Contributing Zone Plan (CZP)

The Carlo at Vista Ridge

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

March 29, 2023

HR Green Project No: 224301.004

Prepared For:
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03/29/2023

TABLE OF CONTENTS

Edwards Aquifer Application Cover Page (TCEQ-20705)……3

Contributing Zone Plan Application (TCEQ-10257)……...7

- Attachment A – Road Map
- Attachment B – USGS Quadrangle Map
- Attachment C – Project Narrative
- Attachment D – Factors Affecting Surface Water Quality
- Attachment E – Volume and Character of Stormwater
- Attachment J – BMPs for Upgradient Stormwater
- Attachment K – BMPs for On-site Stormwater
- Attachment L – BMPs for Surface Streams
- Attachment M – Construction Plans
- Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

Temporary Stormwater Section (TCEQ-0602)……32

- Attachment A – Spill Response Actions
- Attachment B – Potential Sources of Contamination
- Attachment C – Sequence of Major Activities
- Attachment D – Temporary Best Management Practices and Measures
- Attachment F – Structural Practices
- Attachment G – Drainage Area Map
- Attachment H – Temporary Sediment Pond(s) Plans and Calculations
- Attachment I – Inspection and Maintenance for BMPs
- Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Copy of Notice of Intent (NOI)……42

Agent Authorization Form (TCEQ-0599)……..63

Applicant Authorization Forms……..65

Application Fee Form (TCEQ-0574)……67

Core Data Form (TCEQ-10400)……70

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.
3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or if not withdrawn the application will be denied and the application fee will be forfeited.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the effected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: The Carlo at Vista Ridge							**2. Regulated Entity No.:**		
3. Customer Name: GCP XXX, Ltd							**4. Customer No.:**		
5. Project Type: **(Please circle/check one)**	**New** ✔		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	**CZP** ✔	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	**Residential**		**Non-residential** ✔			**8. Site (acres):**			21.482 ac (LOC = 8.94 ac)
9. Application Fee:	$6,500		**10. Permanent BMP(s):**					Jellyfish Filters, Vegetative Filter Strip	
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Williamson		**14. Watershed:**					Turkey Creek – Brushy Creek	

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	**X**
Region (1 req.)	___	___	**X**
County(ies)	___	___	**X**
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	N/A
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin X Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Christine Campbell

Print Name of Customer/Authorized Agent

Christine Campbell 03/29/2023

Signature of Customer/Authorized Agent Date

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

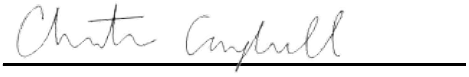
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Christine Campbell

Date: 03/29/2023

Signature of Customer/Agent:



Regulated Entity Name: The Carlo at Vista Ridge

Project Information

1. County: Williamson
2. Stream Basin: Brazos River
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: David Castilla
   Entity: GCP XXX, Ltd
   Mailing Address: 12750 Merit Drive, Suite 1175
   City, State: Dallas, Texas Zip: 75251
   Telephone: 972-671-9120 Fax: _____
   Email Address: dcastilla@gencappartners.com

5. Agent/Representative (If any):

Contact Person: Christine Campbell
Entity: HR Green Development TX, LLC
Mailing Address: 5508 Highway 290 West, Suite 150
City, State: Austin, TX Zip: 78735
Telephone: (512)872-6696 Fax: _____
Email Address: christine.campbell@hrgreen.com

6. Project Location:

☒ The project site is located inside the city limits of Cedar Park.
☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
☐ The project site is not located within any city's limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection.
Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

☒ Area of the site
☒ Offsite areas
☒ Impervious cover
☒ Permanent BMP(s)
☒ Proposed site use
☒ Site history
☒ Previous development
☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site

☐ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☐ Residential: # of Lots: _____
☒ Residential: # of Living Unit Equivalents: 377 units x 0.5 =188.5
☒ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 21.482 Acres

    Total disturbed area: 8.94 Acres

14. Estimated projected population: 377 units * 2.5 people/unit = 942.5 people

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	158,706	÷ 43,560 =	3.64
Parking		÷ 43,560 =	
Other paved surfaces	128,550	÷ 43,560 =	2.95
Total Impervious Cover	287,256	÷ 43,560 =	6.59

Total Impervious Cover 6.59 **÷ Total Acreage** 21.48 **X 100 =** 30.70**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. ☒ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. Type of project:

- ☐ TXDOT road project.
- ☐ County road or roads built to county specifications.
- ☐ City thoroughfare or roads to be dedicated to a municipality.
- ☐ Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

23. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. ☒ **Attachment E - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. ☒ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☐ N/A

26. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek East Regional (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

    ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☐ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel No. 48491C0470F (December 20, 2019).

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
    ☒ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
    ☐ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

    ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. ☐ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

☒ Prepared and certified by the engineer designing the permanent BMPs and measures
☒ Signed by the owner or responsible party
☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
☒ Contains a discussion of record keeping procedures

☐ N/A

57. ☐ **Attachment O - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

☒ N/A

58. ☐ **Attachment P - Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

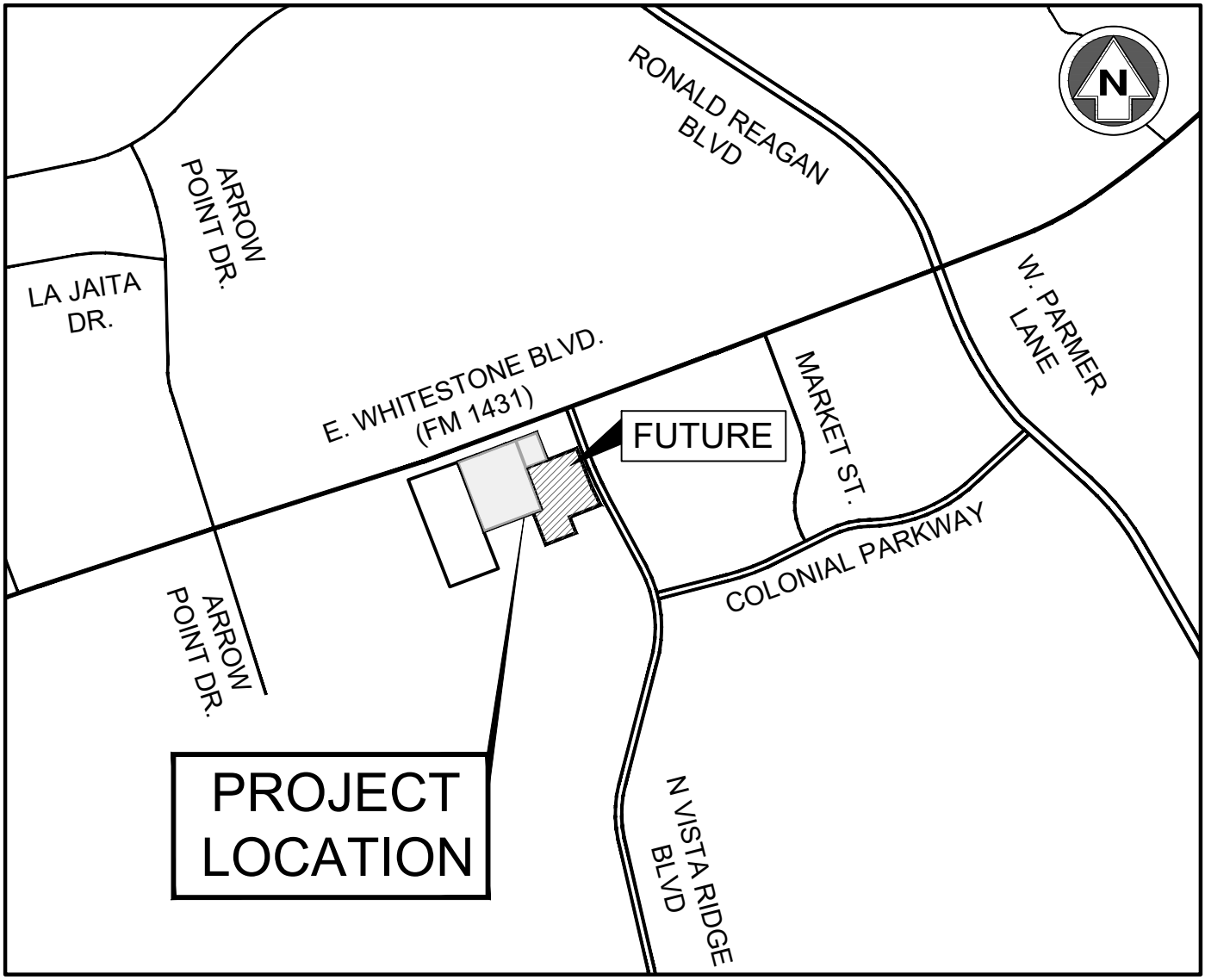
Administrative Information

61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.



HRGreen.
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

THE CARLO AT VISTA RIDGE

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh224301 COVER.dwg, March 29, 2023, 3:07 PM, ccampbell

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads..... U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

LEANDER, TX
2022

NSN 7643016396981
NGA REF NO. USGSX24K25238

ATTACHMENT C – PROJECT NARRATIVE

The Carlo at Vista Ridge is a proposed mixed-use development which is part of a ±21.5-acre larger overall development. It is located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. This site is in the City of Cedar Park, Williamson County, and is located within the Edwards Aquifer Contributing Zone. This proposed multi-family and commercial development is primarily situated on Block A, Lot 3A (6.198 acres) and Lot 2A (1.043 acres) of The Carlo at Vista Ridge Final Plat. To the west, Block A, Lot 4A is 8.362 acres of open space and parkland to be privately maintained with public access. A future commercial area along N Vista Ridge Blvd will be developed on Block A, Lot 1A (5.879 acres).

The existing project site is primarily undeveloped with trees and brush. A ridge roughly bisects the property, sending runoff east towards N Vista Ridge Blvd or northwest towards the floodplain. A portion of Lot 4A (8.362 acres of open space/parkland) is located within the boundaries of a FEMA 100-year floodplain (Zone AE) as defined by FEMA FIRM Panel No. 48491C0470F, dated December 20, 2019. No development is proposed in the FEMA floodplain.

The proposed development results in an impervious cover of 30.69% and will have the associated runoff treated by two Jellyfish Filters (East-JF and West-JF) and a temporary vegetative filter strip. Of the ±21.5 acres of the proposed The Carlo at Vista Ridge property, there is approximately 6.59 acres of impervious cover. Based on the 80% TSS removal requirement by TCEQ, we need to provide 5,736 lbs of TSS removal for the proposed development. As shown in the calculations, the Jellyfish Filters and temporary vegetative filter strip satisfy the TSS removal requirement. The proposed West-JF was sized to remove the required 2,793 lbs of TSS in the proposed condition. The West-JF will receive 3.47 acres of onsite flow with approximately 3.21 acres of impervious cover and provide 2,920 lbs of TSS removal in the proposed condition. The proposed East-JF was sized to remove the required 2,671 lbs of TSS in the proposed condition. The East-JF will receive 3.77 acres of onsite flow with approximately 3.07 acres of impervious cover and provide 2,740 lbs of TSS removal in the proposed condition. The temporary vegetative filter strip will receive 0.37 acres of onsite flow with approximately 0.24 acres of impervious cover and provide 226 lbs of TSS removal in the proposed condition. The temporary vegetative filter strip will be replaced by the future development's water quality BMP. Approximately 0.07 acres of impervious cover is bypassing treatment. The proposed BMPs are overtreating to account for the bypass impervious cover.

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the construction site include the following:

- Soil erosion due to the clearing of the site for wastewater improvements.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Hydrocarbons from asphalt paving operations.
- Miscellaneous trash and litter from construction.

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the site after construction is completed include the following:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings.
- Dirt and dust from vehicles.
- Trash and litter.

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

A ridge roughly bisects the property, sending runoff east towards N Vista Ridge Blvd or northwest towards the floodplain. The slopes on the site range from mild along the ridge, to very steep on the central northern edge where a large ditch is located on the property. The western edge of the site is also very steep, where the site terrain starts to slope downward to the floodplain. The runoff will be captured by proposed grate inlets along the drive aisles then conveyed via storm sewers to the proposed Jellyfish Filters.

The proposed development results in an impervious cover of 30.69% and will have the associated runoff treated by two Jellyfish Filters (East-JF and West-JF) and a temporary vegetative filter strip. Of the ±21.5 acres of the proposed The Carlo at Vista Ridge property, there is approximately 6.59 acres of impervious cover. Based on the 80% TSS removal requirement by TCEQ, we need to provide 5,736 lbs of TSS removal for the proposed development. As shown in the calculations, the Jellyfish Filters and temporary vegetative filter strip satisfy the TSS removal requirement. The proposed West-JF was sized to remove the required 2,793 lbs of TSS in the proposed condition. The West-JF will receive 3.47 acres of onsite flow with approximately 3.21 acres of impervious cover and provide 2,920 lbs of TSS removal in the proposed condition. The proposed East-JF was sized to remove the required 2,671 lbs of TSS in the proposed condition. The East-JF will receive 3.77 acres of onsite flow with approximately 3.07 acres of impervious cover and provide 2,740 lbs of TSS removal in the proposed condition. The temporary vegetative filter strip will receive 0.37 acres of onsite flow with approximately 0.24 acres of impervious cover and provide 226 lbs of TSS removal in the proposed condition. The temporary vegetative filter strip will be replaced by the future development's water quality BMP. Approximately 0.07 acres of impervious cover is bypassing treatment. The proposed BMPs are overtreating to account for the bypass impervious cover.

The existing runoff coefficient for The Carlo at Vista Ridge site is 0.02 (0% impervious cover) and the proposed runoff coefficient is 0.26 (30.7% impervious cover). Detailed existing and proposed flow data for the points of interest are provided on the drainage plan as part of the construction documents submitted with this application.

ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

There is no upgradient, offsite flow that will be captured in The Carlo at Vista Ridge proposed storm infrastructure in the proposed condition.

ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

The runoff originating from the impervious cover on the site will be captured by a series of inlets running along all drive aisles. This flow discharges directly into the Jellyfish Filters or temporary vegetative filter strip. Refer to the attached Construction Plans for water quality treatment details.

ATTACHMENT L – BMPS FOR SURFACE STREAMS

There are no surface streams on the site. The runoff originating from the impervious cover on the site will be captured by a series of inlets running along all drive aisles. This flow discharges directly into the Jellyfish Filters or temporary vegetative filter strip. Refer to the attached Construction Plans for water quality treatment details.

ATTACHMENT M – CONSTRUCTION PLANS

Construction plans are attached.

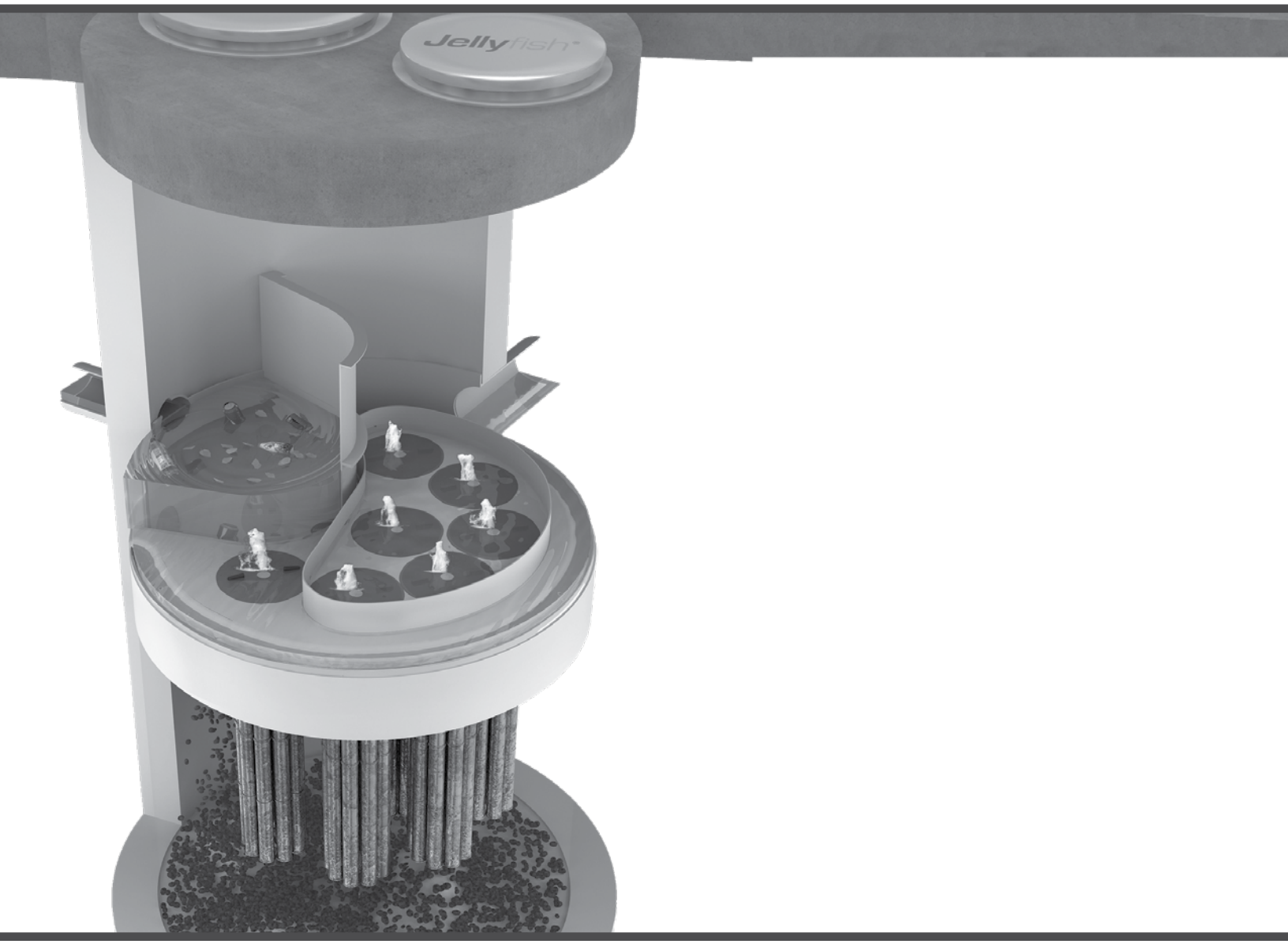
ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

There are no surface streams on the site. However, the site conveys stormwater to the Jellyfish Filters or temporary vegetative filter strip before discharging to Spanish Oak Creek and Brushy Creek.

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter Maintenance Guide



Jellyfish®

JELLYFISH® FILTER
INSPECTION & MAINTENANCE GUIDE

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

TABLE OF CONTENTS

Inspection and Maintenance Overview 3

Inspection Procedure.....3

Maintenance Procedure.....4

Cartridge Assembly & Cleaning.....5

Inspection Process 7

1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

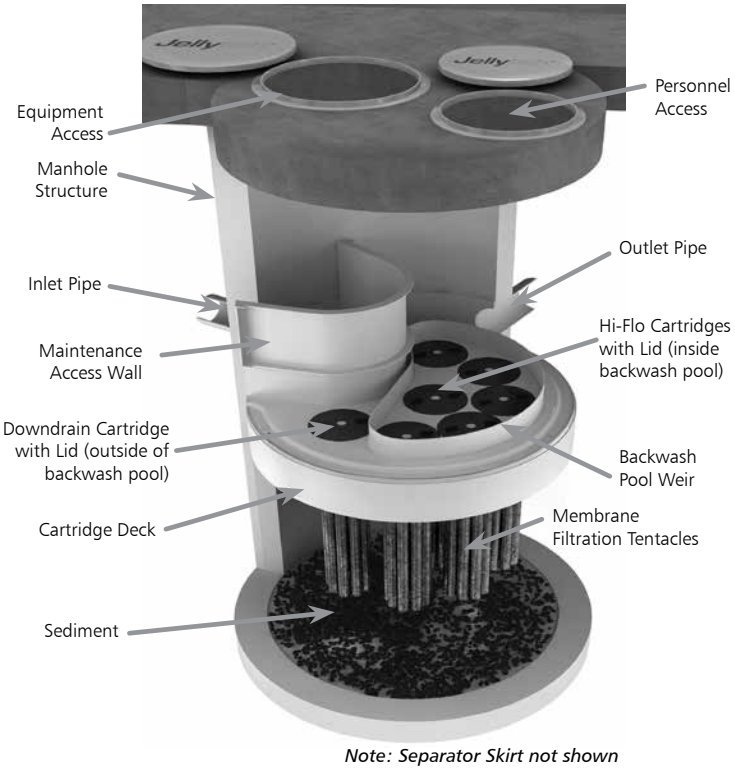
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

3.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.

Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

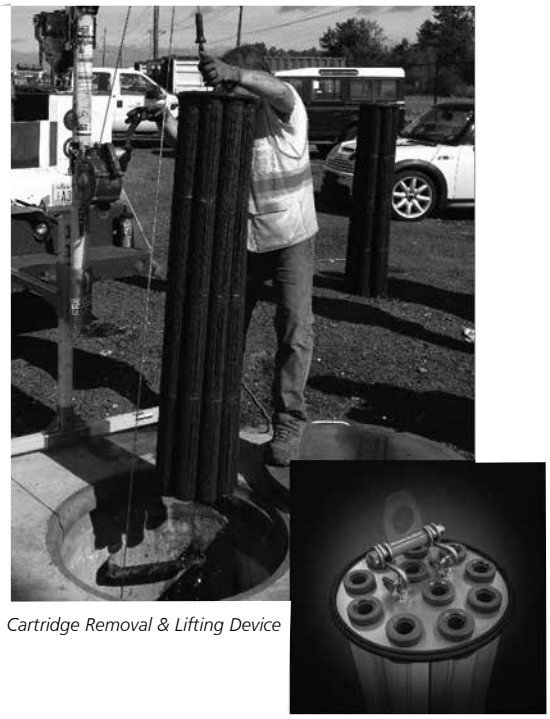
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



Cartridge Removal & Lifting Device

2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.

4. Collected rinse water is typically removed by vacuum hose.
5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.

Vacuuming Sump Through MAW

3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.

Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. ***Caution: Do not force the cartridge downward; damage may occur.***
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

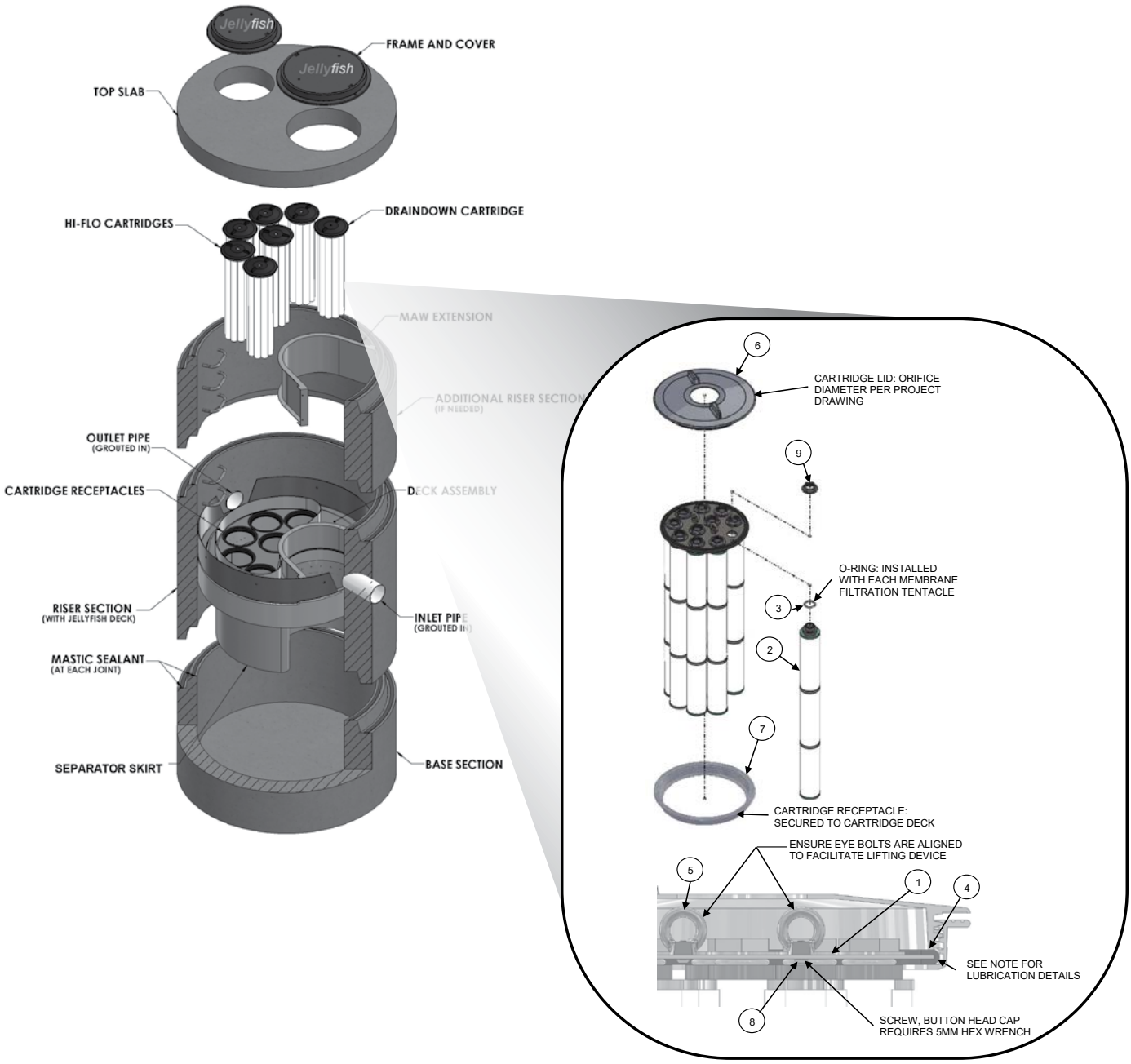


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lide (ITem 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner:				Jellyfish Model No:		
Location:				GPS Coordinates:		
Land Use:	Commercial:		Industrial:		Service Station:	
	Roadway/Highway:		Airport:		Residential:	

Date/Time:						
Inspector:						
Maintenance Contractor:						
Visible Oil Present: (Y/N)						
Oil Quantity Removed:						
Floatable Debris Present: (Y/N)						
Floatable Debris Removed: (Y/N)						
Water Depth in Backwash Pool						
Draindown Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Draindown Cartridges: (Y/N)						
Hi-Flo Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Hi-Flo Cartridges: (Y/N)						
Sediment Depth Measured: (Y/N)						
Sediment Depth (inches or mm):						
Sediment Removed: (Y/N)						
Cartridge Lids intact: (Y/N)						
Observed Damage:						
Comments:						

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Support

- Drawings and specifications are available at www.conteches.com/jellyfish.
- Site-specific design support is available from Contech Engineered Solutions.
- Find a Certified Maintenance Provider at www.conteches.com/ccmp

800.338.1122
www.ContechES.com

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NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE (AVAILABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.

An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information.

BMP	West Jellyfish Filter
Responsible Party for Maintenance:	GCP XXX, Ltd
Address:	12750 Merit Drive, Suite 1175
City, State, Zip:	Dallas, TX 75251
Telephone Number:	(972) 671-9120

Signature of Responsible Party _____

03/29/2023

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information.

BMP	East Jellyfish Filter
Responsible Party for Maintenance:	GCP CP Commercial North, Ltd
Address:	12750 Merit Drive, Suite 1175
City, State, Zip:	Dallas, TX 75251
Telephone Number:	(972) 671-9120

Signature of Responsible Party

03/29/2023

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Christine Campbell

Date: 03/29/2023

Signature of Customer/Agent:

Christine Campbell

Regulated Entity Name: The Carlo at Vista Ridge

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☒ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☐ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A – SPILL RESPONSE ACTIONS

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses. Measures include reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the Owner and to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.
- Any reportable quantity hydrocarbon or hazardous material spill should be reported to the TCEQ at 512-339-2929 (Austin office) between 8 AM and 5 PM or at the following after hours, 24-hour toll free number 1-800-832-8224.

For a spill of Reportable Quantity:

- Initial notification. Upon the determination that a reportable discharge or spill has occurred, the responsible person shall notify the TCEQ as soon as possible and within 24 hours after the discovery of the spill or discharge at 512-339-2929 (Austin office) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224.
- Method of notification. The responsible person shall notify the agency in any reasonable manner including by telephone, in person, or by any other method approved by the agency. In all cases, the initial notification shall provide, to the extent known, the information listed in subsection (d) of Title 30, Part I, Chapter 327, Rule §327.3. Notice provided under this section satisfies the federal requirement to notify the State Emergency Response Commission in the State of Texas.
- Notification of local government authorities. If the discharge or spill creates an imminent health threat, the responsible person shall immediately notify and cooperate with local emergency authorities. The responsible party will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement its emergency management plan, which may include notifying and evacuating affected persons. In the absence of a local emergency authority, the responsible person shall take reasonable measures to notify potentially affected persons of the imminent health threat.
- As soon as possible, but no later than two (2) weeks after discovery of the spill or discharge, the Contractor shall reasonably attempt to notify the Owner (if identifiable) or Occupant of the property upon which the discharge or spill occurred as well as the occupants of any property that the Contractor believes is adversely affected.

