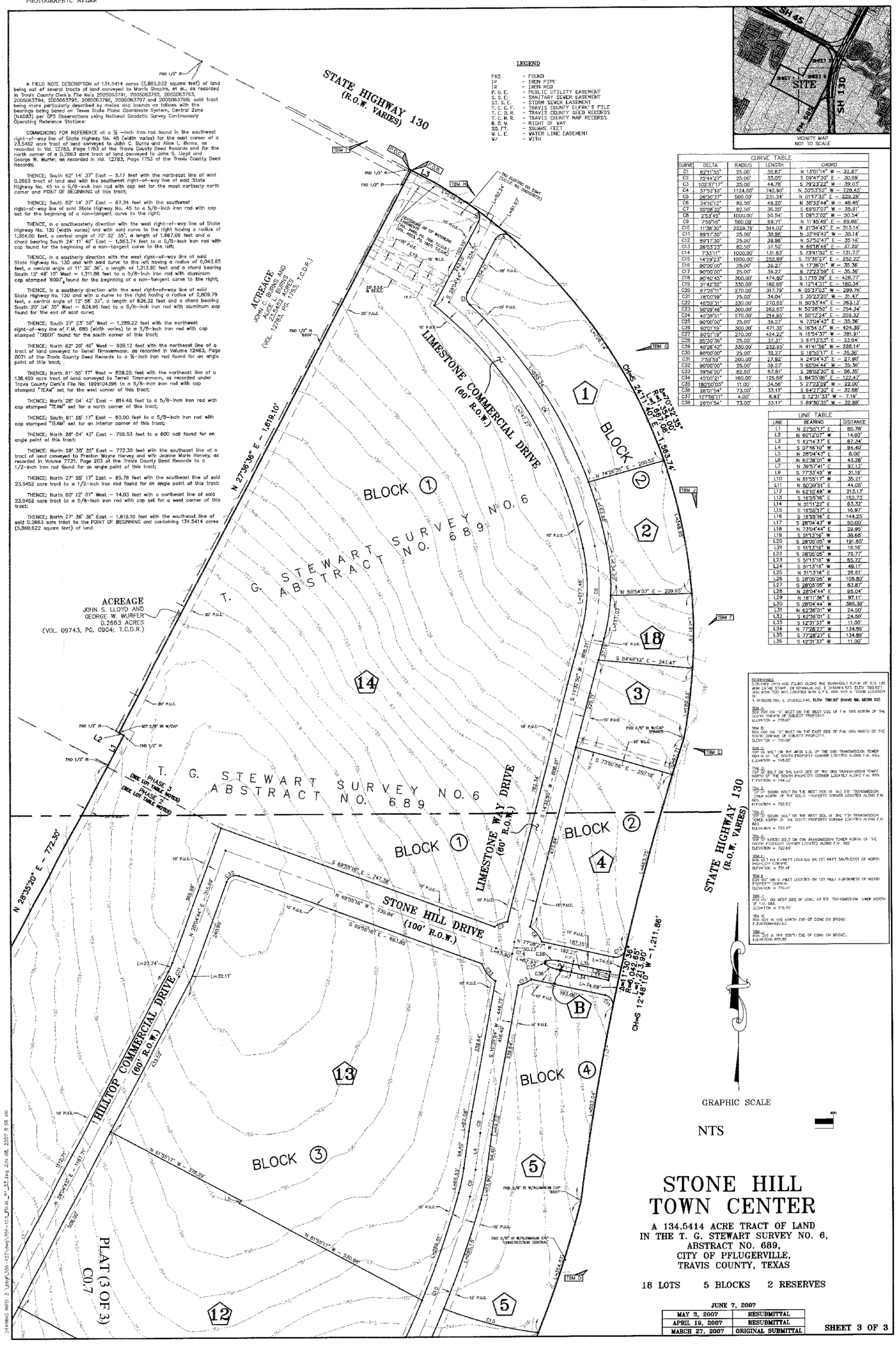
PHOTOGRAPHIC MYLAR

DRAWING INFO: J:\pdf\326-123\dwg\326-123 FINAL P1 S2.dwg JUN 08, 2007 8:58 AM

PHOTOGRAPHIC MYLAR

2007000201

PROJECT NUMBER: SP2025-000378



A FIELD NOTE DESCRIPTION of 134.5414 acres (5,860,622 square feet) of land being out of several tracts of land conveyed to Morris Shapiro, et al., as recorded in Travis County Clerk's File No's 2005063791, 2005063792, 2005063793, 2005063794, 2005063795, 2005063796, 2005063797 and 2005063798; said tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a ½ -inch iron rod found in the southwest right-of-way line of State Highway No. 45 (width varies) for the east corner of a 23.5452 acre tract of land conveyed to John C. Burns and Alice L. Burns, as recorded in Vol. 12783, Page 1753 of the Travis County Deed Records and for the north corner of a 0.2663 acre tract of land conveyed to John S. Lloyd and George W. Wurrer, as recorded in Vol. 12783, Page 1753 of the Travis County Deed Records;

THENCE; South 62° 14' 37" East – 5.17 feet with the northeast line of said 0.2663 tract of land and with the southwest right-of-way line of said State Highway No. 45 to a 5/8-inch iron rod with cap set for the most northerly north corner and POINT OF BEGINNING of this tract;

THENCE; South 62° 14' 37" East – 67.34 feet with the southwest right-of-way line of said State Highway No. 45 to a 5/8-inch iron rod with cap set for the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction with the west right-of-way line of State Highway No. 130 (width varies) and with said curve to the right having a radius of 1,054.00 feet, a central angle of 70° 32' 35", a length of 1,867.06 feet and a chord bearing South 24° 11' 40" East – 1,563.74 feet to a 5/8-inch iron rod with cap found for the beginning of a non-tangent curve to the left;

THENCE, in a southerly direction with the west right-of-way line of said State Highway No. 130 and with said curve to the left having a radius of 5,042.65 feet, a central angle of 11° 30' 36", a length of 1,213.90 feet and a chord bearing South 12° 48' 10" West – 1,211.86 feet to a 5/8-inch iron rod with aluminum cap stamped "6007" found for the beginning of a non-tangent curve to the right;

THENCE, in a southerly direction with the west right-of-way line of said State Highway No. 130 and with a curve to the right having a radius of 2,809.79 feet, a central angle of 12° 58' 32", a length of 636.32 feet and a chord bearing South 20° 54' 30" West – 634.98 feet to a 5/8-inch iron rod with aluminum cap found for the end of said curve;

THENCE; South 27° 23' 59" West – 1,289.22 feet with the northwest right-of-way line of F.M. 685 (width varies) to a 5/8-inch iron rod with cap stamped "TXDOT" found for the south corner of this tract;

THENCE; North 62° 20' 46" West – 928.12 feet with the northeast line of a tract of land conveyed to Terrell Timmermann, as recorded in Volume 12483, Page 0071 of the Travis County Deed Records to a ½-inch iron rod found for an angle point of this tract;

THENCE; North 61° 55' 17" West – 829.25 feet with the northeast line of a 136.450 acre tract of land conveyed to Terrell Timmermann, as recorded under Travis County Clerk's File No. 1999104395 to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of this tract;

THENCE; North 28° 04' 43" East – 814.48 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for a north corner of this tract;

THENCE; South 61° 55' 17" East – 60.00 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of this tract;

THENCE; North 28° 04' 43" East – 759.53 feet to a 60D nail found for an angle point of this tract;

THENCE; North 28° 35' 20" East – 772.30 feet with the southeast line of a tract of land conveyed to Preston Wayne Harvey and wife Jeanne Marie Harvey, as recorded in Volume 7721, Page 203 of the Travis County Deed Records to a 1/2-inch iron rod found for an angle point of this tract;

THENCE; North 27° 55' 17" East – 85.78 feet with the southeast line of said 23.5452 acre tract to a 1/2-inch iron rod found for an angle point of this tract;

THENCE; North 60° 12' 07" West – 14.03 feet with a northeast line of said 23.5452 acre tract to a 5/8-inch iron rod with cap set for a west corner of this tract;

THENCE; North 27° 36' 36" East – 1,619.10 feet with the southeast line of said 0.2663 acre tract to the POINT OF BEGINNING and containing 134.5414 acres (5,860,622 square feet) of land.

LEGEND

FND	– FOUND
I.P.	– IRON PIPE
I.R.	– IRON ROD
P.U.E.	– PUBLIC UTILITY EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
ST. S.E.	– STORM SEWER 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
SQ.FT.	– SQUARE FEET
W.L.E.	– WATER LINE EASEMENT
W/	– WITH

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	82°11'55"	25.00'	35.87'	N 13°01'14" W – 32.87'
C2	75°44'22"	25.00'	33.05'	S 09°47'50" E – 30.69'
C3	102°37'17"	25.00'	44.78'	S 79°23'22" W – 39.03'
C4	37°52'10"	1124.00'	742.90'	N 30°53'52" W – 729.45'
C5	26°36'57"	500.00'	231.34'	N 01°17'32" E – 229.29'
C6	34°16'12"	82.50'	49.20'	N 36°33'44" W – 48.46'
C7	25°08'32"	82.50'	36.20'	S 69°07'07" W – 35.91'
C8	2°53'45"	1000.00'	50.54'	S 08°13'09" W – 50.54'
C9	7°59'16"	500.00'	69.71'	N 11°45'49" E – 69.66'
C10	11°36'30"	2529.79'	514.02'	N 21°34'43" E – 513.14'
C11	89°17'30"	25.00'	38.96'	N 32°49'42" W – 35.14'
C12	89°17'30"	25.00'	38.96'	N 57°52'47" E – 35.14'
C13	26°03'23"	82.50'	37.52'	N 68°18'48" E – 37.20'
C14	7°33'11"	1000.00'	131.83'	S 73°41'59" E – 131.73'
C15	14°29'23"	1000.00'	252.89'	S 75°36'27" E – 252.22'
C16	90°00'00"	25.00'	39.27'	N 17°36'01" W – 35.36'
C17	90°00'00"	25.00'	39.27'	N 72°23'59" E – 35.36'
C18	90°46'42"	300.00'	474.80'	S 71°19'39" E – 426.77'
C19	31°42'52"	330.00'	182.68'	N 12°14'37" E – 180.34'
C20	67°26'11"	270.00'	317.78'	N 05°37'02" W – 299.76'
C21	78°00'19"	25.00'	34.04'	N 35°23'20" W – 31.47'
C22	46°39'31"	330.00'	270.65'	N 50°53'44" E – 263.13'
C23	50°09'48"	300.00'	262.65'	N 52°28'52" E – 254.34'
C24	45°38'51"	270.00'	214.95'	N 50°12'24" E – 209.32'
C25	90°00'00"	25.00'	39.27'	N 73°04'43" E – 35.36'
C26	90°01'19"	300.00'	471.35'	N 16°54'37" W – 424.35'
C27	90°01'19"	270.00'	424.22'	N 16°54'37" W – 381.91'
C28	85°30'36"	25.00'	37.31'	S 64°13'54" E – 33.94'
C29	40°26'42"	330.00'	232.92'	N 41°41'56" W – 228.14'
C30	90°00'00"	25.00'	39.27'	S 16°35'17" E – 35.36'
C31	7°59'59"	200.00'	27.92'	N 24°04'43" E – 27.90'
C32	90°00'00"	25.00'	39.27'	S 65°04'44" W – 35.36'
C33	39°56'20"	82.50'	57.51'	S 38°02'30" E – 56.35'
C34	45°00'21"	160.00'	125.68'	S 84°25'06" E – 122.47'
C35	180°00'03"	11.00'	34.56'	S 27°23'59" W – 22.00'
C36	26°01'54"	73.00'	33.17'	S 64°23'30" E – 32.88'
C37	12°56'11"	4.00'	8.93'	S 12°31'33" W – 7.19'
C38	26°01'54"	73.00'	33.17'	S 89°30'35" W – 32.88'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°55'17" E	85.78'
L2	N 60°12'07" W	14.03'
L3	S 62°14'37" E	67.34'
L4	S 07°46'10" W	94.40'
L5	N 28°04'43" E	8.06'
L6	N 62°36'01" W	43.26'
L7	N 39°57'41" E	97.13'
L8	S 77°53'45" W	31.16'
L10	N 61°55'17" W	35.21'
L11	N 50°39'51" E	44.05'
L12	N 62°10'49" W	213.13'
L13	S 18°55'16" E	152.73'
L14	N 31°11'22" E	63.32'
L15	S 18°55'17" E	16.97'
L16	S 18°55'16" E	144.25'
L17	S 28°04'43" W	90.00'
L18	N 73°04'44" E	29.95'
L19	S 51°13'16" W	38.68'
L20	S 28°05'05" W	191.85'
L21	S 51°13'16" W	16.16'
L22	S 28°05'05" W	79.77'
L23	S 51°13'16" W	55.72'
L24	S 51°13'16" W	49.11'
L25	N 51°13'16" E	28.61'
L26	S 28°05'05" W	105.80'
L27	S 28°05'05" W	83.87'
L28	N 28°04'44" E	95.04'
L29	N 19°11'36" E	97.11'
L30	S 28°04'44" W	385.39'
L31	N 62°36'01" W	24.50'
L32	S 62°36'01" E	24.50'
L33	N 51°13'16" E	11.00'
L34	N 77°28'27" W	134.86'
L35	S 77°28'27" E	134.86'
L36	S 12°31'33" W	11.00'

BENCHMARKS

SURVEY CONTROL MONUMENTS WERE SET AND/OR FOUND ALONG THE SOUTHERLY R.O.W. OF SH 130 AND ALONG THE EASTERLY R.O.W. OF F.M. 685 AS SHOWN HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), NAD 83 (2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE VALUES WERE DERIVED BY DIVIDING THE GRID VALUES BY A COMBINED SCALE FACTOR OF 0.99987.

TBM A:
5/8"-INCH IRON ROD FOUND ALONG THE SOUTHERLY R.O.W. OF S.H. 130 WITH LATHE STAKE, (N 10149.69, E 21569.53, ELEV. 780.92') WITH ALUMINUM DISK STAMPED "TBM A" SET IN TOP OF CONCRETE MONUMENT. THIS IRON ROD WAS LOCATED WITH G.P.S. AND HAS A GRID LOCATION OF N 09.69205.784, E 2156922.445, ELEV. 780.92' (NAVD 88, GEOID 03)

TBM B:
ROW CUT ON "S" INLET ON THE WEST SIDE OF F.M. 685 NORTH OF THE SOUTH CORNER OF SUBJECT PROPERTY.
ELEVATION = 775.97'

TBM D:
ROW CUT ON "S" INLET ON THE EAST SIDE OF F.M. 685 NORTH OF THE SOUTH CORNER OF SUBJECT PROPERTY.
ELEVATION = 770.00'

TBM C:
TOP OF BOLT ON BAR WEST SIDE OF THE END TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 748.02'

TBM E:
TOP OF BOLT ON THE EAST SIDE OF THE END TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 744.42'

TBM F:
TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 5TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 726.62'

TBM G:
TOP OF SOUTH BOLT ON THE WEST SIDE OF THE 7TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 722.47'

TBM H:
TOP OF NORTH BOLT ON 6TH TRANSMISSION TOWER NORTH OF THE SOUTH PROPERTY CORNER LOCATED ALONG F.M. 685.
ELEVATION = 723.89'

TBM I:
RON SET AT EX C-INLET LOCATED ON 1ST INLET SOUTHEAST OF NORTH END-CITY CORNER.
ELEVATION = 731.11'

TBM J:
RON CUT ON E-INLET LOCATED ON 1ST INLET NORTHWEST OF NORTH PROPERTY CORNER.
ELEVATION = 736.41'

TBM K:
ROW CUT ON WEST SIDE OF CONC AT 6TH TRANSMISSION TOWER NORTH OF T.W. 685.
ELEVATION = 715.75'

TBM L:
ROW CUT IN THE NORTH END OF CONC ON BRIDGE.
ELEVATION = 582.63

TBM M:
ROW CUT AT THE SOUTH END OF CONC ON BRIDGE.
ELEVATION = 575.85

STONE HILL TOWN CENTER

A 134.5414 ACRE TRACT OF LAND
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689,
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

18 LOTS 5 BLOCKS 2 RESERVES

JUNE 7, 2007

MAY 3, 2007	RESUBMITTAL
APRIL 19, 2007	RESUBMITTAL
MARCH 27, 2007	ORIGINAL SUBMITTAL

PLAT (3 OF 3)
C0.7

SHEET 3 OF 3

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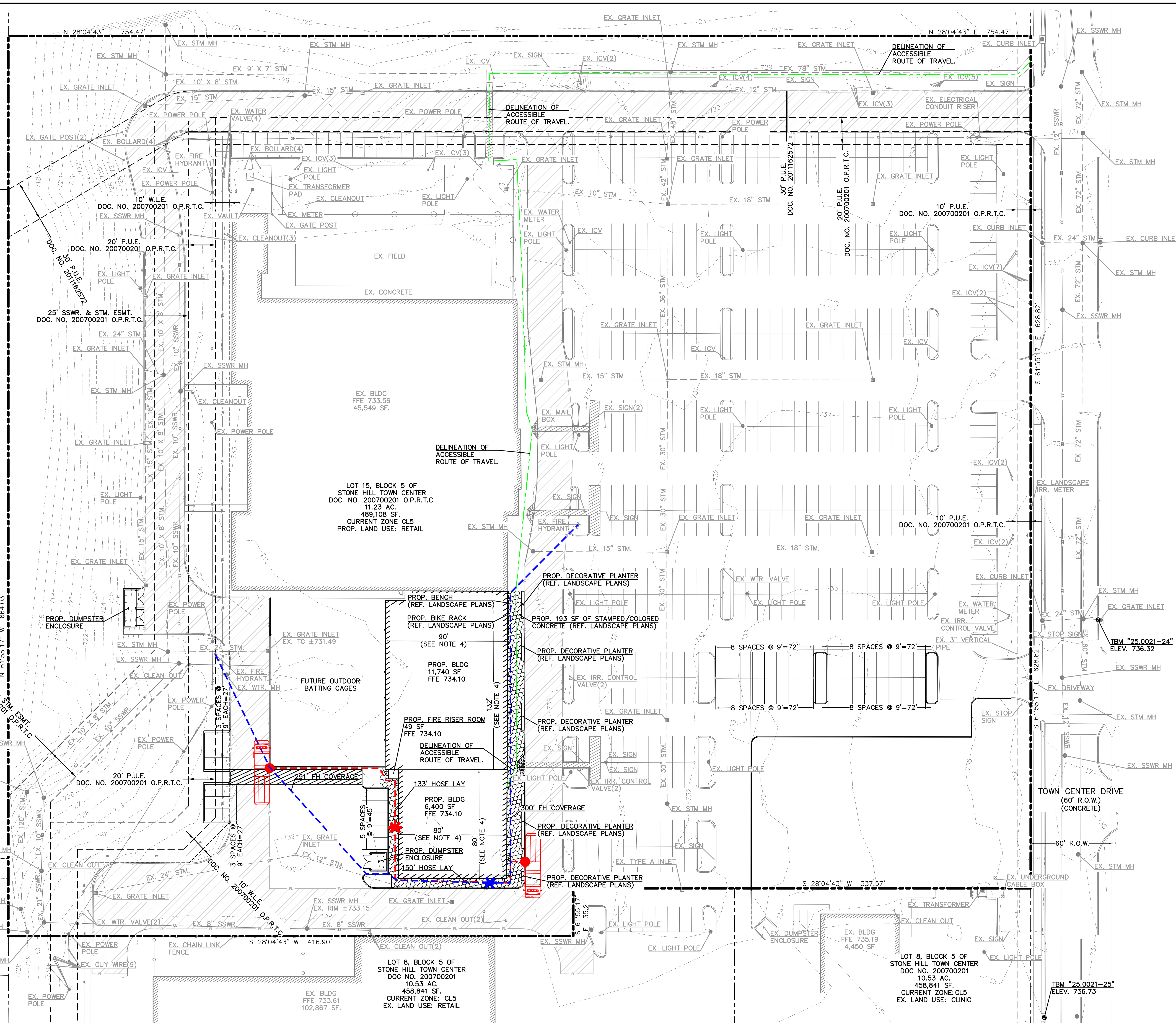

GRAPHIC SCALE
1 inch = 40 ft.

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

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BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE ELEVATION = 736.32 FEET

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BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE ELEVATION = 736.76 FEET

LEGEND

- PROPOSED FIRE LANE (RED STRIPING)
- EXISTING FIRE LANE (RED STRIPING)
- EXISTING FIRE HYDRANT COVERAGE END POINT
- EXISTING FIRE HYDRANT COVERAGE (300')
- PROPOSED FIRE LANE HOSE LAY END POINT
- PROPOSED FIRE LANE HOSE LAY (150')
- 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

Site Data Summary Table

General Site Data		Landscape Area	
Legal Description	HARDING & CARBONE INC LOT 15 BLK 5 STONE HILL TOWN CENTER	Landscape Area Required	73,366 SF
Zoning	CL5	Landscape Area Provided	164,245 SF
Proposed Land Use	RETAIL, COMMERCIAL REC/ENT INDOOR/OUTDOOR	Total Landscape Area(SF)	164,245 SF
Lot Area (SF/ACRES)	489,108 S.F. / 11.23 AC	**Existing Impervious Area (SF) / (AC) / (%)**	
Existing Building Footprint (GFA)(SF)	45,549 SF	Total Site Area	489,108 S.F. / 11.23 AC
Total Building Area (SF)	63,738 SF	Existing Building Footprint	45,549 SF / 1.05 AC / (9.31%)
Building Height (Stories)	1 STORY	Existing Impervious Area	238,060 SF / 5.47 AC / (48.67%)
Building Height (FT)	38'-0"	Existing Landscape/ Open Space Area	205,499 SF / 4.72 AC / (42.01%)
Lot Coverage (X.XX%)	13.03%	**Proposed Impervious Area (SF) / (AC) / (%)**	
Floor Area Ratio (RATIO X.XX:1)	0.13:1	Proposed Building Footprint	18,189 SF / 0.41 AC / (3.71%)
Existing Open Storage (SF)	0 SF	Area of Proposed Impervious Cover	23,065 SF / 0.53 AC / (4.72%)
Proposed Open Storage (SF)	0 SF		
Type of Construction	IIB SPRINKLERED	Total Landscape/ Open Space Area	164,245 SF / 3.77 AC / (33.58%)
Sprinkler System	Yes, 13	Total Impervious Area	261,125 SF / 5.99 AC / (52.42%)
Pedestrian Space Required (1 SF PER 100 SF)	182 SF		
Pedestrian Space Provided (1 SF PER 100 SF)	193 SF		
Use of Building	REC/ENT. INDOOR - 11,740 SF & RETAIL - 6,400 SF		
Building Setbacks (Front, Side, Rear)	15', 10', 10'		
Parking			
Parking Ratio (HEALTH/FIT)	1 PER 200 S.F.		
Parking Ratio (REC/ENT/OUTDOOR/INDOOR)	1 PER 250 S.F.		
Parking Ratio (REST)	1 PER 75 S.F.		
Total Parking Required	480		
New Parking Spaces	43		
Total Parking Provided within Lot 15	486		
Handicap Accessible Parking Required (ADA)	5		
Handicap Accessible Parking Provided (ADA)	11		

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.

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED **RED** OR A **RED** STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD–IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "**FIRE LANE-TOW AWAY ZONE**" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

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.

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: SP2025-000378

No.	REVISIONS	DATE

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

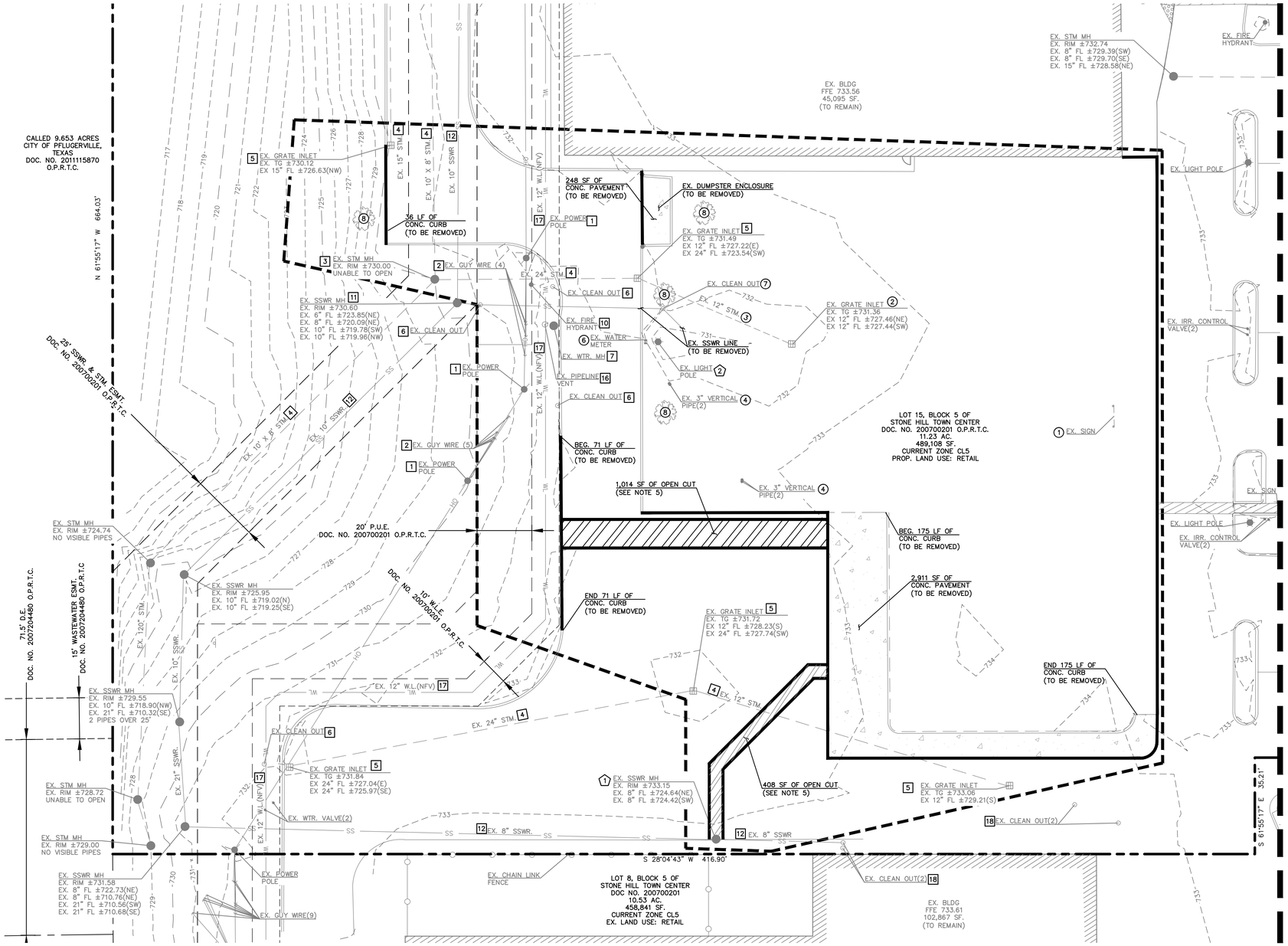
Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:40
DRAWN BY: AN
CHECKED BY: RAB

OVERALL SITE PLAN

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C1.0



BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
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0 10 20 40
1 inch = 20 ft.
GRAPHIC SCALE

KEYED NOTES

EXISTING FEATURES TO BE REMOVED

1. SIGN
2. GRATE INLET
3. STORM LINE
4. VERTICAL PIPE
5. LIGHT POLE
6. WATER METER (SEE NOTE 6)
7. CLEAN OUT
8. TREE

EXISTING FEATURES TO BE MODIFIED/RELOCATED

1. SANITARY MANHOLE
2. LIGHT POLE

EXISTING FEATURES TO REMAIN

1. POWER POLE
2. GUY WIRE
3. STORM MH
4. STORM LINE
5. GRATE INLET
6. CLEANOUT
7. WATER MANHOLE
8. WATER METER
9. WATER VALVE
10. FIRE HYDRANT
11. SEWER MANHOLE
12. SEWER LINE
13. VERTICAL PIPE
14. LIGHT POLE
15. STOP SIGN
16. PIPELINE VENT
17. WATER LINE
18. CLEAN OUT

EXISTING BUILDING (TO REMAIN)
EXISTING CONCRETE PAVEMENT (TO BE REMOVED)
EXISTING CONCRETE PAVEMENT (TO BE REMOVED AND REPLACED)
LIMITS OF DISTURBED AREA
SAWCUT (FULL DEPTH)

LEGEND

- GAS — EXISTING GAS LINE
- SS — 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.
5. 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.
6. CONTRACTOR TO ENSURE EXISTING WATER METER IS NOT IN USE PRIOR TO REMOVAL. UPON REMOVAL OF METER CONTRACTOR TO CONTACT CITY OF PFLUGERVILLE FOR STEPS ON HOW TO RETURN THE EXISTING WATER METER.

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.

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TEXAS ONE CALL SYSTEM
1-800-344-8377

PROJECT NUMBER: SP2025-000378

NO.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18638 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.351.8989
FRN F-11926

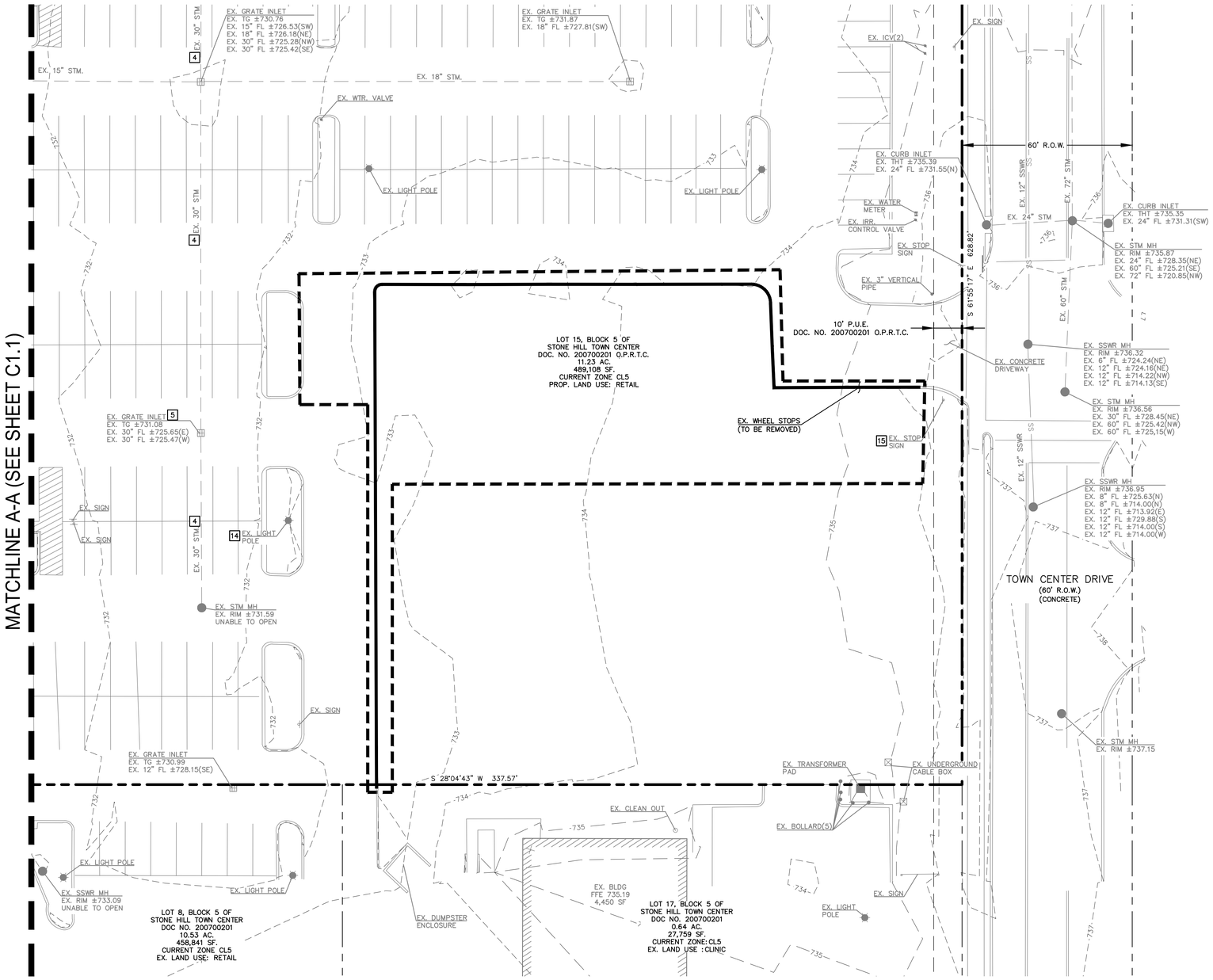
ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167 | DATE: FEB. 2026 | SCALE: 1:20 | DRAWN BY: AN | CHECKED BY: RAB

DEMOLITION PLAN (1 OF 2)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C1.1



0 10 20 40

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GRAPHIC SCALE

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STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
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3	STORM MH	12	SEWER LINE
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5	GRATE INLET	14	LIGHT POLE
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DEMOLITION PLAN (2 OF 2)

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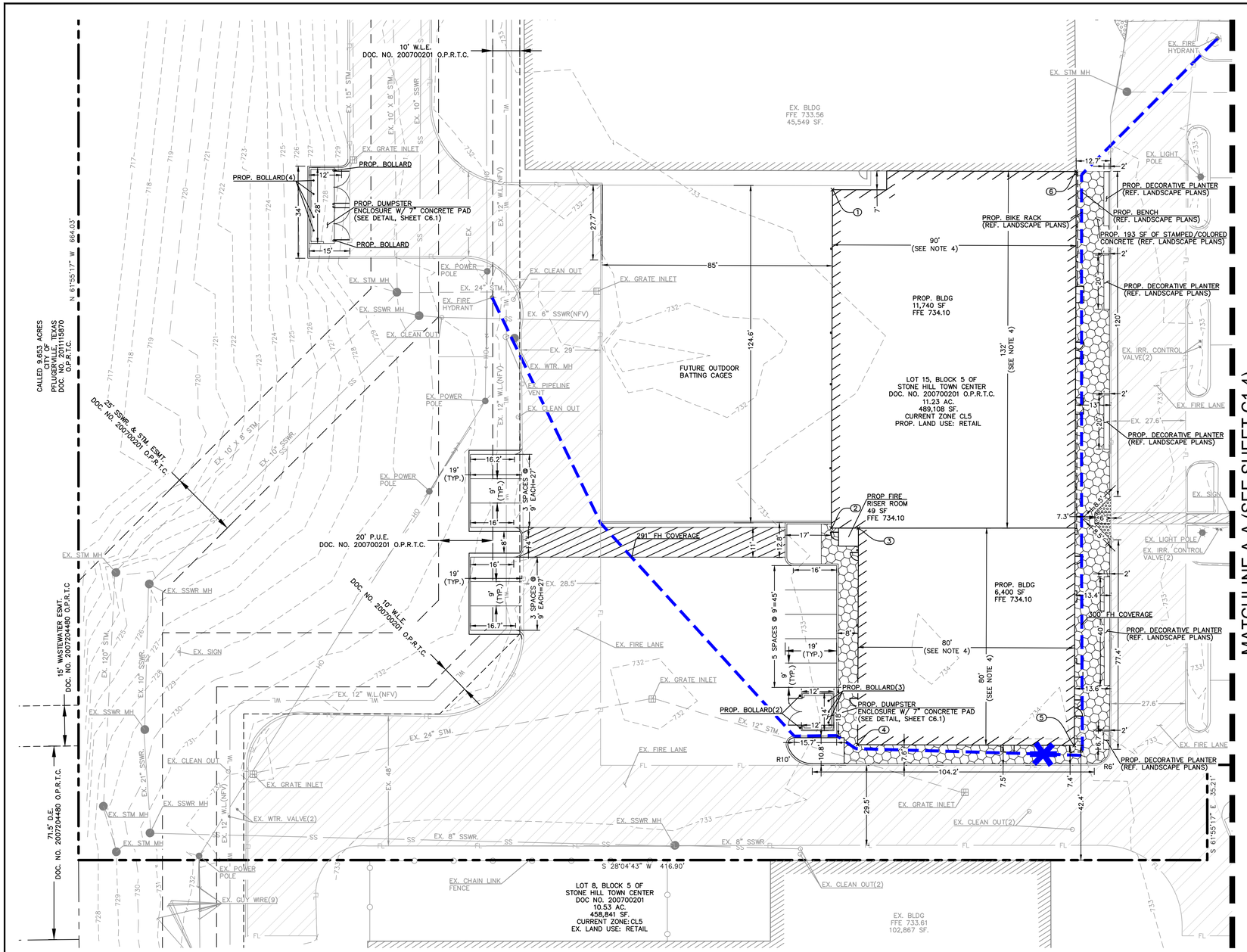
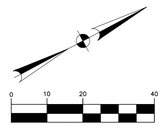
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C1.2





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Handicap Accessible Parking Required (ADA)	5		
Handicap Accessible Parking Provided (ADA)	11		

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.

BUILDING POINT TABLE		
POINT #	NORTHING	EASTING
1	10,144,637.60	3,157,557.86
2	10,144,578.40	3,157,667.95
3	10,144,587.21	3,157,672.68
4	10,144,549.32	3,157,743.14
5	10,144,619.78	3,157,781.03
6	10,144,720.18	3,157,594.32

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 XXXXX, (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. A PEDESTRIAN SPACE TOTALING 193 SQUARE FEET HAS BEEN PROPOSED WITH 4 DECORATIVE ELEMENTS, INCLUDING BENCH, 3-PLANTERS, AND STAMPED/COLORED CONCRETE. PLEASE REFER TO THE LANDSCAPE PLANS FOR MORE DETAILS.
4. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER 11 OF THE UNIFIED DEVELOPMENT CODE AND CONSTRUCTION DETAIL SD-48 REFERENCED ON SHEET C6.1. THE DUMPSTER ENCLOSURE SHALL CONSIST OF CONSISTENT WITH THE PRINCIPLE STRUCTURE'S EXTERIOR MASONRY MATERIALS

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

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.

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.

PROJECT NUMBER: SP2025-000378

NO.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.651.4500
FRN F-11526

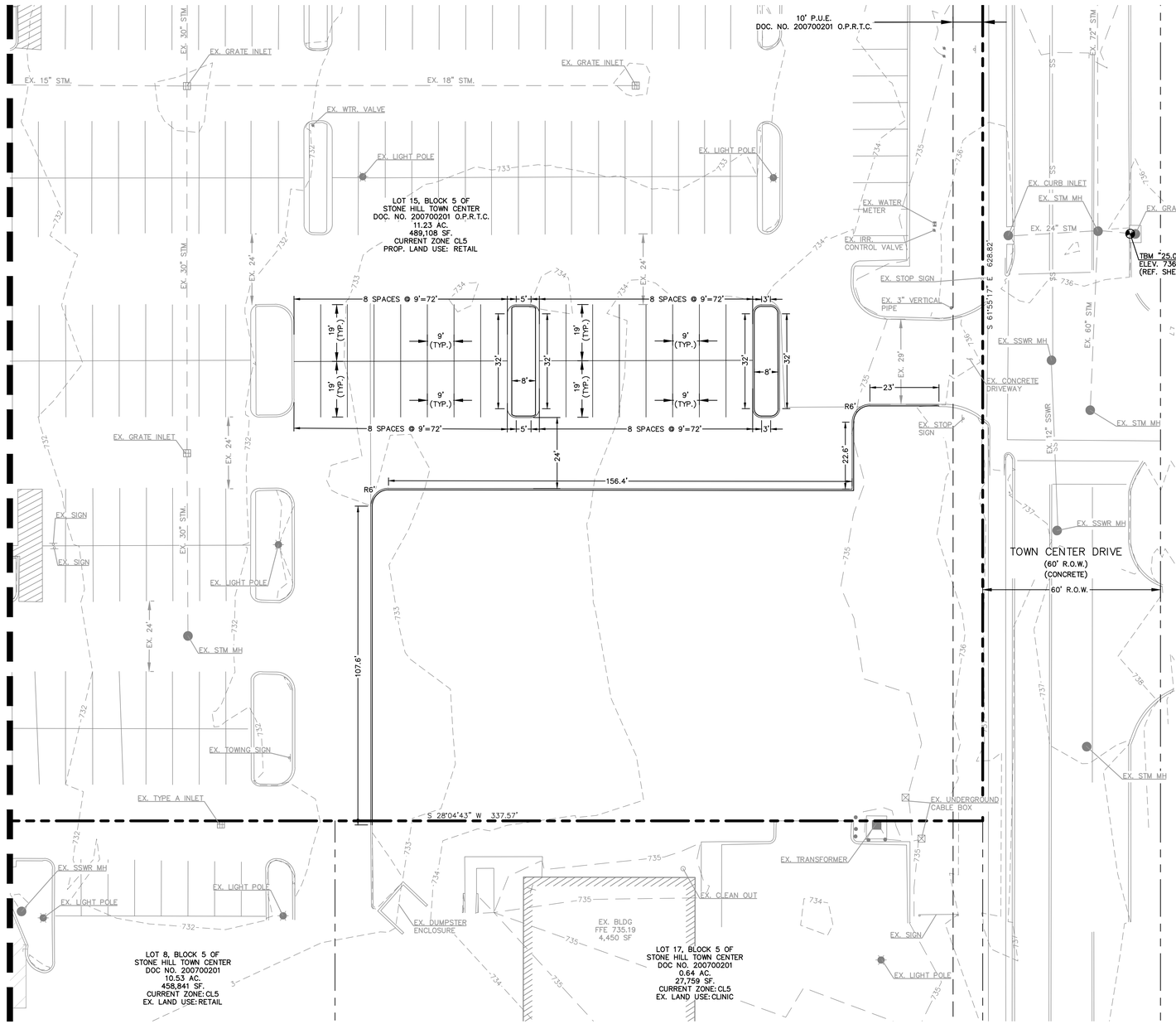
ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:20
DRAWN BY: AN
CHECKED BY: RAB

DIMENSION CONTROL PLAN (1 OF 2)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C1.3



0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE
ELEVATION = 736.32 FEET

TEMPORARY BENCHMARK "25.0021-25":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE ELEVATION = 736.76 FEET

LEGEND

- PROPOSED FIRE LANE (RED STRIPING)
- EXISTING FIRE LANE (RED STRIPING)
- EXISTING FIRE HYDRANT COVERAGE END POINT
- EXISTING FIRE HYDRANT COVERAGE (300')
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- 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

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NO.	REVISIONS	DATE

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Civil Engineers
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Tomball, TX 77377
281.907.8583
FRN F-11526

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:20
DRAWN BY: AN
CHECKED BY: RAB

DIMENSION CONTROL PLAN (2 OF 2)

TRACT 7 STONE HILL TOWN CENTER

1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C1.4

UTILITY CONSTRUCTION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER APPURTENANCES FOR LOCATION, SIZE AND DEPTH PRIOR TO COMMENCING WORK. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY
2. ALL GRAVITY LINES ARE TO BE CONSTRUCTED BEGINNING AT THE LOWEST POINT AND PROGRESSING UPSTREAM. IF CONTRACTOR ELECTS TO PROCEED WITH CONSTRUCTION OF UPSTREAM PORTIONS FIRST, AND ADDITIONAL COSTS ARE INCURRED. NO ADDITIONAL PAY OR CHANGE ORDERS WILL BE APPROVED BY ENGINEER.
3. CONTRACTOR SHALL CORE DRILL TO MAKE OPENING IN EXISTING MANHOLE. OPENING SHALL BE NO MORE THAN 3" AND NO LESS THAN 1" LARGER IN DIAMETER THAN PROPOSED PIPE. PIPE SHALL NOT PROTRUDE MORE THAN 3" PAST INSIDE FACE OF MANHOLE. FILL VOID AROUND PIPE WITH NON-SHRINK WATERPROOF GROUT AND BACKFILL MANHOLE WITH CEMENT-SAND.
4. 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.

DOMESTIC WATER SERVICE DEMAND:

1.0 SERVICE UNIT = 250 GALLONS PER DAY

TYPE OF DEVELOPMENT AND SERVICE UNIT EQUIVALENT PER SQUARE FOOT:

RETAIL	= 0.000429
AVERAGE SU'S PER SQUARE FOOT	= 0.000429

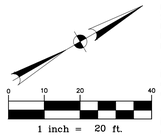
SERVICE UNIT EQUIVALENT CALCULATION:

SERVICE UNITS = SQUARE FOOTAGE X 0.000429
7.80 SERVICE UNITS = 18,140 SQ.FT. X 0.000429

GALLONS PER DAY CALCULATIONS:
GALLONS PER DAY = 250 GPD X 7.80 SU
1,950 GALLONS PER DAY = 250 GPD X 7.80 SU

PROPOSED BUILDING TO BE A COMBINATION OF RETAIL SPACES WITH AN APPROXIMATE DOMESTIC WATER DEMAND OF 1,950 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)



GRAPHIC SCALE

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE ELEVATION = 736.32 FEET

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LEGEND

SS — W/ CLEAN OUT	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
FIRE	PROPOSED FIRE LINE
	PROPOSED STORM SEWER
A	UTILITY CROSSING
	OPEN CUT (SEE UTILITY NOTE 4)
	EX. STORM SEWER
WL	EX. WATER LINE
SS	EX. SANITARY SEWER LINE
100	EX. MAJOR CONTOUR
99	EX. MINOR CONTOUR

WATER NOTES

1. REFERENCE WATER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR CONTINUATION OF WATER FACILITIES INSIDE BUILDING.
3. FIRE LINE IS SHOWN FOR ALIGNMENT AND POINT OF CONNECTION PURPOSES ONLY. ALL FIRE LINES ARE TO BE DESIGNED, INSTALLED, AND TESTED BY A LICENSED RME-U PER NFPA REGULATIONS, INCLUDING BUT NOT LIMITED TO SIZE, MATERIALS, THRUST BLOCKING, APPURTENANCES, ETC.
4. ALL UTILITY BOXES LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
5. FITTINGS IDENTIFIED ON THESE PLANS ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. NOT ALL FITTINGS ARE SHOWN OR INDICATED ON THESE PLANS.
6. ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER AHJ & TCEQ REGULATIONS.
7. 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).
8. 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.
9. FOR LOCATION OF LANDSCAPE IRRIGATION METER, SEE OVERALL SITE PLAN, SHEET C1.0.

SANITARY SEWER NOTES

1. REFERENCE SANITARY SEWER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY FACILITIES INSIDE BUILDING.
3. ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
4. SANITARY SEWER CLEANOUTS TO BE LOCATED EVERY 90'.
5. ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER AHJ & TCEQ REGULATIONS.
6. 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.

CROSSING TABLE

	SSWR FL	STM FL	SSWR SIZE (in)	STM SIZE	CLR (ft)
A	725.34	728.46	6	12	**2.62**
B	726.85	728.60	6	8	**1.25**

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1-800-344-8377

PROJECT NUMBER: SP2025-000378

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.350.8555
FRN F-11526

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

AU PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:20
DRAWN BY: AN
CHECKED BY: RAB

UTILITY PLAN

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C2.0

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 2007002O1 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
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0 10 20 40
1 inch = 20 ft.
GRAPHIC SCALE

LEGEND

- D–A / AC / CFS — DRAINAGE AREA NUMBER; ACREAGE (AC); 25–YR DRAINAGE AREA FLOW (CFS)
- PROP. DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE FLOW PATTERN
- ① PROPOSED DOWNSPOUT CONNECTION (REF. ARCHITECTURAL PLANS)
- ② PROPOSED 12" X 8" WYE (REF. ARCHITECTURAL PLANS)
- ③ PROPOSED 8" STM @ 1.00% (REF. ARCHITECTURAL PLANS)
- TG — TOP OF GRATE
- TP — TOP OF PAVEMENT
- TC — TOP OF CURB
- TDC — TURN DOWN 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
- DRAINAGE FLOW ARROWS
- (A) UTILITY CROSSING
- SS — PROPOSED SANITARY SEWER LINE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

MATCHLINE A-A (SEE SHEET C3.1)

IDF COEFFICIENTS			
Frequency	b	d	e
2	51.600	10.40	0.78670
5	60.100	9.85	0.77330
10	64.780	9.20	0.76720
25	71.930	8.67	0.74050
50	76.960	8.27	0.72870
100	82.39	8.06	0.71830
500	90.03	7.11	0.68370

CROSSING TABLE					
	SSWR FL	STM FL	SSWR SIZE (in)	STM SIZE	CLR (ft)
A	725.34	728.46	6	12	**2.62**
B	726.85	728.60	6	8	**1.25**

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. 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, C3.5 AND C3.6). FOR EXISTING STORM SEWER DESIGN REFERENCE APPROVED PLANS, TITLED, "24–HOUR FITNESS", DATED 07/14/10 (SEE SHEET C3.3)
6. 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)
7. EXISTING DRAINAGE SYSTEM WAS SIZED APPROPRIATELY AND TOOK INTO ACCOUNT THE FUTURE DEVELOPMENT OF OUR PROPOSED BUILDING, BATTING CAGES AND ADDITIONAL PAVEMENT. PLEASE REFERENCE INCLUDED AS BUILT STORM SEWER CALCULATIONS ON SHEET C3.4 FOR REFERENCE.
8. ANY TREES PLANTED NEAR THE TRASH ENCLOSURE WILL NOT (AT FULL GROWTH) INTERFERE WITH OR PROHIBIT EMPTYING THE TRASH BINS USING THE REFUSE TRUCK'S OVERHEAD DUMPING SYSTEM.
9. REFERENCE STORM SEWER NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
10. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
11. FOR BACKFILL DETAILS, SEE SHEET C6.1.
12. CONTRACTOR TO VERIFY STORM SEWER CONNECTION FOR LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
13. ALL GRAVITY STORM LINES TO BE CONSTRUCTED STARTING FROM THE LOWEST POINT.

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GRADING AND DRAINAGE PLAN (1 OF 2)

TRACT 7 STONE HILL TOWN CENTER

1401 TOWN CENTER DR., SUITE 200
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SHEET
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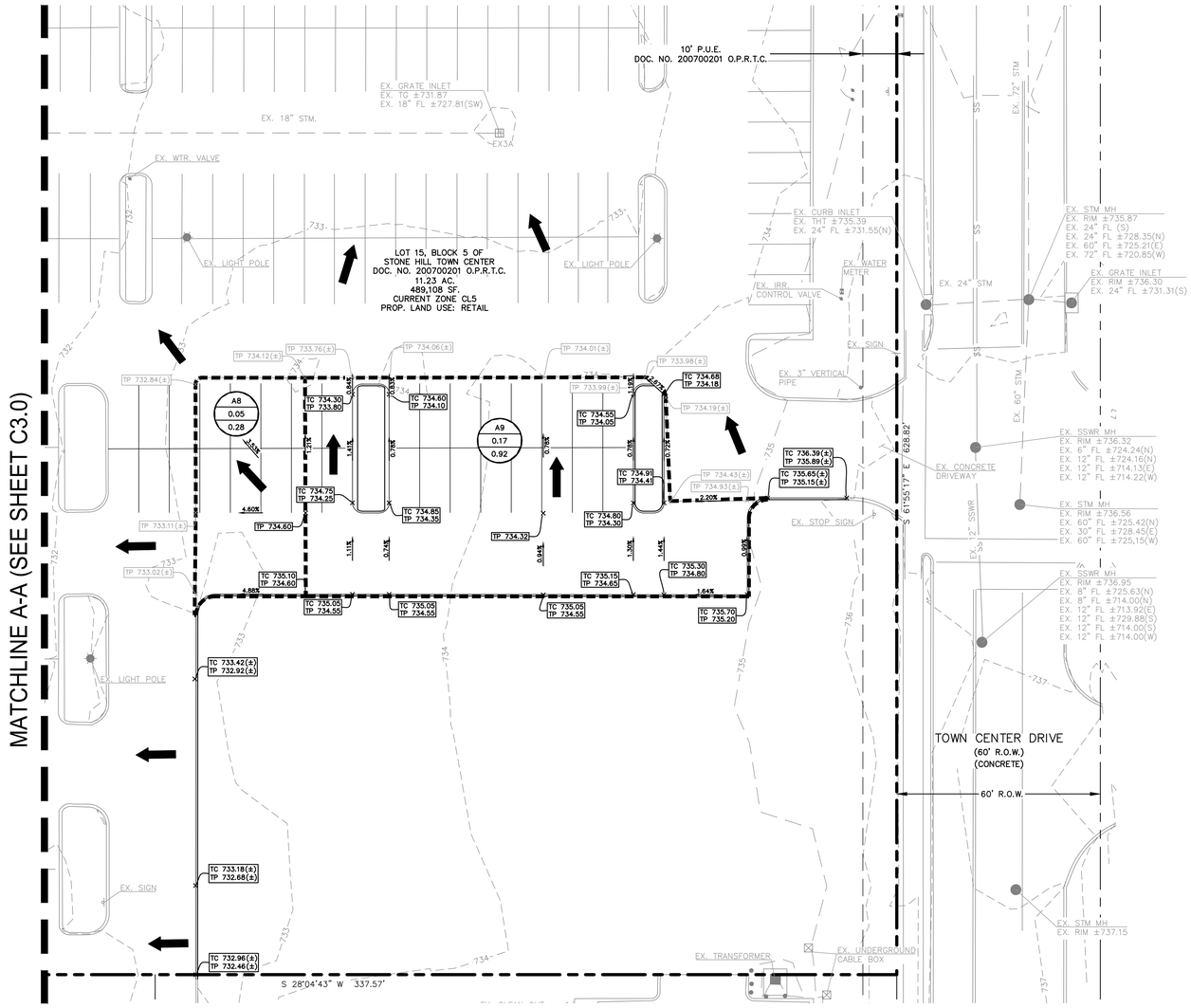

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- EXISTING SANITARY OR STORM SEWER MANHOLE
- PROPOSED HIGH POINT OF PAVEMENT
- DRAINAGE FLOW ARROWS
- ⓐ — UTILITY CROSSING
- SS — PROPOSED SANITARY SEWER LINE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

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.

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. 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, C3.5 AND C3.6). FOR EXISTING STORM SEWER DESIGN REFERENCE APPROVED PLANS, TITLED, "24–HOUR FITNESS", DATED 07/14/10 (SEE SHEET C3.3)
6. 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)
7. EXISTING DRAINAGE SYSTEM WAS SIZED APPROPRIATELY AND TOOK INTO ACCOUNT THE FUTURE DEVELOPMENT OF OUR PROPOSED BUILDING, BATTING CAGES AND ADDITIONAL PAVEMENT. PLEASE REFERENCE INCLUDED AS BUILT STORM SEWER CALCULATIONS ON SHEET C3.4 FOR REFERENCE.
8. ANY TREES PLANTED NEAR THE TRASH ENCLOSURE WILL NOT (AT FULL GROWTH) INTERFERE WITH OR PROHIBIT EMPTYING THE TRASH BINS USING THE REFUSE TRUCK'S OVERHEAD DUMPING SYSTEM.
9. REFERENCE STORM SEWER NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
10. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
11. FOR BACKFILL DETAILS, SEE SHEET C6.1.
12. CONTRACTOR TO VERIFY STORM SEWER CONNECTION FOR LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
13. ALL GRAVITY STORM LINES TO BE CONSTRUCTED STARTING FROM THE LOWEST POINT.

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: SP2025-000378

No.	REVISIONS	DATE

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

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO.	028.25.CV.167
DATE:	FEB. 2026
SCALE:	1:20
DRAWN BY:	AN
CHECKED BY:	RAB

GRADING AND DRAINAGE PLAN (2 OF 2)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C3.1

Storm Sewer Design Analysis

Tract 7, Stone Hill Town Center
1501 Town Center Dr
Pflugerville, Texas

Design Frequency: 25 years
100-Year Multiplier: 1.00
Downstream 25-year WS ELEV 725.76 feet

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)	Full Pipe Flow Wetted Perimeter (ft)	Fall (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)	Actual Depth Ratio y/d or y/h	Actual Flow per Barrel: Actual Velocity (ft/sec)	Actual Flow per Barrel: Area (sq ft)	Actual Flow per Barrel: Wetted Perimeter (ft)	Actual Flow per Barrel: Hydraulic Gradient %	Change in Head (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Top of Pipe Elevation Upstream (ft)	Top of Pipe Elevation Downstream (ft)	Pvmt / Grate Elevation Upstream (ft)
R2	R1	2+45.40	2+14.02	0.01	0.01	0.90	0.01	0.01	19.44	6.71	0.06	0.06	31	8	1.000	0.013	1.2	3.5	0.3	2.1	0.31	0.17	728.67	728.36	0.15	728.46	0.15	1.84	0.03	0.53	1.056	0.33	728.79	728.46	729.34	729.03	734.10
R1	R0	2+14.02	0+79.41	0.01	0.02	0.90	0.01	0.02	20.02	6.61	0.06	0.12	135	12	0.450	0.013	2.4	3.0	0.8	3.1	0.61	0.50	728.19	727.58	0.15	727.73	1.00	0.15	0.79	3.14	0.001	0.00	728.58	728.58	729.19	728.58	734.10
R0	EX10	0+79.41	0+00.00	0.40	0.42	0.90	0.36	0.38	23.58	6.08	2.19	2.30	79	18	0.260	0.013	5.4	3.0	1.8	4.7	0.21	0.00	727.08	726.87	0.45	727.55	1.00	1.30	1.77	4.71	0.048	0.04	728.41	728.37	728.58	728.37	734.10
A1	EX12	0+00.00	0+00.00	0.01	0.01	0.87	0.01	0.01	19.44	6.71	0.06	0.06																										
A2	EX19G	0+00.00	0+00.00	0.03	0.03	0.87	0.03	0.03	20.39	6.55	0.17	0.17																										
A3	EX19G	0+00.00	0+00.00	0.05	0.05	0.87	0.04	0.04	20.90	6.47	0.28	0.28																										
A4	EX19H	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	6.61	0.12	0.12																										
A5	EX15I	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	6.61	0.12	0.12																										
A6	EX2	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	6.61	0.12	0.12																										
A7	EX3	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	6.61	0.12	0.12																										
A8	EX2	0+00.00	0+00.00	0.05	0.05	0.87	0.04	0.04	20.90	6.47	0.28	0.28																										
A9	EX3A	0+00.00	0+00.00	0.17	0.17	0.87	0.15	0.15	22.32	6.25	0.92	0.92																										

Storm Sewer Design Analysis

Tract 7, Stone Hill Town Center
1501 Town Center Dr
Pflugerville, Texas

Design Frequency: 100 years
100-Year Multiplier: 1.00
Downstream 25-year WS ELEV 725.76 feet

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)	Full Pipe Flow Wetted Perimeter (ft)	Fall (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)	Actual Depth Ratio y/d or y/h	Actual Flow per Barrel: Actual Velocity (ft/sec)	Actual Flow per Barrel: Area (sq ft)	Actual Flow per Barrel: Wetted Perimeter (ft)	Actual Flow per Barrel: Hydraulic Gradient %	Change in Head (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Top of Pipe Elevation Upstream (ft)	Top of Pipe Elevation Downstream (ft)	Pvmt / Grate Elevation Upstream (ft)
R2	R1	2+45.40	2+14.02	0.01	0.01	0.90	0.01	0.01	19.44	8.79	0.08	0.08	31	8	1.000	0.013	1.2	3.5	0.3	2.1	0.31	0.17	728.67	728.36	0.17	728.47	0.17	2.01	0.04	0.57	1.084	0.34	728.81	728.47	729.34	729.03	734.10
R1	R0	2+14.02	0+79.41	0.01	0.02	0.90	0.01	0.02	20.02	8.66	0.08	0.16	135	12	0.450	0.013	2.4	3.0	0.8	3.1	0.61	0.50	728.19	727.58	0.17	727.75	0.86	0.22	0.71	2.35	0.002	0.00	728.44	728.44	729.19	728.58	734.10
R0	EX10	0+79.41	0+00.00	0.40	0.42	0.90	0.36	0.38	23.58	7.98	2.87	3.02	79	18	0.260	0.013	5.4	3.0	1.8	4.7	0.21	0.00	727.08	726.87	0.53	727.67	1.00	1.71	1.77	4.71	0.082	0.07	728.44	728.37	728.58	728.37	734.10
A1	EX12	0+00.00	0+00.00	0.01	0.01	0.87	0.01	0.01	19.44	8.79	0.08	0.08																										
A2	EX19G	0+00.00	0+00.00	0.03	0.03	0.87	0.03	0.03	20.39	8.59	0.22	0.22																										
A3	EX19G	0+00.00	0+00.00	0.05	0.05	0.87	0.04	0.04	20.90	8.48	0.37	0.37																										
A4	EX19H	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	8.66	0.15	0.15																										
A5	EX15I	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	8.66	0.15	0.15																										
A6	EX2	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	8.66	0.15	0.15																										
A7	EX3	0+00.00	0+00.00	0.02	0.02	0.87	0.02	0.02	20.02	8.66	0.15	0.15																										
A8	EX2	0+00.00	0+00.00	0.05	0.05	0.87	0.04	0.04	20.90	8.48	0.37	0.37																										
A9	EX3A	0+00.00	0+00.00	0.17	0.17	0.87	0.15	0.15	22.32	8.21	1.21	1.21																										

NO.	REVISIONS	DATE

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Tomball, TX 77377
281.320.8555
FRN F-11526

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER

24 FEBRUARY 2026

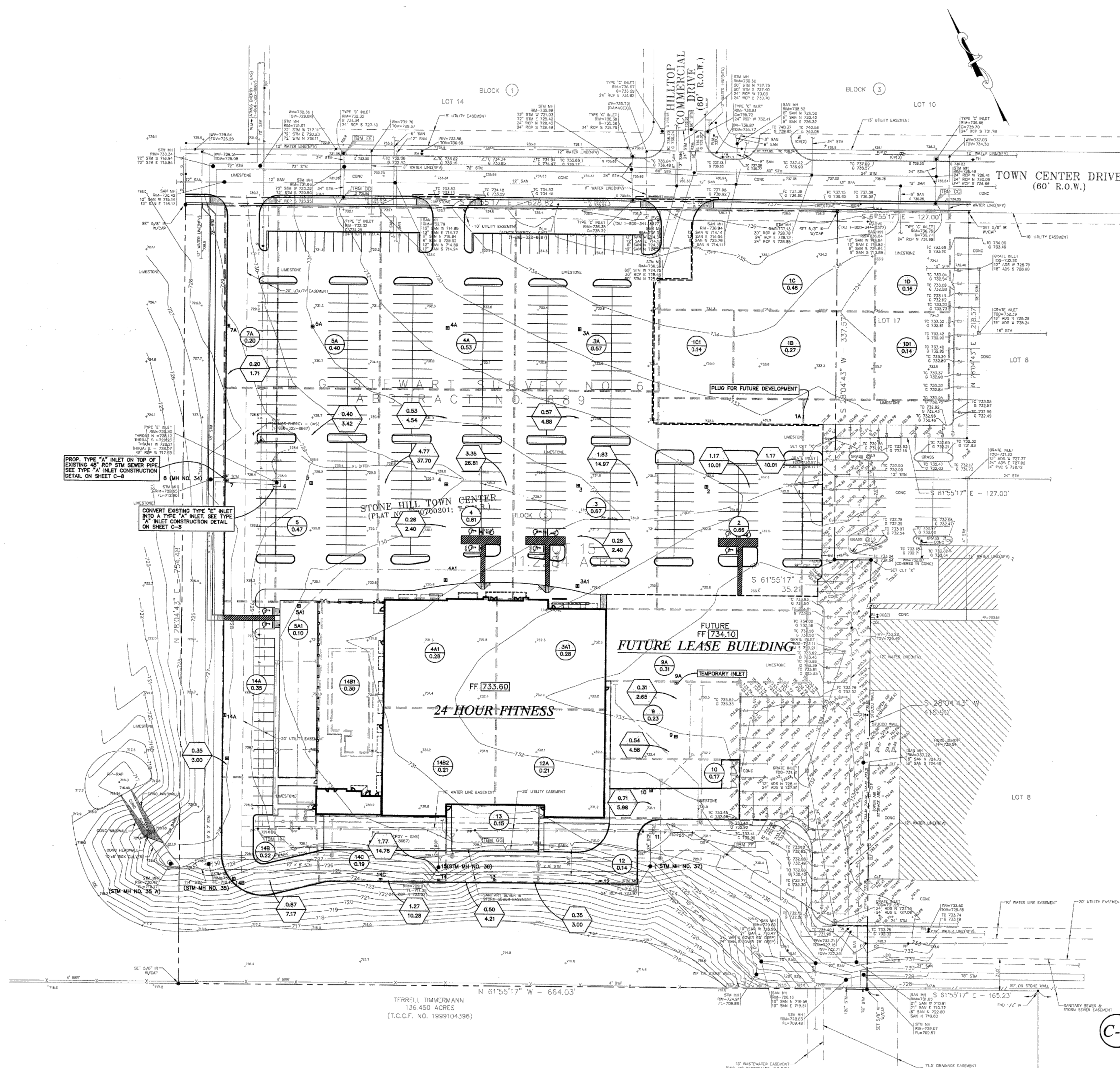
ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

DRAINAGE CALCULATIONS

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C3.2

PROJECT NUMBER: SP2025-000378



Date issued/revised

14 MAY 2010 PERMIT AND REVIEW
1 21 JUNE 2010 PERMIT AND PRICING
4 14 JULY 2010 PERMIT & CONSTRUCTION

INLET TABLE

Inlet	Area (Acre)	Inlet size (ft)	Throat Area Provided (ft²)	Top of Grate (TG) Elevation (ft)
SYSTEM I				
2	0.66	32	2.49	731.10
3	0.67	32	2.49	730.95
4	0.61	32	2.49	730.90
5	0.47	32	2.49	729.50
6	0.00	32	2.49	729.80
7	0.14	32	2.49	728.20
3A	0.57	32	2.49	732.05
4A	0.53	32	2.49	731.25
5A	0.40	32	2.49	729.65
7A	0.20	24	1.40	729.20
SYSTEM II				
9A	0.31	24	1.40	731.70
9	0.23	24	1.40	731.70
10	0.17	24	1.40	731.60
12	0.14	24	1.40	730.30
13	0.15	24	1.40	730.05
14A	0.35	24	1.40	728.40
14B	0.22	24	1.40	728.90
14C	0.19	24	1.40	729.90

NOTES

NOTE: 6" MINIMUM CLEARANCE IS REQUIRED AT POINT OF CROSSING BETWEEN ALL PROPOSED UNDERGROUND UTILITIES

CONTRACTOR TO FIELD VERIFY ALL CRITICAL EXISTING ELEV'S, LOCATION AND FLOW LINES OF EXISTING STORM SEWER, DRAINAGE FACILITIES, WATER AND SANITARY SEWER. BEFORE COMMENCING ANY CONSTRUCTION.

OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF PFLUGERVILLE, TEXAS, AND ALL GOVERNMENTAL AUTHORITIES WITH JURISDICTION, PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR DRIVEWAYS WITHIN PUBLIC RIGHTS OF WAY.

CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY "REGULATIONS OF LEAGUE CITY, TEXAS FOR FLOOR PLAIN MANAGEMENT" PRIOR TO STARTING CONSTRUCTION

ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.

SEE SHEET C-0 FOR ADDITIONAL TOPOGRAPHIC INFORMATION AND FOR ADDITIONAL ITEMS REMOVED FROM THIS DRAWING FOR CLEARITY SEE SHEET C-9 & C-10 FOR GENERAL NOTES & DETAILS.

FOR ALL DEMOLITION COORD W/ ARCHITECT.

CONTRACTOR SHALL COORDINATE WITH OWNER, GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER FOR SELECT FILL REQUIREMENTS AND PROCEDURES UNDER BUILDING SLABS. SEE SOILS REPORT FOR ALL REQUIRED DESIGN CRITERIA. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE REQUIRED SELECT FILL PROCEDURE UNDER BUILDING SLABS HAS BEEN APPROVED.

CONTRACTOR SHALL ALSO COORDINATE WITH SOILS REPORT FOR ALL REQUIRED FILL, COMPACTION AND LIME STABILIZATION UNDER PROPOSED PAVING SECTIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CIVIL DRAINAGE PLAN. AND ASSURE POSITIVE DRAINAGE FROM THE BUILDING OVER THE SIDEWALK AND TO THE PARKING LOT. ANY PROBLEMS ENCOUNTERED DURING CONSTRUCTION SHALL BE COORDINATED WITH THE CIVIL ENGINEER BEFORE FINAL CONSTRUCTION. IF LANDSCAPING BEDS ARE USED ADJACENT TO THE BUILDING CONTRACTOR SHALL ASSURE THAT DRAINAGE IS NOT BLOCKED. REFER TO LANDSCAPE FRENCH DRAIN DETAIL IF NEEDED.

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

ALL ISLANDS TO BE RAISED ABOVE TOP OF CURB FOR DRAINAGE COORD W/ LANDSCAPE DWGS FOR RQMTS.
CONTRACTOR TO ASSURE POSITIVE DRAINAGE AROUND ALL ISLAND TO ALL INLETS

LEGEND

Symbol	Description
70.5 +	EXISTING ELEV.
71.20	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
0 / 0.00 (circle)	AREA / ACREAGE
0.00 / 0.00 (hexagon)	ACCUMULATIVE ACREAGE / ACCUMULATIVE CFS
▪ ▪ ▪	DRAINAGE AREA BOUNDARY

TEXAS ENGINEERING & MAPPING CO.
REGISTRATION # F-2906

STATE OF TEXAS
CARLOS J. BARILLAS
50474
REGISTERED
PROFESSIONAL ENGINEER

C-3 DRAINAGE AREA MAP

Scale: 1" = 40' JOB NO: 356-123J

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER LAYOUT
SEE SHT C-3 FOR DRAINAGE AREA MAP
SEE SHT C-4 FOR STORM CALCULATION TABLES
SEE SHT C-5 FOR WATER & SANITARY LAYOUT
SEE SHT C-6 FOR PAVING LAYOUT
SEE SHT C-7 FOR SWPPP
SEE SHT C-8 FOR SWPPP N&D
SEE SHT C-9 FOR NOTES & DETAILS
SEE SHT C-10 FOR NOTES & DETAILS
SEE SHT C-11 FOR PUBLIC ROAD P&P
SEE SHT C-12 FOR PUBLIC ROAD STRIPPING PLAN
SEE SHT C-13 FOR PUBLIC SAN AND WTR P&P
SEE SHT C-14 THRU C-18 FOR NOTES & DETAILS

TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535

24 HOUR FITNESS

STONE HILL TOWN CENTER
S.H. 45 & S.H. 130
PFLUGERVILLE, TEXAS

Project No. 10002
Drawn
Checked

Sheet No. C-3

PROJECT NUMBER: SP2025-000378

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
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STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

EX. DRAINAGE AREA MAP

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C3.3

25YR STORM CALCULATION TABLE

25 YR STORM TABLE

Inlet From	Inlet To	Area No.	Delta Area	ACC Area (acres)	Runoff Coefficient C	Sum of C x A	Intensity I (25yr) (in/Hr)	Sum of Flows (cfs)	Time of C (min)	Pipe Time (min)	Reach Length (ft)	Diameter or Rise (inches)	Area (ft^2)	Hydraulic Radius (ft)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/s)	Fall (ft)	Drop (ft)	Flowline Elevation Upstream (ft)	Top of Pipe Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Top of Pipe Elevation Downstream (ft)	25y Actual Velocity (ft/s)	Hydraulic Gradient (%)	Change in Head (ft)	Minor Losses (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Throat Area Required (ft^2)	Inlet size (ft)	Throat Area Provided (ft^2)	pavement Elevation Upstream (ft)	pavement Elevation Downstream (ft)	cover Upstream (ft)	cover Downstream (ft)	Ponding Upstream (ft)	Ponding Downstream (ft)
SYSTEM I																																							
1A	1	1A	1.17	1.17	0.87	1.018	9.839	10.02	5.00	0.5473	67	30	4.9087	0.625	0.10	0.011	15.329	3.123	0.057	0	725.80	728.30	725.73	728.23	2.040	0.0597	0.04	0.0323	729.09	729.02	4.65	24	1.40	732.80	731.80	4.50	3.57	-3.71	-2.78
1	2	1	0.00	1.17	0.87	1.018	9.654	9.83	5.55	0.7743	93	30	4.9087	0.625	0.10	0.011	15.329	3.123	0.093	0	725.73	728.23	725.64	728.14	2.002	0.0575	0.0535	0.0311	729.02	728.93	0.00	32	2.49	731.80	731.10	3.57	2.96	-2.79	-2.17
2	3	2	0.66	1.83	0.87	1.592	9.405	14.97	6.32	0.6775	124	30	4.9087	0.625	0.15	0.011	18.774	3.825	0.186	0	725.64	728.14	725.45	727.95	3.650	0.1335	0.1659	0.0722	728.93	728.70	2.51	32	2.49	731.10	730.95	2.96	3.00	-2.17	-2.25
3	4	3	0.67	3.35	0.87	2.915	9.199	26.81	7.00	0.3875	127	30	4.9087	0.625	0.30	0.011	26.561	5.409	0.381	0	725.45	727.95	725.07	727.57	5.402	0.4280	0.5436	0.2316	728.70	727.92	2.49	32	2.49	730.95	730.90	3.00	3.33	-2.25	-2.58
4	5	4	0.61	4.77	0.87	4.150	9.086	37.70	7.39	0.4052	130	36	7.0686	0.75	0.30	0.011	43.174	6.108	0.39	0.5	724.57	727.57	724.18	727.18	5.334	0.3202	0.4162	0.2209	727.92	727.28	2.24	32	2.49	730.90	729.50	3.33	2.32	-2.99	-2.32
5	6	5	0.47	5.64	0.87	4.907	8.970	44.01	7.79	0.1093	30	42	9.6211	0.875	0.40	0.013	63.631	6.614	0.12	0.5	723.68	727.18	723.56	727.06	4.575	0.1917	0.0575	0.1625	727.28	727.05	1.70	32	2.49	729.50	729.80	2.32	2.74	-2.22	-2.74
6	7	6	0.00	5.64	0.87	4.907	8.940	43.86	7.90	0.1718	47	42	9.6211	0.875	0.40	0.013	63.631	6.614	0.188	5.59	717.95	721.45	717.76	721.26	4.559	0.1904	0.0895	0.1614	724.47	724.22	0.00	32	2.49	729.80	729.20	8.35	6.94	-5.33	-3.98
7	8	8	0.14	5.98	0.87	5.203	8.892	46.26	8.07	0.052	15	42	9.6211	0.875	0.40	0.013	63.631	6.614	0.06	0	717.76	721.26	717.70	721.20	4.808	0.2118	0.0318	0.1795	724.22	724.01	0.50	32	2.49	728.20	728.55	6.94	7.35	-3.98	-4.54
3A1(ROOF)	3	3A1(ROOF)	0.28	0.28	0.87	0.244	9.839	2.40	5.00	0.8363	98	15	1.2272	0.3125	0.24	0.011	3.740	3.048	0.235	0	728.18	729.43	727.94	729.19	1.953	0.1379	0.1352	0.0296	729.36	729.19	1.11	24	1.40	732.80	730.95	3.37	1.76	-3.44	-1.76
3A	3	3A	0.57	0.57	0.87	0.496	9.839	4.88	5.00	0.9175	152	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.38	0	727.83	729.33	727.45	728.95	2.761	0.2162	0.3286	0.0592	729.34	728.95	2.27	32	2.49	732.05	730.95	2.72	2.00	-2.71	-2.00
4A1(ROOF)	4	4A1(ROOF)	0.28	0.28	0.87	0.244	9.839	2.40	5.00	0.7936	93	15	1.2272	0.3125	0.24	0.011	3.740	3.048	0.223	0	728.12	729.37	727.90	729.15	1.953	0.1379	0.1283	0.0296	729.30	729.15	1.11	24	1.40	732.85	730.90	3.46	1.75	-3.55	-1.75
4A	4	4A	0.53	0.53	0.87	0.461	9.839	4.54	5.00	0.9867	152	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.38	0	727.75	729.25	727.37	728.87	2.557	0.1889	0.2841	0.0512	729.21	728.87	2.11	32	2.49	731.25	730.90	2.00	2.03	-2.04	-2.03
5A	5	5A	0.40	0.40	0.87	0.348	9.839	3.42	5.00	1.3074	152	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.38	0	720.15	727.65	725.77	727.27	1.936	0.1005	0.1618	0.0291	727.46	727.27	1.59	32	2.49	729.05	729.50	2.00	2.23	-2.19	-2.23
7A	7	7A	0.20	0.20	0.87	0.174	9.839	1.71	5.00	1.1622	152	12	0.7854	0.25	0.40	0.011	2.663	3.391	0.608	0	725.70	726.70	725.09	726.09	2.180	0.2313	0.3516	0.0369	726.48	726.09	0.80	24	1.40	729.20	728.20	2.50	2.11	-2.72	-2.11
SYSTEM II																																							
9A	9	9A	0.31	0.31	0.87	0.270	9.839	2.65	5.00	0.2614	53	12	0.7854	0.25	0.70	0.011	3.523	4.485	0.371	0	728.57	729.57	728.20	729.20	3.379	0.5558	0.2946	0.0686	729.91	729.53	1.23	24	1.40	731.70	731.70	2.13	2.50	-1.79	-2.17
9	10	9	0.23	0.54	0.87	0.470	9.795	4.54	5.22	0.2104	57	15	1.2272	0.3125	0.55	0.011	5.662	4.614	0.314	0.25	728.20	729.45	727.89	729.14	4.516	0.7372	0.4202	0.1583	729.72	729.14	1.10	24	1.40	731.70	731.60	2.25	2.46	-1.98	-2.46
10	11	10	0.17	0.71	0.87	0.618	9.654	5.97	5.52	0.3684	42	24	3.1416	0.5	0.50	0.013	15.996	5.092	0.21	3.95	723.91	725.91	723.70	725.70	1.900	0.0939	0.0293	0.028	725.78	725.70	0.66	24	1.40	731.60	732.70	5.69	7.00	-5.84	-7.00
12A(roof)	12	12A(roof)	0.21	0.21	0.87	0.183	9.839	1.80	5.00																															
12	13	12	0.14	0.35	0.87	0.305	9.839	3.00	5.00	0.6983	102	15	1.2272	0.3125	0.30	0.011	4.181	3.407	0.306	0	726.80	728.05	726.49	727.74	2.441	0.2155	0.2198	0.0463	728.01	727.74	0.58	24	1.40	730.39	730.05	2.25	2.31	-2.29	-2.31
13	14	0.14	0.15	0.50	0.87	0.435	9.605	4.18	5.70	0.3807	54	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.135	0.25	726.24	727.74	726.11	727.61	2.364	0.1585	0.0856	0.0434	727.74	727.61	0.58	24	1.40	730.05	730.80	2.31	3.19	-2.31	-3.19
14	15	0.15	0.00	1.77	0.87	1.540	9.482	14.60	6.08	0.043	12	24	3.1416	0.5	0.25	0.013	11.311	3.600	0.03	2.85	723.26	725.26	723.23	725.23	4.648	0.4174	0.0501	0.1677	725.45	725.23	0.00	24	1.40	730.80	730.90	5.54	5.67	-5.35	-5.67
14A	14B	14A	0.35	0.35	0.87	0.305	9.839	3.00	5.00	1.0854	159	15	1.2272	0.3125	0.30	0.011	4.181	3.407	0.477	0	724.90	726.15	724.42	725.67	2.441	0.2155	0.3427	0.0463	726.08	725.67	1.29	24	1.40	728.40	728.90	2.25	3.23	-2.34	-3.23
14B	14C	14B	0.22	0.87	0.87	0.757	9.479	7.17	6.09	1.029	141	24	3.1416	0.5	0.20	0.011	11.957	3.806	0.282	0.75	723.67	725.67	723.39	725.39	2.284	0.1008	0.1421	0.0406	725.85	725.47	0.84	24	1.40	728.90	729.90	3.23	4.51	-3.25	-4.43
14C	14	14C	0.19	1.27	0.87	1.105	9.165	10.13	7.11	0.2896	56	24	3.1416	0.5	0.20	0.011	11.957	3.806	0.112	0	723.39	725.39	723.28	725.28	3.223	0.2007	0.1124	0.0807	725.47	725.28	0.70	24	1.40	729.90	730.80	4.51	5.52	-4.43	-5.52
14B1(roof)	14B	14B1(roof)	0.30	0.30	0.87	0.261	9.839	2.57	5.00																															
14B2(roof)	14B	14B2(roof)	0.21	0.21	0.87	0.183	9.839	1.80	5.00																															

100YR STORM CALCULATION TABLE

100 YR STORM TABLE

Inlet From	Inlet To	Area No.	Delta Area	ACC Area (acres)	Runoff Coefficient C	Sum of C x A	Intensity I (100yr) (in/Hr)	Sum of Flows (cfs)	Time of C (min)	Pipe Time (min)	Reach Length (ft)	Diameter or Rise (inches)	Area (ft^2)	Hydraulic Radius (ft)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/s)	Fall (ft)	Drop (ft)	Flowline Elevation Upstream (ft)	Top of Pipe Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Top of Pipe Elevation Downstream (ft)	100y Actual Velocity (ft/s)	Hydraulic Gradient (%)	Change in Head (ft)	Minor Losses (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Throat Area Required (ft^2)	Inlet size (ft)	Throat Area Provided (ft^2)	pavement Elevation Upstream (ft)	pavement Elevation Downstream (ft)	cover Upstream (ft)	cover Downstream (ft)	Ponding Upstream (ft)	Ponding Downstream (ft)
SYSTEM I																																							
1A	1	1A	1.17	1.17	0.87	1.018	11.880	12.09	5.00	0.4533	67	30	4.9087	0.625	0.10	0.011	15.329	3.123	0.067	0	725.80	728.30	725.73	728.23	2.464	0.0871	0.0583	0.0471	732.37	732.27	5.62	24	1.40	732.80	731.80	4.50	3.57	-0.43	0.47
1	2	1	0.00	1.17	0.87	1.018	11.704	11.91	5.45	0.6387	93	30	4.9087	0.625	0.10	0.011	15.329	3.123	0.093	0	725.73	728.23	725.64	728.14	2.427	0.0845	0.0788	0.0457	732.27	732.14	0.00	32	2.49	731.80	731.10	3.57	2.96	0.47	1.04
2	3	2	0.66	1.83	0.87	1.592	11.465	18.25	6.09	0.5555	124	30	4.9087	0.625	0.15	0.011	18.774	3.825	0.186	0	725.64	728.14	725.45	727.95	3.718	0.1984	0.248	0.1073	732.14	731.79	3.06	32	2.49	731.10	730.95	2.96	3.00	1.04	0.84
3	4	3	0.67	3.35	0.87	2.915	11.266	32.83	6.65	0.3165	127	30	4.9087	0.625	0.30	0.011	26.561	5.409	0.381	0	725.45	727.95	725.07	727.57	6.589	0.6420	0.8153	0.3474	731.79	730.63	3.05	32	2.49	730.95	730.90	3.00	3.33	0.84	-0.27
4	5	4	0.61	4.77	0.87	4.150	11.156	46.30	6.96	0.3306	130	36	7.0686	0.75	0.30	0.011	43.174	6.108	0.39	0.5	724.57	727.57	724.18	727.18	6.549	0.4827	0.6275	0.333	730.63	729.67	2.75	32	2.49	730.50	729.50	3.33	2.32	-0.27	0.17
5	6	5	0.47	5.64	0.87	4.907	11.044	54.19	7.30	0.0888	30	42	9.6211	0.875	0.40	0.013	63.631	6.614	0.12	0.5	723.68	727.18	723.56	727.06	5.632	0.2906	0.0872	0.2463	729.67	729.33	2.10	32	2.49	729.50	729.80	2.32	2.74	0.17	-0.47
6	7	6	0.00	5.64	0.87	4.907	11.014	54.04	7.38	0.1395	47	42	9.6211	0.875	0.40	0.013	63.631	6.614	0.188	5.59	717.95	721.45	717.76	721.26	5.617	0.2891	0.1359	0.245	729.33	728.95	0.00	32	2.49	729.80	728.20	8.35	6.94	-0.47	0.75
7	8	8	0.14	5.98	0.87	5.203	10.968	57.06	7.52	0.0422	15	42	9.6211	0.875	0.40	0.013	63.631	6.614	0.06	0	717.76	721.26	717.70	721.20	5.931	0.3223	0.0483	0.2731	728.95	728.63	0.62	32	2.49	728.20	728.55	6.94	7.35	0.75	0.08
3A1(ROOF)	3	3A1(ROOF)	0.28	0.28	0.87	0.244	11.880	2.89	5.00	0.6926	98	15	1.2272	0.3125	0.24	0.011	3.740	3.048	0.235	0	728.18	729.43	727.94	729.19	2.358	0.2011	0.1971	0.0432	729.44	729.19	1.34	24	1.40	732.80	730.95	3.37	1.76	-3.36	-1.76
3A	3	3A	0.57	0.57	0.87	0.496	11.880	5.89	5.00	0.7599	152	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.38	0	727.83	729.33	727.45	728.95	3.334	0.3152	0.479	0.0863	729.52	728.95	2.74	32	2.49	732.05	730.95	2.72	2.00	-2.53	-2.00
4A1(ROOF)	4	4A1(ROOF)	0.28	0.28	0.87	0.244	11.880	2.89	5.00	0.6573	93	15	1.2272	0.3125	0.24	0.011	3.740	3.048	0.223	0	728.12	729.37	727.90	729.15	2.358	0.2011	0.187	0.0432	729.38	729.15	1.34	24	1.40	732.85	730.90	3.49	1.75	-3.47	-1.75
4A	4	4A	0.53	0.53	0.87	0.461	11.880	5.48	5.00	0.8172	152	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.38	0	727.75	729.25	727.37	728.87	3.100	0.2725	0.4142	0.0746	729.36	728.87	2.54	32	2.49	731.25	730.90	2.00	2.03	-1.89	-2.03
5A	5	5A	0.40	0.40	0.87	0.348	11.880	4.13	5.00	1.0828	152	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.38	0	726.15	727.65	725.77	727.27	2.340	0.1552	0.2359	0.0425	727.55	727.27	1.92	32	2.49	729.65	729.50	2.00	2.23	-2.10	-2.23
7A	7	7A	0.20	0.20	0.87	0.174	11.880	2.07	5.00	0.9625	152	12	0.7854	0.25	0.40	0.011	2.663	3.391	0.608	0	725.70	726.70	725.09	726.09	2.632	0.3373	0.5127	0.0538	726.66	726.09	0.96	24	1.40	729.20	728.20	2.50	2.11	-2.54	-2.11
SYSTEM II																																							
9A	9	9A	0.31	0.31	0.87	0.270	11.880	3.20	5.00	0.2165	53	12	0.7854	0.25	0.70	0.011	3.523	4.485	0.371	0	728.57	729.57	728.20	729.20	4.080	0.8103	0.4295	0.1292	730.27	729.72	1.49	24	1.40	731.70	731.70	2.13	2.50	-1.43	-1.98
9	10	9	0.23	0.54	0.87	0.470	11.795	5.54	5.22	0.2104	57	15	1.2272	0.3125	0.55	0.011	5.662	4.614	0.314	0.25	728.20	729.45	727.89	729.14	4.516	0.7372	0.4202	0.1583	729.72	729.14	1.10	24	1.40	731.70	731.60	2.25	2.46	-1.98	-2.46
10	11	10	0.17	0.71	0.87	0.618	11.714	7.24	5.43	0.3038	42	24	3.1416	0.5	0.50	0.013	15.996	5.092	0.21	3.95	723.91	725.91	723.70	725.70	2.303	0.1025	0.043	0.0412	725.78	725.70	0.80	24	1.40	731.60	732.70	5.69	7.00	-5.82	-7.00
12A(roof)	12	12A(roof)	0.21	0.21	0.87	0.183	11.880	2.17	5.00																															
12	13	12	0.14	0.35	0.87	0.305	11.880	3.62	5.00	0.5767	102	15	1.2272	0.3125	0.30	0.011	4.181	3.407	0.306	0	726.80	728.05	726.49	727.74	2.948	0.3142	0.3205	0.0675	728.19	727.80	0.67	24	1.40	730.30	730.05	2.25	2.31	-2.11	-2.25
13	14	0.14	0.15	0.50	0.87	0.435	11.657	5.07	5.58	0.3137	54	18	1.7671	0.375	0.25	0.011	6.207	3.513	0.135	0.25	726.24	727.74	726.11	727.61	2.869	0.2334	0.1261	0.0639	727.80	727.61	0.71	24	1.40	730.05	730.80	2.31	3.19	-2.25	-3.19
14	15	0.15	0.00	1.77	0.87	1.540	11.539	17.77	5.89	0.0354	12	24	3.1416	0.5	0.25	0.013	11.311	3.600	0.03	2.85	723.26	725.26	723.23	725.23	5.656	0.6181	0.0742	0.2484	725.55	725.23	0.00	24	1.40	730.80	730.90	5.54	5.67	-5.25	-5.67
14A	14B	14A	0.35	0.35	0.87	0.305	11.880	3.62	5.00	0.899	159	15	1.2272	0.3125	0.30	0.011	4.181	3.407	0.477	0	724.90	726.15	724.42	725.67	2.948	0.3142	0.4996	0.0675	726.41	725.84	1.68	24	1.40	728.40	728.90	2.25	3.23	-1.99	-3.06
14B	14C	14B	0.22	0.87	0.87	0.757	11.536	8.73	5.90	0.8455	141	24	3.1416	0.5	0.20	0.011	11.957	3.806	0.282	0.75	723.67	725.67	723.39	725.39	2.779	0.1492	0.2104	0.06	725.84	725.57	1.03	24	1.40	728.90	729.90	3.23	4.51	-3.06	-4.33
14C	14	14C	0.19	1.27	0.87	1.105	11.232	12.41	6.74	0.2383	56	24	3.1416	0.5	0.20	0.011	11.957	3.806	0.112	0	723.39	725.39	723.28	725.28	3.950	0.3015	0.1686	0.1211	725.57	725.28	0.66	24	1.40	729.90	730.80	4.51	5.52	-4.33	-5.52
14B1(roof)	14B	14B1(roof)	0.30	0.30	0.87	0.261	11.880	3.10	5.00																															
14B2(roof)	14B	14B2(roof)	0.21	0.21	0.87	0.183	11.880	2.17	5.00																															

TEXAS ENGINEERING & MAPPING CO.
REGISTRATION # F-2906

STATE OF TEXAS
CARLOS J. BARILLAS
103
LICENSED
50474
PROFESSIONAL ENGINEER
10/10

STORM CALCULATION TABLES

C-4

Scale: 1" = 40' JOB NO: 356-123J

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER LAYOUT
SEE SHT C-3 FOR DRAINAGE AREA MAP
SEE SHT C-4 FOR STORM CALCULATION TABLES
SEE SHT C-5 FOR WATER & SANITARY LAYOUT
SEE SHT C-6 FOR PAVING LAYOUT
SEE SHT C-7 FOR SWPPP
SEE SHT C-8 FOR SWPPP N&D
SEE SHT C-9 FOR NOTES & DETAILS
SEE SHT C-10 FOR NOTES & DETAILS
SEE SHT C-11 FOR PUBLIC ROAD P&P
SEE SHT C-12 FOR PUBLIC ROAD STRIPPING PLAN
SEE SHT C-13 FOR PUBLIC SAN AND WTR P&P
SEE SHT C-14 THRU C-18 FOR NOTES & DETAILS

TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535

Date issued/revised

14 MAY 2010 PERMIT AND REVIEW
1 21 JUNE 2010 PERMIT AND PRICING
1 14 JULY 2010 PERMIT & CONSTRUCTION

NO.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.651.4500
FRN-F-11526

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER

24 FEBRUARY 2026

ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

EX. STORM SEWER CALCULATIONS

24 HOUR FITNESS

STONE HILL TOWN CENTER
S.H. 45 & S.H. 130
PFLUGERVILLE, TEXAS

Project No. 10002
Drawn
Checked

C-4

Sheet No.

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C3.4

PROJECT NUMBER: SP2025-000378

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.

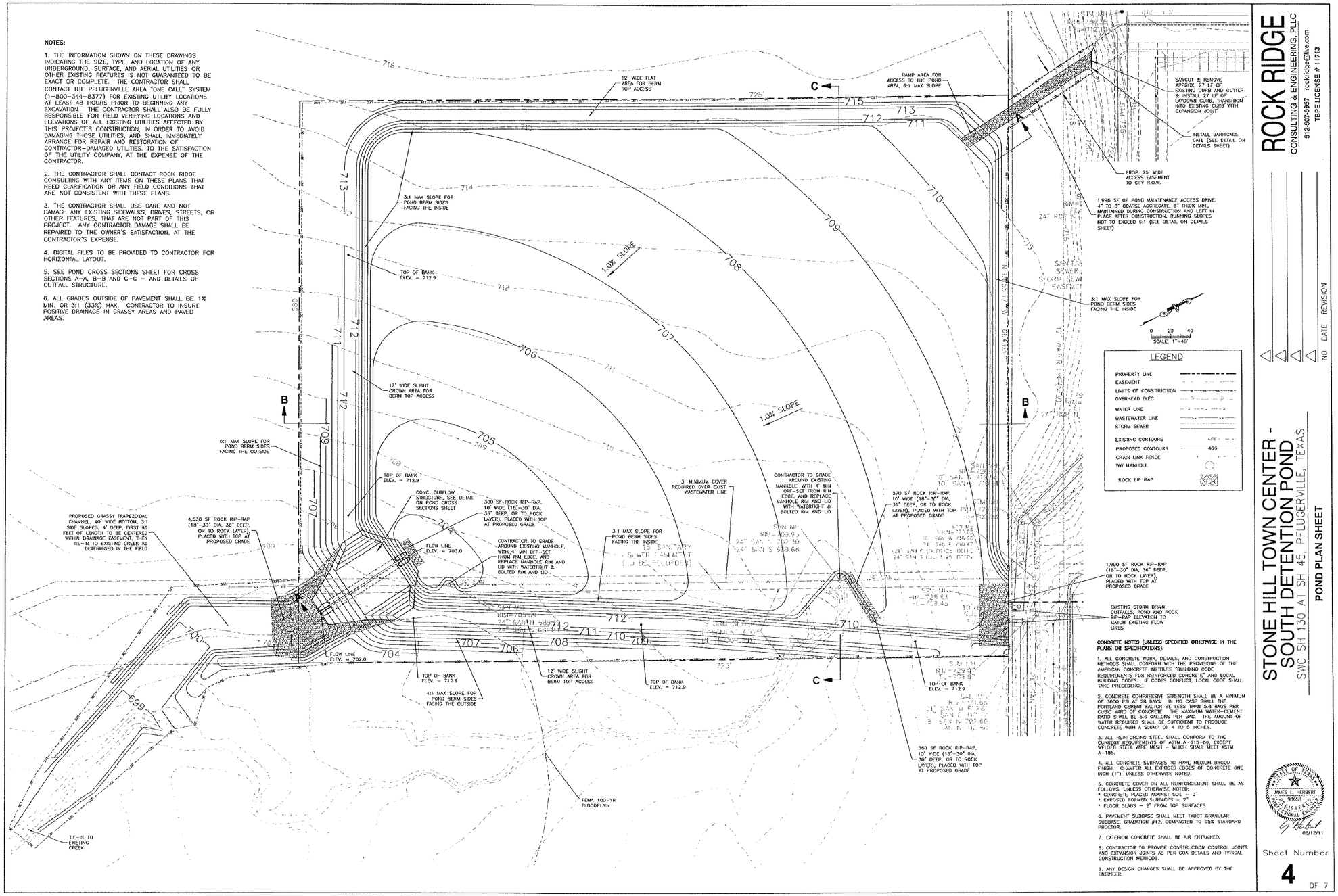
2. THE CONTRACTOR SHALL CONTACT ROCK RIDGE CONSULTING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THESE PLANS.

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	486
PROPOSED CONTOURS	486
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.

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TBPE LICENSE # 11713

NO.	REVISIONS	DATE

NO DATE REVISION

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

POND PLAN SHEET

JAMES L. HERBERT
91658
LICENSED PROFESSIONAL ENGINEER
09/12/11

Sheet Number
4
OF 7

ALJ Lindsey
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18635 N. Eldridge Pkwy, Suite 200
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Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER

24 FEBRUARY 2026

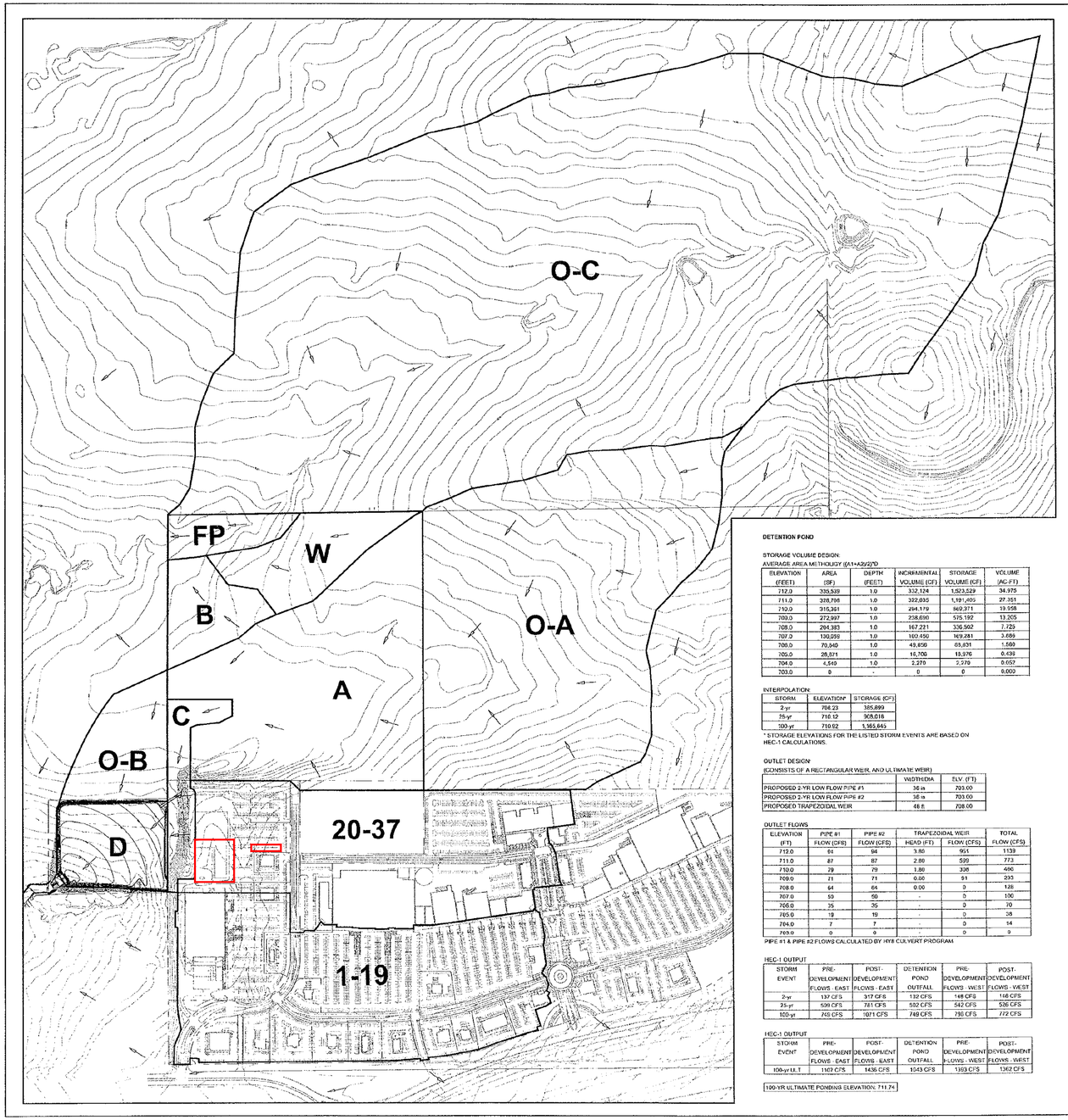
ALJ PROJECT NO.	028.25.CV.167
DATE:	FEB. 2026
SCALE:	N/A
DRAWN BY:	AN
CHECKED BY:	RAB

EX. DETENTION POND PLAN

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C3.5

PROJECT NUMBER: SP2025-000378



0 100 200
SCALE: 1" = 100'

LEGEND

DRAINAGE AREA

DRAINAGE DIRECTION

EXISTING CONTOURS 465

PROPOSED CONTOURS 465

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	47.48	0.0742	85.0%	15.4	103	239	323
20-37	Drainage Areas 20 thru 37 from TEAM site design	41.05	0.0641	85.0%	19.6	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	68	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%	6.0	13	30	41
D	Pond Area	8.17	0.0128	1.0%	25.3	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	26	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	39.68	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	6	21	31
D	Pond Area	8.17	0.0128	0.0%	17.9	9	31	45
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 METHODOLOGY ((A1+A2)/2)*D

ELEVATION (FEET)	AREA (SF)	DEPTH (FEET)	INCREMENTAL VOLUME (CF)	STORAGE VOLUME (CF)	VOLUME (AC-FT)
712.0	335,539	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	70,940	1.0	49,850	68,831	1.580
705.0	28,871	1.0	18,700	18,976	0.436
704.0	4,549	1.0	2,279	2,279	0.052
703.0	0	-	0	0	0.000

INTERPOLATION

STORM	ELEVATION*	STORAGE (CF)
2-yr	708.23	385,899
25-yr	710.12	908,018
100-yr	710.92	1,165,845

* 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	46 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	50	50	-	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 HYB 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	146 CFS
25-yr	509 CFS	781 CFS	502 CFS	542 CFS	536 CFS
100-yr	745 CFS	1071 CFS	749 CFS	793 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.X.A.S. 25-YR calculations with 1.6 min added for extension to pond outlet.

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)	10.90	57.88	72.42

A Tc Calcs

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

B Tc Calcs

Slope	Sheet	Shallow	Storm
Length (ft)		0.00	Drain Tc
"n"	0.30	0.02	5.39
Slope	0.310	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	2.93
Slope	0.065	0.03	Total Tc
Tc (min)	9.03	0.00	6.03

D Tc Calcs

Slope	Sheet	Shallow	Channel
Length (ft)	150.00	842.00	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"	0.23	0.20	0.00
Slope	0.007	0.004	Total Tc
Tc (min)	17.87	23.54	42.61

O-C Tc Calcs

Slope	Sheet	Shallow	Storm
Length (ft)	300.00	1643.00	Drain Tc
"n"	0.20	0.20	16.49
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)	10.11	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	1249.00	Tc
"n"	0.23	0.20	2.32
Slope	0.020	0.00	Total Tc
Tc (min)	16.10	16.69	29.02

(20-37) Tc Calcs

Slope	Sheet	Shallow	Channel
Length (ft)	300.00	930.00	Tc
"n"	0.20	0.20	1.96
Slope	0.063	0.102	Total Tc
Tc (min)	5.69	9.39	15.64

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)	18.90	57.98	77.16

A Tc Calcs

Slope	Sheet	Shallow	Channel
Length (ft)	300.00	732.00	Tc
"n"	0.23	0.20	3.60
Slope	0.022	0.04	Total Tc
Tc (min)	9.63	13.05	26.38

B Tc Calcs

Slope	Sheet	Shallow	Channel
Length (ft)	300.00	468.00	Tc
"n"	0.20	0.20	6.00
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	1.73
Slope	0.018	0.02	Total Tc
Tc (min)	10.65	0.62	12.30

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)	12.97	5.03	17.94

O-B Tc Calcs

Slope	Sheet	Shallow	Channel
Length (ft)	300.00	1187.00	Tc
"n"	0.23	0.20	0.00
Slope	0.007	0.004	Total Tc
Tc (min)	17.87	23.54	42.61

O-C Tc Calcs

Slope	Sheet	Shallow	Storm
Length (ft)	300.00	1643.00	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	502.00	Tc
"n"	0.20	0.23	1.46
Slope	0.027	0.02	Total Tc
Tc (min)	9.62	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	6.65
Slope	0.019	0.02	Total Tc
Tc (min)	10.65	59.11	74.43

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	1.80	21.39

ROCK RIDGE
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NO	DATE	REVISION

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FRN F-11526

Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
104758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

NO.	DATE	REVISIONS	DATE

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

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

STATE OF TEXAS
JAMES L. HERBERT
93608
LICENSED
PROFESSIONAL ENGINEER
08/12/11

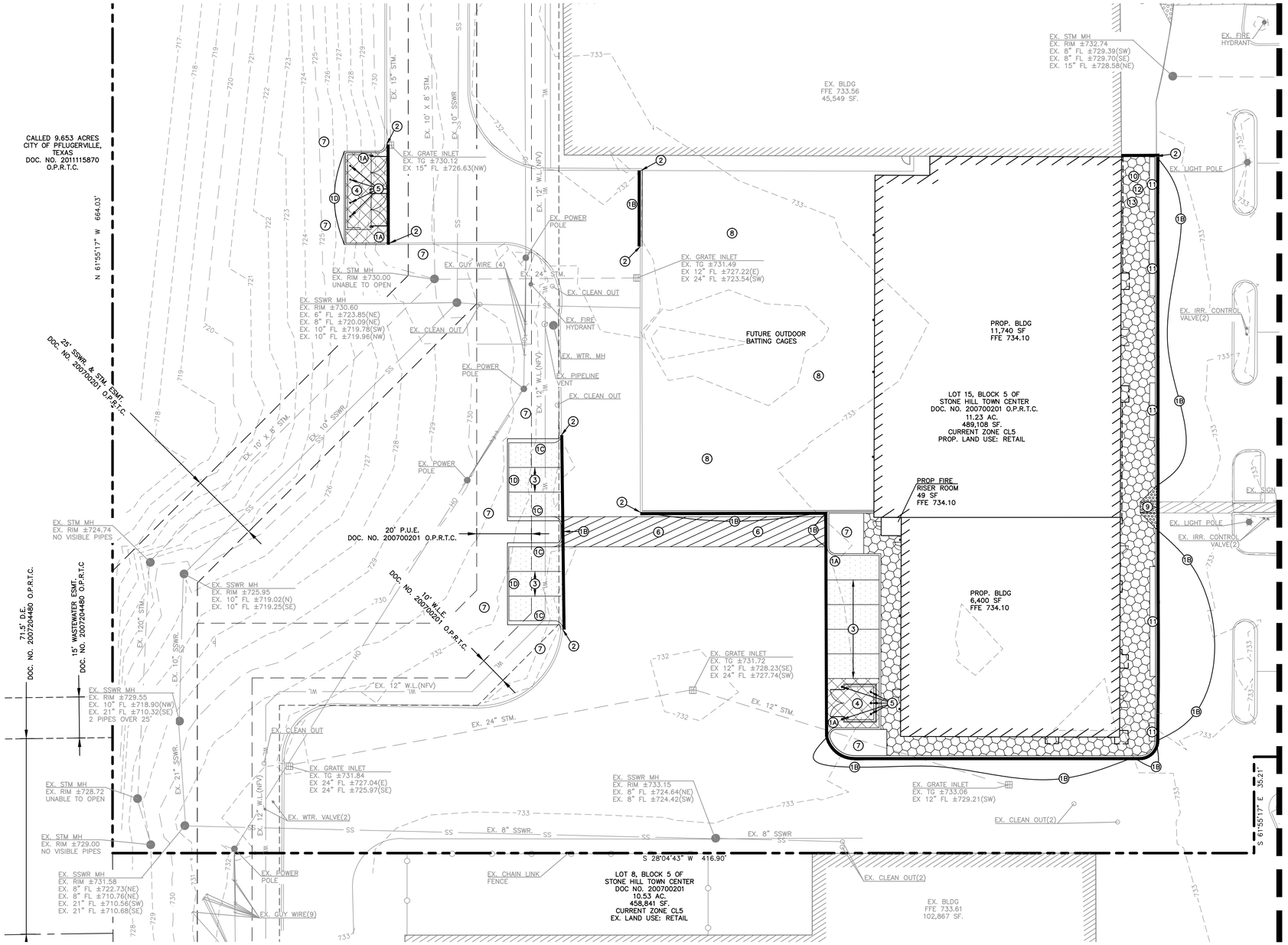
Sheet Number
3
OF 7

EX. DETENTION CALCULATIONS

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C3.6

PROJECT NUMBER: SP2025-000378



BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE ELEVATION = 736.32 FEET

TEMPORARY BENCHMARK "25.0021-25":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE ELEVATION = 736.76 FEET

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

KEYED NOTES

1A PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.0)
1B DOWELED ON CURB (SEE DETAIL, SHEET C6.0)
1C PROPOSED 6" X 18" MONILITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.1)
1D PROPOSED TURN DOWN CURB (SEE DETAIL, SHEET C6.1)
2 TIE PROPOSED CURB INTO EXISTING CURB
3 90° WHITE PARKING LOT STRIPING
4 DUMPSTER ENCLOSURE W/ CONCRETE PAD (SEE DETAIL, SHEET C6.1)
5 BOLLARD (SEE DETAIL, SHEET C6.0)
6 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
7 LANDSCAPED AREA (REF. LANDSCAPE PLANS)
8 FUTURE OUTDOOR BATTING CAGES (REF. ARCHITECTURE PLANS)
9 PROP. CURB RAMP (SEE DETAIL, SHEET C6.0)
10 BENCH (REF. LANDSCAPE PLANS)
11 DECORATIVE PLANTER (REF. LANDSCAPE PLANS)
12 STAMPED/COLORED CONCRETE (REF. LANDSCAPE PLANS)
13 BIKE RACK (REF. LANDSCAPE PLANS)

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 IRRIGATION SLEEVE (SEE NOTE 3)
CONCRETE TO 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

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, DATED MARCH 21, 2025 (PROJECT NO. AC255008).
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.

PAVING DATA

LIGHT DUTY PAVED AREA AT COMPLETION	6,421 SF
MEDIUM DUTY PAVED AREA AT COMPLETION	4,032 SF
HEAVY DUTY PAVED AREA AT COMPLETION	847 SF
TOTAL PAVED AREA (ON SITE) AT COMPLETION	11,300 SF

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: SP2025-000378

NO.	REVISIONS	DATE

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Tomball, TX 77377
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FRN F-11526

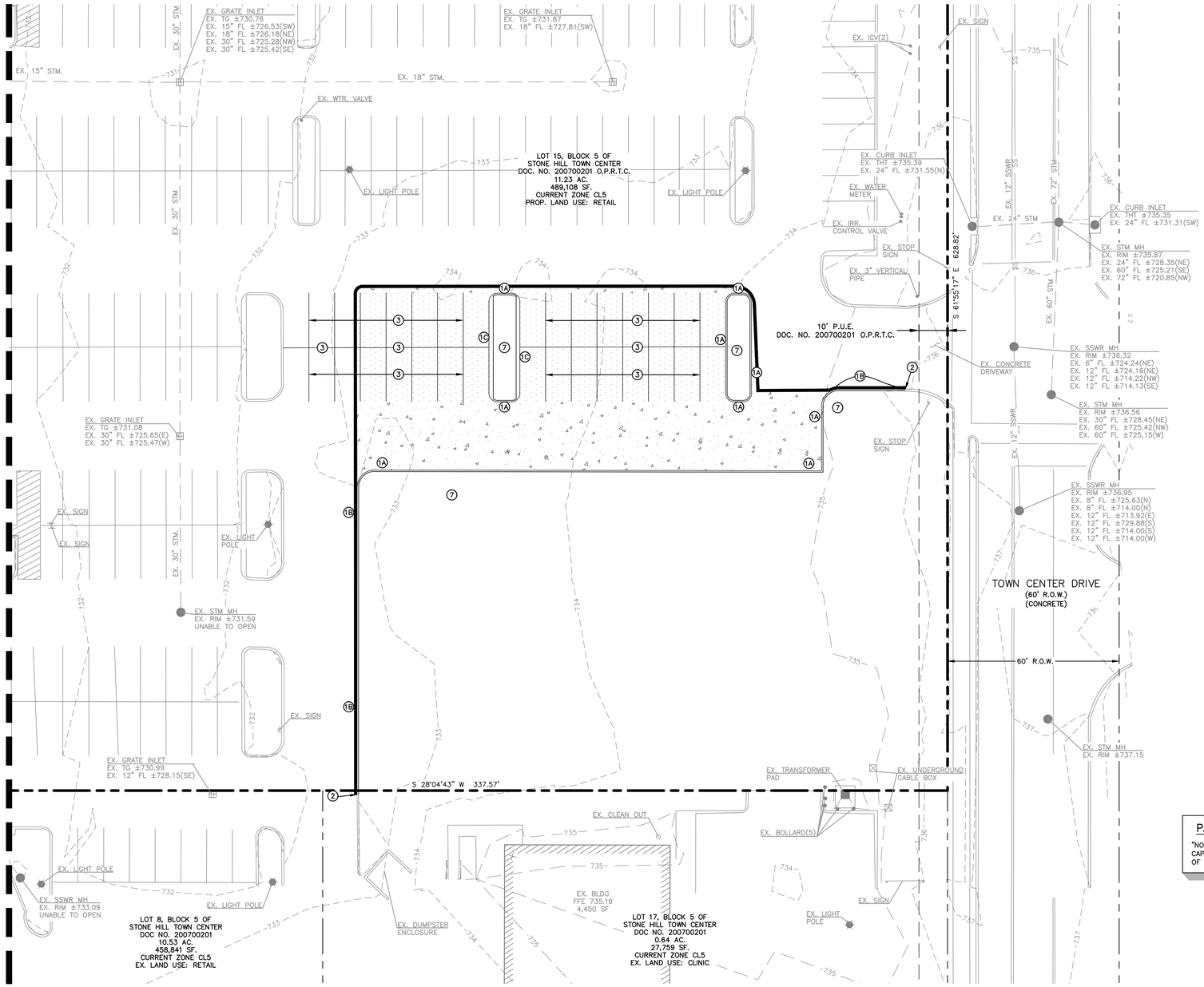
ROGER A. BLAIR
STATE OF TEXAS
54758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:20
DRAWN BY: AN
CHECKED BY: RAB

PAVING PLAN (1 OF 2)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C4.0



BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
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TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE ELEVATION = 736.32 FEET

TEMPORARY BENCHMARK "25.0021-25":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE ELEVATION = 736.76 FEET

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

KEYED NOTES

1A	PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.0)
1B	DOWELED ON CURB (SEE DETAIL, SHEET C6.0)
1C	PROPOSED 6" X 18" MONILITHIC CONCRETE CURB (SEE DETAIL, SHEET C6.1)
1D	PROPOSED TURN DOWN CURB (SEE DETAIL, SHEET C6.1)
2	TIE PROPOSED CURB INTO EXISTING CURB
3	90° WHITE PARKING LOT STRIPING
4	DUMPSTER ENCLOSURE W/ CONCRETE PAD (SEE DETAIL, SHEET C6.1)
5	BOLLARD (SEE DETAIL, SHEET C6.0)
6	4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
7	LANDSCAPED AREA (REF. LANDSCAPE PLANS)
8	FUTURE OUTDOOR BATTING CAGES (REF. ARCHITECTURE PLANS)
9	PROP. CURB RAMP (SEE DETAIL, SHEET C6.0)
10	BENCH (REF. LANDSCAPE PLANS)
11	DECORATIVE PLANTER (REF. LANDSCAPE PLANS)
12	STAMPED/COLORED CONCRETE (REF. LANDSCAPE PLANS)
13	BIKE RACK (REF. LANDSCAPE PLANS)
	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 IRRIGATION SLEEVE (SEE NOTE 3)
	CONCRETE TO 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

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, DATED MARCH 21, 2025 (PROJECT NO. AC255008).
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.

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

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.

PAVING DATA

LIGHT DUTY PAVED AREA AT COMPLETION	6,421 SF
MEDIUM DUTY PAVED AREA AT COMPLETION	4,032 SF
HEAVY DUTY PAVED AREA AT COMPLETION	847 SF
TOTAL PAVED AREA (ON SITE) AT COMPLETION	11,300 SF

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: SP2025-000378

NO.	REVISIONS	DATE

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

ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:20
DRAWN BY: AN
CHECKED BY: RAB

PAVING PLAN (2 OF 2)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C4.1

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE
ELEVATION = 736.32 FEET

TEMPORARY BENCHMARK "25.0021-25":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE
ELEVATION = 736.76 FEET

0 20 40 80
1 inch = 40 ft.
GRAPHIC SCALE

LEGEND

- PROPOSED SPOILS AREA
- PROPOSED CONTRACTOR STAGING AREA
- CTW — CONCRETE TRUCK WASHOUT (SEE DETAIL, SHEET C6.4) (SEE NOTE 4)
- RFB — SILT FENCE (SEE DETAIL, SHEET C6.4)
- IPB — INLET PROTECTION BARRIER (STAGE 2) (SEE DETAIL, SHEET C6.4)
- IPB-II — INLET PROTECTION BARRIER – STAGE II (SEE DETAIL, SHEET C6.4)
- LIMITS OF DISTURBED AREA
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR
- EXISTING DRAINAGE FLOW PATH

SITE DATA

TOTAL LOT AREA	11.23 AC
TOTAL AREA DISTURBED	1.77 AC
PROP. PAVED AREA AT COMPLETION	0.26 AC
PROP. ROOFED AREA AT COMPLETION	0.42 AC
TOTAL LANDSCAPED AREA AT COMPLETION	3.77 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.
4. CONTRACTOR TO REGRADE AND REVEGETATE ANY DISTURBED AREA UNDER AND AROUND THE CONCRETE TRUCK WASHOUT LOCATION PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.

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: SP2025-000378

NO.	REVISIONS	DATE

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

ROGER A. BLAIR
STATE OF TEXAS
54758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

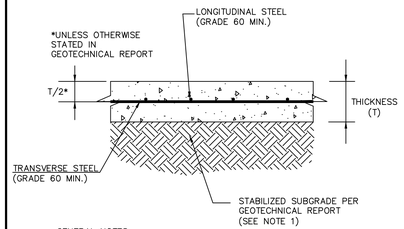
ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:40
DRAWN BY: AN
CHECKED BY: RAB

EROSION CONTROL PLAN

TRACT 7 STONE HILL TOWN CENTER

1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C5.0



GENERAL NOTES:

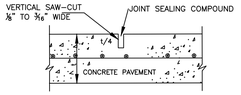
1. SEE GEOTECH REPORT PREPARED BY TERRACON DATED MARCH 21, 2025, FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.

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.

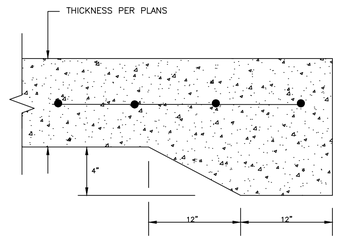
B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS ITEM 260

CONCRETE PAVING SECTION
N.T.S.

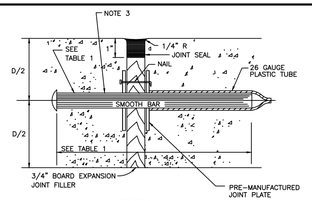


ALL JOINT TO BE PROPERLY SEALED WITH JOINT SEALING COMPOUND CONSISTING OF TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

CONTROL JOINT
N.T.S.



STANDARD PAVING HEADER
N.T.S.

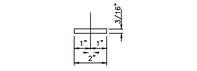


SECTION

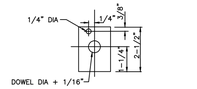
DOWEL TYPE EXPANSION JOINT
NTS

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

NOTES:

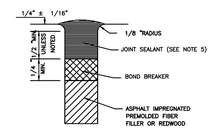
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. SPACING AND BAR SIZE MAY BE REDUCED IF GEOTECHNICAL REPORT PROVIDES RECOMMENDATIONS.

2. CENTER DOWEL HORIZONTALLY ON JOINT.

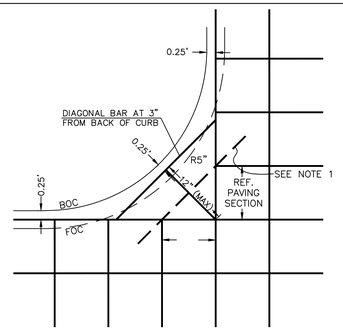
3. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.

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



EXPANSION JOINT
N.T.S.

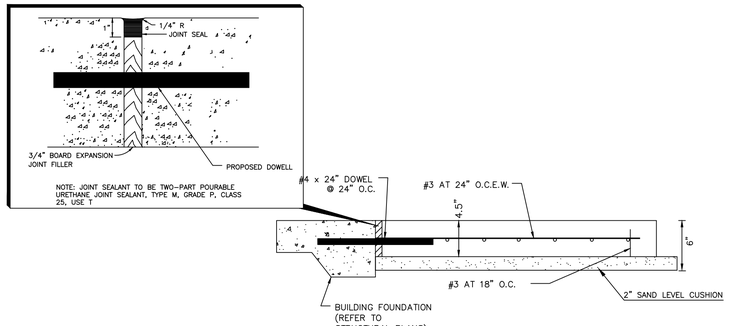


NOTES

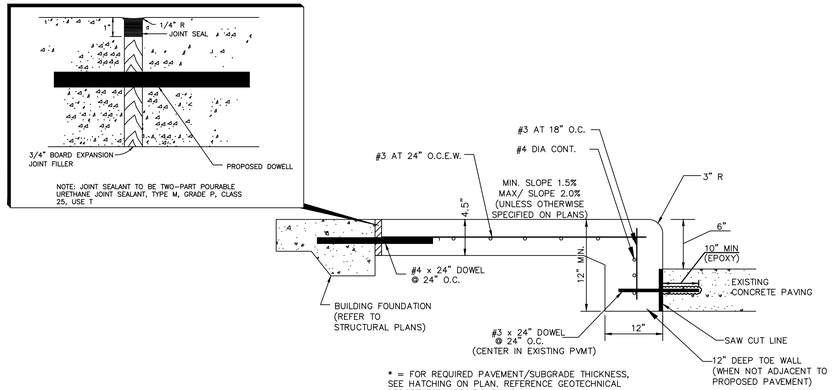
1. CONTRACTOR TO ADD EXTRA DIAGONAL BAR IF DISTANCE TO NEAREST CORNER EXCEEDS 12".

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.

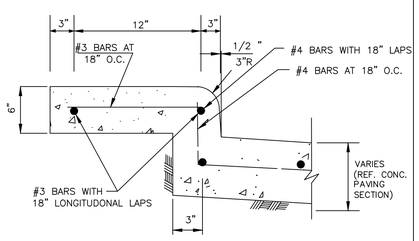


BUILDING PERIMETER SIDEWALK TO LANDSCAPE
N.T.S.



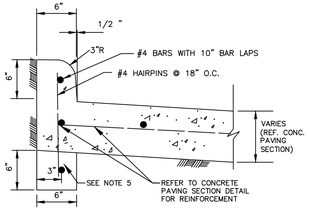
* = FOR REQUIRED PAVEMENT/SUBGRADE THICKNESS, SEE HATCHING ON PLAN. REFERENCE GEOTECHNICAL REPORT FOR SPECIFICATIONS.

BUILDING PERIMETER SIDEWALK ADJACENT TO EXISTING CONCRETE PAVEMENT
N.T.S.



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.



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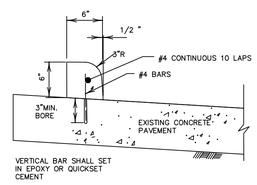
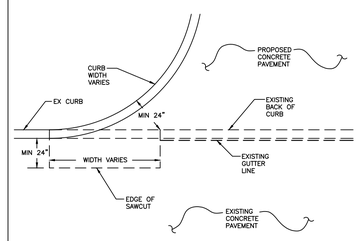
3. SACK FINISH EXPOSED SURFACES.
4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.
5. ADD ONLY IF RECOMMENDED BY GEOTECH REPORT

6" MONOLITHIC CONCRETE CURB
N.T.S.

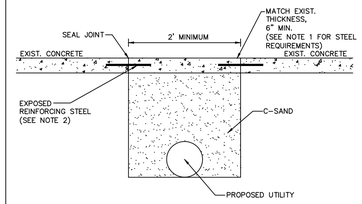


FINISH TO BE ACCOMPLISHED BY FLOATING,STEEL TROWELLING AND THEN BRUSHING HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.

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: SP2025-000378

NO.	REVISIONS	DATE

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

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER

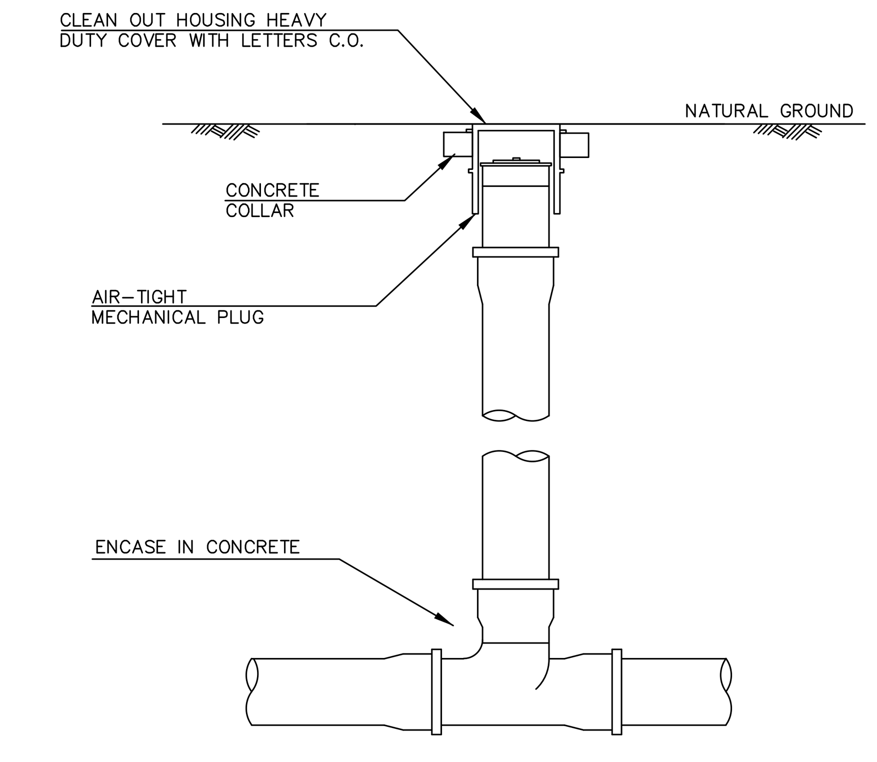
24 FEBRUARY 2026

ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

CONSTRUCTION DETAILS (1 OF 5)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

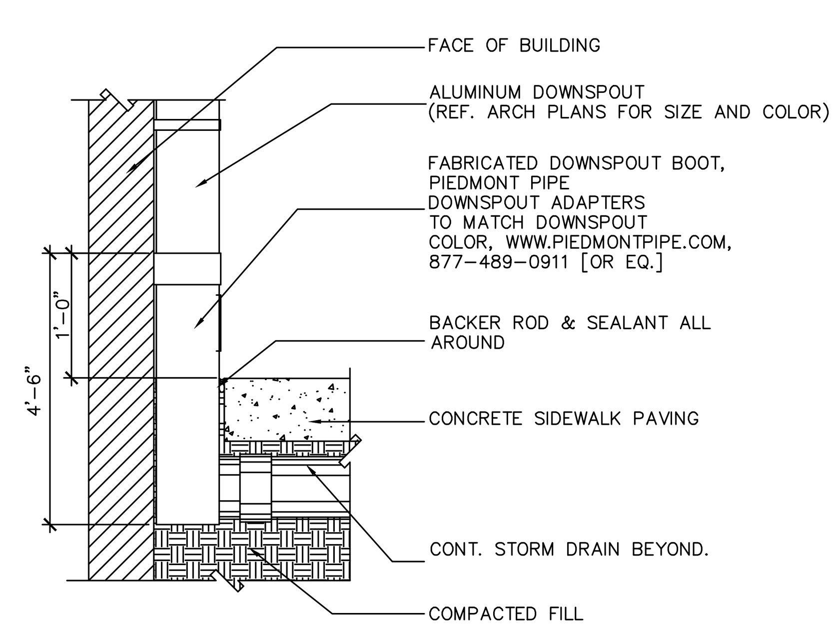
SHEET
C6.0



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

CLEANOUT DETAIL

N.T.S.

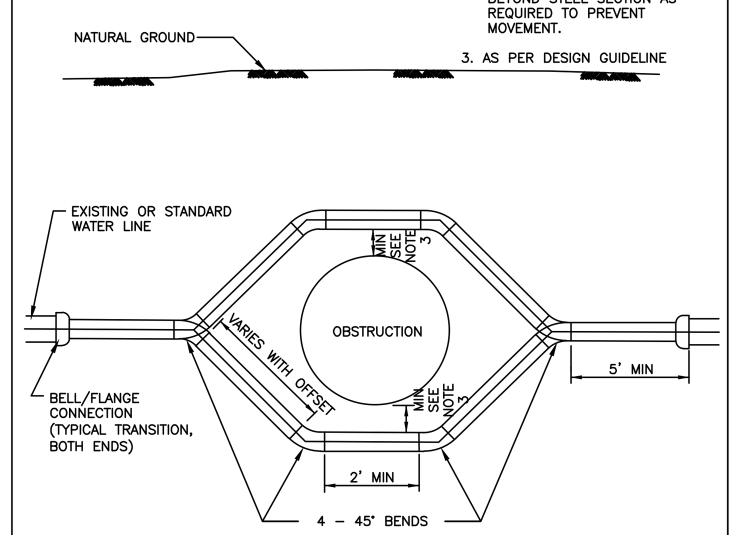


DOWNSPOUT DETAIL

N.T.S.

NOTE:

1. MATERIALS AND COATINGS TO BE IN ACCORDANCE WITH WATER LINE STANDARD SPECIFICATIONS.
2. RESTRAIN EXISTING PIPING BEYOND STEEL SECTION AS REQUIRED TO PREVENT MOVEMENT.
3. AS PER DESIGN GUIDELINE



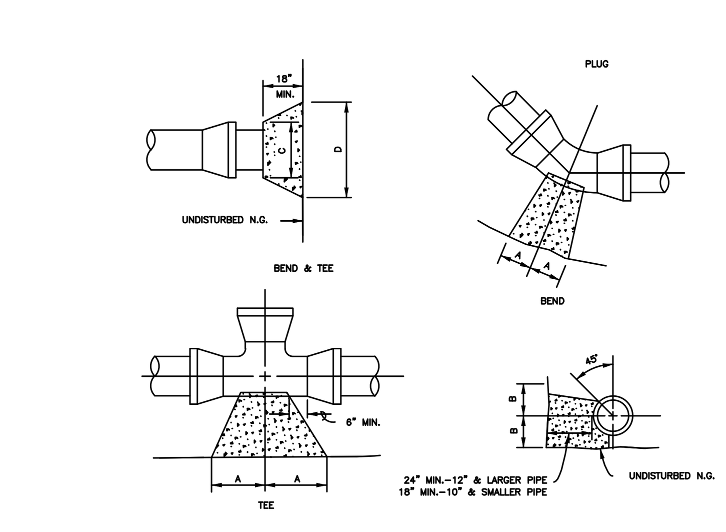
TYPICAL STEEL PIPE OFFSET SECTION FOR WATER LINES

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 RESTRINED JOINT FITTINGS, EPOXY 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.

SIZE	90° BEND		45° BEND		22 1/2°BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	C	D
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
4"	14"	8"	7"	9"	6"	6"	8"	11"	8"	18"
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

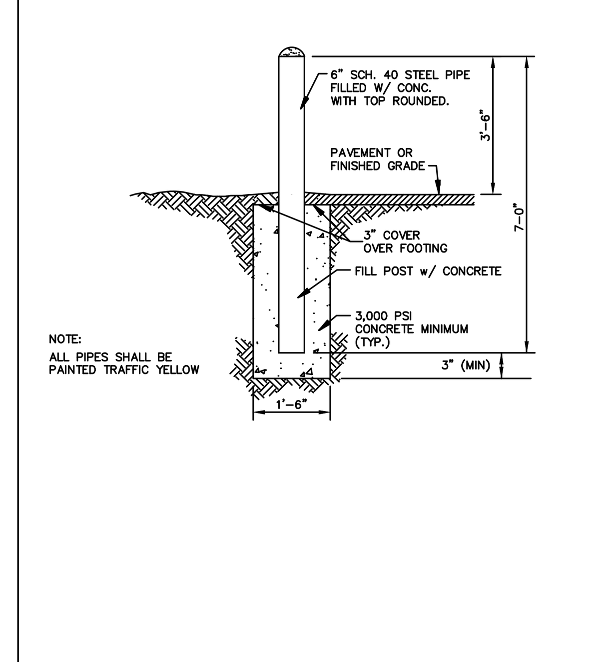


NOTE:

THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 1.0 SQ. FOOT AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER, BUT NOT LESS THAN 1.0 FT.

THRUST-BLOCKING

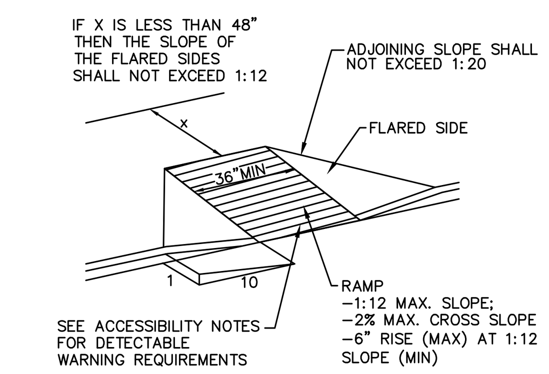
N.T.S.



