where quality meets life

PFLUGERVILLE

TEXAS

UNIFIED DEVELOPMENT CODE

SUPPLEMENTAL SCHEDULE

DEVELOPMENT SERVICES CENTER

PLANNING – ENGINEERING – BUILDING

ADOPTED: JUNE 23, 2015

TABLE OF CONTENTS:

UDC SUPPLEMENTAL SCHEDULE

This document shall serve as the "Supplemental Schedule" and "Unified Development Code Supplemental Schedule" as referenced in the Unified Development Code; and as the "Supplemental Schedule" and "Subdivision Code Supplemental Schedule" as referenced in previous development code iterations.

DEVELOPMENT SERVICES CENTER CONTACT INFORMATION

Planning Department – Your resource for initiating your development process assuring consistency with adopted plans and regulations and responsible for the administration of subdivision plat and site plan review, rezoning applications, variances and long range planning functions including annexation, demographics and GIS.
Email: planning@pflugervilletx.gov

Engineering Department – Your resource for information regarding the city's Capital Improvement Program, street construction, subdivision plat and site plan review, stormwater quality, and improvements within the public right-of-way.
Email: engineering@pflugervilletx.gov

Building Inspection Department – Your resource for permits and code information for new building construction, floodplain management, sign permits, remodels, alterations, and effective January 1, 2013, health and food safety inspections for food service establishments and schools.
Email: building@pflugervilletx.gov

Mailing Address
P O Box 589
Pflugerville, TX 78691

Physical & Delivery Address
Development Services Center
201-B East Pecan St.
Pflugerville, TX 78660

Phone: 512-990-6300
Fax: 512-990-4374

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GENERAL INFORMATION:

UDC SUPPLEMENTAL SCHEDULE

GENERAL DEVELOPMENT PROCESS

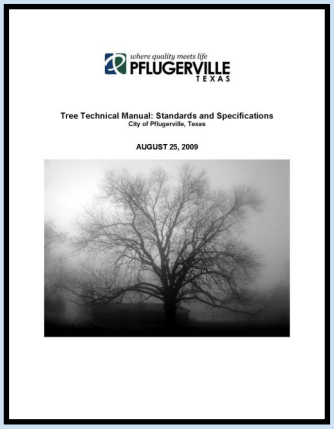
The development process is a sequence of steps beginning with zoning and ending with vertical construction. In order to ensure an efficient development experience, we encourage you to contact us to schedule a Pre-Application Conference (PAC) with staff before submitting any applications.

- ⇒ **ZONING PROCESS**
- ⇒ **SUBDIVISION PROCESS**
  - ◊ **PRELIMINARY PLAN**
  - ◊ **FINAL PLAT**
  - ◊ **CONSTRUCTION PLAN (PUBLIC INFRASTRUCTURE)**
- ⇒ **SITE DEVELOPMENT PROCESS**
- ⇒ **BUILDING PERMIT PROCESS**

REFERENCE TO DEVELOPMENT MANUALS

- ⇒ **PARKS DEVELOPMENT MANUAL**
- ⇒ **ENGINEERING DESIGN MANUAL & CONSTRUCTION STANDARDS**
- ⇒ **TREE TECHNICAL MANUAL**

In the course of the development process, you may need to reference additional manuals for technical specifications and processes.



SECTION 1:

UDC SUPPLEMENTAL SCHEDULE

DEVELOPMENT REVIEW & MEETING SCHEDULES

- ⇒ **REVIEW SCHEDULES**
- ⇒ **PLANNING AND ZONING COMMISSION MEETING SCHEDULES**
- ⇒ **BOARD OF ADJUSTMENT MEETING SCHEDULE**
- ⇒ **PARKS AND RECREATION COMMISSION MEETING SCHEDULE**

SECTION 1:

DEVELOPMENT REVIEW & MEETING SCHEDULES

GENERAL INFORMATION

All applications are processed on Mondays. In order for an application to be processed by staff on Monday, completed applications must be submitted by Noon on Monday. If an application is submitted prior to the deadline date, the application will be held by the City until the application deadline date. In this case, the application's official submittal date will be established as the deadline date. If the filing deadline falls on a holiday, the application must be turned in by Noon on the Friday prior to the holiday.

PLANNING DEVELOPMENT APPLICATION REVIEW SCHEDULE

- ⇒ **Preliminary Plan**
- ⇒ **Final Plat**
- ⇒ **Site Development Plan**
- ⇒ **Site Disturbance Plan / Tree Removal Permit**

All submittals and resubmittals are accepted for review by **Noon each Monday.**

If the application is considered complete, the Development Review Committee (DRC) comments will be sent to the applicant within 15 business days of the submittal date. All DRC comments for preliminary plans and final plats must be addressed prior to being placed on a Planning and Zoning Commission meeting agenda.

Per the Texas Local Government Code, a Replat requires public notification and a public hearing. Please contact the case manager for the deadlines to ensure sufficient time for review and proper notification when establishing a desired schedule.

ENGINEERING DEVELOPMENT APPLICATIONS REVIEW SCHEDULE

- ⇒ **Subdivision Construction Plan (Public Infrastructure)**
- ⇒ **Right-Of-Way Permit**

All submittals and resubmittals are accepted for review **every business day.**

If the application is considered complete, the Development Review Committee (DRC) comments will be sent to the applicant within 30 calendar days of the application of a Subdivision Construction Plan and Right-of-Way Permit has been deemed complete by staff.

SECTION 1:

DEVELOPMENT REVIEW & MEETING SCHEDULES

EXPEDITED STAFF REVIEW SUBJECT TO LIMITATIONS OF SUBCHAPTER 3 OF THE UDC

- ⇒ **Preliminary Plan**
- ⇒ **Final Plat**
- ⇒ **Site Development Plan (including Revision, Correction and Extension Request)**
- ⇒ **Site Disturbance Plan / Tree Removal Permit**

Upon Administrator approval, expedited staff reviews may be available to projects that meet the criteria established in Subchapter 3 of the Unified Development Code (UDC), Section 3.2.2 (G). If the application is permitted to follow the expedited review schedule, the Development Review Committee (DRC) will review and provide comments to the applicant within 5 business days after the application is deemed complete by staff.

REFER TO SUBCHAPTER 3 FOR MORE DETAILS ON PROCESS, PROCEDURES, CRITERIA FOR CONSIDERATION, AND LIMITATIONS OF CONCURRENT REVIEWS OF MULTIPLE DEVELOPMENT APPLICATIONS.

SECTION 1:

DEVELOPMENT REVIEW & MEETING SCHEDULES

PLANNING & ZONING COMMISSION MEETINGS

Planning & Zoning Commission 2015 Schedule
P&Z Public Hearing (Monday)
1/5/2015
2/2/2015
3/2/2015
4/6/2015
5/4/2015
6/1/2015
7/20/2015
8/3/2015
9/21/2015
10/5/2015
11/2/2015
12/7/2015
1/4/2016

SECTION 1:

DEVELOPMENT REVIEW & MEETING SCHEDULES

ZONING APPLICATION

2015 Review Schedule Zoning Change Request *			
Filing Deadline (Monday)	**P&Z Public Hearing (Monday)**	**CC Public Hearing & 1st Reading (Tuesdays)**	**City Council 2nd Reading (Tuesdays)**
12/1/2014	**1/5/2015**	1/27/2015	2/10/2015
12/29/2014	**2/2/2015**	2/24/2015	3/10/2015
1/26/2015	**3/2/2015**	3/24/2015	4/14/2015
3/2/2015	**4/6/2015**	4/28/2015	5/12/2015
3/30/2015	**5/4/2015**	5/26/2015	6/9/2015
4/27/2015	**6/1/2015**	6/23/2015	7/14/2015
6/15/2015	**7/20/2015**	7/28/2015	8/11/2015
6/29/2015	**8/3/2015**	8/25/2015	9/8/2015
8/17/2015	**9/21/2015**	9/22/2015	10/13/2015
8/31/2015	**10/5/2015**	10/27/2015	11/10/2015
9/28/2015	**11/2/2015**	11/24/2015	12/8/2015
11/2/2015	**12/7/2015**	12/8/2015	1/12/2016
11/30/2015	**1/4/2016**	1/26/2016	2/9/2016