More information on spill rules and appropriate responses is available on the TCEQ website at:
http://www.tceq.texas.gov /response/

Vehicle and Equipment Maintenance:

- If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- Always use secondary containment, such as drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
  - Place drip pans or absorbent materials under paving equipment when not in use.
  - Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
  - Promptly transfer used fluids to the proper waste or recycling drums. Do not leave full drip pans or other containers lying around.
  - Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over the waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
  - Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all of the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Once grading activities begin, erosion of bare soil during rainfall events is the most common source of contamination. Silt fences will be installed at the beginning of the grading operation to minimize the potential for transport of the soil offsite.

Asphalt products will be used on this project. After placement of asphalt, emulsion, or coatings, the applicant will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt curing time, the applicant should maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur.

During construction activities, potential sources of contamination would include petroleum products leaking from construction equipment. The contractor will be advised to keep the equipment in working order and report any spills per the spill response plan.

Other potential sources of contamination include hydraulic fluid and diesel fuel from mechanical equipment and vehicles, as well as paints and chemicals used on site. Any spills shall be handled according to the Spill Response Actions in **Attachment A**.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The first activity of construction will be to install the erosion control measures, consisting of silt fences, rock berm, inlet protection, stabilized construction entrances, a concrete truck washout, and a temporary spoils area. Temporary erosion control measures will remain in place throughout the duration of construction and will be required to be maintained by the contractor to ensure proper functionality, especially after storm events. All disturbed areas to remain pervious will be vegetated using the procedures detailed in the construction plans and all temporary erosion control measures will be removed upon revegetation. Construction activities associated with this application is expected to disturb approximately 8.94 acres of the site.

Major Construction Activities and Sequencing:

The major construction activities for this project will include and be sequenced as follows:

1. Established Best Management Practices shall consist of the following: silt fencing, a temporary spoils area, a concrete truck washout pit, and temporary construction entrances (Estimated area to be disturbed = 0.70 Acres). These items are to remain and be maintained throughout all construction activities.

2. Initial site mass grading operation including right-of-way and first grading. (Estimated area to be disturbed = 8.94 Acres)
3. Installation of utilities including storm, water, and wastewater (Estimated area to be disturbed = 0.89 Acres).
4. Construction of street/driveway pavement including backfill behind curbs (estimated area to be disturbed = 2.57 Acres)
5. Construction (estimated area to be disturbed = 8.94 Acres).
6. Final soil stabilization for the site and removal of temporary BMPs once the soil has been stabilized.

The contractor is responsible for implementing and maintaining the storm water pollution prevention plan which includes maintaining all the necessary erosion controls throughout construction.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

As shown on the Construction Erosion Control Plans, temporary BMP practices and measures will include installing silt fences, rock berm, inlet protection, stabilized construction entrances, a concrete truck washout, and a temporary spoils area prior to beginning grading operations on the site. Temporary measures are intended to provide a method of slowing the upgradient flow, onsite flow or runoff from the construction site in order to allow sediment and suspended solids to settle out of the water. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features. As a temporary BMP, a silt fence will be installed to reduce pollutants. BMP measures utilized in this plan are intended to allow storm water to continue downstream after passing through for treatment.

Site Preparation:
The methodology for pollution prevention of all on-site stormwater will include a) the erection of silt fences along the downgradient boundary of the construction activities, b) installation of inlet protection at all inlets, c) installation of a stabilized construction entrance to reduce the dispersion of sediment from the site, and d) installation of a construction staging area.

Construction:
All installed erosion control measures will be inspected, and if necessary, repaired before any additional construction begins, as well as periodically throughout the construction process. The contractor will be responsible for all maintenance of erosion control measures, as well as the installation of all remaining on-site control measures, including the concrete truck washout, as necessary.

ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE

There are no sensitive features on-site.

ATTACHMENT F – STRUCTURAL PRACTICES

No flows toward exposed soils are anticipated and all runoff from the site will encounter a silt fence or rock berm before exiting the property.

ATTACHMENT G – DRAINAGE AREA MAPS

Refer to the construction plans attached.

ATTACHMENT H – TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls, such as silt fences, inlet protection, stabilized construction entrances, rock berm, and temporary vegetative filter strip will be used.

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

See construction plans included with this application submittal.

Temporary Best Management Practices (BMPs) and measures will be used during construction to prevent pollution of groundwater, surface water and naturally occurring environmental features. Silt fence, rock berm, inlet protection, stabilized construction entrances, concrete washout area, and a temporary spoils area will be installed prior to beginning construction and prior to commencement of any of the activities defined in the sequence of construction as ***Attachment C***. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. Weekly inspections will be documented in an inspection report. The inspection reports will document maintenance activities, sediment removal, and any modifications to the erosion and sedimentation controls. The perimeter fence shall be regularly monitored to ensure that the buffers remain no-construction zones until the site work has been completed and authorization has been granted by the engineer. Refer to the construction plans attached for specific controls and details.

BMPs and measures will prevent pollution of surface water or groundwater that originates on site or flows off-site, including pollution caused by contaminated stormwater run-off from the site, through the use of silt fences placed immediately downstream of disturbed areas and inlet protection at all inlets. To minimize destruction to any portion of the Contributing Zone, on-site perimeter silt fence will also be implemented for pertinent areas throughout the entirety of construction. The Contractor is expected to inspect the controls weekly and after significant rainfalls to ensure proper function. When silt accumulates six (6) inches in depth the Contractor shall promptly remove the silt from the controls.

BMPs and measures will prevent pollutants from entering surface streams or the aquifer by intercepting stormwater potentially carrying sediment and other pollutants. BMPs and measures will implement a stabilized construction entrance, a construction stockpiling/staging area, and a concrete washout area to help minimize pollutant run-off and erosion generated during construction. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid in controlling dust. BMPs will be implemented to limit/prevent contaminated inflow from entering surface streams or the aquifer. These practices are to include the following measures: the use of silt fence, vegetative buffer zones, and inlet protection. The fabricated silt fence barricade will provide help to reduce the likelihood of contaminated runoff from entering the aquifer. If any sensitive features are identified by TCEQ inspections, or during excavation or construction, measures appropriate to the sensitivity of the discovered feature will be enacted. No blasting is proposed.

<u>Temporary Erosion and Sedimentation Notes:</u>

1. The Contractor shall maintain, install erosion/sedimentation controls and tree/natural protective fencing prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls and tree/natural area protective fencing shall be in accordance with the TCEQ Technical Guidance Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. A pre-construction conference shall be held on-site with the Contractor, design engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation and tree/natural area protection measures and prior to beginning any site preparation work. The Contractor shall notify the Environmental Inspector at least three (3) days prior to the meeting date.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing engineer, environmental specialist or city arborist as appropriate. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

5. The Contractor is required to inspect the controls at weekly intervals and after significant rainfall events to ensure that they are functioning properly. The person(s) responsible for maintenance of controls shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. Prior to final acceptance by the City, haul roads and waterway crossing constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved soil disposal sites.
7. All work must stop if a void in the rock substrate is discovered, which is one (1) square foot in total area, blows air from within the substrate, and/or consistently received water during any rain event. At this time it is the responsibility of the project manager to immediately contact an Environmental Inspector for further investigation.
8. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.
9. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.
10. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the engineer. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the engineer.
11. Any dirt, mud, rocks, debris, etc., that is spilled, tracked, or otherwise deposited on any existing paved street shall be cleaned up immediately.

Dewatering Operations

1. Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP area under way, inspect weekly to verify continued BMP implementation.
2. Inspect BMPs subject to non-stormwater discharges daily while non-stormwater discharges occur.
3. Unit-specific maintenance requirements are included with the description of each technology.
4. Sediment removed during the maintenance of a dewatering device may be either spread onsite and stabilized, or disposed of at a disposal site.
5. Sediment that is commingled with other pollutants must be disposed of in accordance with all applicable laws and regulations.

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Contractors will ensure that existing vegetation is preserved where attainable and that disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to temporary seeding, permanent seeding, mulching, geotextiles, sodding, tree protection, preservation of natural vegetation and other appropriate measures. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days. Refer to the construction plans attached for the TCEQ Notes, the Existing Conditions, and the Erosion & Sedimentation Control Plan.

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text.

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

GCP XXX, Ltd

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: David Castilla Suffix: Click here to enter text.

Title: President Credentials: Click here to enter text.

Phone Number: 972-671-9120 Fax Number: Click here to enter text.

E-mail: dcastilla@gencappartners.com

Mailing Address: 12750 Merit Drive, Suite 1175

City, State, and Zip Code: Dallas, Texas 75251

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☐ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☒ Corporation	☐ Other: Click here to enter text.
☐ Estate	

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0-20
☒ 21-100
☐ 101-250
☐ 251-500
☐ 501 or higher

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32084670085

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: 0804575085

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Ms.

First and Last Name: Christine Campbell Suffix: Click here to enter text.

Title: Project Engineer Credential: P.E.

Organization Name: HR Green Development TX, LLC

Phone Number: 512-872-6696 Fax Number: Click here to enter text.

E-mail: christine.campbell@hrgreen.com

Mailing Address: 5508 Highway 290 West, Suite 150

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Austin, Texas 78735

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): The Carlo at Vista Ridge

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Land development – multi-family residential and commercial

d) County or Counties (if located in more than one): Williamson

e) Latitude: 30.530363 Longitude: -97.793469

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: 2300 E Whitestone Blvd

City, State, and Zip Code: Cedar Park, Texas 78613

Section B:

Location Description: Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

City (or city nearest to) where the site is located: Cedar Park

Zip Code where the site is located: 78613

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1522**

d) What is the Secondary SIC Code(s), if applicable? 1542

e) What is the total number of acres to be disturbed? 8.94 ac

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? 2023

h) What is the estimated end date of the project? 2024

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Spanish Oak Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244A

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text.

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: David Castilla

Operator Signatory Title: President

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____ Date: 04/06/23 NOI

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select “Advanced Search” to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

Staple the check or money order to this form in this space.

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I David Castilla,
Print Name

President,
Title - Owner/President/Other

of GCP XXX, Ltd,
Corporation/Partnership/Entity Name

have authorized Christine Campbell, P.E.
Print Name of Agent/Engineer

of HR Green Development TX, LLC
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

NOL _____
Applicant's Signature

04/06/23
Date

THE STATE OF Texas §

County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared David E Castillo known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 6th day of April, 2023.

Rhonda R Tabor
NOTARY PUBLIC

RHONDA R TABOR
Notary Public, State of Texas
Comm. Expires 09-19-2024
Notary ID 126667882

Rhonda R Tabor
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-19-2024

To: Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
13100 Park 35 Circle, Building A
Austin, TX 78753

From: GCP CP Commercial North, Ltd
12750 Merit Drive, Suite 1175
Dallas, TX 75251

Re: The Carlo at Vista Ridge - Applicant Authorization

To Whom It May Concern,

I, David Castilla, President, on the behalf of GCP CP Commercial North, Ltd, the owner of the 1.043-acre tract, deeded in Document No. 2022104064 of the Official Records of Williamson County, Texas do hereby authorize GCP XXX, Ltd the applicant for TCEQ Contributing Zone Plan application filed for the referenced property, to perform regulated activities related to said Permit including permitting, constructing, operating, maintaining temporary and permanent water quality controls, in accordance with said Permit upon approval by TCEQ.

Sincerely,

DC

David Castilla, President

State of Texas §

County of Dallas §

Before ME, the undersigned authority, on this day personally appeared David E Castilla known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this 6th day of April, 2023

RHONDA R TABOR
Notary Public, State of Texas
Comm. Expires 09-19-2024
Notary ID 126667882

Rhonda R Tabor

NOTARY PUBLIC

Rhonda R Tabor

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-19-2024

To: Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
13100 Park 35 Circle, Building A
Austin, TX 78753

From: GCP CP Commercial South, Ltd
12750 Merit Drive, Suite 1175
Dallas, TX 75251

Re: The Carlo at Vista Ridge - Applicant Authorization

To Whom It May Concern,

I, David Castilla, President, on the behalf of GCP CP Commercial South, Ltd, the owner of the 5.879-acre tract, deeded in Document No. 2022104065 of the Official Records of Williamson County, Texas do hereby authorize GCP XXX, Ltd the applicant for TCEQ Contributing Zone Plan application filed for the referenced property, to perform regulated activities related to said Permit including permitting, constructing, operating, maintaining temporary and permanent water quality controls, in accordance with said Permit upon approval by TCEQ.

Sincerely,

NDC

David Castilla, President

State of Texas §

County of Dallas §

Before ME, the undersigned authority, on this day personally appeared David E Castilla known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this 6th day of April, 2024

Rhonda R Tabor

NOTARY PUBLIC

RHONDA R TABOR
Notary Public, State of Texas
Comm. Expires 09-19-2024
Notary ID 126667882

Rhonda R Tabor

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-19-2024

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Carlo at Vista Ridge

Regulated Entity Location: Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

Name of Customer: GCP XXX, Ltd

Contact Person: David Castilla Phone: 972-671-9120

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☒ Austin Regional Office

☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	21.482 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

WDC

Signature: _____ Date: 04/06/23

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) | *If new Customer, enter previous Customer below:*

GCP XXX, Ltd

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (*if applicable*)
0804575085	32084670085		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☐ 0-20 ☒ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

12750 Merit Drive

Suite 1175

City	State	ZIP	ZIP + 4
Dallas	TX	75251	

16. Country Mailing Information (*if outside USA*)

17. E-Mail Address (*if applicable*)

dcastilla@gencappartners.com

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(972) 671-9120		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

The Carlo at Vista Ridge

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2300 E Whitestone Blvd							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

26. Nearest City	**State**	**Nearest ZIP Code**
Cedar Park	TX	78613

27. Latitude (N) In Decimal:	30.530363		**28. Longitude (W) In Decimal:**	-97.793469	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	31	49.31N	97	47	36.49W

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1522	1542	236116	236220

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Land development - Multi-family, mixed-use

34. Mailing Address:	**12750 Merit Drive**							
	Suite 1175							
	City	**Dallas**	**State**	**TX**	**ZIP**	**75251**	**ZIP + 4**	

35. E-Mail Address:	**dcastilla@gencappartners.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** ***(if applicable)***
(972) 671-9120		**( ) -**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

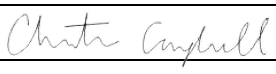
SECTION IV: Preparer Information

40. Name:	Christine Campbell	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 872-6696		**( ) -**	christine.campbell@hrgreen.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	HR Green Development TX, LLC	**Job Title:**	Project Engineer
Name*(In Print)* **:**	Christine Campbell	**Phone:**	**(** 512 **)** 872-6696
Signature:		**Date:**	3/29/2023

OWNER / DEVELOPER:

GCP XXX, LTD
MARK JOHNSON
12750 MERIT DRIVE,
SUITE 1175
DALLAS, TEXAS 75251
(972) 671-9120

ENGINEER/SURVEYOR:

HR GREEN DEVELOPMENT, TX
SHERVIN NOOSHIN, P.E.
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
(512) 872-6696

OWNER / DEVELOPER:

GCP CP COMMERCIAL SOUTH, LTD.
MARK JOHNSON
12750 MERIT DRIVE,
SUITE 1175
DALLAS, TEXAS 75251
(972) 671-9120

ARCHITECT :

BOARMAN KROOS VOGEL GROUP, INC.
SAM WATKINS
1412 MAIN STREET
ADOLPHUS TOWER SUITE 700
DALLAS, TEXAS 75202
(612) 339-3752

OWNER / DEVELOPER:

GCP CP COMMERCIAL NORTH, LTD.
MARK JOHNSON
12750 MERIT DRIVE,
SUITE 1175
DALLAS, TEXAS 75251
(972) 671-9120

LANDSCAPE ARCHITECT:

BOARMAN KROOS VOGEL GROUP, INC.
COLLIN KOONCE
1412 MAIN STREET
ADOLPHUS TOWER SUITE 700
DALLAS, TEXAS 75202
(612) 339-3752

SITE SUMMARY

PROJECT NAME:	THE CARLO AT VISTA RIDGE
SITE ADDRESS:	2300 WHITESTONE BLVD. CEDAR PARK, TX 78619
CURRENT ZONING (Z21.22.02.24.E6) :	PLANNED DEVELOPMENT - MIXED USE (PD-MU), Z-21-008
TOTAL SITE AREA:	21.48 AC.
AREA WITHIN LIMITS OF CONSTRUCTION:	8.84 AC.
IMPERVIOUS COVER:	30.70%
IMPERVIOUS COVER:	287,256 SF

FLOODPLAIN INFORMATION:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NO. 48491C0470F, EFFECTIVE 12/20/2019.

WATERSHED:

THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED.

BENCHMARK:

NAVD 88 - OPUS
BM#1: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'
BM#2: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'
BM#3: MAG W/ "HRGREEN" WASHER ELEV = 886.27'
BM#201:IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

TOPOGRAPHIC AND TREE SURVEY PERFORMED BY HR GREEN IN MAY 2022.

BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

GENERAL NOTES:

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE CEDAR PARK AREA "ONE CALL" SYSTEM @ 472-2822, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, CEDAR PARK, TEXAS).
5. THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).
6. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. THIS SITE IS COMPOSED OF THREE (3) LOTS (LAND STATUS DETERMINATION).
8. ALL DETENTION BASINS AND APPURTENANCES WHICH RECEIVE STORM WATER RUNOFF FROM COMMERCIAL OR MULTIFAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE CITY OF AUSTIN'S DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.
9. WATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK.
10. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK.
11. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
12. THE APPLICANT WILL CONDUCT SOIL TESTING IN ACCORDANCE WITH TEST II OR TEST III AS DESCRIBED UNDER THE REQUIREMENTS OF CHAPTER 330, SUBCHAPTER T OF THE TCEQ DURING CONSTRUCTION TO DETERMINE WHETHER THE SITE OVERLIES A CMSWL.
13. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

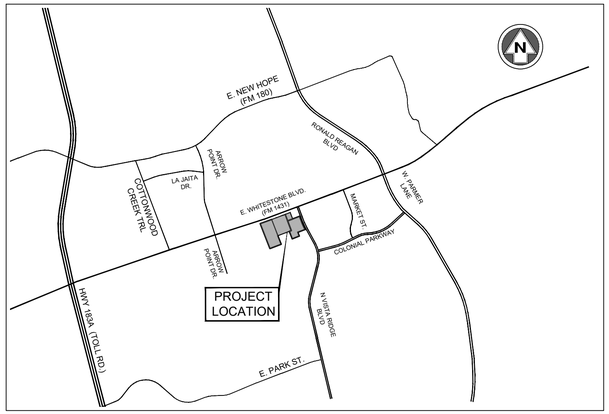
REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Cedar Park Approval Date	Date Imaged

SITE DEVELOPMENT PLANS FOR THE CARLO AT VISTA RIDGE

2300 WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613

INITIAL SUBMITTAL:
MARCH 20, 2023



LOTS 2, 3, 8, 9, 10 AMENDED PLAT OF THE SHOPS AT VISTA RIDGE SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET GG, SLIDES 12-13, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. THESE LOTS ARE TO BE RESUBDIVIDED INTO BLOCK A, LOTS 1A, 2A, 3A AND 4A - THE CARLO AT VISTA RIDGE.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF ONE (1) FIVE-STORY RESIDENTIAL BUILDING WITH PARKING GARAGE APPROXIMATELY 417,227 SF (GSF) ON A 6.198 ACRE SITE AND A COMMERCIAL BUILDING TOTALING APPROXIMATELY 5,548 SF (GSF) ON A 1.043 ACRE SITE WITH ASSOCIATED PARKING, WATER QUALITY, DETENTION AND UTILITY IMPROVEMENTS.

02/20/23
DATE

SHERVIN NOOSHIN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 96807
HR GREEN DEVELOPMENT TX - FIRM NO 16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Owner GCP XXX LTD. / GCP CP COMMERCIAL NORTH LTD. / GCP CP COMMERCIAL SOUTH, LTD.
Address: 12750 MERIT DRIVE SUITE 1175
DALLAS, TX 75251
Phone: (972) 671-9120 Cell: Acreage: 21.48 AC. Total Impervious Cover: 6.59 AC.
Legal Description: 21.482 ACRES IN LOTS 2,3,8,9,10 OF THE SHOPS AT VISTA RIDGE AMENDED PLAT WILLIAMSON COUNTY, TEXAS
Address: 2300 WHITESTONE BLVD. CEDAR PARK, TEXAS 78613
Land Use Summary: [*square footage of building (s) for each land use and number of units if multi-family*]

Zoning: PLANNED DEVELOPMENT - MIXED USE (PD-MU) Date:
Person Preparing Plan : Shervin Nooshin Company: HR GREEN DEVELOPMENT TX
Address: 5508 Highway 290 West Suite 150 Austin, Texas 78735
Phone: (512) 872-6696 Cell:
Engineer: Shervin Nooshin Company: HR GREEN DEVELOPMENT TX
Phone: (512) 872-6696 Cell:
Address: 5508 Highway 290 West Suite 150 Austin, Texas 78735

REVIEWED FOR CODE COMPLIANCE
SIGNATURE REQUIRED FROM ALL DEPARTMENTS

PLANNING DATE
ENGINEERING SERVICES DATE
INDUSTRIAL PRETREATMENT DATE
FIRE PROTECTION DATE
LANDSCAPE PLANNER DATE
ADDRESSING DATE
SITE DEVELOPMENT PERMIT NUMBER **2023-9-SD**

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	FINAL PLAT (1 OF 3)
3	FINAL PLAT (2 OF 3)
4	FINAL PLAT (3 OF 3)
5	GENERAL NOTES (1 OF3)
6	GENERAL NOTES (2 OF 3)
7	GENERAL NOTES (3 OF 3)
8	TCEQ GENERAL CONSTRUCTION NOTES
9	EXISTING CONDITIONS PLAN
10	TREE LIST 1
11	TREE LIST 2
12	EROSION & SEDIMENTATION CONTROL PLAN
13	EROSION CONTROL DETAILS
14	OVERALL SITE PLAN
15	DETAILED SITE PLAN A
16	DETAILED SITE PLAN B
17	SITE PLAN TABLES
18	DIMENSIONAL CONTROL SITE PLAN A
19	DIMENSIONAL CONTROL SITE PLAN B
20	OVERALL PAVING PLAN
21	SITE PLAN DETAILS (1 OF 2)
22	SITE PLAN DETAILS (2 OF 2)
23	FIRE PROTECTION PLAN
24	EXISTING DRAINAGE AREA MAP
25	PROPOSED DRAINAGE AREA MAP
26	INLET DRAINAGE AREA MAP
27	INLET DRAINAGE CALCULATIONS
28	OVERALL GRADING PLAN
29	GRADING PLAN A
30	GRADING PLAN B
31	OVERALL STORM SEWER PLAN
32	STORM SEWER PLAN A
33	STORM SEWER PLAN B
34	STORM SEWER PLAN C
35	STORM SEWER PLAN D
36	DRAINAGE DETAILS
37	WATER QUALITY DRAINAGE AREA MAP
38	WATER QUALITY CALCULATIONS
39	JELLY FISH WATER QUALITY EAST
40	DETENTION POND EAST
41	JELLY FISH WATER QUALITY WEST
42	DETENTION POND WEST
43	WASTEWATER COLLECTION PLAN
44	WASTEWATER UTILITY DETAILS
45	OVERALL WATER DISTRIBUTION PLAN
46	WATER DISTRIBUTION PLAN A
47	WATER DISTRIBUTION PLAN B
48	WATER UTILITY DETAILS
49	CONSTRUCTION DETAILS (1 OF 2)
50	CONSTRUCTION DETAILS (2 OF 2)
51	MULTI-FAMILY OVERALL ELEVATIONS
52	COMMERCIAL BUILDING ELEVATIONS
53	ELECTRICAL PHOTOMETRIC
54	LANDSCAPE COVER SHEET
55	LANDSCAPE GENERAL NOTES - GRAPHIC LEGEND
56	OVERALL SITE REFERENCE PLAN
57	LANDSCAPE MATERIALS SCHEDULE
58	TREE PRESERVATION PHASE 1
59	TREE MITIGATION PLAN PHASE 1
60	OVERALL LANDSCAPE PLAN
61	LANDSCAPE PLAN
62	LANDSCAPE PLAN
63	LANDSCAPE PLAN
64	LIGHTING PLAN
65	LIGHTING PLAN
66	LIGHTING PLAN
67	OVERALL PLANTING PLAN
68	PLANTING PLAN
69	PLANTING PLAN
70	PLANTING PLAN
71	OVERALL IRRIGATION PLAN
72	IRRIGATION PLAN
73	IRRIGATION PLAN
74	IRRIGATION DETAILS

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen.
DEVELOPMENT TX

COVER SHEET

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 1 of 74

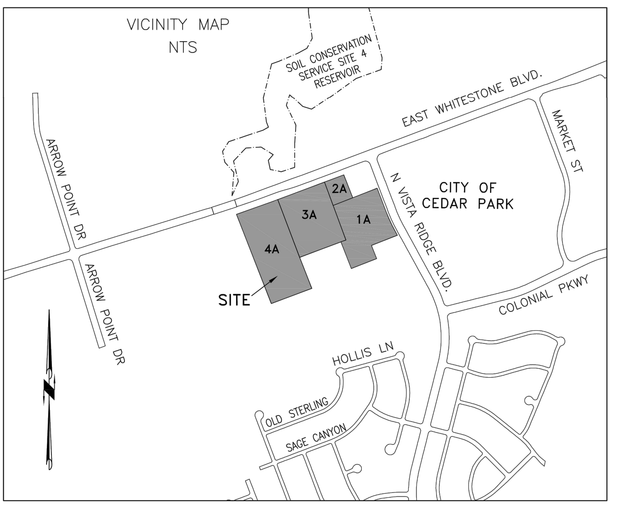
P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\sht\224301 COVER.dwg, COVER, April 04, 2023, 7:18 PM, kschmidt

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10,
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE
AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

"PRELIMINARY"
This Document shall not be Recorded
for any purpose



SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.com
TBPLS FIRM NO. 10194101

ENGINEER: SHERVIN NOOSHIN, P.E. 96807
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
shervin.nooshin@hrgreen.com
TBPE FIRM No. F-16384

OWNER: GCP XXX, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

GCP CP COMMERCIAL NORTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

GCP CP COMMERCIAL SOUTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

ACREAGE: 21.482 ACRES
PATENT SURVEY: SAMUEL DAMON SURVEY, ABSTRACT NO. 170

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 4

MULTI-FAMILY/RESIDENTIAL: 1
COMMERCIAL: 2
OPEN SPACE /PARKLAND: 1

LOT SUMMARY	
RIGHT-OF-WAY (STREETS & ALLEYS)	N/A
M.F. LOTS (1)	6.198 ACRES
OPEN SPACE / PARKLAND (1)	8.362 ACRES
COMMERCIAL (2)	6.922 ACRES
TOTAL	21.482 ACRES

TABLE OF LAND USES		
BLOCK A, LOT 1A	COMMERCIAL	5.879 AC.
BLOCK A, LOT 2A	COMMERCIAL	1.043 AC.
BLOCK A, LOT 3A	MULTI-FAMILY	6.198 AC.
BLOCK A, LOT 4A	OPEN SPACE/ PARKLAND	8.362 AC.