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

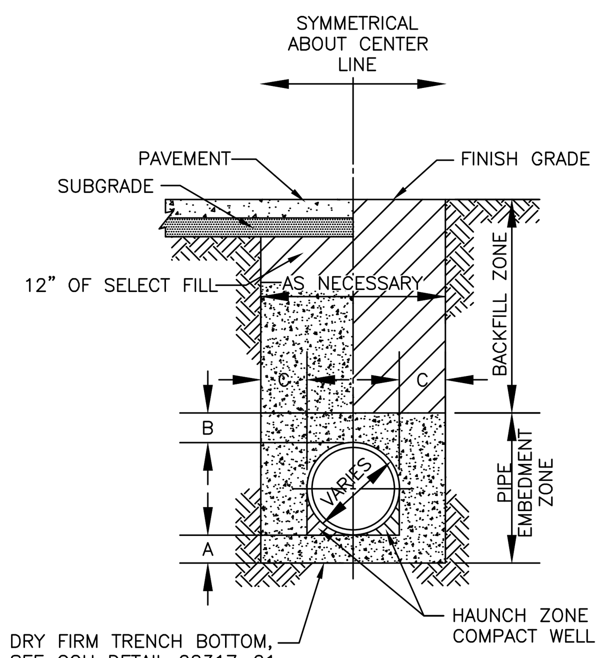
PIPE BOLLARD DETAIL

N.T.S.



CURB RAMP DETAIL - FLARED SIDES

N.T.S.



DRY FIRM TRENCH BOTTOM, SEE COH DETAIL 02317-01 FOR WET TRENCH DETAIL FOR SANITARY AND STORM SEWERS.

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.

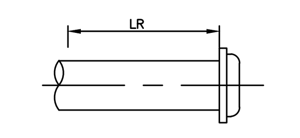
PIPE EMBEDMENT ZONE

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

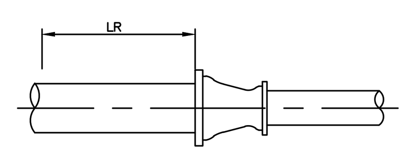
N.T.S.



DEAD END SIZE (IN)	MINIMUM RESTRAINED LENGTH
3	30'
4	33'
6	47'
8	62'
10	75'
12	89'
16	116'

DEAD END

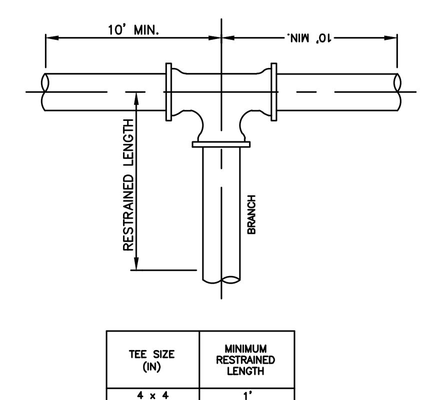
NTS



REDUCER SIZE (IN)	MINIMUM RESTRAINED LENGTH
6 x 4	24'
8 x 4	45'
8 x 6	26'
12 x 4	77'
12 x 6	65'
12 x 8	47'

REDUCER

NTS



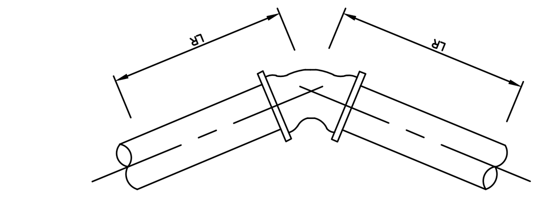
TEE SIZE (IN)	MINIMUM RESTRAINED LENGTH
4 x 4	1'
6 x 3	1'
6 x 4	1'
6 x 6	1'
8 x 4	1'
8 x 6	1'
8 x 8	1'
12 x 4	1'
12 x 6	1'
12 x 8	1'
12 x 12	23'

TEE

NTS

GENERAL NOTES:

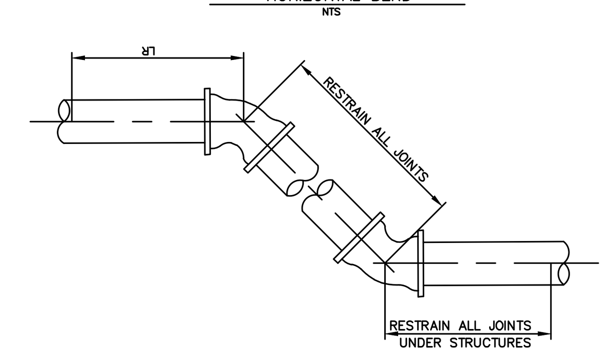
1. THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:
   A. ALL PIPES ARE PVC C900.
   B. THE SOIL TYPE IS "CL" AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS.
   C. THE TEST PRESSURE OF THE WATER SYSTEM IS TWO HUNDRED POUNDS PER SQUARE INCH (200 PSI).
   D. THE TRENCH IS TYPE 5, AS PER AWWA 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 CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE ENGINEERS WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET EXISTING CONDITIONS.



PIPE SIZE (IN)	DEGREE OF BEND – MINIMUM RESTRAINED LENGTH			
	11.25°	22.50°	45°	90°
3	2'	3'	5'	11'
4	2'	3'	5'	12'
6	2'	4'	7'	17'
8	3'	5'	9'	22'
10	3'	6'	11'	26'
12	3'	7'	13'	31'
16	4'	8'	17'	40'

HORIZONTAL BEND

NTS



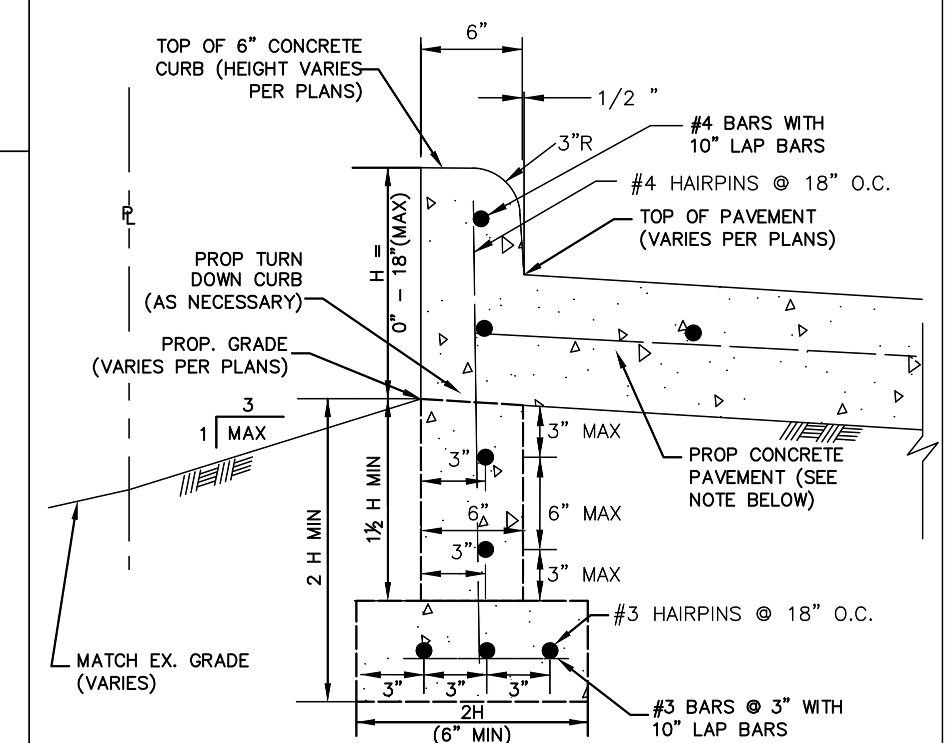
PIPE SIZE (IN)	DEGREE OF BEND – MINIMUM RESTRAINED LENGTH			
	11.25°	22.50°	45°	90°
3	5'	9'	18'	N/A
4	5'	10'	19'	N/A
6	7'	13'	27'	N/A
8	9'	18'	36'	N/A
10	11'	21'	43'	N/A
12	13'	25'	51'	N/A
16	16'	32'	67'	N/A

VERTICAL BEND

NTS

RESTRAINED JOINTS

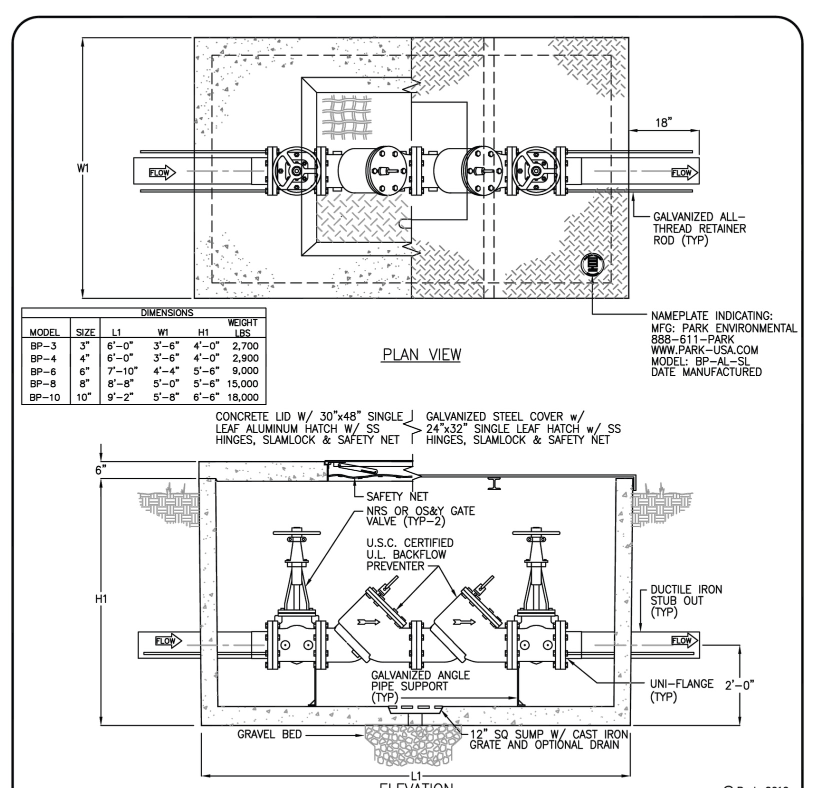
N.T.S.



1. REFER TO CONCRETE PAVING SECTION DETAIL FOR REINFORCEMENT
2. REFER TO GEOTECH REPORT FOR PAVING THICKNESS

TYPICAL TURNDOWN CURB DETAIL

N.T.S.



DIMENSIONS					
MODEL	SIZE	L1	W1	H1	WEIGHT LBS
BP-3	3"	6'-0"	3'-6"	4'-0"	2,700
BP-4	4"	6'-0"	3'-6"	4'-0"	2,900
BP-6	6"	7'-10"	4'-4"	5'-6"	9,000
BP-8	8"	8'-8"	5'-0"	5'-6"	15,000
BP-10	10"	9'-2"	5'-8"	6'-6"	18,000

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 wall with sectional riser to required depth.

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

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

HATCHWAY: 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:

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

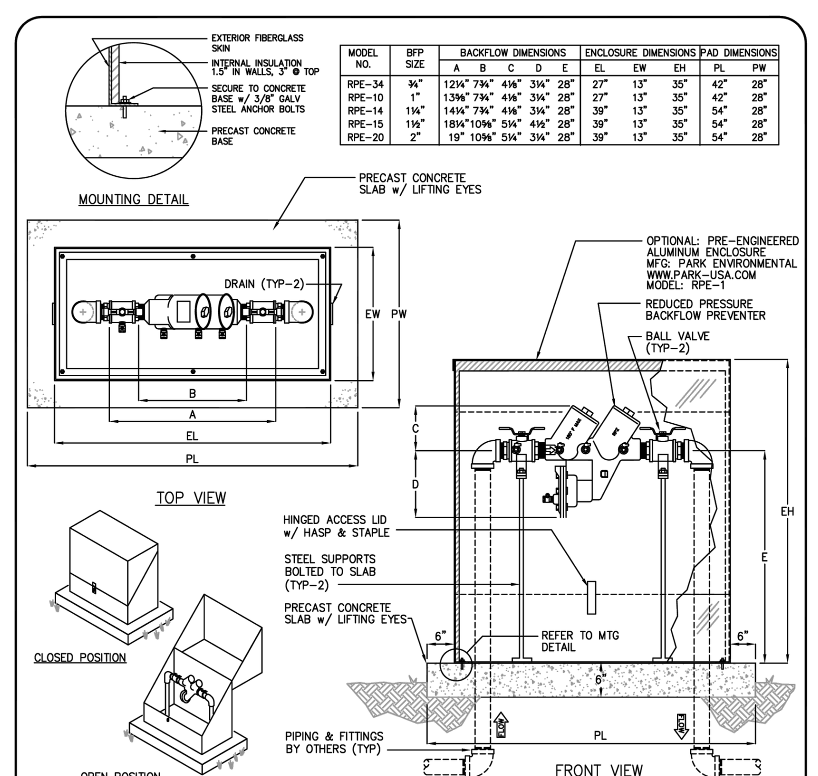
PARK ENVIRONMENTAL EQUIPMENT 888-611-PARK www.park-USA.com

"Expect the Best"

DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY MODEL BP - 3' THRU 10"

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

1-4 All drawings are avalible for download at www.park-usa.com in .dwg & .pdf formats



MODEL NO.	BFP SIZE	BACKFLOW DIMENSIONS					ENCLOSURE DIMENSIONS			PAD DIMENSIONS	
		A	B	C	D	E	EL	EW	EH	PL	PW
RPE-34	¾"	12¼"	7¾"	4⅛"	3¼"	28"	27"	13"	35"	42"	28"
RPE-10	1"	13⅝"	7¾"	4⅛"	3¼"	28"	27"	13"	35"	42"	28"
RPE-14	1¼"	14¼"	7¾"	4⅛"	3¼"	28"	39"	13"	35"	54"	28"
RPE-15	1½"	18¼"	10⅝"	5¼"	4½"	28"	39"	13"	35"	54"	28"
RPE-20	2"	19"	10⅝"	5¼"	3¼"	28"	39"	13"	35"	54"	28"

Specifications

CONCRETE : Class II 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:

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

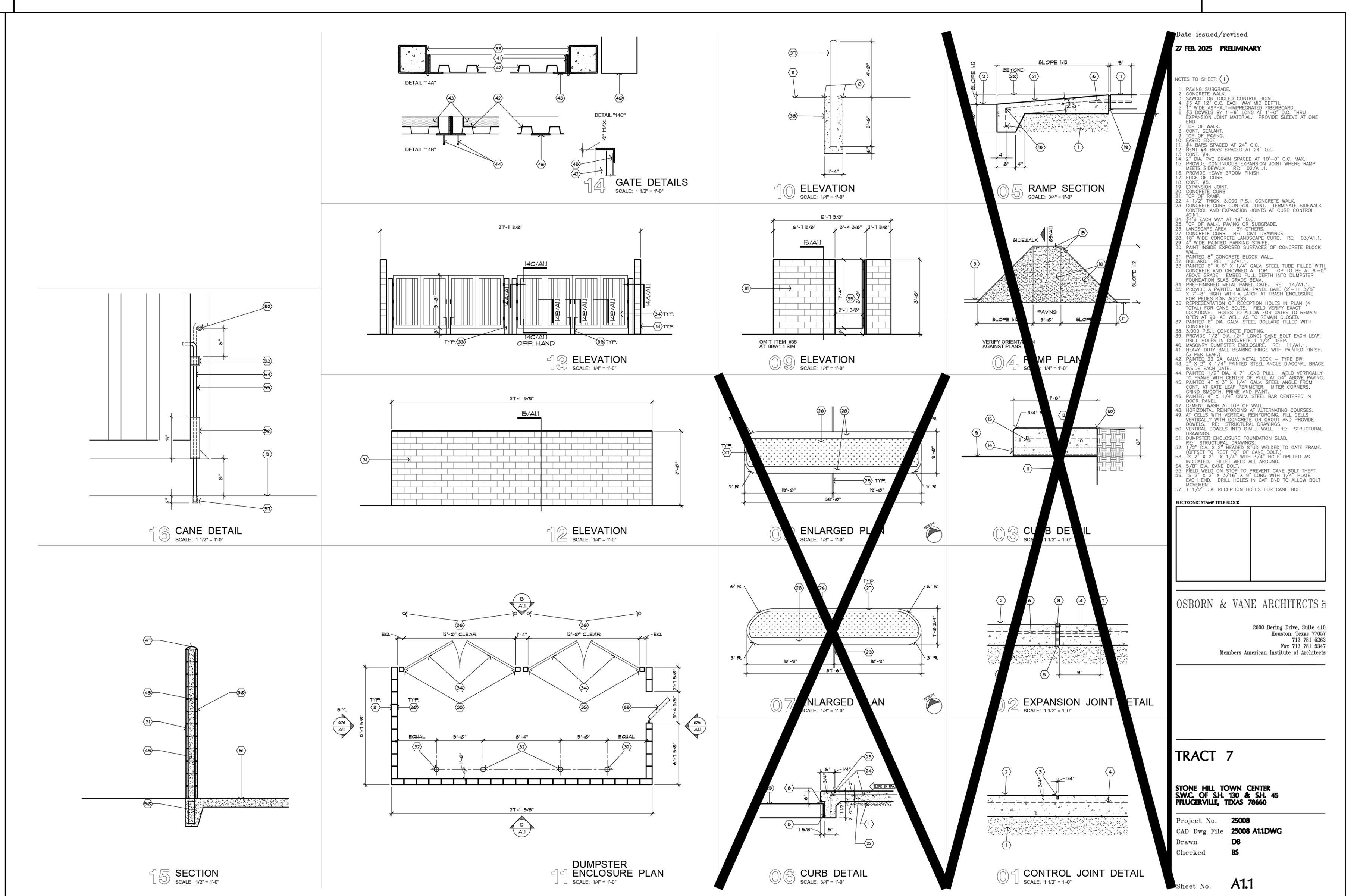
PARK ENVIRONMENTAL EQUIPMENT 888-611-PARK www.park-USA.com

"Expect the Best"

REDUCED PRESSURE BACKFLOW PREVENTER ON PRECAST CONCRETE PAD MODEL RPE - 3/4" THRU 2"

SCALE NONE | DWG. NO. RPE-1 | REV. A
DATE 2010

1-8 All drawings are avalible for download at www.park-usa.com in .dwg & .pdf formats



No.	REVISIONS	DATE

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

Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

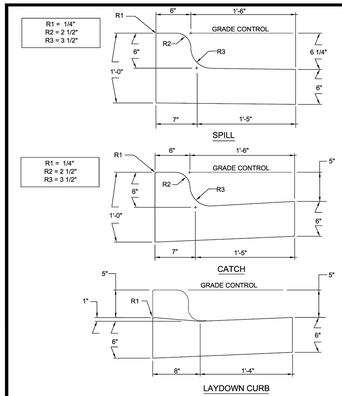
ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

CONSTRUCTION DETAILS (2 OF 5)

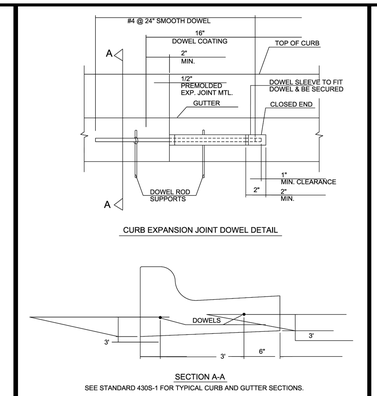
TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C6.1

PROJECT NUMBER: SP2025-000378

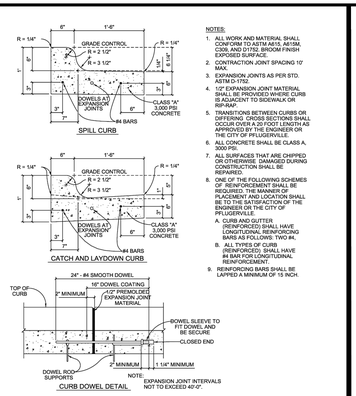


ISSUE DATE:			CITY OF PFLUGERVILLE	430S-1
REVISIONS			CURB AND GUTTER SECTION	
DATE	APPROVED	DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.			THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



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

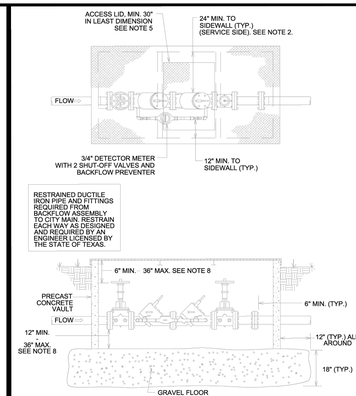
ISSUE DATE:			CITY OF PFLUGERVILLE	430S-2
REVISIONS			CURB EXPANSION JOINT DOWEL DETAIL	1 OF 3
DATE	APPROVED	DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.			THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, 3/8INCH 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 GUTTER JOINT 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. ALL 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 CURB REINFORCEMENT SHALL BE CHOSEN. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF PFLUGERVILLE.
   A. CURB AND GUTTER: REINFORCEMENT 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.

NOTE: EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0".

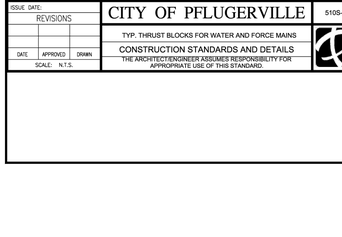
ISSUE DATE:			CITY OF PFLUGERVILLE	430S-2
REVISIONS			CURB AND GUTTER DETAILS	2 OF 3
DATE	APPROVED	DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.			THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

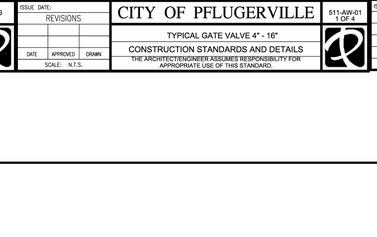


ISSUE DATE:			CITY OF PFLUGERVILLE	520S-19C
REVISIONS			STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	1 OF 1
DATE	APPROVED	DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.			THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

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. 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.

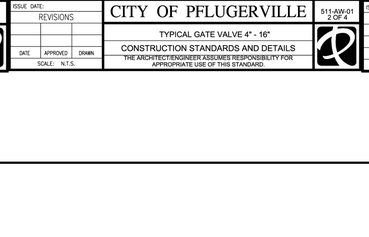
ISSUE DATE:			CITY OF PFLUGERVILLE	520S-19C
REVISIONS			STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	2 OF 2
DATE	APPROVED	DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.			THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



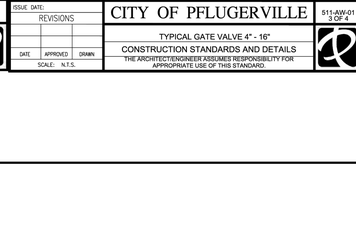


NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

ISSUE DATE:			CITY OF PFLUGERVILLE	432S-1
REVISIONS			SIDEWALK	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:			CITY OF PFLUGERVILLE	432S-3
REVISIONS			TYPE 1 CURB RAMPS-FULL INTERSECTION	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:			CITY OF PFLUGERVILLE	432S-3
REVISIONS			TYPE 1 CURB RAMPS-FULL INTERSECTION	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.	

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:			CITY OF PFLUGERVILLE	432S-3
REVISIONS			TYPE 1 CURB RAMPS-FULL INTERSECTION	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 CONCRETE 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:			CITY OF PFLUGERVILLE	510S-6
REVISIONS			TYP. THRUST BLOCKS FOR WATER AND FORCE MAINS	
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 3' 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:			CITY OF PFLUGERVILLE	511-AW-01
REVISIONS			TYPICAL GATE VALVE 4" - 16"	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: 78 LBS

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

ISSUE DATE:			CITY OF PFLUGERVILLE	511-AW-01
REVISIONS			TYPICAL GATE VALVE 4" - 16"	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.	

ISSUE DATE:			CITY OF PFLUGERVILLE	511-AW-01
REVISIONS			TYPICAL GATE VALVE 4" - 16"	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.	

NOTES (CONT'):
8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED 1/2" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"

ISSUE DATE:			CITY OF PFLUGERVILLE	511-AW-01
REVISIONS			TYPICAL GATE VALVE 4" - 16"	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.	

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.320.8555
FRN F-11926

ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER

24 FEBRUARY 2026

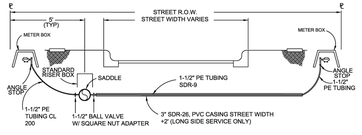
ALJ PROJECT NO: 028.25.CV.167
DATE: FEB 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

CONSTRUCTION DETAILS (3 OF 5)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C6.2

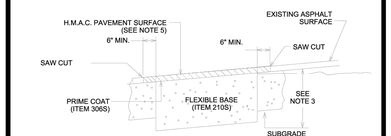
PROJECT NUMBER: SP2025-000378



SHORT SIDE SERVICE	LONG SIDE SERVICE
1-1/2" DOUBLE STRAP SERVICE SADDLE SMITH BLAIR ALL BRONZE, NPT	1-1/2" SADDLE, TWO STRAP SMITH BLAIR, BRONZE
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
3/4" ANGLE STOP, 2 REQUIRED	3", SDR-26, PVC CASING (LONG SIDE SERVICE ONLY)
LARGE, ROUND TWO-WAY METER BOX	3/4" ANGLE STOP, 2 REQUIRED
	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

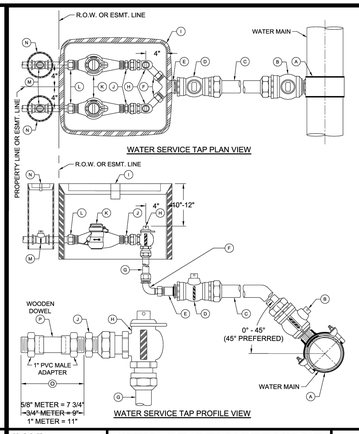
NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. (1"-1 1/2") CLASS 200
4. ROTATE THE BALL 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 60" PERPENDICULAR TO THE ROADWAY.

ISSUE DATE:	CITY OF PFLUGERVILLE	520-AW-02 1 OF 2
REVISIONS	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.	

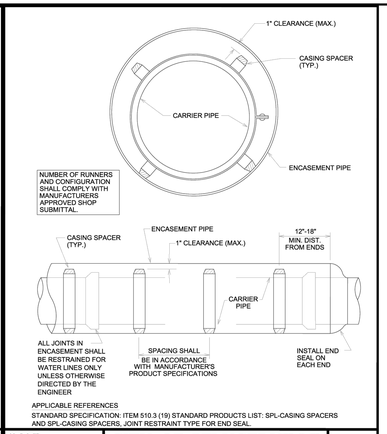


NOTES:
1. PAVEMENT REPAIRS FOR DESIGNATED 'NEW STREETS' SHALL BE COMPLETED IN CONFORMANCE WITH STANDARD DETAILS 1100S-7, 1100S-8A AND 1100S-8B.
2. ALL REPAIRS FOR OTHER STREET DESIGNATIONS SHALL BE MADE USING THIS STANDARD.
3. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE OR SUBSURFACE 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:	CITY OF PFLUGERVILLE	1100S-10A
REVISIONS	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:	CITY OF PFLUGERVILLE	520-AW-01B 1 OF 2
REVISIONS	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:	CITY OF PFLUGERVILLE	501S-1
REVISIONS	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.	

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" AND 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:	CITY OF PFLUGERVILLE	432S-2B 2 OF 2
REVISIONS	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.	

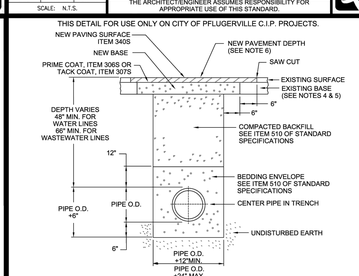
MATERIALS LIST:
- A. 2" SERVICE CLAMP, SPL WW-264
- B. 2" CORPORATION STOP, SPL WW-68
- C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
- D. 2" BALL VALVE, SPL WW-68
- E. SINGLE SERVICE: 2" MIP X 1" COPPER FLARE FITTING, SPL WW-68 OR DOUBLE SERVICE: 2" MIP X 1" COPPER FLARE WYE, SPL WW-68
- F. 1" SWIVEL NUT 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-997, 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 3". 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.

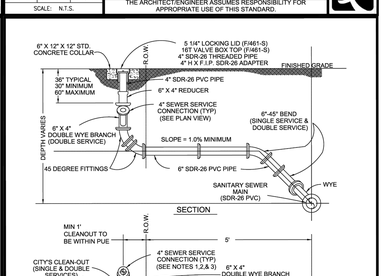
ISSUE DATE:	CITY OF PFLUGERVILLE	520-AW-01B 2 OF 2
REVISIONS	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

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



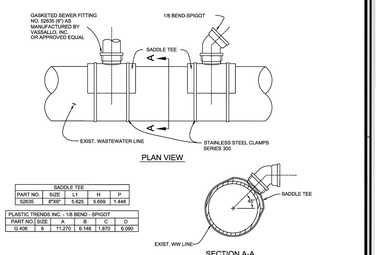
NOTES:
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 12" WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 6" WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA 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 OF 8" 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:	CITY OF PFLUGERVILLE	510S-3
REVISIONS	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:	CITY OF PFLUGERVILLE	520-AW-01 1 OF 3
REVISIONS	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.	

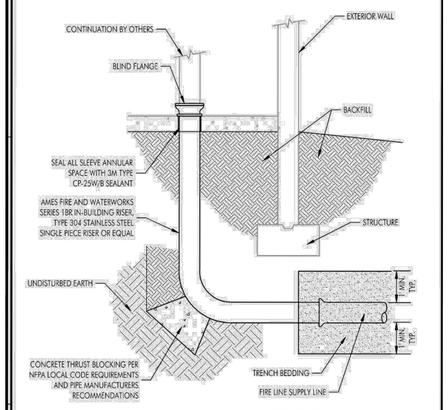


SADDLE TEE					
PART NO.	SIZE	L1	H	P	
52835	8"X6"	5.625	5.659	1.448	

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT						
PART NO	SIZE	A	B	C	O	
G 406	6	11.270	6.146	1.870	6.090	

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:	CITY OF PFLUGERVILLE	520-AW-01 2 OF 3
REVISIONS	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.	



06 **FIRE RISER** NTS

PROJECT NUMBER: SP2025-000378

No.	REVISIONS	DATE

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Civil Engineers
18636 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.351.8989
FRN F-11526

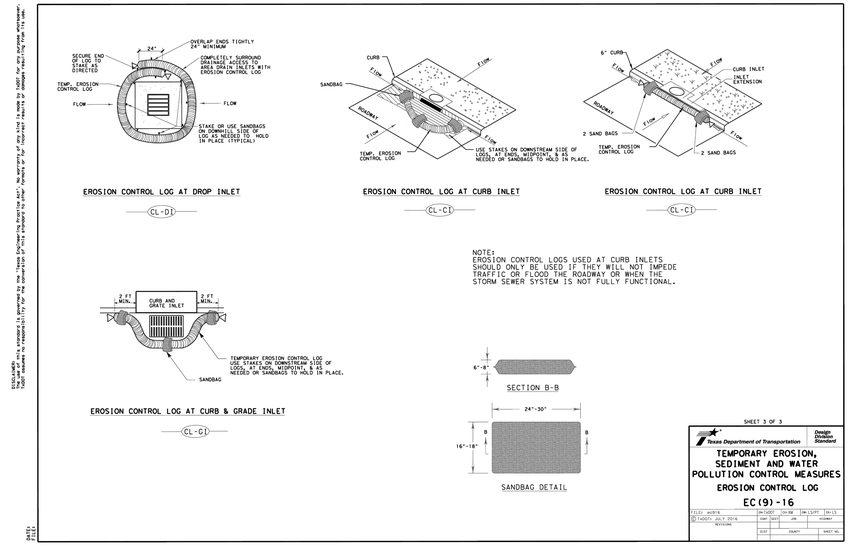
ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

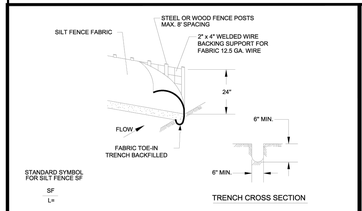
ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

CONSTRUCTION DETAILS (4 OF 5)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

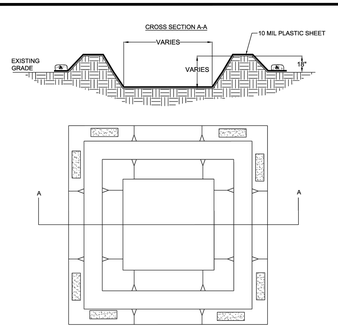
SHEET
C6.3





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.	

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: SP2025-000378

No.	REVISIONS	DATE

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FRN F-11526

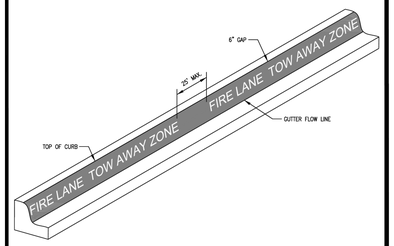
ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

CONSTRUCTION DETAILS (5 OF 5)

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
C6.4



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: MAY 2013		
REVISIONS		
09/2015	MS	AG
DATE	APPROVED	DRAWN
SCALE: N.T.S.		

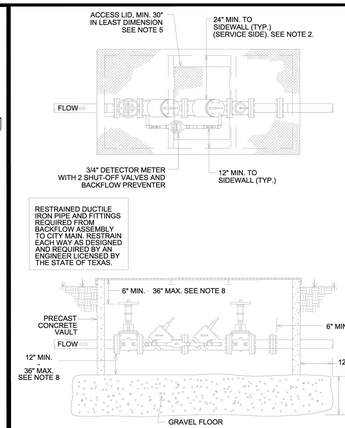
CITY OF PFLUGERVILLE

FIRE LANE MARKING DETAIL

CONSTRUCTION STANDARDS AND DETAILS

DWG. # MC-01

MC-01.DWG



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		
DATE	APPROVED	DRAWN
SCALE: N.T.S.		

CITY OF PFLUGERVILLE

STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER

CONSTRUCTION STANDARDS AND DETAILS

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

520S.19C
1 OF 2

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

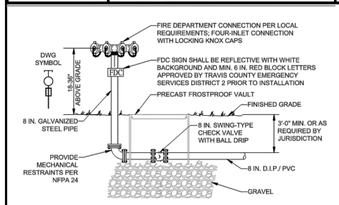
CITY OF PFLUGERVILLE

STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER

CONSTRUCTION STANDARDS AND DETAILS

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

520S.19C
2 OF 2



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.

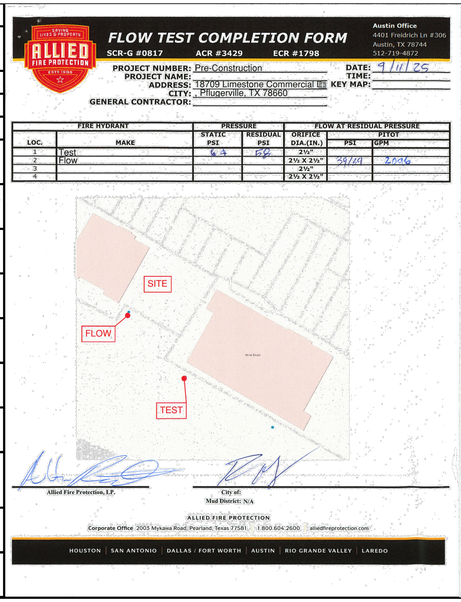
System demand greater than 750 GPM:
- Minimum pipe size is 8 inches
- Four-inlet connection required.

Fire Flow Matrix

Building Number	Floor Area	Construction Type	Initial Fire Flow	Sprinkler Reduction	Final Fire Flow	Hydrants Required
1	18,189 SF	II-B	2750 GPM	25%	1500 GPM	1

Fire Flow Notes

- Per Appendix B of the Fire Code, the minimum fire flow for a commercial occupancy is 1500 GPM.
- Construction types are based upon ICC construction classifications (See Building Code)
- Information regarding how to calculate floor area is outlined in Section B104 of Appendix B of the Fire Code
- Fire Flows are based upon Table B105.1 located in Appendix B of the Fire Code. (See local amendments)
- Sprinkler reductions are in Section B105.2 of Appendix B. (See local amendments)
- A 50% flow reduction is typically approved for buildings protected by an NFPA 13R system.
- A 75% flow reduction will be approved for light hazard occupancies (examples include an office or school) protected by an NFPA 13 system.
- A 50% reduction will typically be approved for ordinary hazard occupancies (Examples include mercantile and warehouse) protected by a standard NFPA 13 system.
- The sprinkler reduction, if any, for high-piled combustible storage and hazardous occupancies will be addressed on a case-by case basis.
- The number of hydrants is based upon Table C105.1 located in Appendix C of the Fire Code.



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: SP2025-000378

No.	REVISIONS	DATE

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

Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO: 028.25.CV.167
DATE: FEB. 2026
SCALE: N/A
DRAWN BY: AN
CHECKED BY: RAB

FIRE PROTECTION NOTES

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
F0.1

BENCHMARK:
STONE HILL TOWN CENTER - DOC. NO. 200700201 - O.P.R.T.C. TBM-B
BOX CUT ON A STORM INLET LOCATED ON THE WEST SIDE OF F.M. 685, BEING THE FIRST INLET NORTH FROM THE INTERSECTION WITH TOWN CENTER DRIVE
ELEVATION = 735.08 FEET (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "25.0021-24":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE NORTH SIDE OF TOWN CENTER DRIVE BEING THE FIRST INLET WEST FOR THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE
ELEVATION = 736.32 FEET

TEMPORARY BENCHMARK "25.0021-25":
BOX CUT WITH "X" ON STORM INLET LOCATED ON THE SOUTH SIDE OF TOWN CENTER DRIVE LOCATED APPROX 230 FEET SOUTHEAST FROM THE INTERSECTION WITH HILL TOP COMMERCIAL DRIVE, BEING APPROX 66 FEET NORTHEAST FROM A BUSINESS SIGN, APPROX 65.7 FEET NORTHEAST FROM A LAMP POST, AND APPROX 24.2 FEET SOUTH FROM A MANHOLE
ELEVATION = 736.76 FEET

0 20 40 80
1 inch = 40 ft.
GRAPHIC SCALE

LEGEND

- PROPOSED FIRE LANE (RED STRIPING)
- 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
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE
- 100 — EX. MAJOR CONTOUR
- 99 — 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.

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED **RED** OR A **RED** STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "**FIRE LANE-TOW AWAY ZONE**" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

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: SP2025-000378

NO.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.651.4567
FRN F-11526

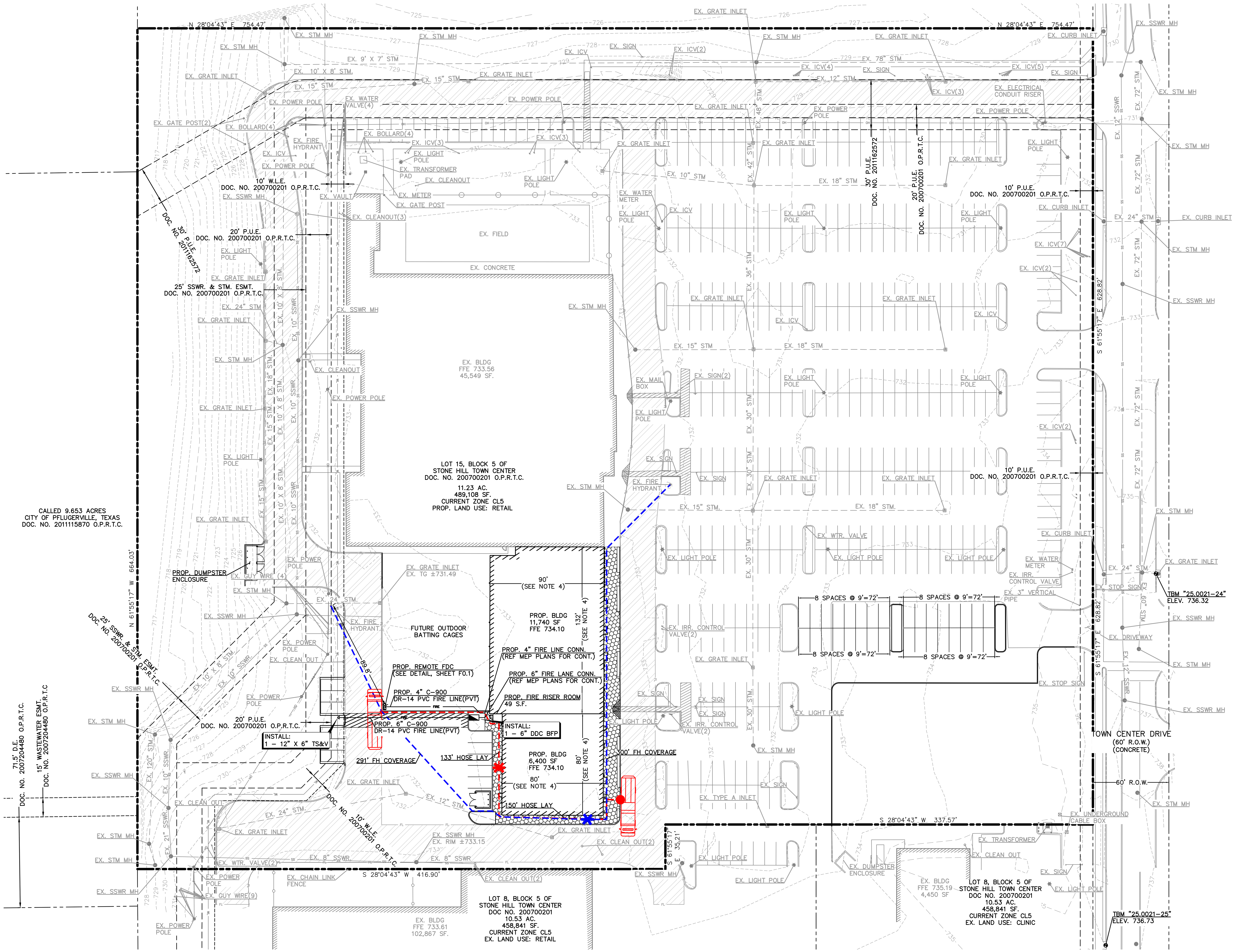
ROGER A. BLAIR
STATE OF TEXAS
154758
REGISTERED
PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:40
DRAWN BY: AN
CHECKED BY: RAB

EMERGENCY ACCESS PLAN

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
F1.0



BENCHMARK:
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- EXISTING FIRE HYDRANT COVERAGE END POINT
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- PROPOSED FIRE LANE HOSE LAY (150')
- EXISTING FIRE HYDRANT COVERAGE (300')
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- PROPOSED 6" FIRE LINE
- PROPOSED 8" WATER LINE
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
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- 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. WATER PROVIDER FOR THE PROJECT IS CITY OF PFLUGERVILLE
6. A FIRE SPRINKLER SYSTEM WILL BE INSTALLED

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED **RED** OR A **RED** STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD–IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "**FIRE LANE-TOW AWAY ZONE**" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

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No.	REVISIONS	DATE

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

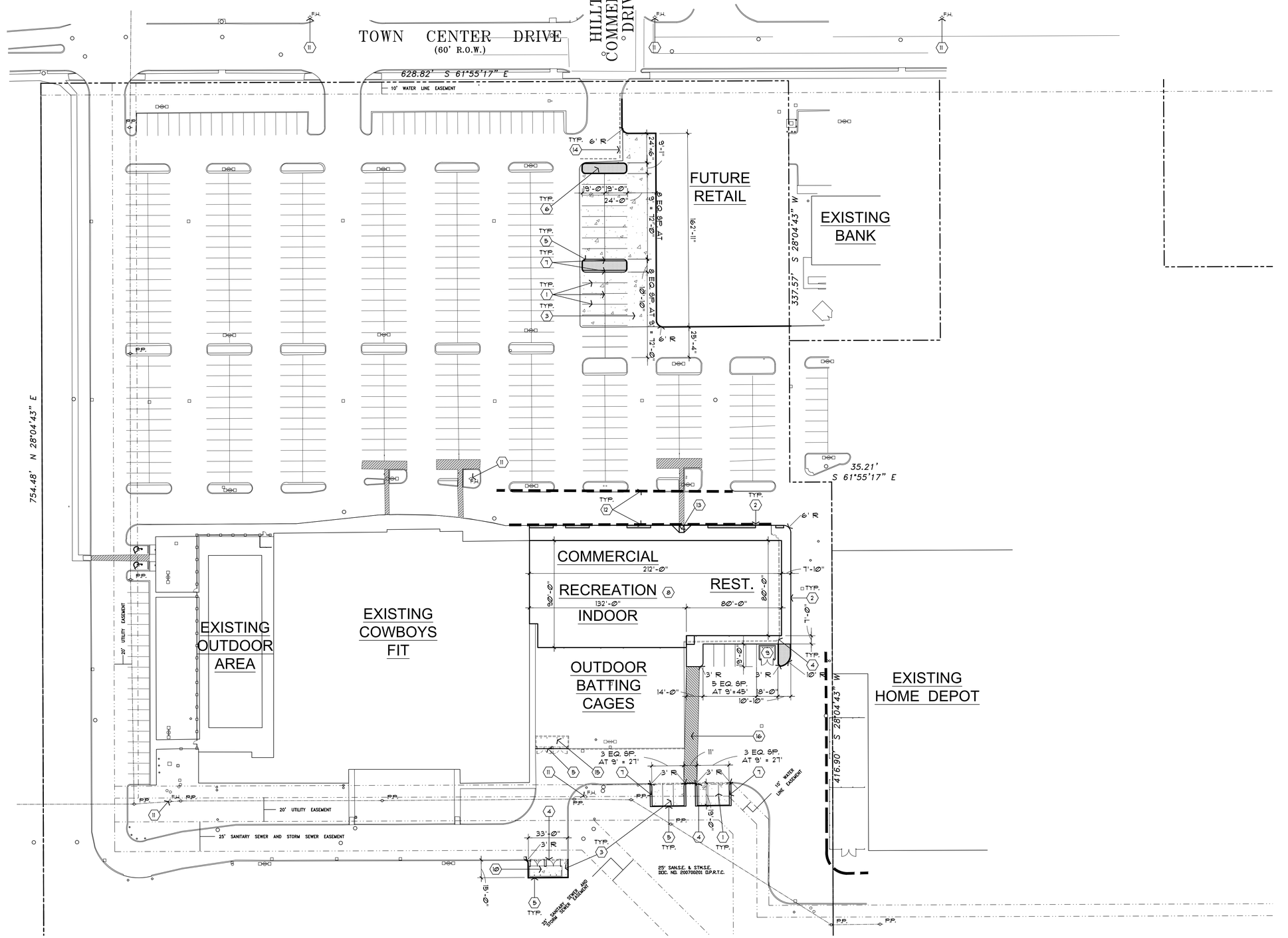
Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED PROFESSIONAL ENGINEER
24 FEBRUARY 2026

ALJ PROJECT NO. 028.25.CV.167
DATE: FEB. 2026
SCALE: 1:40
DRAWN BY: AN
CHECKED BY: RAB

FIRE PROTECTION PLAN

TRACT 7 STONE HILL TOWN CENTER
1401 TOWN CENTER DR., SUITE 200
PFLUGERVILLE, TX. 78660

SHEET
F2.0



01 SITE PLAN
SCALE: 1" = 40'

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. 4" WIDE PAINTED PARKING STRIPE. COLOR TO MATCH EXISTING.
2. CONCRETE WALK. RE: 06/A1.1.
3. CONCRETE PAVING. RE: CIVIL DRAWINGS.
4. EXISTING CURB TO BE REMOVED. VERIFY LOCATIONS.
5. CONCRETE CURB. RE: CIVIL DRAWINGS.
6. LANDSCAPE AREA BY OTHERS. PROVIDE SLEEVES FOR IRRIGATION SYSTEM – BY OTHERS.
7. 18" WIDE LANDSCAPE CURB. RE: 03/A1.1.
8. RE: FLOOR PLAN AND ROOF PLANS FOR ROOF DRAIN LOCATIONS. RE: CIVIL AND PLUMBING DRAWINGS.
9. TRASH DUMPSTER ENCLOSURE. RE: 11/A1.1.
10. TRASH DUMPSTER ENCLOSURE. RE: 11/A1.1.
11. EXISTING FIRE HYDRANT LOCATION. FIELD VERIFY EXACT LOCATION. RE: PLUMBING DRAWINGS.
12. EXISTING FIRE LANE STRIPING. TOUCH UP PAINT WHERE NEEDED. FIELD VERIFY LOCATIONS OF EXISTING STRIPING AND, IF NECESSARY, CONTINUE PAINTED FIRE LANE STRIPING.
13. HANDICAP RAMP. RE: 04/A1.1. LOCATE CENTERED ON EXISTING ACCESSIBLE STRIPING.
14. REMOVE EXISTING CONCRETE WHEELSTOPS.
15. REMOVE EXISTING DUMPSTER ENCLOSURE AND SURROUNDING CURB. RE: CIVIL DRAWINGS.
16. NEW PAINTED STRIPED ROUTE. RE: CIVIL DRAWINGS.

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
BRIAN CHRISTOPHER OSBORN
19072
STATE OF TEXAS

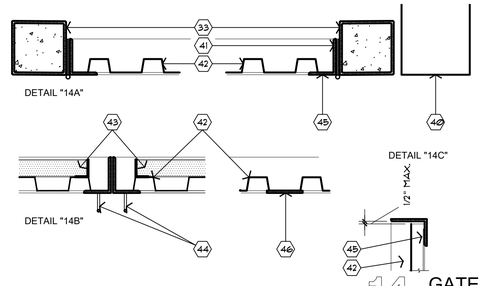
02-24-2026

TRACT 7

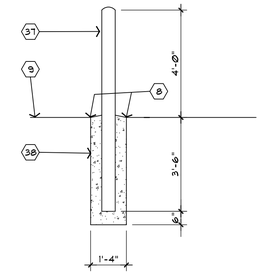
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A1.0.DWG**
Drawn	**DB**
Checked	**BS**

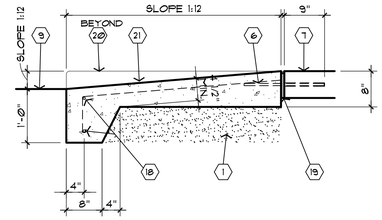
Sheet No. **A1.0**



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



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



05 RAMP SECTION
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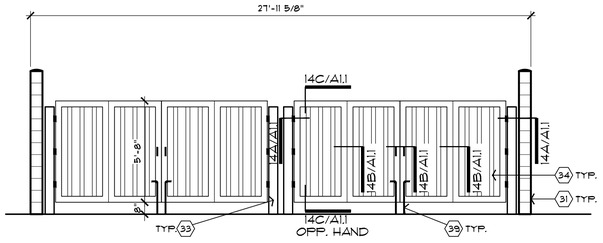

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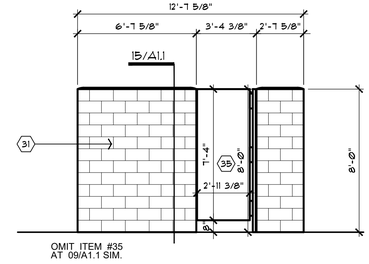

09 ELEVATION
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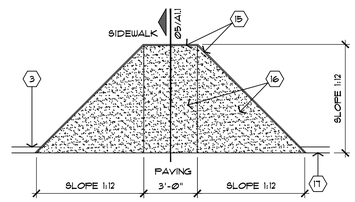
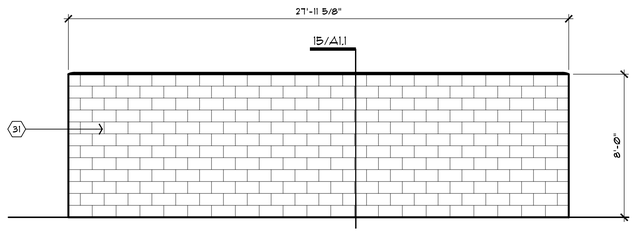


VERIFY ORIENTATION
AGAINST PLANS.

04 RAMP PLAN
SCALE: 1/4" = 1'-0"



12 ELEVATION
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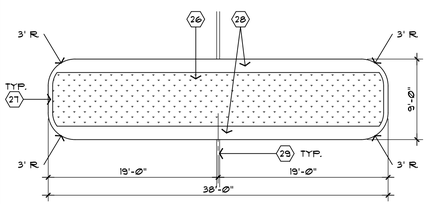
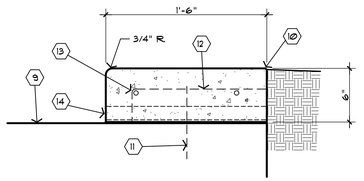
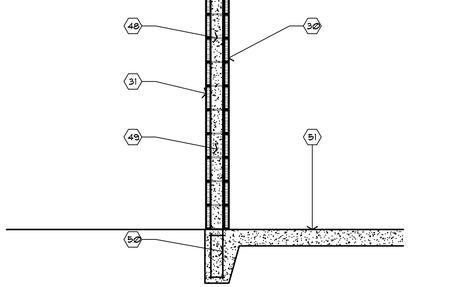


08 ENLARGED PLAN
SCALE: 1/8" = 1'-0"



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



16 CANE DETAIL
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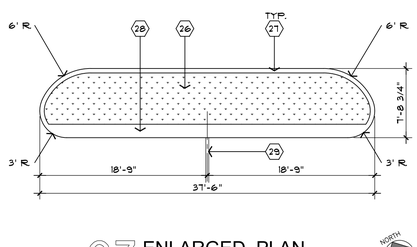
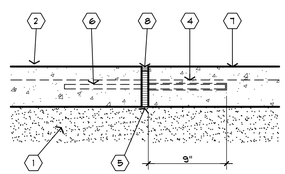
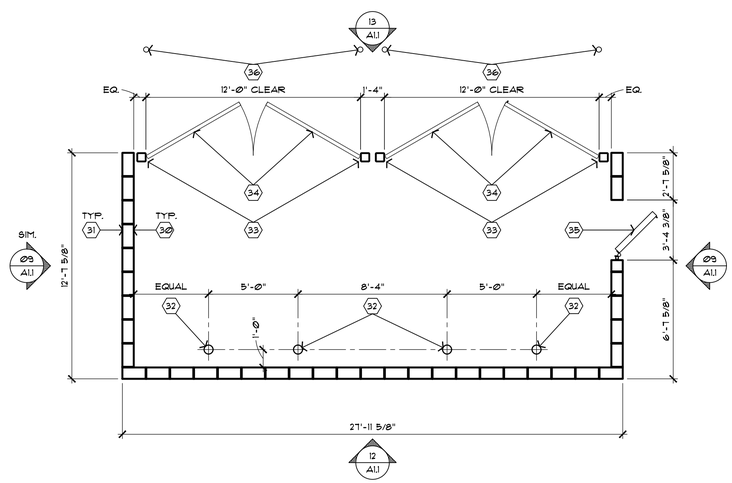


07 ENLARGED PLAN
SCALE: 1/8" = 1'-0"

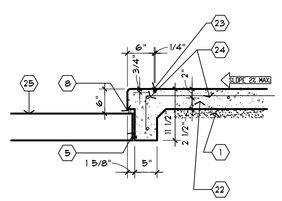


02 EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

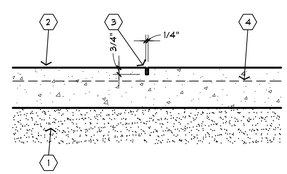
15 SECTION
SCALE: 1/2" = 1'-0"



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



06 CURB DETAIL
SCALE: 3/4" = 1'-0"



01 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: (1)

1. PAVING SUBGRADE.
2. CONCRETE WALK.
3. SAWCUT OR TOOLED CONTROL JOINT.
4. #3 AT 12" O.C. EACH WAY MID DEPTH.
5. 1" WIDE ASPHALT-IMPREGNATED FIBERBOARD.
6. #3 DOWELS BY 1'-6" LONG AT 1'-0" O.C. THRU EXPANSION JOINT MATERIAL. PROVIDE SLEEVE AT ONE END.
7. TOP OF WALK.
8. CONT. SEALANT.
9. TOP OF PAVING.
10. EASED EDGE.
11. #4 BARS SPACED AT 24" O.C.
12. BENT #4 BARS SPACED AT 24" O.C.
13. CONT. #5.
14. 2" DIA. PVC DRAIN SPACED AT 10'-0" O.C. MAX.
15. PROVIDE CONTINUOUS EXPANSION JOINT WHERE RAMP MEETS SIDEWALK. RE: 02/A1.1.
16. PROVIDE HEAVY BROOM FINISH.
17. EDGE OF CURB.
18. CONT. #5.
19. EXPANSION JOINT.
20. CONCRETE CURB.
21. TOP OF RAMP.
22. 4 1/2" THICK, 3,000 P.S.I. CONCRETE WALK.
23. CONCRETE CURB CONTROL JOINT. TERMINATE SIDEWALK CONTROL AND EXPANSION JOINTS AT CURB CONTROL JOINT.
24. #4'S EACH WAY AT 18" O.C.
25. TOP OF WALK, PAVING OR SUBGRADE.
26. LANDSCAPE AREA – BY OTHERS.
27. CONCRETE CURB. RE: CIVIL DRAWINGS.
28. 18" WIDE CONCRETE LANDSCAPE CURB. RE: 03/A1.1.
29. 4" WIDE PAINTED PARKING STRIPE.
30. PAINT INSIDE EXPOSED SURFACES OF CONCRETE BLOCK WALL.
31. PAINTED 8" CONCRETE BLOCK WALL.
32. BOLLARD. RE: 10/A1.1.
33. 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.
34. PRE-FINISHED METAL PANEL GATE. RE: 14/A1.1.
35. PROVIDE A PAINTED METAL PANEL GATE (2'-11 3/8" X 7'-5" HIGH) WITH A LATCH AT TRASH ENCLOSURE FOR PEDESTRIAN ACCESS.
36. 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.
37. PAINTED 6" DIA. GALV. STEEL BOLLARD FILLED WITH CONCRETE.
38. 3,000 P.S.I. CONCRETE FOOTING.
39. PROVIDE 1/2" DIA. (24" LONG) CANE BOLT EACH LEAF. DRILL HOLES IN CONCRETE 1 1/2" DEEP.
40. MASONRY DUMPSTER ENCLOSURE. RE: 11/A1.1.
41. HEAVY-DUTY BALL BEARING HINGE WITH PAINTED FINISH. (3 PER LEAF.)
42. PAINTED 22 GA. GALV. METAL DECK – TYPE BW.
43. 2" X 2" X 1/4" PAINTED STEEL ANGLE DIAGONAL BRACE INSIDE EACH GATE.
44. PAINTED 1/2" DIA. X 7" LONG PULL. WELD VERTICALLY TO FRAME WITH CENTER OF PULL AT 54" ABOVE PAVING.
45. PAINTED 4" X 3" X 1/4" GALV. STEEL ANGLE FROM CONT. AT GATE LEAF PERIMETER. MITER CORNERS, GRIND SMOOTH, PRIME AND PAINT.
46. PAINTED 4" X 1/4" GALV. STEEL BAR CENTERED IN DOOR PANEL.
47. CEMENT WASH AT TOP OF WALL.
48. HORIZONTAL REINFORCING AT ALTERNATING COURSES.
49. AT CELLS WITH VERTICAL REINFORCING, FILL CELLS VERTICALLY WITH CONCRETE OR GROUT AND PROVIDE DOWELS. RE: STRUCTURAL DRAWINGS.
50. VERTICAL DOWELS INTO C.M.U. WALL. RE: STRUCTURAL DRAWINGS.
51. DUMPSTER ENCLOSURE FOUNDATION SLAB. RE: STRUCTURAL DRAWINGS.
52. 1/2" DIA. X 2" HEADED STUD WELDED TO GATE FRAME. (OFFSET TO REST TOP OF CANE BOLT.)
53. TS 2" X 2" X 1/4" WITH 3/4" HOLE DRILLED AS INDICATED. FILLET WELD ALL AROUND.
54. 5/8" DIA. CANE BOLT.
55. FIELD WELD ON STOP TO PREVENT CANE BOLT THEFT.
56. 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.
57. 1 1/2" DIA. RECEPTION HOLES FOR CANE BOLT.

ELECTRONIC STAMP TITLE BLOCK

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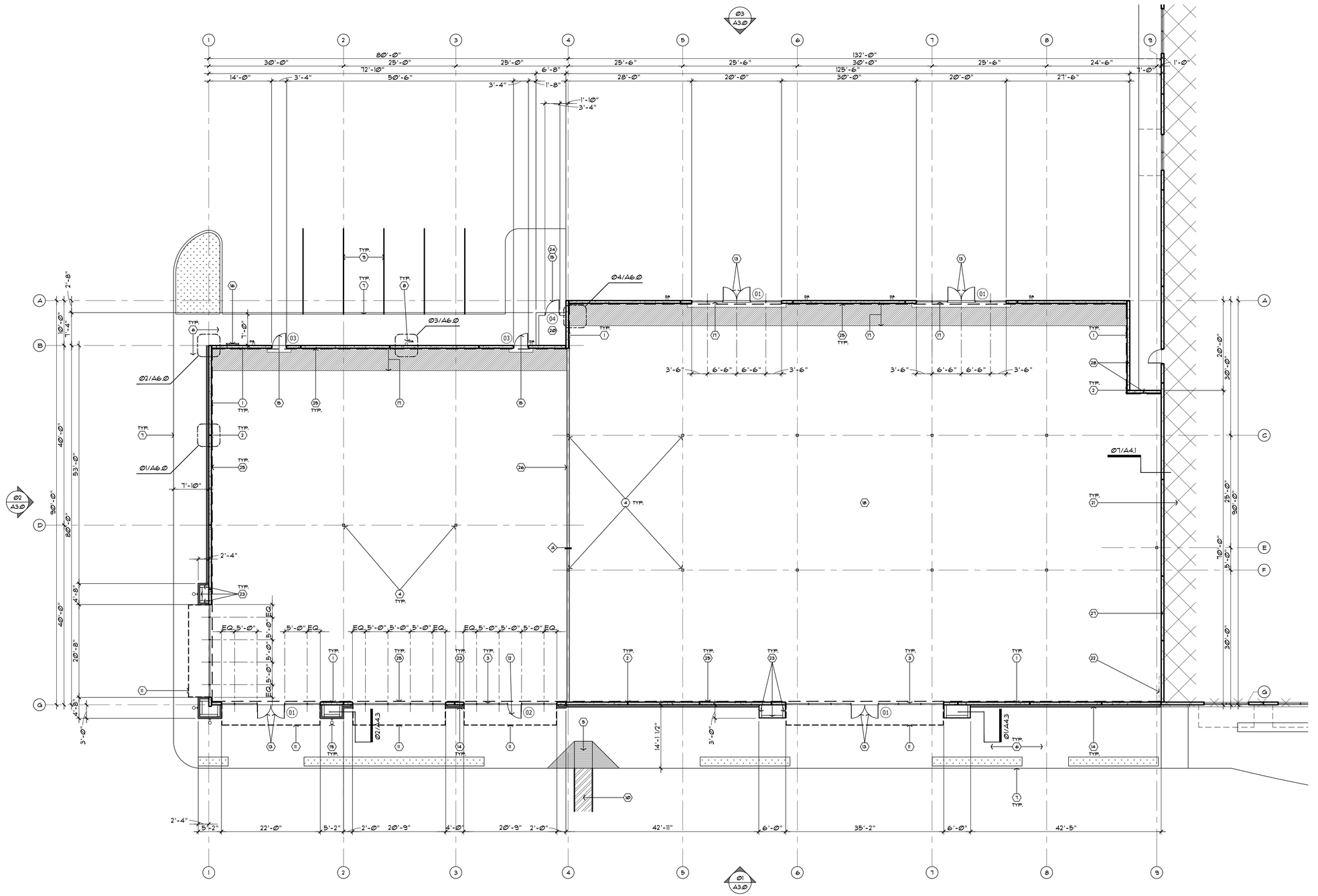
TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A1.1.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A1.1**



01 FLOOR PLAN
SCALE: 3/32" = 1'-0"

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
2. CONCRETE TILT-WALL PANEL JOINT. VERIFY LOCATIONS WITH STRUCTURAL DRAWINGS. RE: 01 AND 02/A6.0.
3. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE GLAZED.
4. STEEL COLUMN. RE: STRUCTURAL DRAWINGS.
5. HANDICAP RAMP. RE: 04/A1.1. LOCATE CENTERED ON EXISTING ACCESSIBLE STRIPING.
6. CONCRETE WALK. RE: 06/A1.1.
7. CONCRETE CURB. RE: 06/A1.1
8. DOWNSPOUT (D.S.) - TYPICAL. RE: 03/A6.0.
9. 4" WIDE PAINTED STRIPE. COLOR TO MATCH EXISTING.
10. EXISTING ACCESSIBLE AISLE WITH PAINTED STRIPING. VERIFY LOCATION.
11. FACE OF CANOPY ABOVE.
12. 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOOR. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
13. (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.
14. MASONRY VENEER AS SPECIFIED. RE: EXTERIOR ELEVATIONS.
15. PAINTED 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
16. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 01/A4.1 AND 02/A4.1.
17. 5'-0" WIDE CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
18. SEE CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION.
19. LOCATION OF WALL-MOUNTED DECORATIVE LIGHT FIXTURE. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. RE: ELECTRICAL DRAWINGS.
20. RISER ROOM. SLOPE CONCRETE SLAB TOWARD DOOR OPENING. RISER ROOM SHALL HAVE SIGNAGE POSTED ON ACCESS SIDE OF ENTRY DOOR. RE: PLUMBING DRAWINGS.
21. AREA INDICATED IS EXISTING AND NOT INCLUDED IN THIS CONTRACT.
22. REMOVE EXISTING WALL FINISH TO EXPOSE CONCRETE TILT-WALL PANEL.
23. METAL STUD FRAMING.
24. DOOR TO HAVE IQWIK LITE DUAL KEYPAD / DEADBOLT LOCK.
25. DASHED LINE INDICATES R-13 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
26. ONE-HOUR RATED TENANT SEPARATION WALL FROM SLAB TO BOTTOM OF ROOF DECK WITH 6", 20 GA. METAL STUDS. (600S162-54), ONE LAYER OF 5/8" TYPE X GYP. BOARD BOTH SIDES AND R-21 BATT INSULATION IN STUD SPACES. RE: 07/A4.0.
27. EXISTING 8" THICK CONCRETE PANELS. MINIMUM ONE-HOUR RATED CONSTRUCTION PER TABLE 721.1 (2) OF THE 2021 IBC.
28. 7 1/4" THICK CONCRETE PANELS. MINIMUM ONE-HOUR RATED CONSTRUCTION PER TABLE 721.1 (2) OF THE 2021 IBC, EXPOSURE FROM BOTH SIDES.