SECTION 1:

DEVELOPMENT REVIEW & MEETING SCHEDULES

BOARD OF ADJUSTMENT

⇒ **Variance, Special Exception, & Appeals**

2015 Review Schedule Board of Adjustment			
Submittal Deadline 12:00 pm (Monday)	**Notice Sent to Pflag** (Wednesday)	**Notice Appears** (Wednesday)	**BOA Meeting** (Wednesday)
12/22/2014	12/31/2014	1/7/2015	**1/28/2015**
1/19/2015	1/28/2015	2/4/2015	**2/25/2015**
2/16/2015	2/25/2015	3/4/2015	**3/25/2015**
3/16/2015	3/25/2015	4/1/2015	**4/22/2015**
4/20/2015	4/29/2015	5/6/2015	**5/27/2015**
5/18/2015	5/27/2015	6/3/2015	**6/24/2015**
6/15/2015	6/24/2015	7/1/2015	**7/22/2015**
7/20/2015	7/29/2015	8/5/2015	**8/26/2015**
8/17/2015	8/26/2015	9/2/2015	**9/23/2015**
9/21/2015	9/30/2015	10/7/2015	**10/28/2015**
10/19/2015	10/28/2015	11/4/2015	**11/25/2015**
11/9/2015	11/18/2015	11/25/2015	**12/16/2015**
12/21/2015	12/30/2015	1/6/2016	**1/27/2016**

SECTION 1:

DEVELOPMENT REVIEW & MEETING SCHEDULES

PARKLAND DEDICATION REVIEW BY PARKS AND RECREATION (AS A REFERENCE ONLY)

2015 Review Schedule Parks & Recreation Commission	
All Staff comments pertaining to Parkland Dedication shall be addressed 2 weeks prior to the meeting date :	Parks & Recreation Commission Meeting (3rd Thursday of the Month)
11/6/2014	11/20/2014
12/4/2014	12/18/2014
1/1/2015	1/15/2015
2/5/2015	2/19/2015
3/5/2015	3/19/2015
4/2/2015	4/16/2015
5/7/2015	5/21/2015
6/4/2015	6/18/2015
7/2/2015	7/16/2015
8/6/2015	8/20/2015
9/3/2015	9/17/2015
10/1/2015	10/15/2015
11/5/2015	11/19/2015
12/3/2015	12/17/2015
1/7/2016	1/21/2016
2/4/2016	2/18/2016
3/3/2016	3/17/2016
4/7/2016	4/21/2016

SECTION 2:

UDC SUPPLEMENTAL SCHEDULE

CONSOLIDATED FEE SCHEDULE

- ⇒ **PLANNING & ENGINEERING DEPARTMENTS**
- ⇒ **BUILDING DEPARTMENT**
- ⇒ **COMMUNITY IMPACT FEES**
- ⇒ **WATER & WASTEWATER TAP FEES & METER DEPOSITS**
- ⇒ **COMMUNITY IMPACT FEES**

SECTION 2:

CONSOLIDATED FEE SCHEDULE

PLANNING & ENGINEERING DEPARTMENTS

ZONING & LAND USE*

* An additional $15 Technology Fee is applied to each application.
** May require additional legal and recordation fees.

Rezoning Application

5 acres or less	$500.00
>5 acres – 10 acres	$1,000.00
>10 acres	$2,500.00

Rezoning to PUD Application**

Minimum size waiver	$50.00
<50 acres	$2,500.00
>50 acres	$5,000.00
Amendment to existing PUD	$1,000.00

Specific Use Permit

5 acres or less	$750.00
>5 acres – 10 acres	$1,250.00
>10 acres	$2,500.00

Comprehensive Plan Amendment – Future Land Use Map $500.00

Temporary Use Permit $100.00

Zoning Verification Letter $50.00

(A zoning verification letter identifies zoning district and determines whether a specific land use is permitted in the subject zoning district. If more specific information regarding the property is needed, an open records request may be submitted. Click on Link to submit an open records request.

Certificate of Non-conformity** No Charge

SECTION 2:

CONSOLIDATED FEE SCHEDULE

SUBDIVISION*

* An additional $15 Technology Fee is applied to each application.

** For applications that warrant more than three (3) review cycles by staff to ensure adherence of all development regulations, the fourth (4th) review cycle shall require additional review fees in accordance with the Unified Development Code (UDC).

Preliminary Plan

Standard Review	$30.00 / lot; minimum $1,000.00
Expedited Review	$50.00 / lot; minimum $2000.00
Review Beyond 3 Review Cycles**	$250 per additional Review Cycle

Revised Preliminary Plan

Standard Review	$30.00 / lot; minimum $500.00
Expedited Review	$50.00 / lot; minimum $1000.00
Review Beyond 3 Review Cycles**	$250 per additional Review Cycle

Construction (Public Infrastructure) Plans 3.5% of cost estimate

- Application Submittal: $500 + Tech Fee (Including withdrawn and reactivated plans)
- Prior to Approval: Remaining Balance

Review Beyond 3 Review Cycles** $250 per additional Review Cycle

Construction Re-inspection $100.00

Right-Of-Way Permit $50.00

Final Plat (Including Minor Plat, Amending Plat, & Replat)

Standard	$15.00 / lot; minimum $500.00
Expedited	$25.00 / lot; minimum $1000.00
If public hearing is required	$250.00 in addition to regular plat fee
Review Beyond 3 Review Cycles**	$250 per additional Review Cycle

Subdivision Variance $200.00 / variance; minimum $500.00

SECTION 2:

CONSOLIDATED FEE SCHEDULE

PARKLAND (REFERENCE ONLY)

Fee in-lieu of Parkland Dedication (Per Parks Development Manual)	$43,560 per acre of Parkland required
Park Development Fee (Per Parks Development Manual)	Refer to UDC Table 14.4.2

Table 14.4.2 Park Development Fee	
Gross Density per Residential Development (Dwelling Units per Acre)	Park Development Fee per Unit
From 0 to 6 (3 pph)	$745
Over 6 to 10 (2.7 pph)	$670
Over 10 to 25 (2 pph)	$496
More than 25 (2* pph)	$496

SITE DEVELOPMENT*

* An additional $15 Technology Fee is applied to each application. A site development/construction plan application for the development of amenities within a public park is exempt from staff review fees.

** Expansion of existing sites, fee based on additional impervious cover.

*** For applications that warrant more than three (3) review cycles by staff to ensure adherence of all development regulations, the fourth (4th) review cycle shall require additional review fees in accordance with the Unified Development Code (UDC).

Site Development Permit*

Standard Review	$0.06 / square foot of impervious cover**
Expedited Review	$0.12 / square foot of impervious cover**
Review Beyond 3 Review Cycles***	$250 per additional Review Cycle

Site Plan Revision*

Major Revision (Redesign including addition or removal of buildings, land or other features)	$0.06 / square foot of impervious cover** Minimum: $250 Maximum: $10,000
Minor Revision	$250

Site Plan Correction	No Charge
Site Development Re-Inspection Fee	$100
Architectural Waiver to Commission*	$250
Site Plan Extension	No Charge

SECTION 2:

CONSOLIDATED FEE SCHEDULE

MISCELLANEOUS*

* An additional $15 Technology Fee is applied to each application.
** May require additional legal and /or recordation fees.

SITE DISTURBANCE PERMIT (May include Tree Removal)*	**Minimum:**	**$250**
5 acres or less	$250.00	
>5 acres – 10 acres	$500.00	
>10 acres	$750.00	
TREE REMOVAL PERMIT (Only)*	**$50**	
VACATION*		
Subdivision Plat**	$250.00	
Easement or public Right-of-Way**	$250.00	
BOARD OF ADJUSTMENT*		
Appeals, Variances, Special Exceptions**	Minimum $50 per request / $25 per each additional request	

SECTION 2:

CONSOLIDATED FEE SCHEDULE

BUILDING DEPARTMENT

NEW RESIDENTIAL PERMIT FEES

* An additional $10 Technology Fee is applied to each permit application.