NOTES:

1. BEARINGS BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE PROJECT COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999878.
4. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

FILE No: 1453

SHEET 1 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
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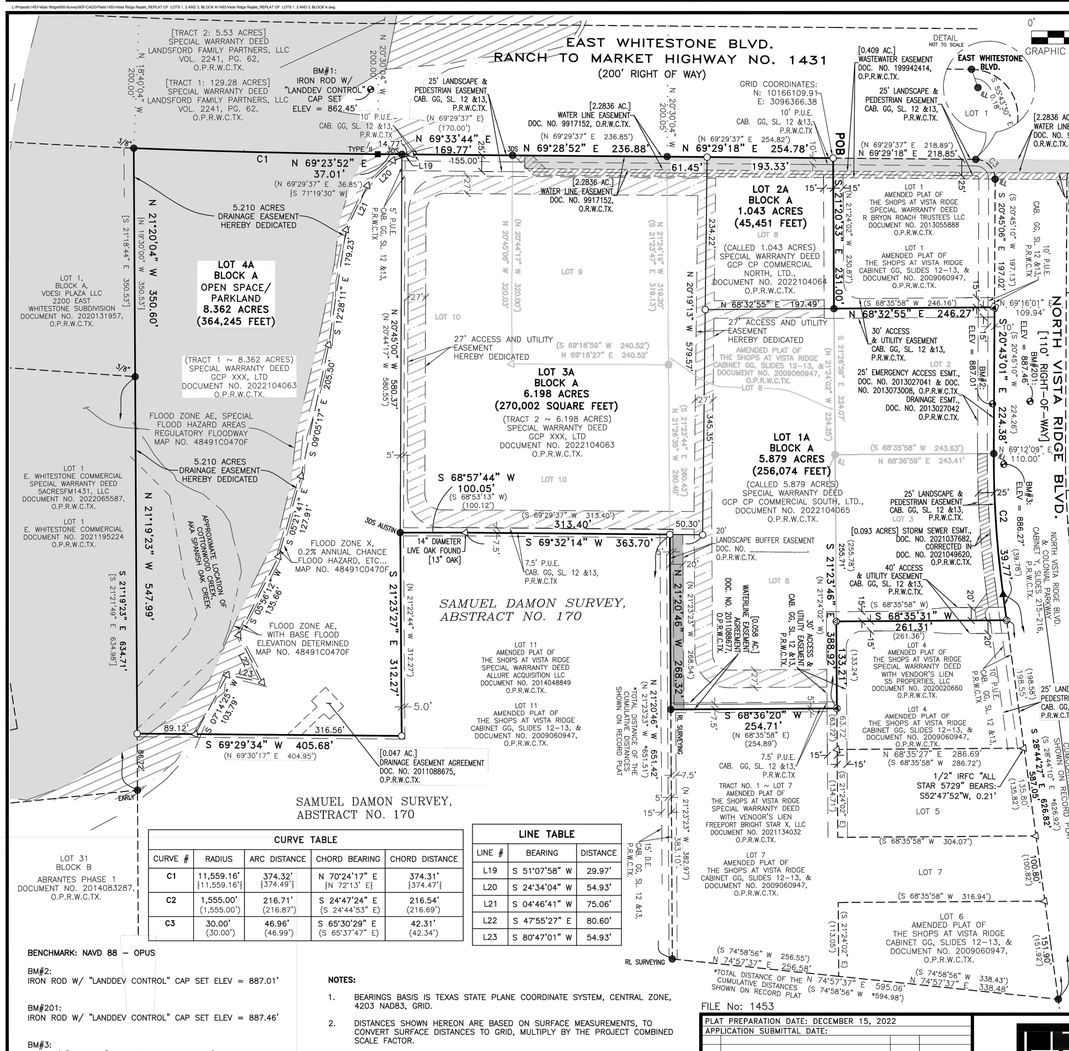
FINAL PLAT
THE CARLO AT VISTA RIDGE
BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

P:\Projects\HRG-Vista Ridge\03-Survey\REF-CAD\Plats\HRG-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.mid-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg



CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	11,559.16' [11,559.16']	374.32' [374.49']	N 70°24'17" E [N 72°13' E]	374.31' [374.47']
C2	1,555.00' (1,555.00')	216.71' (216.87')	S 24°47'24" E (S 24°44'53" E)	216.54' (216.69')
C3	30.00' (30.00')	46.96' (46.99')	S 65°30'29" E (S 65°37'47" E)	42.31' (42.34')

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S 51°07'58" W	29.97'
L20	S 24°34'04" W	54.93'
L21	S 04°46'41" W	75.06'
L22	S 47°55'27" E	80.60'
L23	S 80°47'01" W	54.93'

BENCHMARK: NAVD 88 - OPUS

BM#2: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'

BM#201: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

BM#3: MAG W/ "HRGREEN" WASHER ELEV = 886.27'

BM#1: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'

SUBMITTED: February 6, 2019

CITY PROJECT NUMBER 2021-_-_

NOTES:

1. BEARINGS BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE PROJECT COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999878.
4. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

LEGEND

●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
● 3DS	1/2" IRON ROD W/PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND
● 3DS AUSTIN	1/2" IRON ROD W/PLASTIC CAP STAMPED "3DS AUSTIN" FOUND
● EARLY	1/2" IRON ROD W/PLASTIC CAP STAMPED "EARLY BOUNDARY" FOUND
● RL SURVEYING	5/8" IRON ROD W/PLASTIC CAP STAMPED "RL SURVEYING" FOUND
● ILL	1/2" IRON ROD WITH ILLEGIBLE PLASTIC CAP STAMPED FOUND
■ TYPE II	TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 2 (BRASS DISC) MONUMENT FOUND
◆	MAG-NAIL WITH ILLEGIBLE WASHER FOUND
◆	MAG-NAIL FOUND
▲	COTTON GIN SPINDLE W/WASHER STAMPED "3DS SURVEYORS" FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET
◎	MAG NAIL W/ WASHER STAMPED "HR GREEN" PREVIOUSLY SET
△	CALCULATED POINT
◆	BENCHMARK
( )	RECORD INFORMATION PER CAB. GG, SLIDES 12-13, P.R.W.C.TX.
{ }	RECORD INFORMATION PER VOL. 1918, PG. 196, O.R.W.C.TX.
[ ]	OTHER RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CAB.	CABINET
SL.	SLIDE
NTS	NOT TO SCALE
M.F.	MULTI-FAMILY

"PRELIMINARY"
This Document shall not be Recorded
for any purpose

SHEET 2 OF 5

FILE No: 1453

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

SHEET 2 of 74

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

FINAL PLAT (1 OF 3)

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

HRGreen.
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5508 HIGHWAY 290 WEST
SUITE 150
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512.872.6696
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TBPE NO: 16384
TBPLS NO: 10194101

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NO.	REVISION	BY	DATE

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10,
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE
AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

DESCRIPTION OF 21.482 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 8.362 ACRES, DESCRIBED AS "TRACT 1" AND THAT CERTAIN CALLED 6.198 ACRES, DESCRIBED AS "TRACT 2", ALL DESCRIBED IN SPECIAL WARRANTY DEED TO GCP XXX, LTD, OF RECORD IN DOCUMENT NO. 2022104063, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.482 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 1.043 ACRES, DESCRIBED IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL NORTH, LTD., OF RECORD IN DOCUMENT NO. 2022104064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 21.482 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 5.879 ACRES, DESCRIBED IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL SOUTH, LTD., OF RECORD IN DOCUMENT NO. 2022104065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.482 ACRES ALSO BEING A PORTION OF AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET GG, SLIDES 12–13, DOCUMENT NO. 2009060947, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 21.482 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH RIGHT–OF–WAY LINE OF EAST WHITESTONE BLVD. (FM 1431), A 200–FOOT WIDE RIGHT–OF–WAY, FOR THE NORTHEAST CORNER OF THE SAID 1.043 ACRE TRACT, FOR THE NORTHEAST CORNER OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE IN THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), IN THE NORTH LINE OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, BEARS N 69°29'18" E, A DISTANCE OF 218.85 FEET;

THENCE S 21°20'33" E, LEAVING THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE EAST LINE OF THE SAID 1.043 ACRE TRACT, SAME BEING THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE WEST LINE OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AS VISTA RIDGE, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 231.00 FEET TO A 1/2–INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID 1.043 ACRE TRACT, AT AN ANGLE POINT IN THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE SOUTHWEST CORNER OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHWEST CORNER OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 68°32'55" E, WITH THE NORTH LINE OF THE SAID 5.879 ACRE TRACT, WITH THE SOUTH LINE OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING A NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 246.27 FEET TO A MAG NAIL FOUND IN AN ASPHALT DRIVEWAY IN THE WEST RIGHT–OF–WAY LINE OF NORTH VISTA RIDGE BLVD., A 110–FOOT WIDE RIGHT–OF–WAY, AS SHOWN ON THE PLAT OF RECORD IN CABINET Y, SLIDES 215 AND 216, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, AT THE SOUTHEAST CORNER OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST RIGHT–OF–WAY LINE OF THE SAID NORTH VISTA RIDGE BLVD., WITH THE EAST LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE EAST LINES OF LOT 2 AND LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE MOST EASTERLY EAST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 20°43'01" E, A DISTANCE OF 224.38 FEET TO A 1/2–INCH IRON ROD WITH AN ILLEGIBLE PLASTIC CAP FOUND AT A POINT–OF–CURVATURE IN THE WEST RIGHT–OF–LINE OF THE SAID NORTH VISTA RIDGE BLVD., AT THE SOUTHEAST CORNER OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHEAST CORNER OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE,

2. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,550.00 FEET, AN ARC DISTANCE OF 216.71 FEET, AND A CHORD WHICH BEARS S 24°47'24" E, A DISTANCE OF 216.54 FEET TO A COTTON GIN SPINDLE WITH A WASHER STAMPED "3DS SURVEYORS" FOUND AT A POINT–OF–TANGENCY, AND

3. S 28°44'27" E, A DISTANCE OF 39.77 FEET TO A MAG NAIL WITH A WASHER STAMPED "HR GREEN" PREVIOUSLY SET IN AN ASPHALT DRIVEWAY FOR THE SOUTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHEAST CORNER OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD FOUND IN THE WEST RIGHT–OF–WAY LINE OF THE SAID NORTH VISTA RIDGE BLVD., AT THE SOUTHEAST CORNER OF LOT 6, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, BEARS S 28°44'27" E, A DISTANCE OF 587.05 FEET;

THENCE S 68°35'31" W, LEAVING THE WEST RIGHT–OF–WAY LINE OF THE SAID NORTH VISTA RIDGE BLVD., WITH THE SOUTH LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTH LINE OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 261.31 FEET TO A MAG NAIL WITH A WASHER STAMPED "HR GREEN" PREVIOUSLY SET FOR A RE–ENTRANT CORNER OF THE SAID 5.879 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 21°23'46" E, WITH AN EAST LINE OF THE SAID 5.879 ACRE TRACT, WITH THE WEST LINE OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 133.21 FEET TO A MAG NAIL WITH AN ILLEGIBLE WASHER FOUND AT THE SOUTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, SAME BEING SOUTHEAST CORNER OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE WEST LINE OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF LOT 7, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°36'20" W, WITH THE SOUTH LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTH LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF LOT 7, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 254.71 FEET TO A 5/8–INCH IRON ROD WITH A PLASTIC CAP STAMPED "RL SURVEYING" FOUND AT THE SOUTHWEST CORNER OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHWEST CORNER OF LOT 7, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE EAST LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°20'46" W WITH THE WEST LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE WEST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 268.32 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2, FOR A MOST WESTERLY NORTHWEST CORNER OF THE SAID 5.879 ACRE TRACT, FOR THE NORTHEAST CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE WEST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2, WITH THE NORTH LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 69°32'14" W, A DISTANCE OF 313.40 FEET TO A CALCULATED ANGLE POINT, BEING A 14" DIAMETER LIVE OAK TREE FOUND IN THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2, IN THE NORTH LINE OF THE LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND

2. S 68°57'44" W, A DISTANCE OF 100.05 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS AUSTIN" FOUND AT THE SOUTHWEST CORNER OF THE SAID 6.198 ACRE TRACT 2, AT AN ANGLE POINT IN THE EAST LINE OF THE SAID 8.362 ACRE TRACT 1, AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE WEST AND NORTH LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH AN EAST AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 21°23'27" E, A DISTANCE OF 312.27 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THE SAID 8.632 ACRE TRACT 1, FOR A RE–ENTRANT CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND

2. S 69°29'34" W, A DISTANCE OF 405.68 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF THE SAID 8.632 ACRE TRACT 1, FOR THE NORTHWEST CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE WEST LINE OF LOT 1, E. WHITESTONE COMMERCIAL, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2021195224, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "EARLY BOUNDARY" FOUND AT THE SOUTHEAST CORNER OF LOT 1, THE SAID E. WHITESTONE COMMERCIAL, BEARS S 21°19'23" E, A DISTANCE OF 86.72 FEET;

THENCE N 21°19'23" W, WITH THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE EAST LINE OF LOT 1, THE SAID E. WHITESTONE COMMERCIAL, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 547.99 FEET TO A 3/8–INCH IRON ROD FOUND AT AN ANGLE POINT IN THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, AT THE NORTHEAST CORNER OF LOT 1, THE SAID E. WHITESTONE COMMERCIAL, AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, 2200 EAST WHITESTONE SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2020131957, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°20'04" W, CONTINUING WITH THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE EAST LINE OF LOT 1, THE SAID 2200 EAST WHITESTONE SUBDIVISION, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 350.60 FEET TO A 3/8–INCH IRON ROD FOUND IN THE CURVING SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), AT THE NORTHWEST CORNER OF THE SAID 8.362 ACRE TRACT 1, AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, THE SAID 2200 EAST WHITESTONE SUBDIVISION, AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE NORTH LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,559.16 FEET, AN ARC LENGTH OF 374.32 FEET, AND A CHORD WHICH BEARS N 70°24'17" E, A DISTANCE OF 374.31 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–II CONCRETE RIGHT–OF–WAY MARKER FOUND AT A POINT–OF–TANGENCY, AND

2. N 69°23'52" E, A DISTANCE OF 37.01 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND IN THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), AT THE NORTHEAST CORNER OF THE SAID 8.362 ACRE TRACT 1, AT THE NORTHWEST CORNER OF THE SAID 6.198 ACRE TRACT 2, SAME BEING THE NORTHWEST CORNER OF LOT 10, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE NORTH LINE OF THE SAID 6.198 ACRE TRACT 2, WITH THE NORTH LINES OF LOTS 8, 9, AND 10, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 69°33'44" E, A DISTANCE OF 169.77 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND AT AN ANGLE POINT,

2. N 69°28'52" E, A DISTANCE OF 236.88 FEET TO A 1/2–INCH IRON ROD FOUND AT AN ANGLE POINT, AND

3. N 69°29'18" E, A DISTANCE OF 61.45 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH RIGHT–OF–WAY LINE OF EAST WHITESTONE BLVD. (FM 1431), FOR THE NORTHEAST CORNER OF THE SAID 6.198 ACRE TRACT 2, FOR THE NORTHWEST CORNER OF THE SAID 1.043 ACRE TRACT, AT AN ANGLE POINT IN THE NORTH LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE N 69°29'18" E, WITH THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE NORTH LINE OF THE SAID 1.043 ACRE TRACT, WITH THE NORTH LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 193.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.482 ACRES OF LAND MORE OR LESS.

"PRELIMINARY"
This Document shall not be Recorded for any purpose

FILE No: 1453 SHEET 3 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No.	REVISION:	BY:	DATE:

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

L:\Projects\403-Vista Ridge\06-Survey\MDT-CADD\Plats\403-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A-403-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10,
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE
AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

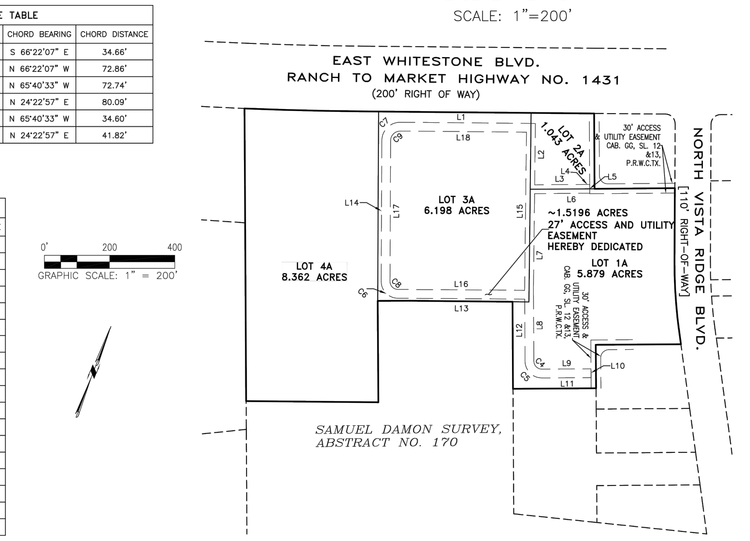
GENERAL NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON–SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YR. STORM EVENTS.
4. 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 CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE–PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE 8.362 ACRE LOT 4 IS SHOWN TO BE IN FLOOD ZONE AE, REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ALSO FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ALSO FLOOD ZONE X (SHADED AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48491C0470F, MAP REVISED DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF–SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
21. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT–OF–WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009
22. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
23. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR STANDARDS OF THE CITY OF CEDAR PARK ZONING CODE.
24. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
25. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
26. CURRENT ZONING OF THE TRACT IS PD–PLANNED DEVELOPMENT–MU (ORDINANCE NO. Z21.22.02.24.E6)

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C4	24.50'	38.50'	S 66°22'07" E	34.66'
C5	51.50'	80.94'	N 66°22'07" W	72.86'
C6	51.50'	80.76'	N 65°40'33" W	72.74'
C7	56.50'	89.01'	N 24°22'57" E	80.09'
C8	24.50'	38.42'	N 65°40'33" W	34.60'
C9	29.50'	46.47'	N 24°22'57" E	41.82'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 69°30'54" E	414.17'
L2	S 20°19'13" E	188.29'
L3	N 68°32'55" E	153.25'
L4	N 68°32'55" E	15.50'
L5	S 21°20'33" E	27.00'
L6	S 68°32'55" W	169.23'
L7	S 20°19'13" E	292.66'
L8	S 21°20'46" E	222.35'
L9	N 68°36'31" E	150.64'
L10	S 21°23'46" E	27.00'
L11	S 68°36'31" W	150.64'
L12	N 21°20'46" W	191.89'
L13	S 69°23'53" W	389.07'
L14	N 20°45'00" W	431.59'
L15	S 20°19'13" E	484.82'
L16	S 69°23'53" W	388.66'
L17	N 20°45'00" W	431.59'
L18	S 69°30'54" E	387.09'

EASEMENT EXHIBIT
SCALE: 1"=200'



FILE No: 1453 SHEET 4 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022			
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FINAL PLAT
THE CARLO AT VISTA RIDGE
BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

SHEET	APPROVED BY:	CHECKED BY:	DRAWN BY:	DESIGNED BY:
3 of 74	SN	CC	KS	AS

FINAL PLAT (2 OF 3)

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10,
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE
AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

THAT WE GCP XXX, LTD., GCP CP COMMERCIAL NORTH, LTD. AND GCP CP COMMERCIAL SOUTH, LTD., BEING THE OWNERS OF **21.482 ACRES** OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

14.560 ACRES OF LAND, BEING ALL OF THAT CERTAIN CALLED 8.362 ACRE TRACT OF LAND, DESIGNATED AS "TRACT 1", AND BEING ALL OF LOTS 9 AND 10, AND A PORTION OF LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN CABINET GG, SLIDES 12–13, AND DOCUMENT NO. 2009060947, DESCRIBED BY METES AND BOUNDS AS 6.198 ACRES OF LAND AND DESIGNATED AS "TRACT 2", IN THE SPECIAL WARRANTY DEED TO GCP XXX, LTD, OF RECORD IN DOCUMENT NO. 2022104063, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

1.043 ACRES OF LAND, BEING A PORTION OF LOT 8, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AS DESCRIBED BY METES AND BOUNDS IN THE SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL NORTH, LTD., OF RECORD IN DOCUMENT NO. 2022104064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

5.879 ACRES OF LAND, BEING ALL OF LOTS 2 AND 3, AND A PORTION OF LOT 8, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, DESCRIBED BY METES AND BOUNDS IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL SOUTH, LTD., OF RECORD IN DOCUMENT NO. 2022104065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE THE SAID 14.560 ACRES, THE SAID 1.043 ACRES AND THE SAID 5.879 ACRES OF LAND, YIELDING A TOTAL OF **21.482 ACRES** OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS;

THE CARLO AT VISTA RIDGE

AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC, OR, WHEN THE SUBDIVIDER HAS MADE A PROVISION FOR PERPETUAL MAINTENANCE HEREON, TO ALL INHABITANTS OF THIS SUBDIVISION.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____ A.D.

BY:_____ BY:_____

PRINT_____
GCP XXX, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

PRINT_____
GCP CP COMMERCIAL SOUTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

BY:_____

PRINT_____
GCP CP COMMERCIAL NORTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____ _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NICK MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____ _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____ _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF CEDAR PARK,

COUNTY OF WILLIAMSON, THIS _____ DAY OF _____, 20____ A.D.

_____
AMY LINK, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, THIS

_____ DAY OF_____, 20____ A.D.

_____ _____
BOBBI HUTCHINSON, CHAIR CYNTHIA SNEED, SECRETARY

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

I, SHERVIN NOOSHIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM, PANEL #48453C0595K, DATED JANUARY 22, 2020, FOR AUSTIN, TRAVIS COUNTY, TEXAS.

A PORTION OF THE TRACT SHOWN HEREIN LIES WITHIN FLOOD ZONE AE, REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ALSO FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ALSO FLOOD ZONE X (SHADED AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48491C0470F, MAP REVISED DECEMBER 20, 2019.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

_____
SHERVIN NOOSHIN, P.E. 96807
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
shervin.nooshin@hrgreen.com
TBPE FIRM No. F-16384

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

THAT I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12 OF THE CITY CODE OF CEDAR PARK AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF NO. 202001353, WITH AN EFFECTIVE DATE OF AUGUST 9, 2022 AND ISSUED AUGUST 18, 2022, AND ALSO THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF NO. 202203283, WITH AN EFFECTIVE DATE OF AUGUST 5, 2022, AND ISSUED AUGUST 18, 2022 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED UPON A SURVEY PERFORMED UPON THE GROUND UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF MAY AND AUGUST, 2022.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

_____
ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@HRGREEN.com
TBPLS FIRM NO. 10194101

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF WILLIAMSON 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. AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D.AT _____ O'CLOCK ___M IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DOCUMENT NO. _____.

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

NANCY E. RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY:_____
DEPUTY

FILE No: 1453 SHEET 5 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022		
APPLICATION SUBMITTAL DATE:		
No: REVISION:	BY:	DATE:

HRGreen®
DEVELOPMENT TX

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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND ALSO BEING 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

I:\Projects\HEB-Vista Ridge\800-Survey\857-CAD\Plats\~HEB-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A-HEB-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg
4/5/23 1:44 PM Mon 4/3/2023 11:19 AM kschmidt

SHEET 4 of 74
APPROVED BY: SN
CHECKED BY: CC
DRAWN BY: KS
DESIGNED BY: AS

FINAL PLAT (3 OF 3)

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

HRGreen®
DEVELOPMENT TX

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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

Know what's below. Call before you dig. 811

NO.	REVISION	BY	DATE

CONSTRUCTION NOTES FOR SUBDIVISIONS & SITE PLANS
CITY OF CEDAR PARK
REVISED OCTOBER 11, 2022

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS OF UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: NO VARIANCES REQUESTED
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEO-REFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT HTTPS://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS ARE TO BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON- NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE OR TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION CAN SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURSE OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OR ORDINANCES. SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEE AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTOR ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BY NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC, OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIES OR PARTIALLY BURIES INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY RONE ENGINEERING SERVICES, LTD. RONE REPORT NO. 22-26429, DATED 09/12/2022. THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Table 9: Minimum Pavement Sections and Allowable Traffic

Traffic Use	Portland Cement Concrete (inches)	Calculated Design ESAL for Flexural/Compressive Strength (psi)		
		540/3,500	580/4,000	627/4,500
Parking Areas for Autos and Light Trucks	5	225,000	279,000	355,000
Drive Lanes for Autos and Light Trucks / Fire Lanes [1]	6	564,000	706,000	905,000
Dumpster Areas	7	1,277,000	1,605,000	2,069,000

1. Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more durable pavement section.

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSES BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTION PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACE WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURE REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURE OBSERVED BY CITY DURING THE PEAK HOURS OF A 6 AM TO 9AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIME. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY IF THE DRIVEWAY. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48-INCHES SHALL BE SDR- 26 PVC PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WASTEWATER- 150 PSI SDR 26 PVC PIPE
   FORCE MAIN- NA
   (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED. FORCEMAINS SHALL BE EPOXY LINED DUCTILE IRON)
9. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.

WASTEWATER NOTES: (CONTINUED)

10. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORK DEPARTMENT UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX E: REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINE AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.
11. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
14. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVS IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
15. THE ALLOWABLE (MAXIMUM ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.
16. WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.
17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOUR PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE-PRE-COATED OR COATED AFTER TESTING.
22. POLYBRID COATING ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE
23. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITHE SPECIFICATIONS LISTED IN NOTE 20.
24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.
25. TRACER TAPE AND MARKING SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAIN IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.
26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVE, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WATER - C-900 PVC
   - COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.
   - MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.
7. APPROVED 5 ¼" FIRE HYDRANTS:
   - AMERICAN FLOW CONTROL, B84B
   - MUELLER COMPANY, SUPER CENTURION 250
   - CLOW MEDALLION HYDRANT
   - AMERICAN AVK COMPANY, SERIES 27 (MODEL 2780)
   - ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
   - BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.
9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING.
10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE.
11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
12. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
   - SINGLE G-148-233
   - DUAL DG-148-243
   - 1" METER YL111 - 444
   - 1 ½" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. MANHOLE FRAMES AND COVERS WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL CONSTRUCTION.
15. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGES TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED A THE EXPENSE OF THE CONTRACTOR.
16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE W

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SIRE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. 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 CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTIONS PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY O CEDAR PARK PUBLIC WORKS DEPARTMENTS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO HE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NO. 48491C0470F, EFFECTIVE 12/20/2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE-.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLAN WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENT. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.
23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

PAVING NOTES:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER/CITY. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
8. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
9. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION
10. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
11. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
12. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
13. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
14. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
15. ALL JOINTS SHALL EXTEND THROUGH THE CURB. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
16. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
17. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
18. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
19. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
20. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
21. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

TRAFFIC MARKING NOTES:

1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

STORM DRAINAGE NOTES:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS.
7. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE.
9. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
10. ALL PUBLIC STORM SEWER LINES SHALL BE CLASS III RCP.
10. ALL PRIVATE STORM SEWER LINES SHALL BE HDPE.
11. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
12. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
13. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
14. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
16. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER NOTES:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. ALL PUBLIC WATER LINES SHALL BE PVC C900. ALL PRIVATE WATER LINES SHALL BE PVC C900.
12. ALL PUBLIC WASTEWATER LINES SHALL BE PVC SDR 26. ALL PRIVATE WASTEWATER LINES SHALL BE PVC SDR 26.
13. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
14. ALL WATER AND WASTEWATER SERVICES SHALL BE COORDINATED WITH THE BUILDING PLUMBING PLANS.
15. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
16. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
17. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
18. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
20. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
21. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
22. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
23. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
24. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
25. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING: ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
26. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED 'CAUTION - WATER LINE', OR 'CAUTION - SEWER LINE'. DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
27. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
28. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
29. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
30. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
31. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
32. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

NO.	REVISION	BY	DATE

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STATE OF TEXAS
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PROFESSIONAL ENGINEER
02/20/23

GENERAL NOTES (2 OF 3)

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 6 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh224301 GNTS.dwg, GENERAL NOTES (2 OF 3), April 04, 2023, 7:19 PM, kschmidt

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF CEDAR PARK STANDARD CONSTRUCTION SPECIFICATIONS.
2. THESE PLANS AND GENERAL NOTES REFER TO THE GEOTECHNICAL REPORT "MULTIFAMILY AND COMMERCIAL SWC OF N. VISTA RIDGE BOULEVARD" BY RONE ENGINEERING SERVICES, PROJECT NO. 22-26429, FROM SEPTEMBER 2022, INCLUDING ALL REVISIONS AND ADDENDA THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.
3. TREE AND TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY HR GREEN DEVELOPMENT TX MAY 2022.
4. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER.
5. AVAILABLE BENCHMARK(S) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE LISTED ON THE COVER SHEET.
6. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
8. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
9. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
11. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
12. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
13. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
16. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
17. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
18. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
21. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
22. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
23. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
24. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR AND ENGINEER.
25. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES IN THE PROXIMITY OF THE BUILDINGS. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
26. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
27. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO THE ENGINEER BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
28. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
29. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
30. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
31. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
32. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
33. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
34. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
35. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
36. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
37. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
38. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
39. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
40. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
41. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
42. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
43. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
44. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
45. CONTRACTOR IS RESPONSIBLE FOR PREPARATION (IF NOT INCLUDED IN THE CONSTRUCTION PLANS), SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
46. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
47. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
48. IF A VOID IS ENCOUNTER WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
49. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
50. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFFSITE.
51. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER'S PROPERTY PRIOR TO ACCEPTANCE OF THE PROJECT.
52. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND CITY OF GEORGETOWN STANDARD SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE REQUESTED BY THE OWNER.
53. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
54. WHEN REQUIRED, CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
55. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN STRAIGHT EDGE.
56. WHEN REQUIRED, CONTRACTOR SHALL REMOVE EXISTING PAVEMENT STRIPING BY SAND BLASTING FROM EXISTING PAVEMENT IN ACCORDANCE WITH ITEM 678 OF THE TxDOT LATEST EDITION.
57. ALL WORK IN STATE R.O.W. AND EASEMENTS SHALL BE IN ACCORDANCE WITH TxDOT STANDARD SPECIFICATIONS, LATEST EDITION.
58. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND THE REMOVAL OF ALL LITTER WITHIN THE PROJECT LIMITS SO AS TO KEEP THE SITE OF THE WORK IN A NEAT AND PRESENTABLE CONDITION AT ALL TIMES. THIS WORK WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
59. THE CONTRACTOR SHALL PROTECT ALL AREAS WHICH ARE NOT INCLUDED IN THE ACTUAL LIMITS OF THE PROPOSED CONSTRUCTION AREAS FROM DESTRUCTION. CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO TREES, VEGETATION, FENCES, POWER POLES, AND OTHER NATURAL SURROUNDINGS. THE AREAS NOT TO BE DISTURBED INCLUDE ALL GOLF COURSE AREAS, UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL, AT HIS EXPENSE, RESTORE ANY AREA DISTURBED AS A RESULT OF HIS OPERATIONS TO A CONDITION AS GOOD AS, OR BETTER THAN, THAT PRESENT PRIOR TO CONSTRUCTION.
60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING EVERY 100 FOOT ROAD STATION, AND SHALL MAINTAIN THE MARKINGS FOR THE DURATION OF THE PROJECT. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMIZED CONSTRUCTION CONTRACT.
61. THE SUPERINTENDENT SHALL BE AVAILABLE ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING PERFORMED.
62. NO BLASTING IS ALLOWED ON THIS PROJECT.
63. NO STORAGE OF HYDROCARBONS OR HAZARDOUS MATERIAL IS ALLOWED ON SITE.

