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}.
4. This site plan has been submitted to the Texas Department of Licensing and Regulation for review of compliance with the Architectural Barriers Act. The reference # _____ is proof of submittal to TDLR.

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	
BUILDING AREA Existing Buildings Proposed Buildings Building # 1 Building # 2 Gross Floor Area	**S.F.** _____ _____ _____ _____ _____	**LOT COVERAGE %** _____ _____ _____ _____ _____

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 City Requirements 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.

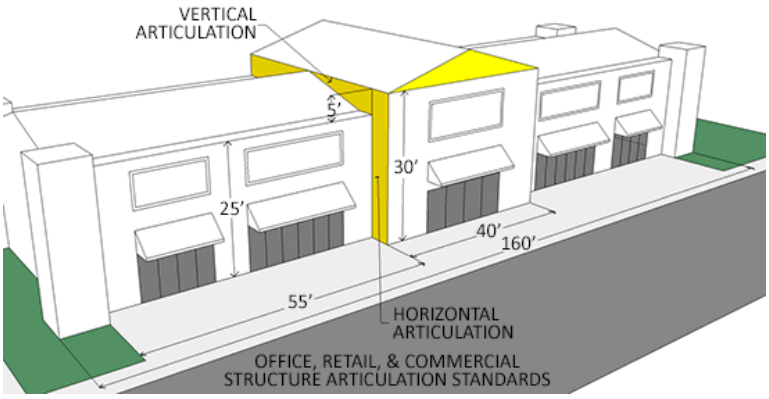
SECTION 3:

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.