

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 ON THESE PLANS.

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.

LEGAL DESCRIPTION

DESCRIBING 25.504 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY #67 IN TRAVIS COUNTY, TEXAS, OUT OF A TRACT OF 331.654 ACRES DESCRIBED IN VOLUME 267, PAGE 78 DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK DESCRIPTIONS

- BM #1 – 1972–55: SQUARE CUT ON THE BACK OF A CONCRETE CURB AT THE CORNER LOCATED IN THE NORTH EAST CORNER OF A PARKING LOT LOCATED ON THE NORTH SIDE OF PFLUGERVILLE MIDDLE SCHOOL LOCATED ±6’ SOUTHEAST OF A LIGHT POLE. ELEVATION = 783.59’ (NAVD 88)
- BM #2 – 1972–56: SQUARE CUT ON THE NORTHEAST CORNER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF CHAMPIONS POINT DRIVE LOCATED ±30’ SOUTH OF THE INTERSECTION OF SETTLERS VALLEY DRIVE AND CHAMPIONS POINT DRIVE. ELEVATION = 799.37’ (NAVD 88)

WATERSHED

1. THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED.
2. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING, OR TRANSITION ZONES.

FEMA FLOODPLAIN NOTE

1. THIS SITE IS NOT WITHIN THE BOUNDARIES OF THE 100–YEAR FLOODPLAIN PER FEMA PANEL NO. 48453C0260J, DATED AUGUST 18, 2014.

NOTES:

1. 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 DESIGN ENGINEER.
2. IF PROBLEMS ARISE WITH THE DRAWINGS, REFER TO THE CITY OF PFLUGERVILLE SPECIFICATIONS (GENERAL SPECIFICATIONS, STREET & DRAINAGE SPECIFICATIONS, WATER & WASTEWATER SPECIFICATIONS. AND CONCRETE SPECIFICATIONS).
3. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES
4. THERE ARE EXISTING WATER AND WASTEWATER FACILITIES – NEW FACILITIES ARE NOT BEING PROPOSED.
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 ON THESE PLANS.
6. THE SCOPE OF THIS PROJECT IS OUTLINED BELOW UNDER “BUILDING INFORMATION.” THERE WILL BE NO MODIFICATIONS RELATED TO ARCHITECTURAL OR LIGHTING ELEMENTS, AND THEREFORE, NO SHEETS ARE INCLUDED FOR THOSE ITEMS. MINOR LANDSCAPE ADJUSTMENTS, INCLUDING THE ADDITION OF ROCK RIPRAP IN THE PARKING LOT MEDIAN AND THE PLANTING OF A FEW TREES ARE SHOWN ON THE SITE PLAN.

REPORTS/WAIVERS/VARIANCES/SITE CONDITIONS

THERE ARE NO ASSOCIATED ITEMS RELATED TO THE SITE PLAN

BUILDING INFORMATION (SCOPE OF WORK)

THIS PROJECT INVOLVES THE CONSTRUCTION OF THREE (3) ADA COMPLIANT PARKING SPACES, INCLUDING ONE (1) VAN–ACCESSIBLE SPACE AND TWO (2) REGULAR HANDICAP SPACES. GENERAL PARKING SPACES WILL BE RE–STRIPED IN THE EXISTING PARKING LOT. AN ACCESSIBLE ROUTE WILL BE CONSTRUCTED IN FRONT OF THE ADA PARKING STALLS AND THE EXISTING CROSSWALK WILL BE CONVERTED TO A RAISED CROSSWALK TO MEET ACCESSIBILITY STANDARDS. DRAINAGE IMPROVEMENTS ARE BEING MADE TO THE PARKING LOT AND LANDSCAPE AREAS WEST OF THE MAIN ENTRANCE.

UTILITY PROVIDERS

- 1 – WATER AND FIRE ARE PROVIDED BY THE CITY OF PFLUGERVILLE.
- 2 – CITY OF PFLUGERVILLE IS PROVIDING WASTEWATER TO THE SITE.

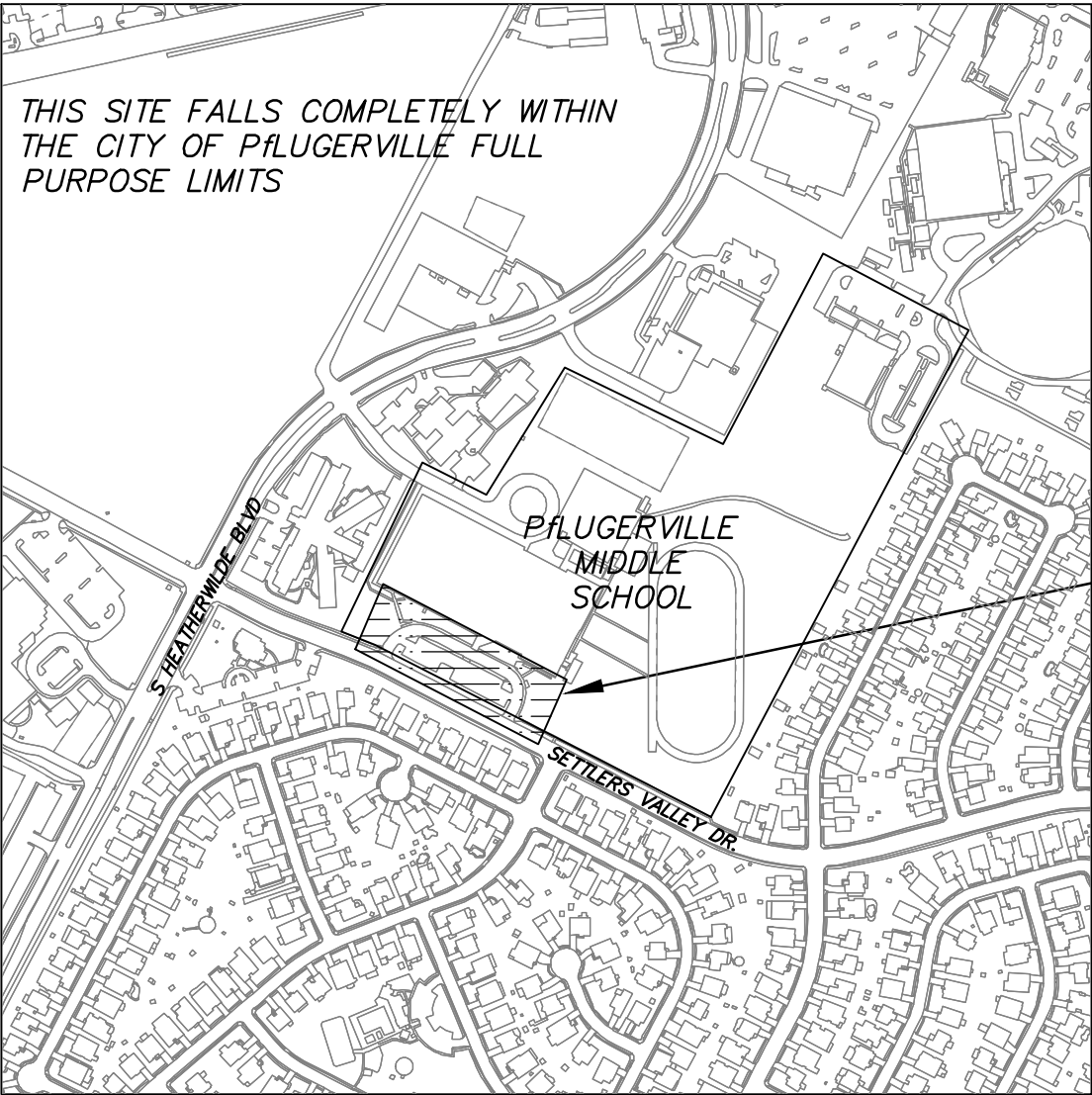
TDLR

THIS SITE HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT.

THE REFERENCE #TABS20250000377 IS PROOF OF SUBMITTAL TO TDLR FOR PFISD MS ADA/DRAINAGE IMPROVEMENTS.

IMPERVIOUS COVER (LIMITS OF CONSTRUCTION)		PARKING SUMMARY (LIMITS OF CONSTRUCTION)	
TOTAL SITE AREA	= 1.13 AC	ZONING:	A (AGRICULTURAL / DEVELOPMENT RESERVE)
EXISTING IMPERVIOUS COVER	= 0.8 AC (71%)	BUILDING:	N/A
PROPOSED IMPERVIOUS COVER	= 0.8 AC (71%)	PROPOSED PARKING SPACES:	51 SPACES
		HANDICAP ACCESSIBLE PARKING:	3 SPACES

PFLUGERVILLE ISD MIDDLE SCHOOL
ADA/DRAINAGE IMPROVEMENTS
1600 SETTLERS VALLEY DR
SITE DEVELOPMENT PLANS
PFLUGERVILLE, TEXAS 78660



GENERAL LOCATION MAP

1" = 500'



CASE NO:
SP2024-000330

SUBMITTAL DATE

NOVEMBER 04, 2024

OWNER INFORMATION

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT
1401 W. PECAN STREET
PFLUGERVILLE, TX 78660
CONTACT: CRAIG PRUETT
OFFICE: 512–594–0000

CITY OF PFLUGERVILLE

DEVELOPMENT SERVICES CENTER
100 W. MAIN ST.
PFLUGERVILLE, TX 78660
512–990–6300

CIVIL ENGINEER

DUNAWAY ASSOCIATES, LLC.
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS 78735
CONTACT: CALEB MILLIGAN
OFFICE: 512–399–5364

SITE DEVELOPMENT PERMIT
APPROVAL

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

Approval Date: November 15, 2024

Sheet List Table	
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2	GENERAL NOTES
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4	EROSION CONTROL PLAN
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6	GRADING PLAN
7	STORM DRAIN PLAN
8	GENERAL SITE DETAILS
9	GENERAL SITE DETAILS (2)
10	PAVEMENT DETAILS
11	EROSION & SEDIMENTATION CONTROL DETAILS



DUNAWAY
TX Registered Engineering Firm #F–1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512–306–8252

STANDARD NOTES

1. ALL NEW ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
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... (IF LANDSCAPING WILL BE UTILIZED TO SCREEN THE MECHANICAL EQUIPMENT, PLEASE INDICATE "SHALL BE SCREENED IN ACCORDANCE WITH THE LANDSCAPE PLAN SHEET(S)").

SUBMITTED BY:

CALEB MILLIGAN, P.E.
DUNAWAY ASSOCIATES, LLC.
FIRM REGISTRATION NUMBER F-1114

11/04/2024

DATE

REVIEWED BY:

APPROVED
By Emily Barron at 9:14 am, Nov 20, 2024

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF PFLUGERVILLE

DATE

Gordon Haws
DEVELOPMENT SERVICES ENGINEERING, CITY OF PFLUGERVILLE

DATE

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

**ONLY APPLICABLE NOTES TO THIS SCOPE OF THIS PROJECT HAVE BEEN INCLUDED.*

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 E.T.), 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):**
BM #1 - 1972-55: SQUARE CUT ON THE BACK OF A CONCRETE CURB AT THE CORNER LOCATED IN THE NORTH EAST CORNER OF A PARKING LOT LOCATED ON THE NORTH SIDE OF PFLUGERVILLE MIDDLE SCHOOL LOCATED ±6' SOUTHEAST OF A LIGHT POLE.
ELEVATION = 783.59' (NAVD 88)

BM #2 - 1972-56: SQUARE CUT ON THE NORTHEAST CORNER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF CHAMPIONS POINT DRIVE LOCATED +30' SOUTH OF THE INTERSECTION OF SETTLERS VALLEY DRIVE AND CHAMPIONS POINT DRIVE.
ELEVATION = 799.37' (NAVD 88)

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 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.

PAVEMENT TYPE	PAVEMENT THICKNESS	SUBGRADE
HMAC	2" TYPE D	6" FLEXIBLE BASE
CONCRETE	6" CONCRETE	6" FLEXIBLE BASE

12. 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.
13. 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.
14. 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.
15. 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 AND BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL ON THE SITE.
16. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
17. 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.

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE EXPENSE OF THE CONTRACTOR OR 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 DAY) AND ALL REINFORCING STEEL TO BE ASTM A615-60.
4. WHERE P/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.

1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE 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 SEASON IN 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.

1. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY CITY STORMWATER SPECIALIST 24 HOURS PRIOR TO INSTALLATION
2. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRECONSTRUCTION MEETING TO BE LOCATED AT THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES CENTER WITH CITY OF PFLUGERVILLE DEVELOPMENT ENGINEERING DEPARTMENT (512-990-6300), CONTRACTOR, DESIGN ENGINEER, WATER AND WASTEWATER UTILITY PROVIDER(S) IF NOT CITY, ENVIRONMENTAL INSPECTOR, COUNTY REPRESENTATIVE (IF APPLICABLE), ETC. PRIOR TO BEGINNING CONSTRUCTION. AN ELECTRONIC COPY OF THE SWPPP MUST BE DELIVERED TO THE CITY STORMWATER SPECIALIST 72 HOURS IN ADVANCE OF THE PRECONSTRUCTION MEETING.
3. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
4. DELIVER STORM SEWER CUT SHEETS TO THE CITY CONSTRUCTION INSPECTION DIVISION.
5. ROUGH GRADE STREETS.
6. BEGIN INSTALLATION OF UTILITY LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
7. RE-GRADE STREETS TO SUBGRADE.
8. ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS AND UTILITY INSTALLATION ARE COMPLETED. LAY FIRST COURSE BASE MATERIAL ON ALL STREETS
9. INSTALL CURB AND GUTTER.
10. LAY FINAL BASE COURSE ON ALL STREETS.
11. LAY ASPHALT.
12. COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
13. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION POND(S).
14. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
15. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS AFTER APPROVAL GIVEN BY CITY STORMWATER SPECIALIST, CITY DEVELOPMENT ENGINEER, OR CITY ENGINEERING INSPECTOR
16. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREA DISTURBED BY ITEM CONTRACTOR TO SCHEDULE FINAL WALK THROUGH WITH CITY DEVELOPMENT ENGINEER ONCE ENGINEERING INSPECTOR HAS CLEARED PROJECT.
- 17.