DEMOLITION NOTES:

1. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. THE ENGINEER DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   - ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   - GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   - OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. THE ENGINEER DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. AND SPECIFICATIONS FOR THE PROJECT. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
4. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
5. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
6. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
7. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
8. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
9. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
10. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMPS TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
11. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
12. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
14. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
15. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR'S BANK.
16. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
17. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
18. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
19. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF GEORGETOWN, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
20. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
21. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJ

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.

2. AN APPOINTED ENGINEER SHALL NOTIFY IN WRITING THE LOCAL TCEQ'S REGIONAL OFFICE WHEN CONSTRUCTION WILL START. PLEASE KEEP IN MIND THAT UPON COMPLETION OF THE WATER WORKS PROJECT, THE ENGINEER OR OWNER SHALL NOTIFY THE COMMISSION'S WATER SUPPLY DIVISION, IN WRITING, AS TO ITS COMPLETION AND ATTEST TO THE FACT THAT THE WORK HAS BEEN COMPLETED ESSENTIALLY ACCORDING TO THE PLANS AND CHANGE ORDERS ON FILE WITH THE COMMISSION AS REQUIRED IN 30 TAC §290.39(H)(3).

3. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC §290.44(A)(1).

4. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC §290.44(A)(2).

5. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY, AS REQUIRED BY 30 TAC §290.44(A)(3).

6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC §290.44(A)(4).

7. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

   - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

     $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

     WHERE:

     Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
     L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
     D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
     P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

   - THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

     $$L = \frac{SD\sqrt{P}}{148{,}000}$$

     WHERE:

     L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
     S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
     D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
     P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

8. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY, IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC §290.44(D).

9. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT AS REQUIRED BY 30 TAC §290.44(D)(1).

10. PURSUANT TO 30 TAC §290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN ON THE PLANS.

11. PURSUANT TO 30 TAC §290.44(D)(5), SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING REPORT SHALL ESTABLISH CRITERIA FOR THIS DESIGN.

12. PURSUANT TO 30 TAC §290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.

13. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAINFIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC §290.44(E)(1 - 4) OF THE CURRENT RULES.

14. PURSUANT TO 30 TAC §290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.

15. PURSUANT TO 30 TAC §290.44(E)(6), FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.

16. PURSUANT TO 30 TAC §290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.

17. PURSUANT TO 30 TAC §290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.

18. PURSUANT TO 30 TAC §290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.

19. PURSUANT TO 30 TAC §290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.

20. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC §290.44(F)(3).

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.

3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET IF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.

4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.

5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS TO WATER QUALITY (E.G., FUGITIVE SEDIMENT IN STREET BEING WASHED INTO SURFACE STREAMS OR SENSITIVE FEATURES BY THE NEXT RAIN).

6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.

7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES (E.G., SCREENING OUTFALLS, PICKED UP DAILY).

8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.

9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;

    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR

    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

AUSTIN REGIONAL OFFICE
2800 S. IH 35, SUITE 100
AUSTIN, TEXAS 78704-5712
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NO.	REVISION	BY	DATE

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen.

DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
04/20/23

TCEQ GENERAL CONSTRUCTION NOTES

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 8 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh\224501 GNTS.dwg, TCEQ NOTES, April 04, 2023, 7:19 PM, kschmidt

0 60' 120'

SCALE: 1" = 60'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPERTY BOUNDARY
- EXISTING 100 YR FLOOD PLAIN PER FEMA
- EASEMENT
- EXISTING FENCE
- EXISTING BARBED WIRE FENCE
- EXISTING WATERLINE
- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE REMOVED
- BENCHMARK
- GUARD RAIL
- WIRE FENCE
- WROUGHT IRON FENCE
- POWER POLE
- DOWN GUY ANCHOR
- OVERHEAD UTILITY LINE
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC JUNCTION BOX
- LIGHT POST
- AT&T PIN FLAG
- WASTEWATER CLEANOUT
- AT&T JUNCTION BOX
- FIBER OPTICS MARKER
- CABLE MARKER
- STORM VAULT
- UTILITY RISER
- STORM SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- WATER MANHOLE
- SIGN POST OR AS OTHERWISE NOTED
- IRRIGATION CONTROL VALVE MAILBOX
- AUTOMATIC RECIRCULATION VALVE
- TRAFFIC SIGNAL BOX
- MAILBOX

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

NORTH VISTA RIDGE BLVD.
(110' RIGHT-OF-WAY)

LOT 1, BLOCK A,
2200 EAST WHITESTONE SUBDIVISION
DOCUMENT NO. 202013195?,
O.P.R.W.C.TX.
VDESI PLAZA LLC
PER WCAD

[TRACT 1: 5.020 ACRES]
SPECIAL WARRANTY DEED
JOSEPH HOOVERCTX, LLC
DOCUMENT NO. 2021061859,
O.P.R.W.C.TX.

REMAINDER OF
(139.53 AC.)
SPECIAL WARRANTY DEED
CAROLVILLE, LTD.
VOLUME 1918, PAGE 196,
O.R.W.C.TX.

LOT 1
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

R BRYON ROACH TRUSTEES LL
PER WCAD

LOT 4
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

S5 PROPERTIES LLC
PER WCAD

LOT 3, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 4, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 1,
BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.
353-354,
P.R.W.C.TX.

1.4095 ACRES,
CHRISTIAN BROTHERS
AUTOMOTIVE
CABINET DD, SLIDES
277-278,
P.R.W.C.TX.

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

ALLURE ACQUISITION LLC
PER WCAD

AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

FREEPORT BRIGHT STAR X LLC
PER WCAD

FLOOD ZONE AE
REGULATORY FLOODWAY
MAP NO. 48491C0470F

100 YEAR FLOODPLAIN
MAP NO. 48491C0470F

500 YEAR FLOODPLAIN
MAP NO. 48491C0470F

DRAINAGE EASEMENT
AGREEMENT
DOC. NO. 2011088675,
O.P.R.W.C.TX.

WATERLINE EASEMENT
AGREEMENT
DOC. NO. 2011088677, O.P.R.W.C.TX.

EXISTING WIRE FENCE

EXISTING WIRE FENCE

BM#1:
IRON ROD W/ "LANDDEV
CONTROL" CAP SET ELEV = 862.45'

BM#2:
IRON ROD W/ "LANDDEV
CONTROL" CAP SET ELEV = 887.01'

BM#201:
IRON ROD W/ "LANDDEV
CONTROL" CAP SET ELEV = 887.46'

BM#3:
MAG W/ "HRGREEN" WASHER
ELEV = 886.27'

N 10165878
E 3095747

EXIST. EDGE OF ASPHALT
EXISTING END CONCRETE RET WALL
EXIST. CONCRETE BRIDGE
EXIST. CONCRETE STORM INLET
ASPHALT
EXISTING CONCRETE RET. WALL
EXIST. CONCRETE STORM INLET
EXIST CONCRETE STORM INLET
EXIST. FORCE MAIN (ABANDONED)
CONCRETE SPILLWAY
EXISTING CONCRETE BRIDGE BARRIER WALL
STEEL WALK PLATE
EXISTING POWER POLE
EXISTING FIBER OPTICS MARKER
EXISTING ELECTRIC MANHOLES
EXISTING POWER POLE
EXISTING POWER POLE
EXIST. ROCK RIP RAP TO BE REMOVED
EXISTING FIBER OPTICS MARKER
EXISTING CONCRETE RETAINING WALL
EXISTING FOR SALE SIGN TO BE REMOVED
EXISTING CONCRETE RETAINING WALL
EXIST. ATT JUNCTION BOX & MARKER
EXISTING CONCRETE STORM INLET
EXIST. 2 CURB & GUTTER
ASPHALT
EXISTING WATER MANHOLES WITH RISERS
EXISTING CONCRETE STORM INLET
EXISTING CURB & GUTTER
EXISTING CONCRETE SIDEWALK
EXISTING POWER POLE
EXISTING CONC. RETAINING WALL
EXISTING 21" WASTEWATER
EXISTING OVERHEAD UTILITY LINE
EXISTING 4' WASTEWATER MANHOLE
EXISTING 8" WW PLUG
EXISTING 4' WASTEWATER MANHOLE
EXISTING 8" WASTEWATER STUB
EXISTING WASTEWATER CLEANOUT
EXISTING 6" WASTEWATER MANHOLE
EXISTING 1" R&M RETAINING WALL W/ IRON FENCE
EXISTING 1" R&M RETAINING WALL W/ IRON FENCE
EXISTING 1" R&M RETAINING WALL W/ IRON FENCE
EXISTING 1" R&M RETAINING WALL W/ IRON FENCE
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING SILT FENCE TO BE REMOVED
EXISTING SILT FENCE TO BE REMOVED
EXISTING SILT FENCE
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CONCRETE STORM INLET
EXISTING CONCRETE STORM INLET
EXISTING CONCRETE STORM INLET
EXISTING WATER STUB
EXISTING WATER STUB
EXISTING AIR RELEASE VALVE
EXISTING AIR RELEASE VALVE
EXISTING 8" WATER STUB
EXISTING CONCRETE STORM INLET
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING 24" RCP
EXISTING WATER LINE
EXISTING 24" WATER MAIN
EXISTING CONCRETE STORM INLET
EXISTING WATER VALVE
EXISTING CONCRETE SIDEWALK
EXISTING FIRE HYDRANT
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING POWER POLES
EXISTING POWER POLES
EXISTING CONCRETE STORM INLET
EXISTING CONCRETE STORM INLET
EXISTING CONCRETE STORM INLET
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
7801	11" CEDAR ELM		
7802	40" LIVE OAK 22.5 19 16 MT		X
7803	14.5" LIVE OAK LEANING		
7804	12" CEDAR ELM		
7805	17.5" LIVE OAK		
7806	13" LIVE OAK		
7807	15" LIVE OAK		
7808	16.5" SHIN OAK		
7809	9" SHIN OAK		
7810	23" SHIN OAK 13.5 9.5 9 MS		
7814	13" SHIN OAK 9 8 MS		
7815	15" LIVE OAK		
7816	8" SHIN OAK		
7822	8" CEDAR ELM 6 4 MS		
7824	14" LIVE OAK		
7825	13" LIVE OAK		
7826	12" LIVE OAK		
7827	8" CEDAR ELM 5.5 5 MS		
7828	9.5" CEDAR ELM		
7834	9" CEDAR ELM		
7836	8" CEDAR ELM		
7837	8" CEDAR ELM 6 3.5 MS		
7840	25.5" LIVE OAK 17 17 MS		
7841	13.5" LIVE OAK		
7842	16.5" LIVE OAK		
7843	44" LIVE OAK 28 18 13.5 MT		X
7844	18" LIVE OAK		
7847	22.5" LIVE OAK		
7848	22.5" CEDAR ELM 17.5 10 MS		
7851	12" CEDAR ELM		
7852	13" CEDAR ELM		
7854	13" CEDAR ELM		
7855	12.5" CEDAR ELM		
7856	10.5" CEDAR ELM		
7857	13" CEDAR ELM		
7858	16.5" CEDAR ELM		
7859	28" LIVE OAK 22 12 MS		X
7860	10" CEDAR ELM 6.5 4 3.5 MT		
7861	8" CEDAR ELM 4 3.5 2.5 2.5 MT		
7862	8" LIVE OAK		
7863	9" LIVE OAK		
7864	17" LIVE OAK		
7865	18.5" CEDAR ELM		
7867	9" CEDAR ELM		
7873	26" LIVE OAK 18.5 15.5 MT		X
7874	16.5" SPANISH OAK	X	
7875	11.5" CEDAR ELM		
7876	13" LIVE OAK		
7877	10.5" LIVE OAK		
7878	12" CEDAR ELM 9 6.5 MS		

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
7879	14.5" LIVE OAK		
7880	11.5" LIVE OAK		
7881	10" LIVE OAK		
7882	8" LIVE OAK		
7883	10" LIVE OAK		
7884	16.5" LIVE OAK 11.5 10 MT		
7885	11.5" LIVE OAK		
7886	11" LIVE OAK		
7887	18" LIVE OAK 12.5 10.5 MT		
7888	9.5" LIVE OAK		
7889	18" LIVE OAK		
7890	13" LIVE OAK		
7892	23.5" LIVE OAK		
7893	11.5" SHIN OAK 8 7 MT		
7894	8" SHIN OAK		
7896	12" LIVE OAK		
7897	10.5" LIVE OAK		
7898	19" LIVE OAK 13.5 10.5 MS		
7899	9.5" LIVE OAK		
7900	9" LIVE OAK		
8315	7" LIVE OAK		
8316	7" LIVE OAK		
8317	8.5" LIVE OAK		
8318	6.5" LIVE OAK		
8331	8" LIVE OAK		
8344	6" LIVE OAK	X	
8345	11" LIVE OAK 7.5 6.5 MT	X	
8346	7.5" LIVE OAK	X	
8347	7" LIVE OAK	X	
8354	8" LIVE OAK	X	
8356	7" LIVE OAK	X	
8357	7" LIVE OAK	X	
8358	7" LIVE OAK	X	
8359	6.5" SHIN OAK	X	
8360	7" SHIN OAK	X	
8361	6" SHIN OAK	X	
8362	10" SHIN OAK 7 6.5 MT	X	
8363	7" SHIN OAK	X	
8364	6" SHIN OAK	X	
8365	7.5" SHIN OAK	X	
8366	6.5" SHIN OAK	X	
8367	7" SHIN OAK	X	
8368	6" SHIN OAK	X	
8369	6.5" SHIN OAK	X	
8370	6.5" LIVE OAK	X	
8371	6.5" LIVE OAK	X	
8372	7" LIVE OAK	X	
8373	6.5" LIVE OAK	X	
8374	7" LIVE OAK	X	
8375	6.5" SHIN OAK	X	

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8376	7" SHIN OAK	X	
8377	6.5" SHIN OAK	X	
8378	7.5" SHIN OAK	X	
8379	7.5" SHIN OAK	X	
8380	12.5" SHIN OAK 6.5 6 6 MT	X	
8381	7" LIVE OAK	X	
8382	6.5" LIVE OAK	X	
8383	12" SHIN OAK 8 8 MT	X	
8384	12" LIVE OAK 8 7.5 MT	X	
8601	15.5" LIVE OAK		
8602	9.5" LIVE OAK		
8603	10.5" LIVE OAK	X	
8604	12" LIVE OAK	X	
8605	10.5" LIVE OAK		
8606	10" LIVE OAK	X	
8607	17" LIVE OAK		
8608	17" LIVE OAK 11.5 11 MT		
8609	10" LIVE OAK		
8610	8" CEDAR ELM		
8611	10" LIVE OAK		
8612	9" LIVE OAK		
8613	13.5" LIVE OAK		
8614	12" LIVE OAK		
8615	9" LIVE OAK		
8616	12.5" LIVE OAK 9 7 MS		
8617	9.5" LIVE OAK		
8618	12" LIVE OAK		
8619	9" LIVE OAK		
8620	15.5" LIVE OAK		
8621	14.5" LIVE OAK		
8622	20" LIVE OAK 11.5 10 6.5 MS		
8623	10" LIVE OAK		
8624	23" LIVE OAK 14 9.5 8 MS		
8625	11.5" LIVE OAK		
8626	14" LIVE OAK		
8627	13" CEDAR ELM		
8628	8" LIVE OAK		
8629	11.5" LIVE OAK		
8630	12" LIVE OAK		
8631	10" LIVE OAK		
8632	8.5" LIVE OAK		
8633	11.5" LIVE OAK		
8634	12" LIVE OAK 10 4 MT		
8635	14" LIVE OAK 11.5 4.5 MT		
8636	9" CEDAR ELM 5.5 5 2.5 MT		
8637	16.5" LIVE OAK		
8638	8" LIVE OAK	X	
8639	11.5" LIVE OAK	X	
8640	11" LIVE OAK		
8641	13" LIVE OAK		

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8642	16" LIVE OAK		
8643	13.5" CEDAR ELM		
8644	14.5" LIVE OAK		
8645	10" LIVE OAK		
8646	11" LIVE OAK		
8647	13.5" LIVE OAK 9.5 8 MT		
8648	12" LIVE OAK		
8649	12" LIVE OAK		
8650	8" LIVE OAK		
8651	9.5" LIVE OAK		
8652	8" LIVE OAK		
8653	15" CEDAR ELM		
8654	11.5" LIVE OAK 8 7 MT		
8655	12.5" LIVE OAK		
8656	8" LIVE OAK		
8657	12" LIVE OAK 8.5 7.5 MT		
8658	10.5" LIVE OAK		
8659	8.5" LIVE OAK		
8660	13" CEDAR ELM		
8661	11" LIVE OAK		
8662	12.5" LIVE OAK		
8663	14" LIVE OAK		
8664	15.5" LIVE OAK		
8665	13" LIVE OAK		
8666	14.5" LIVE OAK		
8667	11.5" LIVE OAK		
8668	17" LIVE OAK 11.5 10.5 MT		
8669	11.5" LIVE OAK		
8670	13" LIVE OAK		
8671	11.5" LIVE OAK		
8672	13.5" LIVE OAK 9.5 8 MS		
8673	9.5" LIVE OAK		
8674	11" LIVE OAK		
8675	11.5" LIVE OAK STRESSED		
8677	17.5" LIVE OAK 9 9 8 MT		
8678	12" LIVE OAK 8.5 7.5 MS		
8679	10.5" LIVE OAK 7 7 MS		
8680	8.5" LIVE OAK		
8681	12.5" LIVE OAK 9 7 MS		
8682	14" LIVE OAK 8 7 5 MS		
8683	12" LIVE OAK 6.5 6 5.5 MS		
8684	8" LIVE OAK 5.5 5.5 MS		
8685	13" LIVE OAK 10 5.5 MT		
8686	12" LIVE OAK 8 8 MS		
8687	12" LIVE OAK 9.5 5.5 MS		
8688	21" LIVE OAK 10.5 10.5 10 MS		
8689	13" LIVE OAK		
8690	15" LIVE OAK 9.5 6.5 5 MS		
8691	12" LIVE OAK 8.5 7.5 MS		
8692	12" LIVE OAK 9.5 5 MS		

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8693	9" LIVE OAK		
8694	12" LIVE OAK 8.5 6.5 MS		
8696	20" LIVE OAK 9 8 8 6 MS		
8697	24" LIVE OAK 13.5 10.5 10 MS		
8698	15" LIVE OAK		
8699	12" LIVE OAK		
8700	10" LIVE OAK		
8701	11" LIVE OAK 8 5.5 MT		
8702	10.5" LIVE OAK STRESSED		
8703	9" LIVE OAK		
8704	10" LIVE OAK		
8705	9" LIVE OAK		
8706	10" LIVE OAK		
8707	11.5" LIVE OAK 8.5 6 MS		
8708	10.5" LIVE OAK		
8709	8.5" LIVE OAK		
8710	23" LIVE OAK 16 14 MS		
8711	13" LIVE OAK		
8712	11" LIVE OAK		
8713	26" LIVE OAK 13.5 13.5 11.5 MS		X
8714	11.5" LIVE OAK		
8715	8.5" LIVE OAK		
8716	9" CEDAR ELM		
8717	23.5" LIVE OAK 11.5 9 7.5 7.5 MS		
8718	18.5" CEDAR ELM 12.5 12 MS		
8719	9" CEDAR ELM		
8720	11" LIVE OAK 7.5 7 MS		
8721	29" LIVE OAK 13.5 12 10.5 9 MS		X
8722	19" LIVE OAK	X	
8723	8" LIVE OAK	X	
8724	15" LIVE OAK	X	
8725	18" LIVE OAK 9.5 9.5 7 MS	X	
8726	22" LIVE OAK	X	
8727	15.5" LIVE OAK	X	
8728	18" LIVE OAK 13 9.5 MS	X	
8729	19" LIVE OAK 14.5 8.5 MT	X	
8730	19" LIVE OAK 13 12 MS	X	
8731	15" LIVE OAK 8 7 6.5 MS	X	
8732	8" LIVE OAK	X	
8733	17" LIVE OAK 7.5 6.5 6 6 MS	X	
8734	15" LIVE OAK 10.5 9 MS	X	
8735	14.5" LIVE OAK	X	
8736	25" LIVE OAK 17 9 7 MS	X	
8737	17.5" LIVE OAK 10 8 7 MT	X	
8738	13" LIVE OAK 9 8.5 MS	X	
8739	9.5" LIVE OAK	X	
8740	12.5" LIVE OAK	X	
8741	8.5" LIVE OAK	X	
8742	19.5" LIVE OAK 12 9 6 MS	X	
8743	10.5" LIVE OAK 7 7 MS	X	

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8744	11" LIVE OAK	X	
8745	15" LIVE OAK 10.5 9 MS	X	
8746	14" LIVE OAK 6 5.5 5.5 5 MS	X	
8747	9" LIVE OAK	X	
8748	19.5" LIVE OAK 13.5 12 MT	X	
8749	9" LIVE OAK	X	
8750	11.5" LIVE OAK 8 7 MT	X	
8751	16.5" LIVE OAK	X	
8752	11" LIVE OAK		
8753	9.5" LIVE OAK		
8754	9" LIVE OAK		
8755	9.5" LIVE OAK		
8756	12" LIVE OAK 8.5 7.5 MS		
8757	15" LIVE OAK 8 7.5 6 MS		
8758	8.5" LIVE OAK		
8759	9" LIVE OAK		
8760	10.5" LIVE OAK		
8761	17.5" LIVE OAK 13 9 MS		
8762	9" LIVE OAK		
8763	9" LIVE OAK		
8764	15" LIVE OAK 11 7.5 MS		
8765	15" LIVE OAK 11 8 MS		
8766	17" LIVE OAK 9 9 6.5 MS		
8767	12" LIVE OAK		
8768	17.5" LIVE OAK 12 11 MS		
8769	19" LIVE OAK 9.5 9.5 9 MS		
8770	18" LIVE OAK 12 11.5 MS		
8771	16" LIVE OAK 8.5 7.5 7.5 MS		
8772	8" LIVE OAK		
8773	11.5" CEDAR ELM		
8774	25" LIVE OAK 11.5 11 9.5 6 MS		
8775	16.5" LIVE OAK 11.5 10 MT	X	
8776	21" LIVE OAK		
8777	19" LIVE OAK		
8778	10.5" LIVE OAK		
8779	17" LIVE OAK 9.5 8 7 MS		
8780	16" LIVE OAK 12 8.5 MS		
8781	9" LIVE OAK		
8782	23.5" LIVE OAK 12 8.5 8.5 6 MS		
8783	12" LIVE OAK		
8784	14" LIVE OAK		
8785	26.5" LIVE OAK 14 13 12 MS		X
8786	21" LIVE OAK 14.5 13 MT		
8787	9.5" LIVE OAK		
8788	9" LIVE OAK		
8789	10" LIVE OAK		
8790	12.5" LIVE OAK		
8791	12" LIVE OAK		
8792	12" LIVE OAK		
8793	14" LIVE OAK		

NOTE:
REFER TO LANDSCAPE SHEETS FOR TREE MITIGATION

NO.	REVISION	BY	DATE

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

TREE LIST 1

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 10 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh\224301 XCOND .dwg, tree list 1, April 04, 2023, 7:20 PM, kschmidt

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8794	17.5" LIVE OAK 12 11 MS		
8795	15.5" LIVE OAK		
8796	10.5" LIVE OAK		
8797	14.5" LIVE OAK 10 9 MS		
8798	9" LIVE OAK		
8799	12.5" LIVE OAK		
8800	9.5" LIVE OAK		
8801	23" LIVE OAK 12 11.5 10 MS		
8802	11.5" LIVE OAK		
8803	10.5" LIVE OAK		
8804	9" LIVE OAK		
8805	11.5" LIVE OAK		
8806	10" LIVE OAK		
8807	19" LIVE OAK 13 12.5 MT		
8808	8" LIVE OAK		
8809	8" LIVE OAK		
8810	15" SHIN OAK 10 10 MS	X	
8811	11.5" CEDAR ELM	X	
8812	10.5" LIVE OAK	X	
8813	8.5" LIVE OAK	X	
8814	26.5" LIVE OAK 19.5 14 MS	X	X
8815	14" LIVE OAK 9.5 8.5 MT	X	
8816	11.5" LIVE OAK	X	
8817	13" LIVE OAK 8.5 8.5 MT	X	
8818	11" LIVE OAK	X	
8819	8" LIVE OAK	X	
8820	10.5" LIVE OAK 7.5 6 MT	X	
8821	9" LIVE OAK 6 5.5 MT	X	
8822	14" LIVE OAK 8 7.5 4 MT	X	
8823	8.5" SHIN OAK	X	
8824	10.5" LIVE OAK	X	
8825	10.5" LIVE OAK	X	
8826	10.5" LIVE OAK	X	
8827	11" LIVE OAK 8 6.5 MT	X	
8828	9" LIVE OAK	X	
8829	23" LIVE OAK		
8830	8" LIVE OAK	X	
8831	8.5" LIVE OAK	X	
8832	8" LIVE OAK	X	
8833	10" LIVE OAK	X	
8834	9" LIVE OAK	X	
8835	15.5" LIVE OAK 11 9 MT	X	
8836	8" SHIN OAK	X	
8837	23" LIVE OAK	X	
8838	14" LIVE OAK	X	
8839	10.5" LIVE OAK	X	
8840	17.5" LIVE OAK	X	
8841	8" LIVE OAK	X	
8842	19" LIVE OAK 13 11.5 MS	X	
8843	11" LIVE OAK	X	

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8844	8" LIVE OAK	X	
8845	8" LIVE OAK	X	
8846	10" LIVE OAK	X	
8847	11" LIVE OAK	X	
8848	17.5" LIVE OAK 12 11 MS	X	
8849	16.5" LIVE OAK	X	
8850	19" LIVE OAK 12.5 12.5 MT	X	
8851	14" LIVE OAK	X	
8852	12" LIVE OAK	X	
8853	8.5" SHIN OAK	X	
8854	20" LIVE OAK 14.5 10.5 MS	X	
8855	8" LIVE OAK	X	
8856	14.5" LIVE OAK	X	
8857	18" LIVE OAK	X	
8858	13.5" LIVE OAK	X	
8859	13" LIVE OAK	X	
8860	9" LIVE OAK	X	
8861	15" LIVE OAK 10.5 9.5 MS	X	
8862	10" LIVE OAK	X	
8863	10.5" LIVE OAK	X	
8864	9.5" LIVE OAK	X	
8865	9" LIVE OAK	X	
8866	9" SHIN OAK	X	
8867	11.5" SHIN OAK 8 7 MT	X	
8868	8" LIVE OAK	X	
8869	10" LIVE OAK	X	
8870	17.5" SHIN OAK 9 6.5 5.5 5 MT	X	
8871	12" LIVE OAK	X	
8872	11.5" LIVE OAK	X	
8873	13" LIVE OAK	X	
8874	6.5" CEDAR ELM		
8877	8" LIVE OAK		
8878	7.5" LIVE OAK		
8880	8" LIVE OAK		
8885	8" LIVE OAK		
8887	11" LIVE OAK 8 6.5 MT		
8888	7.5" LIVE OAK	X	
8889	7" LIVE OAK	X	
8890	6.5" LIVE OAK	X	
8896	7" LIVE OAK	X	
8901	14" LIVE OAK	X	
8902	17" RED OAK	X	
8903	23" LIVE OAK	X	
8904	19" LIVE OAK	X	
8905	9.5" LIVE OAK	X	
8906	11.5" SHIN OAK 8 7 MT	X	
8907	6.5" SHIN OAK	X	
8908	7.5" SHIN OAK 5 5 MS	X	