SINGLE-FAMILY*		**$480.00**
	Electrical	$42.00
	Plumbing	$42.00
	Mechanical	$42.00
DUPLEX*		**$720.00**
	Electrical	$84.00
	Plumbing	$84.00
	Mechanical	$84.00
TRIPLEX*		**$1,090.00**
	Electrical	$126.00
	Plumbing	$126.00
	Mechanical	$126.00
TOWNHOMES*		**$370.00 per living unit**
	Electrical	$42.00 per living unit
	Plumbing	$42.00 per living unit
	Mechanical	$42.00 per living unit
APARTMENTS / HOTELS*		**$360.00 + $0.05 / sq ft**
	Electrical	$25.00 per living unit
	Plumbing	$25.00 per living unit
	Mechanical	$25.00 per living unit

SECTION 2:

CONSOLIDATED FEE SCHEDULE

RESIDENTIAL IMPROVEMENT FEES

* An additional $5 Technology Fee is applied to each permit application.

SWIMMING POOLS*	
Above-ground	$60.00
In-ground (no heater)	$144.00
In-ground (heated)	$186.00
RESIDENTIAL ACCESSORY BUILDING*	
200 square feet or less	No Charge or permit
Over 200 square feet with no utilities (portable)	$48.00
Over 200 square feet with no utilities (permanent	$60.00
Additional Utilities (electrical, plumbing, mechanical)	$42.00 / utility
RESIDENTIAL DECK / PATIO COVER*	**$53.00**
Additional Utilities (electrical, plumbing, mechanical)	$48.00 / utility
SINGLE FAMILY ADDITION* (CHANGES THE OUTLINE OF THE HOUSE)	$210.00
Additional Utilities (electrical, plumbing, mechanical)	$42.00 / utility
SINGLE FAMILY REMODEL* (NO CHANGE TO THE OUTLINE OF THE HOUSE)	**$72.00**
Additional Utilities (electrical, plumbing, mechanical)	$42.00 / utility
DETACHED GARAGE*	$60.00
Additional Utilities (electrical, plumbing, mechanical)	$42.00 / utility
RESIDENTIAL DRIVEWAY / FLATWORK / SIDEWALK / CURB CUTS*	$48.00

RESIDENTIAL INSPECTIONS AND REINSPECTIONS NOT SET OUT ABOVE

RESIDENTIAL	$42.00
MISSED INSPECTION FEE	$100.00
IRRIGATION	$65.00

SECTION 2:

CONSOLIDATED FEE SCHEDULE

NON-RESIDENTIAL PERMIT FEES

*An additional $10 Technology Fee is applied to each permit application with the exception individual MEP** applications which require a $5 Technology Fee.

1 – 500 square feet*	$200.00
501 – 2,500 square feet*	$450.00
2,501 – 5,000 square feet*	$750.00
Over 5,000 square feet*	$500.00 + $0.06/sq.ft.
Electrical**	$50.00
Plumbing**	$50.00
Mechanical**	$50.00

NON-RESIDENTIAL PLAN REVIEW FEES (BASED ON VALUATION)

*An additional $10 Technology Fee is applied to each permit application.

Up to $100,000.00*	$ 50.00
$100,001.00 to $500,000.00*	$322.96 for the first $100.000.00 plus $1.82 / additional $1,000.00
$500,001.00 to $1,000,000.00*	$1,050.96 for the first $500,000.00 plus $1.54 / additional $1,000.00
$1,000,001.00 and up*	$1,822.84 for the first $1,000,000.00 plus $1.02 for each additional $1,000.00

Value is determined according to valuation with Regional Modifiers of the square footage of building area valuation using the latest published “building valuation data” of Building Standards magazine, as published by the International Conference of Building Officials.

SECTION 2:

CONSOLIDATED FEE SCHEDULE

NON-RESIDENTIAL IMPROVEMENTS

* An additional $10 Technology Fee is applied to each permit application.

Non-Residential Remodel	$200.00* + $50.00 / trade
Non-Residential "Finish Out"	$200.00* + $50.00 / trade
Missed Inspection Fee	$100.00

SIGN PERMIT FEES

* An additional $10 Technology Fee is applied to each permit application.

Sign Permit* (Per zone lot and includes initial inspection)	$ 75.00
Master Signage Plan, Application Fee	$100.00
Common Signage Plan, Application Fee	$100.00
Temporary Sign Permit* (Per sign)	$25.00
Banners Up to 6 times a year for a period not exceeding 3 weeks. Permit must be renewed every 3 weeks.	No Charge

SECTION 2:

CONSOLIDATED FEE SCHEDULE

WATER & WASTEWATER TAP FEES & METER DEPOSIT FEES

Water Meter Deposit	$125.00
Water Tap Fee	$250.00
Wastewater Tap Fee	$250.00

These subdivisions have a miscellaneous District Fees & Meter Deposit Fee adopted by separate agreement:

Fairways of Blackhawk:

Wastewater Deposit	$50.00
Wastewater Tap Fee	$400.00

Avalon Subdivision

District Admin Fee	$500.00
Water Meter Deposit	$125.00

Blackhawk Subdivision (Meadows, Lakeside, Park)

District Admin Fee	$700.00
Water Meter Deposit	$75.00

Commons of Rowe Lane

District Admin Fee	$700.00
Water Meter Deposit	$125.00

Reserve at West Creek

District Admin Fee	$700.00
Water Meter Deposit	$75.00

Sorento

District Drainage Fee	$700.00
Water Meter Deposit	$125.00

SECTION 2:

CONSOLIDATED FEE SCHEDULE

COMMUNITY IMPACT FEES: EFFECTIVE JULY 1, 2014

ADOPTED BY: ORDINANCE # 1179-14-06-10

Listed below are the Water & Wastewater Impact Fees based on the Service Area.

METER SIZE	SERVICE UNITS	CENTRAL BASIN		COTTONWOOD BASIN	
		WATER	WASTEWATER	WATER	WASTEWATER
Apartment Unit	0.5	$2,120.50	$1,362.50	n/a	$1,768.50
5/8 inch	1	$4,241.00	$2,725.00	n/a	$3,537.00
3/4 inch	1.5	$6,361.50	$4,087.50	n/a	$5,305.50
1 inch	2.5	$10,602.50	$6,812.50	n/a	$8,842.50
1 ½ inches	5	$21,205.00	$13,625.00	n/a	$17,685.00
2 inches	8	$33,928.00	$21,800.00	n/a	$28,296.00
2 inch turbine meter	10	$42,410.00	$27,250.00	n/a	$35,370.00
3 inches	16	$67,856.00	$43,600.00	n/a	$56,592.00
3 inch turbine meter	24	$101,784.00	$65,400.00	n/a	$84,888.00
4 inch Compound	25	$106,025.00	$68,125.00	n/a	$88,425.00
4 inch Turbine	42	$178,122.00	$114,450.00	n/a	$148,554.00
6 inch Compound	50	$212,050.00	$136,250.00	n/a	$176,850.00
6 inch Turbine	92	$390,172.00	$250,700.00	n/a	$325,404.00
8 inch Compound	80	$339,280.00	$218,000.00	n/a	$282,960.00
8 inch Turbine	160	$678,560.00	$436,000.00	n/a	$565,920.00
10 inch Compound	115	$487,715.00	$313,375.00	n/a	$406,755.00
10 inch Turbine	250	$1,060,250.00	$681,250.00	n/a	$884,250.00
12 inch Turbine	330	$1,399,530.00	$899,250.00	n/a	$1,167,210.00

Credits & Reimbursements: Where, in order to serve new development, the Developer is required to construct, contribute, contribute to, or dedicate, a capital improvement or facility expansion identified in the Capital Improvements Plan, the Developer may enter into an agreement with the city whereby the Developer is:

1. Credited for the capital improvement or facility expansion against the impact fee otherwise due from the new development; or
2. Reimbursed for all or a portion of the costs of the capital improvement or facility expansion from impact fees as received from the other new developments that use the capital improvement or facility expansion.