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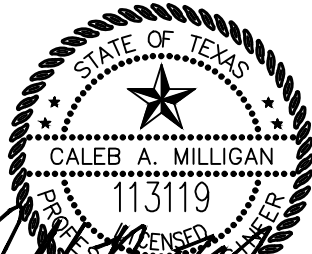
GENERAL NOTES



5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

**PFISD MS ADA & DRAINAGE
IMPROVEMENTS**
1600 SETTLERS VALLEY DR.

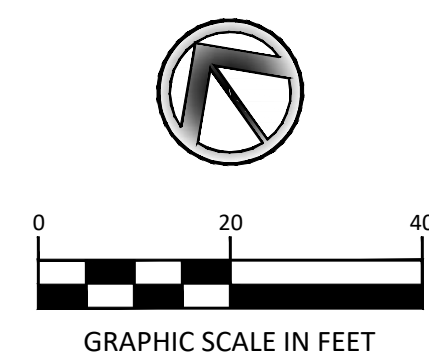
1600 SETTLERS VALLEY DR.
PEUJIGERVILLE TX 78660



11/4/2024

JOB NO.	8482.002
DESIGNED BY:	CM
DRAWN BY:	NC
CHECKED BY:	CM
DATE:	11/04/2024
SHEET:	

2



	EXISTING CURB TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	EXISTING WALL TO BE REMOVED

EXISTING UTILITY TO BE
ABANDONED/REMOVED (AS
NOTED ON PLANS)

----- FULL-DEPTH SAWCUT

●●●●●●●●●● TREE PROTECTION

TREE PROTECTION

CONCRETE SIDEWALK REMOVAL

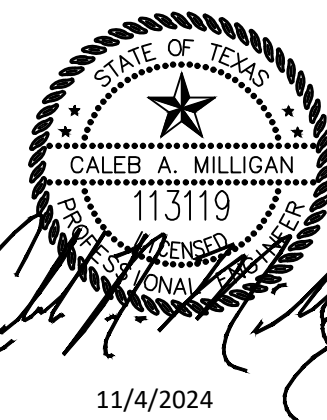
ASPHALT PAVEMENT REMOVAL

FOR REGRADE

**PFISD MS ADA & DRAINAGE
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Tel: 512.306.8252
ITX REG F-11141



11/4/2024

JOB NO.	8482 00
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DESIGNED BY: CM

DRAWN BY: N

CHECKED BY: _____

DATE: 11/04/202

SHEET:

(3)

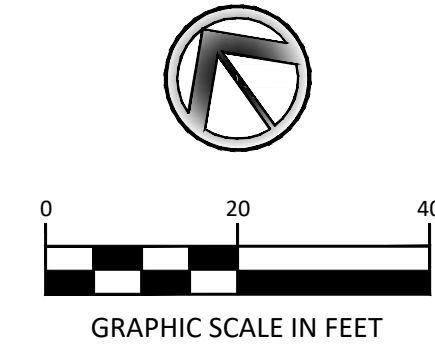
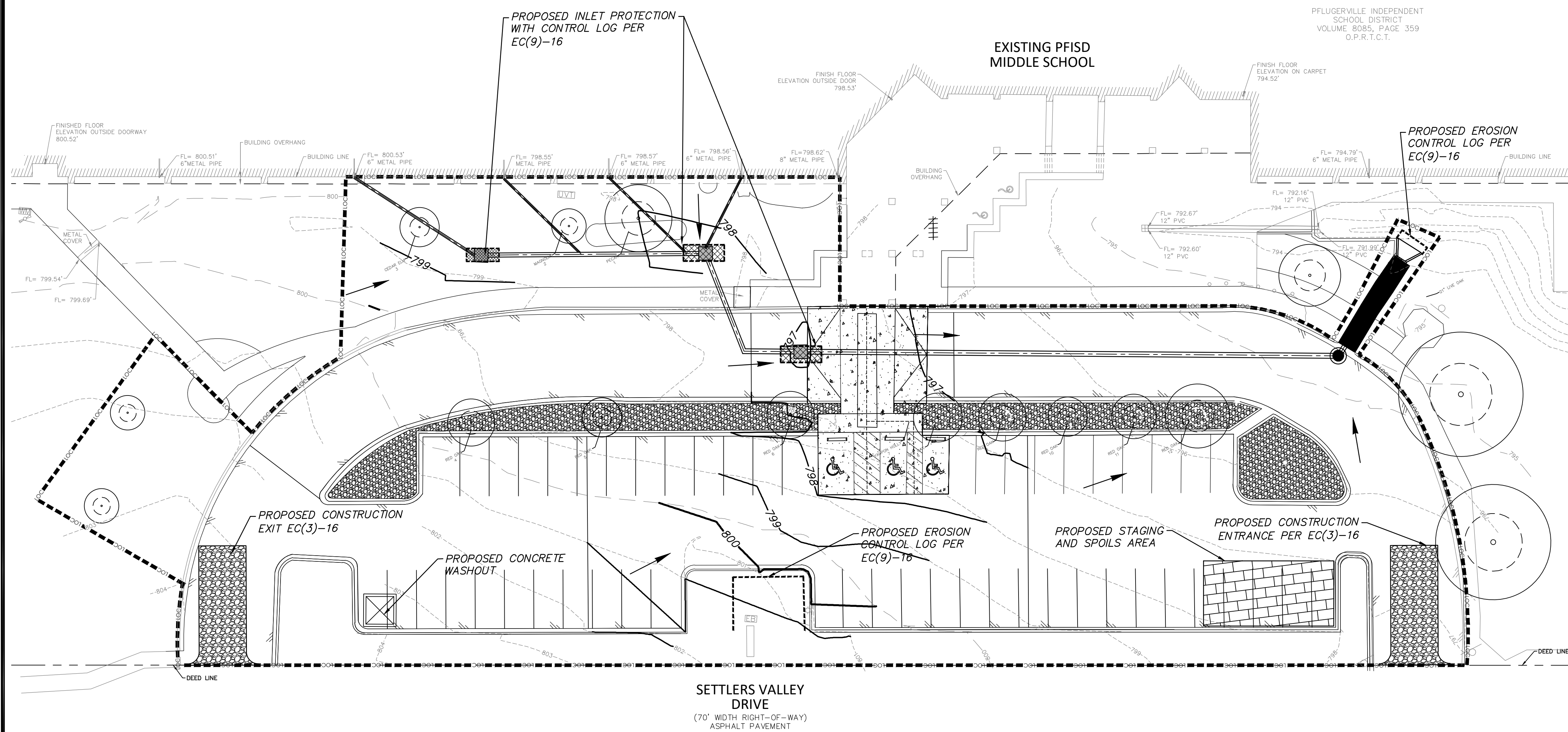
To Be Removed (Y or N)	Tree #	(P)rotected	Species	Circumference (In)	Diameter (In)	Condition
N	1	P	Pecan	32.5	10.3	Good
N	2	P	Magnolia	16.5	5.3	Good
N	3	P	Cedar Elm	Multitrunk Twin (4)	6.0	Good
N	4	P	Bur Oak		7.2	Good
N	5	P	Bur Oak	Split - Dying	N/A	Very poor
N	6	P	Bur Oak	22.5	7.2	Good
Y	7	P	Yaupon Holly	9.5	3.0	Good
N	8	P	Bur Oak	23.5	7.5	Good
N	9	P	Bur Oak	23	7.3	Good
N	10	P	Bur Oak	19	6.0	Good
N	11	P	Bur Oak	21.25	6.8	Good
N	12	P	Bur Oak	30.75	9.8	Good

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

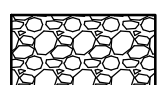
Approval Date: November 15, 2024

FULL PATH: P:\008400\8482\002\Civil\CAD\Plot Sheets\DEMO

FILENAME: DEMO.dwg
PLOTTED BY: Nathan Cervantes
PLOTTED ON: Monday, November 04, 2024



EROSION CONTROL LEGEND

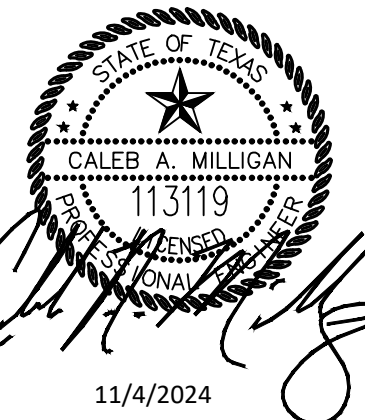
	EXISTING MAJOR CONTOUR (5 FT)
	EXISTING MINOR CONTOUR (1 FT)
	PROPOSED MAJOR CONTOUR (5 FT)
	PROPOSED MINOR CONTOUR (1 FT)
	PROPOSED STORM
	PROPOSED CONTROL LOG
	PROPOSED INLET PROTECTION
	PROPOSED CONCRETE WASHOUT
	PROPOSED CONSTRUCTION ENTRANCE/EXIT
	PROPOSED STAGING AND SPOILS AREA

DISTURBED AREA: 1.00 ACRE

EROSION CONTROL PLAN

DUNAWAY
5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
[TX REG- F-1114]

**PFISD MS ADA & DRAINAGE
IMPROVEMENTS**
1600 SETTLERS VALLEY DR.
PFULGERVILLE, TX 78660



JOB NO.	8482.002
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SHEET:	
4	

SITE DEVELOPMENT PERMIT APPROVAL

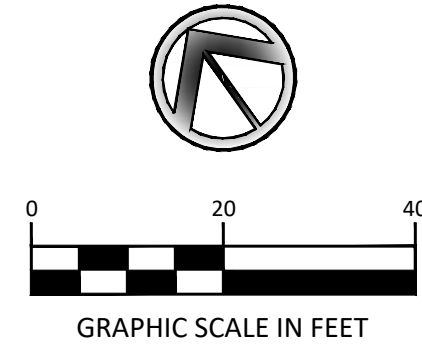
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APPROVAL

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SITE LEGEND	
	PROPERTY BOUNDARY
	FIRE LANE
	PROPOSED CURB
	PROPOSED WHEELSTOP
	TAS COMPLIANT ROUTE
	PROPOSED MILL AND OVERLAY
	PROPOSED ASPHALT FULL-DEPTH SECTION
	PROPOSED 6" CONCRETE
	PROPOSED RECONSTRUCTED FLUME
	PARKING COUNT

SITE PLAN DATA	
ZONING:	A (AGRICULTURAL / DEVELOPMENT ZONE)
LOC SIZE:	1.13 ac.
EXISTING IMPERVIOUS COVER IN LOC:	0.8 ac.
PROPOSED IMPERVIOUS COVER IN LOC:	0.8 ac.
EXISTING PARKING SPACES	=50
PROPOSED PARKING SPACES	= 51
EXISTING HANDICAP PARKING SPACES	= 2
EXISTING VAN HANDICAP PARKING SPACES	= 0
PROPOSED HANDICAP PARKING SPACES	= 2
PROPOSED VAN HANDICAP PARKING SPACES	= 1

ACCESSIBILITY NOTES:

SITE GRADING SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS EXISTING AT THE TIME OF PLAN APPROVAL. GRADING SHOWN ON THE PLANS IS INTENDED TO COMPLY WITH SUCH STANDARDS AND SHOULD THE CONTRACTOR DETERMINE THAT COMPLIANCE WITH THE STANDARDS IS NOT CONSISTENT WITH THE SITE PLAN OR ELEVATIONS, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR A REMEDY.

ACCESSIBLE ROUTES (SIDEWALKS, PATHS, ETC)

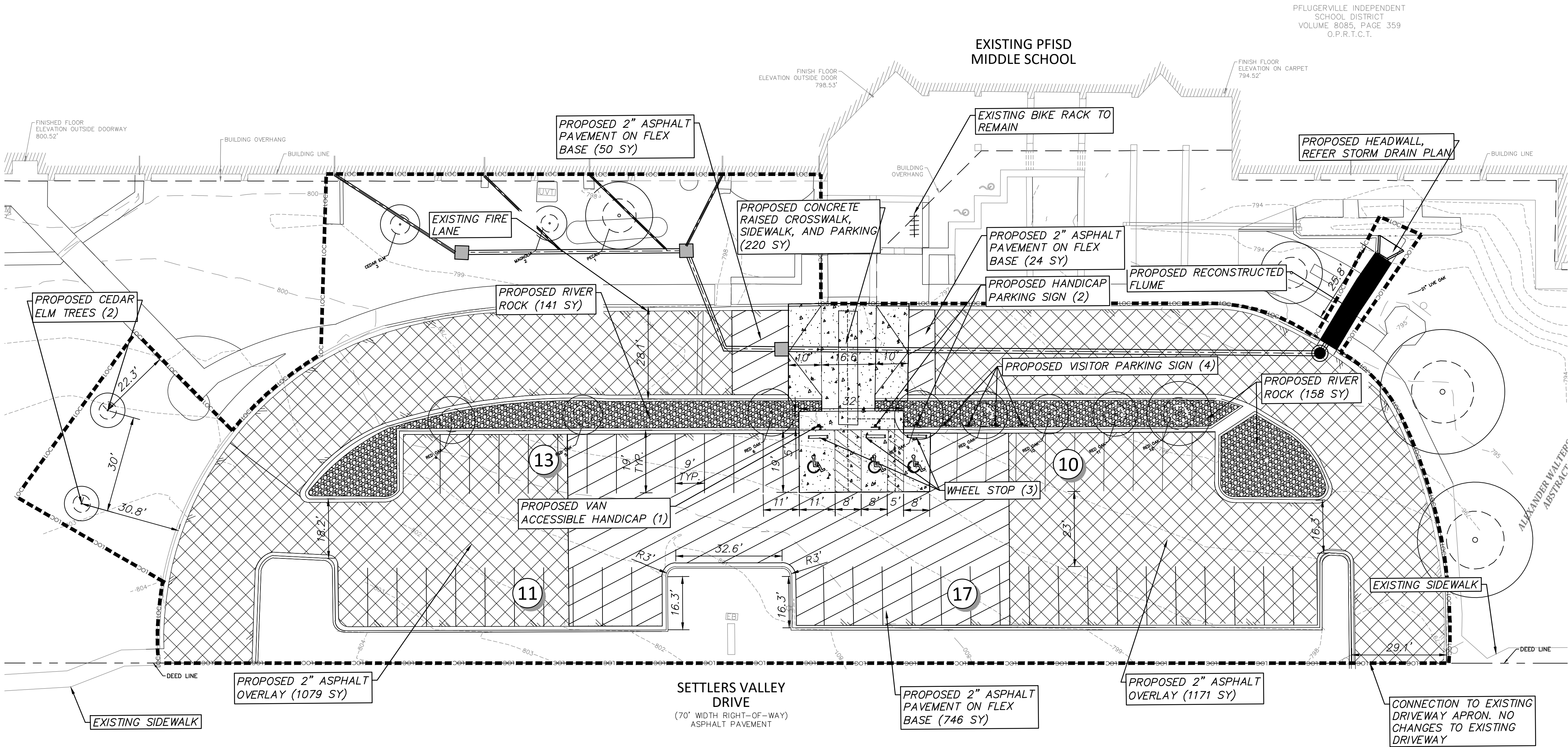
1. RUNNING SLOPES SHALL NOT EXCEED 1:20 (5%) OTHER THAN FOR RAMPS. SEE RAMP REQUIREMENTS BELOW.
2. CROSS SLOPE SHALL NOT EXCEED 1:50 (2%).
3. GROUND SURFACES SHALL BE RELATIVELY FIRM, STABLE AND SMOOTH. GRANITE PATHS WHERE SHOWN ON THE PLANS SHALL BE SUFFICIENTLY COMPACTED.
4. CHANGES IN LEVEL SHALL NOT EXCEED 1/2". 1/2" CHANGE IN LEVEL MUST HAVE A BEVELED EDGE OF 1:2. 1/4" CHANGE IN LEVEL OR LESS DOES NOT HAVE TO PROVIDE A BEVELED EDGE.
5. MANEUVERING CLEARANCE (60") AT ACCESSIBLE ENTRANCES SHALL NOT EXCEED 1:50 (2% SLOPE).
6. A 60" X 60" PASSING SPACE SHALL BE PROVIDED EVERY 200' ALONG AN ACCESSIBLE ROUTE.