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8909	12.5" CEDAR ELM	X	
8910	12.5" CEDAR ELM	X	
8911	10" HACKBERRY	X	
8912	10.5" CEDAR ELM	X	
8913	9.5" CEDAR ELM	X	
8914	8" SHIN OAK	X	
8915	13.5" SPANISH OAK	X	
8916	7.5"	X	
8917	16" SPANISH OAK 11 9.5 MS	X	
8918	9" SHIN OAK	X	
8919	13.5" SPANISH OAK	X	
8921	13.5" SPANISH OAK	X	
8922	7" CEDAR ELM	X	
8923	9" HACKBERRY 6.5 4.5 MT	X	
8924	19.5" LIVE OAK	X	
8925	6.5" LIVE OAK	X	
8926	7" LIVE OAK	X	
8927	19" LIVE OAK	X	
8928	10" LIVE OAK	X	
8929	14.5" LIVE OAK	X	
8930	18" LIVE OAK 12 12 MT	X	
8931	12.5" LIVE OAK	X	
8932	10.5" LIVE OAK	X	
8933	7" LIVE OAK	X	
8934	10" LIVE OAK	X	
8935	8.5" LIVE OAK	X	
8936	10" LIVE OAK	X	
8937	9.5" LIVE OAK	X	
8938	10" CEDAR ELM	X	
8939	7.5" CEDAR ELM	X	
8940	11" LIVE OAK 5 4.5 4 3.5 MT	X	
8941	16.5" SPANISH OAK	X	
8942	14" SPANISH OAK	X	
8943	16" SPANISH OAK	X	
8944	15.5" SHIN OAK 8.5 7 7 MT	X	
8945	10" SHIN OAK 7 6 MT	X	
8946	6.5" SHIN OAK	X	
8947	7" SHIN OAK	X	
8950	17" SHIN OAK 9 8.5 8 MS		
8952	8" SHIN OAK	X	
8953	9" SHIN OAK	X	
8954	13" SHIN OAK 10 6.5 MT	X	
8955	21" LIVE OAK 12 9.5 8 MT	X	
8956	17.5" SHIN OAK 10.5 8.5 6.5 MT	X	
8957	16" SHIN OAK 10.5 6 5.5 MT	X	
8958	17" SHIN OAK 9.5 8 6.5 MS	X	
8959	10" SHIN OAK	X	
8960	21" SHIN OAK 9.5 9 8 6.5 MT	X	
8961	6" SHIN OAK	X	
8962	6" SHIN OAK	X	

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
8963	7" SHIN OAK	X	
8964	9" SHIN OAK 6.5 4.5 MS	X	
8965	8" SHIN OAK	X	
8966	9" SHIN OAK 6.5 5.5 MT	X	
8967	15" SHIN OAK 8.5 7.5 6 MT	X	
8968	8" LIVE OAK	X	
8969	10" LIVE OAK	X	
8970	14" LIVE OAK	X	
8971	13" LIVE OAK	X	
8972	9.5" LIVE OAK	X	
8973	16" LIVE OAK	X	
8974	12.5" LIVE OAK	X	
8975	11" LIVE OAK		
8976	16" LIVE OAK 12.5 7.5 MT		
8977	13" LIVE OAK		
8978	8" LIVE OAK		
8979	8" LIVE OAK	X	
8980	9.5" LIVE OAK	X	
8981	6" LIVE OAK	X	
8982	13" CEDAR ELM	X	
8983	10.5" LIVE OAK		
8986	9" LIVE OAK		
8987	15" LIVE OAK	X	
8988	11" LIVE OAK	X	
8989	12" LIVE OAK		
8990	10.5" LIVE OAK		
8991	9" LIVE OAK	X	
8992	10.5" LIVE OAK	X	
8993	8.5" LIVE OAK	X	
8994	9.5" LIVE OAK	X	
8995	12" LIVE OAK	X	
8996	12.5" LIVE OAK	X	
8997	16" LIVE OAK 11 9.5 MS	X	
9001	14.5" LIVE OAK		
9002	22" LIVE OAK		
9003	8" LIVE OAK		
9004	13.5" LIVE OAK		
9005	11.5" LIVE OAK		
9006	12" CEDAR ELM 9 5.5 MS		
9007	21" LIVE OAK 13.5 14.5 MT		
9008	15.5" LIVE OAK		
9009	20" LIVE OAK		
9010	11" LIVE OAK		
9011	17" LIVE OAK		
9012	9" CEDAR ELM		
9013	8.5" LIVE OAK		
9014	14" LIVE OAK		
9015	20" LIVE OAK		
9016	13" LIVE OAK		
9017	21" CEDAR ELM 15.5 11 MS		

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
9018	22" LIVE OAK		
9019	14.5" CEDAR ELM		
9020	12" CEDAR ELM 8.5 6.5 MS		
9021	8" CEDAR ELM		
9022	13" CEDAR ELM		
9026	9" CEDAR ELM		
9027	12" LIVE OAK		
9028	13.5" LIVE OAK		
9029	17.5" LIVE OAK		
9030	14" LIVE OAK		
9031	15.5" LIVE OAK		
9032	12.5" LIVE OAK		
9033	12" LIVE OAK		
9034	11" LIVE OAK		
9035	10" CEDAR ELM		
9036	15" CEDAR ELM		
9037	10.5" LIVE OAK		
9038	14" LIVE OAK		
9039	10.5" LIVE OAK		
9041	14" LIVE OAK		
9042	8.5" LIVE OAK		
9043	9" LIVE OAK		
9044	10" LIVE OAK		
9045	13" LIVE OAK		
9046	7" LIVE OAK		
9047	12.5" LIVE OAK		
9048	12" LIVE OAK		
9050	12" POST OAK 6.5 5.5 5 MT		
9057	10.5" CEDAR ELM		
9059	8.5" CEDAR ELM		
9064	10" CEDAR ELM 7 3 2.5 MT		
9065	11.5" LIVE OAK 9 5 MT		
9067	19.5" LIVE OAK 15.5 8 MT		
9068	14.5" LIVE OAK		
9069	14" LIVE OAK		
9070	16" LIVE OAK 11.5 8.5 MT		
9071	13" LIVE OAK		
9073	16" LIVE OAK 12 8.5 MS		
9074	11.5" LIVE OAK		
9075	12.5" LIVE OAK		
9076	12" LIVE OAK		
9077	9" LIVE OAK		
9078	8.5" SPANISH OAK		
9080	12" CHINESE TALLOW		
9082	9.5" CEDAR ELM		
9084	12" HACKBERRY		
9085	9" CHINESE TALLOW		
9086	11.5" CHINESE TALLOW		
9087	10" CHINESE TALLOW		
9088	10" CHINESE TALLOW		

POINT TABLE			
POINT	DESCRIPTION	REMOVE	HERITAGE
9089	11.5" CHINESE TALLOW 8 7 MT		
9091	23" CHINESE TALLOW 15.5 15 MT		
9092	9" CHINESE TALLOW		
9093	10" CHINESE TALLOW 8 4 MT		
9094	12.5" CHINESE TALLOW		
9096	11" CHINESE TALLOW		
9097	10.5" CHINESE TALLOW		
9098	11" CHINESE TALLOW		
9099	8.5" CHINESE TALLOW		
9100	9.5" CHINESE TALLOW		
9131	9" LIVE OAK		
9132	9.5" LIVE OAK		
9133	10" LIVE OAK		
9135	9" LIVE OAK		
9136	10" LIVE OAK		
9137	19" LIVE OAK 10.5 9.5 7.5 MT		
9138	18" LIVE OAK 10.5 7.5 7 MT		
9139	8" LIVE OAK		
9140	15" LIVE OAK 10 9.5 MS		
9142	10" LIVE OAK		
9143	12.5" LIVE OAK 8 8.5 MS		
9144	10.5" LIVE OAK		
9145	9" LIVE OAK		
9148	14.5" SPANISH OAK		
9153	8" SPANISH OAK		
9155	9.5" SPANISH OAK 7 5 MS		
9156	16.5" LIVE OAK		
9158	10" CHINESE TALLOW		
9159	14" CHINESE TALLOW		
9160	10.5" CHINESE TALLOW		
9163	12" SPANISH OAK 8.5 7.5 MT		
9164	9.5" SPANISH OAK		
9165	9.5" CHINESE TALLOW		
9166	8" CHINESE TALLOW		
9170	9.5" CHINESE TALLOW		
9171	8.5" CHINESE TALLOW 6.5 4 MT		
9172	15.5" CEDAR ELM		
9173	9.5" CEDAR ELM		
9174	34" SPANISH OAK 24 20 MS		X
9175	11" CHINA BERRY		

NOTE:
REFER TO LANDSCAPE SHEETS FOR TREE MITIGATION

NO.	REVISION	BY	DATE

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
04/20/23

TREE LIST 2

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 11 of 74

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EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET
ELEV = 862.45'

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

OPEN SPACE / PARKLAND

27' PROPOSED ACCESS ESMT & PUE

PROPOSED DRAINAGE EASEMENT

REMAINDER OF (139.53 AC.) SPECIAL WARRANTY DEED CAROLVILLE, LTD. VOLUME 1918, PAGE 196, O.R.W.C.TX.

PROPOSED DRAINAGE EASEMENT

FLOOD ZONE AE REGULATORY FLOODWAY MAP NO. 48491C0470F

100 YEAR FLOODPLAIN MAP NO. 48491C0470F

500 YEAR FLOODPLAIN MAP NO. 48491C0470F

EXISTING WIRE FENCE

OPEN SPACE / PARKLAND

EXISTING WIRE FENCE

PROPOSED DRAINAGE EASEMENT

DRAINAGE EASEMENT AGREEMENT DOC. NO. 2011088675, O.P.R.W.C.TX.

EXISTING WIRE FENCE

INLET PROTECTION

FFE = 903.10

FFE = 903.10

FFE = 903.60

PROPOSED ACCESS ESMT & PUE

27' PROPOSED ACCESS ESMT & PUE

7.5' P.U.E.

20' LANDSCAPE BUFFER EASEMENT

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

EXISTING ALLURE APARTMENT COMPLEX

LOT 11

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

10' P.U.E.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXISTING ADVANCE AUTO PARTS
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC PER WCAD

30' ACCESS & UTILITY ESMT. CAB. GG, SL. 12 &13, P.R.W.C.TX.

CONSTRUCTION ENTRANCE

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

INLET PROTECTION

454 LF SILT FENCE

NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]

10' P.U.E.

BM#2:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'

BM#201:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX. 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042

BM#3:
MAG W/ "HRGREEN" WASHER ELEV = 886.27'

INLET PROTECTION

628 LF SILT FENCE

INLET PROTECTION

INLET PROTECTION

INLET PROTECTION

FUTURE DEVELOPMENT

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

TEMPORARY LEVEL SPREADER

15' VEGETATIVE FILTER STRIP

±30 LF ROCK BERM

TEMPORARY CHANNEL

TEMPORARY SPOILS AREA

CONCRETE WASHOUT AREA

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

INLET PROTECTION

40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

LOT 4

AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
S5 PROPERTIES LLC PER WCAD

CONSTRUCTION ENTRANCE

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

10' P.U.E.

EXISTING LAVISH SALON & BOUTIQUE

EXISTING BRIGHT BEGINNINGS SCHOOL

WATER LINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

7.5' P.U.E.

27' PROPOSED ACCESS ESMT & PUE

0 50' 100'
SCALE: 1" = 50'

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- LOC — LIMITS OF CONSTRUCTION
- LOC/SF — LIMITS OF CONSTRUCTION / SILT FENCE
- SF — SILT FENCE
- TP — TREE PROTECTION
- 100 YR FLOODPLAIN
- FLOW DIRECTION
- EXISTING TREES
- EXISTING HERITAGE TREES
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK BERM
- TEMPORARY SPOILS AREA
- CONCRETE WASHOUT AREA

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE IMPLEMENTATION, MAINTENANCE AND EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROLS.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE, MODIFICATION AND REMOVAL DATES OF EACH EROSION AND SEDIMENTATION CONTROLS AND BMP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD, MODIFY AND REMOVE ANY EROSION AND SEDIMENTATION CONTROL ON THE SITE.
4. CONTRACTOR SHOULD UTILIZE DUST CONTROL MEASURES DURING THE SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME.
6. REFERENCE EROSION AND SEDIMENTATION CONSTRUCTION DETAILS INCLUDED IN THESE PLANS.
7. IF A DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS. THE DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION OR MULCH PER CITY STANDARDS.
8. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

SEQUENCE OF MAJOR ACTIVITIES:

1. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO INCLUDE SILT FENCE, ROCK BERMS, AND STABILIZED CONSTRUCTION ENTRANCES WILL BE INSTALLED ACCORDING TO CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. TREE PROTECTION MEASURES WILL ALSO BE INSTALLED FOR ALL TREES WITH CONSTRUCTION ACTIVITIES WITHIN CRITICAL ROOT ZONE.
3. TEMPORARY SPOILS, CONSTRUCTION STAGING AND CONCRETE WASHOUT AREA WILL BE CONSTRUCTED.
4. FILTER FABRIC WILL BE USED TO COVER THE OVERFLOW WEIR TO PREVENT UNFILTERED RUNOFF FROM ENTERING THE LAND DOWNSTREAM.
5. TEMPORARY SEDIMENTATION BASIN WILL BE CONSTRUCTED.
6. AFTER THE SITE IS MASS GRADED, THE ONSITE DRAINAGE, UTILITIES, AND PAVING WILL BE INSTALLED.
7. INLET PROTECTION BARRIERS WILL BE INSTALLED AS CONSTRUCTION OF STORM SEWER TAKES PLACE IN ORDER TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM.
8. SEDIMENTATION TRAPS SHALL BE CLEANED OUT AND FILTER MEDIUM INSTALLED CONCURRENT WITH RE-VEGETATION.
9. THE DISTURBED AREA TO REMAIN PERVIOUS WILL BE VEGETATED USING THE PROCEDURES DETAILED IN THE CONSTRUCTION PLANS AND ALL TEMPORARY EROSION CONTROL MEASURES WILL BE REMOVED UPON RE-VEGETATION.

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED PROFESSIONAL ENGINEER
08/20/23

EROSION & SEDIMENTATION CONTROL PLAN

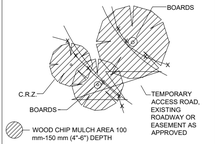
THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9, & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

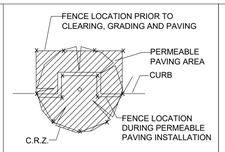
DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 12 of 74

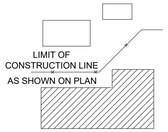
P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\224301 ERCSOV.dwg, E and S, April 04, 2023, 7:20 PM, kschmidt



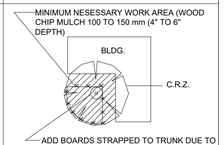
LINEAR CONSTRUCTION THROUGH TREES



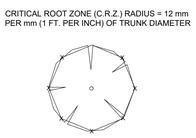
TREES IN PAVING AREA



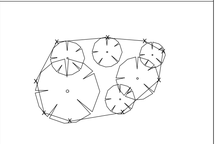
NATURAL AREAS



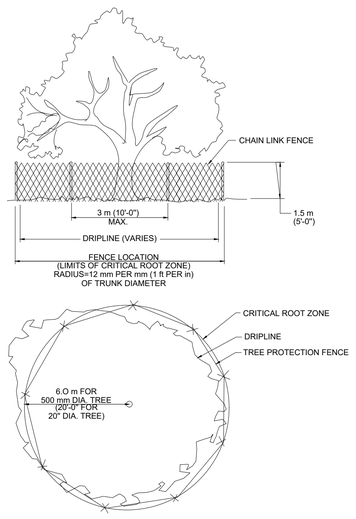
TREES NEAR CONSTRUCTION ACTIVITY



INDIVIDUAL TREE



GROUP OF TREES



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-1

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-2

Figure 1.4-F Silt Fence Typical Placement – Two Slopes

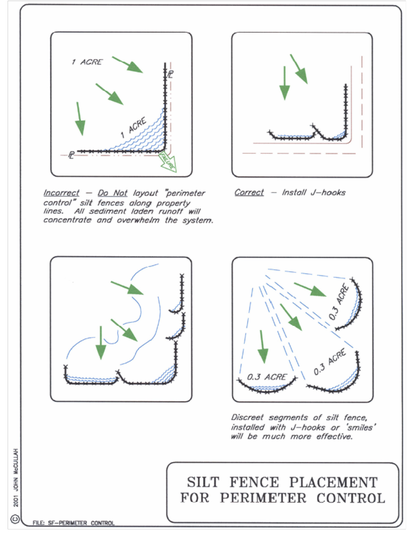
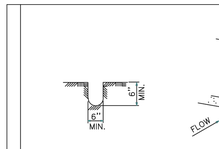


Figure 1.4-G Silt Fence Placement for Perimeter Control



TRENCH CROSS SECTION SILT FENCE

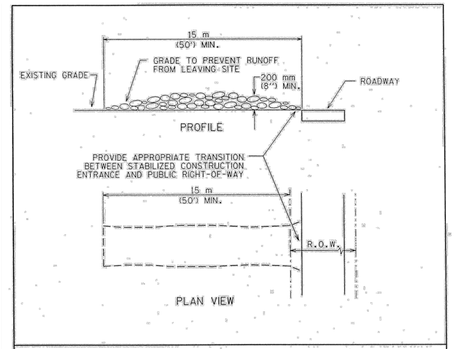
GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOL SF L=

REV. DATE: 09/13/01

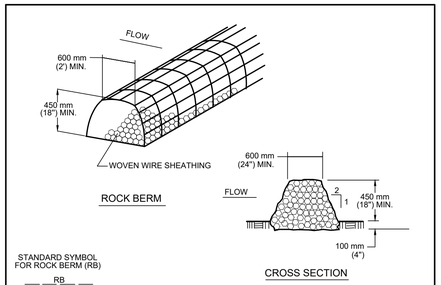
CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE
DARWIN MARCHELL 09/13/2001 APPROVED DATE	ADOPTED: 09/13/2001 SCALE: N.T.S. INITIAL:



NOTES:

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

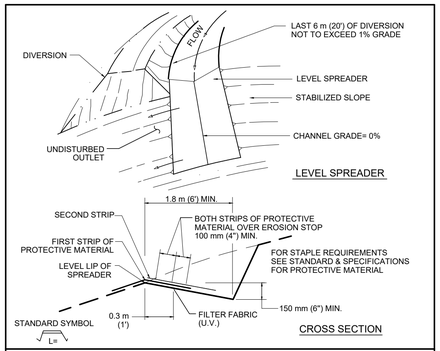
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	STANDARD No.
Leon Barba 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	641S-1



NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

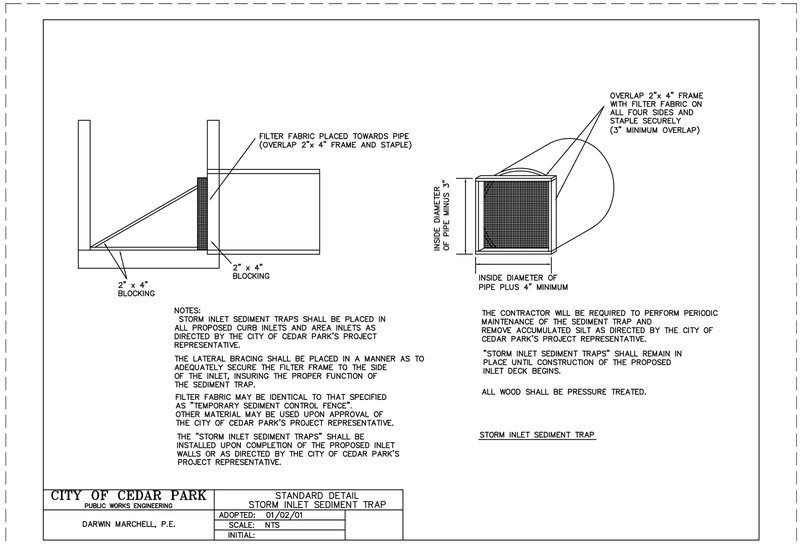
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	STANDARD NO.
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	639S-1



GENERAL NOTES:

1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUNOFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT ON FILL).
4. A MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST 150 mm (6") DEEP IN A SILT TRENCH 0.3 m (1') BACK OF AND PARALLEL WITH THE LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACKFILLING WITH TAMPED SOIL, SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.
5. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING 2 STRIPS OF JUTE, EXCELSIOR OR OTHER APPROVED PROTECTIVE MATERIAL AS SHOWN ABOVE.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 6 m (20') BEFORE ENTERING SPREADER.
7. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	LEVEL SPREADER	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	634S-1



NOTES:

STORM INLET SEDIMENT TRAPS SHALL BE PLACED IN ALL PROPOSED CURB INLETS AND AREA INLETS AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP.

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED AS "TEMPORARY SEDIMENT CONTROL FENCE". OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAPS" SHALL BE INSTALLED UPON COMPLETION OF THE PROPOSED INLET WALLS OR AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP

CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:

NO.	REVISION	BY	DATE

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

SHERVIN NOOSHIN 96807 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 09/20/23

EROSION CONTROL DETAILS

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 13 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\s\224301 DTEROS.dwg, EROSION CONTORL DETAILS, April 04, 2023, 7:21 PM, kschmidt

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'

P.O.B. TRACT 1
P.O.B. TRACT 2

N 10165878.
E 3095747

N 69°23'52" E 37.01'

(N 71°19'30" E)

N 21°19'23" W 547.99'

S 21°19'23" E 634.71'

[N 19°30'00" W 350.53']
N 21°20'04" W 350.60'

[0 ACRES]
ANTY DEED
ER/CTX, LLC
2021061859,
C.TX.

REMAINDER OF
(139.53 AC.)
SPECIAL WARRANTY DEED
CAROLVILLE, LTD.
VOLUME 1918, PAGE 196,
O.R.W.C.TX.

EXISTING
WIRE FENCE

OPEN SPACE /
PARKLAND

PROPOSED
DRAINAGE
EASEMENT

FLOOD ZONE AE
REGULATORY FLOODWAY
MAP NO. 48491C0470F

100 YEAR FLOODPLAIN
MAP NO. 48491C0470F

500 YEAR FLOODPLAIN
MAP NO. 48491C0470F

S 20°45'0" E 580.87'

S 21°23'27" E 312.67'

S 69°29'34" W 405.68'

86.72'

5'

25' LANDSCAPE &
PEDESTRIAN EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

WATER LINE
EASEMENT
DOC. NO.
9917152,
O.R.W.C.TX.

PROPOSED
RETAINING WALL
(DESIGN BY OTHERS)

PROPOSED STANDARD
CURB & GUTTER

10' P.U.E.

N 69°33'44" E 169.77'

N 69°28'52" E 236.88'

27' PROPOSED
ACCESS ESMT
AND PUE

FOR SALE SIGN

10'
P.U.E.

N 69°29'18" E 254.78'

[0.409 AC.]
WASTEWATER EASEMENT
DOC. NO. 199942414,
O.P.R.W.C.TX.

[2.2836 AC.]
WATER LINE EASEMENT
DOC. NO. 9917152,
O.R.W.C.TX.

P.O.B. TRACT 3

10' P.U.E.

C4

C5

PROP. WL ESMT

PROP. WL ESMT

6' SIDEWALK

PROPOSED
LIGHT STANDARD
(TYPICAL)

PROPOSED
STEM WALL

APARTMENT
PATIO (TYPICAL)

PROPOSED
BIKE RACK

6' SIDEWALK

PROPOSED PRIVATE
AMENITY AREA

PROPOSED HANDICAP
PARKING SIGN

APARTMENT
PATIO (TYPICAL)

CONCRETE
SIDEWALK

HANDICAP RAMP

PROPOSED
DRAINAGE
EASEMENT

PROPOSED
BIKE RACK

PARKING GARAGE
ENTRANCE

PROPOSED
RETAINING WALL
(DESIGN BY OTHERS)

LOADING ZONE

PROPOSED
LIGHT STANDARD
(TYPICAL)

PROPOSED
BIKE RACK

PROPOSED
LIGHT STANDARD
(TYPICAL)

APARTMENT
PATIO (TYPICAL)

PROPOSED
BIKE RACK

6' SIDEWALK

PROPOSED
LIGHT STANDARD
(TYPICAL)

154' (7 PARALLEL SPACES)

FFE = 903.10

PROPOSED 5-STORY
RESIDENTIAL AND PARKING
STRUCTURE
FFE = 903.10

PROPOSED
PARKING GARAGE

PROPOSED PRIVATE
AMENITY AREA

FFE = 903.60

PROPOSED
1-STORY
OFFICE /
RETAIL
FFE = 900.50

72' (6 PARKING SPACES)

108' (6 REGULAR AND 2
HANDICAP PARKING)

57' (6 PARKING
SPACES)

61' (7 PARKING
SPACES)

N 20°19'13" W 234.22'

S 21°20'33" E 231.00'

44' (2 PARALLEL)

S 68°32'55" W 197.49'

132' (6 PARALLEL SPACES)

5' CONCRETE
SIDEWALK

PROPOSED
BIKE RACK

HANDICAP RAMP

PROPOSED
CONCRETE PAVERS

PROPOSED
MOUNTABLE CURB
ISLAND

HANDICAP RAMP

STANDARD CURB
AND GUTTER

PROPOSED
LIGHT STANDARD
(TYPICAL)

PROPOSED
BIKE RACK

S 69°32'14" W
50.30'

S 69°32'14" W 313.40'

7.5' P.U.E.

PROPOSED STANDARD
CURB & GUTTER

PROPOSED
RETAINING WALL
(DESIGN BY OTHERS)

S 68°57'44" W
100.05'

20' LANDSCAPE BUFFER
EASEMENT

101.8' (8 PARKING SPACES)

S 37°22'46" E 208.22'

98.6' (7 PARKING SPACES)

27' PROPOSED
ACCESS ESMT
AND PUE

PROPOSED CURB
AND GUTTER

PROPOSED STANDARD
CURB & GUTTER

110' (5 PARALLEL SPACES)

20' LANDSCAPE BUFFER
EASEMENT

152.7' (12 PARKING SPACES)

N 68°36'20" E 254.71'

7.5' P.U.E.

EXISTING BRIGHT
BEGINNINGS SCHOOL

WATERLINE EASEMENT
AGREEMENT
DOC. NO. 2011088677,
O.P.R.W.C.TX.

FREEPORT BRIGHT STAR X LLC
PER WCAD

LOT 7

LOT 5

LOT 7

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

EXISTING ALLURE
APARTMENT COMPLEX

LOT 11

AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

DRAINAGE EASEMENT
AGREEMENT
DOC. NO. 2011088675,
O.P.R.W.C.TX.

EXISTING
WIRE FENCE

OPEN SPACE /
PARKLAND

PROPOSED SOLID
SCREEN
3 SIDES MASONRY
DUMPSTER ENCLOSURE

PROPOSED
HANDICAP
PARKING SIGN

LOT 1

AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

EXISTING ADVANCE
AUTO PARTS

R BRYON ROACH TRUSTEES LLC
PER WCAD

30' ACCESS & UTILITY ESMT.
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

EXIST. REFLECTOR
POST BARRICADE

30' ACCESS & UTIL ESMT
CAB. GG, SL. 12 &13,
R.W.C.TX.

PROPOSED STANDARD
CURB & GUTTER

N 68°32'55" E 246.27'

EXISTING ASPHALT
DRIVE

SAWCUT AND MATCH
EXISTING DRIVE

27' PROPOSED
ACCESS ESMT
AND PUE

S 20°45'0" E 224.36'

10' P.U.E.

FUTURE
DEVELOPMENT

SILT
FENCE

[2.2836 AC.]
WATER LINE EASEMENT
DOC. NO. 9917152, O.R.W.C.TX.

[0.409 AC.]
WASTEWATER EASEMENT
DOC. NO. 199942414,
O.P.R.W.C.TX.

25' LANDSCAPE &
PEDESTRIAN EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

LOT 1,
BLOCK A,
SILVERADO PLAZA
PHASE III
CABINET Z, SLIDES
353-354,
P.R.W.C.TX.

NORTH VISTA RIDGE BLVD.
[110' RIGHT-OF-WAY]

BM#2:
IRON ROD W/ "LANDDEV
CONTROL" CAP SET ELEV = 887.01'

LOT 3, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

BM#201:
IRON ROD W/ "LANDDEV
CONTROL" CAP SET ELEV = 887.46'

25' EMERGENCY ACCESS ESMT.,
DOC. NO. 2013027041 & DOC.
NO. 2013073008, O.P.R.W.C.TX,
10p, 25' DRAINAGE ESMT., DOC.
NO. 2013027042

BM#3:
MAG W/ "HRGREEN" WASHER
ELEV = 886.27'

EXIST. CONC
STORM INLET

STORM SEWER ESMT., DOC.
NO. 2021037682, CORRECTED
IN DOC. NO. 2021049620,
O.P.R.W.C.TX.

LOT 4, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

1.4095 ACRES,
CHRISTIAN BROTHERS
AUTOMOTIVE
CABINET DD, SLIDES
277-278,
P.R.W.C.TX.

EXISTING ASPHALT DRIVE

EXISTING LAVISH
SALON & BOUTIQUE

N 68°35'31" E 261.31'

30' ACCESS & UTIL ESMT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

40' ACCESS &
UTILITY EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

SAWCUT AND MATCH
EXISTING DRIVE

133.21'

10'
P.U.E.

AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947
O.P.R.W.C.TX.