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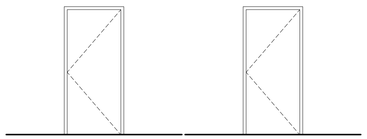
TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A2.0-A2.2.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A2.0**

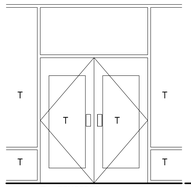


03
3'-0" X 7'-0" X 1 3/4"
PAINTED HOLLOW METAL
DOOR AND FRAME

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)

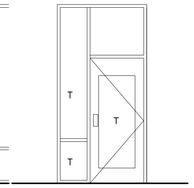
HARDWARE SET #3
REFER TO SPECIFICATIONS
FOR MORE INFORMATION



T = TEMPERED

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



T = TEMPERED

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

04 DOOR TYPES
NOT TO SCALE

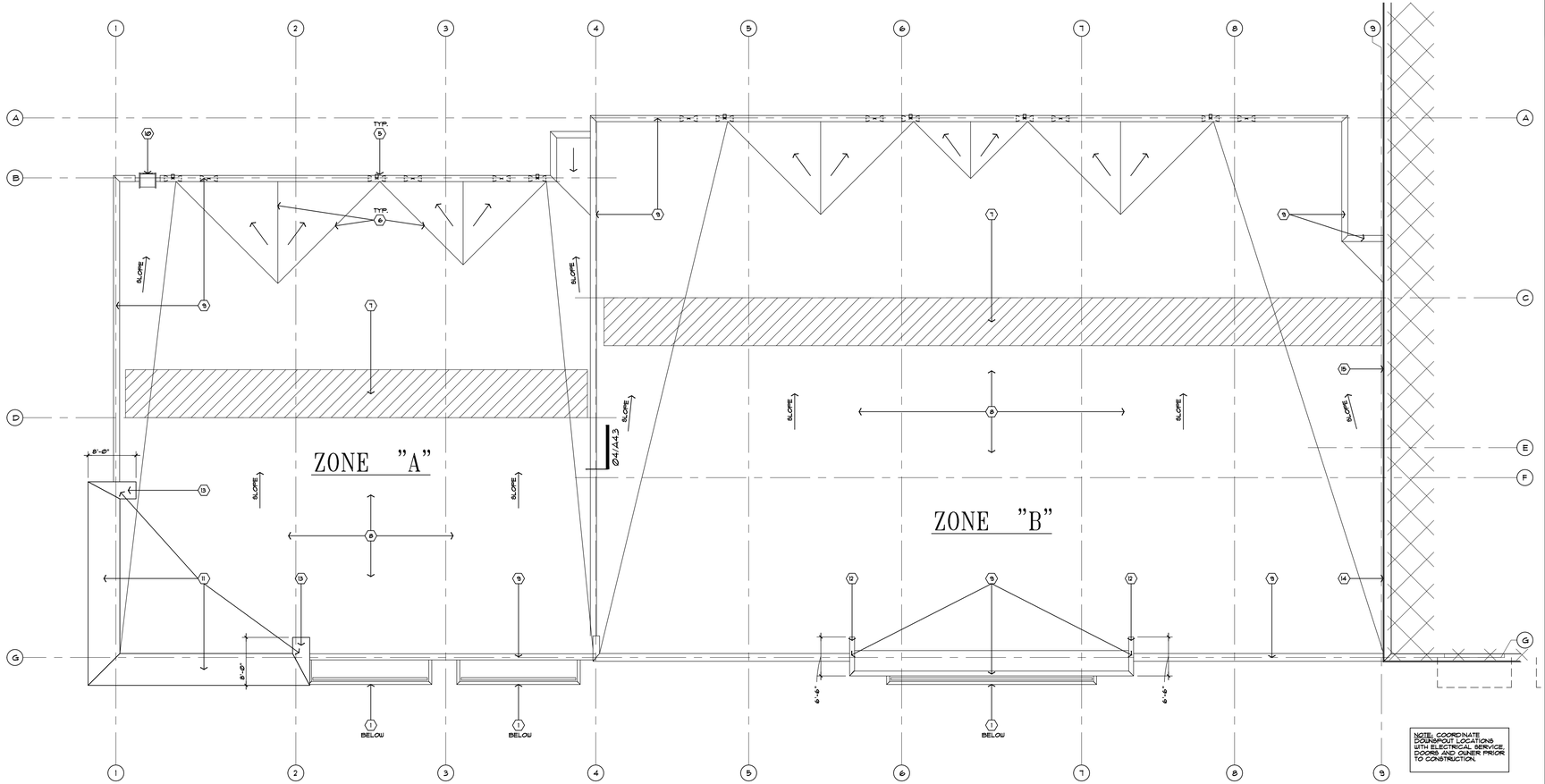
HARDWARE SET 1 (ENTRY PAIR)		
1	EA	DEAD BOLT W/ THUMBTURN ACTIVE LEAF
1	EA	EXIT INDICATOR ACTIVE LEAF
1	EA	THRESHOLD BOLT ACTIVE LEAF
1	EA	HEADER BOLT ACTIVE LEAF
1	EA	HEADER BOLT INACTIVE LEAF
PROVIDE AUTOMATIC FLUSH BOLTS. BALANCE OF DOOR HARDWARE BY DOOR SUPPLIER		

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 KEY PAD LOCK SET: MODEL IQ1LITE BY MARKS USA. FINISH 19 BLACK POWDER COAT. STANDARD KEY OVERRIDE CYLINDER.		

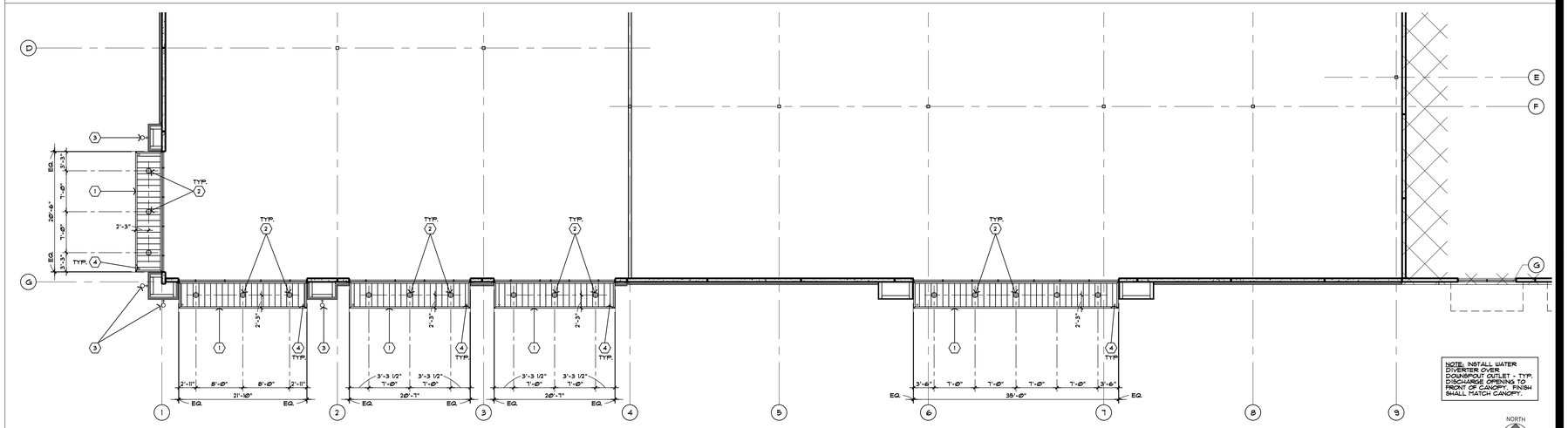
HARDWARE SET 4 (SINGLE ENTRY)		
1	EA	DEAD BOLT WITH THUMBTURN
1	EA	EXIT INDICATOR
1	EA	THRESHOLD
BALANCE OF DOOR HARDWARE BY DOOR SUPPLIER		

03 DOOR HARDWARE
NO SCALE



02 ROOF PLAN
SCALE: 3/32" = 1'-0"

NORTH



01 SOFFIT PLAN
SCALE: 3/32" = 1'-0"

NORTH

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. EDGE OF PRE-MANUFACTURED ALUMINUM CANTILEVERED CANOPY. SLOPE AWAY FROM BUILDING TO DOWNSPOUTS. VERIFY ADEQUATE DRAINAGE REQUIREMENTS.
2. EXTERIOR UNDER-CANOPY LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
3. LOCATION OF WALL-MOUNTED DECORATIVE LIGHT FIXTURE. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. RE: ELECTRICAL DRAWINGS.
4. PROVIDE ROOF DRAINS IN CANOPIES PER CANOPY MANUFACTURER'S RECOMMENDATIONS.
5. DOWNSPOUT. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
6. ROOF CRICKET FORMED WITH TAPERED INSULATION.
7. AREA INDICATED DENOTES WHERE FUTURE A/C UNITS ARE TO BE PLACED. RE: STRUCTURAL DRAWINGS.
8. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
9. PRE-FINISHED METAL COPING.
10. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 01/A4.1 AND 02/A4.1.
11. TPO ROOFING SYSTEM. SEE WALL SECTIONS AND DETAILS.
12. PARAPET RETURNS. RE: 06/A5.2 AND 05/A6.2.
13. PARAPET RETURNS. RE: 01/A5.3 AND 06/A6.2.
14. ROOF EXPANSION JOINT AT INTERSECTION OF NEW ROOF AND EXISTING CONSTRUCTION. RE: 05/A6.3.
15. LOCATION OF JOINT BETWEEN EXISTING CONSTRUCTION AND NEW ROOF CONSTRUCTION. VERIFY LOCATION. COORDINATE WITH STRUCTURAL DRAWINGS.

SCHEDULED ROOF ON RIGID INSULATION ON METAL DECK. RE: SPECIFICATIONS.
ROOFING MEMBRANE TO BE R-25, 60 MIL. TPO SYSTEM COMPLYING WITH COOL ROOFS. LOW SLOPE UP TO 2:12 SHALL BE PROVIDED WITH A ROOF COVERING WHERE THE EXTERIOR SURFACE HAS:

A. A MINIMUM TOTAL SOLAR REFLECTANCE OF 0.70 WHEN TESTED IN ACCORDANCE WITH ONE OF THE SOLAR REFLECTANCE TEST METHODS LISTED BELOW, AND
B. A MINIMUM THERMAL EMITTANCE OF 0.75 WHEN TESTED IN ACCORDANCE WITH ONE OF THE THERMAL REFLECTANCE TEST METHODS LISTED BELOW.

SOLAR REFLECTANCE TEST METHODS:
ASTM C1549, ASTM E903, ASTM E1175 OR ASTM E1918 THERMAL EMITTANCE TEST METHODS:
ASTM C835, ASTM C1371 OR ASTM E408.

GENERAL NOTE:

ROOFING SHALL BE TPO WITH ROOF INSULATION COMBINED OF R-25. REFER TO SPECIFICATIONS.

ELECTRONIC STAMP TITLE BLOCK

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STATE OF TEXAS

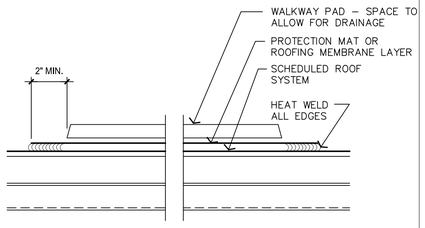
02-24-2026

TRACT 7

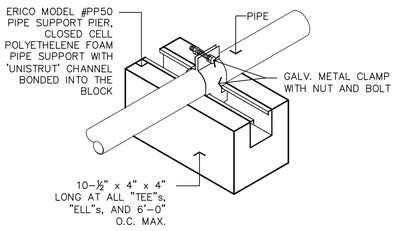
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A2.0-A2.2.DWG**
Drawn	**DB**
Checked	**BS**

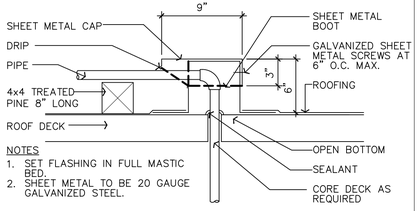
Sheet No. **A2.1**



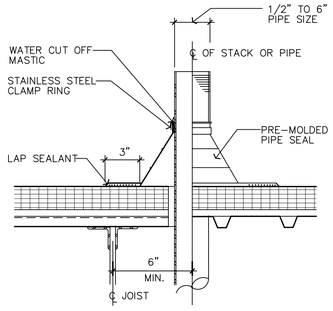
06 WALKWAY PAD DETAIL
SCALE: 3" = 1'-0"



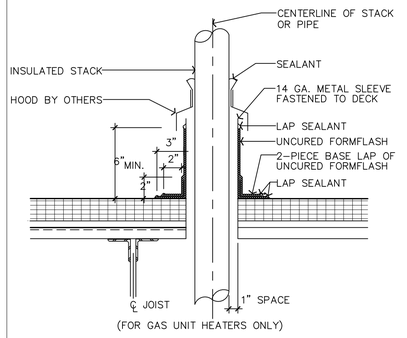
05 PIPE SUPPORT DETAIL
SCALE: 3" = 1'-0"



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



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



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

ZONE "A"

SCUPPER AND DOWNSPOUT SIZING (INTENSITY BASED ON SMACNA 10 YEAR STORM)

ROOF AREA: 6,260 S.F.
RAINFALL INTENSITY: 8.2 IN/HR

SCUPPER SIZING:
SMACNA TABLE 1-2, storms which should be exceeded only once in 10 years
(SMACNA table 1-2, rainfall data)
RAINFALL INTENSITY IN GPM: GPM = (0.0104) x (IPH) x (ROOF AREA)
GPM = 0.0104 x 8.2 x 6,260 = 534 GPM-S.F. (entire roof)
HEAD HEIGHT IN INCHES: 2" (assumed)
determine head height: in inches of water at a point 6 ft back from scupper
SCUPPER CAPACITY: INTENSITY (GPM)/TOTAL NUMBER OF PROPOSED SCUPPERS 534 GPM/3 SCUPPERS = 178 GPM
FROM TABLE G-1: AT 3 PROPOSED SCUPPERS AND 2" HEAD EACH SCUPPER MUST BE 24" WIDE (TABLE G-1)
SCUPPER TOTAL: 3 SCUPPERS AT 30" WIDE

DOWNSPOUT SIZING:
SMACNA TABLE 1-2, storms which should be exceeded only once in 10 years
RAINFALL INTENSITY IN IN/HR: 8.2 IN/HR
CALCULATED ROOF AREA DRAINED PER DOWNSPOUT AREA: 150 S.F./S.I.
6,260 S.F./150 S.F./S.I. = 42 S.I. TOTAL DOWNSPOUT AREA. REQUIRED SIZE AT 3 DOWNSPOUTS 42/3 = 14 S.I.
(ASSUME 5"x5" SQUARE DOWNSPOUT = 25 S.I. EACH = 25 S.I. > 14 S.I.

NOTE: EMERGENCY OVERFLOW SYSTEM TO EQUAL REGULAR SYSTEM AT +2" ABOVE REGULAR SCUPPER

ZONE "B"

SCUPPER AND DOWNSPOUT SIZING (INTENSITY BASED ON SMACNA 10 YEAR STORM)

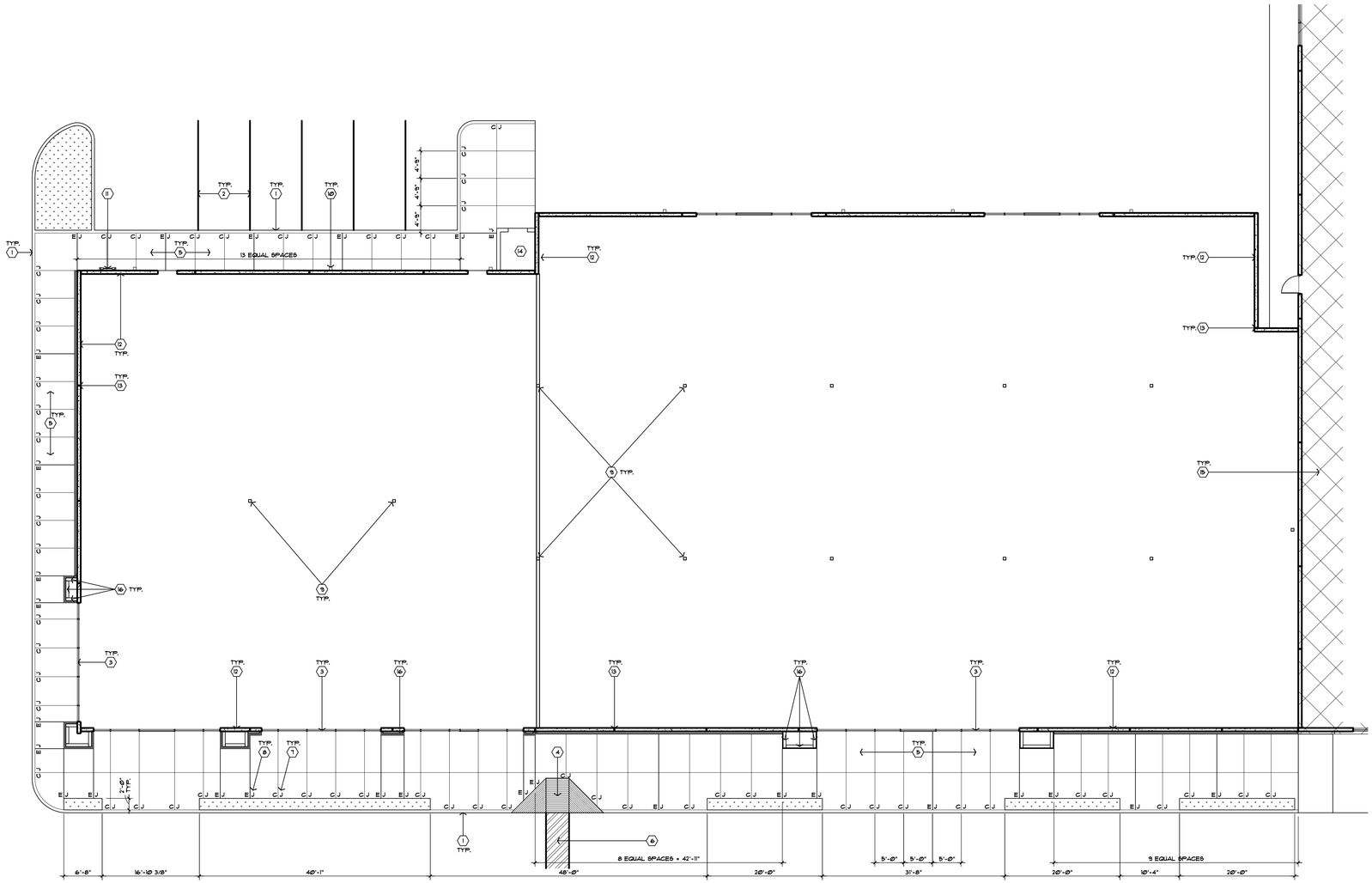
ROOF AREA: 11,595 S.F.
RAINFALL INTENSITY: 8.2 IN/HR

SCUPPER SIZING:
SMACNA TABLE 1-2, storms which should be exceeded only once in 10 years
(SMACNA table 1-2, rainfall data)
RAINFALL INTENSITY IN GPM: GPM = (0.0104) x (IPH) x (ROOF AREA)
GPM = 0.0104 x 8.2 x 11,595 = 989 GPM-S.F. (entire roof)
HEAD HEIGHT IN INCHES: 2" (assumed)
determine head height: in inches of water at a point 6 ft back from scupper
SCUPPER CAPACITY: INTENSITY (GPM)/TOTAL NUMBER OF PROPOSED SCUPPERS 989 GPM/4 SCUPPERS = 248 GPM
FROM TABLE G-1: AT 4 PROPOSED SCUPPERS AND 2" HEAD EACH SCUPPER MUST BE 30" WIDE (TABLE G-1)
SCUPPER TOTAL: 4 SCUPPERS AT 30" WIDE

DOWNSPOUT SIZING:
SMACNA TABLE 1-2, storms which should be exceeded only once in 10 years
RAINFALL INTENSITY IN IN/HR: 8.2 IN/HR
CALCULATED ROOF AREA DRAINED PER DOWNSPOUT AREA: 150 S.F./S.I.
11,595 S.F./150 S.F./S.I. = 78 S.I. TOTAL DOWNSPOUT AREA. REQUIRED SIZE AT 4 DOWNSPOUTS 78/4 = 20 S.I.
(ASSUME 5"x5" SQUARE DOWNSPOUT = 25 S.I. EACH = 25 S.I. > 20 S.I.

NOTE: EMERGENCY OVERFLOW SYSTEM TO EQUAL REGULAR SYSTEM AT +2" ABOVE REGULAR SCUPPER

07 SCUPPER AND DOWNSPOUT SIZING
NO SCALE



01 SIDEWALK PLAN
SCALE: 3/32" = 1'-0"

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. CONCRETE CURB. RE: 06/A1.1.
2. 4" WIDE PAINTED STRIPE. COLOR TO MATCH EXISTING.
3. ALUMINUM AND GLASS STOREFRONT SYSTEM.
4. HANDICAP RAMP. RE: 04/A1.1. LOCATE CENTERED ON EXISTING ACCESSIBLE STRIPING.
5. CONCRETE WALK. RE: 06/A1.1.
6. EXISTING ACCESSIBLE AISLE WITH PAINTED STRIPING. VERIFY LOCATION.
7. CONCRETE WALK CONTROL JOINT (CJ). RE: 01/A1.1. CONTROL JOINT TO ALIGN WITH ℄ OF VERTICAL MULLIONS OR CORNERS OF BUILDING UNLESS NOTED AND DIMENSIONED OTHERWISE.
8. CONCRETE WALK EXPANSION JOINT (EJ). RE: 02/A1.1. EXPANSION JOINT TO ALIGN WITH ℄ OF VERTICAL MULLIONS OR CORNERS OF BUILDING UNLESS NOTED AND DIMENSIONED OTHERWISE.
9. STEEL COLUMN. RE: STRUCTURAL DRAWINGS.
10. DOWNSPOUT – TYPICAL. RE: 03/A6.0.
11. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 01/A4.1 AND 02/A4.1.
12. CONCRETE TILT–WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
13. CONCRETE TILT–WALL PANEL JOINT. VERIFY LOCATIONS WITH STRUCTURAL DRAWINGS. RE: 01 AND 02/A6.0.
14. RISER ROOM. SLOPE CONCRETE SLAB TOWARD DOOR OPENING. RISER ROOM SHALL HAVE SIGNAGE POSTED ON ACCESS SIDE OF ENTRY DOOR. RE: PLUMBING DRAWINGS.
15. AREA INDICATED IS EXISTING AND NOT INCLUDED IN THIS CONTRACT.
16. METAL STUD FRAMING.

ELECTRONIC STAMP TITLE BLOCK

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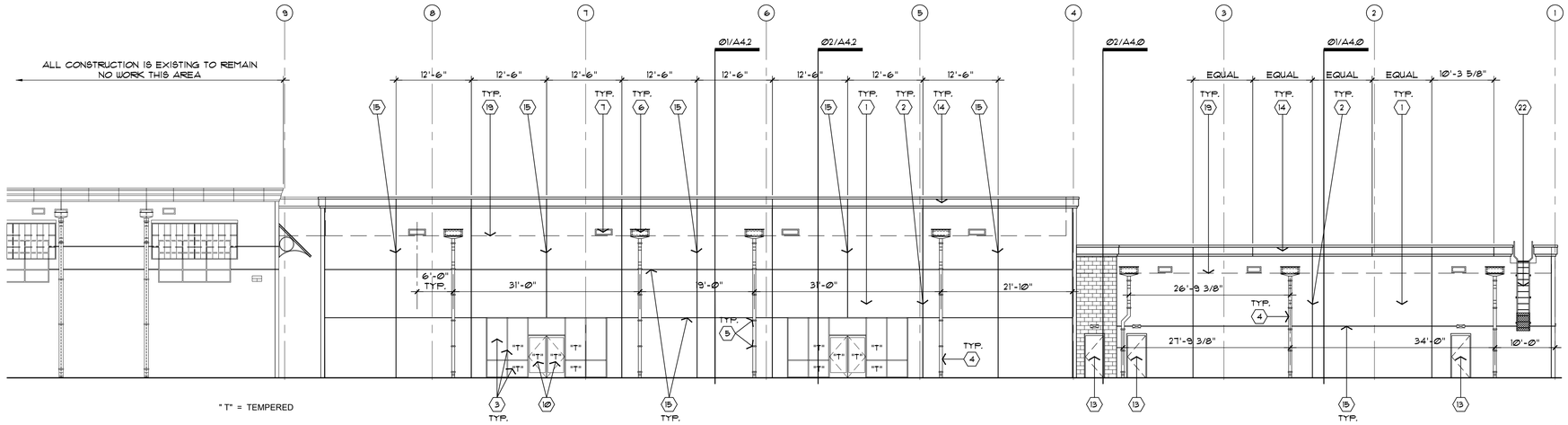
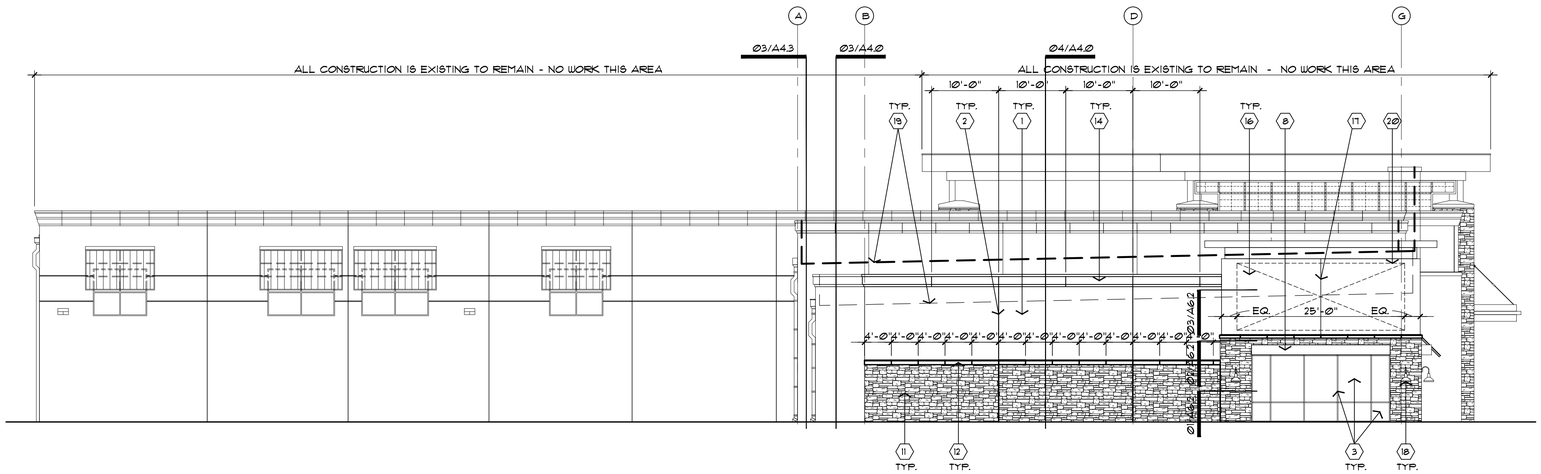
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A2.0-A2.2.DWG**
Drawn	**DB**
Checked	**BS**

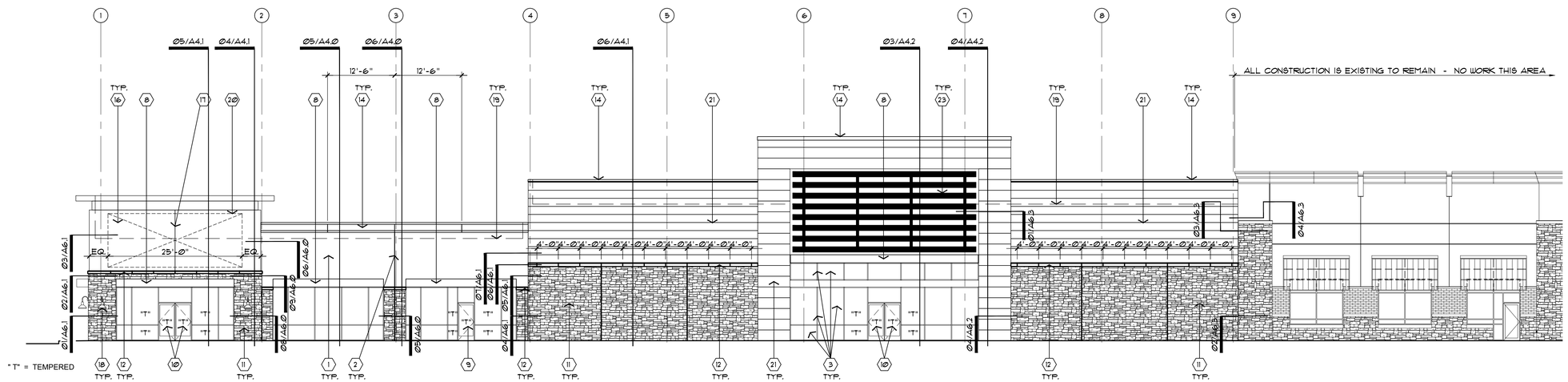
Sheet No. **A2.2**



03 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



02 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

STOREFRONT FIXED GLASS:
1" INSULATED DOUBLE PANE LOW-E GLAZING
MIN. U-FACTOR = 0.28
MIN. SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.27

STOREFRONT DOOR GLASS:
MIN. U-FACTOR = 0.28
MIN. SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.27

04 GLASS NOTES
NO SCALE

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. E.I.F.S. FINISH OVER ALL EXPOSED EXTERIOR PERIMETER SURFACES. GROUT ALL PANEL LIFT POINTS AND PAINT BACK OF CONCRETE PANEL PARAPETS.
2. CONCRETE TILT-WALL PANEL JOINT. VERIFY LOCATIONS WITH STRUCTURAL DRAWINGS. RE: 01 AND 02/A6.0.
3. ALUMINUM AND GLASS STOREFRONT SYSTEM.
4. PRE-FINISHED 24 GA. GALV. 5" X 5" DOWNSPOUT. RE: 13/A5.0 AND 14/A5.0.
5. PRE-FINISHED 24 GA. 2" WIDE DOWNSPOUT STRAP. RE: 03/A6.0.
6. PRE-FINISHED 24 GA. GALV. COLLECTOR BOX. RE: 14/A5.0 AND 15/A5.0.
7. PRE-FINISHED 24 GA. GALV. EMERGENCY OVERFLOW. RE: 14/A5.0 SIM.
8. PRE-FINISHED METAL CANOPY. CENTER HORIZONTALLY ABOVE OPENING FOR STOREFRONT SYSTEM.
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. STONE VENEER AS SCHEDULED.
12. CAST STONE AS SCHEDULED.
13. PAINTED 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
14. PRE-FINISHED METAL COPING.
15. 3/4" DEEP RECESS IN CONCRETE TILT-WALL PANEL. RE: 07/A6.0.
16. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
17. E.I.F.S. EXPANSION JOINT. RE: 11/A5.0.
18. DECORATIVE LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS. MOUNT WITH CENTER OF FIXTURE 10'-4" A.F.F. AND CENTERED HORIZONTALLY ACROSS WIDTH OF TOWER LEG.
19. DASHED LINE INDICATES TOP OF ROOF LINE.
20. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: WALL SECTIONS FOR VERTICAL LOCATIONS.
21. NICHIHA PANELS. RE: SPECIFICATIONS.
22. ROOF-ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 01/A4.1 AND 02/A4.1.
23. ALUMINUM LOUVER.

ELECTRONIC STAMP TITLE BLOCK

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REGISTERED ARCHITECT
BEN CHRISTOPHER O'BANNON
79072
STATE OF TEXAS

02-24-2026

TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A3.0-A3.1.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A3.0**

NOTES:

1. **PRIMARY FACADE VERTICAL ARTICULATION:**
   AVERAGE HEIGHT - 29'-3"
   15% OF HEIGHT - 4'-5" (VERTICAL ARTICULATION)
2. **PRIMARY FACADE HORIZONTAL ARTICULATION:**
   AVERAGE HEIGHT - 29'-3"
   10% OF AVERAGE HEIGHT - 2'-11" (HORIZONTAL ARTICULATION)
3. **ROOFING MATERIAL:**
   MODIFIED BITUMEN

EXTERIOR MATERIALS AREA CALCULATIONS:						
	NORTH ELEVATION (RE: 01/A3.0)		EAST ELEVATION (RE: 02/A3.0)		SOUTH ELEVATION (RE: 03/A3.0)	
TOTAL	6,305 S.F.		2,782 S.F.		5,714 S.F.	
STOREFRONT TRANSPARENCY	1,116 S.F.	(18%)	207 S.F.	(8%)	400 S.F.	(7%)
OPAQUE	5,189 S.F.	(82%)	2,575 S.F.	(92%)	5,314 S.F.	(93%)

OPAQUE MATERIALS AREA CALCULATIONS:						
	EAST ELEVATION (RE: 01/A3.0)		SOUTH ELEVATION (RE: 02/A3.0)		WEST ELEVATION (RE: 03/A3.0)	
STONE	1.463 S.F.	(28%)	641 S.F.	(25%)	0 S.F.	(0%)
CANOPIES	149 S.F.	(3%)	31 S.F.	(1%)	0 S.F.	(0%)
E.I.F.S.	362 S.F.	(7%)	814 S.F.	(32%)	0 S.F.	(0%)
CEMENTITIOUS MATERIAL (NICHIHA)	1,926 S.F.	(37%)	0 S.F.	(0%)	0 S.F.	(0%)
CONCRETE TILT-WALL PANEL	448 S.F.	(9%)	582 S.F.	(22%)	4,791 S.F.	(90%)
C.M.U.	0 S.F.	(0%)	147 S.F.	(6%)	134 S.F.	(3%)
PRE-FINISHED METAL	841 S.F.	(16%)	360 S.F.	(14%)	389 S.F.	(7%)

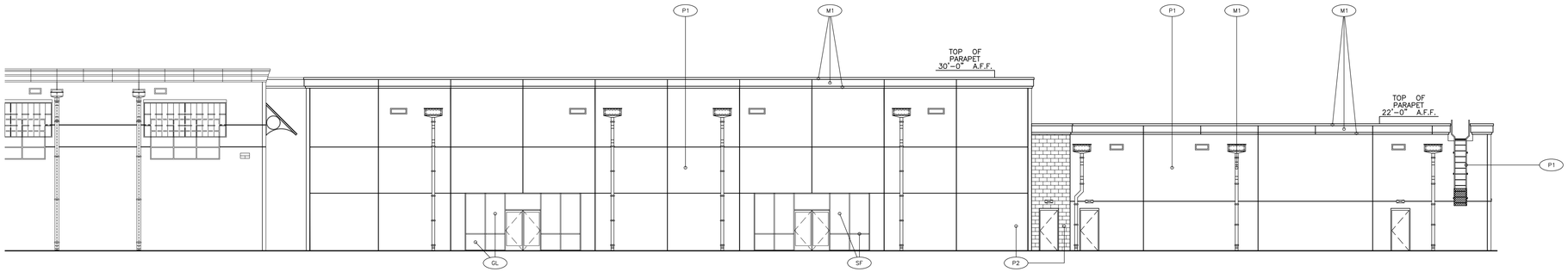
05 EXTERIOR MATERIALS AREA CALCULATIONS
NO SCALE

TAG	MATERIAL	DESCRIPTION / MANUFACTURER	NAME / COLOR NUMBER	KEYNOTE
S1	STONE	THIN-SET / ALAMO STONE	TEXANA GOLD CHOP	1, 3 & 5
S2	CAST STONE	STONE CASTLE INDUSTRIES	20-447	1 & 3
F1	FIBER CEMENT	NICHIHA	ILLUMINATION - CUSTOM-BRAND COLOR	
F2	FIBER CEMENT	NICHIHA	LATURA V-GROOVE SW 7035 AESTHETIC WHITE	
SF	ALUMINUM STOREFRONT	REFER TO SPECIFICATIONS	CLEAR ANODIZED	
GL	STOREFRONT GLASS	PPG SOLOARBAN 70XL LOW-E	CLEAR / CLEAR	
M1	PRE-FINISHED METAL	BERRIDGE	LEAD COTE	
M2	PRE-FINISHED METAL	BERRIDGE	DARK BRONZE	2 & 6
M3	ALUMINUM LOUVER	AVADEK	DARK BRONZE	
P1	PAINT	SHERWIN WILLIAMS	SW 7035 AESTHETIC WHITE	4
P2	PAINT	SHERWIN WILLIAMS	SW 6072 VERSATILE GRAY	4

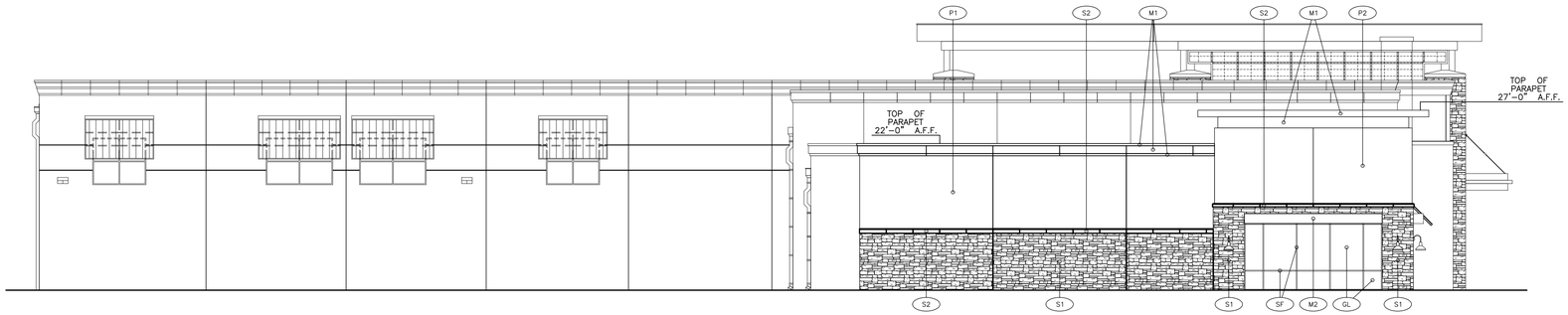
KEYNOTES:
1. PROVIDE CAST CORNER SHAPES FOR ALL OUTSIDE CORNERS - UNLESS NOTED OTHERWISE.
2. AT ALUMINUM CANOPIES, PROVIDE ALL SUPPORT, BLOCKING, FASTENERS AND FLASHING FOR A COMPLETE INSTALLATION.
3. MORTAR COLORS TO MATCH PHASE ONE AT ALL LOCATIONS. FOLLOW MORTAR COLOR MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. FINISH COAT OVER CONCRETE PANELS AND EIFS: SAND PEBBLE FINE TEXTURE. E.I.F.S. FINISH COAT TO MATCH SHERWIN WILLIAMS COLORS.
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.

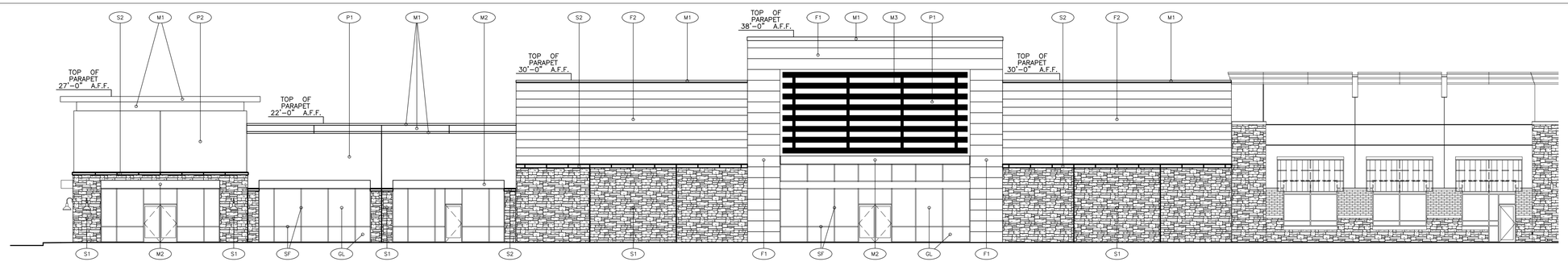
04 EXTERIOR FINISH SCHEDULE
NO SCALE



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



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



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

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TRACT 7

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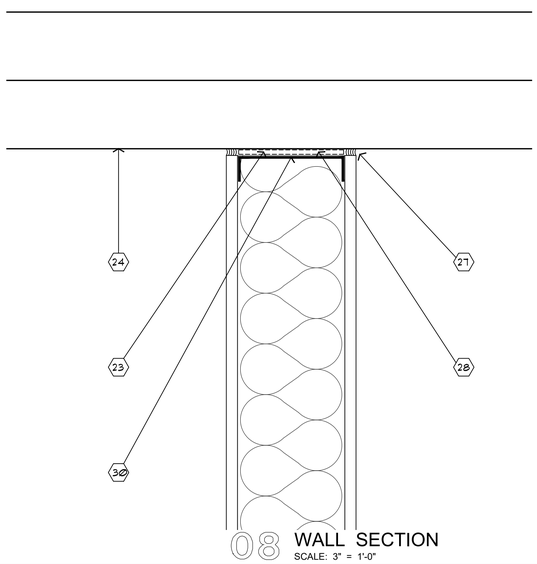

08 WALL SECTION
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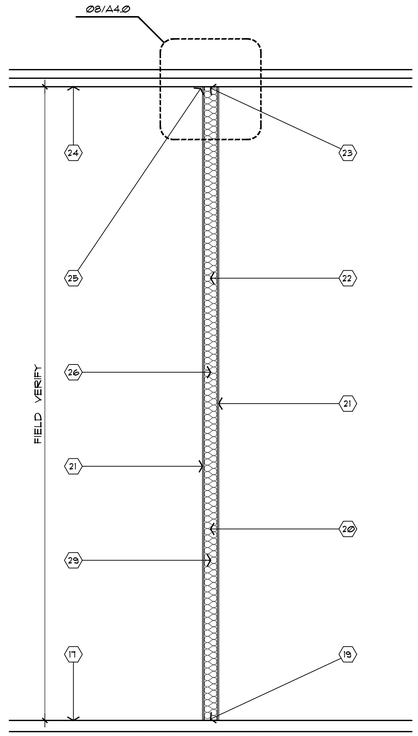

PARTITION TYPE "A"
07 SECTION
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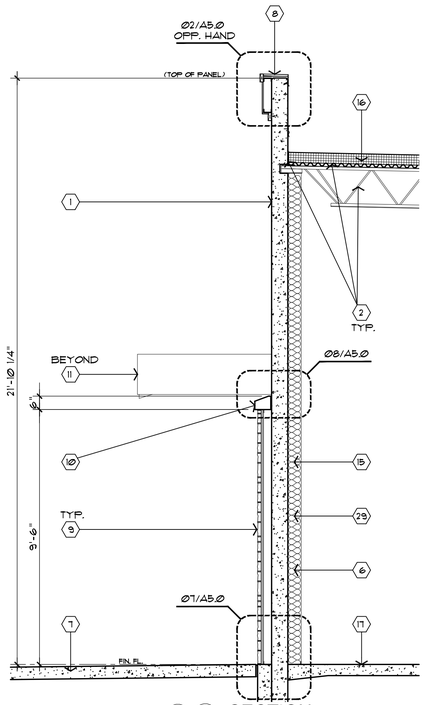

06 SECTION
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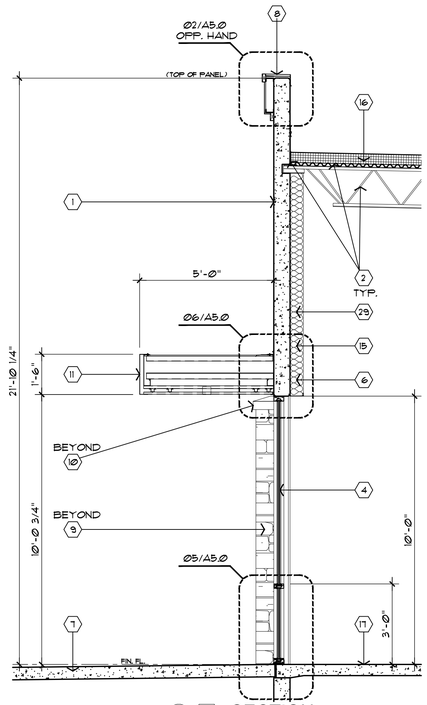

05 SECTION
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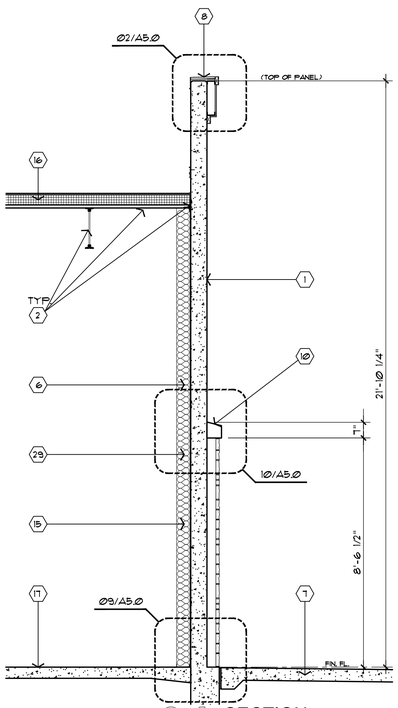

04 SECTION
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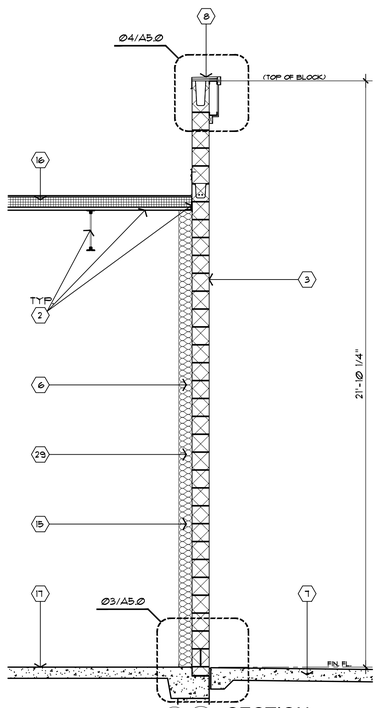

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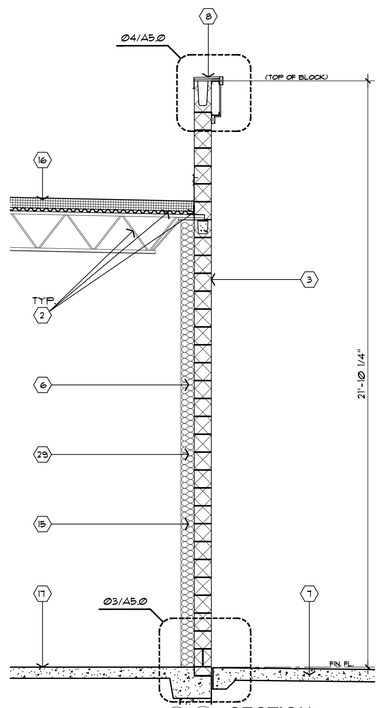

02 SECTION
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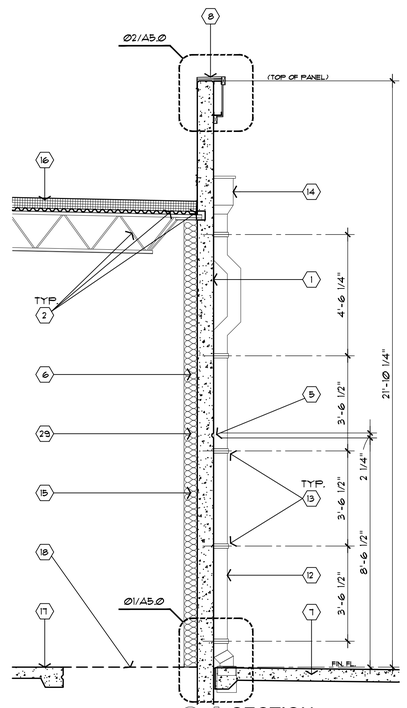

01 SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
2. RE: STRUCTURAL DRAWINGS.
3. C.M.U. BLOCK WALL. RE: STRUCTURAL DRAWINGS FOR REINFORCING.
4. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE-GLAZED.
5. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL. RE: 07/A6.0.
6. 20 GA. 6" METAL STUDS (600S162-54) AT 16" O.C.
7. REINFORCED CONCRETE WALK.
8. PRE-FINISHED 24 GA. GALV. METAL COPING OVER FLASHING MEMBRANE ON 3/4" THICK EXTERIOR-GRADE PLYWOOD.
9. STONE VENEER AS SCHEDULED. RE: EXTERIOR ELEVATIONS.
10. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
11. PRE-FINISHED METAL CANOPY.
12. PRE-FINISHED 24 GA. GALV. 5" X 5" DOWNSPOUT.
13. PRE-FINISHED 24 GA. GALV. 2" WIDE DOWNSPOUT STRAP. RE: 03/A6.0.
14. PRE-FINISHED 24 GA. GALV. COLLECTOR BOX. RE: 14/A5.0 AND 15/A5.0.
15. R-13 INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
16. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
17. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
18. CONCRETE CURVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
19. CONTINUOUS METAL STUD TRACK. CAULK THE BOTTOM OF THE TRACK.
20. R-21 BATT INSULATION IN STUD SPACES.
21. 5/8" TYPE X GYPSUM BOARD.
22. ONE-HOUR RATED DEMISING PARTITION. U.L. DESIGN NO U419.
23. CONTINUOUS METAL STUD TRACK WITH SLIP TRACK.
24. BOTTOM OF ROOF DECK.
25. EXTEND WALL TO BOTTOM OF ROOF DECK. SEAL WITH FIRE CAULK AT TOP AND BOTTOM OF WALL AND AROUND ALL PENETRATIONS OF THE WALL.
26. 20 GA. 6" METAL STUDS (600S162-54) AT 12" O.C.
27. SEAL WITH FIRE CAULK AT TOP AND BOTTOM OF WALL.
28. MINERAL WOOL FILL MATERIAL.
29. METAL FRAMED WALL IS NON-LOAD BEARING.
30. SLIP TRACT TO BE CLARKDEITRICH BLAZEFRAME (SL 1) SLOTTED TRACK.

ALL WOOD IN EXTERIOR WALLS IS TO BE FIRE-RETARDANT TREATED.

ELECTRONIC STAMP TITLE BLOCK

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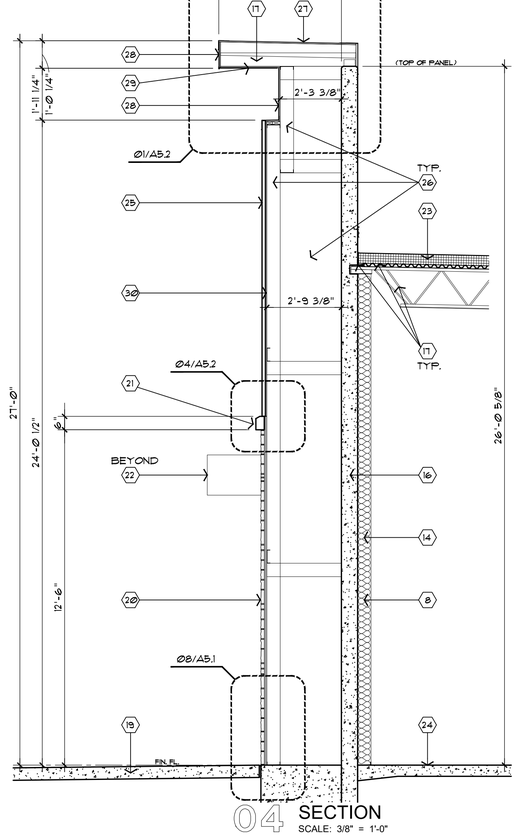
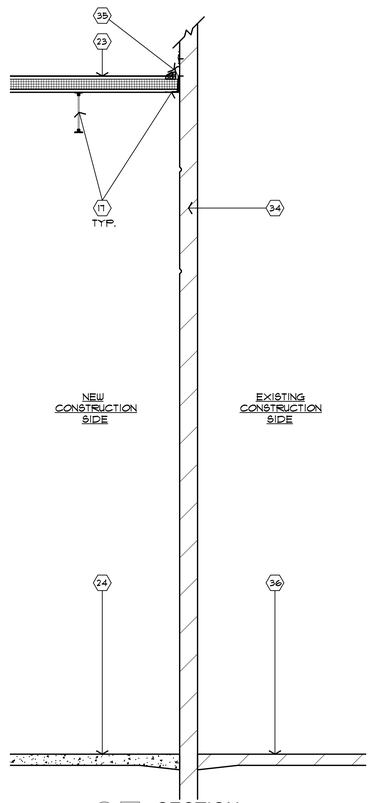


04 SECTION
SCALE: 3/8" = 1'-0"



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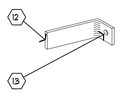
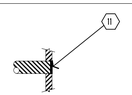


03D ENLARGED TYPICAL DETAIL
SCALE: 3/8" = 1'-0"



03C ENLARGED TYPICAL DETAIL
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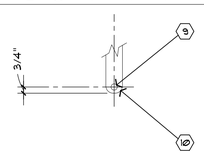
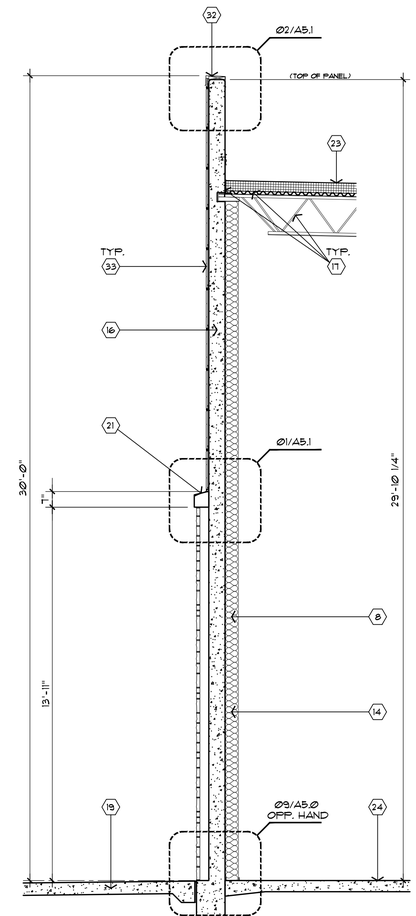


03B ENLARGED TYPICAL DETAIL
SCALE: 3/8" = 1'-0"

1. PROVIDE SAFETY CAGE IF REQUIRED BY O.S.H.A. COMPLY WITH ALL REQUIREMENTS.
2. ALL RUNGS / STEPS TO BE COATED WITH SLIP-RESISTANT MATERIAL PER O.S.H.A. REQUIREMENTS.
3. ENTIRE STEEL LADDER AND CAGE TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
4. GRIND ALL WELDS SMOOTH.
5. PRIME AND PAINT AS SPECIFIED ON EXTERIOR ELEVATIONS.

03A ROOF LADDER DENERAL NOTES
NO SCALE



06 SECTION
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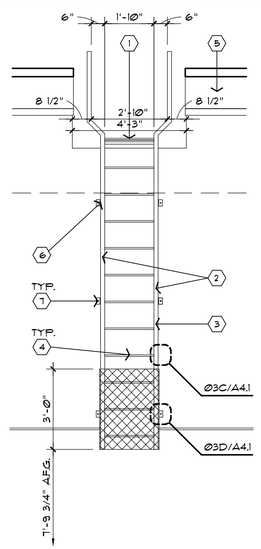

02 SECTION
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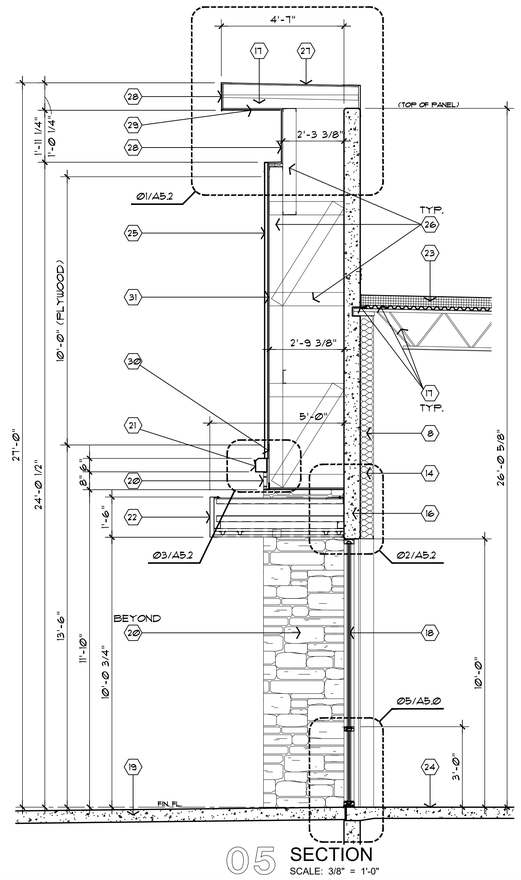

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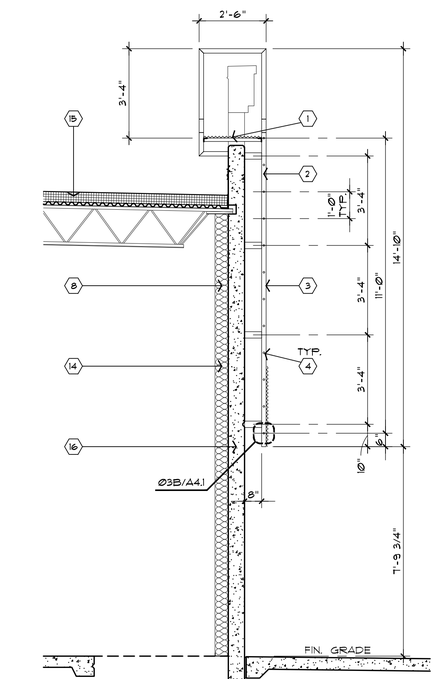

NOTE: RE: 01/A4.0 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.

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

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24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. GALV. EXPANDED STEEL GRATING 3# MIN. ON TOP OF AND ATTACHED TO 1" X 1" GALV. STEEL ANGLE FRAME.
2. 2" X 2" X 3/8" PAINTED STEEL ANGLE.
3. ROOF ACCESS LADDER. COORDINATE LOCATION WITH UTILITIES ON REAR WALL AND VERIFY LOCATION WITH OWNER.
4. 3/4" DIA. PAINTED STEEL RUNG.
5. PRE-FINISHED METAL COPING.
6. WELD.
7. 1/2" DIA. PAINTED THRU BOLT.
8. 20 GA. 6" METAL STUDS (600S162-5) AT 16" O.C.
9. 25/32" DIA. HOLE.
10. 2" RADIUS.
11. FILL WITH WELD MATERIAL AND GRIND FLUSH.
12. BEND FROM 2" X 5/16" X 8" LONG PAINTED STEEL PLATE.
13. 9/16" DIA. HOLE.
14. R-13 INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
15. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
16. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
17. RE: STRUCTURAL DRAWINGS.
18. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE-GLAZED.
19. REINFORCED CONCRETE WALK.
20. STONE VENEER AS SCHEDULED. RE: EXTERIOR ELEVATIONS.
21. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
22. PRE-FINISHED METAL CANOPY.
23. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
24. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
25. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
26. 6" METAL STUD FRAMING (600S162-54).
27. TPO ROOFING SYSTEM. OVERLAP FLASHING AT REAR CORNERS.
28. METAL FASCIA PANEL AS SCHEDULED.
29. METAL SOFFIT PANEL.
30. 5/8" DENS GLASS SHEATHING.
31. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
32. PRE-FINISHED METAL COPING.
33. NICHIHA PANELS. RE: SPECIFICATIONS. SEE EXTERIOR FINISH SCHEDULE ON SHEET A3.1.
34. EXISTING 8" THICK CONCRETE PANELS. MINIMUM ONE-HOUR RATED CONSTRUCTION PER TABLE 721.1 (2) OF THE 2021 IBC EXPOSURE BOTH SIDES.
35. ROOF EXPANSION JOINT AT INTERSECTION OF NEW ROOF AND EXISTING CONSTRUCTION.
36. EXISTING CONCRETE SLAB.

ALL WOOD IN EXTERIOR WALLS IS TO BE FIRE-RETARDANT TREATED.

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

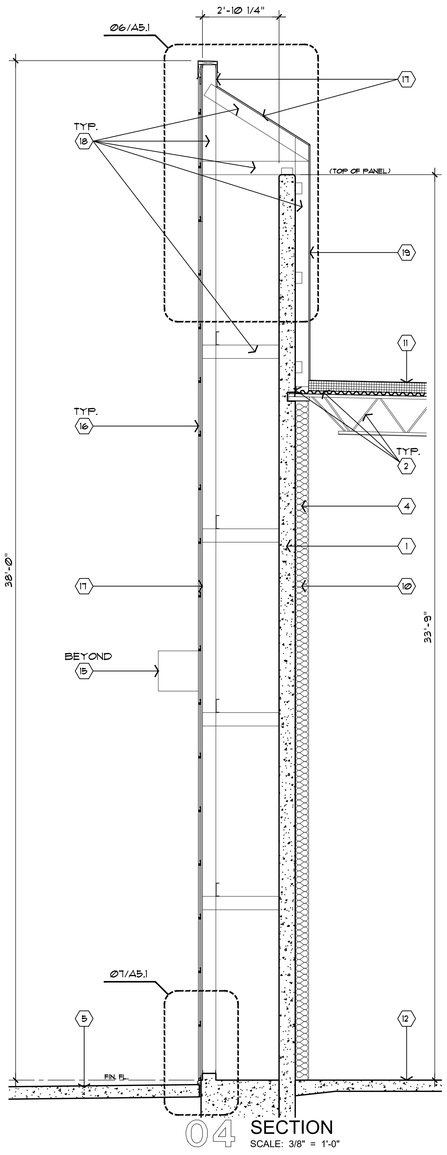
REGISTERED ARCHITECT
CHRISTOPHER O. OSBORN
79072
TEXAS
02-24-2026

TRACT 7

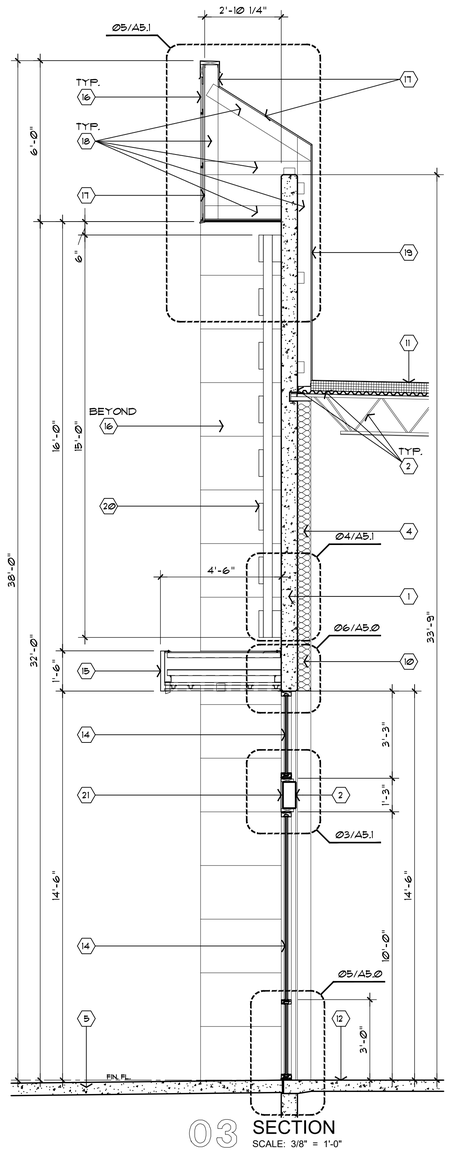
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A4.0-A4.3.DWG**
Drawn	**DB**
Checked	**BS**

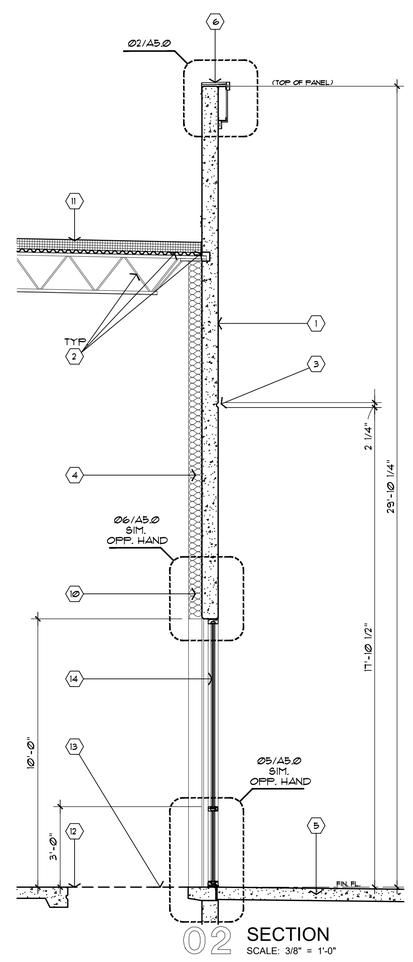
Sheet No. **A4.1**



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



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



02 SECTION
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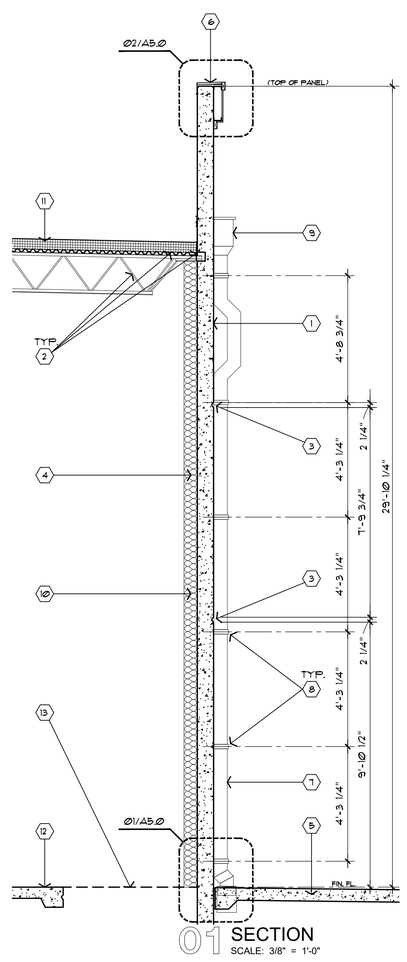


01 SECTION
SCALE: 3/8" = 1'-0"

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2
Pflugerville Fire Department
Risk Reduction Division
203 E. Pecan Street, Pflugerville, TX 78660
www.PflugervilleFire.org (512) 251-2801

SHELL BUILDING

This project will involve construction of a shell building. Tenants have not been identified and the occupancy classification for each tenant space has not been determined. Occupancy of the individual tenant spaces will be addressed under a separate permit. Approval of the shell building does not imply approval to occupy the individual tenant spaces.