SECTION 3:

UDC SUPPLEMENTAL SCHEDULE

STANDARD CERTIFICATIONS, NOTES, FORMS

- ⇒ **PRELIMINARY PLANS & FINAL PLATS**
  - ♦ **CERTIFICATIONS, SIGNATURE BLOCKS**
  - ♦ **COVERSHEET INFORMATION**
  - ♦ **STANDARD NOTES**
- ⇒ **CONSTRUCTION PLAN NOTES**
- ⇒ **SITE PLAN SIGNATURE BLOCKS & NOTES**
- ⇒ **REQUIRED CONTACT INFORMATION**
- ⇒ **FORMS FOR VACATING PLATS AND EASEMENTS**

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PLAN & PLAT CERTIFICATIONS, INFORMATION, AND NOTES

Refer to the Engineering Design Manual & Construction Standards for more details.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PRELIMINARY PLAN SIGNATURE BLOCK:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

(SEAL)

_____

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED, REPLAT) SIGNATURE BLOCKS:

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____:

THAT _____, BEING THE OWNER OF ___ ACRES OF LAND OUT OF THE _____ SURVEY NO. ___, ABSTRACT NO. _____ IN _____ COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME ____, PAGE _____, OF THE REAL PROPERTY RECORDS OF _____ COUNTY, TEXAS DOES HEREBY SUBDIVIDE ____ ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS _____, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, ___, AD

_____
OWNER'S NAME
OWNER'S ADDRESS

STATE OF TEXAS:

COUNTY OF _____:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____ 20___, A.D.

(SEAL)

_____
NOTARY PUBLIC'S SIGNATURE

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED, REPLAT) SIGNATURE BLOCKS:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

(SEAL)

_____
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. _____ , DATE _____, ____ FOR _____ COUNTY, TEXAS.

(SEAL)

_____
SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER
-OR-

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO.

_____ , DATE _____, ____ FOR _____ COUNTY, TEXAS.

(SEAL)

_____
SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, ___, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

_____
RODNEY BLACKBURN, CHAIRMAN
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

_____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

_____
KAREN THOMPSON, CITY SECRETARY

CITY CERTIFICATION FOR MINOR PLAT

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

_____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

_____
KAREN THOMPSON, CITY SECRETARY

***CITY CERTIFICATION FOR* AMENDED PLAT:**

THIS AMENDED PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF AMENDED PLATS AND IS HEREBY APPROVED THIS ____ DAY OF _____, ___, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

_____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

_____
KAREN THOMPSON, CITY SECRETARY

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____ A.D. AT _____ O'CLOCK ____.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20_____A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK___.M., THIS THE_____DAY OF _____, 20_____A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON}

COUNTY OF WILLIAMSON

I, (CURRENT COUNTY CLERK) , CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFI CATE WAS FI LED FOR RECORD IN MY OFFI CE ON THE ____ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __.M. AND DULY RECORDED ON THE ___ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

(CURRENT COUNTY CLERK), CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

_____

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

TRAVIS COUNTY COMMISSIONERS COURT CERTIFICATION: (FINAL PLAT IS IN THE ETJ)

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ___.M., DULY RECORDED ON THE __ DAY OF _____, 20__, A.D., AT __O'CLOCK __.M, OF SAID COUNTY AND STATE IN _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE __ DAY OF _____ 20__, A.D.

_____
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____,A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE __ DAY OF _____ 20__, A.D.

_____
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PLAT COVERSHEET INFORMATION

Owner/Subdivider: Name
Contact Info

Engineer: Name
Contact Info

Surveyor: Name
Contact Info

Legal Description: ___

Benchmarks: (Minimum of 2; identify Locations, Elevations, Northings and Eastings)

Total Number of Blocks: ____
Total Number of Lots: _____ Total Acreage: _____

	Linear Feet:	Acres:
Street 1:	____	_____
Street 2:	____	_____
Total:	____	_____

For Plats associated with multi-phased residential developments, the following shall be provided on the plat for the residential and public parkland use:

	Lots	Acres
Residential:	_____	____
Non-Residential:	_____	____
Private Open Space:	_____	____
Detention:	_____	____

	Lots	Acres
Residential included in this phase:	____	_____
Previous residential phases:	____	_____
Total residential:	____	_____

	Lots	Acres
Public parkland included in this phase:	____	_____
Total parkland required:	____	_____
Total parkland dedicated to date:	____	_____

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD PRELIMINARY PLAN NOTES:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plan notes.

1. This plan lies within the City of Pflugerville (full purpose jurisdiction) or (ETJ).
2. Water and wastewater shall be provided by _____. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. A 10-ft PUE shall be dedicated along all street frontage(s).
4. Easements dedicated to the public shall also be subject to the terms and conditions of the Engineering Design Manual, **as amended.** The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
5. No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
6. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
7. *(Commercial subdivision)* A six (6) foot wide sidewalk shall be provided on both sides of the street.
8. *(Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets)* A six (6) foot wide sidewalk shall be provided on both sides of _____ street(s).
9. *(Residential subdivision: Applicable to lots adjacent to a Local Street and Minor Collectors)* A minimum of a 4 -ft. wide public sidewalk shall be provided on both sides of _____ street(s).
10. *(Applicable to new construction of streets)* Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
11. This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # **1203-15-02-24** and City Resolution # **1224-09-08-25-8A** .
12. *(Residential Subdivision)* Where applicable, the Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance # **1203-15-02-24** .
13. *(Residential Subdivision,) {If applicable, provide a Private Park Open Space Note and identify who owns and maintains the private park and restrictive covenants creating such funding sources for the maintenance and operation.}*

CONTINUED ON NEXT

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD PRELIMINARY PLAN NOTES CONTINUED:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plan notes.

14. The Community Impact Fee rate for water and wastewater will be assessed at the time of final plat.
15. The Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
16. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual.
17. The owner of this subdivision , and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
18. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
19. *(Commercial Subdivisions)* Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
20. [A or No] portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # _____ for _(Name)__ County, effective __(date)__.
21. All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the sight distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
22. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD FINAL PLAT NOTES:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plat notes.

1. This plat lies within the City of Pflugerville full purpose jurisdiction or ETJ.
2. Water and wastewater shall be provided by _____. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. A 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage.
4. Easement(s) dedicated to the public by this plat shall also be subject to the terms and conditions of the Engineering Design Manual **per Ordinance No .1206-15-02-24.** The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
5. No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
6. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
7. *(Commercial subdivision)* A six (6) foot wide sidewalk shall be provided on both sides of the street
8. *(Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets)* A six (6) foot wide sidewalk shall be provided on both sides of _____ street(s).
9. *(Residential subdivision: Applicable to lots adjacent to a Local Street and Minor Collectors)* A minimum of a 4 -ft. wide public sidewalk shall be provided on both sides of _____ street(s).
10. *(Applicable to new construction of streets)* Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
11. This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per **City Ordinance # 1203-15-02-24** and **City Resolution # 1224-09-08-25 8A.**
12. *(Residential Subdivision)* The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by **City Ordinance # 1203-15-02-24.**
13. *(Residential Subdivision,) {If applicable, provide a Private Park Open Space Note and identify who owns and maintains the private park and restrictive covenants creating such funding sources for the maintenance and operation.}*

CONTINUED ON NEXT

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD FINAL PLAT NOTES CONTINUED:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plat notes.