LOT 4

30' ACCESS &
UTILITY EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

S5 PROPERTIES LLC
PER WCAD

25' LANDSCAPE &
PEDESTRIAN EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

EXISTING ASPHALT DRIVE

63.72'

1/2" IRFC "ALL
STAR 5729" BEARS:
S52°47'52"W, 0.21'

30' ACCESS &
UTILITY EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

EX 8" W

EX 6" W

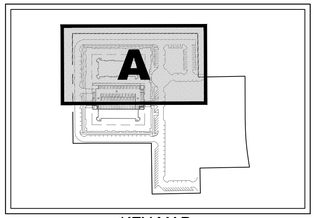
EX 8" W

EX 8" W

EX 8

DIMENSIONAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR REFERENCE ONLY. CONTRACTOR SHALL USE ARCHITECT'S PLANS FOR EXACT BUILDING DIMENSIONS.
3. BUILDING MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY.
4. ALL RADII DIMENSIONS ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. PARKING STALLS SHALL MEET THE MINIMUM DIMENSION STANDARDS PER THE CITY CODE AND ADA REQUIREMENTS.



KEY MAP
N.T.S.

0 30' 60'
SCALE: 1" = 30'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
- ADA ROUTE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL
- FIRE HYDRANT
- WATER VALVE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET
ELEV = 862.45'

P.O.B. TRACT 1
P.O.B. TRACT 2

N 10165878
E 3095747

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB, GG, SL. 12 &13, P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

EXISTING RETAINING WALL

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

FENCE LINE ON P/L

10' P.U.E.

(N 69°29'37" E) (170.00')
N 69°33'44" E 169.77'

N 69°28'52" E 236.88'

(N 69°29'37" E) (236.85')

EXISTING WASTEWATER MANHOLE

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

EXISTING RETAINING WALL

P.O.B. TRACT 3

61.45'

10' P.U.E.

193.33'

N 69°29'18" E 254.78'

(N 69°29'37" E 254.82')

10' P

27' PROPOSED ACCESS ESMT & PUE

PROPOSED STANDARD CURB & GUTTER

PROPOSED LIGHT STANDARD (TYPICAL)

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

6' SIDEWALK

EXISTING ABANDONED WASTEWATER LINE

PROP. WL ESMT

PROP. WL ESMT

PROPOSED LIGHT STANDARD (TYPICAL)

PROPOSED SOLID SCREEN 3 SIDES MASONRY DUMPSTER ENCLOSURE

FENCE CORNER POST SOUTH OF P/L

100 YEAR FLOODPLAIN MAP NO. 48491C0470F

500 YEAR FLOODPLAIN MAP NO. 48491C0470F

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

PROPOSED STEM WALL

PROPOSED STEM WALL

APARTMENT PATIO (TYPICAL)

FFE = 903.10

PROPOSED LIGHT STANDARD (TYPICAL)

PROPOSED ACCESS ESMT & PUE

5' SIDEWALK

PROPOSED 1-STORY OFFICE / RETAIL

FFE = 900.50

PROPOSED HANDICAP PARKING SIGN

PROPOSED STANDARD CURB & GUTTER

PROPOSED BICYCLE RACK

27' PROPOSED ACCESS ESMT & PUE

6' SIDEWALK

PROPOSED BICYCLE RACK

PROPOSED HANDICAP PARKING SIGN

PROPOSED STANDARD CURB & GUTTER

30' ACCESS & UTILITY ESMT. CAB, GG, SL. 12 &13, P.R.W.C.TX.

PROPOSED STEM WALL

PROPOSED PRIVATE AMENITY AREA REFER TO LANDSCAPE PLANS

PROPOSED LIGHT STANDARD (TYPICAL)

APARTMENT PATIO (TYPICAL)

EXISTING DRIVE

30' ACCESS & UTIL ESMT CAB, GG, SL. 12 &13, P.R.W.C.TX.

CONCRETE SIDEWALK

SAWCUT AND MATCH EXISTING DRIVE

MAIN ENTRANCE

S 68°32'55" W 197.49'

27' PROPOSED ACCESS ESMT & PUE

27' PROPOSED ACCESS ESMT AND PUE

PROPOSED BICYCLE RACK

CONCRETE SIDEWALK

PROPOSED MOUNTABLE CURB ISLAND

PROPOSED CONCRETE PAVERS

OPEN TO SKY ABOVE

PROPOSED BICYCLE RACK

PROPOSED LIGHT STANDARD (TYPICAL)

PARKING GARAGE ENTRANCE

HANDICAP RAMP

GARAGE ENTRY

PROPOSED PARKING GARAGE

PROPOSED 5-STORY RESIDENTIAL AND PARKING STRUCTURE

FFE = 903.10

FUTURE RETAIL

MATCHLINE PLAN B

MATCHLINE PLAN C

LOT 1
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

R BRYON ROACH TRUSTEES LLC
PER WCAD

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

DETAILED SITE PLAN A

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 15 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\alt22\4301 STPL.dwg SITE PLAN A April 04, 2023, 7:21 PM, kschmidt

MATCHLINE PLAN A

MATCHLINE PLAN C

FFE = 903.10

FFE = 903.60

PROPOSED PARKING GARAGE

PARKING GARAGE ENTRANCE

ENTRANCE TO GARAGE (LEVEL 1)

PROPOSED LIGHT STANDARD (TYPICAL)

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

PASSIVE COURTYARD

PROPOSED PRIVATE AMENITY AREA REFER TO LANDSCAPE PLANS

APARTMENT PATIO (TYPICAL)

6' SIDEWALK

PROPOSED BIKE RACK

PROPOSED BICYCLE RACK

HANDICAP RAMP

STANDARD CURB AND GUTTER

PROPOSED STANDARD CURB & GUTTER

27' PROPOSED ACCESS ESMT & PUE

S 69°32'14" W 313.40'

(S 69°29'37" W 313.40')

7.5' P.U.E.

EXISTING RETAINING WALL WITH FENCE

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

S 68°57'44" W 100.05'

EXISTING ALLURE APARTMENT COMPLEX

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

20' LANDSCAPE BUFFER EASEMENT

S 21°20'48" E 268.32' (N 21°23'23" W 268.94')

PROPOSED CURB AND GUTTER

EXISTING ASPHALT DRIVE

STANDARD CURB AND GUTTER

SAWCUT AND MATCH EXISTING DRIVE

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

S5 PROPERTIES LLC PER WCAD

N 68°36'20" E 254.71'

(N 68°35'58" E)

(254.89')

EXISTING BRIGHT BEGINNINGS SCHOOL

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

FUTURE DEVELOPMENT

0 30' 60'

SCALE: 1" = 30'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
- ADA ROUTE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL
- FIRE HYDRANT
- WATER VALVE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

KEY MAP
N.T.S.

DIMENSIONAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR REFERENCE ONLY. CONTRACTOR SHALL USE ARCHITECT'S PLANS FOR EXACT BUILDING DIMENSIONS.
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5. PARKING STALLS SHALL MEET THE MINIMUM DIMENSION STANDARDS PER THE CITY CODE AND ADA REQUIREMENTS.

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
10/20/23

DETAILED SITE PLAN B

THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 16 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh224501 STPL.dwg, SITE PLAN B, April 04, 2023, 7:21 PM, tschmidt

NOTE:
INFORMATION PROVIDED ON THIS SHEET IS FROM BOARMAN KROSS VOGEL GROUP, INC. (BKV)

THE CARLO - CEDAR PARK, TX
GENCAP

UNIT MATRIX

2/13/2023

Unit Type	Description	ANSI UNIT TYPE (Accessibility)	GROSS AREA (GSF) per unit type	NOTE	TOTAL GROSS AREA (GSF) per unit type	Level 1	2	3	4	5	6	Total Units	Unit Mix Percentage/ Remarks
Studio													
S1	1 BR / 1BA	B	648		38,880	12	12	13	13	10	0	60	
S2.1	1 BR / 1BA	B	648		33,048	9	10	11	11	10	0	51	
S2.2	1BR / 1BA	B	664	At Firewall	3,320	1	1	1	1	1	0	5	
S2.3	1BR / 1BA	B	664	At Firewall	3,320	1	1	1	1	1	0	5	
S3.1 - TYPE A	1BR / 1BA	A	648	ANSI - TYPE A	1,296	1	0	0	1	0	0	2	
S3.2	1BR / 1BA	B	648	TYPE B - Stacks with S3.1	1,944	0	1	1	0	1	0	3	
Total STUDIOS						24	25	27	27	23	0	126	33%
1 Bedroom Units													
A1	1 BR / 1BA	B	741		37,791	9	10	12	12	8	0	51	
A2.1	1 BR / 1BA	B	764		33,616	11	9	9	8	7	0	44	
A2.2	1 BR / 1BA	B	736	At Mech - North	1,472	0	0	0	1	1	0	2	
A2.3	1 BR / 1BA	B	766	At Firewall	3,830	1	1	1	1	1	0	5	
A3	1 BR / 1BA	B	815	At Elect Closet - South	6,520	0	2	2	2	2	0	8	
A4.1 - TYPE A	1 BR / 1BA	A	763	ANSI - TYPE A	2,289	1	1	0	1	0	0	3	
A4.2	1 BR / 1BA	B	763	TYPE B - Stacks with A4.1	4,578	1	1	2	1	1	0	6	
Total 1 BEDROOMS						23	24	26	26	20	0	119	32%
2 Bedroom Units													
B1.1	2BR / 2BA	B	1,027		66,755	8	17	17	17	6	0	65	
B1.2	2BR / 2BA	B	1,015	At Electrical Closets	4,060	1	1	1	1	0	0	4	
B1.3	2BR / 2BA	B	1,127	Unit on top of Yoga Room	2,254	0	0	1	1	0	0	2	
B2	2BR / 2BA	B	1,199	Outside Corner	22,781	4	4	4	4	3	0	19	
B3	2BR / 2BA	B	1,049	Inside Corner	28,323	5	6	6	6	4	0	27	
B4.1 - TYPE A	2BR / 2BA	A	1,096	ANSI - TYPE A	3,288	1	0	1	0	1	0	3	
B4.2	2BR / 2BA	B	1,096	TYPE B - Stacks with B6.1	13,152	2	3	2	3	2	0	12	
Total 2 BEDROOMS						21	31	32	32	16	0	132	35%
SUMMARY													
Average Unit Size (SF)					829								
UNIT TOTALS					312,517	68	80	85	85	59	0	377	100%

BUILDING SUMMARY 2/13/2023

FLOOR	GSF - TOTAL BUILDING AREA	BUILDING SF W/O GARAGE	PARKING GARAGE & SERVICES	UNIT (RENTABLE) NRSF	AMENITY	COMMON AREA, MEP & CIRCULATION	EXTERIOR COURTYARD AMENITY	GARAGE PARKING SPACES	EFFICIENCY (NRSF / (GROSS BLDG – PARKING))
LEVEL 1	119,913	89,458	30,455	55,509	12,483	21,466	14,913	82	62.05%
LEVEL 2	121,194	86,876	34,318	67,292	868	18,716	0	111	77.46%
LEVEL 3	124,431	90,113	34,318	71,197	0	18,916	0	111	79.01%
LEVEL 4	124,546	90,228	34,318	71,169	0	19,059	0	111	78.88%
LEVEL 5	94,870	60,552	34,318	47,350	1,065	12,137	1,051	111	78.20%
LEVEL 6	28,052	0	28,052	0	0	0	0	85	0.00%
TOTAL	613,006	417,227	195,779	312,517	14,416	90,294	15,964	611	74.90%
% OF TOTAL BUILDING AREA SF		68%	32%	51%	2%	15%			

PARKING REQUIREMENT CALCULATION

Units	Qty	Req. Parking Per Unit	Total
Studio	126	1	126
1 Bedroom	119	1.5	179
2 Bedroom	132	2	264
Total of Units	377		569
Total Parking Required			

BIKE PARKING REQUIRED

Total Bike Racks Required (Based on Building Gross Area Ref. Section 14.05.008)	41	1 Bike Rack per 15,000 S.F. (.00006666667 * GSF)
Bikes Accommodated by Required Racks	123	at 3 BIKES PER RACK
BIKE PARKING PROVIDED		
Bike Spaces Provided - Exterior	54	
Bike Spaces Provided - Interior	69	
Total Bike Spaces Provided	123	

COMMERCIAL 1 - BUILDING SUMMARY 2/13/2023

FLOOR	GSF - TOTAL BUILDING AREA	BUILDING SF W/O GARAGE	PARKING GARAGE & SERVICES	UNIT (RENTABLE) NRSF	AMENITY	COMMON AREA, MEP & CIRCULATION	EXTERIOR COURTYARD AMENITY	GARAGE PARKING SPACES	EFFICIENCY (NRSF / (GROSS BLDG – PARKING))
LEVEL 1	5,548	0	0	0	0	0	0	0	0.00%
TOTAL	5,548	0	0	0	0	0	0	0	0.00%
% OF TOTAL BUILDING AREA SF		0%	0%	0%	0%	0%			

BIKE PARKING REQUIRED

Total Bike Racks Required (Based on Building Gross Area Ref. Section 14.05.008)	1	1 Bike Rack per 15,000 S.F. (.00006666667 * GSF)
Bikes Accommodated by Required Racks	3	at 3 BIKES PER RACK
BIKE PARKING PROVIDED		
Bike Spaces Provided - Exterior	3	
Bike Spaces Provided - Interior	3	
Total Bike Spaces Provided	3	

PARKING ANALYSIS 2/13/2023

	Req.	Prov.	Note
Total Parking Required	569		
Total Parking Provided		654	Total Multi Family Parking - Garage and Surface
Surface Parking		43	
Parking Garage Provided		611	
Standard Spaces Provided		589	
Provided Total Accessible Spaces		14	
Required Standard Accessible	11		2% of Total Parking Garage Provided
Provided Standard Accessible		11	
Required Accessible Van	3		1/6 of Required Standard Accessible
Provided Accessible Van		3	
Provided Total EV Spaces		8	2 per Level
Provided Standard EV Spaces		7	
Required Accessible EV Spaces	1		2% of Provided EV Spaces
Provided Accessible EV Spaces		1	

Parking Garage Provided

Level	Count
Level 1	82
Level 2	111
Level 3	111
Level 4	111
Level 5	111
Level 6	85
Total	611

IMPERVIOUS COVER TABLE BY LOT

LOT	ROAD (sf)	SIDEWALK (sf)	BUILDING (sf)	TOTAL (sf /ac.)	
2	798	0	0	798	0.0183
3	0	0	0	0	0.0000
8	70,377	8,777	7,640	86,794	1.9925
9	6,410	1,742	57,961	66,113	1.5178
10	33,415	6,037	93,376	132,827	3.0493
parkland	0	0	0	0	0.0000
OFFSITE	690	0	0	690	0.0158

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
03.20.23

SITE PLAN TABLES

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 17 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\ab224301 GNTS.dwg, SITE PLAN TABLES, April 04, 2023, 7:22 PM, kschmidt

ALIGNMENT: CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	67.74'	43.00'	90.265°	S24°22'57"W	60.95'
C2	59.01'	37.93'	89.143°	N65°54'50"W	53.24'
C3	60.67'	38.08'	91.268°	S63°32'04"E	54.45'
C4	59.72'	38.00'	90.049°	N66°22'14"W	53.76'

0 30' 60'

SCALE: 1" = 30'

LEGEND

- BOUNDARY
- EASEMENT
- CURB/EOP
- FIRE LANE
- ACCESSIBLE ROUTE
- PROPOSED PRIVACY FENCE
- PROPOSED SIDEWALK
- ADA RAMP
- FLOODPLAIN
- PROPOSED WALL
- HANDICAPPED PARKING
- TREE TO REMAIN

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET
ELEV = 862.45'

N 10165878
E 3095747

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

STEM WALL

FFE = 903.10

PROPOSED 5-STORY RESIDENTIAL AND PARKING STRUCTURE

FFE = 903.10

GARAGE ENTRY

POOL COURTYARD

PROPOSED PRIVATE AMENITY AREA

OPEN TO SKY ABOVE

PROPOSED 1-STORY OFFICE / RETAIL

FFE = 900.50

MAIN ENTRANCE

PROPOSED CONCRETE PAVERS

PROPOSED MOUNTABLE CURB ISLAND

PROP. WL ESMT

PROPOSED ACCESS ESMT & PUE

27' PROPOSED ACCESS ESMT & PUE

27.0' ACCESS ESMT / PUE

30' ACCESS & UTILITY ESMT, CAB. GG, SL. 12 &13, P.R.W.C.TX.

LOT 1
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

R BRYON ROACH TRUSTEES LLC
PER WCAD

MATCHLINE PLAN B

DIMENSIONAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR REFERENCE ONLY. CONTRACTOR SHALL USE ARCHITECT'S PLANS FOR EXACT BUILDING DIMENSIONS.
3. BUILDING MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY.
4. ALL RADII DIMENSIONS ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. PARKING STALLS SHALL MEET THE MINIMUM DIMENSION STANDARDS PER THE CITY CODE AND ADA REQUIREMENTS.

A

KEY MAP
N.T.S.

DATE | BY | REVISION | NO.

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SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

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STATE OF TEXAS
SHERVIN NOOSHIN
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PROFESSIONAL ENGINEER
08/20/23

DIMENSIONAL CONTROL SITE PLAN A

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 18 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sit\224301 DIMS.dwg, DIMENSIONAL CONTROL PLAN A, April 04, 2023, 7:22 PM, kschmidt

MATCHLINE PLAN A

RESIDENTIAL AND PARKING STRUCTURE
FFE = 903.10
PROPOSED PARKING GARAGE
GARAGE ENTRY
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
ENTRANCE TO GARAGE (LEVEL 1)
PASSIVE COURTYARD
PROPOSED PRIVATE AMENITY AREA
FFE = 903.60
EXIT
429.62'
S20°45'00"E
N69°23'59"E
403.32'
S 69°32'14" W 313.40'
(S 69°29'37" W 313.40')
S 69°32'14" W
50.30'
S 68°57'44" W
100.05'
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
LOT 11
7.5' P.U.E.
1' R&M RETAINING WALL W/ IRON FENCE
20' LANDSCAPE BUFFER EASEMENT
27' ACCESS ESMT. / PUE
27' PROPOSED ACCESS ESMT & PUE
S 21°23'27" E 312.27'
(N 21°22'24" W 312.27')
S 21°20'48" E 268.32'
(N 21°22'23" W 268.54')
GYMNASIUM
EXIST. C&G
EXIST. ASPHALT DRIVE & PARKING AREA
WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.
EXIST. ASPHALT DRIVEWAY
EX EXIST. ASPHALT DRIVEWAY
30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
EXIST BILLBOARD SIGN
N 68°36'20" E 254.71'
(N 68°35'58" E)
(254.89')
165.64'
S68°36'17"W
133.21'
(133.24')
181.1'
345.35'
N13°13'W
197.9'
205.1'
429.62'
S20°45'00"E
345.7'
209.2'
218.0'
154.7'
365.4'
N 68°36'20" E 254.71'
S 68°36'17"W 165.64'
63.72'
(63.72')

ALIGNMENT: CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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0 30' 60'
SCALE: 1" = 30'

LEGEND
- BOUNDARY
- EASEMENT
- CURB/EOP
- FIRE LANE
- ACCESSIBLE ROUTE
- PROPOSED PRIVACY FENCE
- PROPOSED SIDEWALK
- ADA RAMP
- FLOODPLAIN
- PROPOSED WALL
- HANDICAPPED PARKING
- TREE TO REMAIN

DIMENSIONAL SITE PLAN NOTES:

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4. ALL RADII DIMENSIONS ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. PARKING STALLS SHALL MEET THE MINIMUM DIMENSION STANDARDS PER THE CITY CODE AND ADA REQUIREMENTS.

KEY MAP
N.T.S.

NO.	REVISION	BY	DATE

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HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

DIMENSIONAL CONTROL SITE PLAN B

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 19 of 74

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\st224301 DIMS.dwg, DIMENSIONAL CONTROL PLAN B, April 04, 2023, 7:22 PM, kschmidt

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

SCALE: 1" = 50'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
- ADA ROUTE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL
- FIRE HYDRANT
- WATER VALVE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

PAVEMENT LEGEND

- PARKING AREAS
- DRIVE AREAS
- SEMI TRUCK / DUMPSTER AREAS

*REFER TO GEOTECH. REPORT FOR SPECS.

PAVEMENT NOTES:

1. CONTRACTOR SHALL REFER TO THE GEOTECNICAL ENGINEERING REPORT "MULTI-FAMILY AND COMMERCIAL - SWC OF N.VISTA RIDGE AND E. WHITESTONE BOULEVARD CEDAR PARK, TEXAS" BY RONE ENGINEERING SERVICES, PROJECT NO. 22-26429, FROM SEPTEMBER 2022, INCLUDING ALL REVISIONS AND ADDENDA THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE FOR ALL PAVING DESIGN AND RECOMMENDATIONS.
2. THE INFORMATION PRESENTED IN THE GEOTECHNICAL REPORT SHALL SUPERCEDE ANY CONFLICTING INFORMATION PRESENTED IN THIS PAVING PLAN.
3. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE IS ANY DISCREPANCY BETWEEN THIS PAVING PLAN AND THE GEOTECHICAL REPORT.
4. FIRE DEPARTMENT ACCESS ROADS MUST BE CONSTRUCTED OF ASPHALT OR CONCRETE WITH MAXIMUM GRADES OF 13% FOR ASPHALT AND 15% FOR CONCRETE. OTHER SURFACES MAY BE APPROVED BASED ON SUBMITTAL OF ENGINEERING DOCUMENTATION PROVING THEY CAN WITHSTAND THE HS-20 LOADING OF 32,000 LB PER AXLE AND 80,000 LF GROSS TRUCK WEIGHT. THE USE OF ENGINEERED GRASS PAVERS IS ACCEPTABLE AS LONG AS THE EDGES OF THE SURFACE CAN BE ADEQUATELY INDICATED.
5. PAVEMENT IDENTIFIED AS HEAVY DUTY SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE-LOAD UNDER ALL WEATHER CONDITIONS.

Table 9: Minimum Pavement Sections and Allowable Traffic

Traffic Use	Portland Cement Concrete (inches)	Calculated Design ESAL for Flexural/Compressive Strength (psi)		
		540/3,500	580/4,000	627/4,500
Parking Areas for Autos and Light Trucks	5	225,000	279,000	355,000
Drive Lanes for Autos and Light Trucks / Fire Lanes [1]	6	564,000	706,000	905,000
Dumpster Areas	7	1,277,000	1,605,000	2,069,000

1. Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more durable pavement section.

Table 10: Flexible Pavement Sections

Traffic Use	Design ESAL Count	Material Thickness (inches)	
		Asphalt Wearing Surface	Crushed Limestone Base [1]
Parking Areas for Autos and Light Trucks	300,000	2.5	8
Drive Lanes for Autos and Light Trucks/Fire Lanes [2]	1,000,000	3.0	12
Semi-Truck Traffic/Dumpster Areas [3]	NA	NA	NA

1. TxDOT Item 247, Type A or C, Grade 1-2 or 5.
2. Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more durable pavement section.
3. Recommend Portland cement concrete with a minimum thickness of 7 inches.

HRGreen
5508 HIGHWAY 290 WEST
SUITE 150
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DEVELOPMENT TX

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LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
08/20/23

OVERALL PAVING PLAN

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 20 of 74

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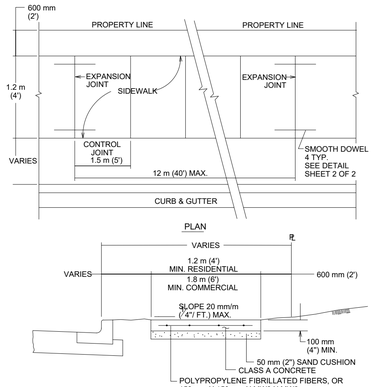
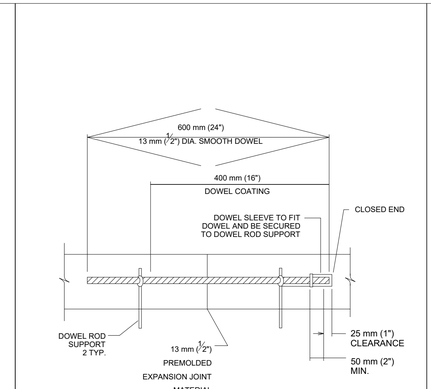
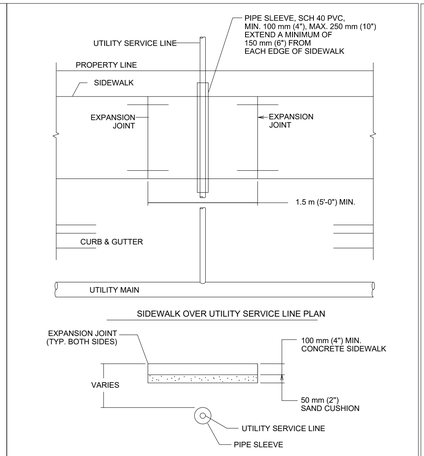
P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\22430 PVPL.dwg, MASTER PAVING PLAN, April 04, 2023, 7:23 PM, kschmidt



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

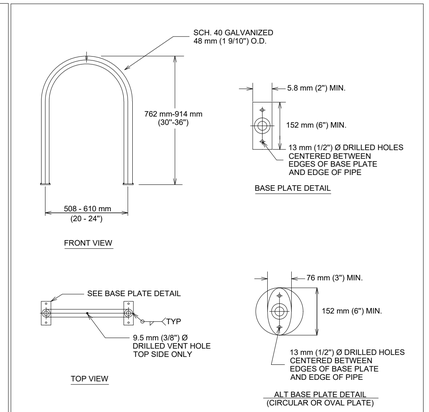


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



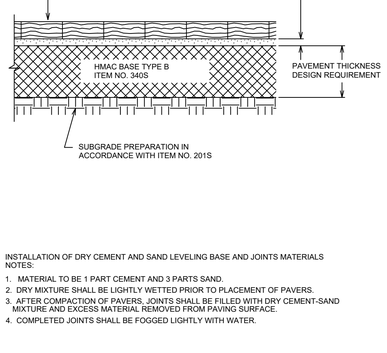
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



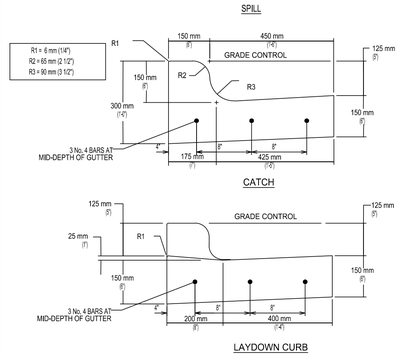
GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CLASS III STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1

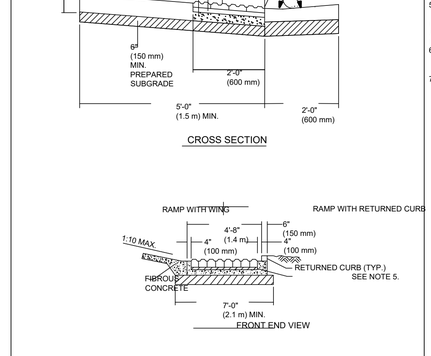


INSTALLATION OF DRY CEMENT AND SAND LEVELING BASE AND JOINTS MATERIALS NOTES:
1. MATERIAL TO BE 1 PART CEMENT AND 3 PARTS SAND.
2. DRY MIXTURE SHALL BE LIGHTLY WETTED PRIOR TO PLACEMENT OF PAVERS.
3. AFTER COMPACTION OF PAVERS, JOINTS SHALL BE FILLED WITH DRY CEMENT-SAND MIXTURE AND EXCESS MATERIAL REMOVED FROM PAVING SURFACE.
4. COMPLETED JOINTS SHALL BE FOGGED LIGHTLY WITH WATER.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CONCRETE PAVER PAVEMENT SECTION	
RECORD COPY SIGNED BY BILL GARDNER	11/18/04 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 480S-10



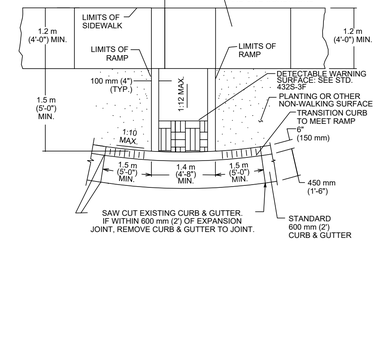
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		REINFORCED CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY SAM ANGOORI	*01/04/10* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 1/2" (6 mm) JOINT SIZE. GAPS LARGER THAN 1/2" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE 1B SIDEWALK CURB RAMP	
RECORD COPY SIGNED BY BILL GARDNER	9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-5B

DATE | BY | REVISION | NO.