CURB RAMPS

1. SLOPE SHALL NOT EXCEED 1:12 (8.3%). FLARED SIDES SHALL NOT EXCEED 1:10. CROSS SLOPE SHALL TO EXCEED 1:50 (2%).
2. FULL WIDTH AND DEPTH OF CURB RAMP SURFACES SHALL PROVIDE A CONTRASTING LIGHT REFLECTIVE VALUE (COLOR) AND TEXTURE. TEXTURE MAY CONSIST OF TRUNCATED DOMES OR 3/4" WIDE GROOVES, 1/4" DEEP AND 2" APART. COLOR SHALL CONTRAST AT LEAST 70% FROM ADJACENT SURFACES.
3. MINIMUM RAMP WIDTH SHALL BE 36".
4. WHERE AN ACCESSIBLE ROUTE CROSSES A CURB RAMP, IT SHALL CIRCUMVENT THE CURB RAMP SO AS TO NOT REQUIRE THE USER TO CROSS OVER THE CURB RAMP.
5. CURB RAMPS ARE NOT PERMITTED TO PROJECT INTO THE ACCESSIBLE PARKING ACCESS AISLES.
6. TRANSITIONS FROM GUTTER OR STREET TO CURB RAMPS SHALL BE FLUSH.

OTHER RAMPS

1. MAXIMUM SLOPE SHALL BE 1:12 (8.3%).
2. RAMPS OVER 6' IN LENGTH REQUIRE HANDRAILS ON BOTH SIDES.
3. HANDRAIL HEIGHT SHALL BE 34" - 36" ABOVE RAMP SURFACE.
4. HANDRAIL DIAMETER - 1.25" TO 1.5".
5. EDGE PROTECTION IS REQUIRED WHERE DROP OFFS OCCUR.
6. 12" MINIMUM HANDRAIL EXTENSIONS ARE REQUIRED AT LANDINGS, EXCEPT WHERE HANDRAILS ARE CONTINUOUS. HANDRAIL EXTENSIONS SHALL EXTEND IN THE SAME DIRECTION AS THE RAMP.
7. MAXIMUM RUN BETWEEN LANDINGS SHALL BE 30'.
8. 60" LEVEL (2% MAX. SLOPE) LANDINGS REQUIRED AT TOP AND BOTTOM OF EACH RUN. A 60" X 60" LANDING REQUIRED WHERE A RAMP CHANGES DIRECTION.



EXISTING TREES		
Class	DBH Range	Inches total
Class 1	DBH < 8 inches	56.3
Class 2	DBH 8 - 17.99 inches	20.1
Class 3	DBH 18 - 24.99 inches	0
Class 4	DBH 25 inches & Greater (Not Heritage)	0
Class 5	DBH 25 inches & Greater (Heritage)	0
TOTAL		76.4

REPLACEMENT TREES (TREES REMOVED)		
Class	DBH Range	Inches total
Class 1	DBH < 8 inches	3
Class 2	DBH 8 - 17.99 inches	0
Class 3	DBH 18 - 24.99 inches	0
Class 4	DBH 25 inches & Greater (Not Heritage)	0
Class 5	DBH 25 inches & Greater (Heritage)	0
TOTAL		3

ON SITE MITIGATION INCHES REQUIRED			
Class	DBH Range	Mitigation Ratio	Inches Required
Class 1	DBH < 8 inches	N/A	0
Class 2	DBH 8 - 17.99 inches	1:1	0
Class 3	DBH 18 - 24.99 inches	2:1	0
Class 4	DBH 25 inches & Greater (Not Heritage)	2.5:1	0
Class 5	DBH 25 inches & Greater (Heritage)	3:1	0
TOTAL			0

ON SITE MITIGATION INCHES PROVIDED	
Trees	Inches Provided
(2) Cedar Elm (3" cal.)	6 Inches
TOTAL	6 Inches

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

PFISD MS ADA & DRAINAGE IMPROVEMENTS

1600 SETTLERS VALLEY DR.
PFLUGERVILLE, TX 78660

11/4/2024

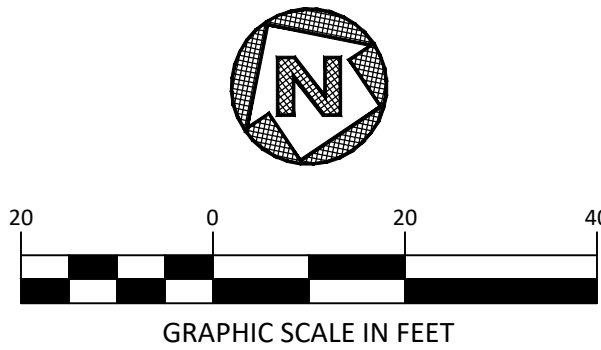
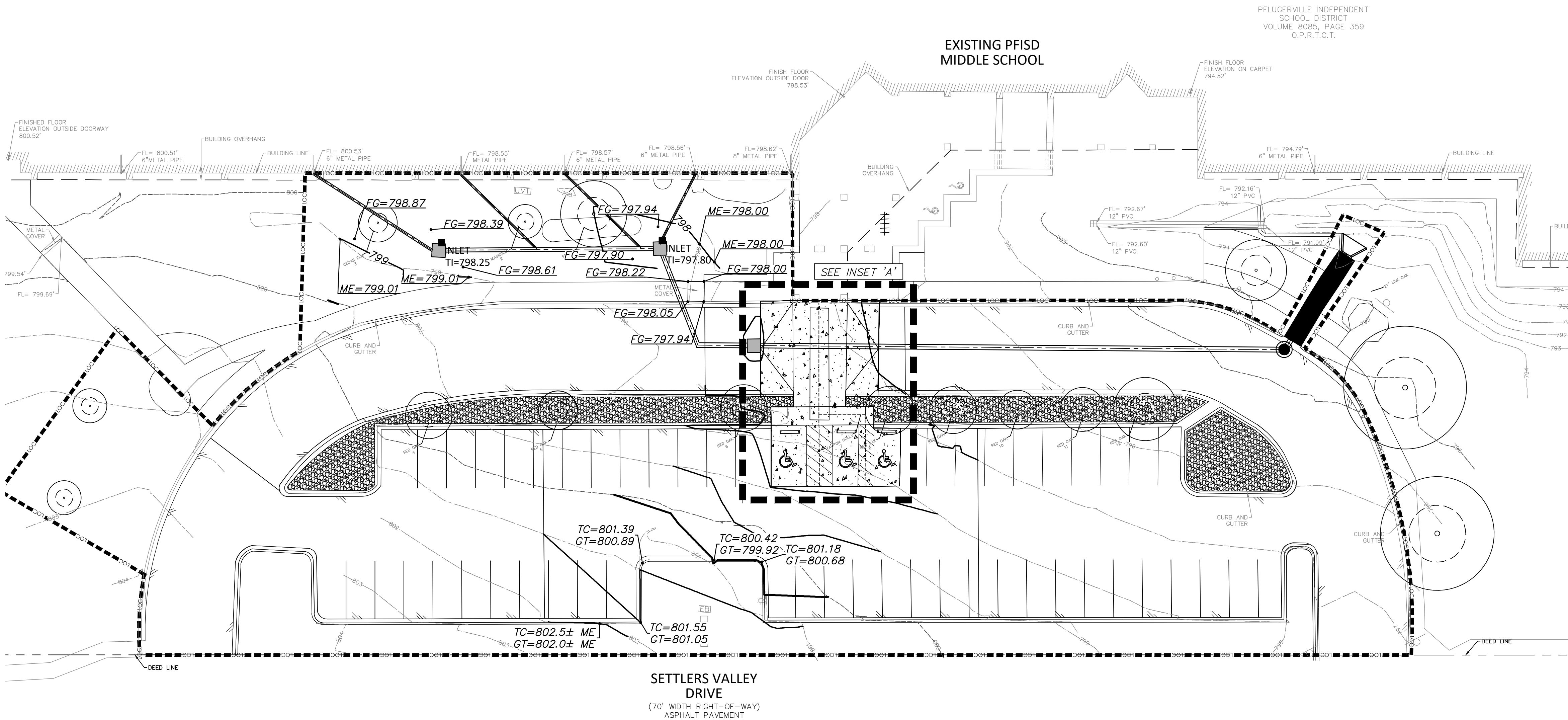
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DRAWN BY:	NC
CHECKED BY:	CM
DATE:	11/04/2024
SHEET:	5

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TEL: 512.453.5552
TX REG. E-1174

SITE DEVELOPMENT PERMIT
APPROVAL

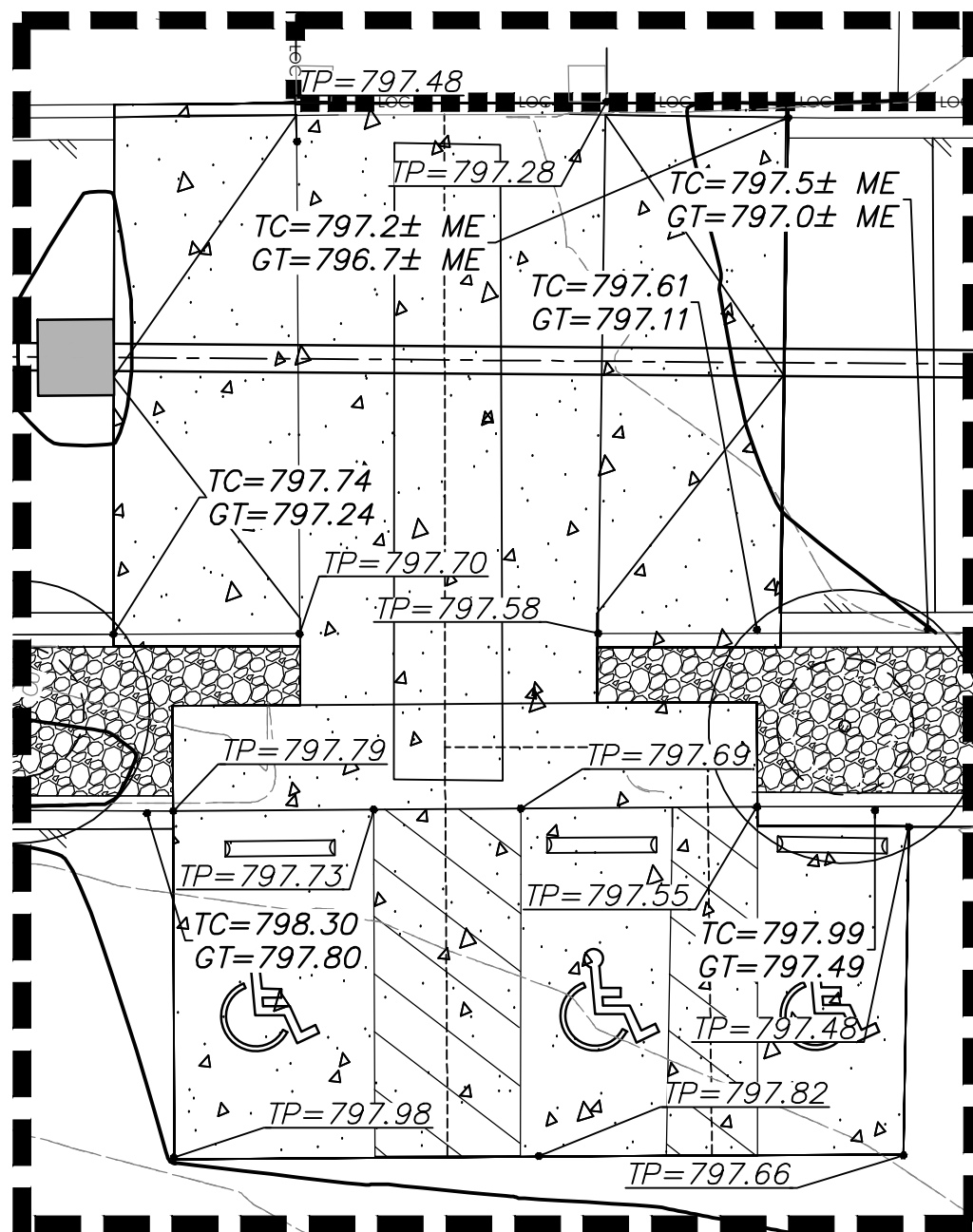
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Approval Date: November 15, 2024



GRADING LEGEND

- PROPERTY BOUNDARY
- ADJOINERS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- PROPOSED STORM DRAIN
- PROPOSED CURB INLET
- PROPOSED AREA DRAIN
- PROPOSED FLOW ARROW
- BS BOTTOM OF STEP
- BW BOTTOM OF WALL
- FF FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOW LINE
- GT GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- TI TOP OF INLET
- TP TOP OF PAVEMENT
- TS TOP OF STEP
- TW TOP OF WALL
- PROPOSED CONCRETE FINISH WITH REGRADE



GRADING PLAN

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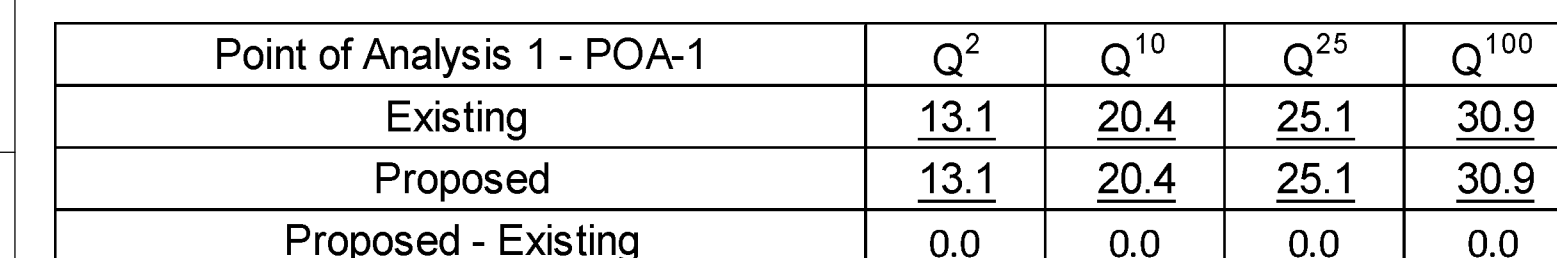
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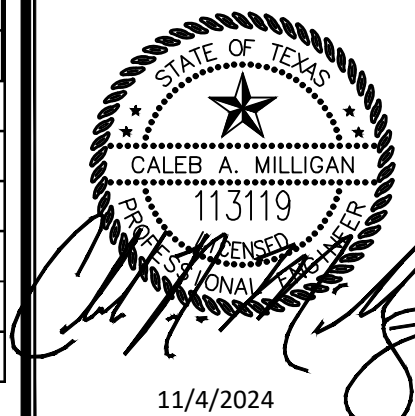
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Tel: 512.306.8252
(TX REG E-1114)



8482.00

DESIGNED BY:

DESIGNED BY: CA

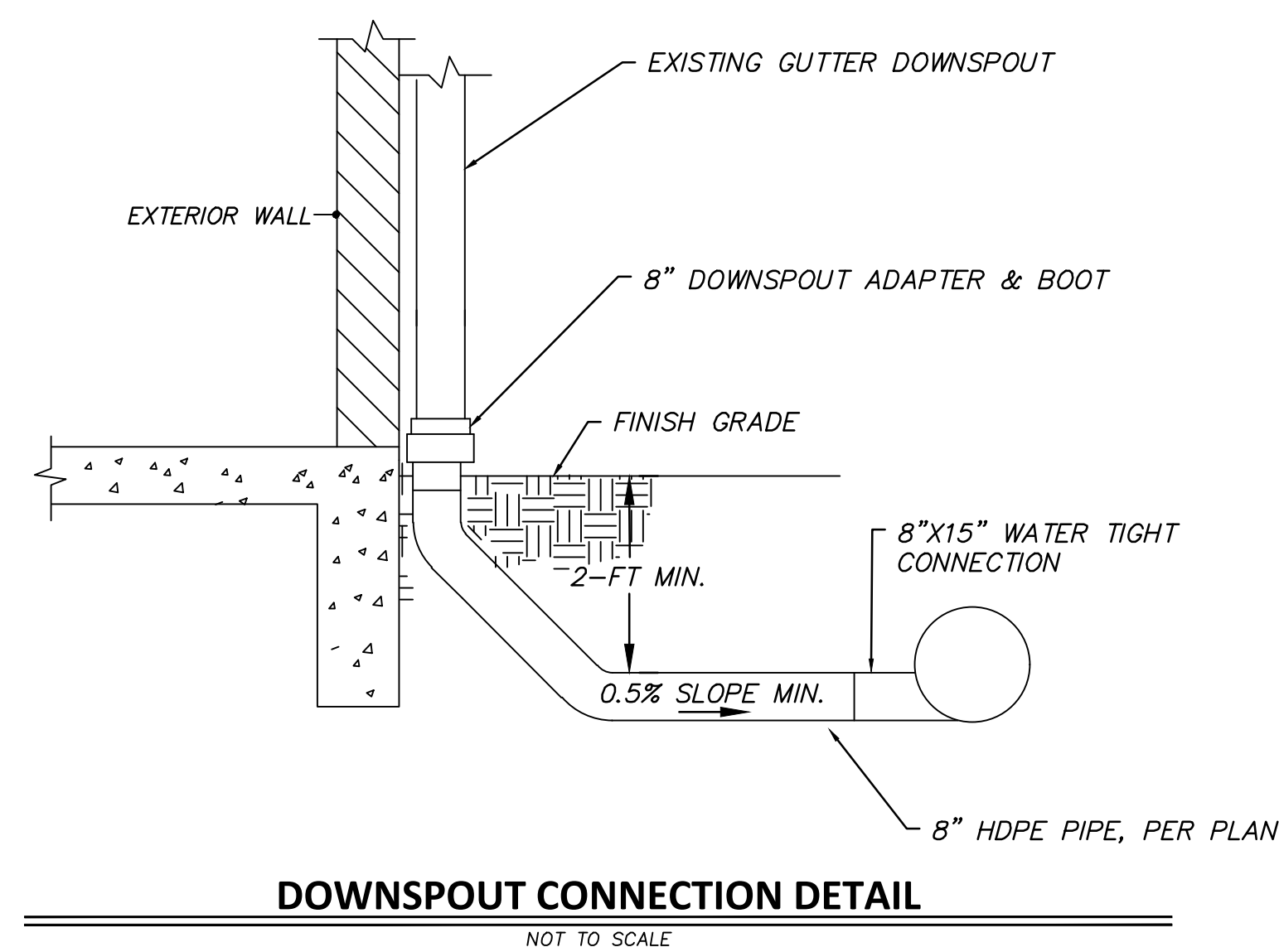
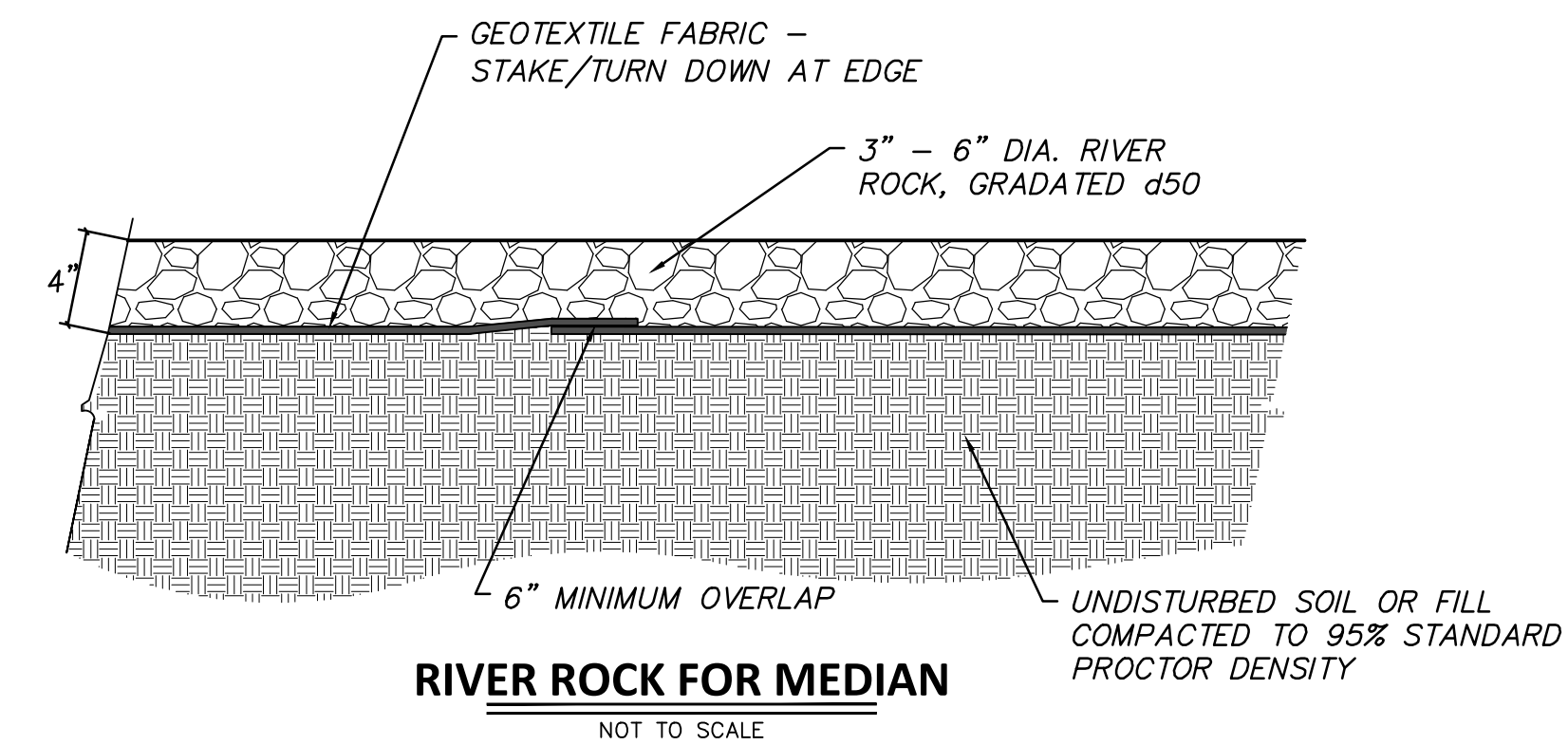
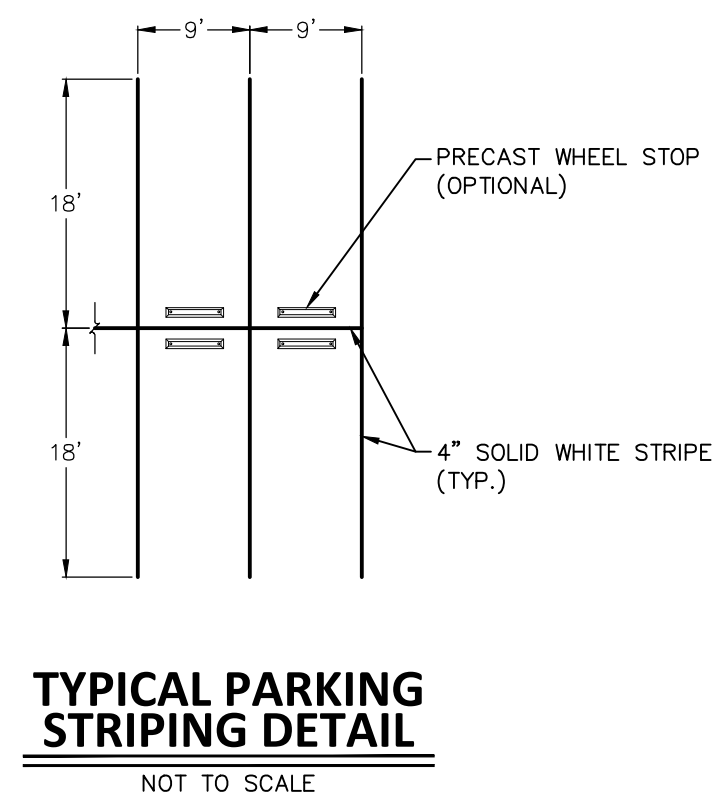
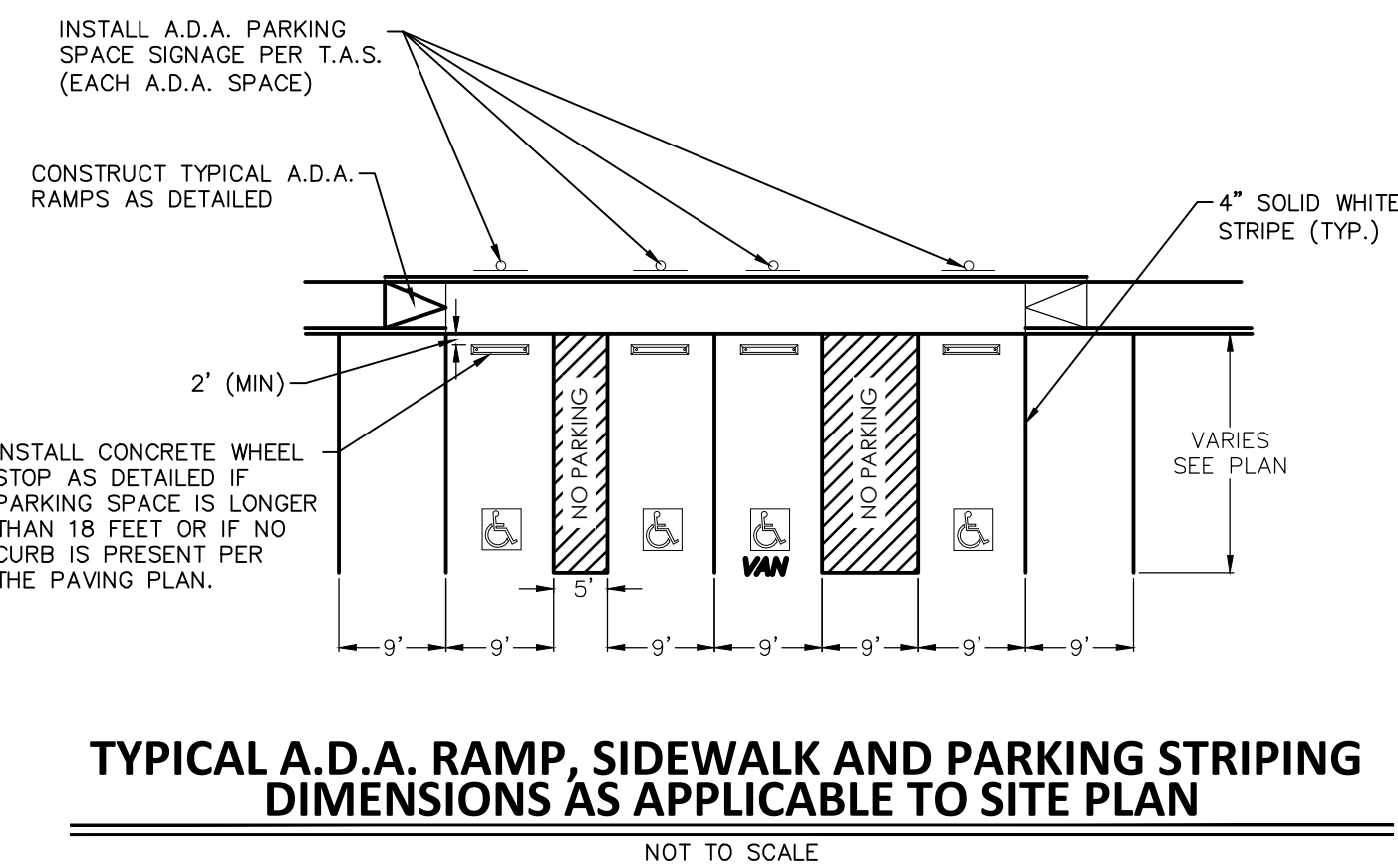
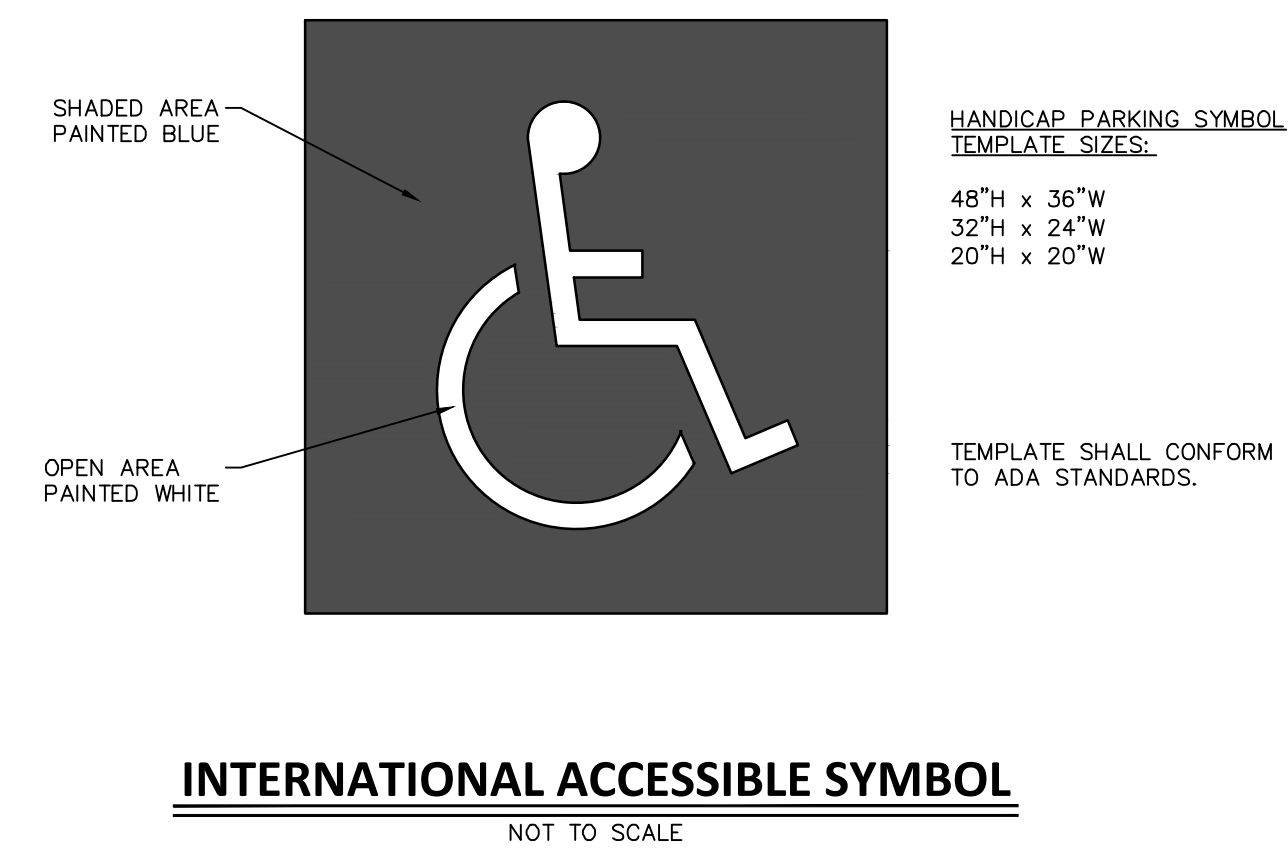
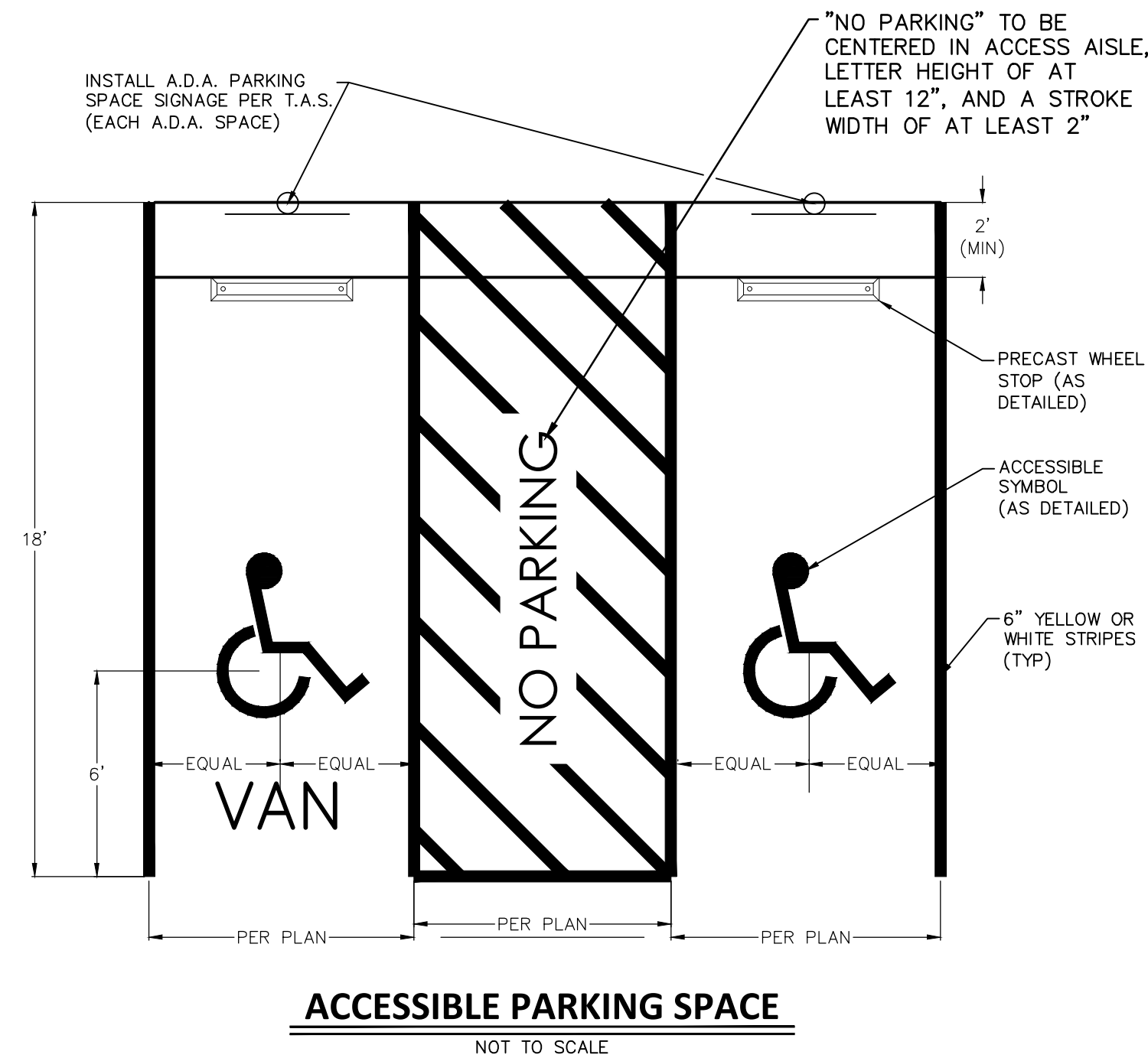
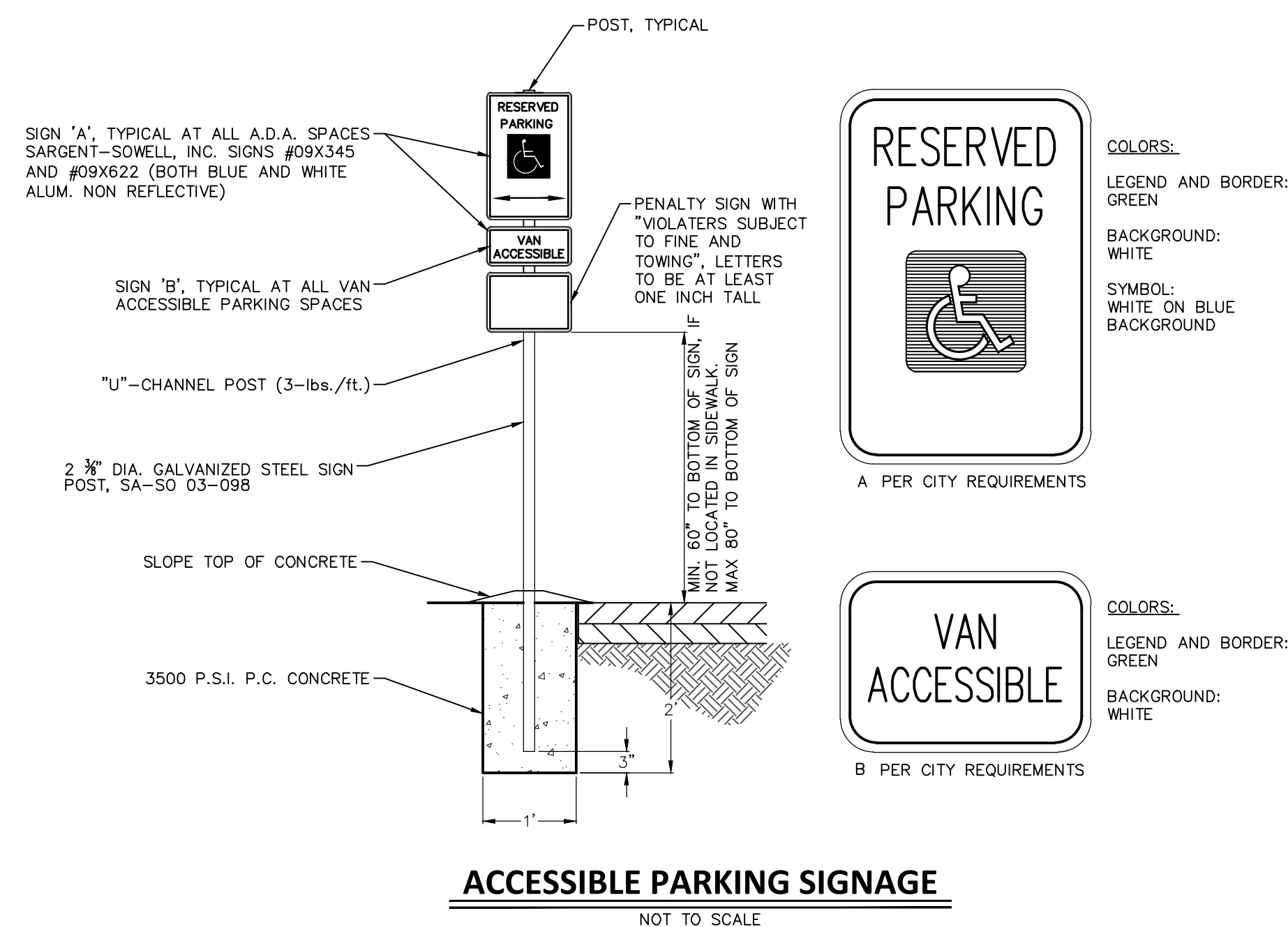
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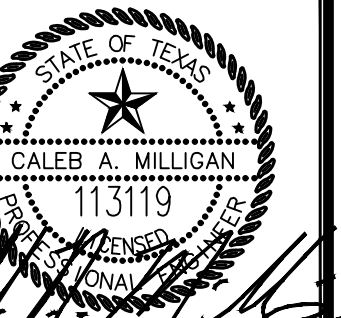
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GENERAL SITE DETAILS