14. The assessed Community Impact Fee rate for water and wastewater is hereby accessed and established according to the City of Pflugerville Ordinance No. 1179-14-06-10. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
15. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
16. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual.
17. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
18. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
19. *(Commercial Subdivisions)* Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
20. All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
21. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SITE PLAN

STANDARD CERTIFICATIONS,

NOTES, & CONTENT

Refer to the Site Development Content Checklist provided within the Site Development Application within Section 4 of the document for more details.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SITE PLAN COVERSHEET NOTES, CERTIFCATIONS BLOCKS, AND TABLES

Coversheet Notes:

1. Water and wastewater shall be provided by _____. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
2. [A or No] portion of this tract is within a flood hazard area as delineated on the FEMA Flood Insurance Rate Map Panel # _____ for _(Name)__ County, effective __(date)__.
3. *{If applicable}* These plans are in accordance with the following studies/reports: {list by title, author, and date of approved study/report}.

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.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SITE PLAN COVERSHEET NOTES, CERTIFCATIONS BLOCKS, AND TABLES

General Information:

GENERAL INFORMATION					
Building Summary (# of Bldgs)	Floor Area (Bldg S.F.)	# of Stories/ Building Height	Use & Occupancy Classification (Per IBC)	Type of Construction (Per IBC)	If Applicable Type of Automatic Fire Sprinkler System (NFPA 13R or NFPA 13)
Building #1					
Building #2					
Building #3					

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SITE PLAN & DIMENSIONAL CONTROL SHEETS

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)___".
3. This site plan has been submitted to the Texas Department of Licensing and Regulation for review of compliance with the Architectural Barriers Act. The reference # _____ is proof of submittal to TDLR.
4. A Pedestrian Space totaling _____ square-feet has been proposed with 4 decorative elements, including 1.) _____ 2.) _____ 3.) _____ 4.) _____. Please refer to the landscape plan for construction detail(s).
5. Dumpster Enclosure note: The dumpster enclosure shall be constructed in accordance with Subchapter 11 of the Unified Development Code and construction detail SD-48 referenced on sheet ____. The dumpster enclosure shall consist of _____ consistent with the principle structure's exterior masonry materials.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SITE PLAN & DIMENSIONAL CONTROL SHEETS

Tables:

SITE DATA TABLE (EXAMPLE)		
LAND USE & Zoning Existing Use- (_____) Proposed Use- (_____) Zoning District—_____ (Specific Use Permit Ordinance #, if Applicable)		
IMPERVIOUS COVER Site Area Existing Impervious Cover Area Proposed Impervious Cover	 **Acres/Sq.ft.** **Acres/Sq.ft.** **Acres/Sq.ft.**	 **%** **%**
BUILDING SETBACKS Street Side Rear	 15' Minimum 10' Minimum 10' Minimum	

PARKING TABLE (EXAMPLE)				
BLDG #	**Building (or Area) Use**	**Building (or Area) Sq.Ft.**	**Required Parking Ratio**	**Required Parking #'s**
1	Restaurant	2,500 S.F.	1:75	33
N/A	Outdoor Seating area for Restaurant	500 S.F.	1:75	7
2	Retail Sales & Service	2,000 S.F.	1:250	8
			Total Parking Required	48
			Total Parking Provided (2 Parking Spaces Designated as Handicap)	50

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

LANDSCAPING SHEETS

Landscaping 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).

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

LANDSCAPING SHEETS

LANDSCAPING & SCREENING REQUIREMENTS		
GENERAL INFORMATION Applicability: Subchapter 11, Section _____ Total Lot Area = _____ SQ.FT. Total Impervious Cover = _____ SQ.FT.		
LANDSCAPE AREA AND MINIMUM PLANTINGS <u>City Requirements</u> Zoning: _____ = _____% of lot to be landscaped @ ___ Tree per _____ SQ.FT. Zoning: _____ = _____% of lot to be landscaped @ ___ Shrub per _____ SQ.FT. __(Lot Area)_ S.F. X (Required % per Code) = _____S.F. to be landscaped		
DESCRIPTION OF LANDSCAPE REQUIREMENT	**TOTAL TREES PROVIDED**	**TOTAL SHRUBS PROVIDED**
BASE STANDARDS _____ S.F. / _____ S.F. = _____ Trees Required _____ S.F. / _____ S.F. = _____ Shrubs Required (Streetscape Yard Trees, Building Landscaping, Parking Lot Screening, and Parking Lot landscaping may be utilized to meet the Base Landscaping requirements in this section, however all landscape design requirements are still applicable.)		
BUFFERYARD STANDARDS Required 6' Masonry Wall + 4 Trees and 15 Shrubs per 100 linear feet of the site boundary line. {Provide Calculations}		
TREE MITIGATION FOR REMOVAL OF PROTECT TREES {Provide Calculations}		
Additional trees and shrubs provided to satisfy landscape design requirements below		
TOTAL		
LANDSCAPE DESIGN REQUIREMENTS		
STREETSCAPE YARD TREES {Provide Calculations}		
BUILDING (FOUNDATION) LANDSCAPING 50% of Primary Facades Require Landscaping minimum 5' in depth {Provide Calculations}		
PARKING LOT TREES One tree per "single size" island - __(Achieved)__		
PARKING LOT SCREENING 36" HT. Shrub (SOLID) Screening to be Achieved within 2 years of planting.		
TREE DIVERSITY ___ Species required, ____ Species provided (Min. 50% need to be Large Type A. or Medium Type B. Trees)		

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

TREE PRESERVATION PLAN SHEET NOTES
(Required per Tree Technical Manual)

2.3.2. ***Tree Protection Notes*-** The Preliminary Plan, Construction Plan and Site Plan will reflect the following tree protection notes. The following notes must be shown on plans accompanied by the tree protection details as illustrated on pages 2-5 through 2-9.

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.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

TREE PRESERVATION PLAN SHEET NOTES CONTINUED:

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.

2.3.3. ***Pre-construction meeting***- The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the City Arborist and/or Administrator prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging areas, contacts, watering, etc.

2.3.4. ***Verification of tree protection***- The project arborist, landscape architect or contractor shall verify, in writing, that all preconstruction conditions have been met (tree fencing, erosion control, pruning, etc.) and are in place. Written verification must be submitted to and approved by the City Arborist or the Administrator before demolition or grading begins.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

BUILDING ELEVATION SHEETS

Architectural Notes

1. Roof-mounted mechanical equipment shall be screened on all four sides utilizing parapet walls shown hereon.
2. All wall-mounted equipment (e.g., air handling equipment, compressors, etc.) must be screened from public view from a street or parking area, and on a minimum of three sides. Exposed conduit, ladders, utility boxes and drain spouts must be painted to match the color of the principle structure. Natural metallic finishes are an acceptable alternative to paint.
3. EIFS shall not be permitted below nine (9) feet above finished grade unless utilized for decorative architectural features.
4. {If Applicable} Tilt-wall, poured-in-place, or pre-cast concrete panels shall have integrated color and have varied textures and patterns at least every 100 linear feet along primary façades. Tilt-wall, poured-in-place, or pre-cast concrete structures shall incorporate other permitted primary masonry materials. Tilt-wall, poured-in-place, or pre-cast concrete structures shall have reveals, punch-outs, patterns, textures or other similar surface characteristics to enhance the facade on at least 10 percent of each facade.

Architectural Details: Provide a list of the architectural details provided on the building elevation sheet.