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
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HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08.20.23

SITE PLAN DETAILS (1 OF 2)

THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
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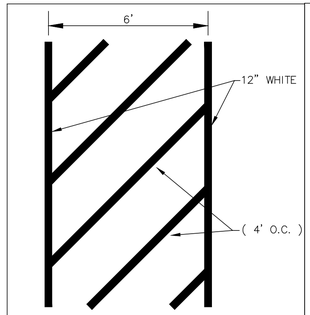
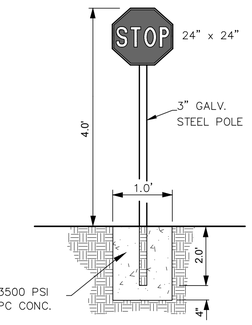
APPROVED BY: SN
SHEET 21 of 74

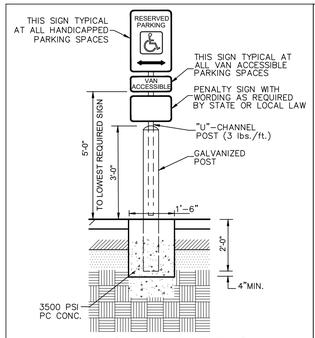
P:\GenCap\Vista Ridge\03_ACAD\Plans\sh224301 DTSP dwg, SITE PLAN DETAILS (1 OF 2), April 04, 2023, 7:23 PM, kschmidt



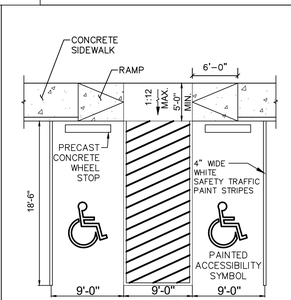
TYPICAL PEDESTRIAN CROSSWALK STRIPING
N.T.S.



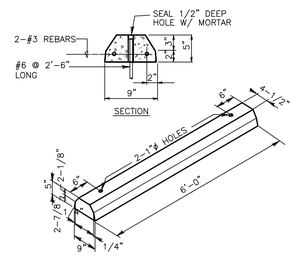
STOP SIGN
N.T.S.



HANDICAPPED PARKING SIGN ASSEMBLY
N.T.S.

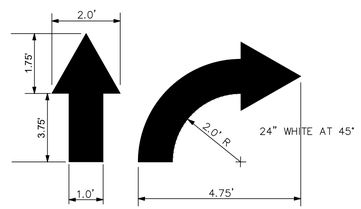


HANDICAP PARKING/ RAMP DETAIL
N.T.S



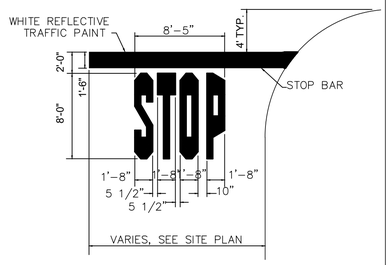
PRECAST CONCRETE WHEEL STOP
N.T.S.

NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS BELOW



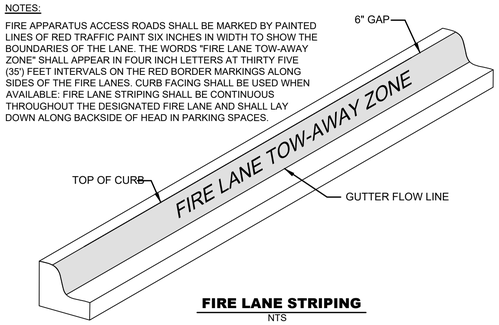
TRAFFIC FLOW ARROW
N.T.S.

NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS BELOW.

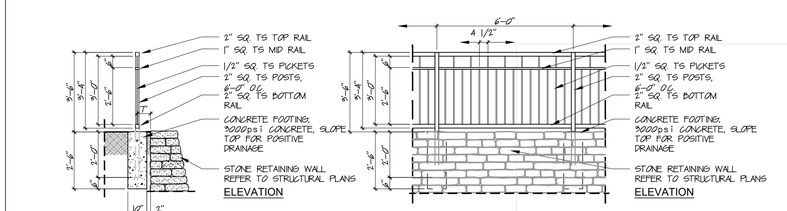


TYPICAL PAVEMENT MARKINGS
N.T.S.

NOTES:
FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW-AWAY ZONE" SHALL APPEAR IN FOUR INCH LETTERS AT THIRTY FIVE (35') FEET INTERVALS ON THE RED BORDER MARKINGS ALONG SIDES OF THE FIRE LANES. CURB FACING SHALL BE USED WHEN AVAILABLE: FIRE LANE STRIPING SHALL BE CONTINUOUS THROUGHOUT THE DESIGNATED FIRE LANE AND SHALL LAY DOWN ALONG BACKSIDE OF HEAD IN PARKING SPACES.



FIRE LANE STRIPING
NTS



GUARDRAIL / FENCE AT WALL / FALL PROTECTION
N.T.S.

NO.	REVISION	BY	DATE

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5508 HIGHWAY 290 WEST
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HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
02/20/23

SITE PLAN DETAILS (2 OF 2)

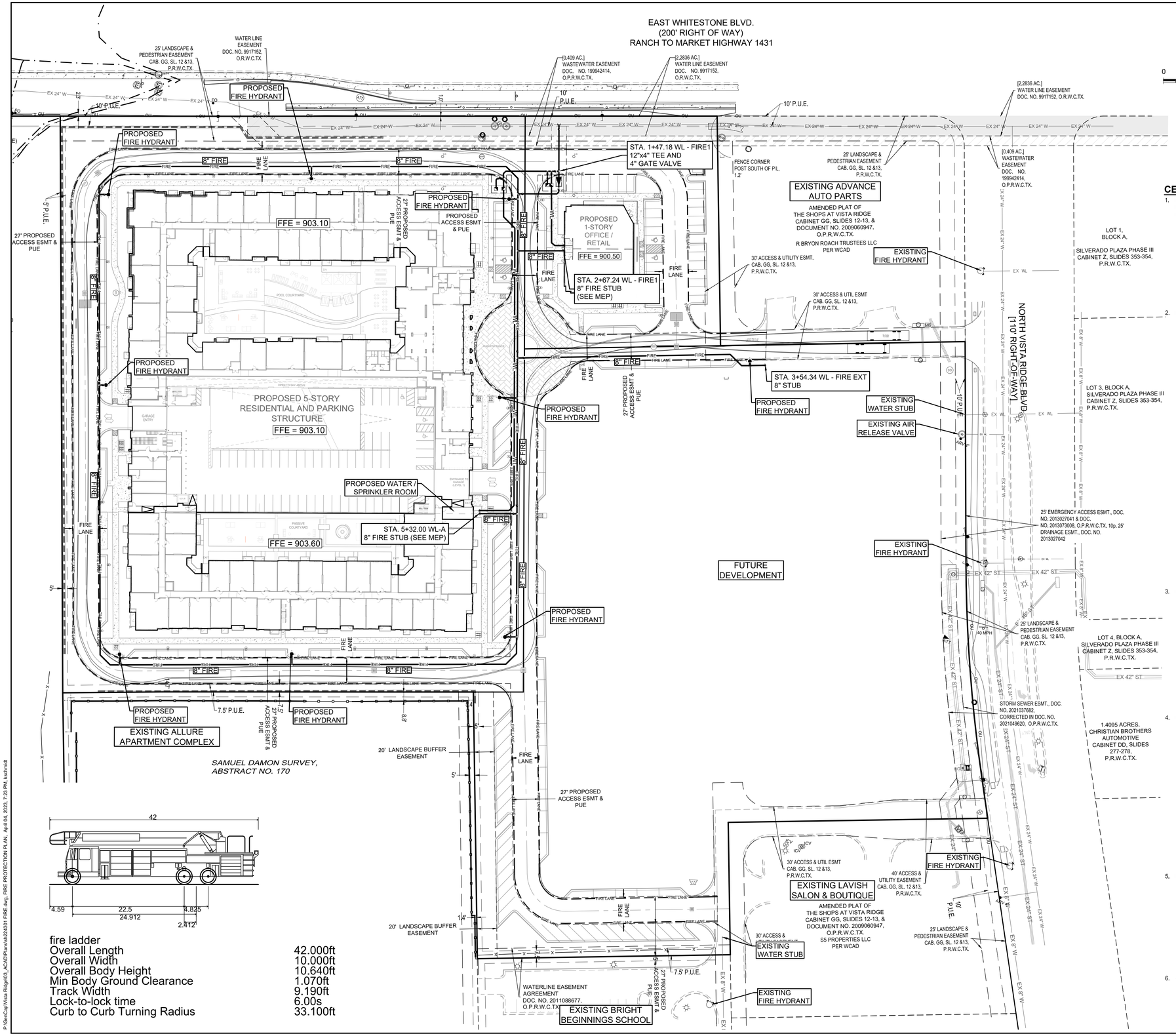
THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 22 of 74

P:\GenCad\Vista Ridge\03_ACAD\Plans\sk224301 DTSP.dwg, SITE PLAN DETAILS (2 OF 2), April 04, 2023, 7:23 PM, kschmidt



fire ladder

Overall Length	42.000ft
Overall Width	10.000ft
Overall Body Height	10.640ft
Min Body Ground Clearance	1.070ft
Track Width	9.190ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.100ft

LEGEND

- PROPERTY BOUNDARY
- WIRE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- EXISTING TREE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED FIRE LANE STRIPING
- PROPOSED DOMESTIC WATERLINE
- PROPOSED FIRE WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE

CEDAR PARK FIRE DEPARTMENT SITE DEVELOPMENT STANDARDS:

1. EMERGENCY RESPONDER RADIO COVERAGE (ERCC) IS A CRITICAL COMPONENT OF ALL SITE DEVELOPMENT AND BUILDING CONSTRUCTION AND MUST BE CONTEMPLATED EARLY IN THE DEVELOPMENT PROCESS. ERCC IS REQUIRED FOR ALL NEW AND EXISTING BUILDINGS.
   a. TESTING FOR ERCC IS THE RESPONSIBILITY OF THE BUILDING OWNER OR REPRESENTATIVE.
   b. TESTING MUST BE IN COMPLIANCE WITH 2021 IFC SECTION 510.
   c. TESTING IS REQUIRED FOR:
      i. BUILDINGS WITH ANY SUB-GRADE FLOOR, INCLUDING PARKING.
      ii. ANY BUILDING OVER 50,000 SQUARE FEET.
      iii. ANY BUILDING MORE THAN 3 STORIES ABOVE GRADE PLANE.
      iv. ANY MULTI-STORY TILT WALL BUILDING.
      v. ANY BUILDING WHERE LOSS OF SIGNAL STRENGTH BECOME EVIDENT.
         1. EXCEPTION: PLANS MAY STATE THAT TESTING AND REMEDIATION WILL BE IN ACCORDANCE WITH 2021 IFC SECTION 510, HOWEVER A COMBINATION OF THE TWO CODES WILL NOT BE ALLOWED. TESTING AND REMEDIATION MUST BOTH BE IN ACCORDANCE WITH THE SAME STANDARD.
2. FIRE APPARATUS ACCESS ROADS (FIRE LANES)
   a. MUST COMPLY WITH 2021 INTERNATIONAL FIRE CODE (IFC) CHAPTER 5 AND APPENDICES B THROUGH I, L, AND N, AND CITY OF CEDAR PARK CODE OF ORDINANCES SECTION 5.01 (FIRE CODE AMENDMENTS.)
   b. MUST BE CONSTRUCTED OF ASPHALT OR CONCRETE TO SUPPORT AN IMPOSED VEHICLE LOAD OF 90,000 POUNDS.
      i. GRASS PAVERS AND OTHER ALTERNATIVE MATERIALS ARE NOT ALLOWED.
   c. MUST PROVIDE ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING.
      i. ACCESS ALLOWANCE US EXTENDED TO 175 FEET FOR A FULL-SPRINKLED BUILDING.
   d. MUST HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCEPT THAT AT LEAST 16 FEET SHALL BE REQUIRED WHERE HYDRANTS ARE REQUIRED ALONG THE FIRE LANE OR DEAD-END DISTANCES REACH 500 FEET OR GREATER, OR WHERE REQUIRED BY OTHER DEPARTMENTS FOR MOBILITY PURPOSES.
   e. MUST HAVE A MINIMUM INSIDE TURNING RADIUS OF 25 FEET, AND A MINIMUM OUTSIDE TURNING RADIUS OF 50 FEET.
      i. THE MINIMUM RADII MUST BE CARRIED THROUGHOUT THE TURNING MOVEMENT, FROM AND TO ALL REQUIRED FIRE LANES. EXAMPLE: A FIRE LANE THAT TURNS 180-DEGREES MUST HAVE A MEDIAN DEPTH OF AT LEAST 50 FEET.
   f. MUST NOT HAVE A DEAD-END OF MORE THAN 150 FEET WITHOUT AN APPROVED TURN-AROUND AT THE DEAD-END.
      i. DRAWINGS FOR APPROVED TURN-AROUNDS MAY BE FOUND IN THE 2021 IFC, APPENDIX D AS AMENDED.
         1. MUST BE 26 FEET WIDE IF THE DEAD END IS 500 FEET OR LONGER.
         2. MUST HAVE ENLARGED RADII, PER ILLUSTRATION.
         3. 150-500-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC, 120-FOOT HAMMERHEAD, OR THE ALTERNATIVE TO THE HAMMERHEAD.
         4. 501-750-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC
         5. 751-1000-FOOT DEAD END REQUIRES 108-FOOT DIAMETER CUL-DE-SAC
         6. DEAD-ENDS OVER 1000 FEET NOT ALLOWED.
   g. SHALL NOT EXCEED A GRADE OF MORE THAN 10% ALONG ANY SECTION OF FIRE LANE.
   h. SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF MORE THAN 8% ALONG THE ANGLES OF APPROACH AND DEPARTURE, MEASURED ON A ROLLING 5=STRETCH OF FIRE LANE. THIS INCLUDES TRANSITIONS ACROSS SIDEWALKS AND CROSS-CONNECTING STREETS, DRIVES, AND FIRE LANES.
   i. MUST BE MARKED WITH RED TRAFFIC PAINT OR DYE ALONG BOTH SIDES OF THE FIRE LANE IN A CONTINUOUS STRIPE A MINIMUM OF 4 INCHES WIDE.
      i. STRIPE MUST USE THE CURB FACE WHERE AVAILABLE, AND MUST CONTINUE ALONG THE PAVEMENT WHERE NO CURB IS PRESENT.
      ii. MUST STENCIL FIRE LANE TOW AWAY ZONE IN WHITE LETTERS A MINIMUM OF 3 INCHES HIGH, NO FURTHER THAN 35 FEET BETWEEN STENCILS. PLACE ON CURB FACE WHERE AVAILABLE.
3. FIRE LANES DURING CONSTRUCTION
   a. ALL FIRE LANES SHOWN ON THE FIRE PROTECTION SHEET MUST BE IN PLACE PRIOR TO THE ONSET OF VERTICAL CONSTRUCTION, AND PRIOR TO THE DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.
      i. COMPACTED BASE MAY BE GRANTED IN WRITING.
         1. PERMISSION MUST BE GRANTED IN WRITING.
         2. A COMPACTION REPORT SHALL BE SUBMITTED BY A THIRD-PARTY GROUP PRIOR TO VERTICAL CONSTRUCTION AND AT ANY TIME THROUGHOUT THE CONSTRUCTION PROCESS WHEN DEEMED NECESSARY BY THE FIRE PREVENTION DIVISION. REPORT MUST SHOW 100% OF OPTIMAL DENSITY THROUGHOUT THE FIRE LANE, MEASURED EVERY 50 FEET.
         3. FAILURE TO MAINTAIN COMPACTED BASE MAY RESULT IN A HALT IN CONSTRUCTION UNTIL ACCESS IS RESTORED ACCORDING TO THESE STANDARDS.
         4. EVEN WITH COMPACTED BASE, ALL CONCRETE DRIVEWAY APPROACHES MUST BE INSTALLED.
         5. TEMPORARY FIRE LANES MUST STILL BE IDENTIFIED AS FIRE LANES - METHOD TO BE APPROVED BY THE FIRE PREVENTION DIVISION.
   b. FIRE LANES MUST MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS, AND MUST BE KEPT CLEAR AT ALL TIME. BLOCKING THE FIRE LANE WITH CONSTRUCTION EQUIPMENT OR MATERIALS IS NOT PERMITTED.
4. FIRE PROTECTION DURING CONSTRUCTION
   a. IN ADDITION TO THE FIRE LANE, ALL FIRE HYDRANTS NEED TO BE INSTALLED, TESTED, AND FUNCTIONAL PRIOR TO THE ONSET OF VERTICAL CONSTRUCTION, AND PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS.
   b. NO BURNING OF MATERIALS ON SITE ALLOWED.
   c. NO SMOKING ALLOWED INSIDE ANY BUILDING CONSTRUCTION, NOR WITHIN 10 FEET OF COMBUSTIBLE CONSTRUCTION. SITE SUPERVISOR SHALL DESIGNATE SMOKING AREAS AWAY FROM THE BUILDING UNDER CONSTRUCTION.
   d. SITE AND BUILDING SHALL BE KEPT FREE OF DEBRIS AND WASTE MATERIALS.
   e. STANDPIPE FOR FIRE PROTECTION, IF REQUIRED, SHALL BE INSTALLED BEFORE A BUILDING UNDER CONSTRUCTION REACHES 40 FEET IN HEIGHT, AND SHALL BE EXTENDED PER FLOOR UP TO ONE FLOOR BELOW THE HIGHEST PROGRESSED FLOOR.
   f. BUILDINGS SHALL NOT BE OCCUPIED, NOR SHALL ANY COMBUSTIBLE ITEMS NOT RELATED TO THE CONSTRUCTION PROCESS BE BROUGHT INTO THE BUILDING PRIOR TO ACCEPTANCE OF ALL REQUIRED FIRE PROTECTION SYSTEMS.
   g. ALL CONSTRUCTION VEHICLES AND THOSE DRIVEN BY THE CONTRACTORS AND THEIR SUBCONTRACTORS SHALL BE MAINTAINED ON THE LOT THAT IS UNDER CONSTRUCTION.
   h. BUILDINGS UNDER CONSTRUCTION SHALL HAVE PORTABLE FIRE EXTINGUISHERS:
      i. AT EACH STAIRWAY ON ALL FLOOR LEVELS.
      ii. IN EVERY STORAGE AND CONSTRUCTION SHED.
      iii. ANYWHERE A SPECIAL HAZARD EXISTS, SUCH AS FLAMMABLE LIQUID STORAGE OR USE.
5. FIRE HYDRANTS
   a. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IFC CHAPTER 5 AND APPENDICES B AND C. INCLUDING ALL FOOTNOTES IN TABLE C102.1.
   b. ANY HYDRANT USED TO SERVE THE FIRE FLOW FOR A BUILDING MUST BE WITHIN 400 FEET OF THE BUILDING, AND MUST BE POSITIONED ALONG A FIRE LANE.
   c. HYDRANTS SHALL BE INSTALLED AT LEAST 3 FEET FROM BACK OF CURB ON THE FIRE LANE, BUT NOT MORE THAN 6 FEET.
   d. HYDRANTS SHALL BE INSTALLED SUCH THAT THE CENTER OF THE 5" CAP MEASURES AT LEAST 18 INCHES FROM FINISHED GRADE. BUT NOT MORE THAN 24 INCHES.
   e. HYDRANTS ARE REQUIRED WITHIN 100 FEET OF A FIRE DEPARTMENT CONNECTION OR STANDPIPE SYSTEM, MEASURED AS THE HOSE WOULD LAY ALONG THE FIRE LANE. THIS HYDRANT SHALL NOT SUBSTITUTE FOR THE HYDRANT(S) REQUIRED BY SECTION 507.5.1.
   f. THE 5" CAP MUST FACE THE FIRE LANE.
6. APPROVED FIRE APPARATUS TURN-AROUNDS
   a. DRAWINGS FOR APPROVED TURN-AROUNDS MAY BE FOUND IN THE 2021 IFC, APPENDIX D AS AMENDED.
      i. 150-500- FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC, 120-FOOT HAMMERHEAD, OR THE ALTERNATIVE TO THE HAMMERHEAD.
      ii. 501-750-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC
      iii. 751-1000-FOOT DEAD END REQUIRES 108-FOOT DIAMETER CUL-DE-SAC
      iv. DEAD-ENDS OVER 1000 FEET NOT ALLOWED.

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STATE OF TEXAS
SHERVIN NOOSHIN
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LICENSED PROFESSIONAL ENGINEER
08/30/23

FIRE PROTECTION PLAN

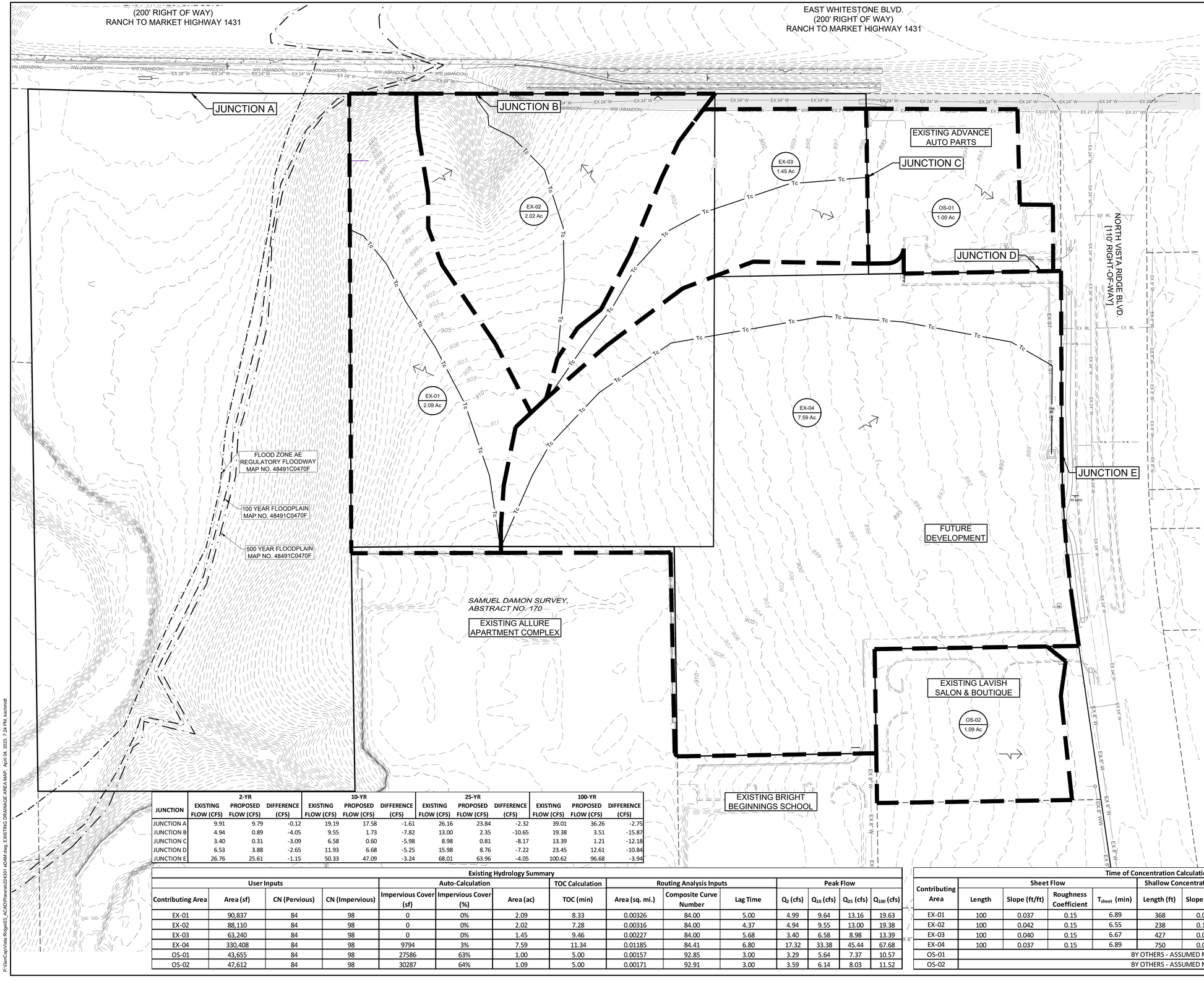
THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 23 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sk22-0301 FIRE.dwg, [FIRE PROTECTION PLAN], April 04, 2023, 7:23 PM, kschmidt



NOTES:
JUNCTION A EXCLUDES ANALYSIS OF OFF-SITE AREA. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITION.

THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITION.

JUNCTION	2-YR EXISTING FLOW (CFS)	2-YR PROPOSED FLOW (CFS)	2-YR DIFFERENCE (CFS)	10-YR EXISTING FLOW (CFS)	10-YR PROPOSED FLOW (CFS)	10-YR DIFFERENCE (CFS)	25-YR EXISTING FLOW (CFS)	25-YR PROPOSED FLOW (CFS)	25-YR DIFFERENCE (CFS)	100-YR EXISTING FLOW (CFS)	100-YR PROPOSED FLOW (CFS)	100-YR DIFFERENCE (CFS)
JUNCTION A	9.91	9.79	-0.12	19.19	17.58	-1.61	26.16	23.84	-2.32	39.01	36.26	-2.75
JUNCTION B	4.94	0.89	-4.05	9.55	1.73	-7.82	13.00	2.35	-10.65	19.38	3.51	-15.87
JUNCTION C	3.40	0.31	-3.09	6.58	0.60	-5.98	8.98	0.81	-8.17	13.39	1.21	-12.18
JUNCTION D	6.53	3.88	-2.65	11.93	6.68	-5.25	15.98	8.76	-7.22	23.45	12.61	-10.84
JUNCTION E	26.76	25.61	-1.15	50.33	47.09	-3.24	68.01	63.96	-4.05	100.62	96.68	-3.94

Existing Hydrology Summary

Contributing Area	User Inputs: Area (sf)	CN (Pervious)	CN (Impervious)	Auto-Calculation: Impervious Cover (sf)	Impervious Cover (%)	Area (ac)	TOC Calculation: TOC (min)	Routing Analysis Inputs: Area (sq. mi.)	Composite Curve Number	Lag Time	Peak Flow: Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-01	90,837	84	98	0	0%	2.09	8.33	0.00326	84.00	5.00	4.99	9.64	13.16	19.63
EX-02	88,110	84	98	0	0%	2.02	7.28	0.00316	84.00	4.37	4.94	9.55	13.00	19.38
EX-03	63,240	84	98	0	0%	1.45	9.46	0.00227	84.00	5.68	3.40	6.58	8.98	13.39
EX-04	330,408	84	98	9794	3%	7.59	11.34	0.01185	84.41	6.80	17.32	33.38	45.44	67.68
OS-01	43,655	84	98	27586	63%	1.00	5.00	0.00157	92.85	3.00	3.29	5.64	7.37	10.57
OS-02	47,612	84	98	30287	64%	1.09	5.00	0.00171	92.91	3.00	3.59	6.14	8.03	11.52

Time of Concentration Calculations

Contributing Area	Sheet Flow: Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet} (min)	Shallow Concentrated Flow (Unpaved): Length (ft)	Slope (ft/ft)	$T_{unpaved}$ (min)	Pipe/Channel Flow 1: Length (ft)	Velocity (ft)	$T_{channel}$ (min)
EX-01	100	0.037	0.15	6.89	368	0.069	1.45			0.00
EX-02	100	0.042	0.15	6.55	238	0.167	0.60	46	6	0.13
EX-03	100	0.040	0.15	6.67	427	0.025	2.79			0.00
EX-04	100	0.037	0.15	6.89	750	0.035	4.14	113	6	0.31
OS-01	BY OTHERS - ASSUMED MINIMUM									
OS-02	BY OTHERS - ASSUMED MINIMUM									

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HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
04/20/23

EXISTING DRAINAGE AREA MAP

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 24 of 74

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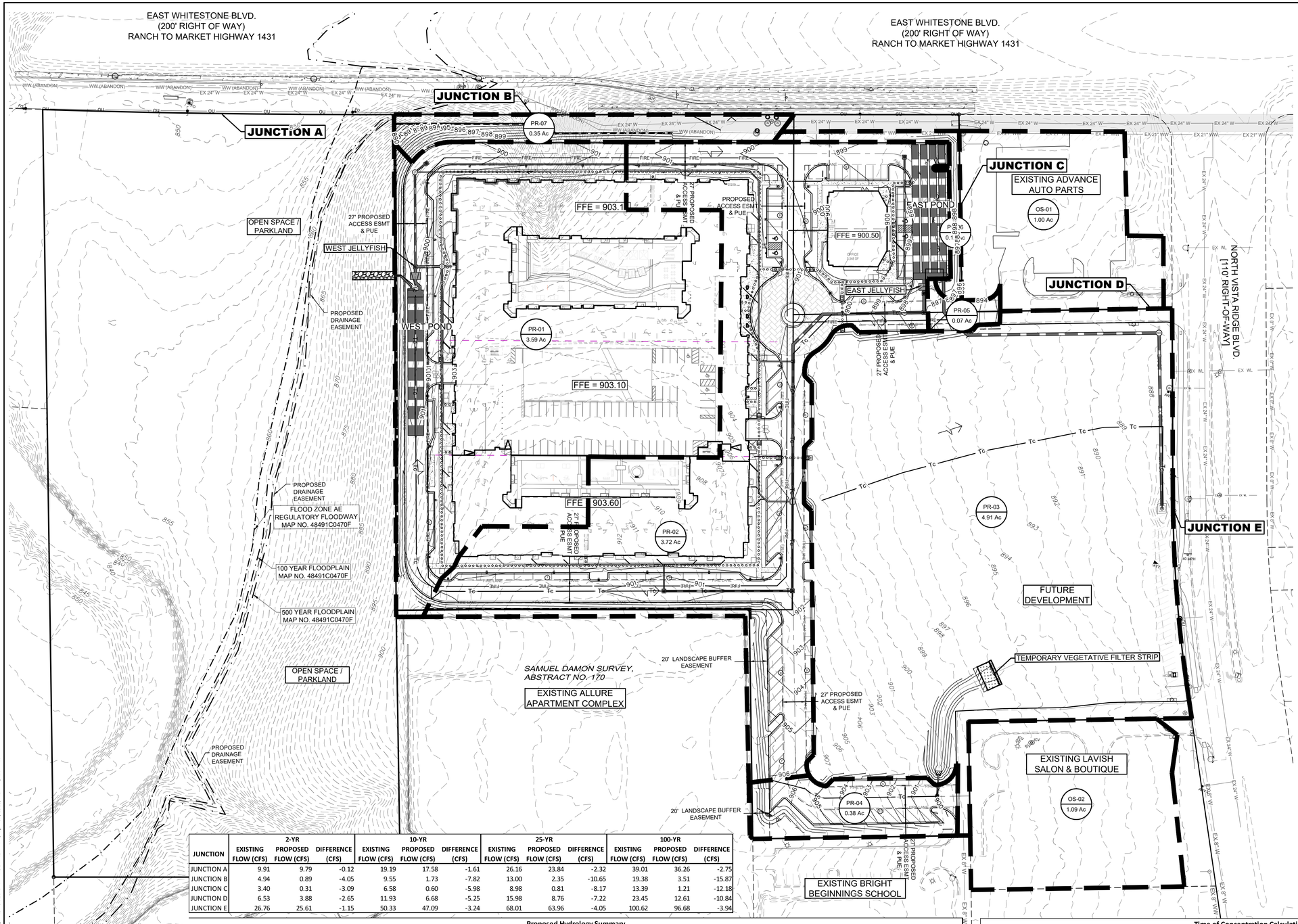

0 60' 120'

SCALE: 1" = 60'

LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 100 YR FEMA FLOODPLAIN
- BOUNDARY LINE

NOTES:
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THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITION.