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PFULGERVILLE, TX 78660



4/2024

DB NO. 8482 002

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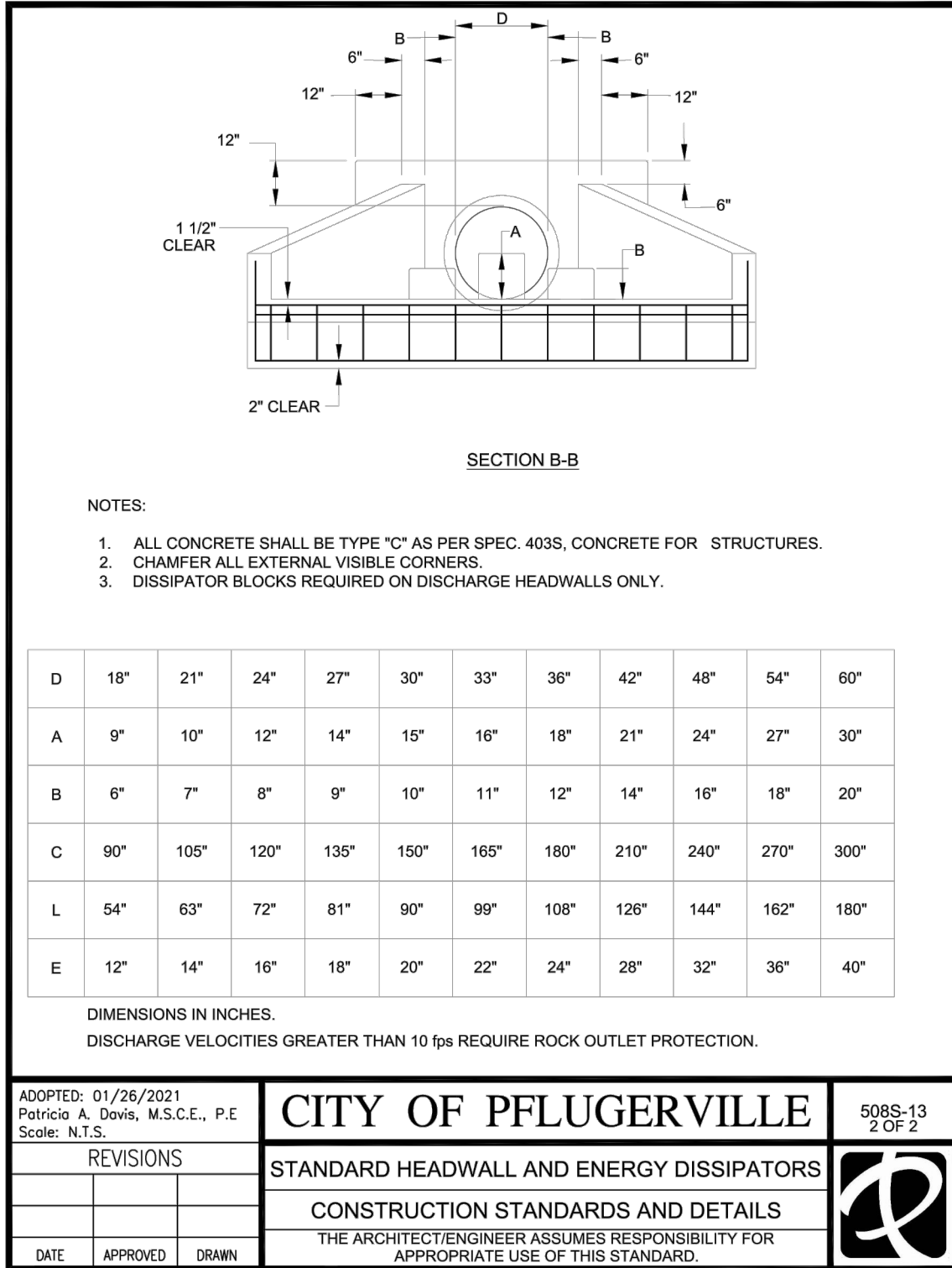
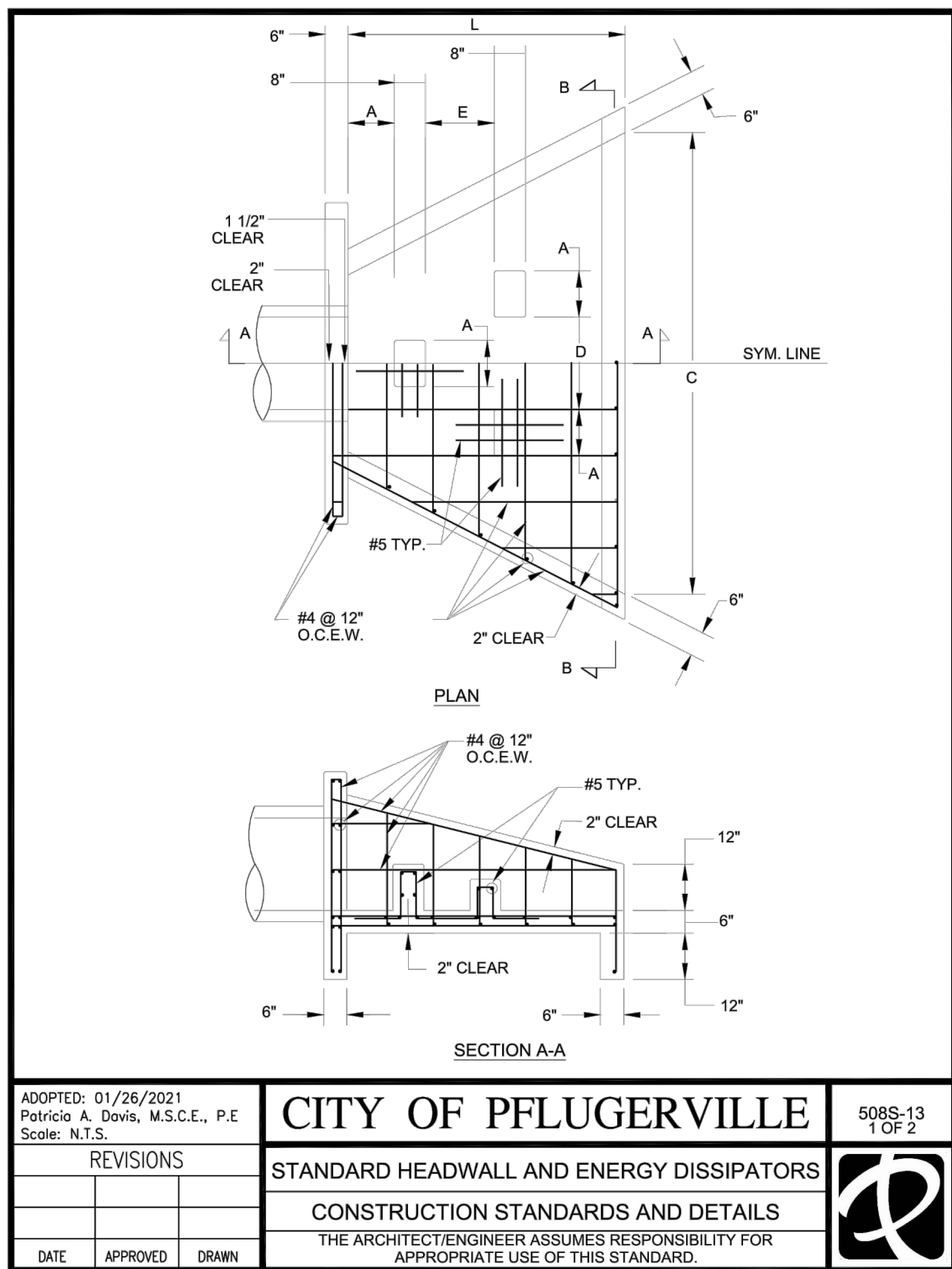
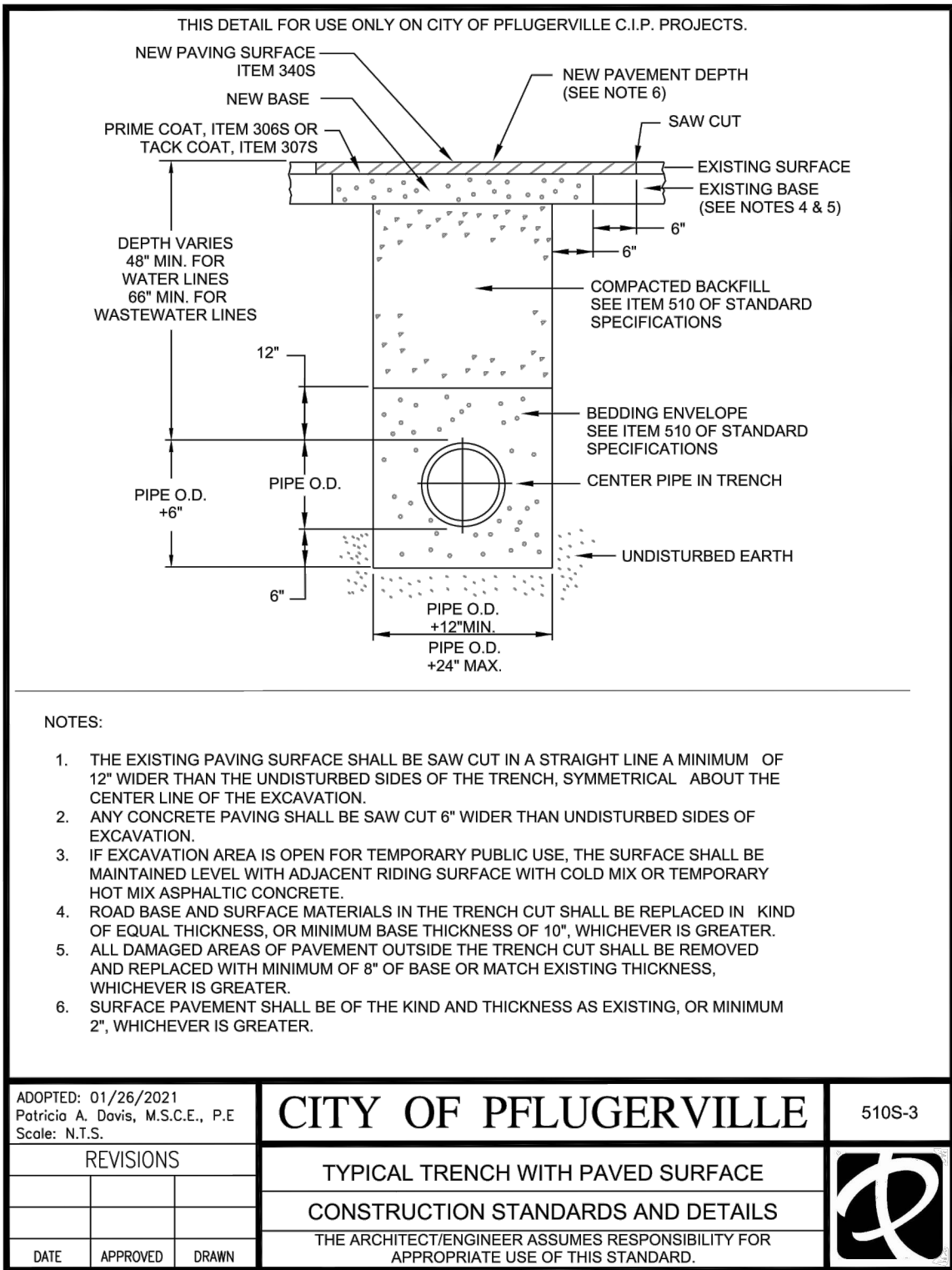
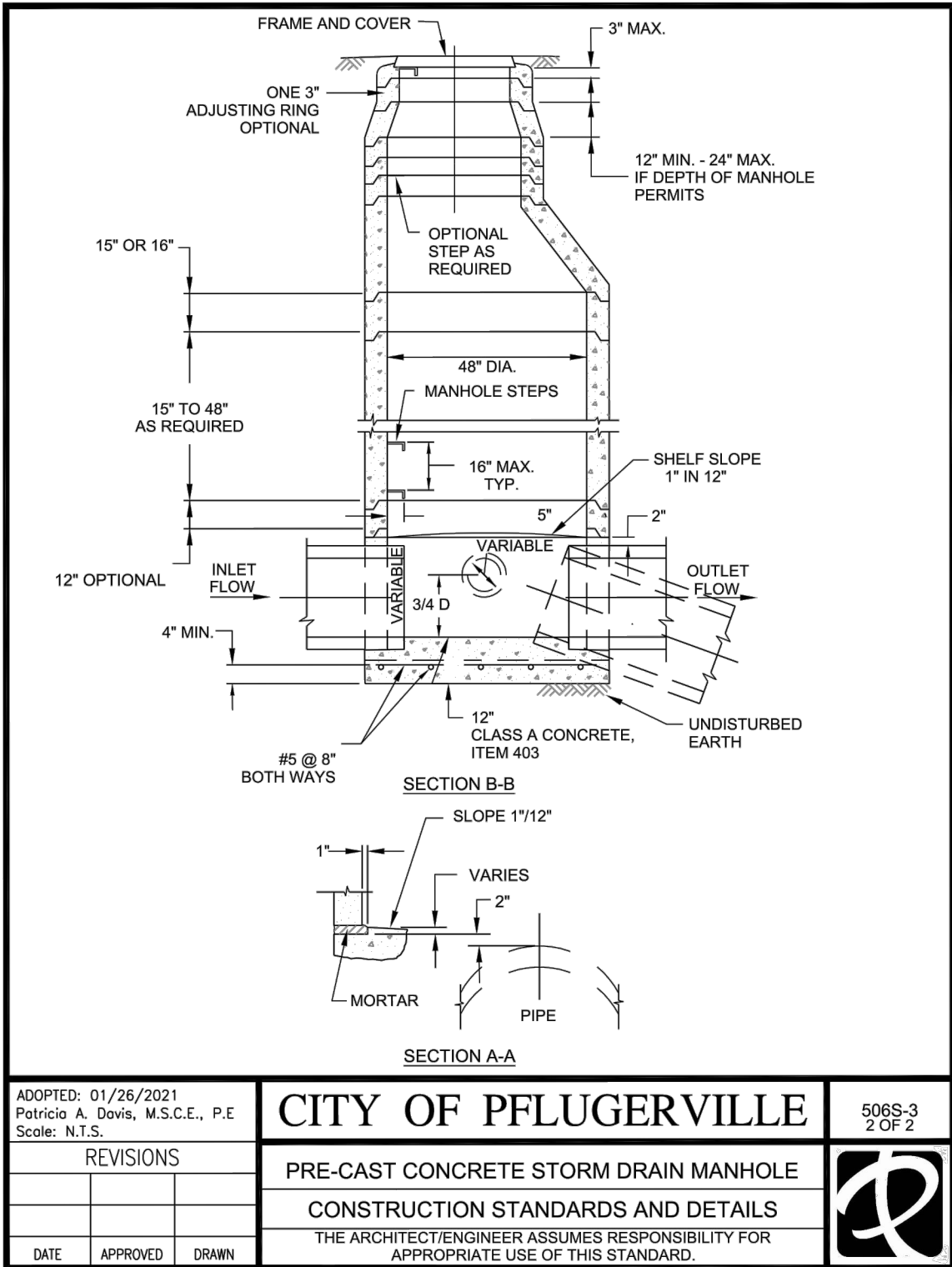