All buildings shall be designed to incorporate no less than four (4) of the architectural elements from the list below. Buildings or multi-tenant buildings over 50,000 square feet shall include no less than five (5) of the referenced architectural elements. Buildings or multi-tenant buildings over 100,000 square feet shall include no less than six (6) of the referenced architectural elements:

- Canopies, awnings, or porticos;
- Arcades;
- Pitched roof forms;
- Arches;
- Display windows;
- Architectural details (such as tile work and moldings) integrated into the building facade;
- Articulated ground floor levels or base;
- Articulated cornice line;
- A minimum of two building materials constituting a minimum of 15% of the total exterior walls, differentiated by texture, color, or material and may be a combination of primary and secondary masonry materials and accent materials; and
- Other architectural features approved by the Administrator or designee.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

BUILDING ELEVATION SHEETS CONTINUED:

Architectural Tables & Calculations

ARCHITECTURAL CALCULATIONS (EXAMPLE ONLY)

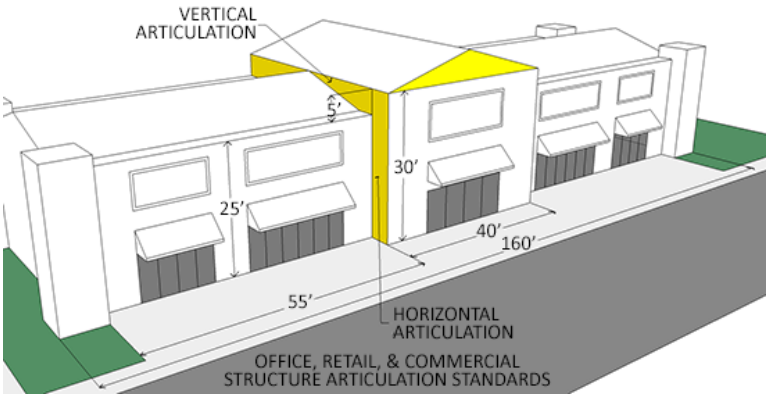
Applicability: ___(9.4 Office, Retail and Commercial Structures)___
Total Façade Area: __Sq.Ft.___
Total Façade Area Excluding Openings, Windows and Doors: __Sq.Ft.___
Maximum Building Height: _____

FAÇADE TREATMENT MATERIALS {Primary or Secondary Masonry, Accent Material}	MATERIAL AREA CALCULATION (S.F.)	ALLOWABLE PERCENTAGE (PER CODE)	PERCENTAGE PROVIDED
Clay Brick {Primary Masonry}		100%	
Stucco {Secondary Masonry}		Max. 60%	
Decorative Metal Panels {Accent}		Max. 15%	

ARCHITECTURAL ARTICULATION: HORIZONTAL & VERTICAL {Required on Primary Facades Only}

HORIZONTAL CALCULATIONS {Wall Projections and Recesses}
Requirement Per Code: "_____"
Calculations:
__(Avg. Height)_ X 3 = ____(a wall may not exceed this linear distance w/out a horizontal offset)
__(3xAvg.HT)__X 10% = _____Min. horizontal projection or recess
__(Total Length of Facade)__ X 60% = ____ Max. length of all façade walls in a single plane.

VERTICAL CALCULATIONS {Variation in the Roofline for the linear distance of the Building Elevations}
Requirement Per Code: "_____"
Calculations:
__(Avg. Height)_ X 3 = ___(a roof may not exceed this linear distance w/out a vertical offset)
__(3xAvg.HT)__X 15% = _____Min. vertical elevation variation
__(Total Length of Facade)__ X 20% = ____ Min. distance of vertical elevation change(s) in roofline
__(Total Length of Facade)__ X 60% = ____ Max. distance of vertical elevation change(s) in roofline



SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PHOTOMETRIC PLAN SHEETS

Exterior Site Lighting Notes

1. All lighting including wall pack lighting shall be downcast and full cut-off type.
2. All lighting within the same development shall utilize a consistent type of fixture and bulb.
3. 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.

Required Light Levels {Provide a table indicating minimum, average, and maximum light levels}

Table 13.5 {Excerpt from Subchapter 13}

Type of Lighting	Illumination Level		
	Minimum	Average	Maximum
Architectural Lighting	**0.0**	**1.0**	**5.0**
Building Entrance	**1.0**	**5.0**	**15.0**
Vehicular Canopy Area Lighting (and Structured Parking)	**2.0**	**10.0**	**15.0**
On-Site Parking Area	**0.2**	**1.5**	**10.0**
Walkways, Landscape or Decorative Lighting	**0.2**	**0.8**	**5.0**

Minimum and maximum foot-candle levels are measured from the pavement within the lighted area. The average level is the overall, generalized ambient light level throughout the site, and shall be measured as a not-to-exceed value calculated using only the area of the site intended to receive the illumination.

Identify the Location of the Calculations Zones on the Photometric Plan

Calculation zones for the types of lighting identified in Table 13.5 shall extend ten (10) feet beyond the property line where applicable and shall adhere to the calculation zone methodology as provided below:

- An architectural lighting calculation zone shall be measured at the light source(s) around the perimeter of the building and extended ten (10) feet horizontally from the light fixture(s).
- A building entrance calculation zone shall be measured at a minimum of fifteen (15) feet from the building entrance(s), and includes any areas underneath awnings or building extensions covering pedestrian plazas and/ or walkways.
- A vehicular canopy area calculation zone shall be measured at ten (10) feet outwardly extended around the perimeter of the canopy.
- An on-site parking area calculation zone shall be measured only within the paved parking area, inclusive of drive aisles and landscape islands, peninsulas and medians contained within the paved parking area.
- A calculation zone for walkways, landscaping or decorative lighting shall be measured as follows:
  - ⇒ Walkway lighting shall be measured within the dimensions of the walkway.
  - ⇒ Landscape lighting shall be measured five (5) feet from the proposed light fixture(s).
  - ⇒ Decorative lighting, not included within any of the calculation zones above, shall be measured five (5) feet from the proposed light fixture(s).
  - ⇒ Decorative lighting includes pedestrian scale lighting not attached to building elevations or included within the on-site parking area calculations.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

FIRE PROTECTION SHEET(S)

FIRE FLOW MATRIX						
Building Number	Floor Area	Construction Type	Basic Fire Flow	Sprinkler Reduction	Required Flow	Hydrants Required

FIRE FLOW NOTES

1) Construction types are based upon ICC construction classifications (See Building Code)
2) Information regarding how to calculate floor area is outlined in Section B104 of Appendix B of the Fire Code
3) Fire Flows are based upon Table B105.1 located in Appendix B of the Fire Code.
4) Sprinkler reductions are located in Section B105.2 of Appendix B. By policy, a 50% flow reduction is typically approved for buildings protected by an NFPA 13R system.
5) A 75% flow reduction is approved for light hazard occupancies (examples include an office or school) protected by an NFPA 13 system.
6) A 50% reduction will typically be approved for ordinary hazard occupancies (Examples include mercantile and warehouse) protected by an NFPA 13 system.
7) The sprinkler reduction for high-hazard occupancies will be addressed on a case-by case basis.
8) Hydrant numbers are based upon Table C105.1 located in Appendix C of the Fire Code.

Refer to the checklist within the Site Development application for required content on the Fire Protection Sheet.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

FIRE PROTECTION SHEET(S)

Standard Fire Protection Notes: Hydrants and Sprinkler Systems (Pflugerville)

Standard fire protection notes to utilize when submitting a site plan to Travis County Emergency Services District 2. Includes these notes when fire hydrants and a fire sprinkler system will be installed in the City of Pflugerville or the City of Pflugerville ETJ.

On the fire protection drawings, provide a title block labeled "TCESD2 Fire Protection Notes".
Provide the following notes under this title block:

1. Sprinkler riser rooms shall be installed in an approved location. Riser rooms shall be provided with exterior access and shall face an access drive which is marked as a fire lane.
2. Approved signage will be required to identify the location of sprinkler riser rooms. The size, design and placement of riser room identification signs shall be approved by Travis County Emergency Services District 2 prior to installation.
3. Fire department connections shall be installed in an approved location and shall face an access drive which is marked as a fire lane.
4. The fire department connection will consist of a siamese connection provided with two or more inlets. FDC inlets shall have a dimension of 2 and ½ inches and shall be provided with NST threads.
5. Fire department connections shall be provided with Knox Caps.
6. The fire department connection will be installed not less than 36 inches, and not more than 48 inches, above adjacent grade level. The fire department connection will be installed with the inlets in a horizontal configuration.
7. If a remote fire department connection will be provided, a separate underground supply line will be required for the FDC. The fire department connection cannot be connected to the underground supply line serving the fire sprinkler system.
8. 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. 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.
10. 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 will 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.
11. 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.
12. 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.
13. Backflow protection will be provided in accordance with City of Pflugerville requirements. Backflow protection will be installed in accordance with the detail provided in the utility drawings.
14. Fire hydrants will be installed in accordance with the approved City of Pflugerville hydrant detail.
15. Approved double blue reflectors shall be installed at the centerline of the street or access drive to mark the location of fire hydrants.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

FIRE PROTECTION SHEET(S) CONTINUED

Standard Fire Protection Notes: Hydrants and Sprinkler Systems (Pflugerville) Continued

16. Underground piping will be installed in accordance with the approved City of Pflugerville trench detail.
17. 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.
18. All underground 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.
19. All underground 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.
20. All underground shall be flushed per the requirements of NFPA Standard 24. This flush shall be witnessed by Travis County Emergency Services District 2.
21. Underground lines cannot be connected to the sprinkler riser until the lines have been visually inspected, flushed and hydrostatically tested. The inspection, flushing and testing shall be witnessed by a representative of Travis County Emergency Services District 2.