FIRE DEPARTMENT NOTES

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.

Building Number: The building address shall be posted at approved locations. Building numbers must be a minimum of 6 inches in height, must clearly contrast with their background, and signs must be constructed of a durable, weather resistant material. The location of building identification signs must be approved prior to installation.

Knox Box: One or more Knox boxes will be required. Each Knox Box must be mounted in an approved location. The general contractor will be responsible for contacting Travis County Emergency Services District 2 for information regarding installation of Knox Boxes.

Two-Way Communication System: A two-way communication system will be installed at the 2nd floor elevator landing in accordance with Section 1009.8 of the building code. Installation of the system will be addressed through a deferred submittal. Approval of the building permit does not imply approval to install the two-way communication system.

Fire Alarm System: A fire alarm system will be installed per the Fire Code and NFPA Standard 72. The approval of this system will be addressed under a separate permit through a deferred submittal. Approval of the building permit does not imply approval to install the fire alarm system.

Fire Sprinkler System: A fire sprinkler system will be installed per the Fire Code and NFPA Standard 13. The approval of this system will be addressed under a separate permit through a deferred submittal. Approval of the building permit does not imply approval to install the fire sprinkler system.

Emergency Responder Radio Coverage: An emergency responder radio system will be installed per Section 510 of the Fire Code. The approval of this system will be addressed under a separate permit through a deferred submittal. Approval of the building permit does not imply approval to install the emergency responder radio system.

Sprinkler Transition: The transition (continuation) is the section of piping which penetrates the slab and connects the underground fire line to the fire sprinkler riser. The transition shall consist of single section of stainless-steel piping. A detail will be provided by the contractor prior to installation. The transition installation shall be visually inspected by Travis County Emergency Services District 2 prior to being covered.

Knox Caps: Knox caps will be required for the fire department connection serving the fire sprinkler system.

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 must be approved by Travis County Emergency Services District 2 prior to installation.

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 must be approved by Travis County Emergency Services District 2 prior to installation.

Portable Fire Extinguishers: Portable fire extinguishers will be installed so that no point in the building will be located more than 75 feet from an extinguisher. This distance is measured by path of travel. The minimum rating for an extinguisher is 2A:10BC. 5-lb dry chemical units, which carry a 3A:40BC rating, are recommended. Extinguishers shall be mounted adjacent to exit doors and at intermediate locations to meet travel distance requirements. Extinguishers must be mounted in a visible and accessible location. The top of an extinguisher shall not be more than 5 feet above the finished floor level. Extinguishers must be provided with a current inspection tag issued by a licensed fire protection contractor.

Electronic Access Control: When provided, electronic access control must be addressed through a deferred submittal. Approval of the building permit does not imply approval to install an electronic access control system.

Main Electrical Disconnect: The main electrical disconnect must be located on the exterior of the building and approved signage will be required to identify the location of the main electrical disconnect. If the disconnect is not located on the building exterior, a Knox-Vault 4500 Series Power Shutdown shall be provided in an approved location. The size, design, and placement of identification signs must be approved by Travis County Emergency Services District 2 prior to installation.

Main Gas Disconnect: The main gas disconnect must be located on the exterior of the building and approved signage will be required to identify the location of the main gas disconnect. The size, design and placement of identification signs must be approved by Travis County Emergency Services District 2 prior to installation.

05 FIRE DEPARTMENT NOTES
NO SCALE

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
2. RE: STRUCTURAL DRAWINGS.
3. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL. RE: 07/A6.0.
4. 20 GA 6" METAL STUDS (600S162-54) AT 16" O.C.
5. REINFORCED CONCRETE WALK.
6. PRE-FINISHED 24 GA. GALV. METAL COPING OVER FLASHING MEMBRANE ON 3/4" THICK EXTERIOR-GRADE PLYWOOD.
7. PRE-FINISHED 24 GA. GALV. 5" X 5" DOWNSPOUT.
8. PRE-FINISHED 24 GA. GALV. 2" WIDE DOWNSPOUT STRAP. RE: 03/A6.0.
9. PRE-FINISHED 24 GA. GALV. COLLECTOR BOX. RE: 14/A5.0 AND 15/A5.0.
10. R-13 INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
11. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
12. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
13. CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
14. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE-GLAZED.
15. PRE-FINISHED METAL CANOPY.
16. NICHIHA PANELS. RE: SPECIFICATIONS. SEE EXTERIOR FINISH SCHEDULE ON SHEET A3.1.
17. 5/8" EXTERIOR-GRADE, NON-COMBUSTIBLE PLYWOOD.
18. 6" METAL STUD FRAMING (600S162-54). RE: STRUCTURAL DRAWINGS.
19. TPO ROOFING SYSTEM TO ATTACH TO CONCRETE TILT-WALL PANEL AND PLYWOOD AND WRAP UNDERNEATH COPING.
20. ALUMINUM LOUVERS.
21. BREAK METAL WRAPPING AROUND STRUCTURAL AND WOOD BLOCKING.

ALL WOOD IN EXTERIOR WALLS IS TO BE FIRE-RETARDANT TREATED.

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

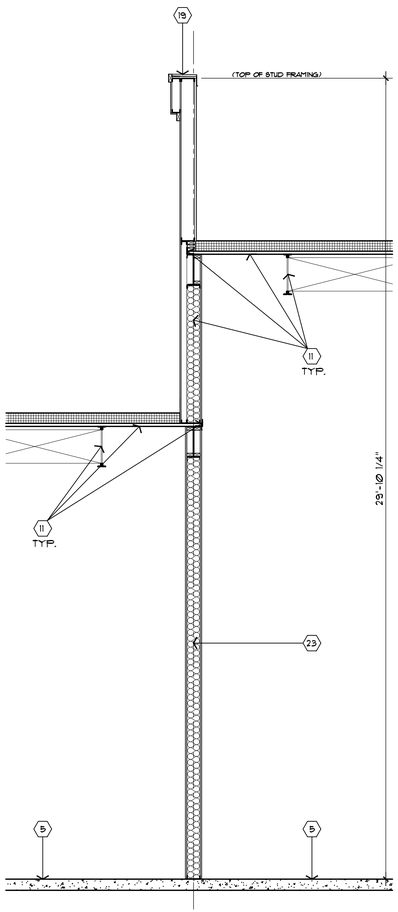
REGISTERED ARCHITECT STATE OF TEXAS BEN CHRISTOPHER O. VANE 19072
02-24-2026

TRACT 7

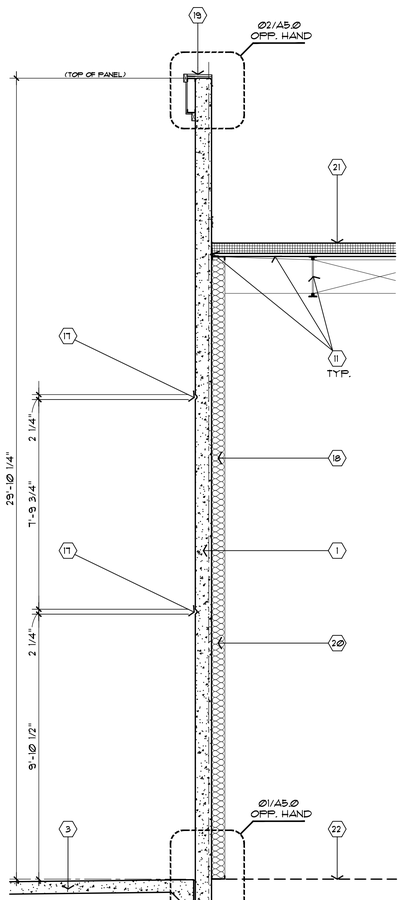
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A4.0-A4.3.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A4.2**



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



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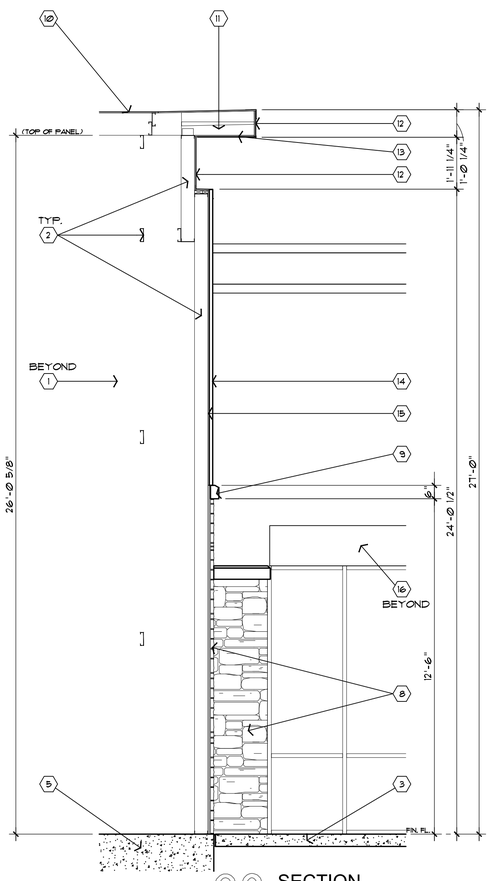

02 SECTION
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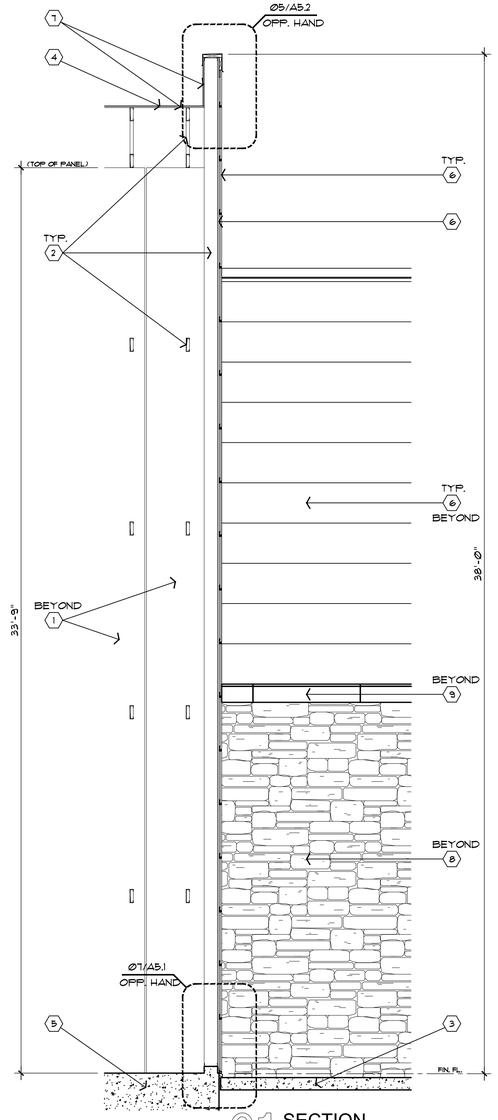

01 SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
2. 6" METAL STUD FRAMING (600S162-54). RE: STRUCTURAL DRAWINGS.
3. REINFORCED CONCRETE WALK.
4. TPO ROOFING SYSTEM TO ATTACH TO PLYWOOD AND WRAPPED UNDERNEATH COPING.
5. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
6. NICHIHA PANELS. RE: SPECIFICATIONS. SEE EXTERIOR FINISH SCHEDULE ON SHEET A3.1.
7. 5/8" EXTERIOR-GRADE, NON-COMBUSTIBLE PLYWOOD.
8. STONE VENEER AS SCHEDULED. RE: EXTERIOR ELEVATIONS.
9. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
10. TPO ROOFING SYSTEM. OVERLAP FLASHING AT REAR CORNERS.
11. RE: STRUCTURAL DRAWINGS.
12. METAL FASCIA PANEL AS SCHEDULED.
13. METAL SOFFIT PANEL.
14. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
15. 5/8" DENS GLASS SHEATHING.
16. PRE-FINISHED METAL CANOPY.
17. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL. RE: 07/A6.0.
18. 20 GA. 6" METAL STUDS (600S162-54) AT 16" O.C.
19. PRE-FINISHED 24 GA. GALV. METAL COPING OVER FLASHING MEMBRANE ON 3/4" THICK EXTERIOR-GRADE PLYWOOD.
20. R-13 INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
21. SCHEDULED ROOF ON CONT. R-25 ROOF INSULATION ON METAL DECK. RE: SPECIFICATIONS.
22. CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
23. ONE-HOUR RATED WALL. RE: 07/A4.0.

ALL WOOD IN EXTERIOR WALLS IS TO BE FIRE-RETARDANT TREATED.

ELECTRONIC STAMP TITLE BLOCK

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Members American Institute of Architects

REGISTERED ARCHITECT
BEN CHRISTOPHER OSBORN
79072
STATE OF TEXAS

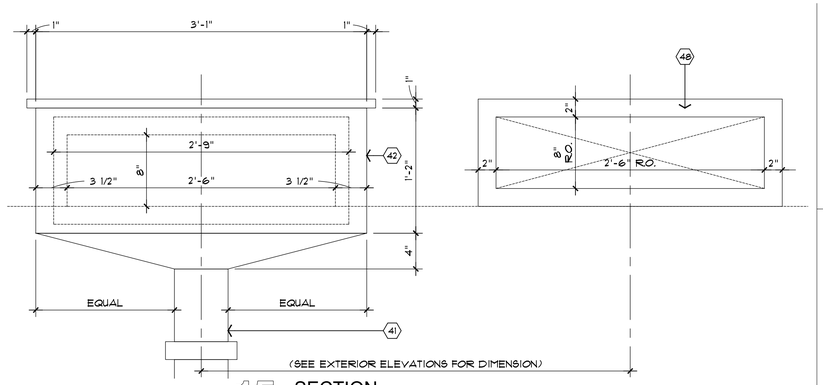
02-24-2026

TRACT 7

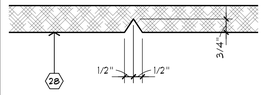
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A4.0-A4.3.DWG**
Drawn	**DB**
Checked	**BS**

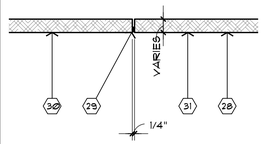
Sheet No. **A4.3**



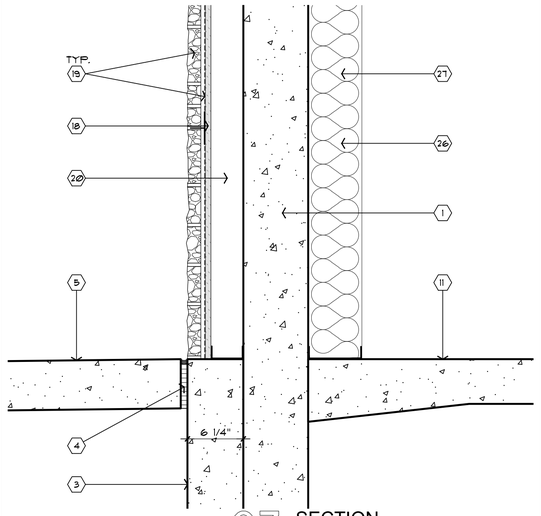
15 SECTION
SCALE: 1 1/2" = 1'-0"



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



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



07 SECTION
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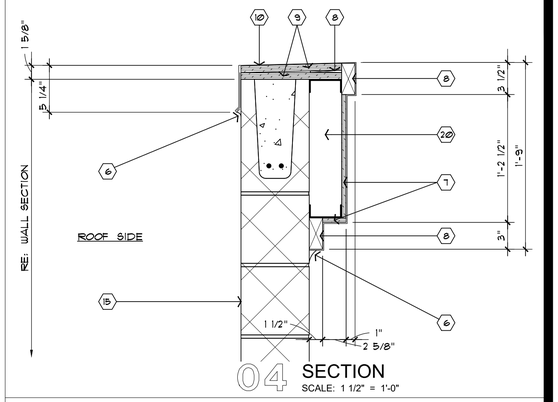

04 SECTION
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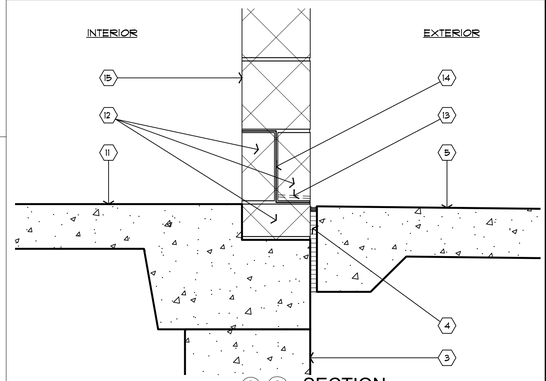

03 SECTION
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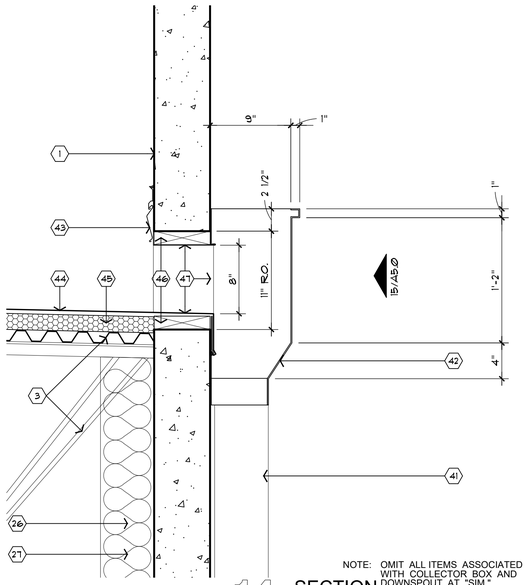
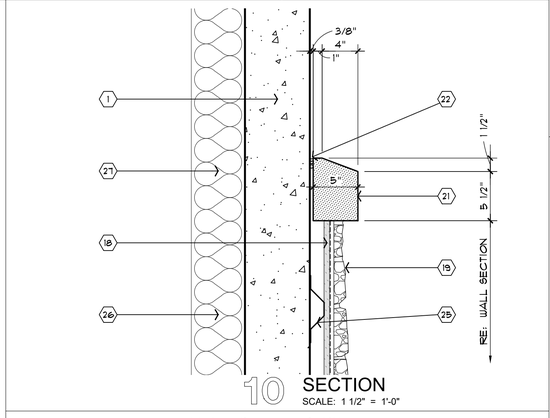


NOTE: OMIT ALL ITEMS ASSOCIATED WITH COLLECTOR BOX AND DOWNSPOUT AT "SIM."

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



10 SECTION
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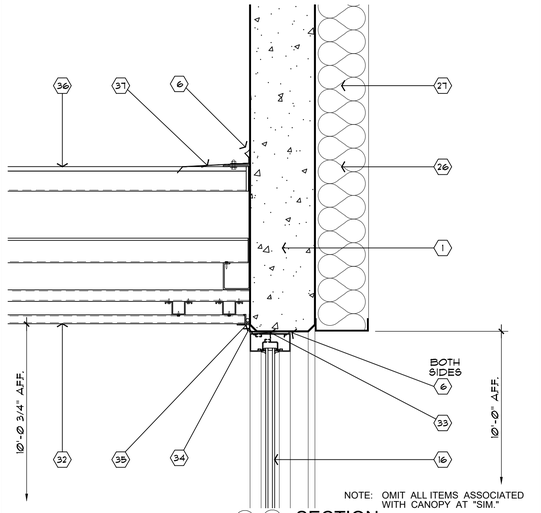
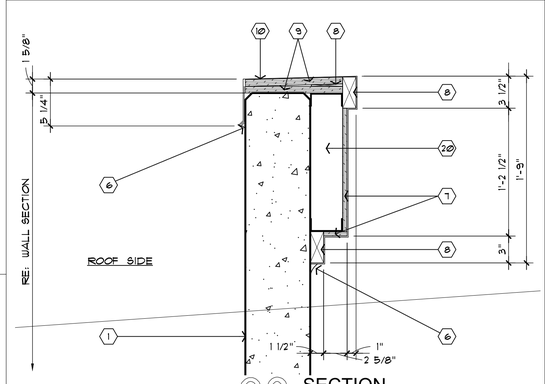


NOTE: OMIT ALL ITEMS ASSOCIATED WITH CANOPY AT "SIM."

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



02 SECTION
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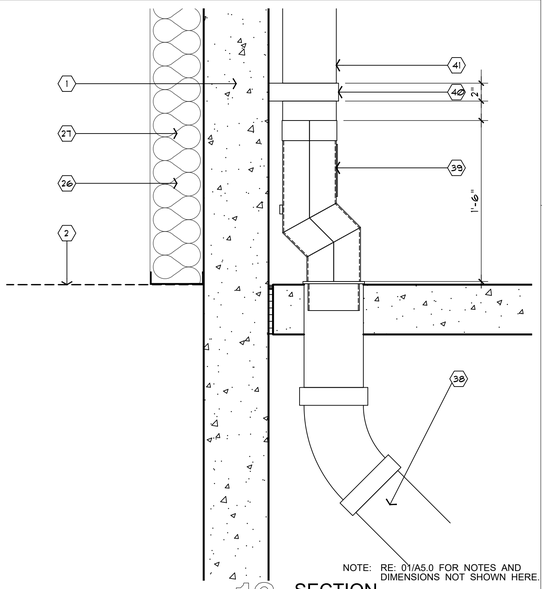
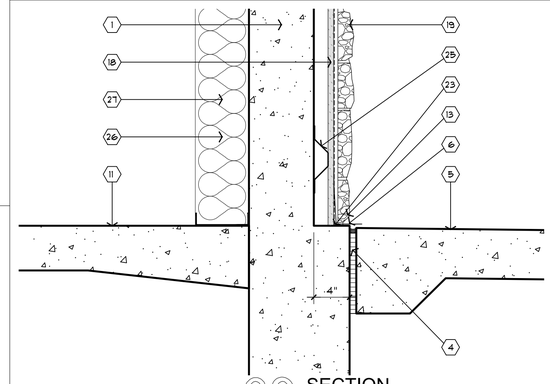


NOTE: RE: 01/A5.0 FOR NOTES AND DIMENSIONS NOT SHOWN HERE.

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



09 SECTION
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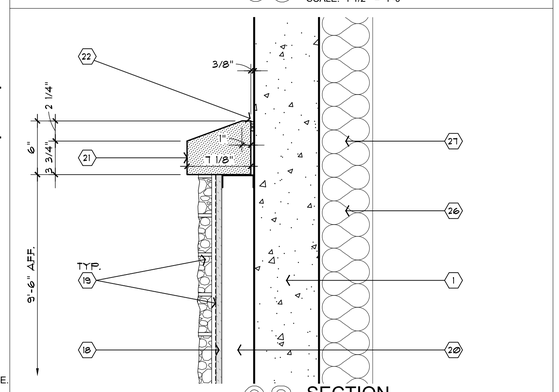

08 SECTION
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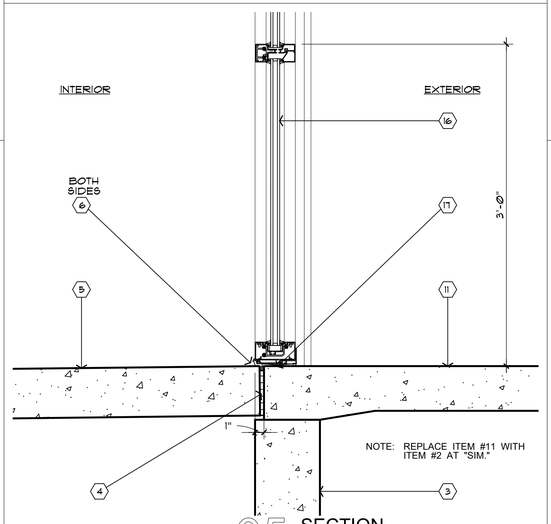
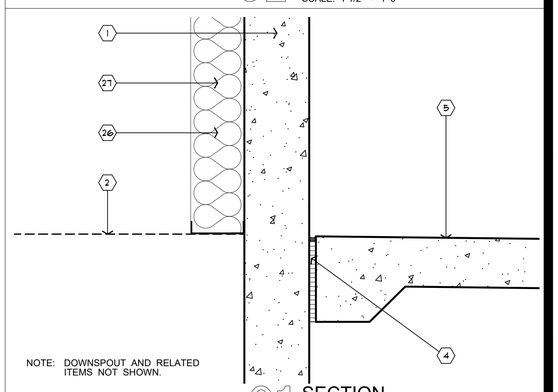


NOTE: REPLACE ITEM #11 WITH ITEM #2 AT "SIM."

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



NOTE: DOWNSPOUT AND RELATED ITEMS NOT SHOWN.

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

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. 5'-0" WIDE CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
3. RE: STRUCTURAL DRAWINGS.
4. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
5. REINFORCED CONCRETE WALK.
6. CONTINUOUS SEALANT.
7. 1/2" THICK EXTERIOR-GRADE PLYWOOD.
8. TREATED WOOD BLOCKING.
9. 3/4" THICK EXTERIOR-GRADE PLYWOOD.
10. PRE-FINISHED 24 GA. METAL CAP COPING WITH CONT. CLEAT.
11. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
12. 16" X 4" X 8" (NOM.) C.M.U.
13. WEEPS AT 32" O.C. MAX.
14. THRU-WALL FLASHING.
15. 16" X 8" X 8" (NOM.) C.M.U. BLOCK.
16. ALUMINUM AND GLASS STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
17. SILL FLASHING MEMBRANE ON MASTIC BED.
18. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
19. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
20. 3 5/8" METAL STUD FRAMING.
21. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
22. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
23. THRU-WALL FLASHING WITH GROUT BEHIND.
24. NOT USED.
25. 1 1/2" HAT CHANNELS AT 1'-4" O.C.
26. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
27. R-13 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
28. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
29. SEALANT TO MATCH E.I.F.S. WITH CONT. BACKER ROD.
30. EXTERIOR FACE OF E.I.F.S.
31. E.I.F.S. FINISH ON FRONT FACE TO RETURN ON ENDS.
32. PRE-FINISHED CANOPY SOFFIT.
33. SHIM.
34. 2" X 2" BREAK METAL.
35. BACKER ROD AND CONTINUOUS SEALANT.
36. PRE-FINISHED METAL CANOPY.
37. SURFACE-MOUNTED COUNTER FLASHING.
38. TRANSITION FROM PIPE TO STORM LEADER AS REQUIRED. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
39. OFFSET DOWNSPOUT SHOE WITH STANDARD CLEANOUT PORT. (PIEDMONT, TYPE "SO", OR EQUAL. 11 GA. ALUMINUM WITH STANDARD POWDER COAT FINISH.)
40. PRE-FINISHED 2" WIDE, 24 GA. GALV. DOWNSPOUT STRAP.
41. PRE-FINISHED 24 GA. GALV. DOWNSPOUT.
42. PRE-FINISHED 24 GA. GALV. COLLECTOR BOX.
43. REGLET FLASHING CLIP AND COUNTERFLASHING.
44. ROOFING SYSTEM AS SCHEDULED.
45. RIGID ROOF INSULATION.
46. TREATED WOOD BLOCKING.
47. PRE-FINISHED 24 GA. GALV. METAL SCUPPER.
48. PRE-FINISHED 24 GA. GALV. METAL OVERFLOW SCUPPER.

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
CHRISTOPHER D. SWINDELL
REG. 19072
STATE OF TEXAS

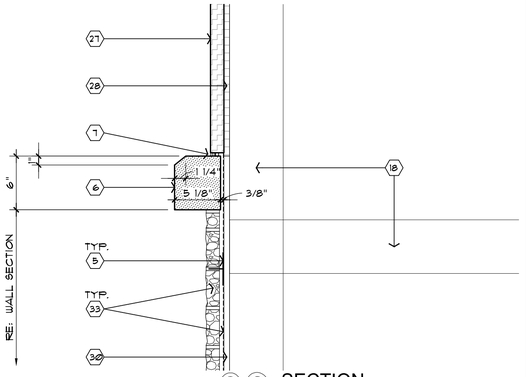
02-24-2026

TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A5.0-A5.3.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A5.0**



09 SECTION
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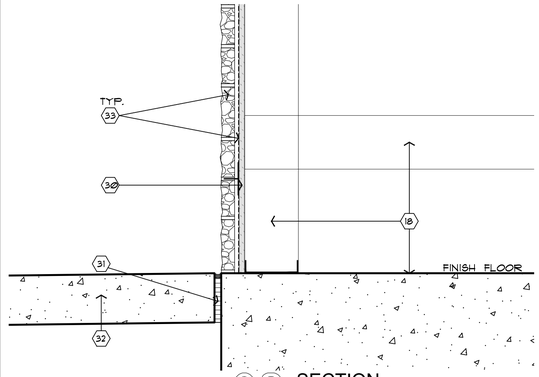

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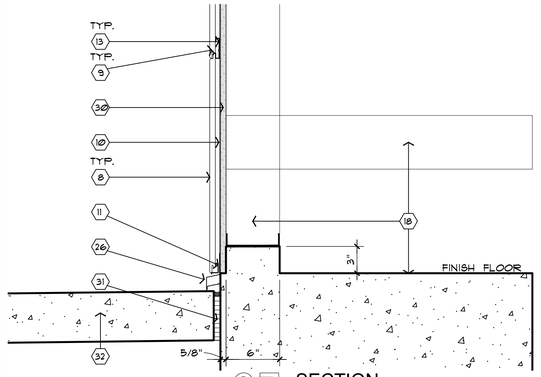

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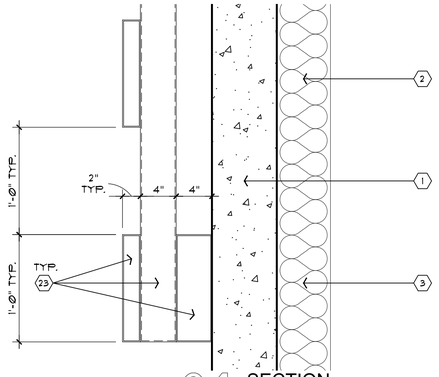

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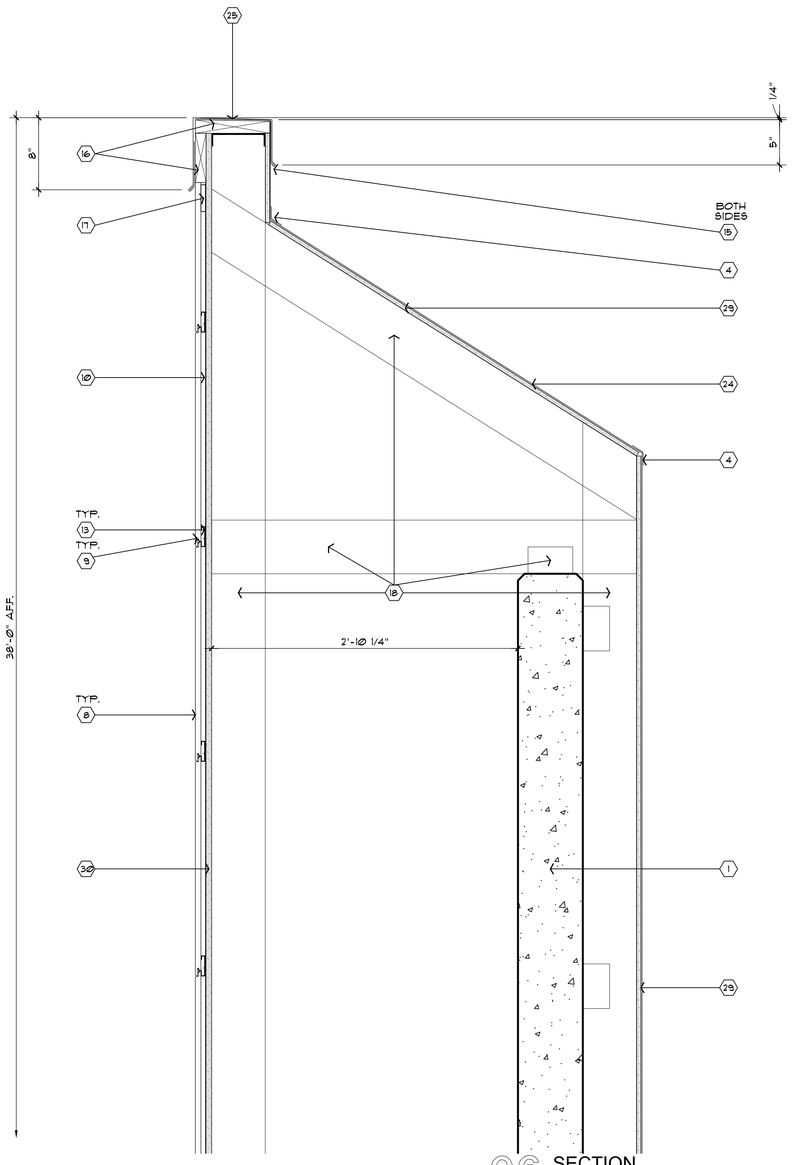

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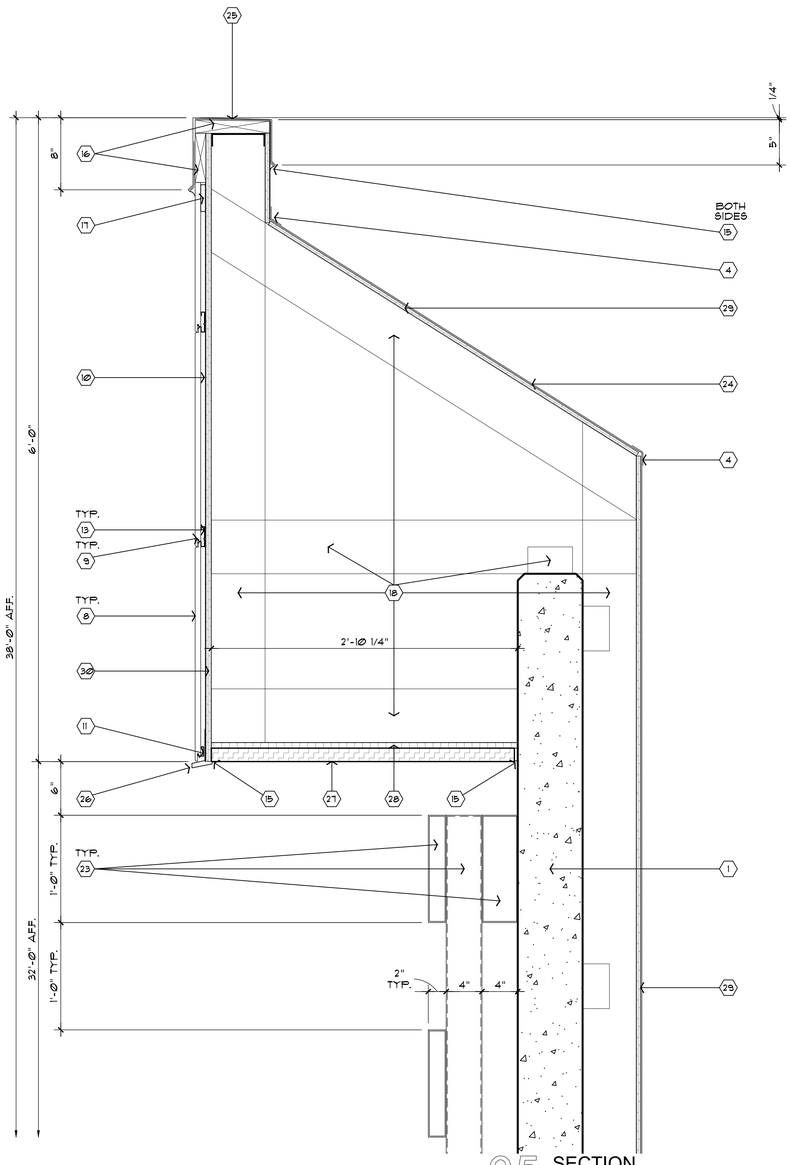

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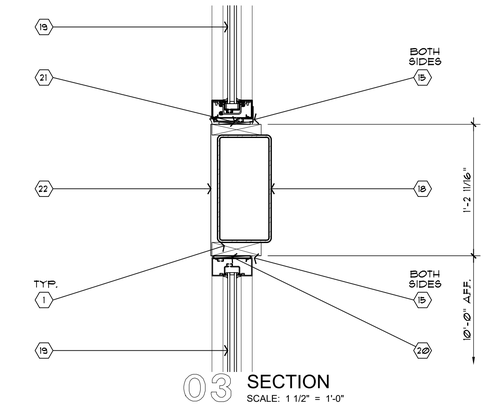

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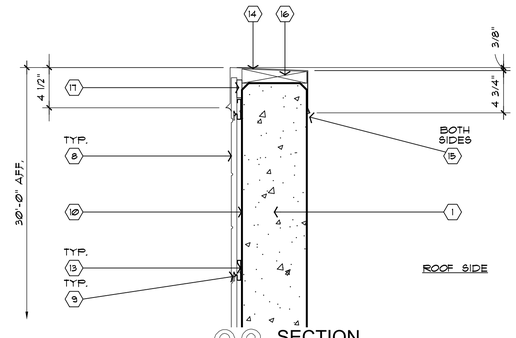

02 SECTION
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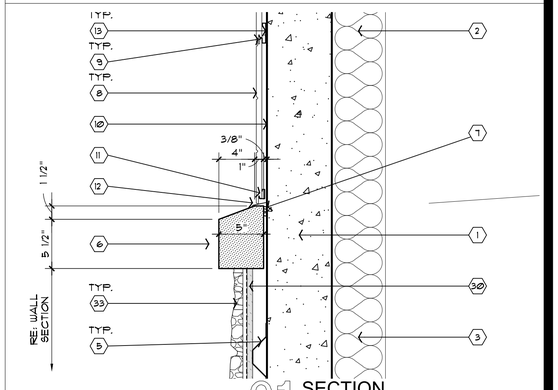

01 SECTION
SCALE: 1 1/2" = 1'-0"

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
3. R-13 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
4. TPO METAL FLASHING.
5. 1 1/2" HAT CHANNELS AT 1'-4" O.C.
6. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
7. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
8. NICHIHA PANELS. RE: SPECIFICATIONS.
9. NICHIHA ULTIMATE CLIP.
10. WEATHER-RESISTANT BARRIER.
11. NICHIHA STARTER TRACK.
12. "Z" FLASHING.
13. CLIP FASTENER.
14. PRE-FINISHED 24 GA. METAL CAP COPING WITH CONT. CLEAT.
15. CONTINUOUS SEALANT.
16. TREATED WOOD BLOCKING.
17. NICHIHA SPACER WITH FASTENER.
18. RE: STRUCTURAL DRAWINGS.
19. ALUMINUM AND GLASS STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
20. SHIM.
21. SILL FLASHING MEMBRANE ON MASTIC BED.
22. 22 GA. PRE-FINISHED METAL FASCIA ON #30 FELT.
23. ALUMINUM LOUVER.
24. TPO ROOFING MEMBRANE EXTENDING BEHIND CAP FLASHING AND ON TOP OF WOOD BLOCKING.
25. PRE-FINISHED 24 GA. METAL CAP COPING WITH CONT. CLEAT ON BOTH SIDES.
26. NICHIHA VERTICAL STARTER TRACK WITH ESSENTIAL STARTER FLASHING.
27. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
28. 5/8" DENS GLASS SHEATHING.
29. 1/2" THICK EXTERIOR-GRADE PLYWOOD.
30. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
31. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
32. REINFORCED CONCRETE WALK.
33. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.

ELECTRONIC STAMP TITLE BLOCK

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REGISTERED ARCHITECT
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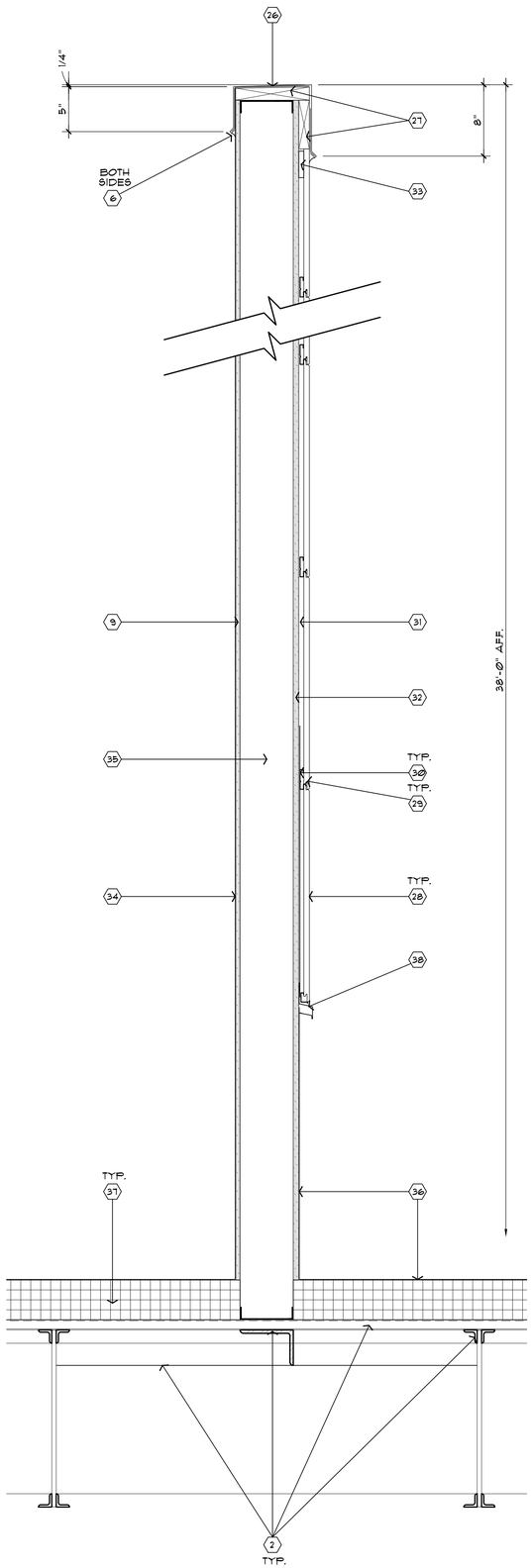
79072
TEXAS
02-24-2026

TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A5.0-A5.3.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A5.1**



06 SECTION
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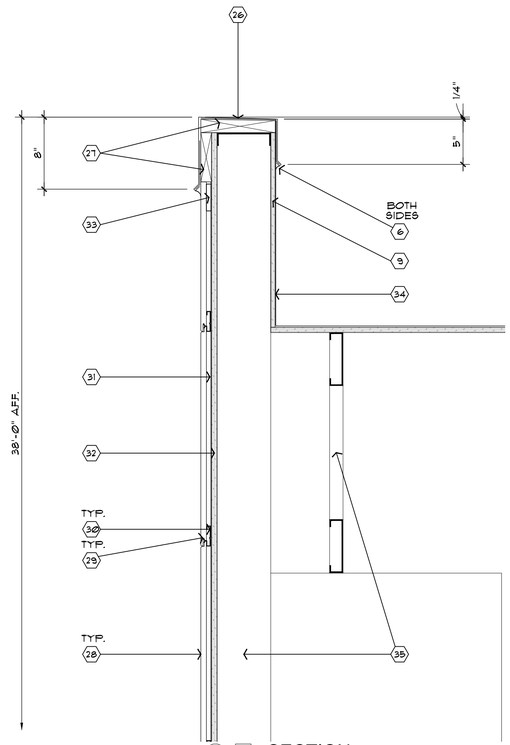

05 SECTION
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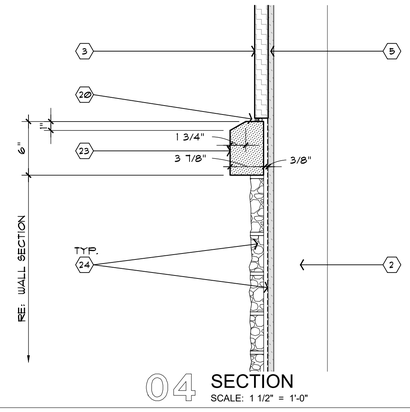

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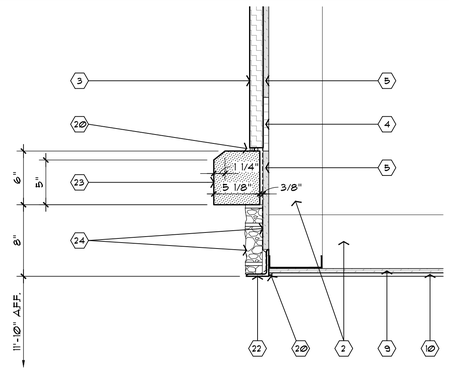

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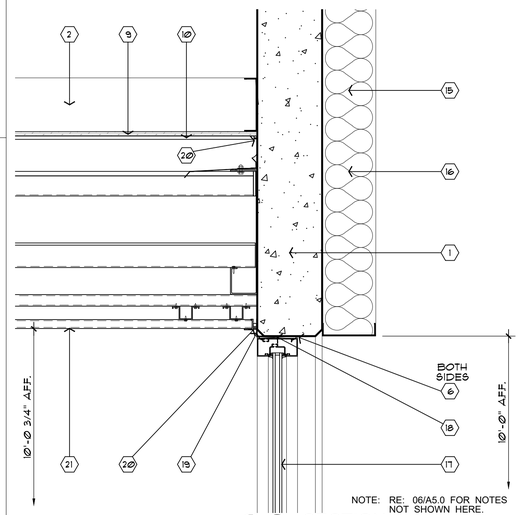
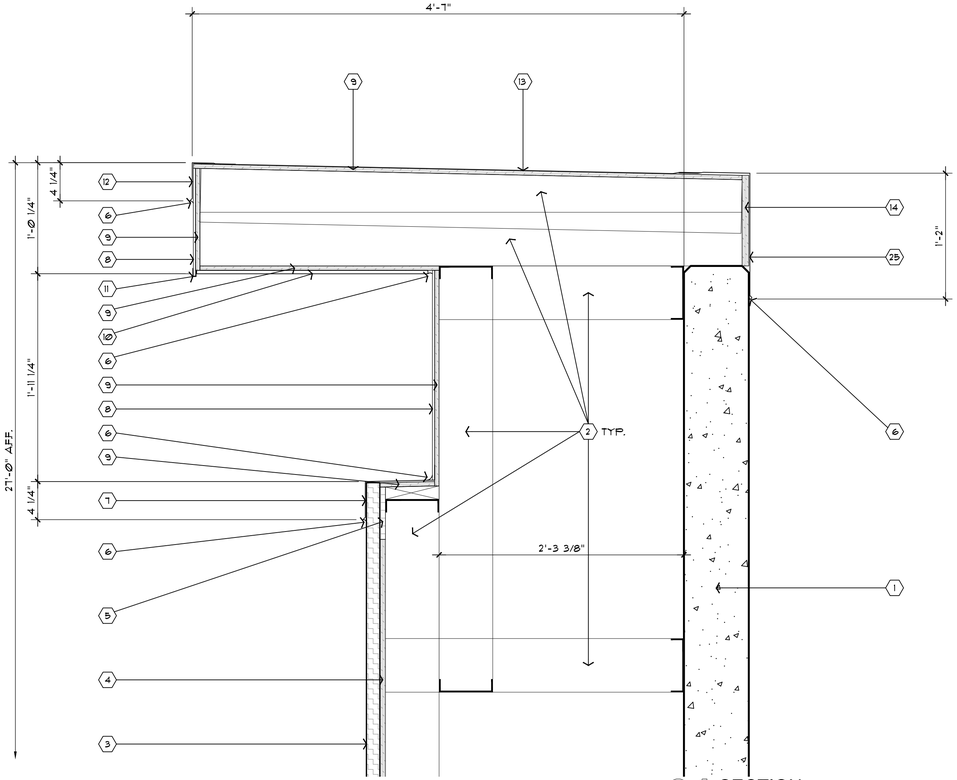


NOTE: RE: 06/A5.0 FOR NOTES NOT SHOWN HERE.

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



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

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
2. RE: STRUCTURAL DRAWINGS.
3. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
4. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD IN LIEU OF SHEATHING. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR LOCATIONS.
5. 5/8" DENS GLASS SHEATHING.
6. CONTINUOUS SEALANT.
7. 24 GA. PRE-FINISHED METAL FLASHING EXTENDING UP BEHIND METAL PANEL.
8. METAL FASCIA.
9. 1/2" THICK EXTERIOR-GRADE PLYWOOD.
10. METAL SOFFIT PANEL.
11. CHANNEL CLOSURE. BUTT ENDS FOR WEEP.
12. PRE-FINISHED METAL FLASHING. OVERLAP TPO ROOFING SYSTEM.
13. TPO ROOFING SYSTEM. OVERLAP FLASHING AT REAR CORNER.
14. 3/4" THICK EXTERIOR-GRADE PLYWOOD.
15. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
16. R-13 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
17. ALUMINUM AND GLASS STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
18. SHIM.
19. 2" X 2" BREAK METAL.
20. BACKER ROD AND CONTINUOUS SEALANT.
21. PRE-FINISHED CANOPY SOFFIT.
22. PAINTED STEEL LINTEL ANGLE. RE: STRUCTURAL DRAWINGS.
23. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
24. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
25. TPO METAL FLASHING.
26. PRE-FINISHED 24 GA. METAL CAP COPING WITH CONT. CLEAT ON BOTH SIDES.
27. TREATED WOOD BLOCKING.
28. NICHIHA PANELS. RE: SPECIFICATIONS.
29. NICHIHA ULTIMATE CLIP.
30. CLIP FASTENER.
31. WEATHER-RESISTANT BARRIER.
32. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
33. NICHIHA SPACER WITH FASTENER.
34. TPO ROOFING MEMBRANE EXTENDING BEHIND CAP FLASHING AND ON TOP OF WOOD BLOCKING.
35. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
36. ROOFING SYSTEM AS SCHEDULED.
37. RIGID ROOF INSULATION.
38. NICHIHA VERTICAL STARTER TRACK WITH ESSENTIAL STARTER FLASHING.

ELECTRONIC STAMP TITLE BLOCK

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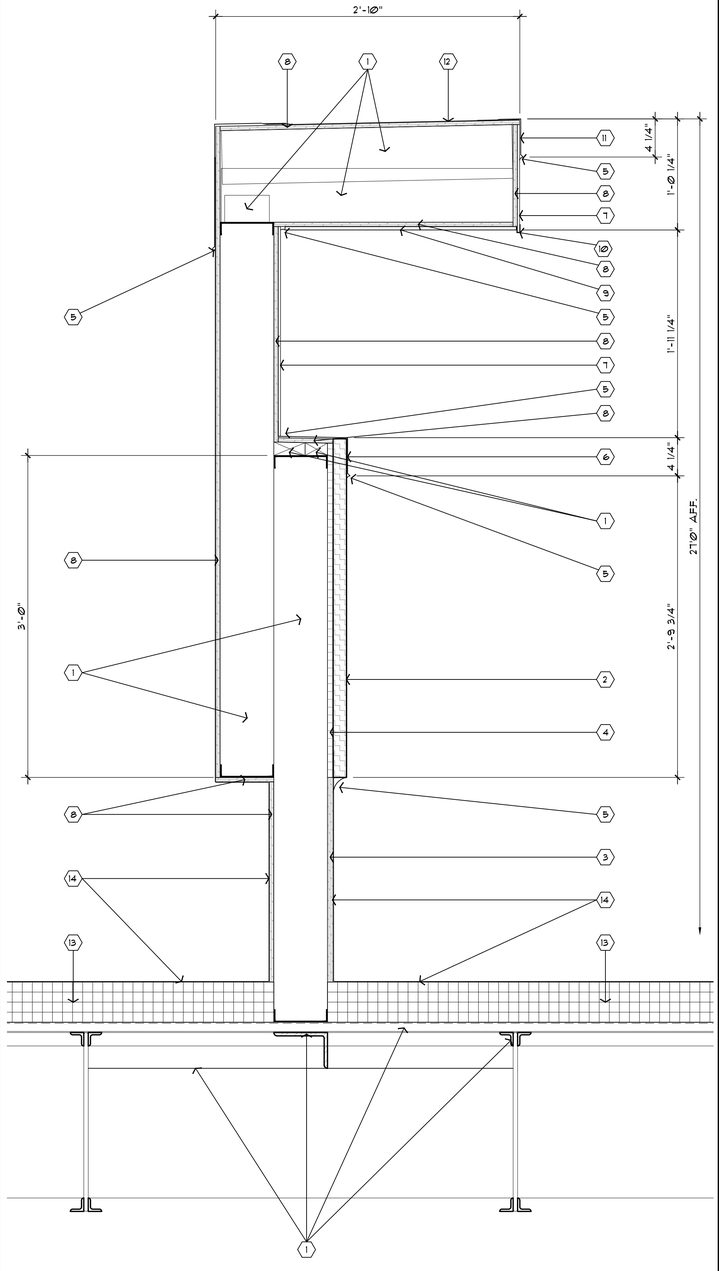
REGISTERED ARCHITECT
BEN CHRISTOPHER OSBORN
79072
TEXAS
02-24-2026

TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A5.0-A5.3.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A5.2**



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

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.)
3. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
4. 5/8" DENS GLASS SHEATHING.
5. CONTINUOUS SEALANT.
6. 24 GA. PRE-FINISHED METAL FLASHING EXTENDING UP BEHIND METAL PANEL.
7. METAL FASCIA.
8. 1/2" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
9. METAL SOFFIT PANEL.
10. CHANNEL CLOSURE. BUTT ENDS FOR WEEP.
11. PRE-FINISHED METAL FLASHING. OVERLAP TPO ROOFING SYSTEM.
12. TPO ROOFING SYSTEM. OVERLAP FLASHING AT REAR CORNER.
13. RIGID ROOF INSULATION.
14. ROOFING SYSTEM AS SCHEDULED.

ELECTRONIC STAMP TITLE BLOCK

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REGISTERED ARCHITECT
STATE OF TEXAS
CHRISTOPHER O. SWANSON
19072

02-24-2026

TRACT 7

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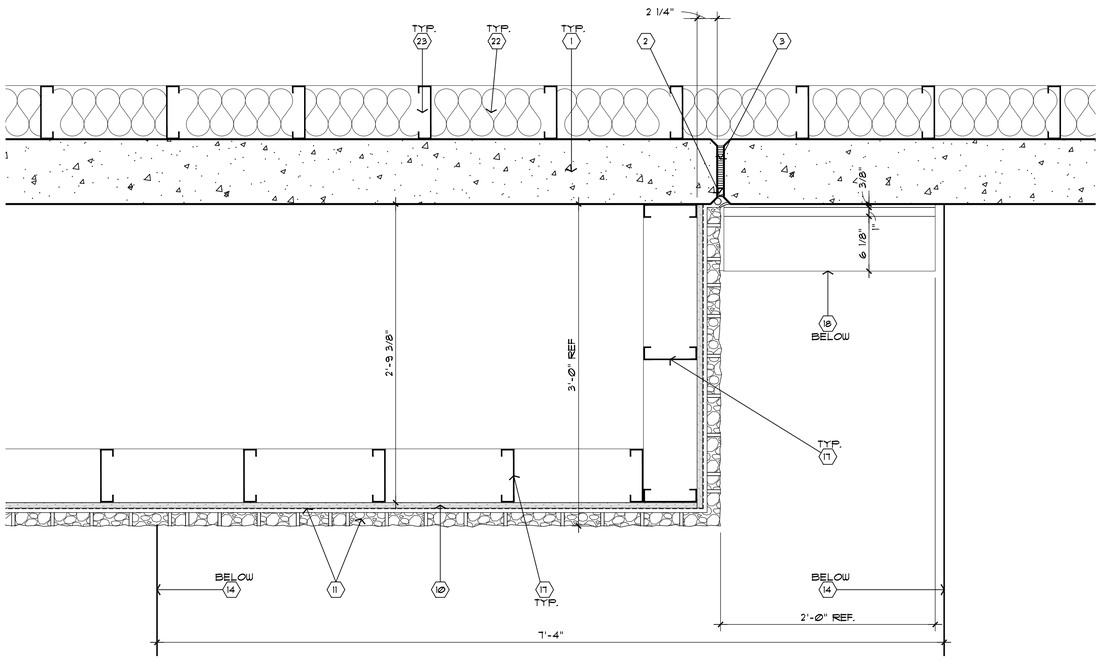
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A5.0-A5.3.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A5.3**



09 DETAIL
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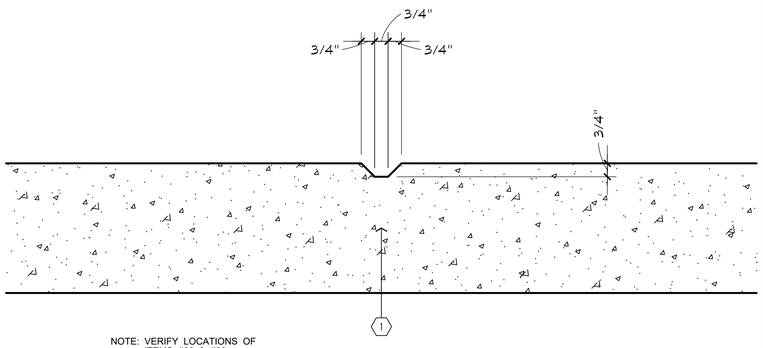

NOTE: VERIFY LOCATIONS OF ITEMS #22 & #23.

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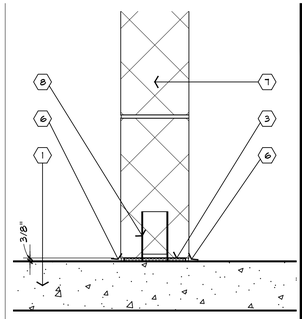

04 DETAIL
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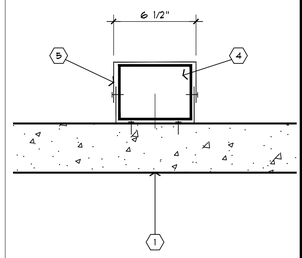
NOTE: VERIFY LOCATIONS OF ITEMS #22 & #23.



03 DETAIL
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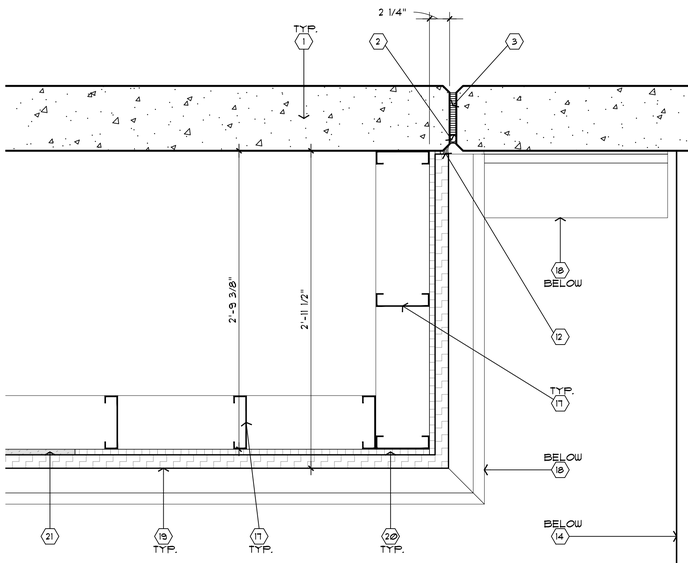
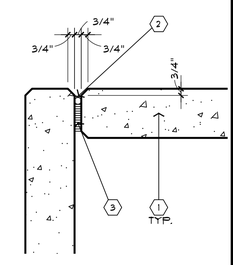


06 DETAIL
SCALE: 1 1/2" = 1'-0"

NOTE: VERIFY LOCATIONS OF ITEMS #22 & #23.



02 DETAIL
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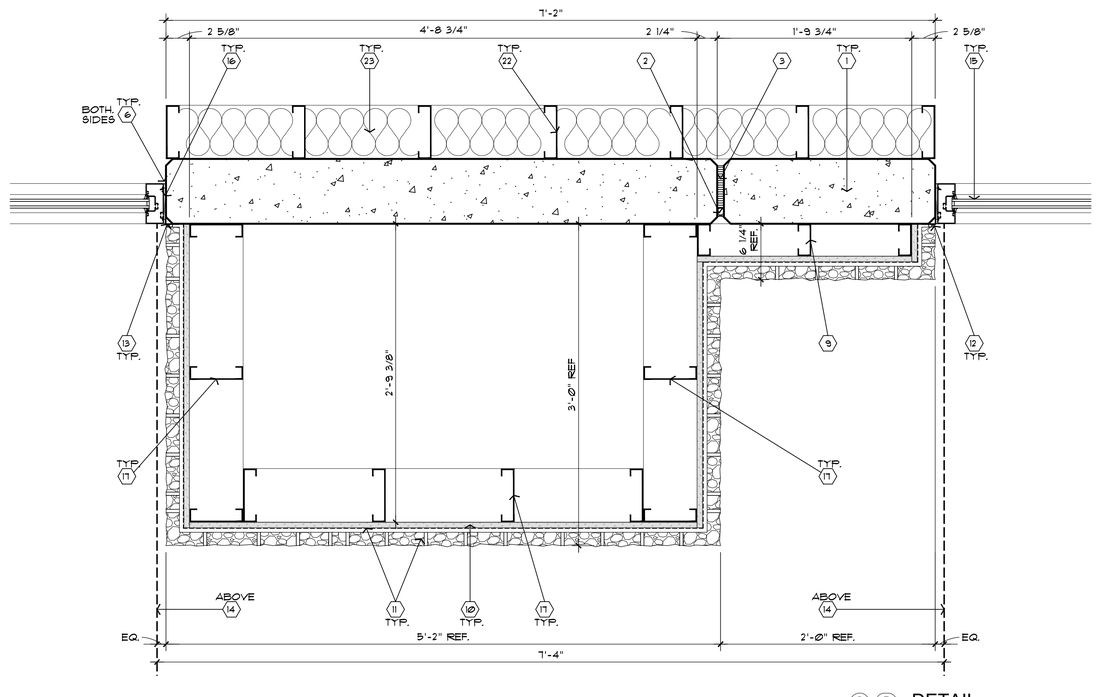
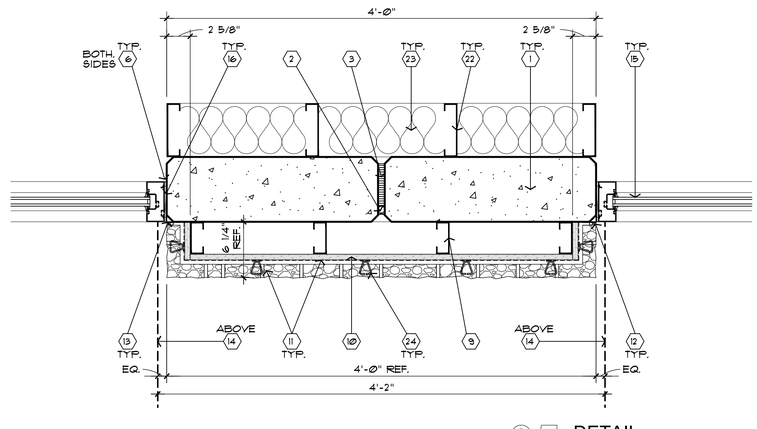
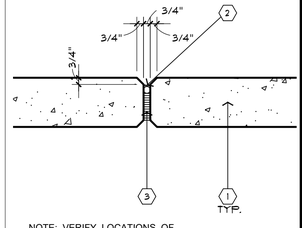


08 DETAIL
SCALE: 1 1/2" = 1'-0"



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

NOTE: VERIFY LOCATIONS OF ITEMS #22 & #23.



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

Date issued/revised

17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
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NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. CONTINUOUS SEALANT AND BACKER ROD AT EXTERIOR FACE ONLY. RE: FLOOR PLAN FOR ORIENTATION.
3. EXPANSION JOINT MATERIAL.
4. PRE-FINISHED 24 GA. GALV. 6" X 6" DOWNSPOUT TIED INTO SEWER SYSTEM.
5. PRE-FINISHED 24 GA. 2" WIDE DOWNSPOUT STRAP.
6. CONTINUOUS SEALANT.
7. 16" X 8" X 8" (NOM.) C.M.U. BLOCK.
8. STABILIZER MASONRY TIE ATTACHED TO CONCRETE TILT-WALL PANEL AND PLACED IN MORTAR JOINT OF MASONRY WALL EVERY OTHER COURSE VERTICALLY.
9. 3 5/8" METAL STUD FRAMING.
10. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
11. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
12. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
13. 2" X 2" BREAK METAL.
14. OUTLINE OF CANOPY.
15. ALUMINUM AND GLASS STOREFRONT SYSTEM.
16. SHIM.
17. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
18. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
19. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM.) (1 1/2" THICK UNLESS NOTED OTHERWISE).
20. 5/8" GYPSUM SHEATHING.
21. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD IN LIEU OF GYPSUM SHEATHING. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR LOCATIONS.
22. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
23. R-13 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.