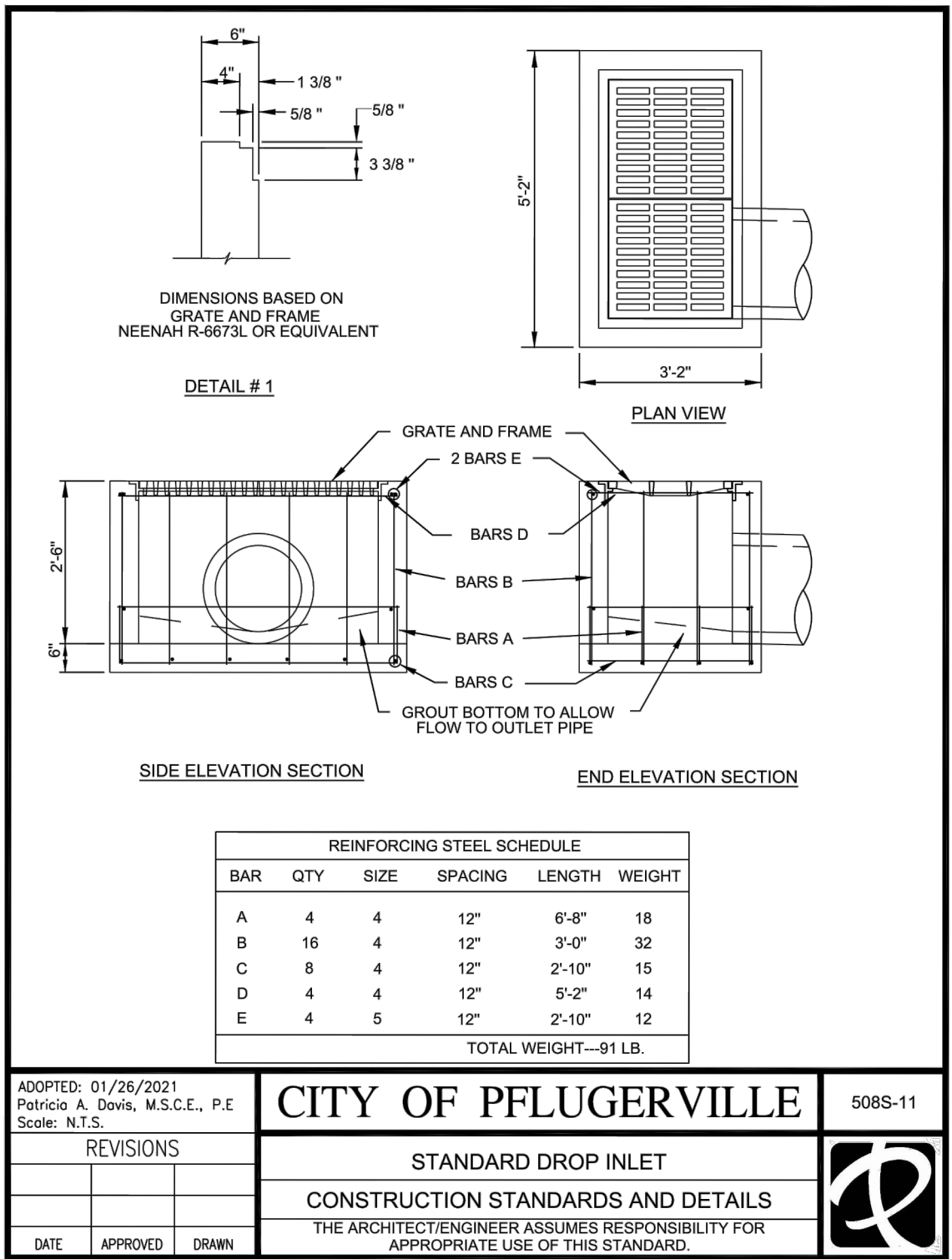
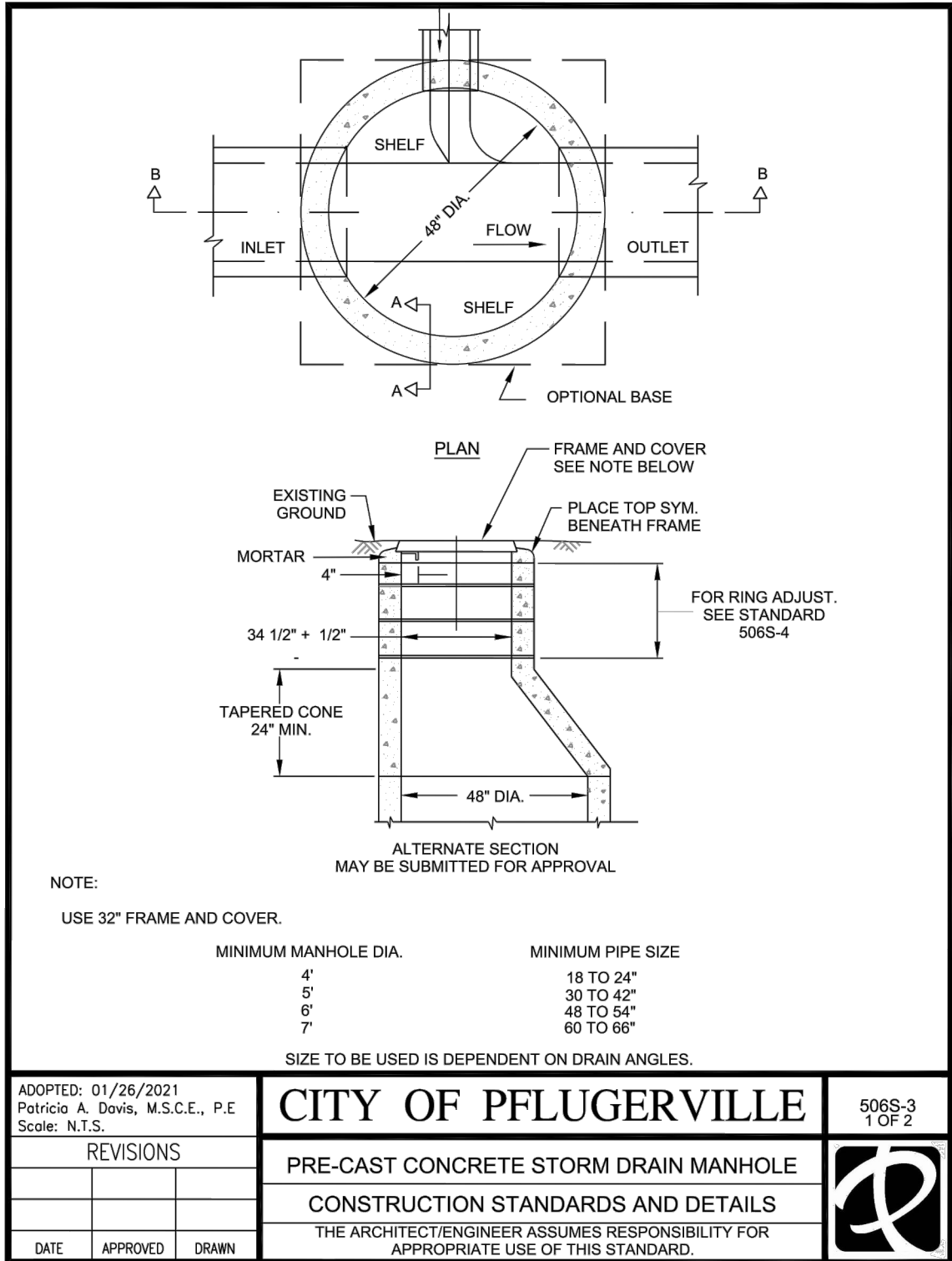
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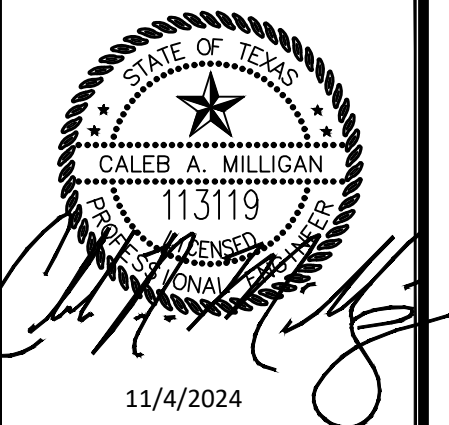
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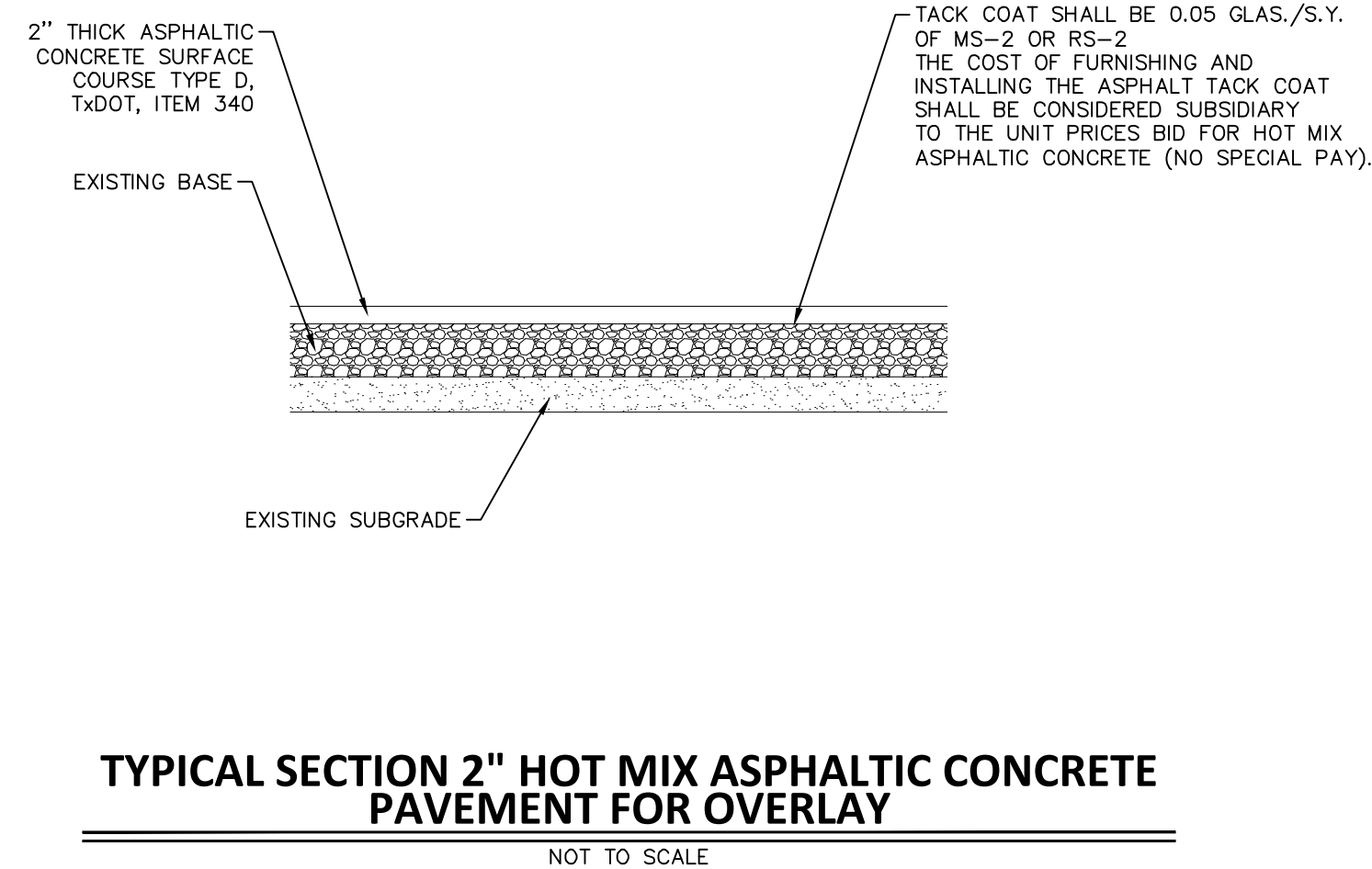
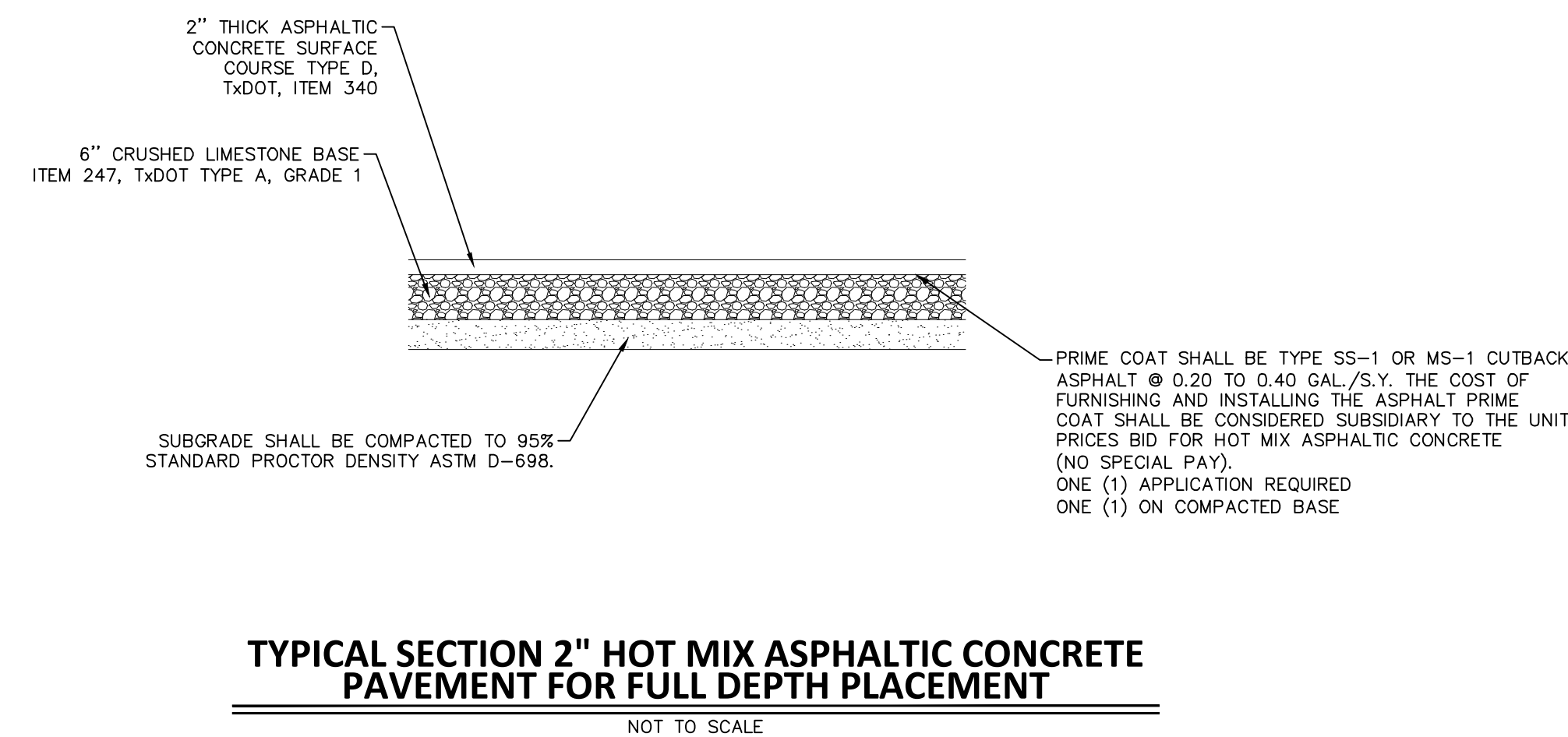
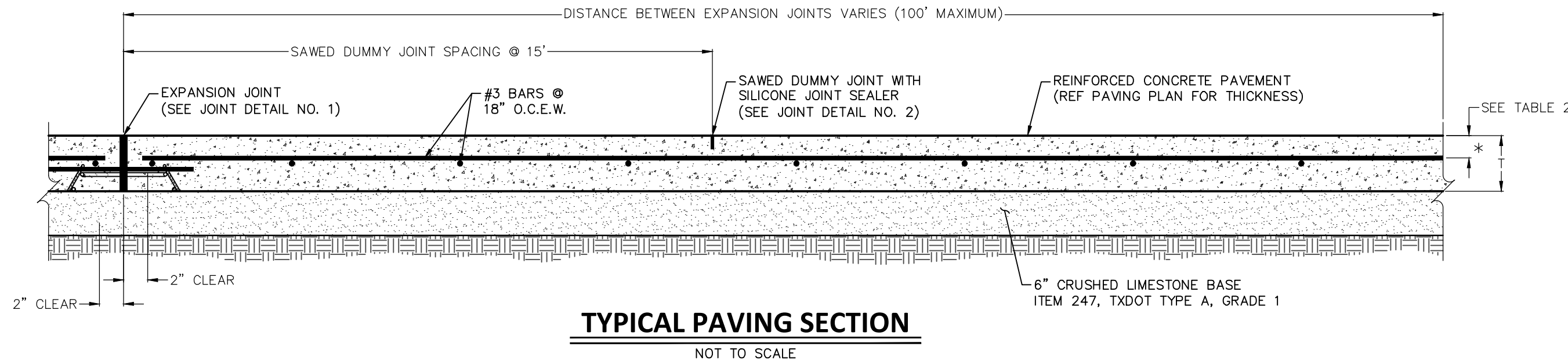