Standard Fire Protection Notes: Hydrants Only (Pflugerville)

Standard fire protection notes to utilize when submitting a site plan to Travis County Emergency Services District 2. Include these notes when fire hydrants (but no fire sprinkler system) will be installed in the City of Pflugerville or the City of Pflugerville ETJ.

On the fire protection drawings, provide a title block labeled "TCESD2 Fire Protection Notes".
Provide the following notes under this title block:

1. 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.
2. Backflow protection will be provided in accordance with City of Pflugerville requirements. When required, backflow protection will be installed in accordance with the detail provided in the utility drawings.
3. Fire hydrants will be installed in accordance with the approved City of Pflugerville hydrant detail.
4. Underground piping will be installed in accordance with the approved City of Pflugerville trench detail.
5. 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 thrust block detail.
6. All underground 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.
7. All underground 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.
8. All underground shall be flushed per the requirements of NFPA Standard 24. This flush shall be witnessed by Travis County Emergency Services District 2.
9. Fences, landscaping and other items will not be installed in locations where they will obstruct the visibility of, or access to, fire hydrants.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

EMERGENCY ACCESS SHEET

Standard Emergency Access Notes

Standard emergency access notes to utilize when submitting a site plan to Travis County Emergency Services District 2.

On the emergency access drawings, provide a title block labeled "TCESD2 Emergency Access Notes".
Provide the following notes under this title block:

1. The address of the complex must be posted so it is clearly visible from the public street. The address must be posted on any signs, including any monumental signs, installed to identify the complex. The size, design and placement of address signs must be approved by Travis County Emergency Services District 2 prior to installation.
2. Access drives are designed to support the weight of a 75,000 pounds live-load under all weather conditions.
3. 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 "NO PARKING FIRE LANE". The lettering shall be four-inches in height and shall be spaced at intervals not exceeding 25 feet.
4. The maximum grade at any point along a designated access drive shall not exceed 10%.
5. A minimum vertical clearance of 14 feet will be maintained for the entire length and width of the designated emergency access drives.
6. Traffic calming devices must be approved by Travis County Emergency Services District 2 prior to installation.
7. A Knox Switch will be required for any electronic access control gates installed at the facility. A Knox Box will be required for any manually operated access control gates installed at the facility.
8. 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) 989-4531 for information regarding gate requirements.

Refer to the checklist within the Site Development application for required content on the Emergency Access Sheet.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

CONTACT INFORMATION REQUIRED ON SITE DEVELOPMENT PLANS & CONSTRUCTION PLANS

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

CONTACT INFORMATION:
REQUIRED ON SITE DEVELOPMENT & CONSTRUCTION PLAN COVERSHEET

AT&T - TEXAS NORTH ENGINEERING
MARK DAVIS
11220 JOSEPH CLAYTON DR., FLOOR 1
AUSTIN, TX 78753
512-870-4760

ATMOS
CHRIS LEBLANC
3110 N. I-35
ROUND ROCK, TX 78681
512-310-3801

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

SUDDENLINK COMMUNICATIONS
PHILLIP WOMACK
111 N COLLEGE RD.
GEORGETOWN, TX 78626
512-931-2964

GRANDE COMMUNICATIONS
GREGORY PEPPER
9601 DESSAU RD., #305
AUSTIN, TX 78754
512-220-4000

WINDERMERE UTILITY / SOUTHWEST WATER CORPORATION
JOE TORRALVA
512-219-2260

MANVILLE WSC
TONY GRAF
19109 ENGELMANN LANE
MANOR, TX 78653
512-856-2488 EXT— 223

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

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

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

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #2
CONTACT: MIKE SLAUGHTER
203 E. PECAN STREET
PFLUGERVILLE, TX 78660
512-989-4531

OTHER UTILITIES AS APPLICABLE

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

FORMS FOR VACATING PLATS AND EASEMENTS

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

VACATING A SUBDIVISION, EASEMENT OR RIGHT OF WAY

SUBDIVISION PLAT: Refer to Subchapter 15 of the Unified Development Code for application requirements and process. If any utility easements exist within the subdivision, evidence must be provided from at least all utility providers having franchises with the City of Pflugerville that the easements are no longer necessary. Templates are provided in this section for vacating a plat and contacting utility providers. The vacation of a subdivision plat may be considered without notice or public hearing and is subject to the approval of the Planning and Zoning Commission.

STANDARD VACATION PLAT NOTES:
A portion of this plat is within _____ a subdivision of record in Document No. ___, official public records, Travis County, Texas, which shall be vacated concurrently with the filing of this plat

EASEMENT: The owner of the property in which the easement is located must complete and sign the *Petition to Vacate*. Field notes and a survey of the easement to be vacated must be provided with the Petition. All utility providers having franchises with the City of Pflugerville must be contacted and each must complete and sign the *Consent to Vacate* form. After completing the *Petition to Vacate* and receiving each signed *Consent to Vacate* form from the utility providers, submit all the information to the City of Pflugerville Planning Department for processing. Please be aware that the Pflugerville City Council will ultimately approve any vacation.

ALLEY OR RIGHT-OF-WAY: All property owners whose property abuts a portion of the alley or right-of-way to be vacated must complete *Section 1* and sign the *Petition to Vacate*. Field notes and a survey of the right-of-way to be vacated must be provided with the Petition. All utility providers having franchises with the City of Pflugerville must be contacted and each must complete and sign the *Consent to Va*cate form. After completing the *Petition to Vacate* and receiving each signed *Consent to Vacate* form from the utility providers, submit all the information to the City of Pflugerville Planning Department for processing. Please be aware that the Pflugerville City Council will ultimately approve any vacation.

For questions, contact the Planning Department at (512) 990-6300.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDVISION VACATION PLAT INSTRUMENT:

TOTAL VACATION OF _____

THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS _____, A _____ ("PROPRIETOR"), IS THE OWNER OF ALL THE REAL PROPERTY INCLUDED IN _____, A SUBDIVISION LOCATED IN _____ COUNTY, TEXAS, AND WITHIN THE _____ OF THE CITY OF PFLUGERVILLE, TEXAS ("CITY"), THE PLAT OF WHICH IS RECORDED IN VOLUME ___, PAGE _____ OF THE PLAT RECORDS OF _____ COUNTY, TEXAS (THE "PLAT"); AND

WHEREAS, PROPRIETOR NOW WISHES TO VACATE THE PLAT IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 212.013, TEXAS LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT PROPRIETOR DOES HEREBY DECLARE THAT, SUBJECT TO THE APPROVAL BY THE CITY'S CITY COUNCIL, THE PLAT IS VACATED.

EXECUTED THIS ___ DAY OF _____, _____.

PROPRIETOR:

_____

BY: _____
NAME: _____
TITLE: _____

THE STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___DAY OF _____, 20__, BY _____, _____OF _____, A _____, ON BEHALF OF SAID _____.