VERIFY ORIENTATION OF ALL DETAILS

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 STATE OF TEXAS ROBERT CHRISTOPHER O. BRANNEN 19072

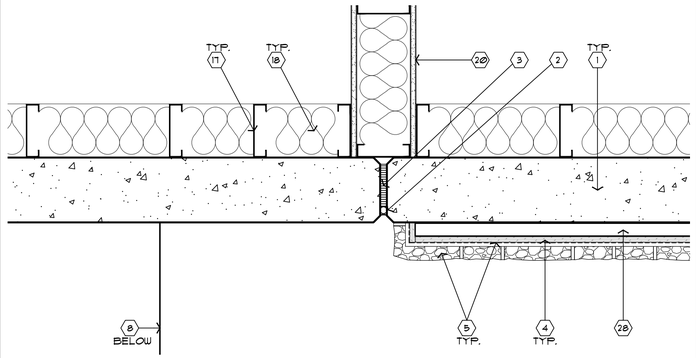
02-24-2026

TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
1401 TOWN CENTER DRIVE
PFLUGERVILLE, TEXAS 78660

Project No.	**25008**
CAD Dwg File	**25008 A6.0-A6.3.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A6.0**



05 DETAIL
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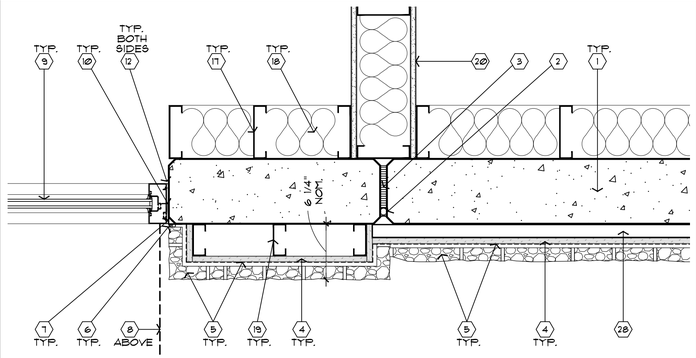

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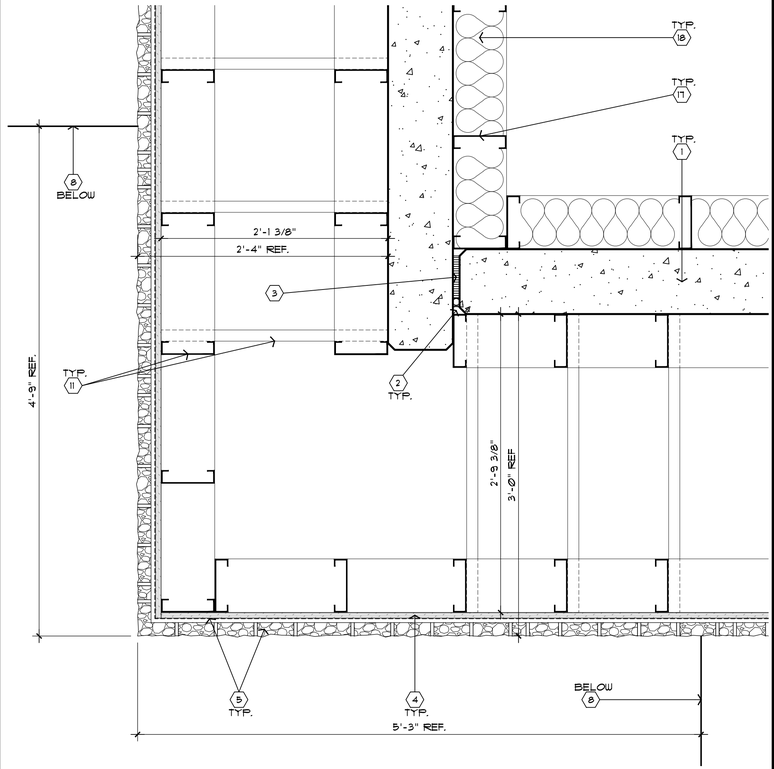

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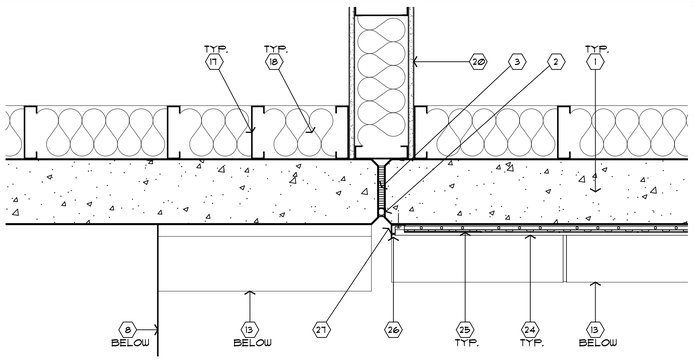

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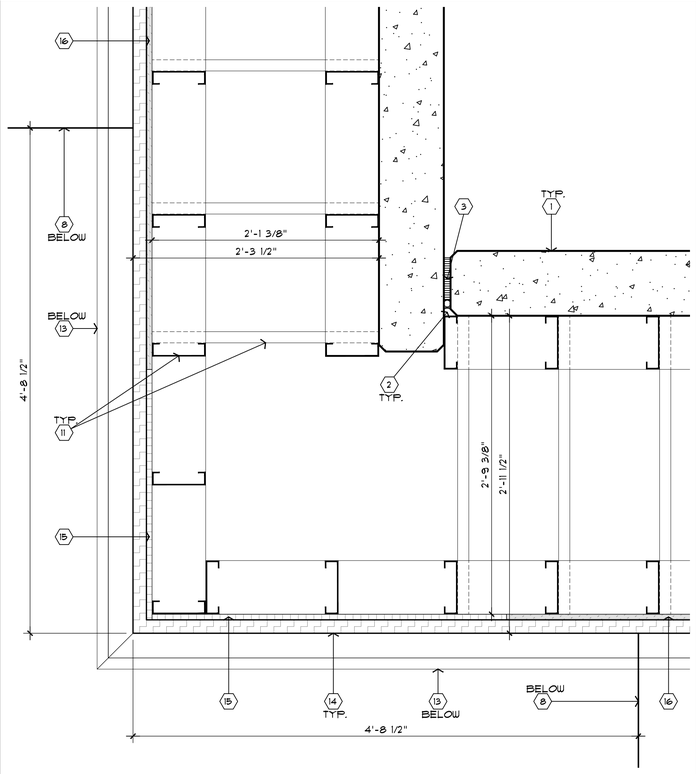

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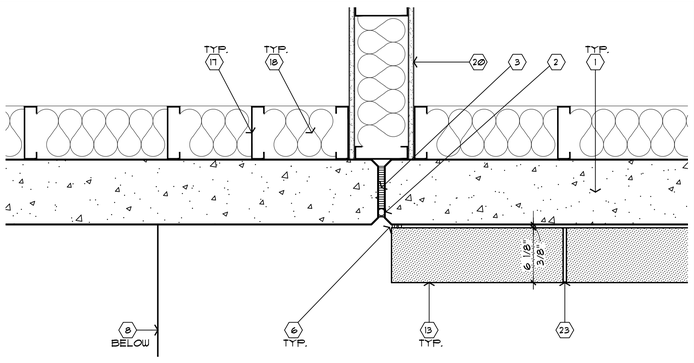

06 DETAIL
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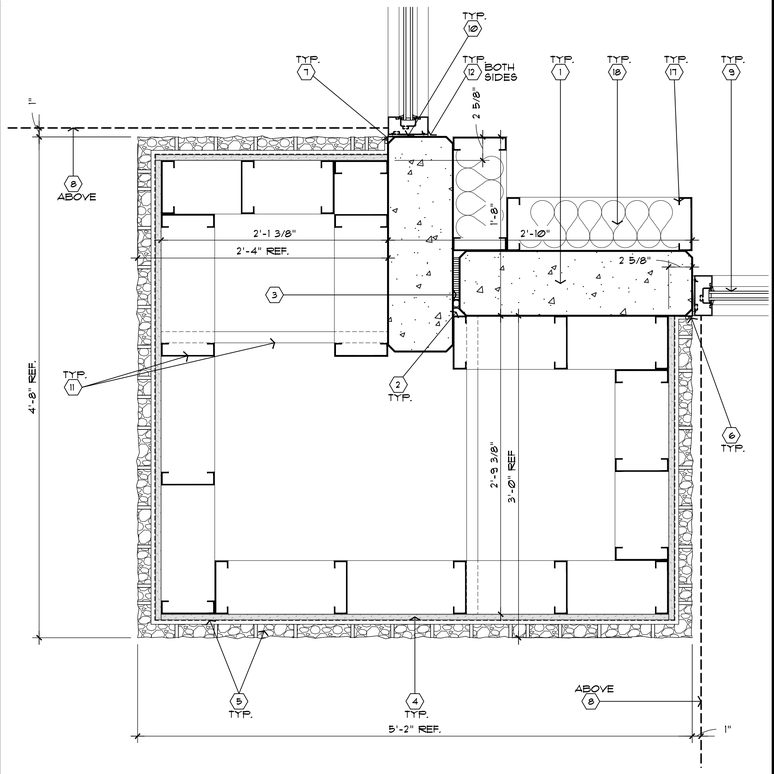

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17 OCT. 2025 100% FOR CONSTRUCTION
16 FEB. 2026 100% FOR CONSTRUCTION
24 FEB. 2026 FOR BID

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. CONTINUOUS SEALANT AND BACKER ROD AT EXTERIOR FACE ONLY. RE: FLOOR PLAN FOR ORIENTATION.
3. EXPANSION JOINT MATERIAL.
4. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
5. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
6. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
7. 2" X 2" BREAK METAL.
8. OUTLINE OF CANOPY.
9. ALUMINUM AND GLASS STOREFRONT SYSTEM.
10. SHIM.
11. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
12. CONTINUOUS SEALANT.
13. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
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17. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
18. R-13 BATT INSULATION IN STUD SPACE FROM FINISH FLOOR, ABOVE STOREFRONT OR ABOVE HOLLOW METAL DOORS TO ROOF DECK.
19. 3 5/8" METAL STUD FRAMING.
20. ONE-HOUR RATED WALL. RE: 07/A4.0.
21. STONE VENEER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
22. NOT USED.
23. MASONRY JOINT IN CAST STONE. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
24. NICHIHA PANELS. RE: SPECIFICATIONS.
25. NICHIHA ULTIMATE CLIP.
26. SEALANT OVER NICHIHA SINGLE FLANGE SEALANT BACKER.
27. PAINTED BREAK METAL "L" TRIM.
28. 1 1/2" HAT CHANNELS AT 1'-4" O.C.

VERIFY ORIENTATION OF ALL DETAILS

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REGISTERED ARCHITECT
CHRISTOPHER O. OSBORN
79072
TEXAS

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TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
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Project No.	**25008**
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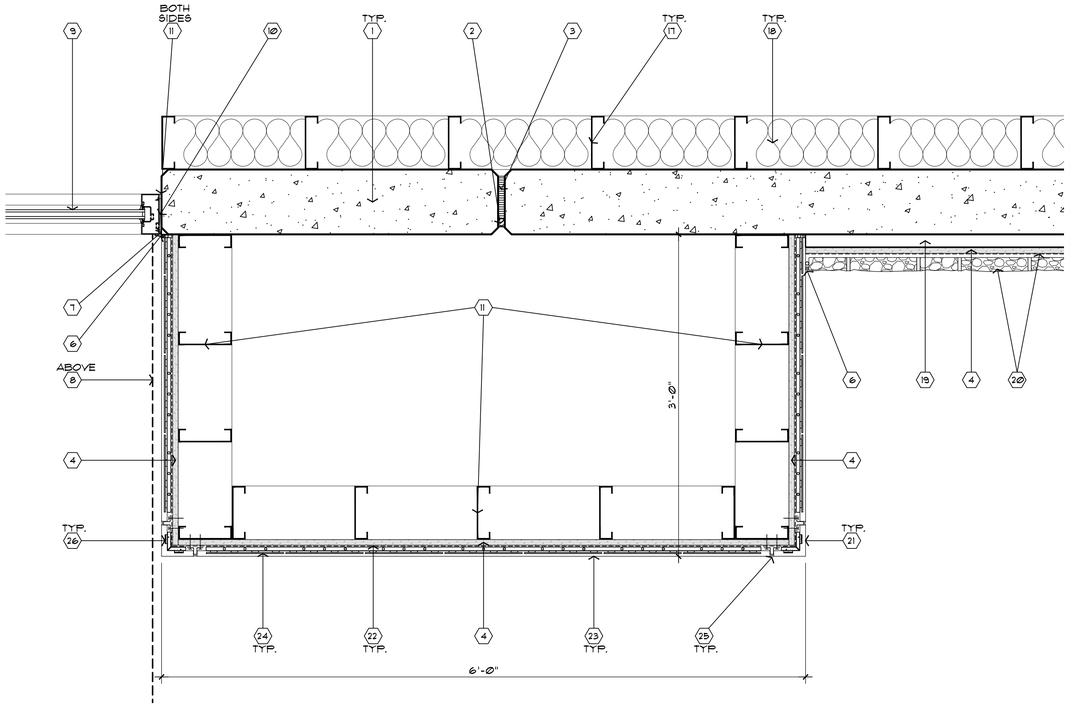

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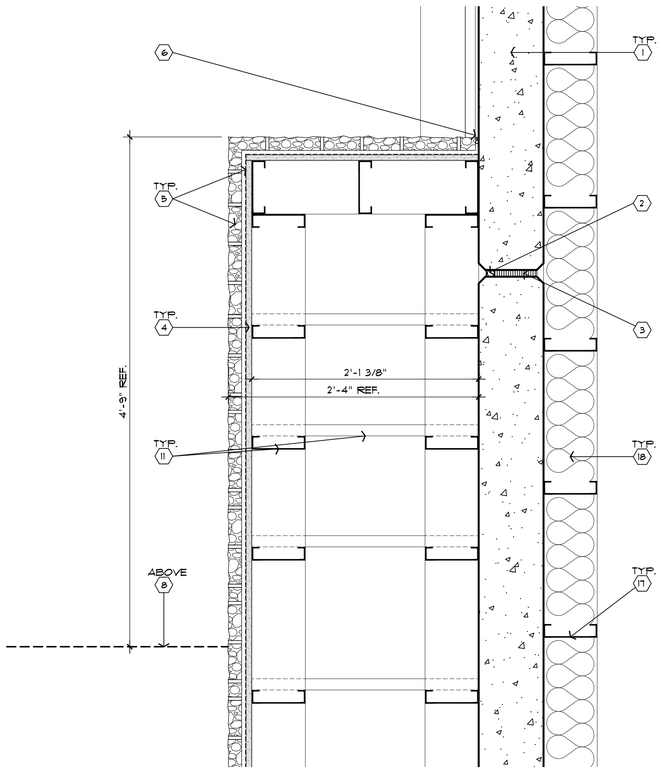

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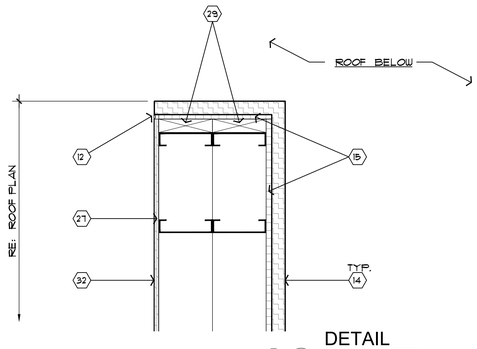
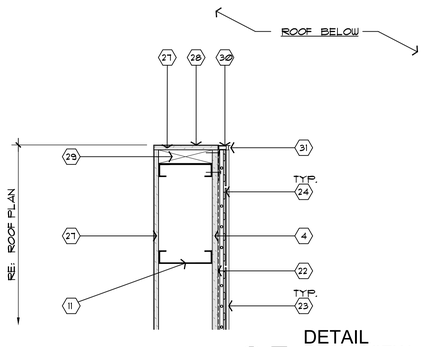


06 DETAIL
PLAN VIEW
SCALE: 1 1/2" = 1'-0"



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PLAN VIEW
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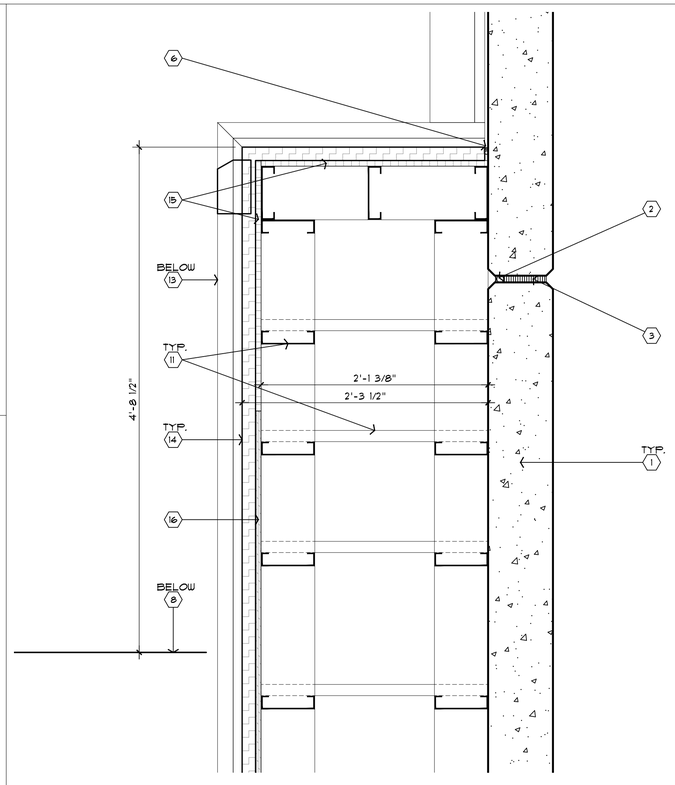

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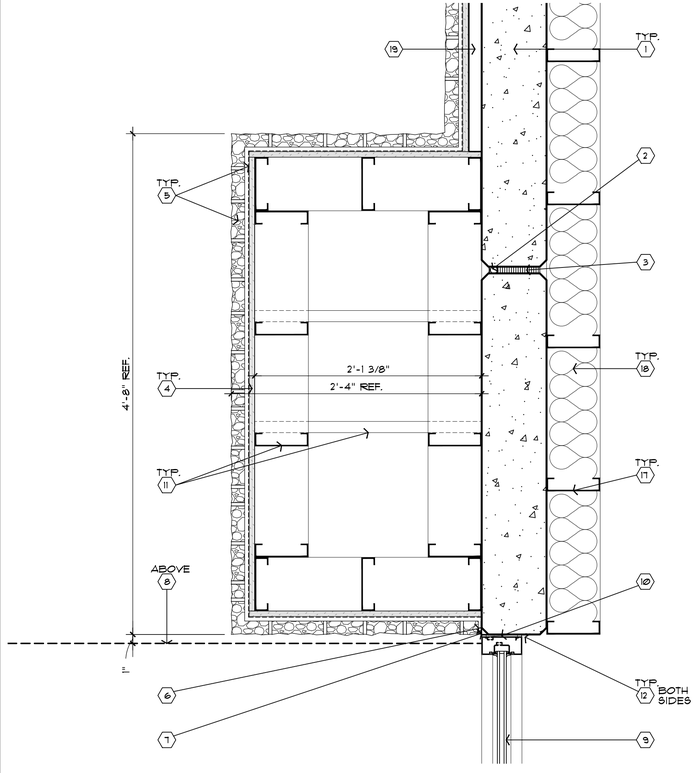

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3. EXPANSION JOINT MATERIAL.
4. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
5. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER
6. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
7. 2" X 2" BREAK METAL.
8. OUTLINE OF CANOPY.
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19. 1 1/2" HAT CHANNELS AT 1'-4" O.C.
20. STONE VENEER. USE PRE-CUT CORNER PIECES AT ALL CORNER LOCATIONS.
21. NICHIHA FACTORY OUTSIDE CORNER.
22. WEATHER-RESISTANT BARRIER.
23. NICHIHA PANELS. RE: SPECIFICATIONS.
24. NICHIHA ULTIMATE CLIP.
25. SEALANT OVER DOUBLE FLANGE SEALANT BACKER.
26. NICHIHA CORNER CLIP.
27. 1/2" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
28. TPO ROOFING MEMBRANE WRAPPING AROUND WOOD BLOCKING AND UNDER NICHIHA.
29. TREATED WOOD BLOCKING.
30. PAINTED BREAK METAL "L" TRIM.
31. SEALANT OVER NICHIHA SINGLE FLANGE SEALANT BACKER.
32. TPO ROOFING MEMBRANE WRAPPING AROUND WOOD BLOCKING AND UNDER E.I.F.S.

VERIFY ORIENTATION OF ALL DETAILS

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TRACT 7

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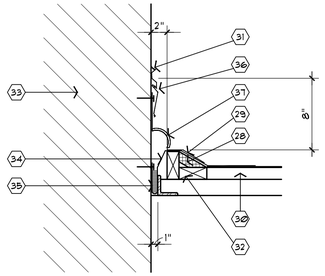
Sheet No. **A6.2**



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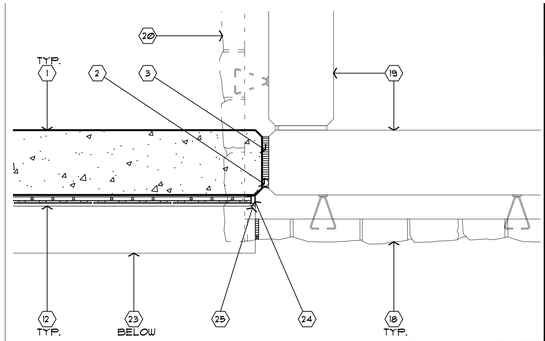

RE: 01/A6.3 FOR KEYNOTES NOT SHOWN HERE.

03 DETAIL
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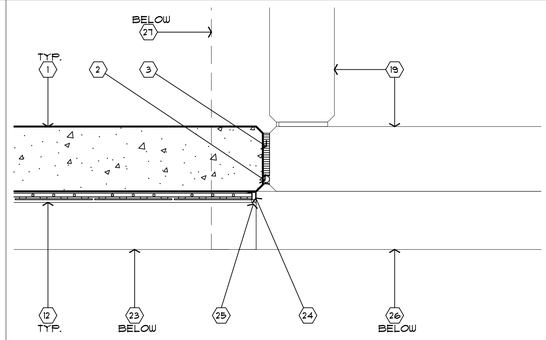

04 DETAIL
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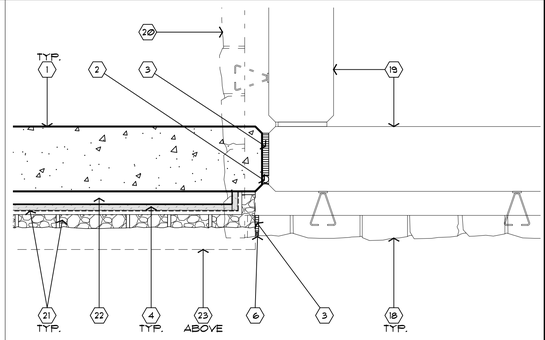

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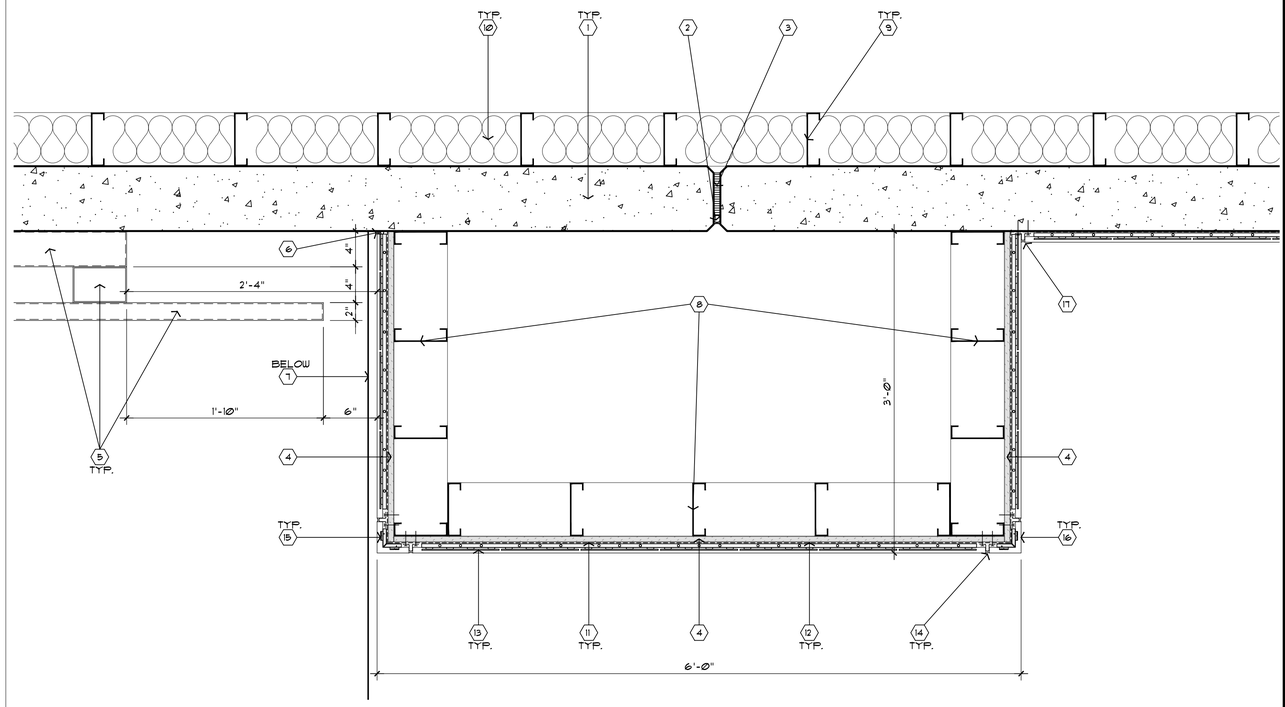

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3. EXPANSION JOINT MATERIAL.
4. 5/8" EXTERIOR-GRADE, FIRE-RETARDANT PLYWOOD.
5. ALUMINUM LOUVER.
6. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
7. OUTLINE OF CANOPY.
8. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
9. 6" 25 GA. METAL STUDS AT 1'-4" O.C. MAX.
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11. WEATHER-RESISTANT BARRIER.
12. NICHIHA PANELS. RE: SPECIFICATIONS.
13. NICHIHA ULTIMATE CLIP.
14. SEALANT OVER DOUBLE FLANGE SEALANT BACKER.
15. NICHIHA CORNER CLIP.
16. NICHIHA FACTORY OUTSIDE CORNER.
17. 1/4" SEALANT JOINT.
18. EXISTING STONE VENEER.
19. EXISTING CONCRETE TILT-WALL PANEL.
20. EXISTING STONE VENEER AND ASSOCIATED ITEMS TO BE REMOVED.
21. ADHERED STONE VENEER OVER WEATHER BARRIER. USE PRE-CUT CORNER PIECES AT ALL CORNER
22. 1 1/2" HAT CHANNELS AT 1'-4" O.C.
23. CAST STONE AS SCHEDULED. ATTACH USING MECHANICAL FASTENERS AS SPECIFIED.
24. PAINTED BREAK METAL "L" TRIM.
25. SEALANT OVER NICHIHA SINGLE FLANGE SEALANT BACKER.
26. EXISTING CAST STONE.
27. EXISTING CAST STONE AND ASSOCIATED ITEMS TO BE REMOVED.
28. 4" FIBER CANT.
29. ROOF FLASHING SYSTEM.
30. ROOF INSULATION SYSTEM.
31. CONTINUOUS SEALANT.
32. TREATED WOOD BLOCKING.
33. EXISTING CONSTRUCTION.
34. 4 MIL. POLYETHYLENE.
35. 1" COMPRESSIBLE FILLER.
36. PAINTED CONT. 26 GA. GALV. SHEET METAL COUNTER-FLASHING.
37. EXPANSION JOINT COVER.

VERIFY ORIENTATION OF ALL DETAILS

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TRACT 7

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Sheet No. **A6.3**

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	+16 PSF, -31.7 PSF	+16 PSF, -24.8 PSF
ZONE 1'	+16 PSF, -18.2 PSF	+16 PSF, -18.2 PSF
ZONE 2	+18.2 PSF, -41.9 PSF	+16 PSF, -32.9 PSF
ZONE 3	+18.2 PSF, -41.9 PSF	+16 PSF, -32.9 PSF
ZONE 4	+18.2 PSF, -19.7 PSF	+16 PSF, -17.1 PSF
ZONE 5	+18.2 PSF, -24.3 PSF	+16 PSF, -18.9 PSF

ROOF ZONE WIDTHS = 9'-0"
WALL ZONE WIDTH = 9'-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 MARCH 1, 2025 REPORT NO. AC255008 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 MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 2,000 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

MASONRY

A. CONSTRUCT REINFORCED MASONRY IN ACCORDANCE WITH "SPECIFICATION FOR MASONRY STRUCTURES", ACI 530.1/ASC36. MASONRY ALLOWABLE DESIGN STRESSES ARE BASED UPON REQUIRING NO SPECIAL INSPECTION.

B. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE 1 MINIMUM FACE THICKNESS SHALL BE 1.25". ALL WALLS ARE LIGHT WEIGHT BLOCKS (105 PCF OR LESS).

C. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60. ALL BOLTS USED FOR ANCHORAGE SHALL BE ASTM A307 HEADED BOLTS.

D. MASONRY STRENGTH (f'_m) AT 28 DAYS SHALL BE A MINIMUM OF 2,000 PSI. USE TYPE M OR S MORTAR. MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 2800 PSI. GROUT SHALL CONFORM TO ASTM C476. GROUT STRENGTH SHALL BE AT LEAST 2800 PSI.

E. PROVIDE MORTAR BED OR WEB BETWEEN GROUTED BED AND HOLLOW CELL. USE FULL HEAD AND BED JOINTS.

F. UNLESS SHOWN ON DETAILS, PROVIDE #9 LADDER OR TRUSS HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. PROVIDE 2-#5 AT ALL JAMBS AND ENDS OF WALLS.

G. GROUT SOLID THE FIRST CELL ON EITHER SIDE OF DOOR OPENINGS, UNLESS OTHERWISE NOTED. PROVIDE 8" U-BLOCK CMU LINTEL WITH 8" BEARING EACH END; REINFORCE WITH (2) #4 BOTTOM.

H. EMBED ALL BOLTS IN FULL GROUTED CELL. PLACE BOLTS IN SAME VERTICAL CELL AS REINFORCING IF POSSIBLE. MINIMUM EMBEDDED LENGTH IS ONE-HALF WIDTH OF CELL.

J. UNLESS SHOWN ON DETAILS, PROVIDE (1) #6 VERTICAL REINFORCEMENT IN FULLY GROUTED CELL AT 24" OC W/ MATCHING #6 DOWEL INTO GRADE BEAM.

K. GROUT SOLID THE FIRST CELL ON EACH LEVEL AND ROOF.

Date issued/revised

17 OCTOBER 2025 100% FOR CONSTRUCTION
24 FEBRUARY 2026 FOR BID

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D + A PROJECT No. 25-229-00

TRACT 7

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

Project No. 25008
Drawn EM
Checked FD

STRUCTURAL GENERAL NOTES

Sheet No. **S1.0**

INDEPENDENT TESTING LABORATORY & SPECIAL INSPECTIONS

A. EMPLOYMENT OF A TESTING LABORATORY IN NO WAY RELIEVES THE CONTRACTOR OF ANY OBLIGATION TOPERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

B. 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.

C. SPECIAL INSPECTIONS:
   1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTOR(S) TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF CONSTRUCTION LISTED IN THIS SECTIONS. HE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE INSPECTIONS BEING PERFORMED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL.THE SPECIAL INSPECTOR SHALL HAVE EXPERIENCE WITH AT LEAST FIVE OTHER PROJECTS SIMILAR IN NATURE.
   2. THE PURPOSE OF THE INSPECTIONS SHALL BE TO ENFORCE COMPLIANCE WITH THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, GEOTECHNICAL REPORT AND THE INTERNATIONAL BUILDING CODE, SECTION 1704.
   3. THE FOLLOWING ITEMS REQUIRE INSPECTION BY THE SPECIAL INSPECTOR:

	REFERENCE STANDARD	FREQUENCY
STRUCTURAL STEEL	HIGH STRENGTH BOLTING	
	BEARING TYPE CONNECTIONS	PERIODIC
	SLIP CRITICAL CONNECTIONS	PERIODIC
	WELDING OF STRUCTURAL STEEL	
	FULL PENETRATION GROOVE WELDS	CONTINUOUS
	MULTI-PASS FILLET WELDS	CONTINUOUS
	SINGLE-PASS FILLET WELDS > 5/16"	CONTINUOUS
	SINGLE PASS FILL WELDS <= 5/16"	PERIODIC
	FLOOR AND DECK WELDS	PERIODIC
	WELDING OF REINFORCING STEEL	
	WELDABILITY OF STEEL OTHER THAN ASTM A706	PERIODIC
	SHEAR REINFORCEMENT	CONTINUOUS
	OTHER REINFORCEMENT	PERIODIC
	INSPECTION OF STEEL FRAME AND JOISTS	
	DETAILS SUCH AS BRACING AND STIFFENING	PERIODIC
	MEMBER SIZES AND LOCATION	PERIODIC
	APPLICATION OF CONNECTION DETAIL	PERIODIC
CONCRETE CONSTRUCTION	REINFORCING STEEL	PERIODIC (RANDOMLY AT 20%)
	CONCRETE MIX DESIGN	PERIODIC AT EACH CONCRETE POUR
	SAMPLING OF FRESH CONCRETE	CONTINUOUS (SEE NOTE 1)
	MAINTENANCE OF SPECIFIED CURING TEMPS AND TECHNIQUES	PERIODIC AT EACH POUR
	INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION OF TECHNIQUES	CONTINUOUS
	INSPECTING OF FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS	PERIODIC
SOILS (SLAB ON GRADE)	VISUAL OBSERVATIONS	PERIODIC
	PROOF OF OBSERVATION	CONTINUOUS
	MOISTURE CONDITIOINING & RECOMPACTION	CONTINUOUS OR PERIODIC (ONE DENSITY TEST FOR EACH 2,000 SF)
	DURING FILL PLACEMENT	CONTINUOUS OR PERIODIC
	EVALUATION OF IN PLACE DENSITY FILL	CONTINUOUS OR PERIODIC
PIERS	OBSERVE DRILLING OPERATIONS AND COMPLETE RECORD OF DRILLING	CONTINUOUS
	VERIFY PLACEMENTS LOCATIONS AND PLUMBNESS, LENGTH, EMBEDMENT AND ADEQUATE BEARING STRENGTH CAPACITY, CONFIRM PIER DIAMETER, REINFORCING STEEL (RE: CONCRETE ABOVE)	CONTINUOUS
	VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS	PERIODIC
MASONRY	AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE	
	PROPORTIONS OF SITE-PREPARED MORTAR	PERIODIC
	CONSTRUCTION OF MORTAR JOINTS	PERIODIC
	LOCATION OF REINFORCEMENT, CONNECTORS AND ANCHORAGES	PERIODIC
	PRIOR TO GROUTING, VERIFY THE FOLLOWING ARE IN COMPLIANCE	
	GROUT SPACE	PERIODIC
	GRADE, TYPE AND SIZE REINFORCEMENT AND ANCHOR BOLTS, AND ANCHORAGES	PERIODIC
	PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHORAGES	PERIODIC
	PROPORTIONS OF SITE-PREPARED GROUT	PERIODIC
	CONSTRUCTION OF MORTAR JOINTS	PERIODIC
	VERIFY DURING CONSTRUCTION	
	SIZE AND LOCATION OF STRUCTURAL ELEMENTS	PERIODIC
	TYPE, SIZE AND LOCATION OF ANCHORS INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	PERIODIC
	WELDING OF REINFORCMENT	CONTINUOUS
	PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C)) WEATHER (TEMPERATURE ABOVE 90°F (32.2°C)	PERIODIC
	OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR AND/OR PRISMS	PERIODIC

NOTES:

- PROVIDE A SET OF 4 FOR EVERY 75 CY OF BUT NOT LESS THAN 1 5,000 SF OF SLAB OR WALL SURFACE AREA. MONITOR SLUMP AND AIR CONTENT OF CONC. AND NOTIFY DELIVERY DRIVER IF SLUMP DEVIATES MORE THAN 1" FROM SPEC'D VALUE.
- ALL DRILLED AND EPOXIED ANCHORS (REBAR, BOLTS, THREADED RODS ETC.) SHALL BE PULL TESTED TO 110% FOR NO LESS THAN 3 MIN.
- ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
- CORRECT DEFICIENCIES IN WORK THAT TEST REPORTS AND INSPECTIONS INDICATE DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- PROVIDE THE ENGINEER OF RECORD (EOR) COPIES OF ALL SPECIAL INSPECTIONS SO A SPECIAL INSPECTIONS REPORT CAN BE PREPARED FOR OBTAINING A CERTIFICATE OF OCCUPANCY.

Date issued/revised

17 OCTOBER 2025 100% FOR CONSTRUCTION
16 FEBRUARY 2026 100% FOR CONSTRUCTION 1
24 FEBRUARY 2026 FOR BID

OSBORN & VANE ARCHITECTS inc

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TEXAS REGISTERED ENGINEERING FIRM F-3426
D + A PROJECT No. 25-229-00

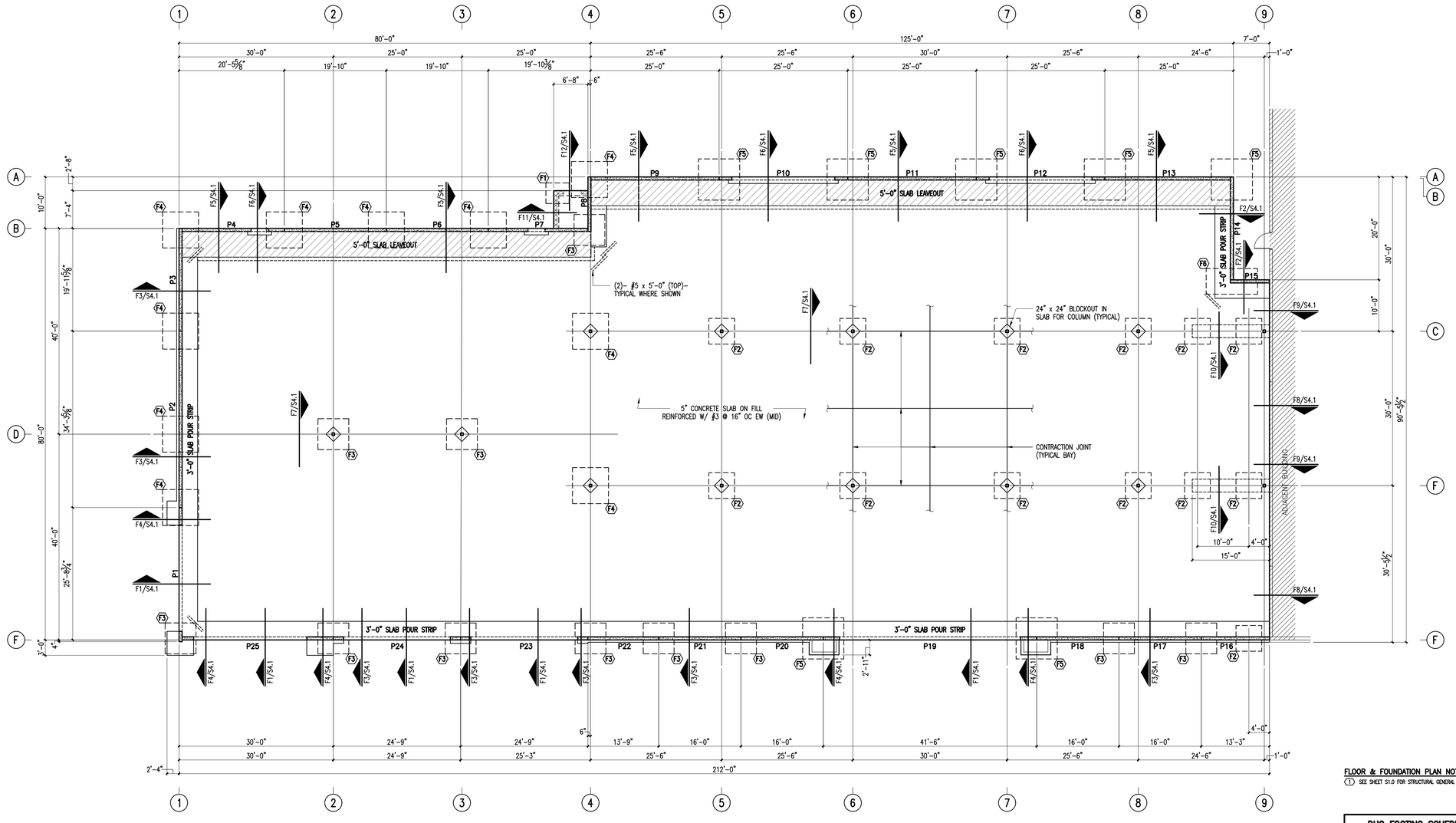
TRACT 7

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

Project No. 25008
Drawn EM
Checked FD

STRUCTURAL GENERAL NOTES

Sheet No. **S1.1**



1 FLOOR AND FOUNDATION PLAN

SCALE: 3/32" = 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
F1	4'-0" x 4'-0"	16"	5- #5 x 3'-6" EACH WAY
F2	5'-0" x 5'-0"	16"	6- #5 x 4'-6" EACH WAY
F3	6'-0" x 6'-0"	24"	8- #6 x 5'-6" EACH WAY
F4	7'-0" x 7'-0"	24"	9- #6 x 6'-6" EACH WAY
F5	8'-0" x 8'-0"	24"	10- #6 x 7'-6" EACH WAY
F6	10'-0" x 5'-0"	24"	6- #6 x 9'-6" 12- #6 x 4'-6"

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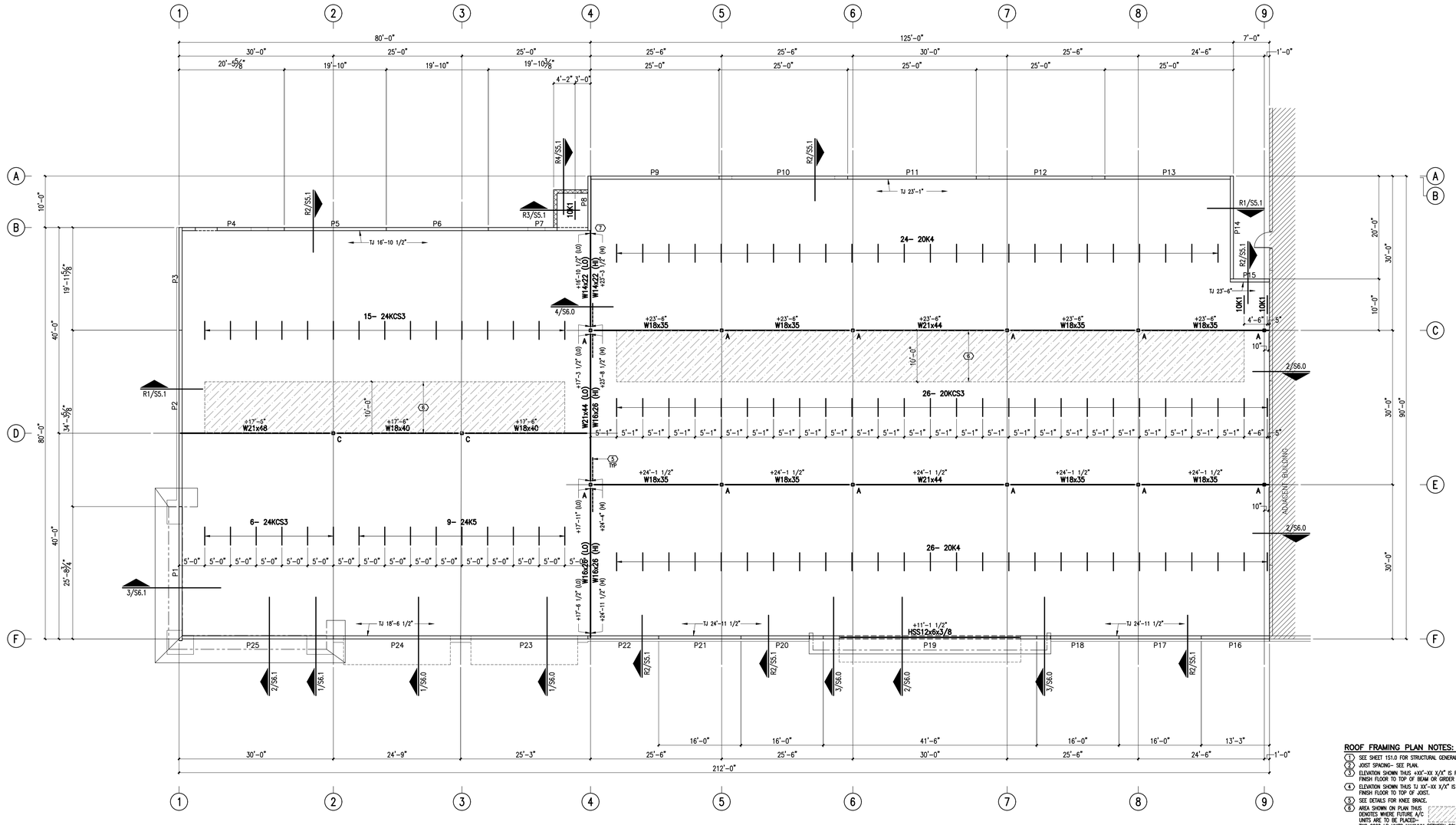
FLOOR AND FOUNDATION PLAN

Sheet No. **S2.0**



1 ROOF FRAMING PLAN

SCALE: 3/32" = 1'-0"

PLAN NORTH

TRUE NORTH

ROOF FRAMING PLAN NOTES:

1. SEE SHEET 1S1.0 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 KNEE BRACE.
6. AREA SHOWN ON PLAN THUS DENOTES WHERE FUTURE A/C UNITS ARE TO BE PLACED= TWO 2000 LB UNITS MAXIMUM BETWEEN COLUMNS.
7. CONNECTION AT BEAM AND PANEL. SINGLE SHEAR PL WELD CONT TO EMBED.

COLUMN SCHEDULE:

MARK	SIZE	BASE PLATE
'A' –	HSS 6x6x5/16	1 x 12 x 12
'B' –	HSS 6x6x5/16	1 x 12 x 12
'C' –	HSS 6x6x3/8	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 'B'
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.

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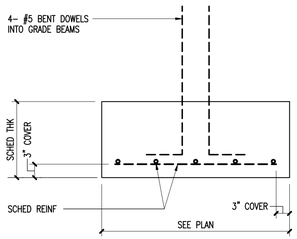
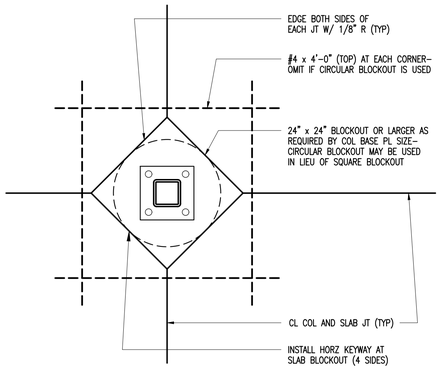
ROOF FRAMING PLAN

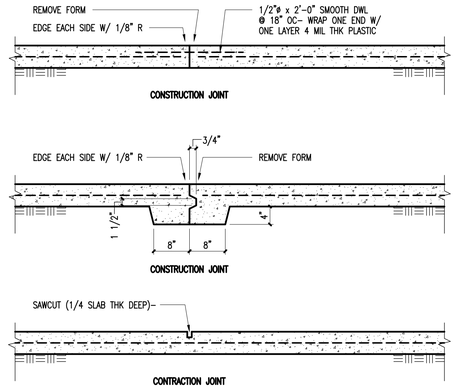
Sheet No. **S3.0**



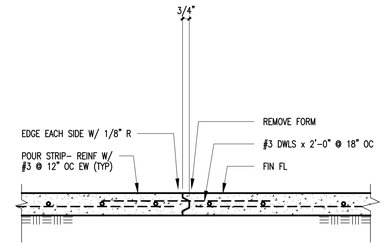
1 DUG (SPREAD) FOOTING



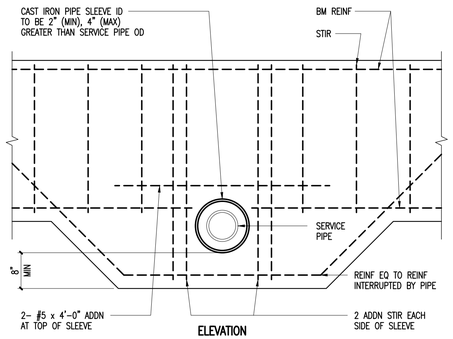
2 SLAB BLOCKOUT AT INTERIOR COLUMN



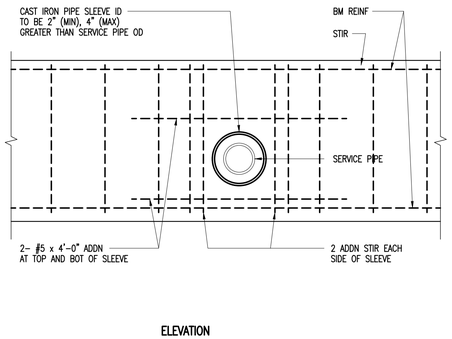
3 SLAB-ON-GRADE JOINT DETAILS



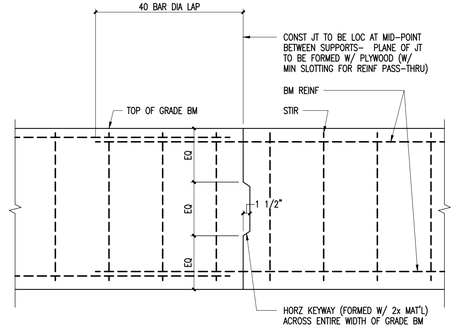
4 POUR STRIP REINFORCING



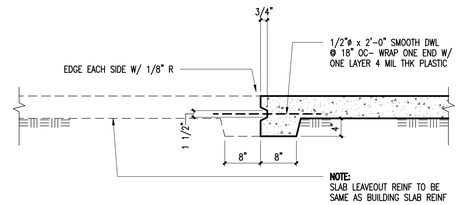
5 PIPE SLEEVE THRU GRADE BEAM (BOTT)



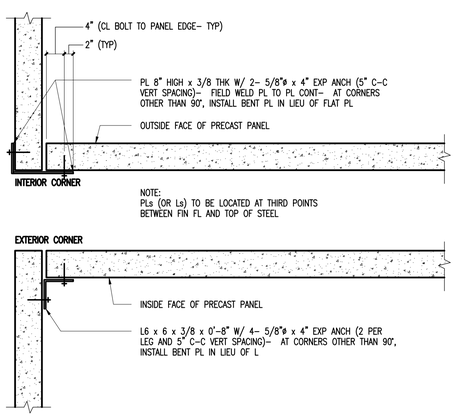
6 PIPE SLEEVE THRU GRADE BEAM (MID)



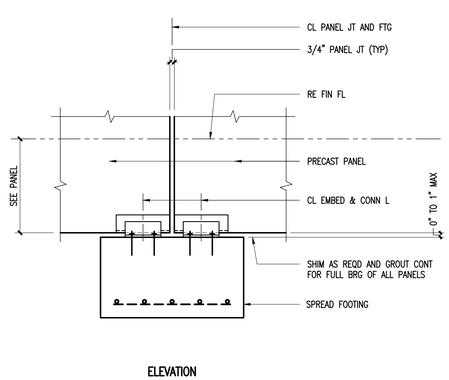
7 GRADE BEAM CONSTRUCTION JOINT



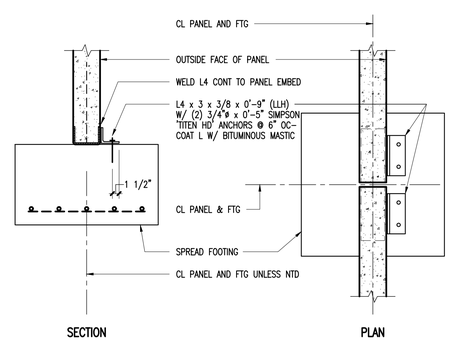
8 LEAVEOUT & SLAB CONNECTION DETAIL



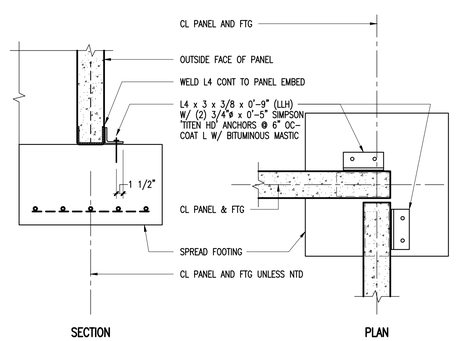
9 PANEL CONNECTION AT CORNER



10 PANEL SUPPORT - FOOTING



11 PANEL CONNECTION AT FOOTING



12 PANEL CONNECTION AT FOOTING

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TRACT 7

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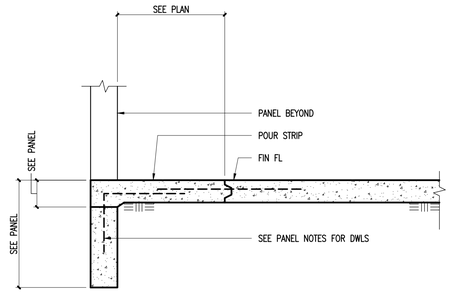
PFLUGERVILLE, TEXAS 78660

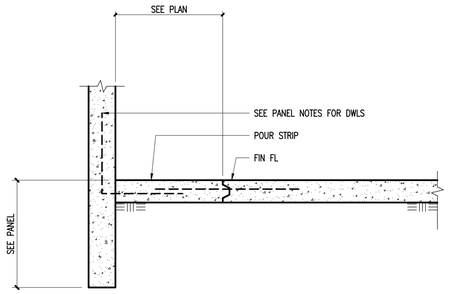
Project No. 25008
Drawn EM
Checked FD

FOUNDATION DETAILS

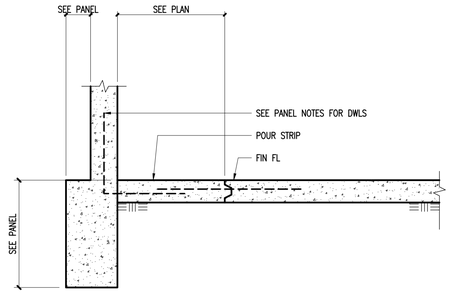
Sheet No. **S4.0**



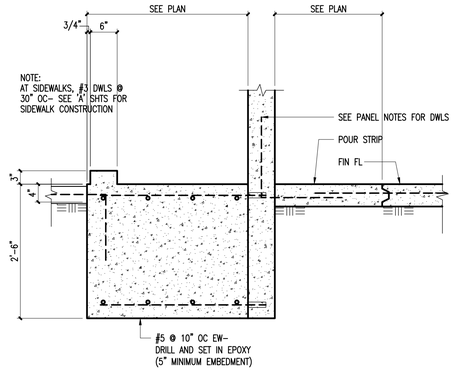
F1 EXTERIOR PANEL OPENING



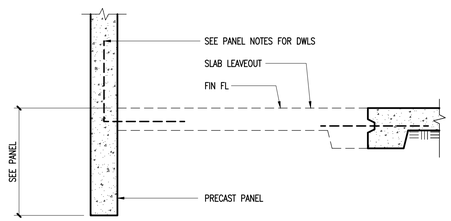
F2 EXTERIOR PANEL



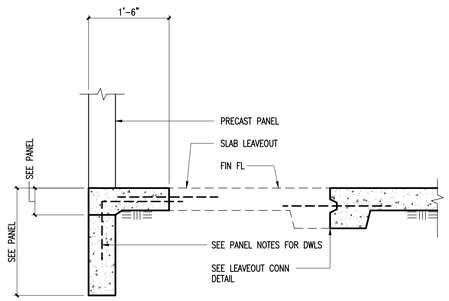
F3 EXTERIOR PANEL



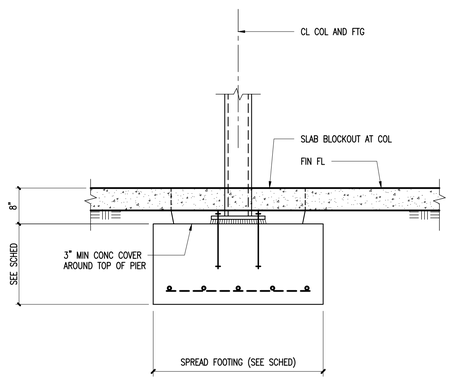
F4 EXTERIOR PANEL



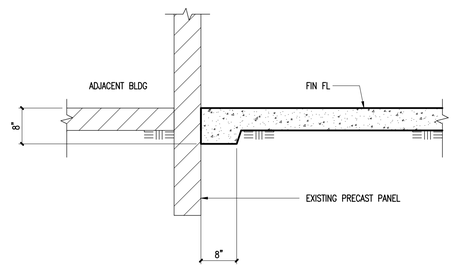
F5 EXTERIOR PANEL



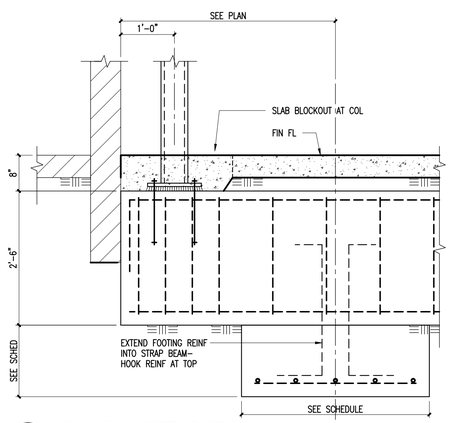
F6 EXTERIOR PANEL OPENING



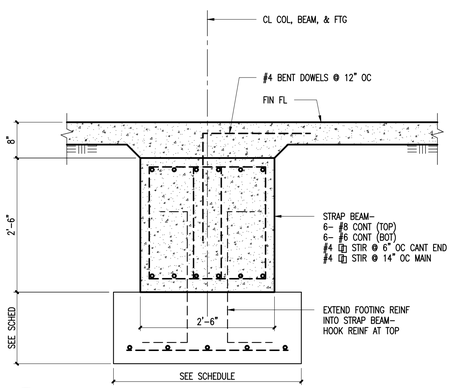
F7 INTERIOR COLUMN SUPPORT



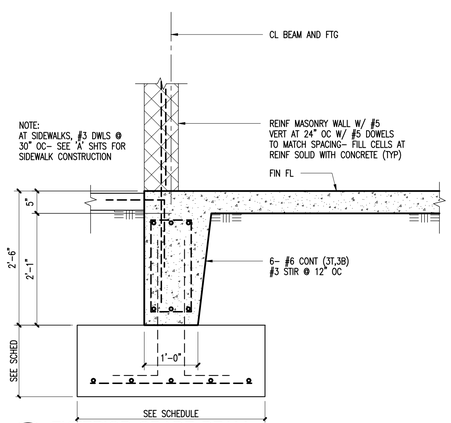
F8 EXISTING EXTERIOR PANEL



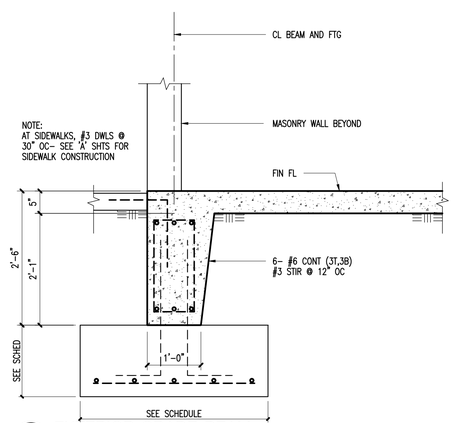
F9 COLUMN @ STRAP BEAM



F10 STRAP BEAM DETAIL



F11 EXTERIOR GRADE BEAM



F11 EXTERIOR GRADE BEAM

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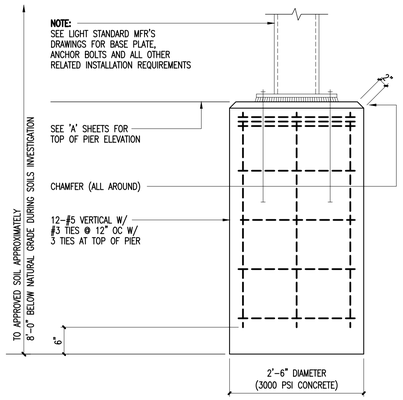
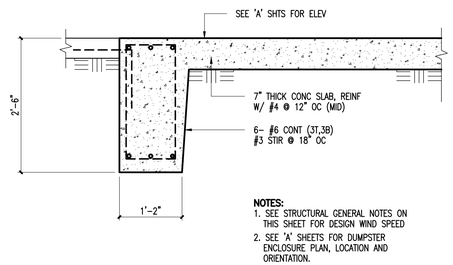
FOUNDATION DETAILS

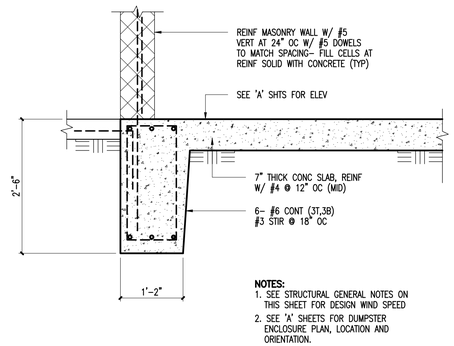
Sheet No. **S4.1**



1 LIGHT STANDARD SUPPORT DETAIL



2 DUMPSTER ENCLOSURE DETAIL- FD2



3 DUMPSTER ENCLOSURE DETAIL- FD1

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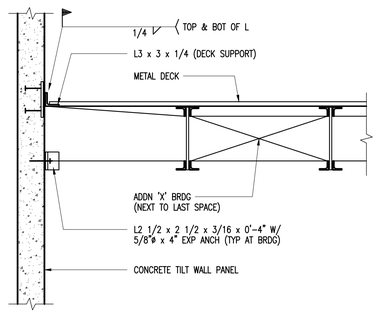
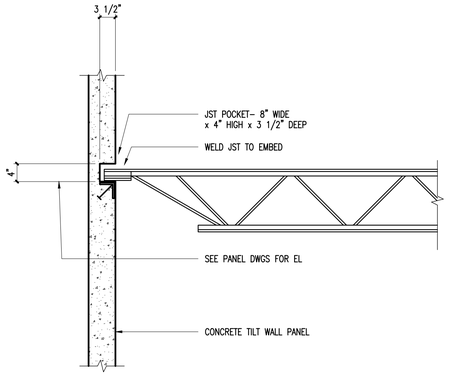
STRUCTURAL DETAILS

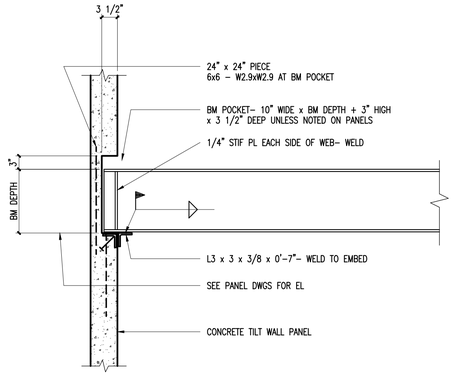
Sheet No. **S4.2**



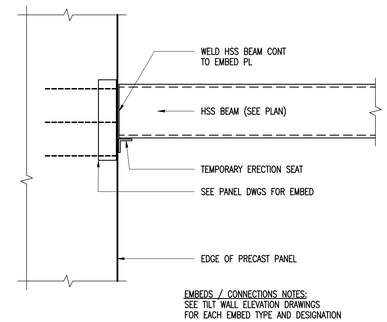
1 METAL DECK AND BRIDGING TO PANEL CONN



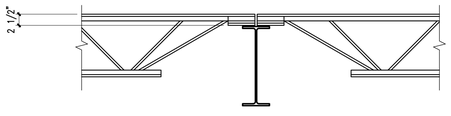
2 TYPICAL JOIST POCKET DETAIL



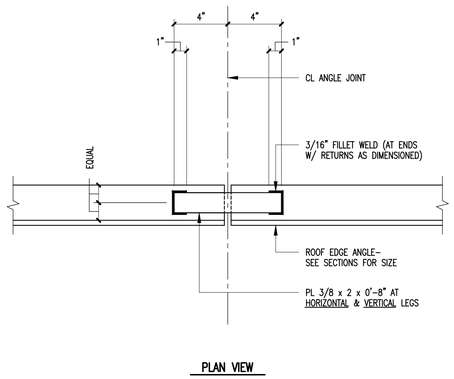
3 TYPICAL BEAM POCKET DETAIL



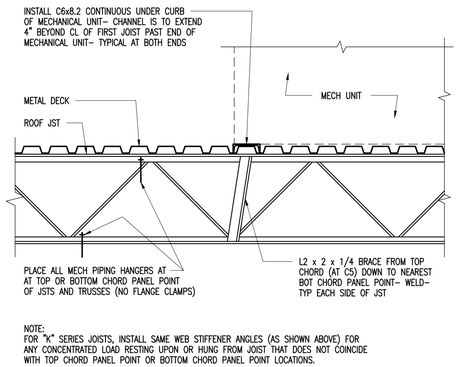
4 SURFACE MOUNTED BEAM CONNECTION



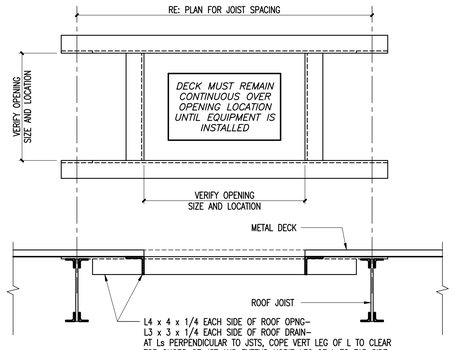
5 INTERIOR BEAM AND JOISTS



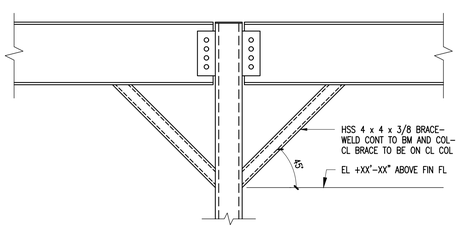
6 TYPICAL ROOF EDGE ANGLE SPLICE DETAIL



7 ROOFTOP MECHANICAL UNIT SUPPORT



8 TYPICAL FRAMING AT ROOF OPENING



9 KNEE BRACE DETAIL

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TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
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Project No. 25008
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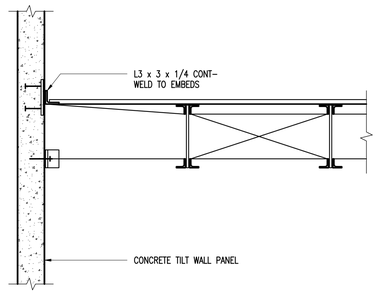
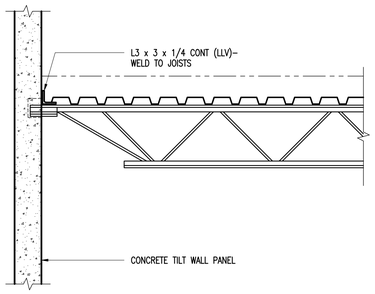
FRAMING DETAILS

Sheet No. **S5.0**



R1 PANEL DETAIL



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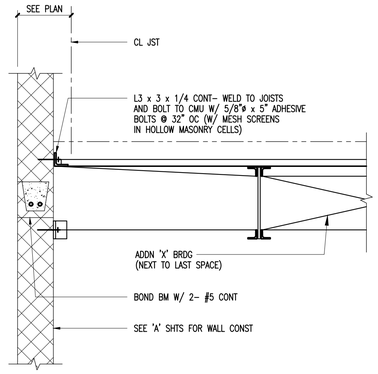
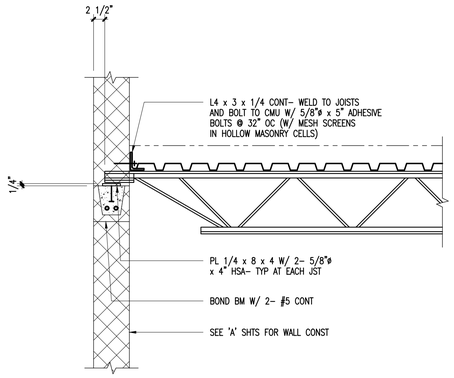