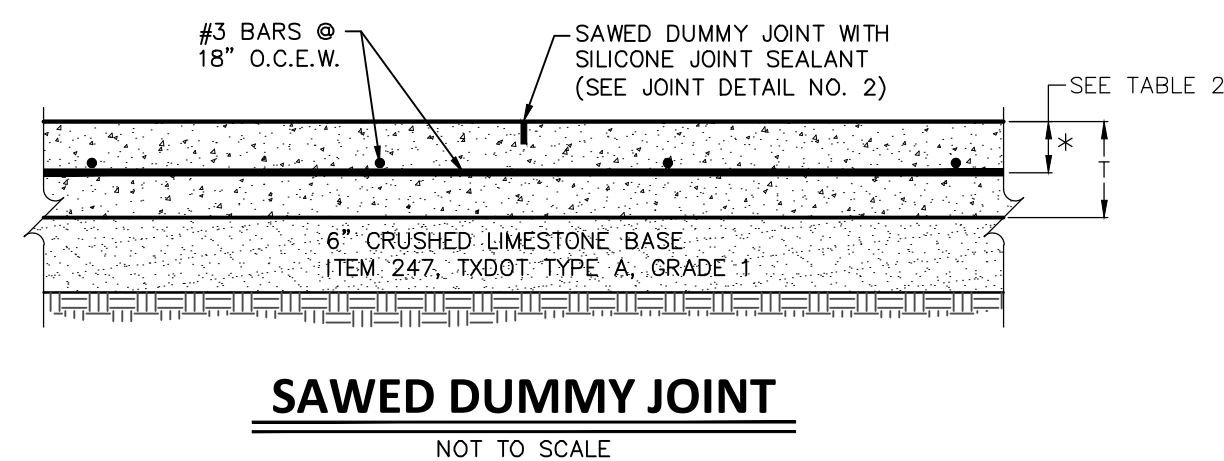
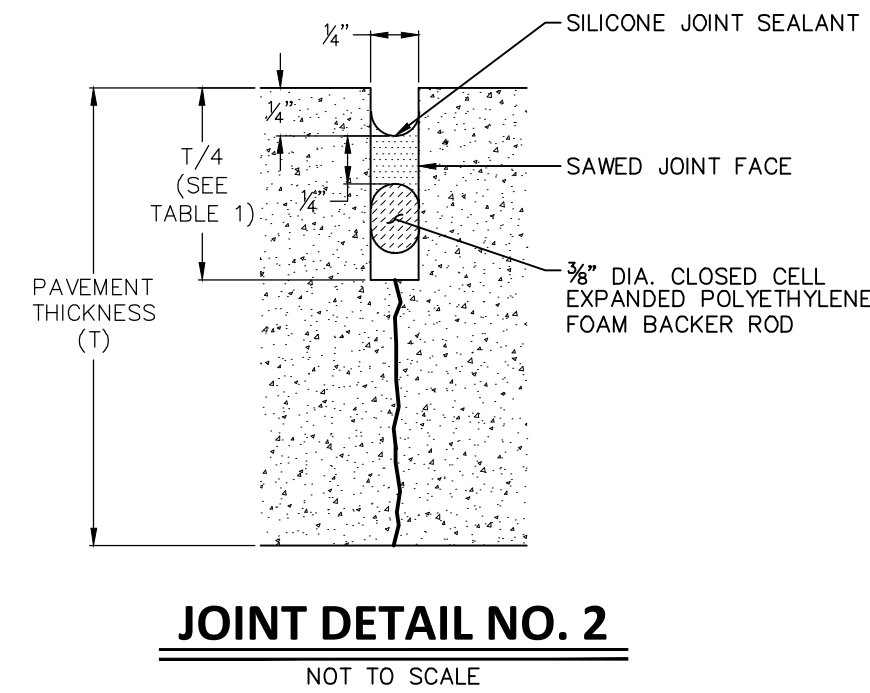
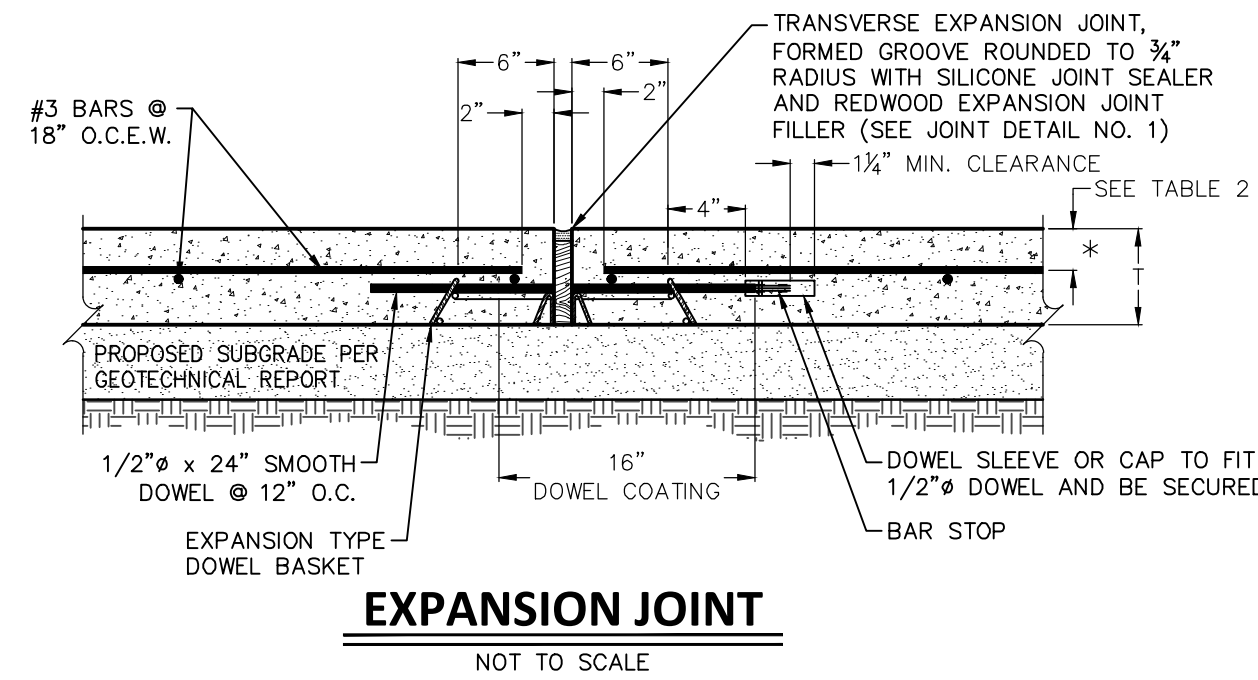
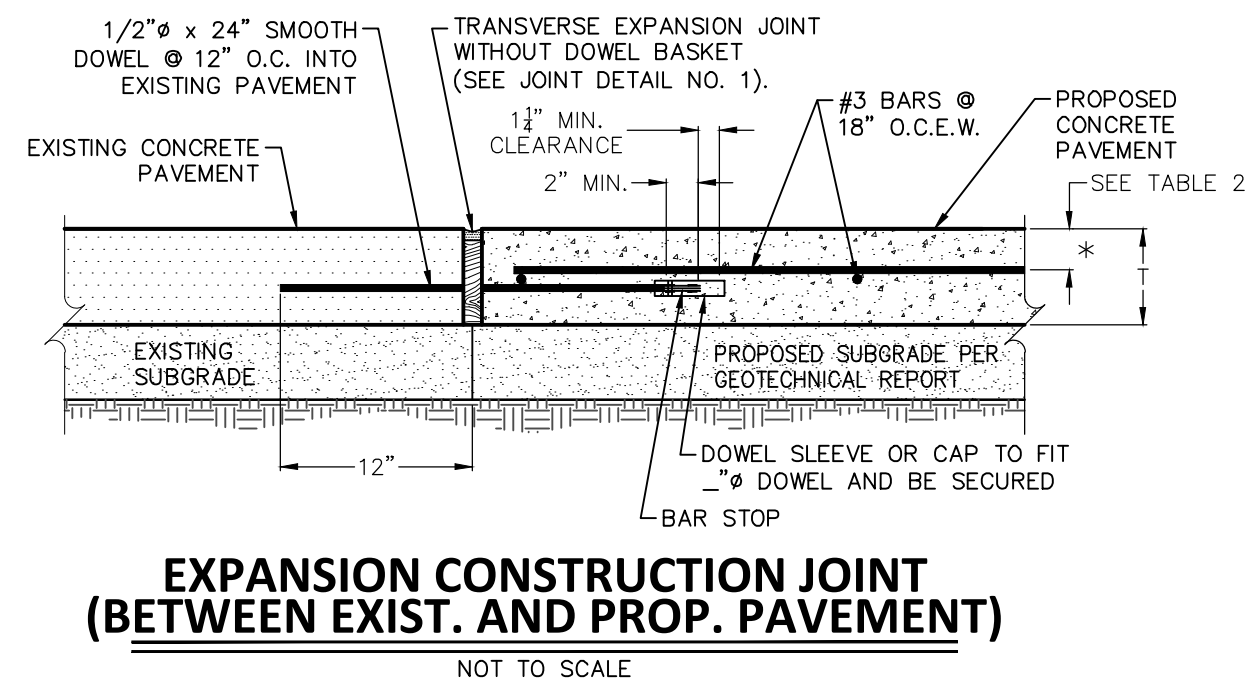
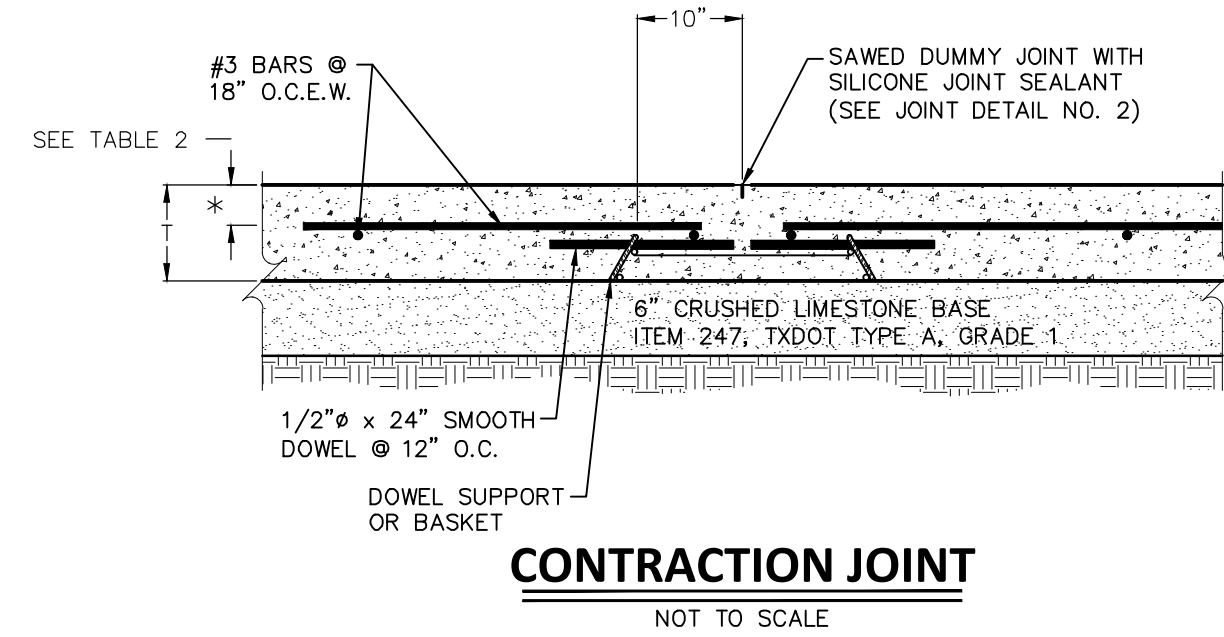
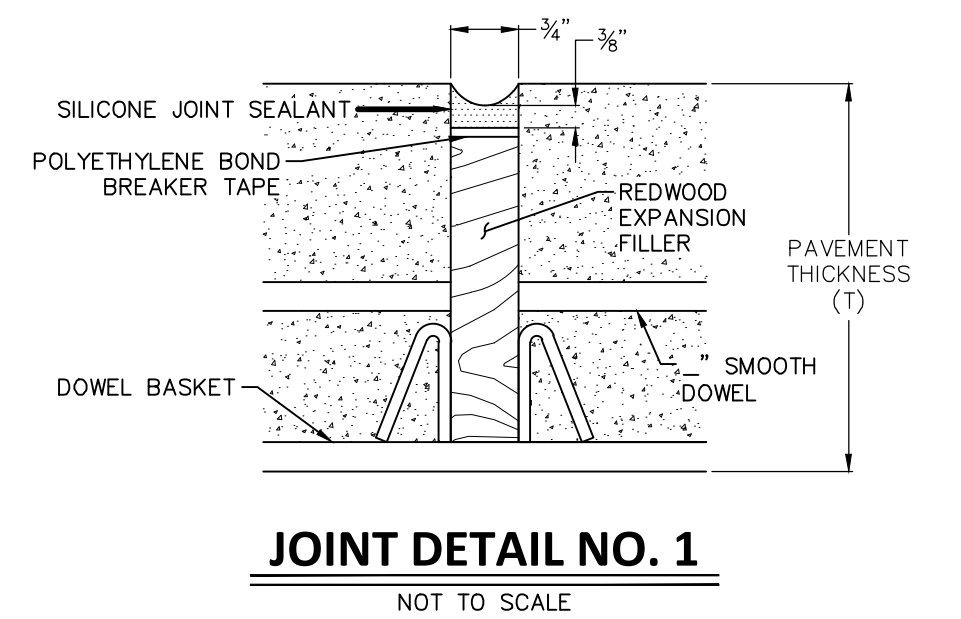
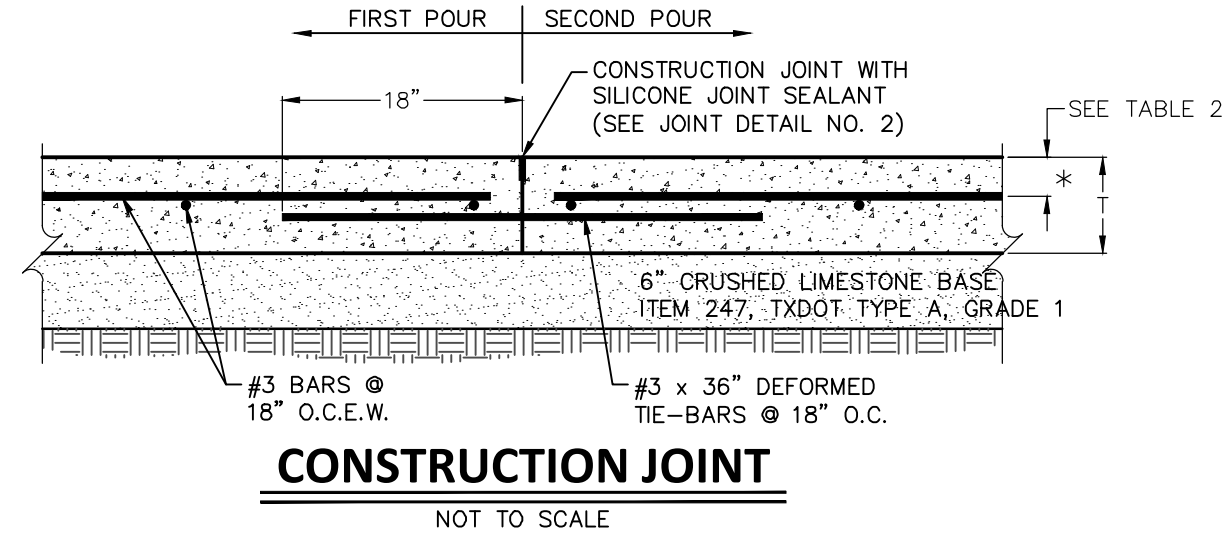
CONSTRUCTION NOTES