_____
NOTARY PUBLIC'S SIGNATURE

(SEAL)

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

EASEMENT OR RIGHT OF WAY VACATION INSTRUMENT:

PETITION TO VACATE A PORTION OF _____ AND RELEASE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

WE, THE UNDERSIGNED PETITIONERS, HEREBY PETITION FOR THE VACATION OF THAT PORTION OF THE_____ HEREINAFTER DESCRIBED. IN SUPPORT OF SAID PETITION, WE SHOW THE FOLLOWING:

1. THE SOLE OWNERS OF THE PROPERTIES WHICH ABUT THAT PORTION OF THE _____ REQUESTED TO BE VACATED HEREIN ARE AS FOLLOWS:

A. _____ INDIVIDUAL(S) RESIDING AT _____IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND OWNER (S) OF THE FOLLOWING DESCRIBED PROPERTY OF RECORD IN _____, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS: _____, A SUBDIVISION OF RECORD IN _____ OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

B. _____ INDIVIDUAL(S) RESIDING AT _____IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND OWNER (S) OF THE FOLLOWING DESCRIBED PROPERTY OF RECORD IN _____, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS: _____, A SUBDIVISION OF RECORD IN _____ OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

2. THE NATURE AND EXTENT OF THE PUBLIC USE, AND THE PUBLIC INTEREST TO BE SUBSERVED, IS SUCH AS TO WARRANT THE VACATION OF THAT PORTION OF A _____FOOT _____ SITUATED BETWEEN _____ AND_____ AND DESCRIBED IN THE FIELD NOTES MARKED AS EXHIBIT "A" AND DEPICTED IN THE SKETCH MARKED AS EXHIBIT "B", BOTH BEING ATTACHED HERETO AND MADE A PART HEREOF.

3. THE PETITIONERS LIST IN PARAGRAPH 1, ABOVE, FOR THEMSELVES AND FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, FOR AND IN CONSIDERATION OF THE VACATION OF THAT PORTION OF THE _____ DESCRIBED IN ATTACHED EXHIBITS "A" AND "B" AND OTHER VALUABLE CONSIDERATION, HEREBY RELEASE, REMISE, AND FOREVER DISCHARGE THE CITY OF PFLUGERVILLE, ITS OFFICERS, AGENTS, AND EMPLOYEES, FROM ANY AND ALL CLAIMS, ACTIONS, AND DAMAGES, IF ANY, WHATSOEVER WHICH THEY MAY HAVE IN LAW OR EQUITY WITH RESPECT TO ANY DAMAGE TO THEIR PROPERTIES AS A RESULT OF THE SAID VACATION. THIS RELEASE IS NOT TO BE CONSTRUCTED AS AN ADMISSION ON THE PART OF THE CITY OF PFLUGERVILLE OF ANY LIABILITY IN CONSEQUENCE OF THE ABOVE DESCRIBED VACATION.

4. BY OUR SIGNATURES AFFIXED HERETO, WE EACH REPRESENT AND WARRANT THAT WE ARE THE OWNERS OF THE PROPERTIES AS SET FORTH IN PARAGRAPH 1 OF THIS DOCUMENT AND, AS SUCH, ARE FULLY AUTHORIZED TO MAKE THIS PETITION.

PRAYER

WE, THE UNDERSIGNED PROPERTY OWNERS, HEREBY PRAY THAT SO MUCH OF SAID _____ AS IS DESCRIBED IN EXHIBITS "A" AND "B", ATTACHED HERETO, BE VACATED OF RECORD BY THE CITY OF PFLUGERVILLE TO THE EXTENT OF PUBLIC USE THEREOF, AND THAT SAID VACATION BE RECORDED IN THE OFFICIAL RECORDS OF THE TRAVIS COUNTY CLERK.

EXECUTED THIS _____ DAY OF _____, 20_____

_____ _____

_____ _____

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

EASEMENT OR RIGHT OF WAY VACATION INSTRUMENT:

UTILITY CONSENT TO VACATE A PORTION OF
AN ALLEY, EASEMENT OR RIGHT-OF-WAY

WHEREAS, I THE UNDERSIGNED, AM A DULY AUTHORIZED REPRESENTATIVE OF THE SUBJECT UTILITY COMPANY; AND

WHEREAS, MY COMPANY DOES NOT HAVE FACILITIES LOCATED IN THE ALLEY, EASEMENT OR RIGHT-OF-WAY AS DESCRIBED IN EXHIBIT "A", OR HAS MADE ARRANGEMENTS WITH THE RELEVANT PROPERTY OWNER FOR THE RELOCATION OF ANY EXISTING FACILITIES; AND

WHEREAS, OUR COMPANY HAS NO FUTURE PLANS FOR SUCH FACILITIES IN SAID LOCATION;

NOW THEREFORE; I DO HEREBY GRANT, BY MY SIGNATURE, MY COMPANY'S CONSENT TO THE CITY OF PFLUGERVILLE FOR THE VACATION OF SAID ALLEY, EASEMENT OR RIGHT-OF-WAY AS DESCRIBED HEREIN.

SIGNATURE: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____
TELEPHONE: _____

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED_____, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S) HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF_____, 20_____.

(SEAL)

_____
NOTARY PUBLIC'S SIGNATURE

SECTION 4:

UDC SUPPLEMENTAL SCHEDULE

DEVELOPMENT APPLICATIONS

- ⇒ **4A: PLANNING & ENGINEERING DEPARTMENTS**
- ⇒ **4B: BUILDING DEPARTMENT**

DEVELOPMENT APPLICATIONS:

PLANNING & ENGINEERING DEPARTMENTS

APPENDIX A

GENERAL

⇒ **Pre-Application Conference**

ZONING & USE APPLICATIONS

⇒ **Zoning & Planned Unit Development (PUD) / Specific Use Permit**
⇒ **Temporary Use Permit**

DEVELOPMENT APPLICATIONS

⇒ **Preliminary Plan**
⇒ **Final Plat**
⇒ **Subdivision Construction Plan (Public Infrastructure)**
⇒ **Site Development Plan**
⇒ **Site Plan Revision & Correction**
⇒ **Site Disturbance / Tree Removal Plan**
⇒ **Right-of-Way Permit**

MISCELLANEOUS

⇒ **Variance, Special Exception, & Appeals to Board of Adjustment**
⇒ **Architectural Review / Waiver to the Planning and Zoning Commission**
⇒ **Homeowner's Association Registration Form**

DEVELOPMENT APPLICATIONS:

BUILDING DEPARTMENT

APPENDIX B

RESIDENTIAL
- ⇒ Residential Building Permit
- ⇒ Residential Addition/ Remodel Permit
- ⇒ Manufactured Home Permit (Chisholm Point/ Boulder Ridge)

COMMERCIAL
- ⇒ Commercial Building Permit
- ⇒ Commercial Remodel/ Addition/ Finish-Out Building Permit
- ⇒ Certificate of Occupancy

MISCELLANEOUS
- ⇒ Accessory Building Permit
- ⇒ Detached Garage Permit
- ⇒ Miscellaneous Building Permit
- ⇒ Demolition Permit
- ⇒ Swimming Pool Permit

MECHANICAL, ELECTRICAL, & PLUMBING
- ⇒ Mechanical, Electrical, and Plumbing Permit
- ⇒ Mechanical Permit
- ⇒ Electrical Permit
- ⇒ Plumbing Permit
- ⇒ Homestead/Homeowner Irrigation Permit
- ⇒ Residential & Commercial Irrigation Permit
- ⇒ Backflow Prevention Assembly Test & Maintenance Report
- ⇒ TCEQ Application for On-site Sewage Facility (New Construction)

SIGNAGE
- ⇒ Sign “A” (Permanent) Permit
- ⇒ Sign “B” (Temporary) Permit
- ⇒ Sign “C” (Temporary Banner Sign) Permit
- ⇒ Common Signage Plan

FLOODPLAIN DEVELOPMENT
- ⇒ Floodplain Development Permit

FOOD ESTABLISHMENT
- ⇒ Food Establishment Permit
- ⇒ Temporary Food Establishment Permit