R3 SIDEWALL @ MASONRY BLOCK



R4 JOIST BEARING @ MASONRY BLOCK

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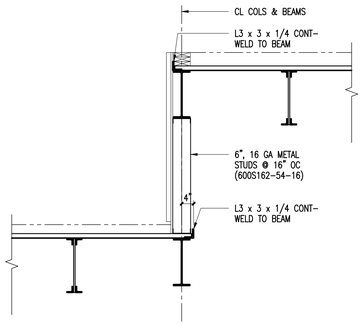
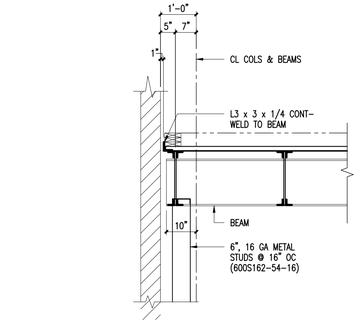
Sheet No. **S5.1**



4 SECTION



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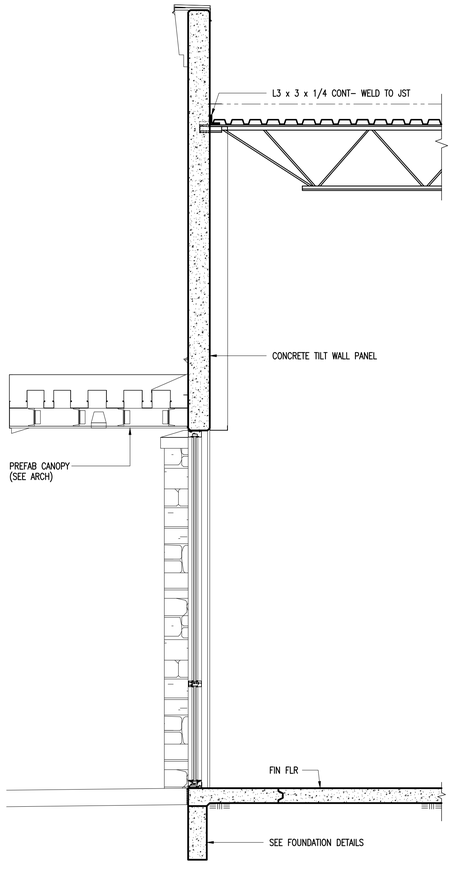

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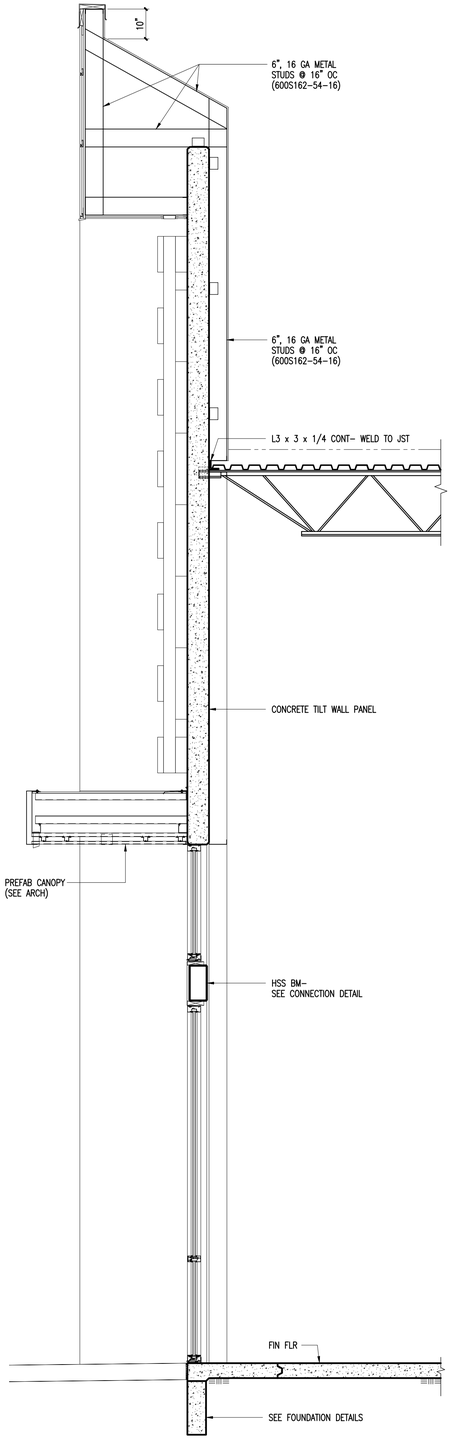

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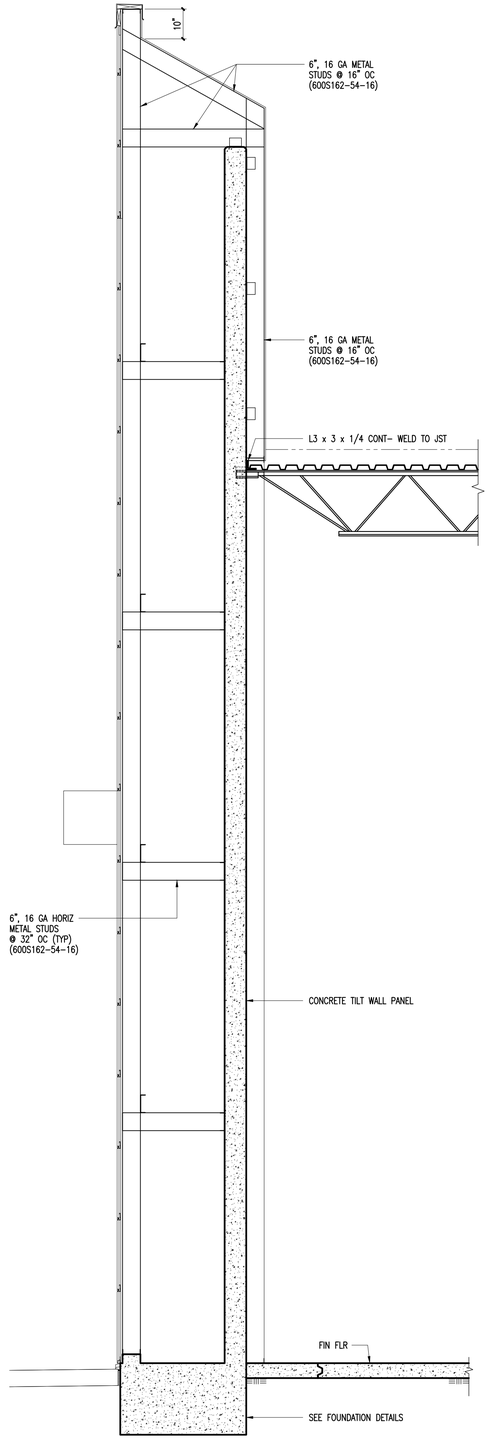

3 SECTION

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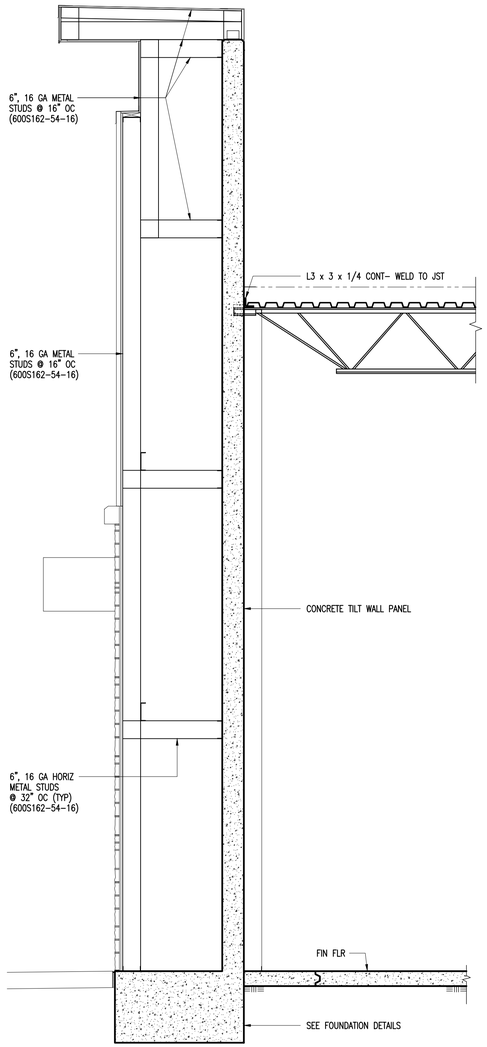
SECTIONS

Sheet No. **S6.0**



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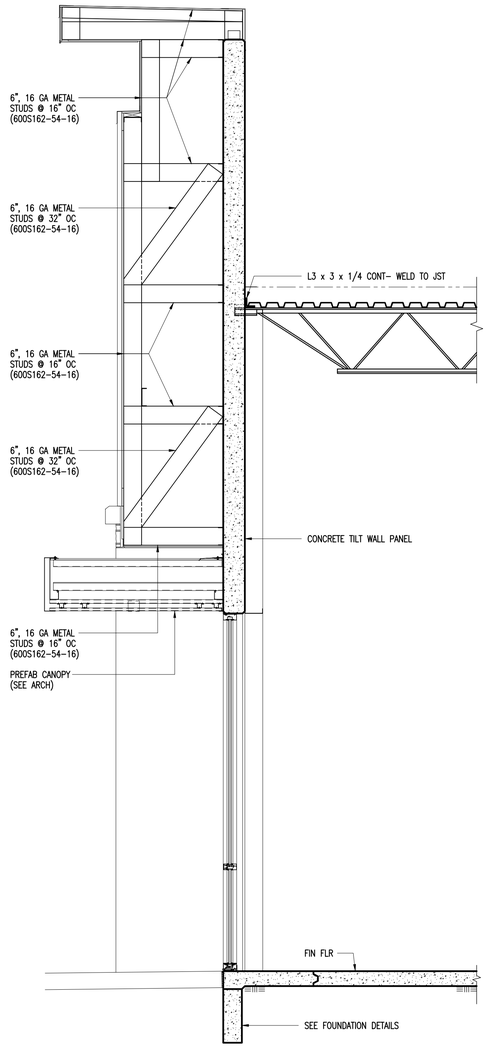

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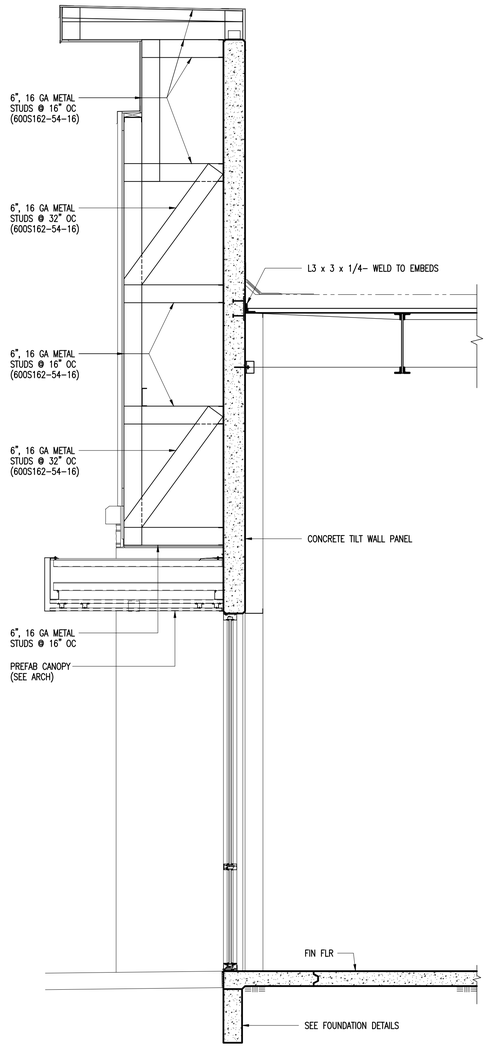

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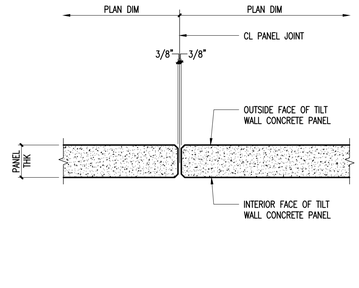
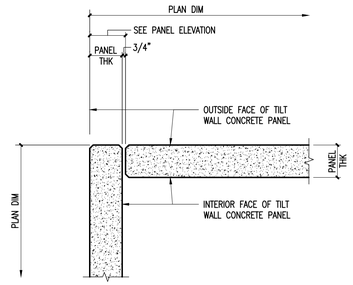
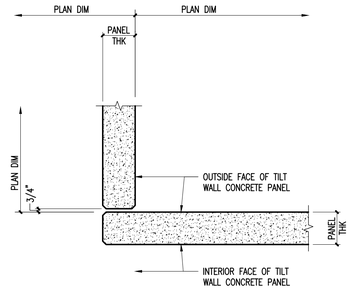
Sheet No. **S6.1**



1 PLAN VIEW OF TYPICAL PANEL-TO-PANEL JOINT



2 PLAN VIEW OF TYPICAL PANEL CORNER JOINT



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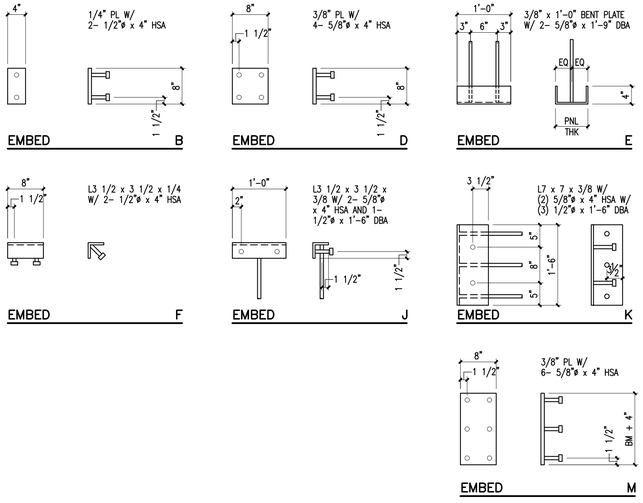
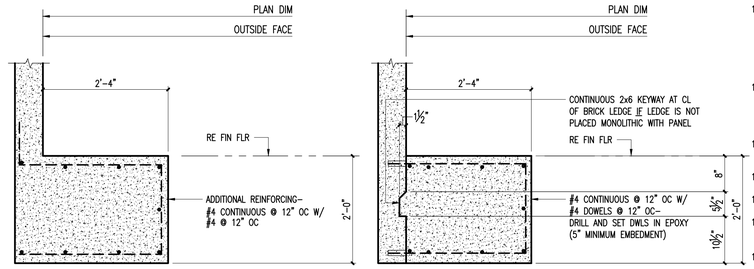
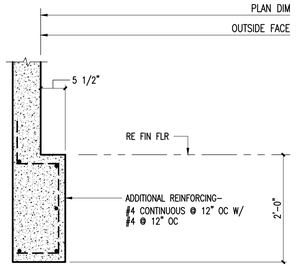




BRICK LEDGE DETAIL 'L1'

ALTERNATE BRICK LEDGE DETAIL 'L1'



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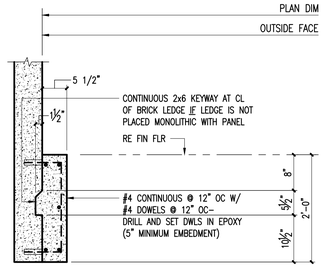
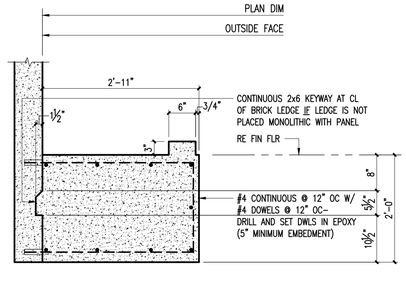


ALTERNATE BRICK LEDGE DETAIL 'L2'

4 PANEL EMBED DETAILS



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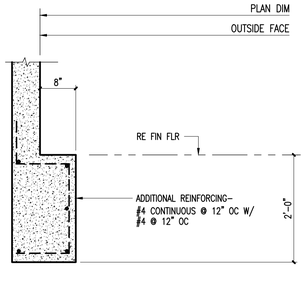

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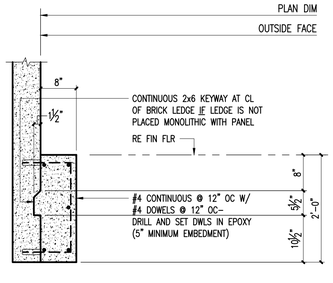

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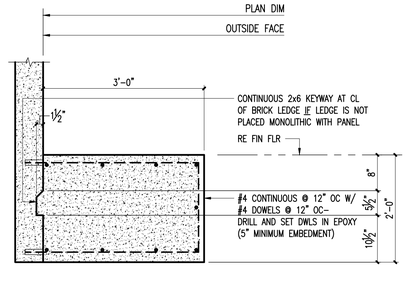

BRICK LEDGE DETAIL 'L5'

CONCRETE TILT WALL NOTES:

1. CONCRETE – COMPRESSIVE STRENGTH:
   3,500 PSI (28 DAY MIN) FOR 6 1/4" PANELS
   5,000 PSI (28 DAY MIN) FOR 9 1/4" PANELS
   WITH MAXIMUM SLUMP OF 5" AND AIR-ENTRAINED W/ 3% TO 5% AIR.
2. SEE GENERAL NOTES SECTION: CONCRETE, REINFORCING STEEL, AND ANCHORS FOR ADDITIONAL SPECIFICATIONS.
3. PANELS SHALL NOT BE LIFTED UNTIL CONCRETE HAS ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 2,750 PSI (FOR 6 1/4") AND 3,750 PSI (FOR 9 1/4").
4. ALL PANELS ARE VIEWED FROM INSIDE OF BUILDING UNLESS NOTED OTHERWISE.
5. SEE ARCHITECTURAL DRAWINGS FOR REVEALS, FINISHES AND WOOD CONNECTIONS ETC.
6. SEE MECHANICAL DRAWINGS FOR ADDITIONAL OPENINGS AND INSERTS.
7. THE CONTRACTOR SHALL PROVIDE DESIGN FOR THE LIFTING INSERTS, HARDWARE, BRACES , AND ANY ADDITIONAL REINFORCING STEEL REQUIRED FOR LIFTING OPERATION.
8. THE CONTRACTOR SHALL VERIFY ALL WALL PANEL ELEVATIONS FOR DIMENSIONS, OPENINGS, BEAM AND JOIST GIRDER POCKET LOCATIONS AND WELD PLATE LOCATIONS AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE POURING ANY PANELS.
9. EMBED PLATES SHOWN ON TILT-WALL PANEL ELEVATIONS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL REVIEW PLANS AND SECTIONS FOR ANY ADDITIONAL EMBED PLATES NOT SHOWN ON THE PANEL ELEVATIONS.
10. PANEL SUPPORTED BY FOUNDATION TO BE SHIMMED NO GREATER THAN 1" HIGH. GROUT PANELS CONTINUOUS AT SUPPORT FOR FULL BEARING.
11. TEMPORARY BRACING OF PANELS SHALL NOT BE REMOVED UNTIL AFTER THE PANEL POUR STRIP HAS BEEN POURED AND ROOF DIAPHRAGM CONSTRUCTION HAS BEEN COMPLETED.
12. LIFTING INSERTS VISIBLE AFTER FINAL CONSTRUCTION SHALL BE PATCHED AND FINISHED TO MEET ARCHITECT'S APPROVAL.
13. SYMBOLS AND ABBREVIATIONS:
    (IF) INSIDE FACE (EF) EACH FACE (NS) NEAR SIDE
    (OF) OUTSIDE FACE (EW) EACH WAY (FS) FAR SIDE
    HSA HEADED STUD ANCHOR
    DBA DEFORMED BAR ANCHOR
14. MAT STEEL REINFORCING (CENTERED IN PANEL THICKNESS) IS TO BE AS FOLLOWS:
    7 1/4" THICK PANELS ---------- #5 AT 12" OC VERTICAL
    #4 AT 16" OC HORIZONTAL
15. WHERE NOTED TO HAVE DOUBLE MAT REINFORCEMENT. PANELS TO HAVE TYPICAL REINFORCING IN BOTH FACES.
16. REINFORCING INDICATED AT FACE TO HAVE 3/4" COVER.
17. CHAMFER PANELS 3/4" ALONG ALL EDGE CORNERS LESS THAN 135 DEGREES.
18. INSTALL 1- #5 CONTINUOUS ALONG ALL PERIMETER EDGES UNLESS OTHERWISE NOTED. INSTALL 1- #5 x 6'-0" (36" LEGS) AT ALL CORNERS OF PANEL.
19. INSTALL 2- #6 ADDITIONAL VERTICAL @ 6" OC AT ALL BEAMS/JOIST GIRDER LOCATIONS (CENTERED IN PANEL THICKNESS) UNLESS OTHERWISE NOTED.
20. INSTALL 2- #5 TOP, BOTTOM AND SIDES OF OPENINGS (EXTEND 24" BEYOND OPENING). TYPICAL UNLESS OTHERWISE NOTED.
21. INSTALL 1- #5 x 4'-0" DIAGONAL AT EACH CORNER OF OPENINGS AND AT INTERIOR CORNERS ALONG PANEL PERIMETER.
22. INSTALL #4 DOWELS AT 18" OC FROM PANELS TO POUR STRIP.
23. INSTALL #4 DOWELS AT 30" OC FROM PANELS TO SIDEWALKS.
24. ALL VERTICAL BARS TO BE CONTINUOUS UNLESS OTHERWISE NOTED.
25. PANEL LEGS NOT SHOWN WITH ADDITIONAL REINFORCEMENT ON THE PANEL ELEVATIONS ARE TO BE REINFORCED WITH (SEE BELOW) VERTICAL X PANEL HEIGHT AT EACH FACE OF PANEL WITH #3 TIES AT 12" OC:

LEG WIDTH	VERT REINF
1'-5" TO 3'-0"	(4) #6 (EA FACE)
3'-1" TO 4'-0"	(5) #6 (EA FACE)
4'-1" TO 5'-0"	(6) #6 (EA FACE)

26. CONTRACTOR SHALL FURNISH AND SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER ON THE FOLLOWING ITEMS:
    A. REINFORCING STEEL
    B. EMBEDDED ITEMS FOR PLACEMENT
    C. PANEL LIFTING INSERTS
    D. DETAILS FOR TILT-WALL PANELS
    E. PROPOSED EMBEDDED CONDUIT PLACEMENT
27. WHERE 'M' PLATES ARE BOTH ADJACENT TO AND IN SAME PLANE AS EACH OTHER (IN ADJACENT PANELS), CONNECT 'M' PLATES W/ PL 16 x 8 x 3/8 (LDH) CENTERED. WELD PL CONTINUOUS ALL AROUND TO 'M' PLATES.

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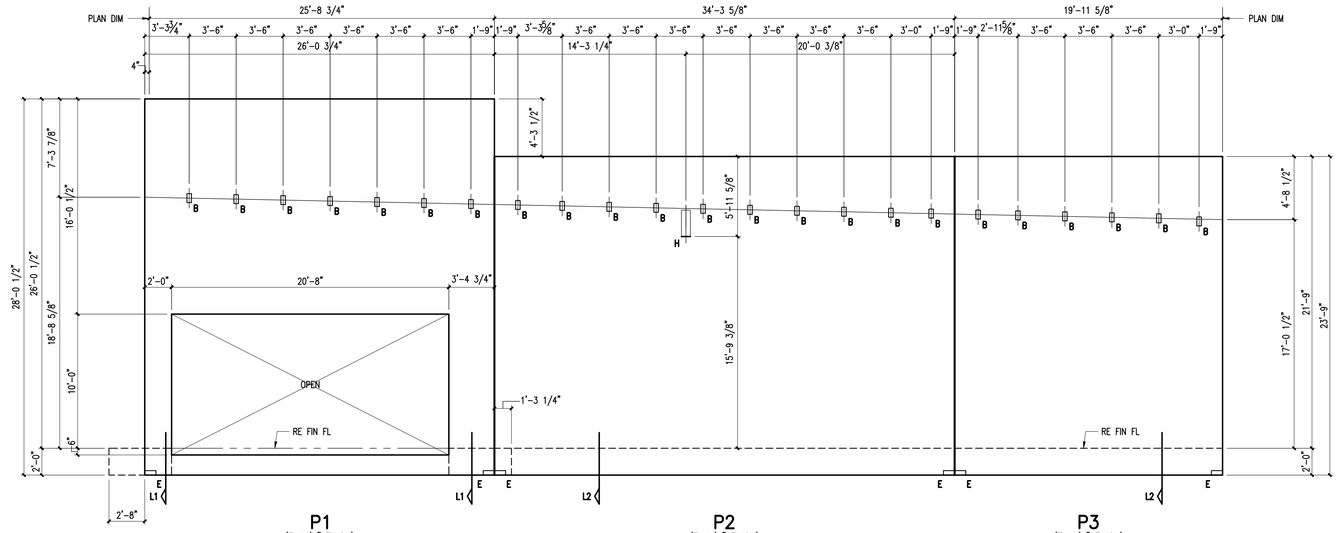
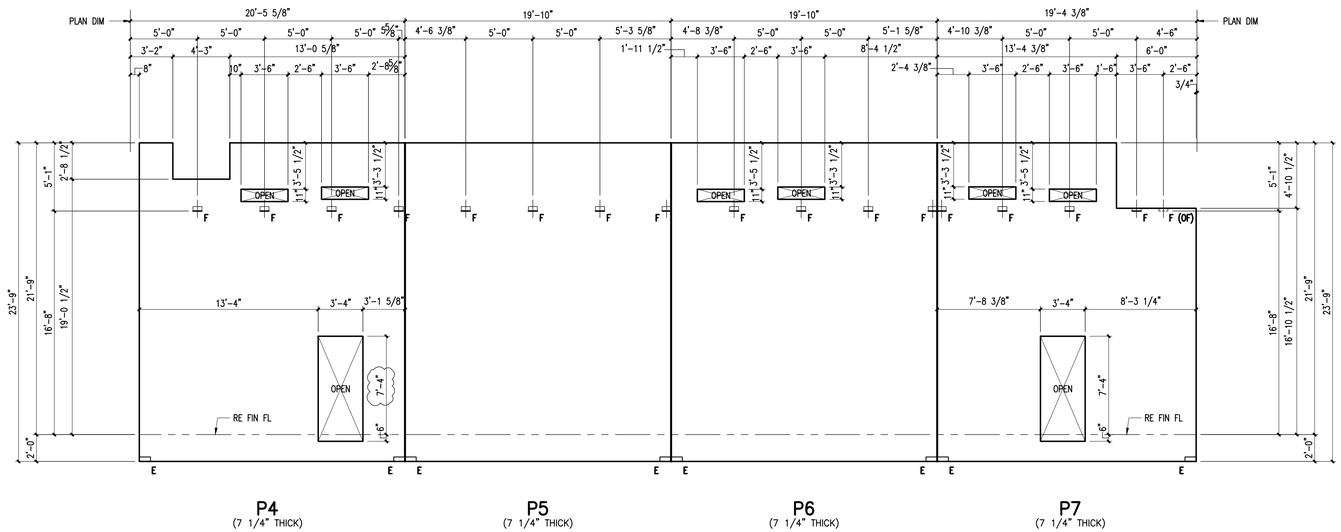
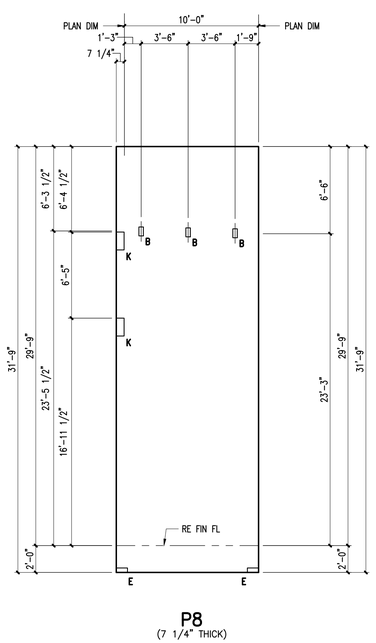
PANEL NOTES & DETAILS

Sheet No. **S7.0**







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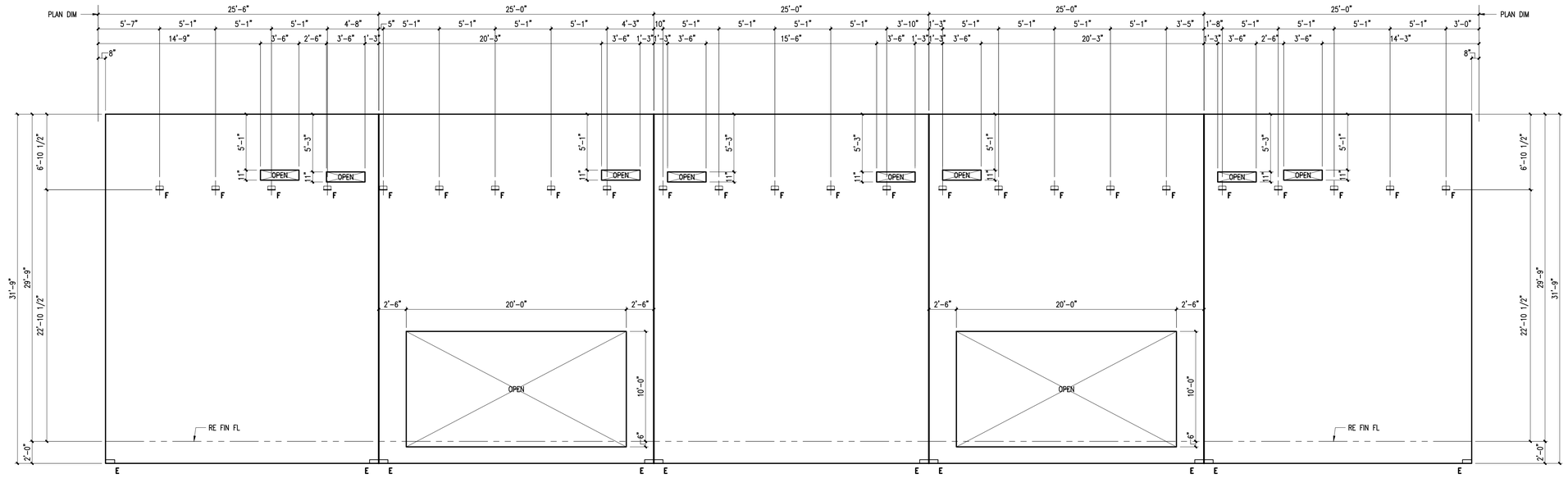
TILT WALL PANEL ELEVATIONS

Sheet No. **S7.1**



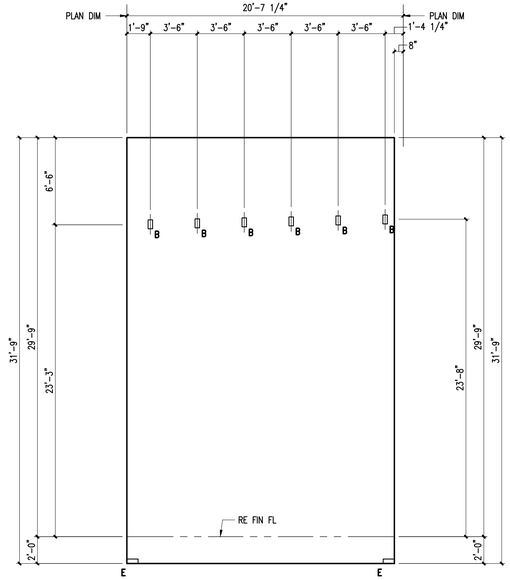
P9
(7 1/4" THICK)

P10
(7 1/4" THICK)

P11
(7 1/4" THICK)

P12
(7 1/4" THICK)

P13
(7 1/4" THICK)



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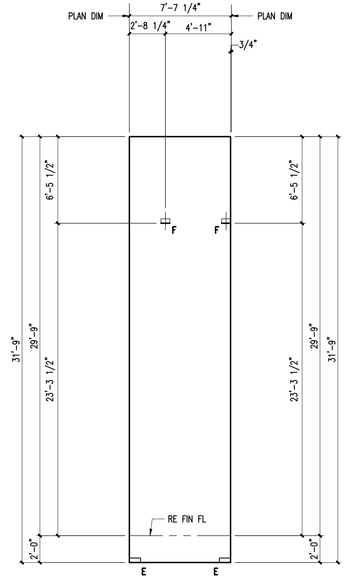

P15
(7 1/4" THICK)

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24 FEBRUARY 2026 FOR BID

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STATE OF TEXAS
FRED DALLY
90904
LICENSED
PROFESSIONAL ENGINEER
02/24/2026

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TEXAS REGISTERED ENGINEERING FIRM F-3426

D + A PROJECT No. 25-229-00

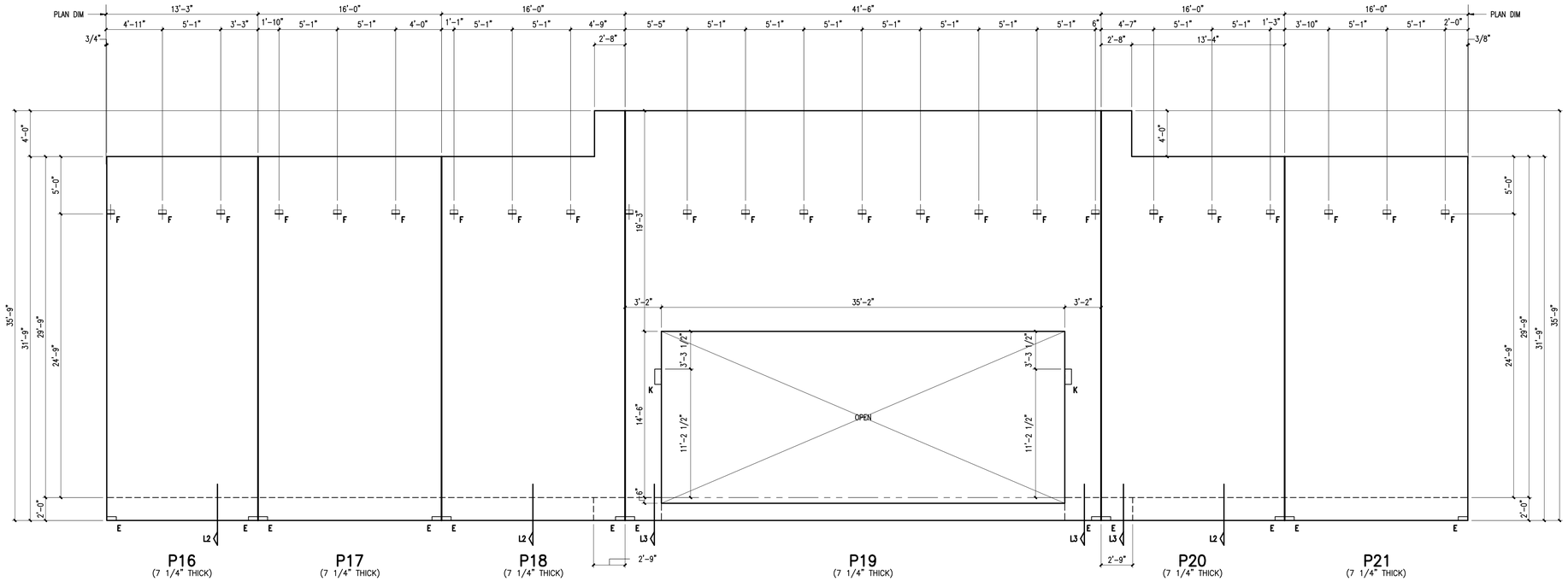
TRACT 7

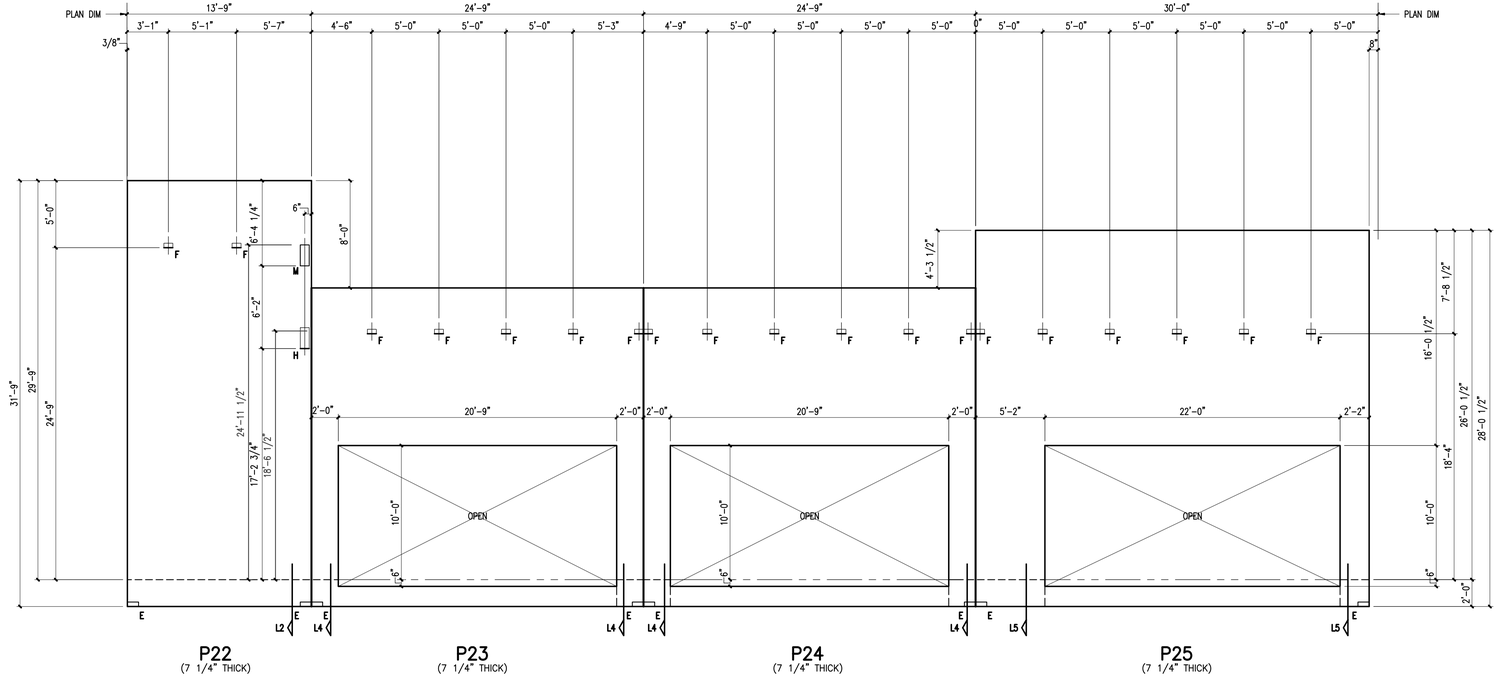
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE, TEXAS 78660

Project No. 25008
Drawn EM
Checked FD

TILT WALL PANEL ELEVATIONS

Sheet No. **S7.2**





Date issued/revised

17 OCTOBER 2025 100% FOR CONSTRUCTION
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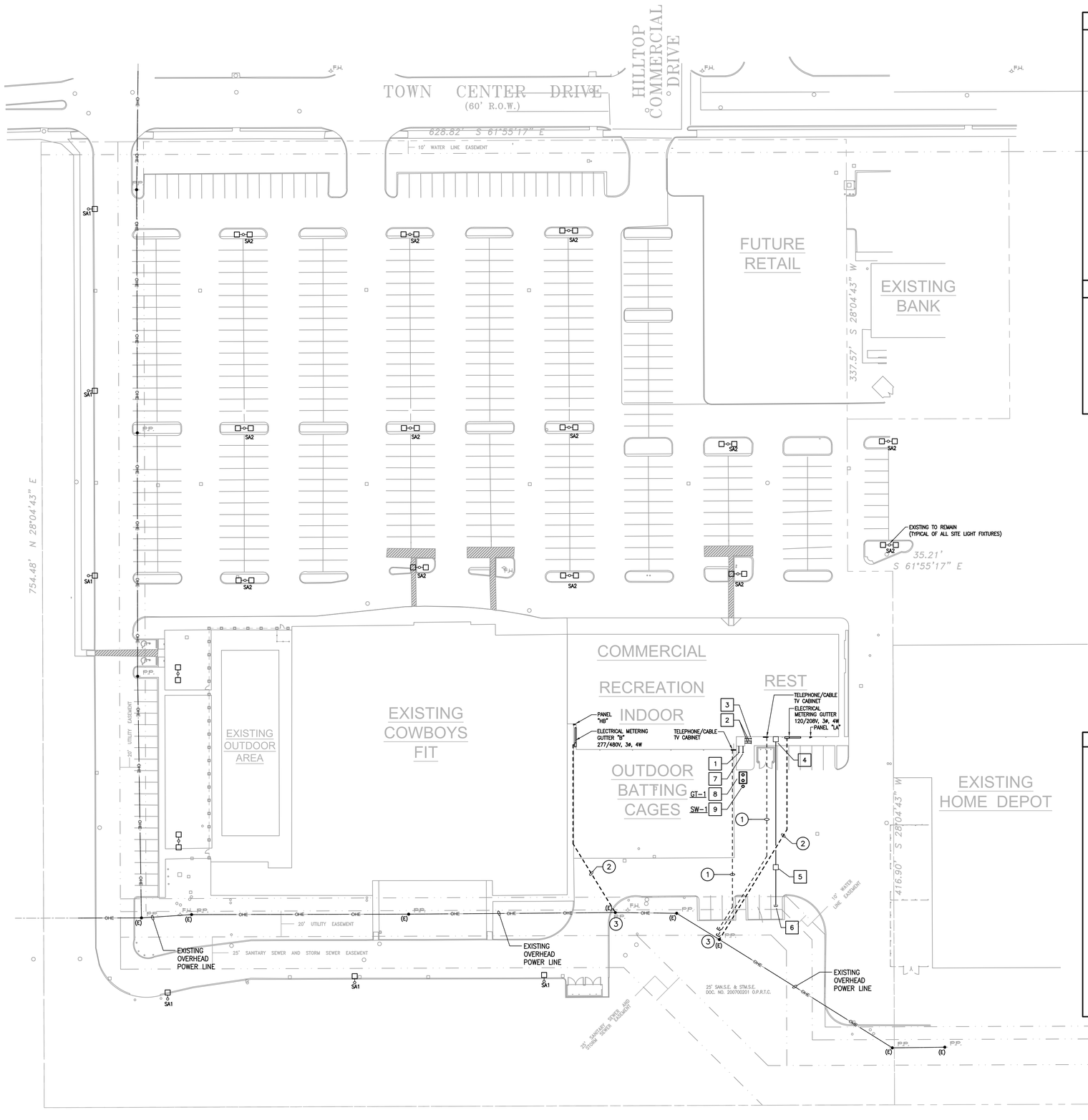
TILT WALL PANEL ELEVATIONS

Sheet No. **S7.3**



NORTH

1 ELECTRICAL / PLUMBING SITE PLAN

SCALE: 1" = 40'-0"

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" RIGID 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.
2. FOR UNDERGROUND ELECTRICAL SERVICE CONDUCTORS. REFER TO ONE LINE FOR MORE INFORMATION.
3. PROPOSED UTILITY POLE MOUNTED TRANSFORMER LOCATION.

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.

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.
7. 4" GREASE WASTE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO GREASE INTERCEPTOR. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
8. GREASE INTERCEPTOR, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.
9. SAMPLE WELL, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.

Date issued/revised

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24 FEB 2026 FOR BID

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BRADLEY KALMANS 80219 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

02/24/2026

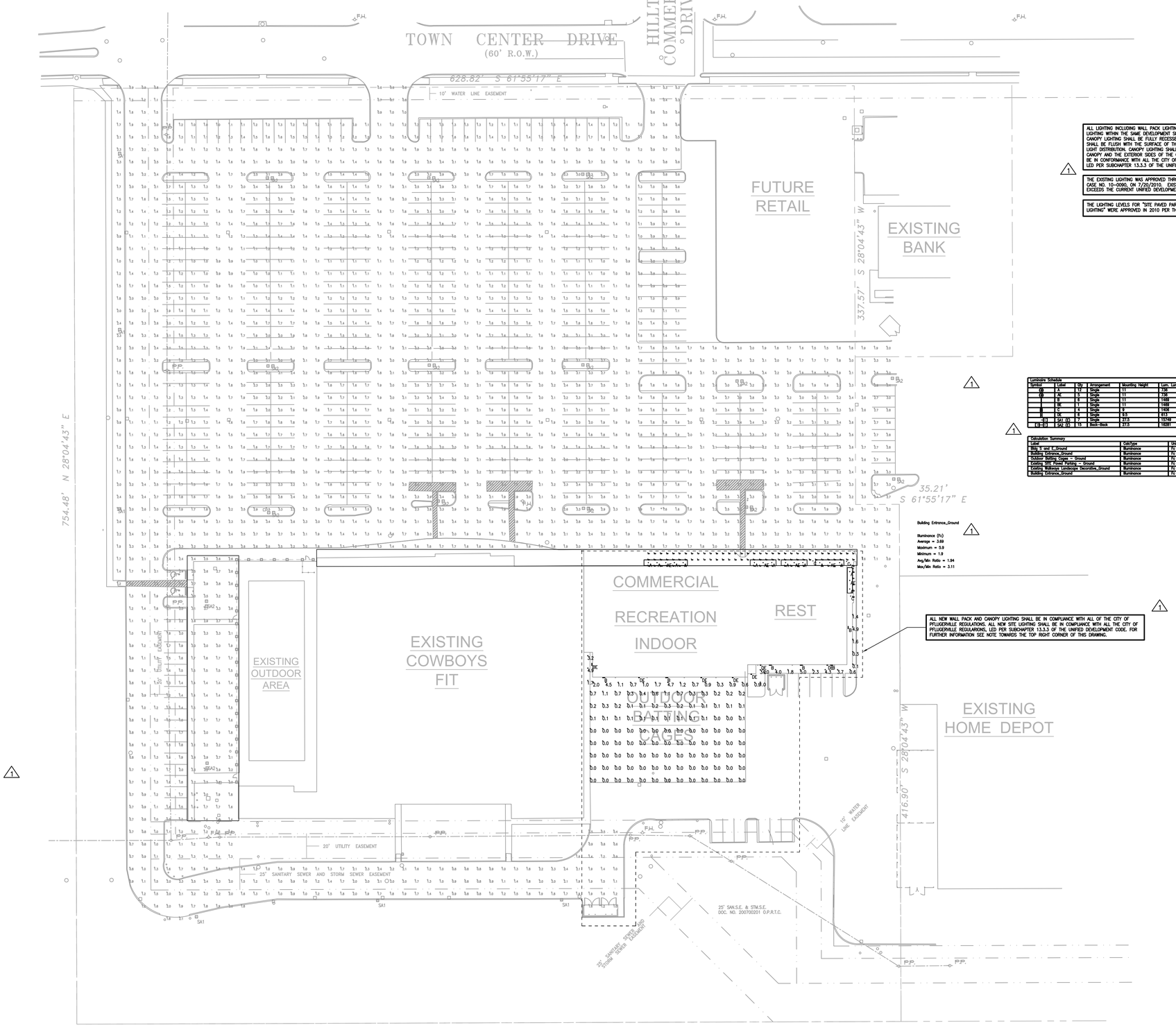
TRACT 7

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

Project No. 25008
CAD Dwg File
Drawn XX / XX
Checked IM

ELECTRICAL / PLUMBING SITE PLAN

Sheet No. EP1.0



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.

THE EXISTING LIGHTING WAS APPROVED THROUGH THE 24 HR FITNESS SITE PLAN PERMIT ST2010-08, CASE NO. 10-0090, ON 7/20/2010. EXISTING LIGHTING RESULTS IN A SITEWIDE AVERAGE THAT EXCEEDS THE CURRENT UNIFIED DEVELOPMENT CODE ALLOWANCE FOR AVERAGE LIGHT LEVELS.

THE LIGHTING LEVELS FOR "SITE PAVED PARKING – GROUND" AND "WALKWAYS LANDSCAPE DECORATIVE LIGHTING" WERE APPROVED IN 2010 PER THE NOTE ABOVE.

Luminaire Schedule

Symbol	Label	Qty	Arrangement	Mounting Height	Lum. Lumens	Lum. Watts	LLF	Description
	A	13	Single	11	7436	68	0.950	HALO Commercial HC4SD5010-16A4050540-119WH
	AE	5	Single	11	7436	68	0.950	HALO Commercial HC4SD5010-E5W16A4050540-119WH
	B	6	Single	11	1466	13.2	0.950	Brownlee 7075-24-FMSW-H16-40K-B
	BE	1	Single	11	1466	13.2	0.950	Brownlee 7075-24-FMSW-H16-40K-BBC
	C	4	Single	9	1906	17.14	0.950	Commun SWB12-24-LW
	DL	6	Single	9.3	613	17.2	0.950	Eventia WW-SL-FMSW-3
	SA1 (E)	7	Single	27.5	13749	112	0.950	Lumark PRV-PAGX-740-I1-I3-FMSH
	SA2 (E)	15	Back-Back	27.5	18281	112	0.950	Lumark PRV-PAGX-740-I1-SWC-FMSH

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bldg S and E_Ground	Illuminance	Fc	2.18	5.9	0.1	21.80	59.00
Building Entrance_Ground	Illuminance	Fc	3.83	7.5	1.9	2.07	3.95
Outdoor Batting Cages – Ground	Illuminance	Fc	0.10	1.1	0.0	N.A.	N.A.
Existing Site Paved Parking – Ground	Illuminance	Fc	1.73	3.8	0.3	5.77	12.67
Existing Walkways Landscape Decorative_Ground	Illuminance	Fc	1.41	2.10	1.4	1.50	2.71
Building Entrance_Ground	Illuminance	Fc	3.69	5.9	1.9	1.94	3.11

Building Entrance_Ground

Illuminance (Fc)
Average = 3.69
Maximum = 5.9
Minimum = 1.9
Avg/Min Ratio = 1.94
Max/Min Ratio = 3.11

1 ELECTRICAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'-0"

Date issued/revised

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TRACT 7

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PFLUGERVILLE, TEXAS 78660

Project No. 25008
CAD Dwg File
Drawn AN
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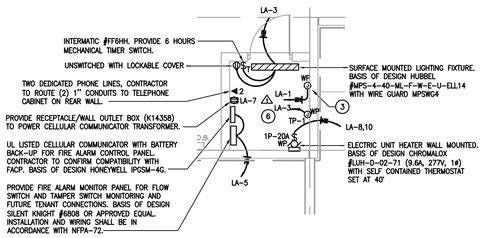
ELECTRICAL PHOTOMETRIC SITE PLAN

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.

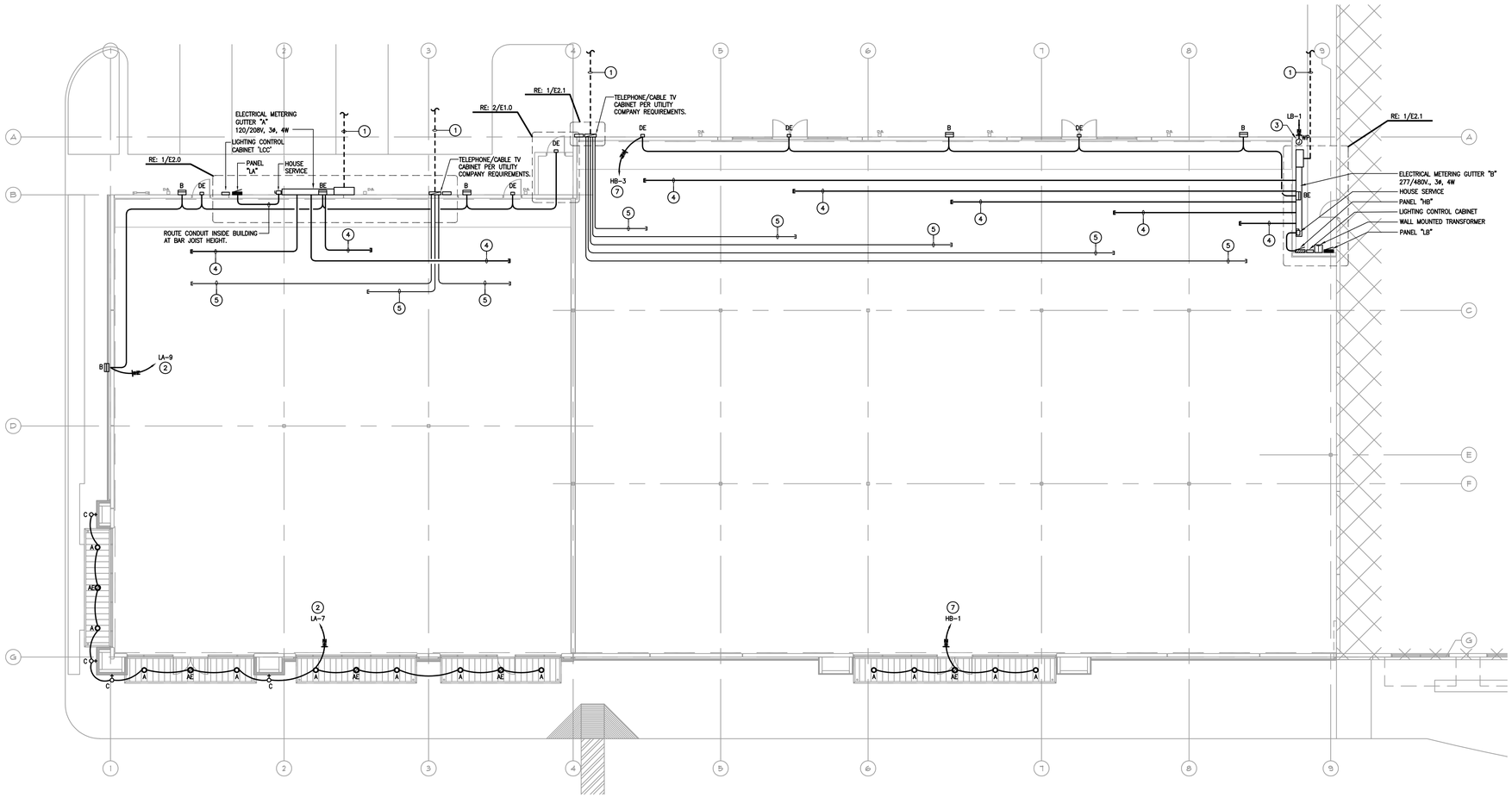
GENERAL NOTES

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 OTHERWSE 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.
7. ROUTE LIGHTING BRANCH CIRCUIT THRU LIGHTING CONTACTOR IN LIGHTING CONTROL CABINET "LCCB". SEE PANEL SCHEDULES AND DETAIL SHEET FOR MORE INFORMATION.

- COORDINATE EXACT LOCATION OF EMERGENCY LIGHTING FIXTURES WITH FINAL DOOR LOCATIONS IN FIELD PRIOR TO INSTALLATION.
- G.C. IS RESPONSIBLE FOR CONNECTION OF ALL UTILITIES, ESTABLISHING ACCOUNTS, THEN TRANSFERRING THESE TO LANDLORD NAME UPON RECEIPT OF CERTIFICATE OF OCCUPANCY.
- COORDINATE EXACT LOCATION OF ALL EQUIPMENT, WIREWAYS, PANELS, ETC. WITH UTILITY COMPANIES/ OWNER PRIOR TO INSTALLATION.
- CONTRACTOR TO PAINT ALL EXTERIOR GUTTERS, PANEL COVERS, CONDUIT, CABINETS, ETC. TO MATCH BACK OF BUILDING.



1 ELECTRICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

Date issued/revised

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ELECTRICAL FLOOR PLAN

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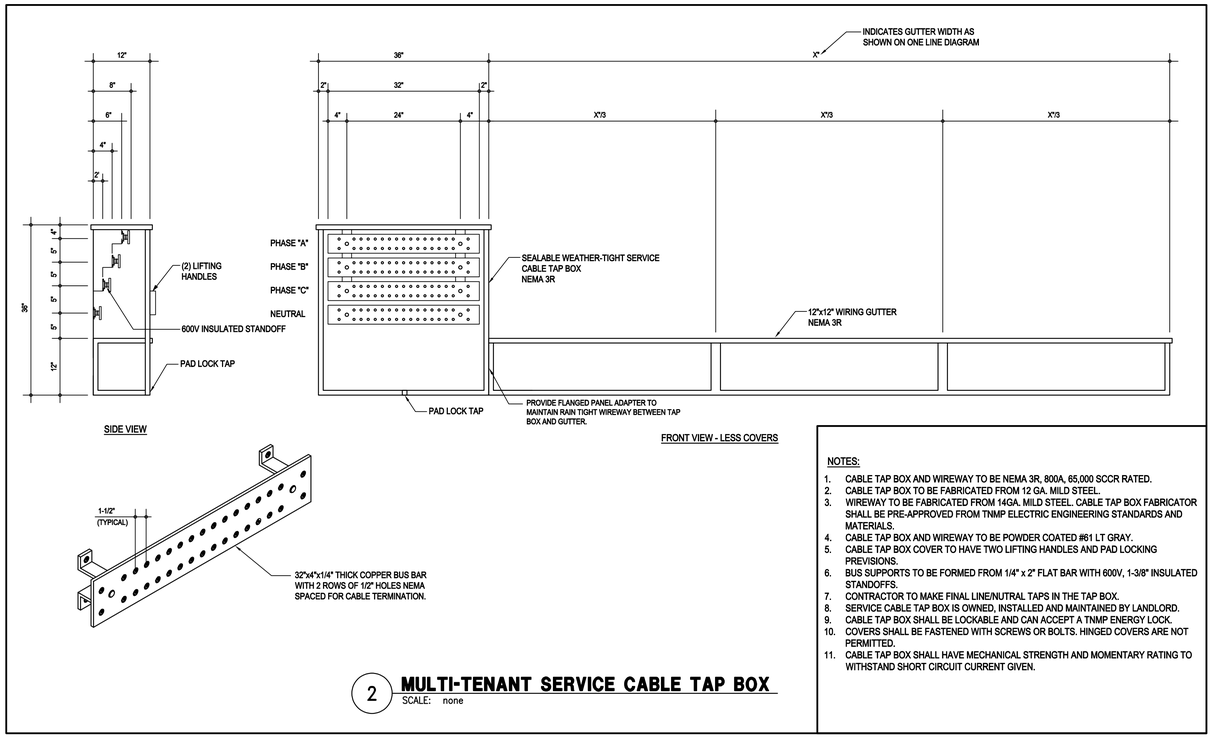


NOTES:

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

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 P	CIRCUIT BREAKER TRIP	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"	1	20A	400	A	1000	3	20A	2"	#8	L	SITE SIGNAGE	2
3	SPRINKLER RM LTG/REC	L	#8	3/4"	1	20A	200	B	1000							4
5	FACP	O	#8	3/4"	1	20A-L	400	C	1000							6
7	CANOPY/WALL LTG	L	#10	3/4"	1	20A	640	A	1330	2	20A	3/4"	#10	O	UNIT HEATER	8
9	WALL PACK LTG	L	#10	3/4"	1	20A	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	-	-	-	-	3480	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

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.

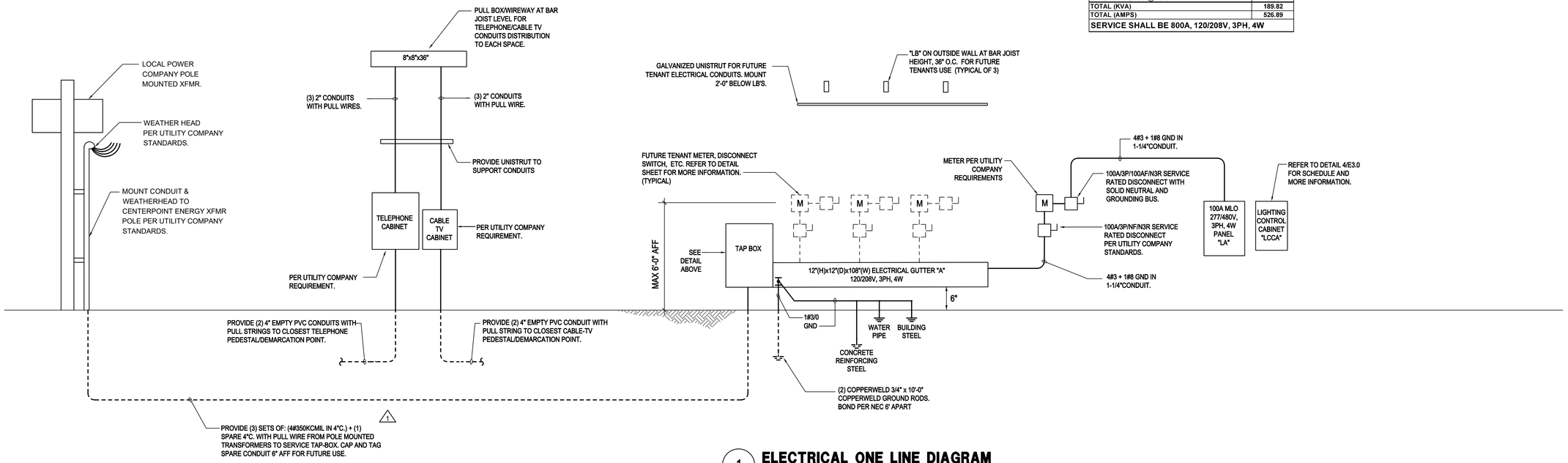
ALL CONDUCTORS TO BE THHN/THWN 90 DEG C. INSULATION TYPE UNLESS SPECIFICALLY NOTED OTHERWISE.

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 "A"

BUILDING/SPACE SQUARE FOOTAGE:	7125.00
LOAD DESCRIPTION	(KVA)
ESTIMATED TOTAL LOAD @ 25W/SQ.FT.	178.13
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)	**189.82**
TOTAL (AMPS)	**526.89**
SERVICE SHALL BE 800A, 120/208V, 3PH, 4W	



1 ELECTRICAL ONE LINE DIAGRAM
SCALE: none

Date issued/revised

16 FEB 2026 100% FOR CONSTRUCTION 1
24 FEB 2026 FOR BID

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PROFESSIONAL ENGINEER
02/24/2026

TRACT 7

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

Project No. 25008
CAD Dwg File
Drawn AN
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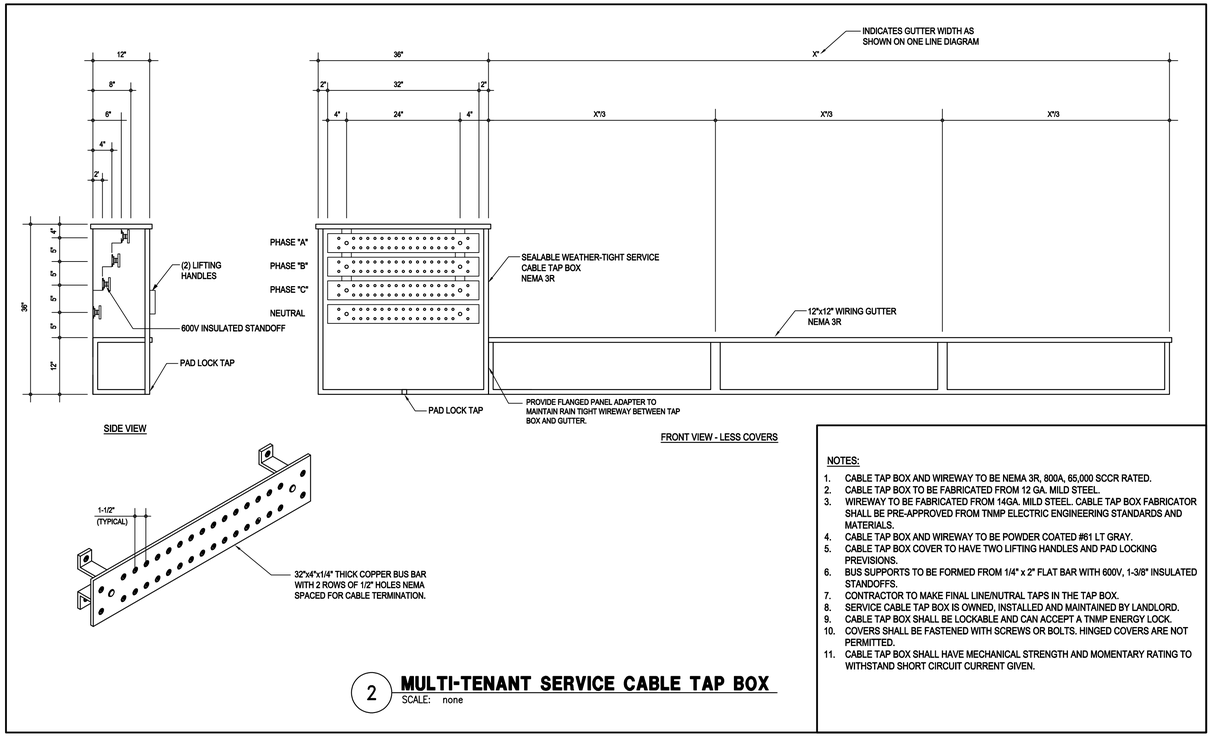
ELECTRICAL SCHEDULES, NOTES AND ONE-LINE

Sheet No. E2.0



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

NEW PANELBOARD SCHEDULE — HB

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC RATING	MOUNTING	LOCATION	NEMA ENCLOSURE
277/480	3	4		60	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	CANOPY/WALL LTG	L	#10	3/4"	20A	1	700	A	0	3	20A				SPARE	2
3	WALL PACK LTG	L	#10	3/4"	20A	1	500	B	0							4
5	SPARE				20A	1	0	C	0							6
7	SPARE				20A	1	0	A	0	1	20A				SPARE	8
9	SPARE				20A	1	0	B	0	1	20A				SPARE	10
11	SPARE				20A	2	0	C	0	1	20A				SPARE	12
13	-						0	A	0	1	20A				SPARE	14
15	SPARE				20A	2	0	B	0	1	20A				SPARE	16
17							0	C	0	1	20A				SPARE	18
19	SPARE				20A	1	0	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	SPARE				20A	1	0	A		3	20A	SEE RISER		O	9KVA XFMR	26
27	SPARE				20A	1	0	B							PANEL "LB "	28
29	SPARE				20A	1	0	C							-	30

	A	B	C	TOTAL
CONNECTED LOAD ABOVE (VA)	700	500	0	1200
CONNECTED AMPACITY ABOVE (A)	2.53	1.81	0.00	

LOAD TYPE	CONN LD(VA)	SUBPANELS (VA) LB	PNL	PNL	PNL	CONN. LD (VA)	SIZING FACTOR	SIZING LOAD (VA)
LIGHTING/CONT-LD	1200	0	-	-	-	1200	125%	1500
RECEPTACLES	0	0	-	-	-	0	*	0
MECHANICAL EQU	0	0	-	-	-	0	100%	0
KITCHEN EQUIP	0	0	-	-	-	0	100%	0
#OF KITCHEN EQU	0	0	-	-	-	0	**	
EXISTING	0	0	-	-	-	0	125%	0
OTHER/MISC	0	400	-	-	-	400	100%	400
TOTAL CONNECTED (VA)						1600		1900
CONNECTED AMPACITY (A)						1.92		2.29

SIZING TOTAL (VA) PER NEC
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

NEW PANELBOARD SCHEDULE — LB

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC RATING	MOUNTING	LOCATION	NEMA ENCLOSURE
120 208	3	4	30		10.000	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	0	1	20A				SPARE	2
3	SPARE				20A	1	0	B	0	1	20A				SPARE	4
5	SAPRE				20A	1	0	C	0	1	20A				SPARE	6
7	SPARE				20A	1	0	A	0	1	20A				SPARE	8
9	SPARE				20A	1	0	B	0	1	20A				SPARE	10
11	SPARE				20A	1	0	C	0	1	20A				SPARE	12
13	SPARE				20A	1	0	A	0	1	20A				SPARE	14
15	SPARE				20A	1	0	B	0	1	20A				SPARE	16
17	SPARE				20A	1	0	C	0	1	20A				SPARE	18
19	SPARE				20A	1	0	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)	400	0	0	400
CONNECTED AMPACITY ABOVE (A)	3.33	0.00	0.00	

LOAD TYPE	CONN LD(VA)	SUBPANELS (VA) PNL	PNL	PNL	PNL	CONN. LD (VA)	SIZING FACTOR	SIZING LOAD (VA)
LIGHTING/CONT-LD	0	-	-	-	-	0	125%	0
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	400	-	-	-	-	400	100%	400
TOTAL CONNECTED (VA)						400		400
CONNECTED AMPACITY (A)						1.11		1.11

SIZING TOTAL (VA) PER NEC
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

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.