1. FOR DEFORMED BAR SPLICES, LAP BARS 40 DIAMETERS AND TIE.
2. IF CURB SECTION IS POURED AFTER THE PAVING SLAB HAS BEEN CONSTRUCTED, THE SUPERIMPOSED CURB MAY BE USED AS AN ALTERNATE METHOD FOR CONSTRUCTING THE ATTACHED CURB.

TABLE 1 (SAWED DUMMY JOINT DEPTH)	
DIM T = PAVEMENT THICKNESS	DIM T/4 = JOINT DEPTH
5"	1 1/4"
6"	1 1/2"
7"	1 3/4"
8"	2"
9"	2 1/4"

TABLE 2 (PAVEMENT REINFORCING STEEL PLACEMENT)	
DIM T = PAVEMENT THICKNESS	* (CLEARANCE FROM FACE OF CONCRETE)
5"	2"
6"	2"
7"	2 1/2"
8"	2 3/4"
9"	3"

NOTE: ALL DOWELS TO BE PLACED AT T/2.



SITE DEVELOPMENT PERMIT
APPROVAL

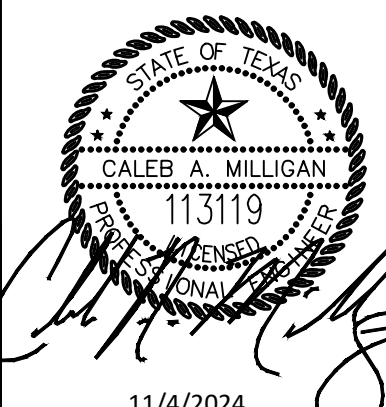
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PAVEMENT DETAILS

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