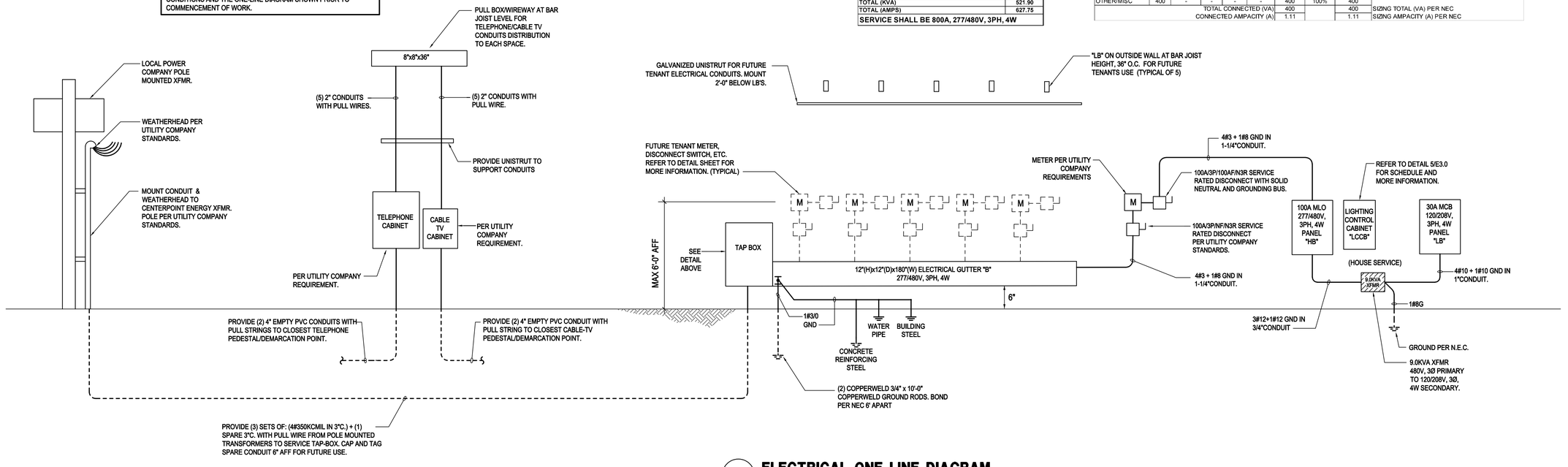
VERIFY LOCATION OF ALL WIREWAYS, PANELS, ETC. WITH OWNER/UTILITY COMPANY PRIOR TO INSTALLATION.

ALL EXTERIOR EQUIPMENT TO BE IN NEMA 3R ENCLOSURES

⚠1

ELECTRICAL SERVICE LOAD ANALYSIS FOR GUTTER "B"

BUILDING/SPACE SQUARE FOOTAGE:	13000.00
LOAD DESCRIPTION	(KVA)
ESTIMATED TOTAL LOAD @ 40W/SQ.FT.	520.00
HOUSE SERVICE:	
LIGHTING @ 125% PER NEC	1.50
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	0.40
WATER HEATING @ 100%	0.00
LARGEST MOTOR @ 25%	0.00
TOTAL (KVA)	**521.90**
TOTAL (AMPS)	**627.75**
SERVICE SHALL BE 800A, 277/480V, 3PH, 4W	



1 ELECTRICAL ONE LINE DIAGRAM
SCALE: none

Date issued/revised

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02/24/2026

TRACT 7

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

Project No. 25008
CAD Dwg File
Drawn AN
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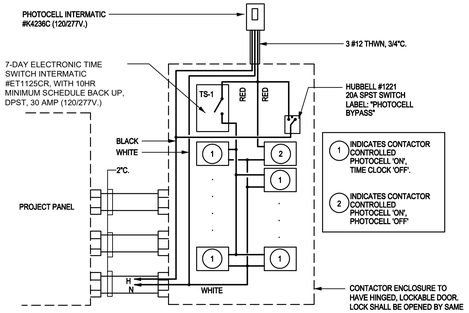
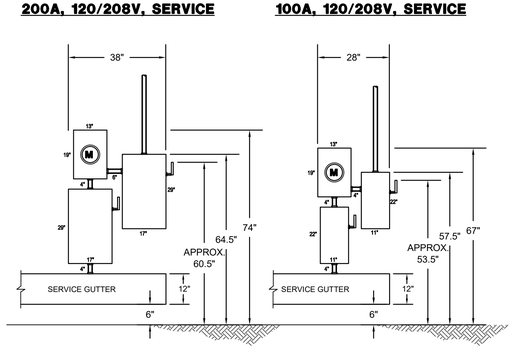
ELECTRICAL SCHEDULES, NOTES AND ONE-LINE

Sheet No. E2.1



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: 1.CONRACTOR TO COORDINATE WITH OWNER FOR EXACT TIME-SCHEDULE AND OTHER REQUIRMENTS PRIOR TO INSTALLATION.				

4 LIGHTING CONTROL CABINET DIAGRAM AND SCHEDULE
SCALE: NONE



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.

3 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
⊙	JUNCTION BOX
MOTOR CONTROLLERS AND EQUIPMENT	
▢ᴶ	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 "Q", 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 ½-INCH LETTERS INDICATING SOURCE CIRCUIT " FED FROM " AND THE DESIGNATION, (I.E.: " PANEL LA -FED FROM 90VA XFMR FED FROM HA-6,8,10). SHALL BE INCLUDED IN THE LABELING, AND CIRCUIT DIRECTORY IDENTIFYING EACH FEEDER/BRANCH CIRCUIT SHALL BE PROVIDED PER NEC ARTICLE 408.4.

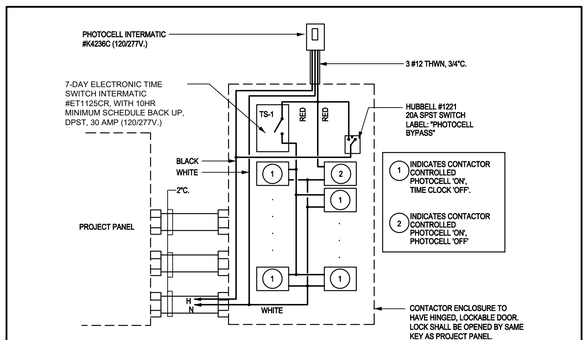
SAFETY SWITCHES:

- ★ 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:

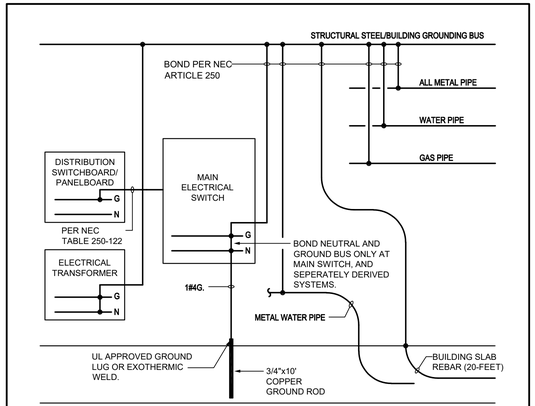
- ★ FURNISH AND INSTALL G.E. TYPE "QL" OR EQUAL DRY TRANSFORMER WITH 2-1/2% CAPACITY TAPS ON THE PRIMARY WINDING (TWO ABOVE AND FOUR BELOW NORMAL VOLTAGE). TRANSFORMER SHALL BE RATED FOR 150 DEG. C. RISE ABOVE 40 DEG. C. AMBIENT DURING USE AND HAVE AN INSULATION SYSTEM RATED TO WITHSTAND 220 DEG. C. COPPER WINDINGS ONLY.

1

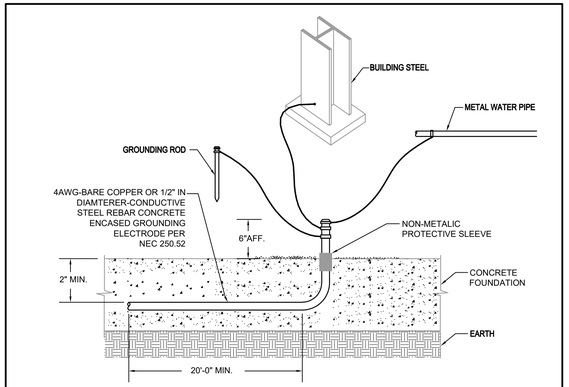


LIGHTING CONTROL CABINET SCHEUDLE			LCCB	
DESCRIPTION	CIRCUIT NUMBER	CONTROL	CONTACTOR #	CONTACTOR TYPE
EXTERIOR CANOPY LIGHTING	HB-1	PHOTO CELL ON/TIME CLOCK OFF	1	2P-30A
EXTERIOR WALLPACK LIGHTING	HB-3	PHOTO CELL ON/OFF	2	6P-30A
LIGHTING CONTROL CABINET SHALL BE PROVIDED IN NEMA 3R ENCLOSURE				
NOTES: 1.CONTRACTOR TO COORDINATE WITH OWNER FOR EXACT TIME-SCHEDULE AND OTHER REQUIRMENTS PRIOR TO INSTALLATION.				

5 LIGHTING CONTROL CABINET DIAGRAM AND SCHEDULE
SCALE: NONE



2 GROUNDING DETAIL
SCALE: NONE



1 CONCRETE ENCASED ELECTRODE ("UFER" GROUND) DETAIL
SCALE: NONE

LIGHTING FIXTURE SCHEDULE											
FIXTURE DESIGNATION	MANUFACTURER	CATALOG NO.	LAMP NO.	LAMP TYPE	LAMP COLOR	LAMP LUMENS	LAMP WATT	VOLT	BALLAST/DRIVER	INPUT WATTAGE	MOUNTING	LOCATION	DESCRIPTION
A	COOPER	HC410D010-HM40525840-41WDH	1	LED	4000K	736	6	120	ELECTRONIC	8	RECESSED	EXTERIOR CANOPY	CANOPY DOWNLIGHT
AE	COOPER	HC405D010-IEM17HM40525840-41WDH	1	LED	4000K	736	6	120	ELECTRONIC WITH EMERGENCY BATTERY PACK	8	RECESSED	EXTERIOR CANOPY	CANOPY DOWNLIGHT
B	BROWNLEE	7075-24-FINISH-H16-40K-X	1	LED	4000K	1469	15	120	ELECTRONIC	17	WALL	MISCELLANEOUS WALLS	EXTERIOR WALL PACK
BE	BROWNLEE	7075-24-FINISH-H16-40K-X-BBC	1	LED	4000K	1469	15	120	ELECTRONIC WITH EMERGENCY BATTERY PACK	17	WALL	MISCELLANEOUS WALLS	EXTERIOR WALL PACK
C	CAMMAN	OW610-24-LN	1	LED	4000K	1406	17	120	ELECTRONIC WITH EMERGENCY BATTERY PACK	19	WALL	MISCELLANEOUS WALLS	EXTERIOR WALL SCONCE
DE	EVENLITE	WW-EM-FINISH-X	1	LED	4000K	613	17	120	ELECTRONIC WITH EMERGENCY BATTERY PACK	19	WALL	MISCELLANEOUS WALLS	ABOVE EXIT DOOR
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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TRACT 7

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

Project No. 25008
CAD Dwg File
Drawn AN
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ELECTRICAL SPECIFICATIONS, LEGEND & DETAILS

Sheet No. E3.0

FIXTURE D/DE

EVENLITE
LIVES DEPEND ON US

Project Name:	Approved By:
Catalog No:	Type No:

WEATHERWAY
Wet Location LED Emergency Light

The WeatherWay delivers high-performance egress lighting for everyday and emergency use, offering 1530 lumens of pathway illumination and 600 lumens with 60-foot spacing during emergencies. With a sleek, low-profile die-cast aluminum housing, Weatherway blends seamlessly into any architecture while its 90° cutoff reduces glare and light pollution. IP65-certified and rated for temperatures from -13°F to 122°F, and is perfect for exterior wet locations and indoor applications.

CONSTRUCTION
- Quality Pressure Die-Cast Aluminum housing finished in durable polyester powder coat available in Bronze (RAL8014), White (RAL9003), Silver (RAL9022) or Black (RAL9017) Finish
- Latching stainless-steel spring clips snap locks housing to back plate for ease of installation without visible hardware
- Universal field selectable knockout mounting pattern with pre-applied gasket seal
- Optional 0.5" threaded conduit top entry
- Long-life silicone rubber seal
- Large surface area LED heat sinking for optimum LED longevity
- Self-contained electronics and battery
- Quick connect wiring terminal block
- EM models with low-profile sealed Push-to-Test switch
- Polycarbonate UV-resistant, one-piece optic lens assembly

ELECTRICAL
- Field Selectable 120 or 277 VAC 60 HZ input
- Standard Self-Test, Self-Diagnostics performs a monthly test and continuously monitors critical functions to ensure reliability. Manual test may be initiated by depressing the test switch at any time
- Externally accessible test switch includes coded flashing diagnostics LED indicator
- Field-selectable wall switch operation for remote normal use switching (defeats photocell operation)
- Solid-state switching power supply and class 2 driver provides high efficiency
- All models include field-selectable Photocell for dusk-to-dawn operation
- Standard AC only model operating temperature range -13°F to 122°F (-25°C to 50°C)
- Standard EM Model operating temperature range 32°F to 122°F (0°C to 50°)
- Optional Cold Weather (CT) heater package extends operating range to -13°F to 122°F (-25°C to 50°C)
- Premium High Temperature Maintenance-Free Nickel Cadmium battery pack (EM Models) provides required 90 minutes emergency duration
- Power Consumption. EM models: Float charge mode without lamps illuminated 2 watts; Float charge mode with normal lamps illuminated 17 watts. Optional Cold Temperature model adds 15 watts intermittently (thermostat-controlled). AC only models: 17 watts
- Self-compensating solid-state Constant Current charger provides extended float life and rapid 24-hour recharge
- Zero current LVCO ensures positive charge acceptance following an extended battery discharge
- Brownout sensing assures emergency illumination during periods of low-line voltage

ILLUMINATION
- Eight LEDs produce 1530 lumens in normal (mains mode) and 600 lumens in emergency battery backup mode
- One Piece sealed polycarbonate lens contains eight LED's configured in two arrays of four. In the unlikely failure of an LED the remaining array of four LED's will continue to operate.
- 3000°K CCT, CRI > 70, L70 > 72,000 hours
- 15-Watt high output array provides 48' spacing at 8' MH and 60' at 10' MH. See spacing guide.
- CIE type: Direct, IES: Type 1 Short
- Design Lights Consortium® DLC Qualified: Outdoor Full Cutoff wall-mounted area luminaire
- BUG rating B1-U1-G0, full cutoff classification

CERTIFICATION
- Tested and Listed by Underwriters Laboratories in compliance with UL924 and CSA-C22.2 No. 141-15
- Nema-3R Rated for indoor / outdoor cold-weather and damp locations
- Meets or exceeds all performance standards as required by NFPA 101 Life Safety Code, NEC-70 and OSHA
- IP65 Certified by NTS
- California Title 20 Compliant

WARRANTY
- 5 year limited warranty - view complete warranty terms online at www.evenlite.com/terms-warranty.

FIXTURE C/CE

Fixture Number	
Project Title	Type / Qty
Comments	

CAMMAN LIGHTING

- Metal Body with Indirect Lighting
- Wet Location
- ADA

Dimensions and Lamping:

OW610-24 2.75"A x 24" B x 3" D x 12" MC.....Weight: 7 lbs.
LN LED: Nominal 20W, 1400 Delivered Lumens

OW610-36 2.75"A x 36" B x 3" D x 18" MC.....Weight: 8.5 lbs.
LN LED: Nominal 30W, 2400 Delivered Lumens

OW610-48 2.75"A x 48" B x 3" D x 24" MC.....Weight: 10 lbs.
LN LED: Nominal 40W, 3400 Delivered Lumens

OW610-60 2.75"A x 60" B x 3" D x 30" MC.....Weight: 11.5 lbs.
LN LED: Nominal 50W, 4400 Delivered Lumens

LED Color Temperature:

30K 3000K **35K** 3500K **40K** 4000K

Control:

CLV Integral Power Supply, 0-10V Dimming to 1%

Voltage:

1 120V **2** 277V **MV** Multi-Volt

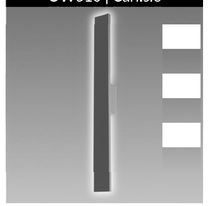
Standard Finishes:

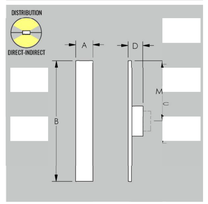
PAL	Aluminum	**PBB**	Brushed Brass	**PCR**	Pure Orange (RAL 2004)
PNL	Nickel	**PAB**	Antique Brass	**PYL**	Traffic Yellow (RAL 5023)
PBR	Bronze	**PHB**	Hammered Bronze	**PGR**	Emerald Green (RAL 6001)
PLB	Light Bronze	**PHC**	Hammered Copper	**PBL**	Signal Blue (RAL 5005)
PMB	Medium Bronze	**PHS**	Hammered Silver	**STBD**	To Be Determined
PDB	Dark Bronze	**PSG**	Satin Gold		
PSB	Satin Black	**PPA**	Patina		
PMW	Matte White	**PRD**	Traffic Red (RAL 3020)		

Other Options:

REM Remote Emergency Power Supply

OW610 | Carlisle





Notes:

- Custom sizes and finishes available upon request.
- Camman reserves the right to make design changes without prior notice.
- Mounting is to a 2 x 4 inch rectangular junction box.
- Photometric information is available at cammanlighting.com

FIXTURE B/BE

BRICK-OD OUTDOOR
FOR INDOOR, REFER TO MODEL #: 1575

BROWNLEE

7075 LED

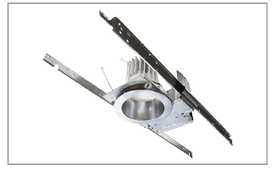
The BRICK-OD (outdoor) is a minimal, clean and contemporary exterior sconce with exceptional versatility. Three ADA compliant sizes (8", 12" and 24"), single direction LED distribution, and three finishes to choose from. Perfect for exterior facades, entryways, columns, and breezeways. Since this is a wet-listed unit, it can also be used in healthcare applications requiring durable luminaires which can be wiped down. Available with integral battery backup.

FINISHES

TB TG TW

FIXTURE A/AE

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO Commercial
HM4 | HM4 | 41/41PS
ch LED downlight and wall wash

Typical Applications
Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu
- Order Information page 2
- Product Specifications page 4
- Photometric Data page 6
- Energy & Performance Data page 8
- Connected Systems page 10
- Product Warranty

Product Certification

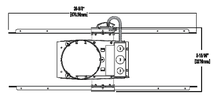
Product Features

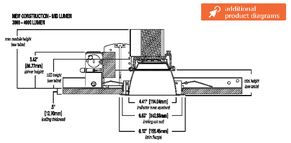
Control Compatibility

Top Product Features
- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K and 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details

additional product diagrams





Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	8.6"	2.5"	2.9"
Medium	9.7"	2.6"	3.0"
Wide	9.5"	2.4"	2.8"
Baffle	9.5"	2.4"	2.8"

COOPER Lighting Solutions
a Signify business

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Project No. 25008
CAD Dwg File
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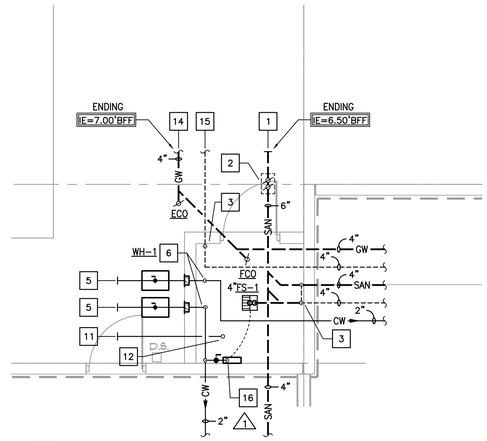
ELECTRICAL LIGHTING INFORMATION
Sheet No. E3.1
1

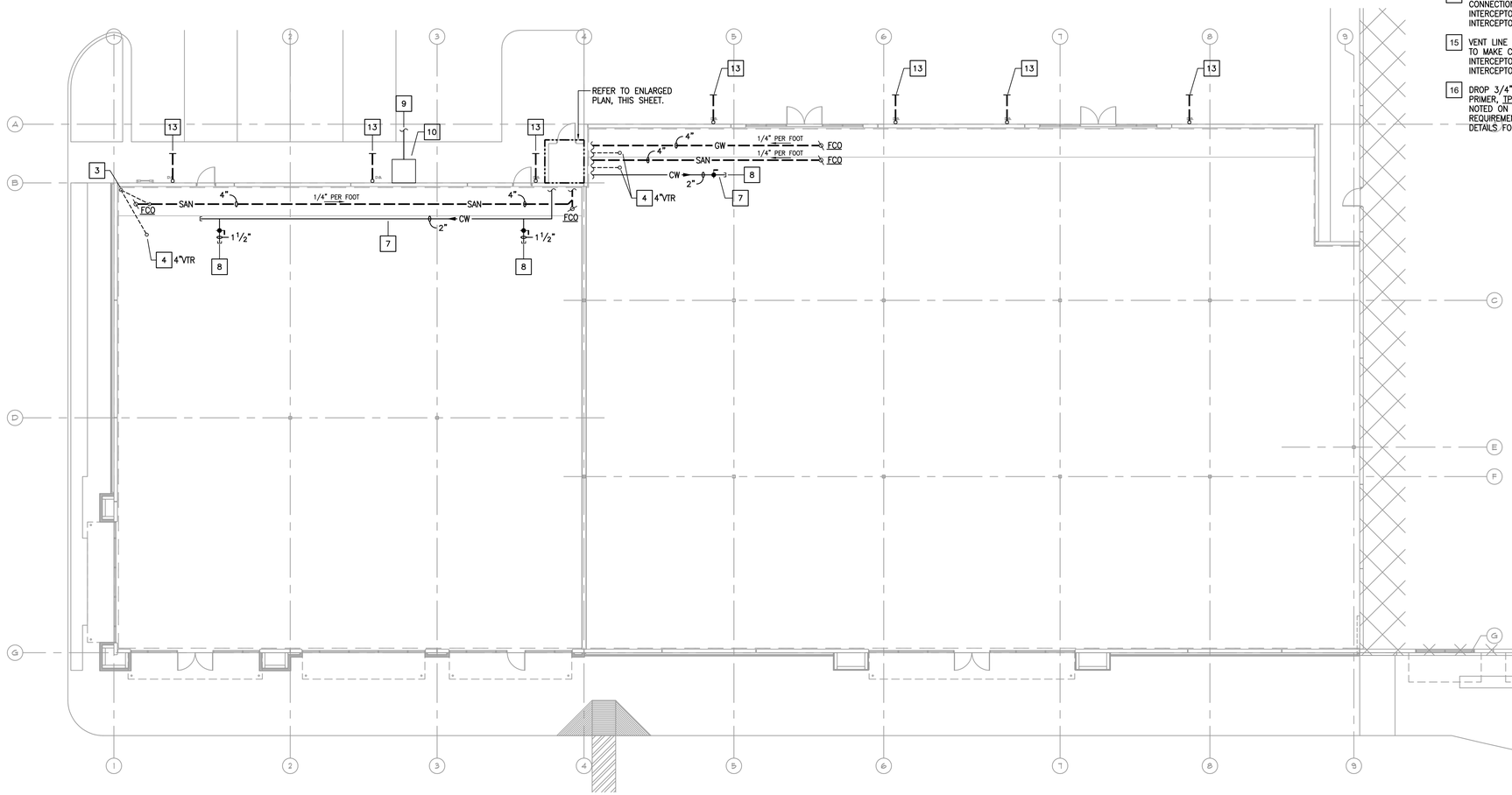
FIRE PROTECTION NOTE:

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

2 ENLARGED RISER ROOM
SCALE: 1/4" = 1'-0"



NORTH

1 PLUMBING FLOOR PLAN
SCALE: 3/32" = 1'-0"

PLUMBING KEYED NOTES

- X 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. 1
- 6 2" DOMESTIC WATER ENTRY WITH FREEZE PROOF WALL HYDRANT, WH-1, REFER TO PLUMBING SPECIFICATIONS AND 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, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO GREASE INTERCEPTOR. REFER TO SITE PLAN FOR GREASE INTERCEPTOR LOCATION.
- 15 VENT LINE FOR GREASE INTERCEPTOR, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO GREASE INTERCEPTOR. REFER TO SITE PLAN FOR GREASE INTERCEPTOR LOCATION. 1
- 16 DROP 3/4" COLD WATER LINE TO SERVE TRAP PRIMER, TP-1, EXTEND TO FLOOR SINK AS NOTED ON PLANS. COORDINATE EXACT ROUGH-IN REQUIREMENTS. REFER TO PLUMBING SCHEDULES AND DETAILS FOR FURTHER INFORMATION.

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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.

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 1/4" PER FOOT FLOWS A MAXIMUM OF 64 GPM.

THE PEAK DRAIN FLOW INTO THE INTERCEPTOR = 64 GPM
RETENTION TIME = 30 MINUTES
THE REQUIRED FOG CAPACITY = 1,920 GALLONS

MINIMUM GREASE INTERCEPTOR SIZE NEEDED = 2,000 GALLON

THE SPECIFIED 2,000 GALLON GREASE INTERCEPTOR IS SIZED AT OR ABOVE THE MINIMUM REQUIREMENTS.

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 ft² 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.
TYPE:	FS-1
DESCRIPTION:	8" CAST IRON SQUARE FLOOR SINK AND ANCHOR FLANGE WITH 6" DEEP SUMP, ACID RESISTANT ENAMEL COATING, DOME BOTTOM STRAINER, AND OPEN-HALF NICKEL-BRONZE GRATE. SIOUX CHIEF 861-QF2*86N2 (* SEE FLOOR PLANS FOR SIZE)
ROUGH-IN:	REFER TO FLOOR PLANS FOR SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL / KITCHEN CONSULTANT DRAWINGS.
TYPE:	TP-1
DESCRIPTION:	ELECTRONIC TRAP PRIMING MANIFOLD WITH 1" AIR GAP, CIRCUIT BREAKER, TEST SWITCH, TIMER, SOLENOID VALVE, AND 12" X 12" X 4" DEEP 16 GAUGE GALVANIZED STEEL CABINET WITH SCREW ON COVER. PRECISION PLUMBING PRODUCTS MINI-PRIME MODEL MPB-500-115V WITH DU-4 DISTRIBUTION UNIT. *REFER TO FLOOR PLANS FOR NUMBER OF DRAINS SERVED.
ROUGH-IN:	3/4" COLD WATER. COORDINATE FINAL LOCATION WITH ARCHITECTURAL DRAWINGS. 1

Date issued/revised

16 FEB 2026 100% FOR CONSTRUCTION 1
24 FEB 2026 FOR BID

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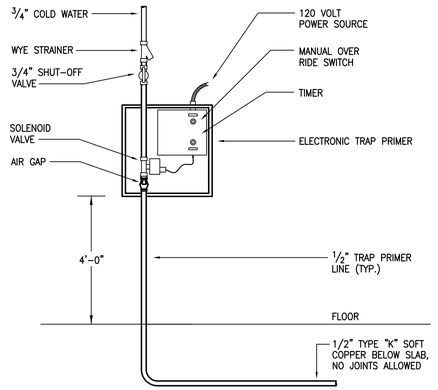
TRACT 7

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

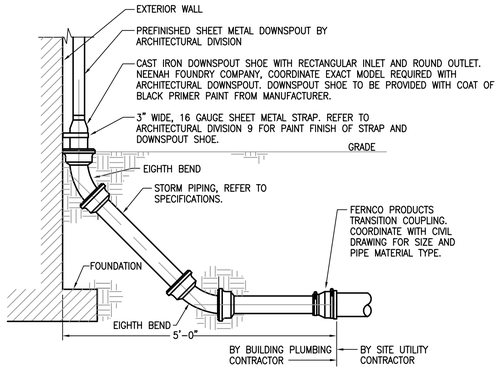
Project No. 25008
CAD Dwg File
Drawn KC
Checked IM

PLUMBING SPECIFICATIONS, NOTES AND LEGENDS

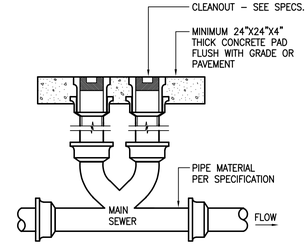
Sheet No. P2.0



9 ELECTRONIC TRAP PRIMER
SCALE: NONE



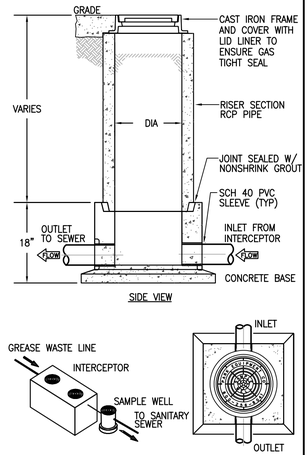
6 DOWNSPOUT SHOE CONNECTION
SCALE: NONE



3 TWO-WAY EXTERIOR CLEANOUT
SCALE: NONE

SPECIFICATIONS
PARK EQUIPMENT SWB-15

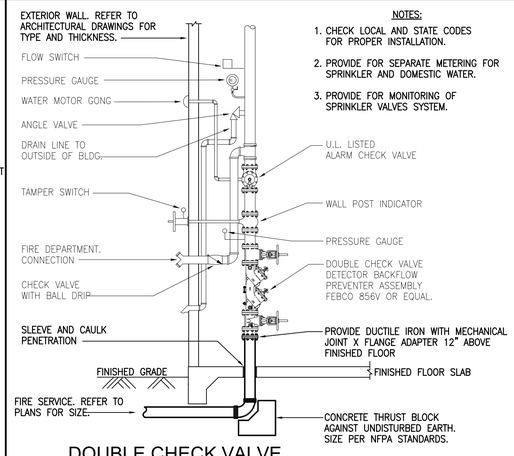
1. USE 15" T&G R.C.P. FOR INSTALLATION 6'-0" DEEP AND LESS.
2. USE 24" T&G R.C.P. FOR INSTALLATION GREATER THAN 6'-0" DEEP. (STANDARD RING AND M.H. COVER REQUIRED)
3. SAMPLING WELL MUST BE SET IN A CIRCULAR OR SQUARE CONCRETE PAD (1'-0" GREATER THAN OUTSIDE DIAMETER OF PIPE.)
4. LAWN INSTALLATION MUST 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.



8 SAMPLE WELL [SW-1]
SCALE: NONE

EXTERIOR WALL. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE AND THICKNESS.

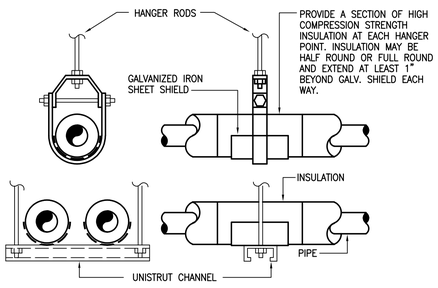
NOTES:
1. CHECK LOCAL AND STATE CODES FOR PROPER INSTALLATION.
2. PROVIDE FOR SEPARATE METERING FOR SPRINKLER AND DOMESTIC WATER.
3. PROVIDE FOR MONITORING OF SPRINKLER VALVES SYSTEM.



5 DOUBLE CHECK VALVE DETECTOR BACKFLOW-FIRE
SCALE: NONE

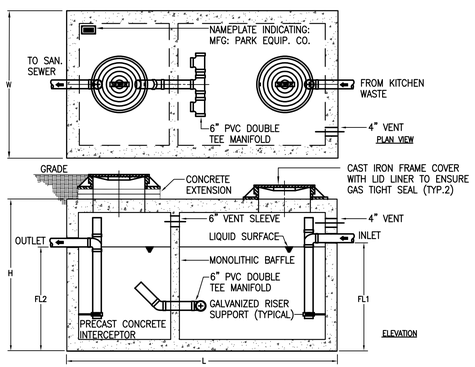
MINIMUM DIMENSIONS OF GALVANIZED SHEETMETAL PROTECTION SHIELDS AT PIPE HANGERS

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

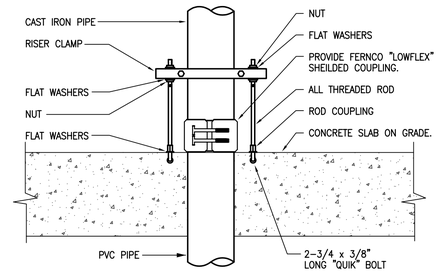


2 HANGER FOR INSULATED PIPING
SCALE: NONE

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-2000	2,000	4,600	21,250	9'-0"	6'-0"	8'-0"	6'-9"	6'-6"

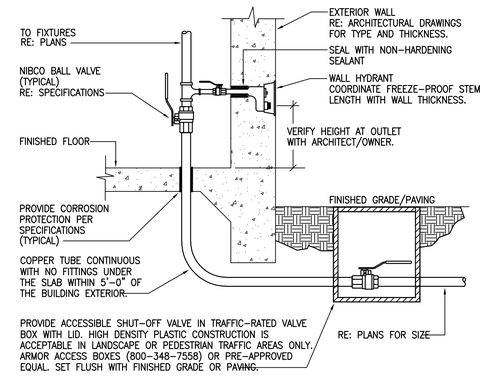


7 GREASE INTERCEPTOR (GT-1)
SCALE: NONE



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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BRADLEY KALMANS 80219 LICENSED PROFESSIONAL ENGINEER PFLUGERVILLE, TEXAS
02/24/2026

TRACT 7

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

Project No. 25008
CAD Dwg File
Drawn KC
Checked IM

PLUMBING DETAILS

Sheet No. P3.0

SHEET INDEX

L1.00 OVERALL LANDSCAPE PLAN
L1.01 TREE REMOVAL PLAN
L1.02 LANDSCAPE PLAN A & B
L1.03 PLANT LIST & DETAILS

L2.00 IRRIGATION PLAN A & B
L2.01 IRRIGATION NOTES & DETAILS

CITY TABULATIONS

LANDSCAPE TABLE

Zoning district	Lot Size	Landsacpe Area	% of lot landscape required	% of lot landscape provided
Corridor Level 5	489,106sf	118,701sf	15% 73,366sf	24%

Min. number of site trees required (1 per 500sf of landscape area) per min. 15%	146
Min. number of site trees provided	146
Min. number of site shrubs required (4 per 500sf of landscape area) per min 15%	586
Min. number of site shrubs provided	602

121 existing trees
25 proposed trees not including (6) trees for mitigation

Existing site shrubs provided

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.

18,140SF BLDG SPACE = 182 sf min REQUIRED
193 sf PROVIDED

4 ELEMENTS: (1) BENCH
LANDSCAPING (SEE PLANS)
(6)DECORATIVE PLANTERS
(1) STAMPED/COLORED CONCRETE

g. FOUNDATION PLANTING

FRONT FACADE = 212'
REQUIRED PLANTING = 106'
PROVIDED PLANTING = 106'

22 SHRUBS REQUIRED
38 SHRUBS PROVIDED

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.

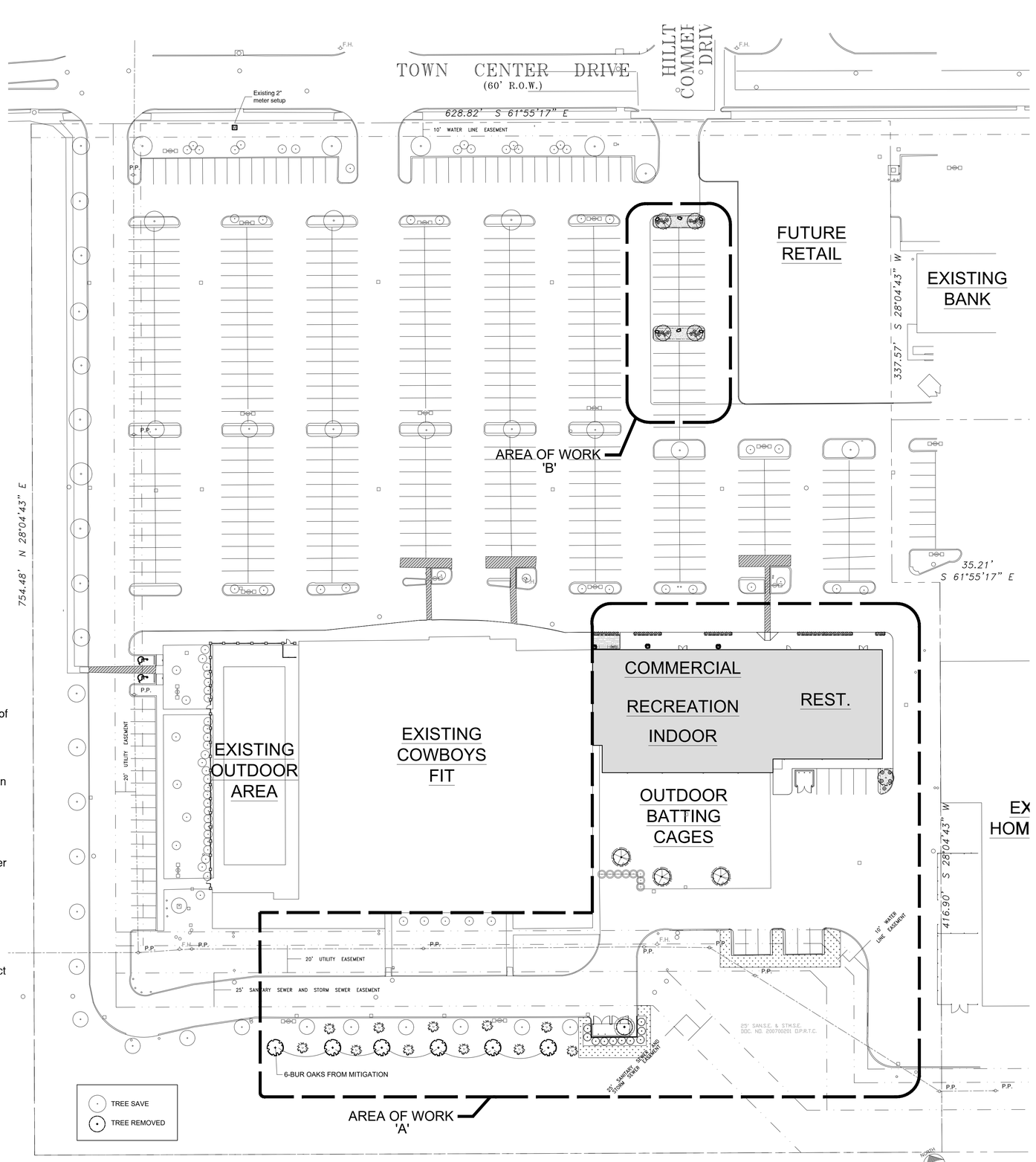
6. No tree shall be planted closer than 4 feet from impervious cover.

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).

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 OWNERS 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.

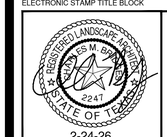


01 OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'

Date issued/revised

08 JULY 2025 For Site Development Permit
22 AUG. 2025 CITY COMMENTS
24 NOV. 2025 CITY COMMENTS
19 DEC. 2025 CITY COMMENTS
19 JAN 2026 CITY COMMENTS
24 FEB 2026 For Bidding

ELECTRONIC STAMP TITLE BLOCK



PROJECT NUMBER:
SP2025-000378

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TRACT 7

STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
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Project No. SP2025-000378
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Sheet No. L1.00

TREE NO.	SIZE	TYPE	CLASSIFICATION	REMARK
1	8"	OAK	TYPE A	REMOVE & MITIGATE
2	6"	OAK	TYPE A	REMOVE & MITIGATE
3	6"	OAK	TYPE A	REMOVE & MITIGATE
4	6"	OAK	TYPE A	REMOVE & MITIGATE
5	6"	OAK	TYPE A	KEEP & PROTECT
6	6"	OAK	TYPE A	KEEP & PROTECT
7	6"	OAK	TYPE A	KEEP & PROTECT
8	6"	OAK	TYPE A	KEEP & PROTECT
9	6"	OAK	TYPE A	KEEP & PROTECT
10	6"	OAK	TYPE A	KEEP & PROTECT
	26"	MITIGATION REQUIRED		
	28"	PROVIDED	(7) 4" Oaks planted	

SEE SHEET L1.03 FOR TREE PROTECTION NOTES & DETAILS

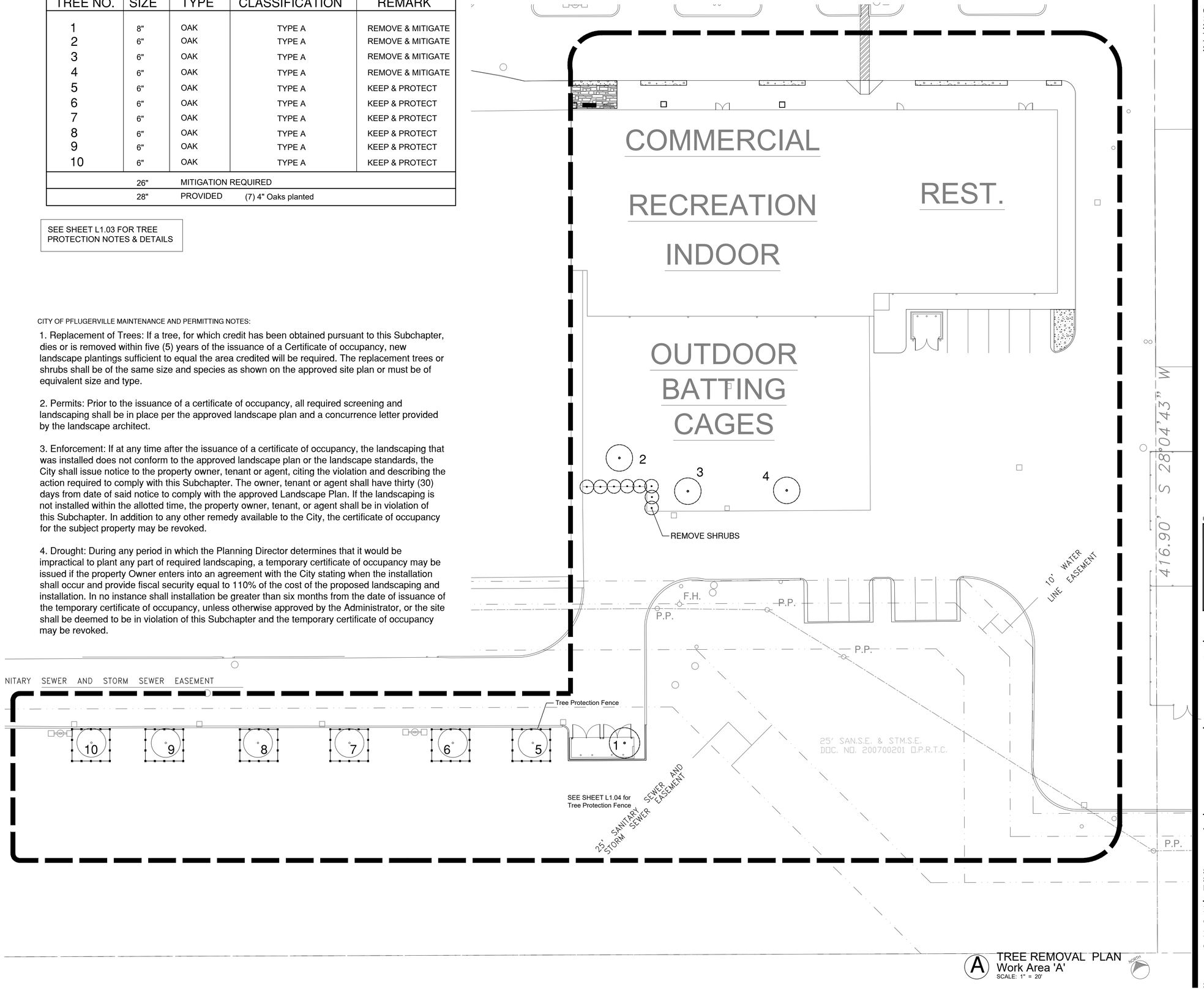
CITY OF PFLUGERVILLE MAINTENANCE AND PERMITTING NOTES:

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.



A TREE REMOVAL PLAN
Work Area 'A'
SCALE: 1" = 20'

North

Date issued/revised

08 JULY 2025 For Site Development Permit
22 AUG. 2025 CITY COMMENTS
24 NOV. 2025 CITY COMMENTS
19 DEC. 2025 CITY COMMENTS
19 JAN 2026 CITY COMMENTS
24 FEB 2026 For Bidding

ELECTRONIC STAMP TITLE BLOCK

REGISTERED LANDSCAPE ARCHITECT
JAMES M. BROWN
2247
STATE OF TEXAS
2-24-26

PROJECT NUMBER:
SP2025-000378

OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
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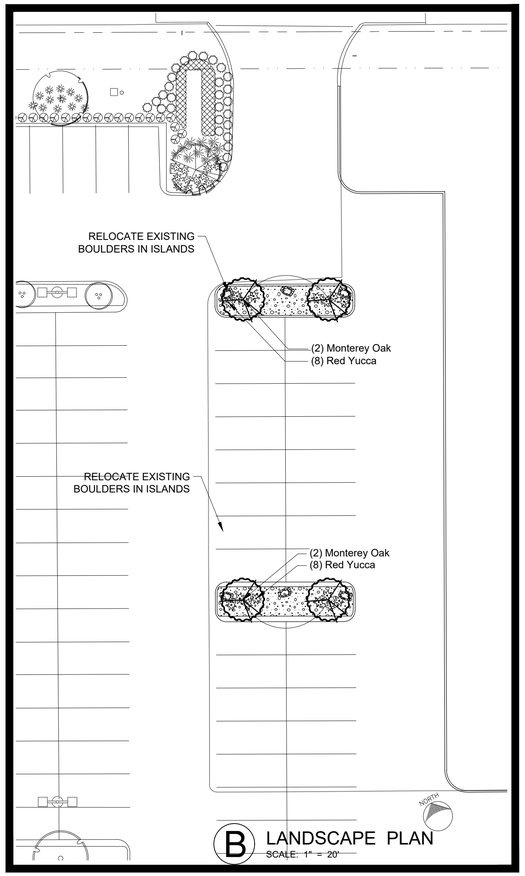
Members American Institute of Architects

TRACT 7

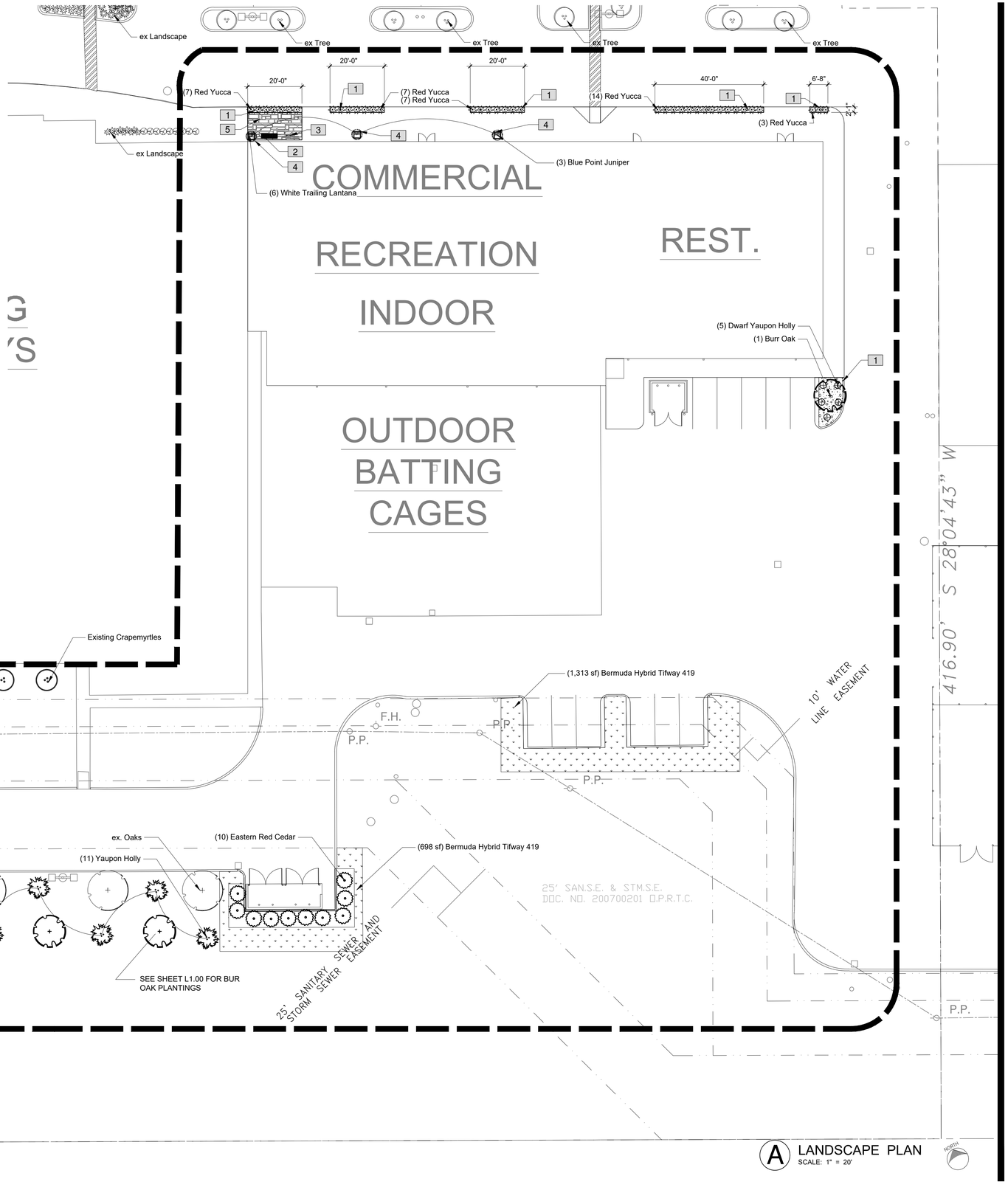
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE, TEXAS 78660

Project No. SP2025-000378
CAD Dwg File
Drawn
Checked

Sheet No. L1.01



B LANDSCAPE PLAN
SCALE: 1" = 20'



A LANDSCAPE PLAN
SCALE: 1" = 20'

Date issued/revised

08 JULY 2025 For Site Development Permit
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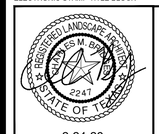

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PROJECT NUMBER:
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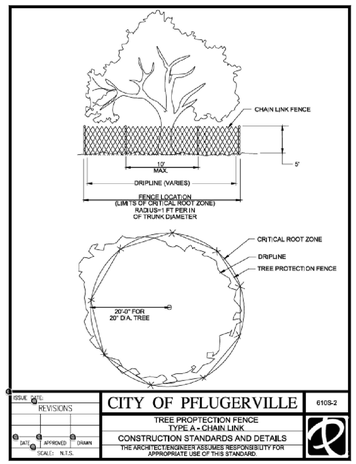
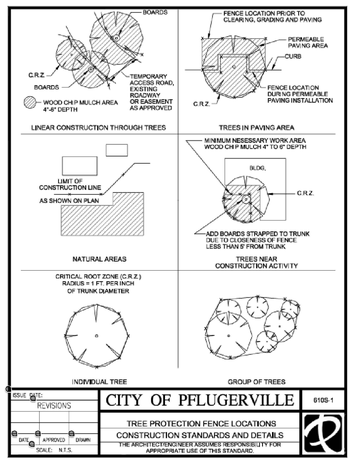
TRACT 7

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

Project No. SP2025-000378
CAD Dwg File
Drawn
Checked

Sheet No. L1.02





REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	BULLROCK 3"-6" River Wash Aggregate	949 sf
	2	BENCH Dumor 95-60 Backless bench 95 with cast iron legs and steel strap seat. 72in. length. Center armrest option and 96in. length option available, upon request. Bench: Grey Textured Gloss	1
	3	BIKE RACK Dumor 290 Bike rack 290 EMBED. Available in powder coated and hot galvanized finishes. Embedment and subfloor mounts available, upon request. Bike Rack: Grey Textured Gloss	1
	4	PLANTER Planters Unlimited F1-MOD-S3030 Modern Square Fiberglass Planter 30in.L x 30in.W x 30in.H COLOR:LIMESTONE	3
	5	STAMPED COLORED CONCETE Stone Ashlar Pattern stamp Color:Beige *Contractor to provide color smaple for final approval.	203 sf

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	11	Ilex vomitoria	Yaupon Holly	2" total cal.	Container Grown; Tree Form
	10	Juniperus virginiana	Eastern Red Cedar	B&B	6'-7' HT., 5'-6' SPRD.,CALIPER TOTAL MUST BE 3" MIN
	7	Quercus macrocarpa	Burr Oak	100 gal.	12;-14' HT., 7'-8' SPRD., FULL SYMMETRICAL BRANCHING, STRAIGHT TRUNK, 4" CAL.
	4	Quercus polymorpha 'Monterey'	Monterey Oak	65 gal.	12;-14' HT., 7'-8' SPRD., FULL SYMMETRICAL BRANCHING, STRAIGHT TRUNK, 3" CAL.
SHRUBS					
	54	Hesperaloe parviflora	Red Yucca	3 gal.	FULL POT, 12"-16" HT., 10"-12" SPRD., WELL ROOTED
	5	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	20"-24" HT., 20"-24" SPRD., FULL POT, WELL ROOTED,
	3	Juniperus chinensis 'Blue Point'	Blue Point Juniper	5 gal.	
	6	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal.	6"ht; 12"sprd
GROUND COVERS					
	2,011 sf	Cynodon dactylon 'Tifway 419'	Bermuda Hybrid Tifway 419	SOD	BERMUDA VARIETY DOES NOT PRODUCE VIABLE SEEDS

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.

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.

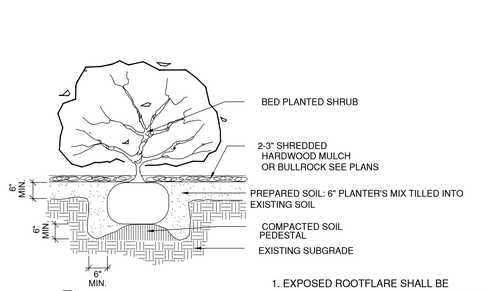
CITY OF PFLUGERVILLE MAINTENANCE AND PERMITTING NOTES:

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.

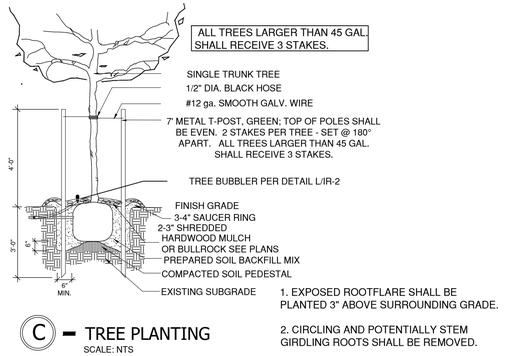
3. Enforcement: If at any time after the issuance of a certificate of occupancy, the landscaping that was installed does not conform to the approved landscape plan or the landscape standards, the City shall issue notice to the property owner, tenant or agent, citing the violation and describing the action 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.



B – SHRUB PLANTING
SCALE: NTS

1. EXPOSED ROOTFLARE SHALL BE PLANTED 3" ABOVE SURROUNDING GRADE.
2. CIRCLING AND POTENTIALLY STEM GIRDLING ROOTS SHALL BE REMOVED.



C – TREE PLANTING
SCALE: NTS

1. EXPOSED ROOTFLARE SHALL BE PLANTED 3" ABOVE SURROUNDING GRADE.
2. CIRCLING AND POTENTIALLY STEM GIRDLING ROOTS SHALL BE REMOVED.

01 PLANT LIST & DETAILS

Date issued/revised

08 JULY 2025 For Site Development Permit
22 AUG. 2025 CITY COMMENTS
24 NOV. 2025 CITY COMMENTS
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19 JAN 2025 CITY COMMENTS
24 FEB 2026 For Bidding

ELECTRONIC STAMP TITLE BLOCK

REGISTERED LANDSCAPE ARCHITECT
CHARLES M. SPARKS III
2247
STATE OF TEXAS
2-24-26

PROJECT NUMBER:
SP2025-000378

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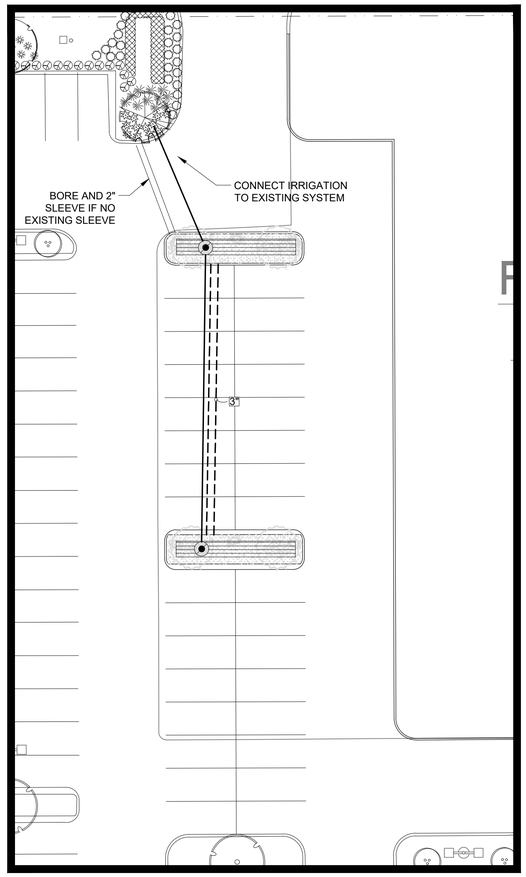
Members American Institute of Architects

TRACT 7

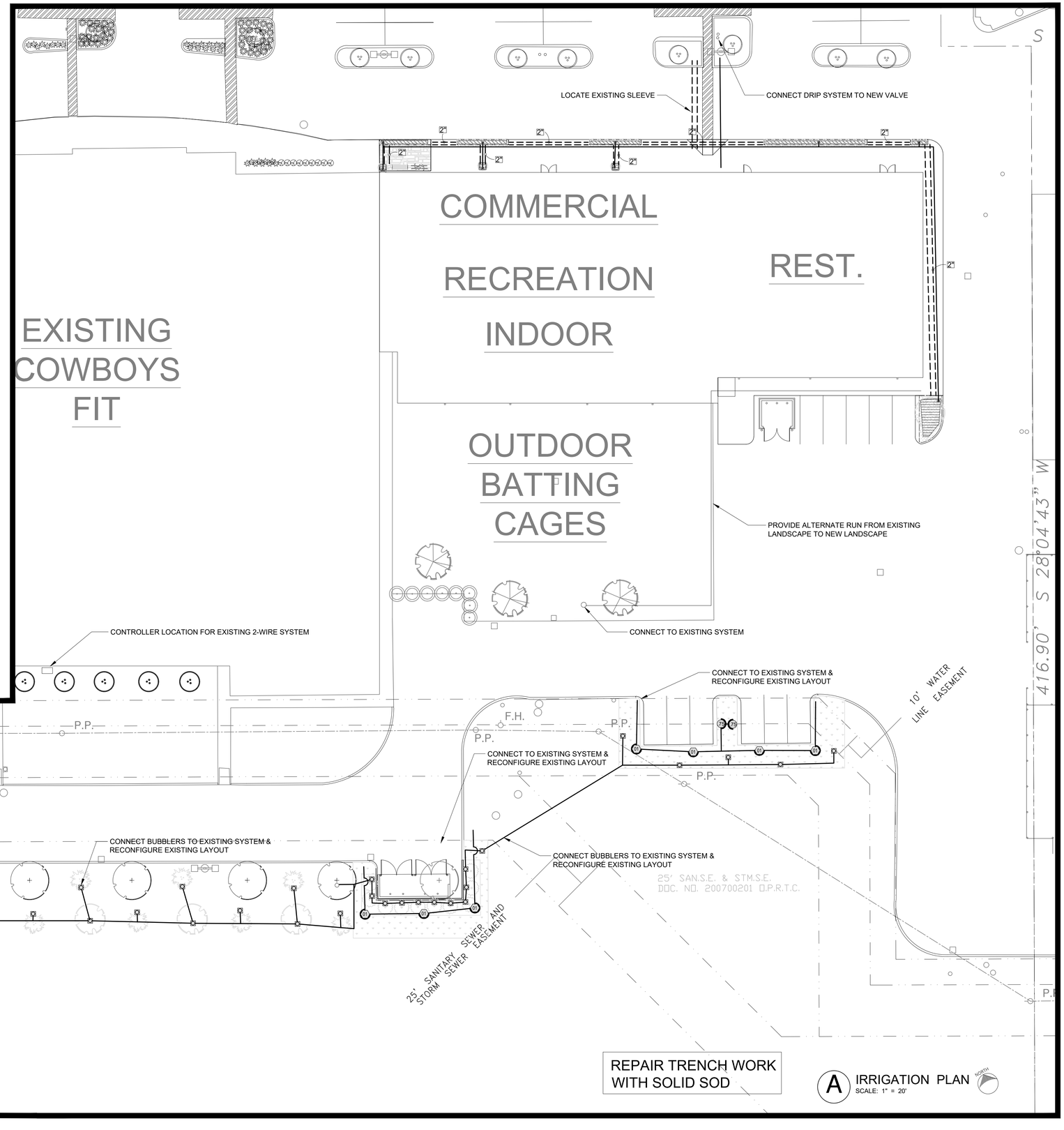
STONE HILL TOWN CENTER
S.W.C. OF S.H. 130 & S.H. 45
PFLUGERVILLE, TEXAS 78660

Project No. SP2025-000378
CAD Dwg File
Drawn
Checked

Sheet No. L1.03



B IRRIGATION PLAN
SCALE: 1" = 20'



A IRRIGATION PLAN
SCALE: 1" = 20'

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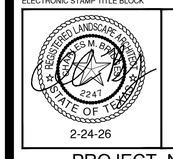

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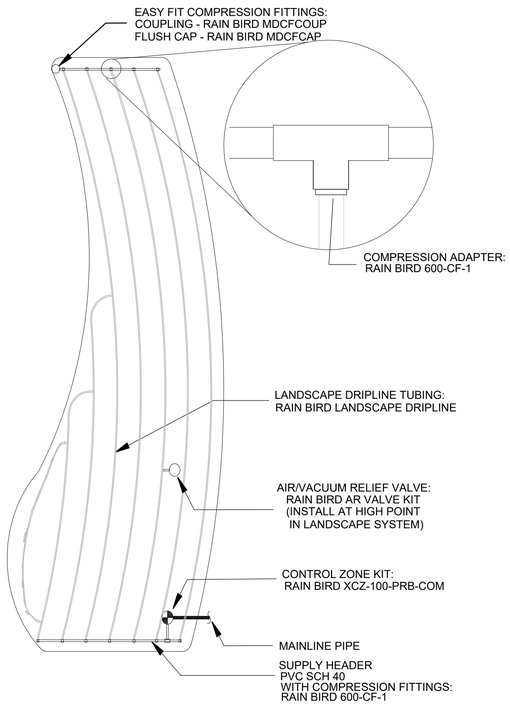
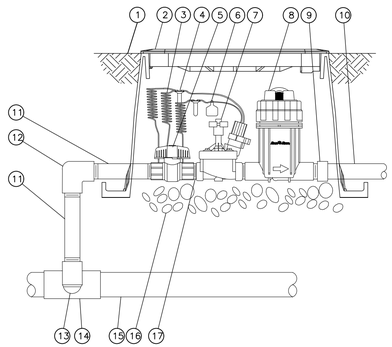
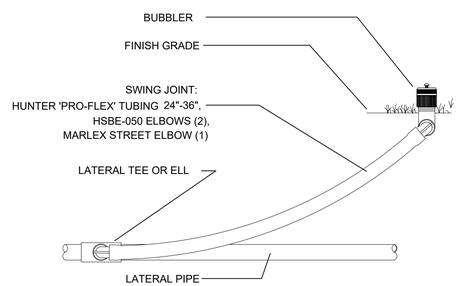


A – DRIPLINE LAYOUT, TYP.
NTS



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)

B – XCZ-PRB-100-COM 1" COMMERCIAL
NTS



C – HUNTER AFB TREE BUBBLER
NTS

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.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
25 50 10 20	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
75	Hunter PGJ-06 .75 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle.	30
01	Hunter PGP-ADJ 01 Turf Rotor, 4" Pop-Up. Adjustable and Full Circle. Standard Angle Red Nozzle. Lower Precipitation Rate.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	
	Area to Receive Dripline Rain Bird XFD-06-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 2"
	Pipe Sleeve: PVC Schedule 40 3"

Valve Callout

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.

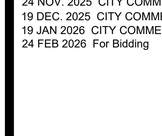
10. Irrigation plans shall be submitted and approved prior to irrigation installation and final site inspection.

IRRIGATION NOTES & DETAILS

Date issued/revised

08 JULY 2025 For Site Development Permit
22 AUG. 2025 CITY COMMENTS
24 NOV. 2025 CITY COMMENTS
19 DEC. 2025 CITY COMMENTS
19 JAN 2026 CITY COMMENTS
24 FEB 2026 For Bidding

ELECTRONIC STAMP TITLE BLOCK



PROJECT NUMBER:
SP2025-000378

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TRACT 7

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

Project No. 25008
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