JUNCTION	2-YR EXISTING FLOW (CFS)	2-YR PROPOSED FLOW (CFS)	2-YR DIFFERENCE (CFS)	10-YR EXISTING FLOW (CFS)	10-YR PROPOSED FLOW (CFS)	10-YR DIFFERENCE (CFS)	25-YR EXISTING FLOW (CFS)	25-YR PROPOSED FLOW (CFS)	25-YR DIFFERENCE (CFS)	100-YR EXISTING FLOW (CFS)	100-YR PROPOSED FLOW (CFS)	100-YR DIFFERENCE (CFS)
JUNCTION A	9.91	9.79	-0.12	19.19	17.58	-1.61	26.16	23.84	-2.32	39.01	36.26	-2.75
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JUNCTION E	26.76	25.61	-1.15	50.33	47.09	-3.24	68.01	63.96	-4.05	100.62	96.68	-3.94

Proposed Hydrology Summary

Contributing Area	User Inputs: Area (sf)	CN (Pervious)	CN (Impervious)	Auto-Calculation: Impervious Cover (sf)	Impervious Cover (%)	Area (ac)	TOC Calculation: TOC (min)	Routing Analysis Inputs: Area (sq. mi.)	Composite Curve Number	Lag Time	Peak Flow: Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-01	156,347	84	98	139,768	89%	3.59	5.00	0.00561	96.52	3.00	12.58	20.77	26.87	38.20
PR-07	15,241	84	98	0	0%	0.35	5.00	0.00055	84.00	3.00	0.89	1.73	2.35	3.51
PR-06	5,411	84	98	0	0%	0.12	5.00	0.00019	84.00	3.00	0.31	0.60	0.81	1.21
PR-02	162,086	84	98	133,679	82%	3.72	5.00	0.00581	95.55	3.00	12.84	21.37	27.72	39.47
PR-03	213,738	84	98	10,687	5%	4.91	8.89	0.00767	84.70	5.33	11.91	22.79	30.94	45.95
PR-04	16,543	84	98	10,369	63%	0.38	5.00	0.00059	92.78	3.00	1.24	2.12	2.77	3.97
PR-05	3,250	84	98	3,247	100%	0.07	5.00	0.00012	97.99	3.00	0.27	0.45	0.58	0.82
OS-01	43,655	84	98	27,586	63%	1.00	5.00	0.00157	92.85	3.00	3.29	5.64	7.37	10.57
OS-02	47,612	84	98	30,287	64%	1.09	5.00	0.00171	92.91	3.00	3.59	6.14	8.03	11.52

Time of Concentration Calculations

Contributing Area	Sheet Flow: Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet}	Shallow Concentrated Flow (Unpaved): Length (ft)	Slope (ft/ft)	$T_{unpaved}$	Pipe/Channel Flow 1: Length (ft)	Velocity (ft)	$T_{channel}$ (min)
PR-01	ASSUMED MINIMUM									
PR-07	ASSUMED MINIMUM									
PR-06	ASSUMED MINIMUM									
PR-02	ASSUMED MINIMUM									
PR-03	100	0.037	0.15	6.89	310	0.034	1.74	96	6	0.27
PR-04	ASSUMED MINIMUM									
PR-05	ASSUMED MINIMUM									
OS-01	BY OTHERS - ASSUMED MINIMUM									
OS-02	BY OTHERS - ASSUMED MINIMUM									

DATE | BY | REVISION | NO.

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
09/20/23

PROPOSED DRAINAGE AREA MAP

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 25 of 74

P:\GenCap\Vista Ridge\03_ACAD\Planset\224591 pDAM.dwg, PROPOSED DRAINAGE AREA MAP, April 04, 2023, 7:24 PM, kschmidt

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 19994241 4, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

10' P.U.E.

40' P.U.E.

5' P.U.E.

OPEN SPACE / PARKLAND

27' PROPOSED ACCESS ESMT & PUE

PROPOSED DRAINAGE EASEMENT

FLOOD ZONE AE REGULATORY FLOODWAY MAP NO. 48491C0470F

100 YEAR FLOODPLAIN MAP NO. 48491C0470F

500 YEAR FLOODPLAIN MAP NO. 48491C0470F

EXISTING WIRE FENCE

DRAINAGE EASEMENT AGREEMENT DOC. NO. 2011088675, O.P.R.W.C.TX.

1 0.33 Ac

2 0.47 Ac

3 0.53 Ac

4 0.42 Ac

5 0.56 Ac

6 0.23 Ac

7 0.31 Ac

8 0.66 Ac

9 0.22 Ac

10 0.17 Ac

11 0.37 Ac

12 0.13 Ac

13 0.28 Ac

14 0.38 Ac

100 0.98 Ac

200 0.88 Ac

300 0.23 Ac

400 0.29 Ac

500 0.14 Ac

PROPOSED ACCESS ESMT & PUE

PROPOSED PRIVATE AMENITY AREA

PROPOSED 5-STORY RESIDENTIAL AND PARKING STRUCTURE

PROPOSED PARKING GARAGE

PROPOSED RETAIL

7.5' P.U.E.

20' LANDSCAPE BUFFER EASEMENT

EXISTING ALLURE APARTMENT COMPLEX

EXISTING ADVANCE AUTO PARTS

30' ACCESS & UTILITY ESMT. CAB. GG, SL. 12 &13, P.R.W.C.TX.

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]

10' P.U.E.

25' EMERGENCY ACCESS E NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C DRAINAGE ESMT., DOC. NO 2013027042

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

FUTURE DEVELOPMENT

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXISTING LAVISH SALON & BOUTIQUE

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

EXISTING BRIGHT BEGINNINGS SCHOOL

0 50' 100'
SCALE: 1" = 50'

LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 100 YR FEMA FLOODPLAIN
- BOUNDARY LINE

Know what's below. Call before you dig.

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SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
09/20/23

INLET DRAINAGE AREA MAP

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 26 of 74

DATE | BY | REVISION | NO.

P:\GenCap\Vista Ridge\03_ACAD\Plans\s224301 inletDAM.dwg, INLET DRAINAGE AREA MAP - April 04, 2023, 7:25 PM, tschmidt

THE CARLO
RATIONAL METHOD FLOW CALCULATIONS FOR STORM INLETS

BASIN LABEL	INLET LABEL	INLET TYPE*	AREA (SQ FT)	AREA (AC)	IMPERVOUS (SF)	IMPERVOUS %	PERVIOUS %	TC (MIN)	2-YR C	2-YR I	2-YR Q	10-YR C	10-YR I	10-YR Q	25-YR C	25-YR I	25-YR Q	100-YR C	100-YR I	100-YR Q
1	1	GSAG	14,547	0.33	12,386	85%	15%	5	0.69	6.18	1.42	0.76	9.29	2.37	0.81	11.45	3.10	0.90	15.24	4.58
2	2	GGRD	20,320	0.47	16,956	83%	17%	5	0.68	6.18	1.96	0.76	9.29	3.28	0.80	11.45	4.30	0.89	15.24	6.33
3	3	GSAG	23,174	0.53	15,452	67%	33%	5	0.61	6.18	2.01	0.68	9.29	3.36	0.73	11.45	4.43	0.81	15.24	6.57
4	4	GGRD	18,087	0.42	10,123	56%	44%	5	0.57	6.18	1.45	0.63	9.29	2.44	0.68	11.45	3.22	0.76	15.24	4.80
5	5	GSAG	24,553	0.56	17,399	71%	29%	5	0.63	6.18	2.19	0.70	9.29	3.66	0.75	11.45	4.82	0.83	15.24	7.13
6	6	GGRD	10,203	0.23	8,897	87%	13%	5	0.70	6.18	1.01	0.77	9.29	1.68	0.82	11.45	2.20	0.91	15.24	3.24
7	7	GGRD	13,665	0.31	13,022	95%	5%	5	0.73	6.18	1.42	0.81	9.29	2.36	0.86	11.45	3.08	0.95	15.24	4.53
8	8	GSAG	28,778	0.66	22,831	79%	21%	5	0.66	6.18	2.71	0.74	9.29	4.53	0.78	11.45	5.94	0.87	15.24	8.77
9	9	GGRD	9,547	0.22	6,661	70%	30%	5	0.62	6.18	0.84	0.69	9.29	1.41	0.74	11.45	1.86	0.82	15.24	2.76
10	10	ROOF	7,314	0.17	7,314	100%	0%	5	0.75	6.18	0.78	0.83	9.29	1.30	0.88	11.45	1.69	0.97	15.24	2.48
11	11	ROOF	15,939	0.37	15,939	100%	0%	5	0.75	6.18	1.70	0.83	9.29	2.82	0.88	11.45	3.69	0.97	15.24	5.41
12	12	ROOF	5,534	0.13	5,534	100%	0%	5	0.75	6.18	0.59	0.83	9.29	0.98	0.88	11.45	1.28	0.97	15.24	1.88
13	13	ROOF	12,146	0.28	12,146	100%	0%	5	0.75	6.18	1.29	0.83	9.29	2.15	0.88	11.45	2.81	0.97	15.24	4.12
14	14	ROOF	16,378	0.38	16,378	100%	0%	5	0.75	6.18	1.74	0.83	9.29	2.90	0.88	11.45	3.79	0.97	15.24	5.56
100	100	ROOF	42,748	0.98	42,754	100%	0%	5	0.75	6.18	4.55	0.83	9.29	7.57	0.88	11.45	9.89	0.97	15.24	14.51
200	200	ROOF	38,239	0.88	38,233	100%	0%	5	0.75	6.18	4.07	0.83	9.29	6.77	0.88	11.45	8.85	0.97	15.24	12.98
300	300	ROOF	10,168	0.23	10,168	100%	0%	5	0.75	6.18	1.08	0.83	9.29	1.80	0.88	11.45	2.35	0.97	15.24	3.45
400	400	ROOF	12,603	0.29	12,603	100%	0%	5	0.75	6.18	1.34	0.83	9.29	2.23	0.88	11.45	2.92	0.97	15.24	4.28
500	500	ROOF	5,970	0.14	5,970	100%	0%	5	0.75	6.18	0.64	0.83	9.29	1.06	0.88	11.45	1.38	0.97	15.24	2.03

Grate Inlets on Grade Calculation Summary: 25 year

Drainage Area No.	Inlet No.	Q_{25} (cfs)	Qpass (cfs)	Qtotal (cfs)	Inlet Width, W (ft)	Inlet Length, L (ft)	Characteristic Inlet Type	Grate Constants α	β	γ	η	Splash-over Velocity, V_o ft/s	Street Slope, s %	Street Cross-slope, S_x %	Total Flow Spread, T (from channel calculation) ft	Flow Velocity, V (from channel calculation) (ft/s)	Q_w/Q (E_o)	Q_w (cfs)	Q_b/Q (1-E_o)	Q_s (cfs)	Ratio of Frontal Flow Intercepted, R_f	Ratio of Side Flow Intercepted, R_s	Efficiency, E	Total Flow Intercepted, Q_i	Bypass Flow, Q_{pass}	Bypass to Inlet
2	2	4.30	0.00	4.30	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	0.60%	2.00%	25.00	1.38	0.37	1.60	0.63	2.70	1.55	0.64	0.98	4.21	0.08	1
4	4	3.22	0.00	3.22	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	3.50%	2.00%	16.00	2.52	0.54	1.73	0.46	1.49	1.44	0.38	0.95	3.06	0.16	OS
6	6	2.20	0.00	2.20	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	0.80%	2.00%	19.00	1.22	0.37	0.81	0.63	1.39	1.45	0.54	0.87	1.92	0.28	7
7	7	3.08	0.60	3.69	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	3.90%	2.00%	17.00	2.55	0.51	1.89	0.49	1.80	1.44	0.37	0.92	3.40	0.29	OS
9	9	1.86	0.00	1.86	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	4.00%	2.00%	13.00	2.20	0.50	0.94	0.50	0.92	1.36	0.29	0.83	1.54	0.32	7

Grate Inlets on Grade Calculation Summary: 100 year

Drainage Area No.	Inlet No.	Q_{100} (cfs)	Qpass (cfs)	Qtotal (cfs)	Inlet Width, W (ft)	Inlet Length, L (ft)	Characteristic Inlet Type	Grate Constants α	β	γ	η	Splash-over Velocity, V_o ft/s	Street Slope, s %	Street Cross-slope, S_x %	Total Flow Spread, T (from channel calculation) ft	Flow Velocity, V (from channel calculation) (ft/s)	Q_w/Q (E_o)	Q_w (cfs)	Q_b/Q (1-E_o)	Q_s (cfs)	Ratio of Frontal Flow Intercepted, R_f	Ratio of Side Flow Intercepted, R_s	Efficiency, E	Total Flow Intercepted, Q_i	Bypass Flow, Q_{pass}	Bypass to Inlet
2	2	6.33	0.00	6.33	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	0.60%	2.00%	26.00	1.62	0.36	2.28	0.64	4.05	1.53	0.58	0.92	5.81	0.52	1
4	4	4.80	0.00	4.80	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	3.50%	2.00%	19.00	2.66	0.47	2.25	0.53	2.55	1.43	0.36	0.86	4.13	0.67	OS
6	6	3.24	0.00	3.24	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	0.80%	2.00%	21.00	1.47	0.34	1.09	0.66	2.15	1.42	0.45	0.78	2.54	0.71	7
7	7	4.53	1.43	5.97	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	3.90%	2.00%	20.00	2.99	0.45	2.68	0.55	3.29	1.40	0.31	0.80	4.78	1.19	OS
9	9	2.76	0.00	2.76	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	4.00%	2.00%	15.00	2.45	0.45	1.24	0.55	1.52	1.33	0.25	0.74	2.03	0.73	7

Grate Inlets in Sump Calculation Summary: 25 year

Drainage Area No.	Inlet No.	Q_{25} (cfs)	Qpass (cfs)	Qtotal (cfs)	W (ft)	L (ft)	Open Area (%)	Percent Clogged (%)	Effective Area (ft^2)	Effective Perimeter (ft)	d_{weir} (ft)	$d_{orifice}$ (ft)	Depth of Ponding, d (ft)
1	1	3.10	0.08	3.19	3.00	3.00	0.75	0.50	3.38	6.00	0.30	0.03	0.30
3	3	4.43	0.00	4.43	4.00	4.00	0.75	0.50	6.00	8.00	0.31	0.02	0.31
5	5	4.82	0.00	4.82	4.00	4.00	0.75	0.50	6.00	8.00	0.33	0.02	0.33
8	8	5.94	0.00	5.94	4.00	4.00	0.75	0.50	6.00	8.00	0.38	0.03	0.38

Grate Inlets in Sump Calculation Summary: 100 year

Drainage Area No.	Inlet No.	Q_{100} (cfs)	Qpass (cfs)	Qtotal (cfs)	W (ft)	L (ft)	Open Area (%)	Percent Clogged (%)	Effective Area (ft^2)	Effective Perimeter (ft)	d_{weir} (ft)	$d_{orifice}$ (ft)	Depth of Ponding, d (ft)
1	1	4.58	0.52	5.10	3.00	3.00	0.75	0.50	3.38	6.00	0.41	0.08	0.41
3	3	6.57	0.00	6.57	4.00	4.00	0.75	0.50	6.00	8.00	0.40	0.04	0.40
5	5	7.13	0.00	7.13	4.00	4.00	0.75	0.50	6.00	8.00	0.43	0.05	0.43
8	8	8.77	0.00	8.77	4.00	4.00	0.75	0.35	7.80	10.40	0.41	0.04	0.41

COA C-Values				
	2	10	25	100
Impervious	0.75	0.83	0.88	0.97
Pervious	0.33	0.38	0.42	0.49

City of Cedar Park IDF Values - Atlas 14				
	Recurrence Interval			
	2	10	25	100
a	46.14	61.08	70.71	84.57
b	9.47	8.41	8.12	7.47
c	0.7523	0.7253	0.7071	0.6790

DATE | BY | REVISION | NO.

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TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

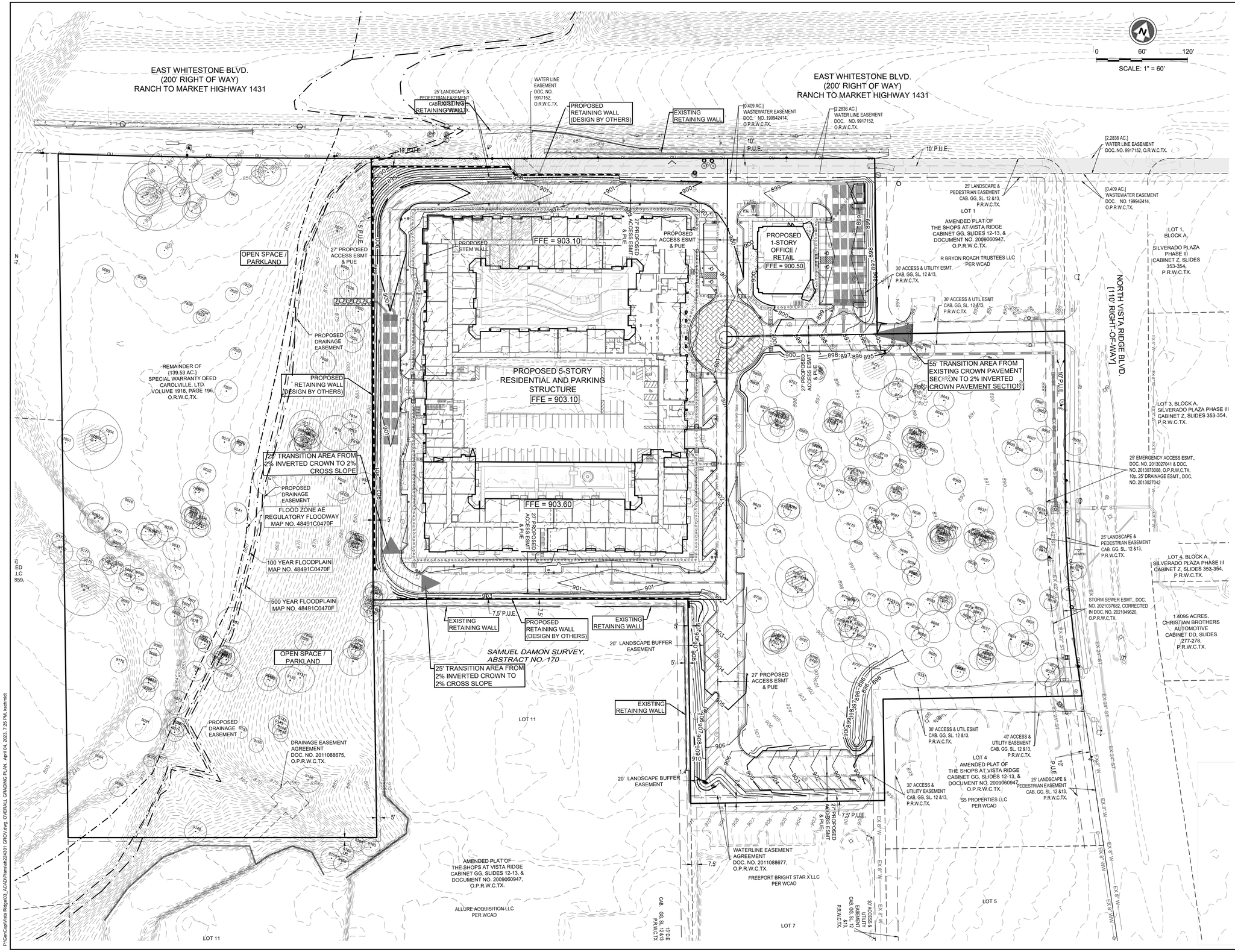
STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

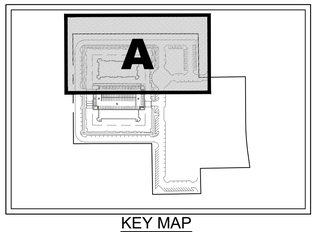
INLET DRAINAGE CALCULATIONS

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 27 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\224301 inletDAM.dwg, INLET DRAINAGE CALCULATIONS, April 04, 2023, 7:25 PM, tschmitt


EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431
EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
EXISTING RETAINING WALL
WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
EXISTING RETAINING WALL
[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.
[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
10' P.U.E.
[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.
LOT 1
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC PER WCAD
LOT 1, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.
30' ACCESS & UTILITY ESMT. CAB, GG, SL. 12 &13, P.R.W.C.TX.
30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.
NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]
OPEN SPACE / PARKLAND
27' PROPOSED ACCESS ESMT & PUE
PROPOSED STEM WALL
FFE = 903.10
27' PROPOSED ACCESS ESMT & PUE
PROPOSED ACCESS ESMT & PUE
PROPOSED 1-STORY OFFICE / RETAIL
FFE = 900.50
5' P.U.E.
PROPOSED DRAINAGE EASEMENT
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
REMAINDER OF (139.53 AC.) SPECIAL WARRANTY DEED CAROLVILLE, LTD. VOLUME 1918, PAGE 196, O.R.W.C.TX.
PROPOSED 5-STORY RESIDENTIAL AND PARKING STRUCTURE
FFE = 903.10
55' TRANSITION AREA FROM EXISTING CROWN PAVEMENT SECTION TO 2% INVERTED CROWN PAVEMENT SECTION
10' P.U.E.
LOT 3, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.
25' TRANSITION AREA FROM 2% INVERTED CROWN TO CROSS SLOPE
PROPOSED DRAINAGE EASEMENT
FLOOD ZONE AE REGULATORY FLOODWAY MAP NO. 48491C0470F
100 YEAR FLOODPLAIN MAP NO. 48491C0470F
500 YEAR FLOODPLAIN MAP NO. 48491C0470F
FFE = 903.60
27' PROPOSED ACCESS ESMT & PUE
25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX, 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042
EX 24" ST
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
LOT 4, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.
STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.
1.4095 ACRES, CHRISTIAN BROTHERS AUTOMOTIVE CABINET DD, SLIDES 277-278, P.R.W.C.TX.
7.5' P.U.E.
EXISTING RETAINING WALL
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
EXISTING RETAINING WALL
20' LANDSCAPE BUFFER EASEMENT
SAMUEL DAMON SURVEY, ABSTRACT NO. 170
25' TRANSITION AREA FROM 2% INVERTED CROWN TO 2% CROSS SLOPE
27' PROPOSED ACCESS ESMT & PUE
EXISTING RETAINING WALL
LOT 11
PROPOSED DRAINAGE EASEMENT
DRAINAGE EASEMENT AGREEMENT DOC. NO. 2011088675, O.P.R.W.C.TX.
20' LANDSCAPE BUFFER EASEMENT
30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.
40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
LOT 4 AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
55 PROPERTIES LLC PER WCAD
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
10' P.U.E.
7.5' P.U.E.
27' PROPOSED ACCESS ESMT & PUE
WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.
FREEPORT BRIGHT STAR X LLC PER WCAD
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
ALLURE ACQUISITION LLC PER WCAD
CAB. GG, SL. 12 &13 P.R.W.C.TX
15' D.E
LOT 11
LOT 7
LOT 5
30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
EX 8" W
EX 24" ST
EX 8" W
EX 8" W
EX 8" W



KEY MAP
N.T.S.

0 30' 60'

SCALE: 1" = 30'

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 835 — PROPOSED MINOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL (DESIGN BY OTHERS)
- STEM WALL (DESIGN BY OTHERS)
- ADA ROUTE
- SWALE
- TREE TO REMAIN

ABBREVIATION

BW - BOTTOM OF WALL (GROUND)
TW - TOP OF WALL
EG - EXISTING GRADE
FFE - FINISHED FLOOR ELEVATION
G - PROPOSED GRADE (GROUND)
HP - HIGH POINT
P - PAVEMENT
SW - SIDEWALK
TC - TOP OF CURB
BC - BOTTOM OF CURB
GR - GRATE ELEVATION

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET
ELEV = 862.45'

N 10165878
E 3095747

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

25' LANDSCAPE & EXISTING RETAINING WALL P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

EXISTING RETAINING WALL

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

FOR SALE SIGN

27' PROPOSED ACCESS ESMT & PUE

FFE = 903.10

POOL COURTYARD

PROPOSED PRIVATE AMENITY AREA

OPEN TO SKY ABOVE

GARAGE ENTRY

FFE = 903.10

PROPOSED PARKING GARAGE

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

FFE = 900.50

30' ACCESS & UTILITY ESMT, CAB. GG, SL. 12 &13, P.R.W.C.TX.

27' PROPOSED ACCESS ESMT & PUE

55' TRANSITION AREA FROM EXISTING 2% CROWN PAVEMENT SECTION TO 2% INVERTED CROWN PAVEMENT SECTION

MATCHLINE PLAN B

MATCHLINE PLAN C

GRADING NOTES:

1. TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY HRG GREEN DEVELOPMENT TX, LLC. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
2. ALL PROPOSED ELEVATIONS ARE TO FINISH GRADE OR NATURAL GROUND UNLESS OTHERWISE NOTED.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR AMENITIES, FINE GRADING, DETAILED ELEVATIONS OF THE RETAINING WALLS, SIDEWALKS, RAMPS, IRRIGATION SLEEVES AND STEPS.
5. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
7. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFF SITE.
8. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY ENVIRONMENTAL INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
9. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.
10. ALL FILL MATERIAL AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
11. A GEOTECHNICAL ENGINEER MUST PREPARE GEOTECHNICAL RECOMMENDATIONS AND PROVIDED A COPY TO THE CIVIL ENGINEER FOR PLACEMENT OF FILL FOR BERMS, DRAINAGE SWALES, CHANNELS, FILTER PONDS, DETENTION PONDS, AND OTHER SIMILAR AREAS.
12. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY RIP RAP OR OTHER APPROVED METHODS. A STRUCTURAL ENGINEER MUST PROVIDE DETAILS FOR CONCRETE OR ROCK RIP RAP. EARTH SLOPES GREATER THAN 3 TO 1 WILL REQUIRE RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.
13. REFER TO SHEET 22 FOR GUARDRAIL / FENCE AT WALL / FALL PROTECTION DETAIL AND REFER TO STRUCTURAL SHEETS FOR THE RETAINING WALL DETAILS.
14. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND REQUIRE A SEPARATE BUILDING PERMIT PER THE INTERNATIONAL BUILDING CODE.
15. GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE AND PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN ON THESE PLANS, SHALL BE LIMITED TO LESS THAN 6 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 4 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
16. GRADING WORK WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE TREES SHALL BE DONE BY HAND OR WITH RUBBER TIRED EQUIPMENT.
17. FOR DETAIL INFORMATION OF THE RETAINING WALLS REFER TO STRUCTURAL SHEETS (DESIGNED BY OTHERS).
18. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARD INLETS.

ACCESSIBILITY NOTES:

1. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES INCLUDING DRIVEWAY CROSSINGS AND HANDICAP PARKING STALLS.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
3. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FROM A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
6. HANDRAILS SHALL BE INSTALLED ALONG PEDESTRIAN WALKWAYS WHERE THE WALL DROP-OFFS ARE 30" OR GREATER.
7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08.20.23

GRADING PLAN A

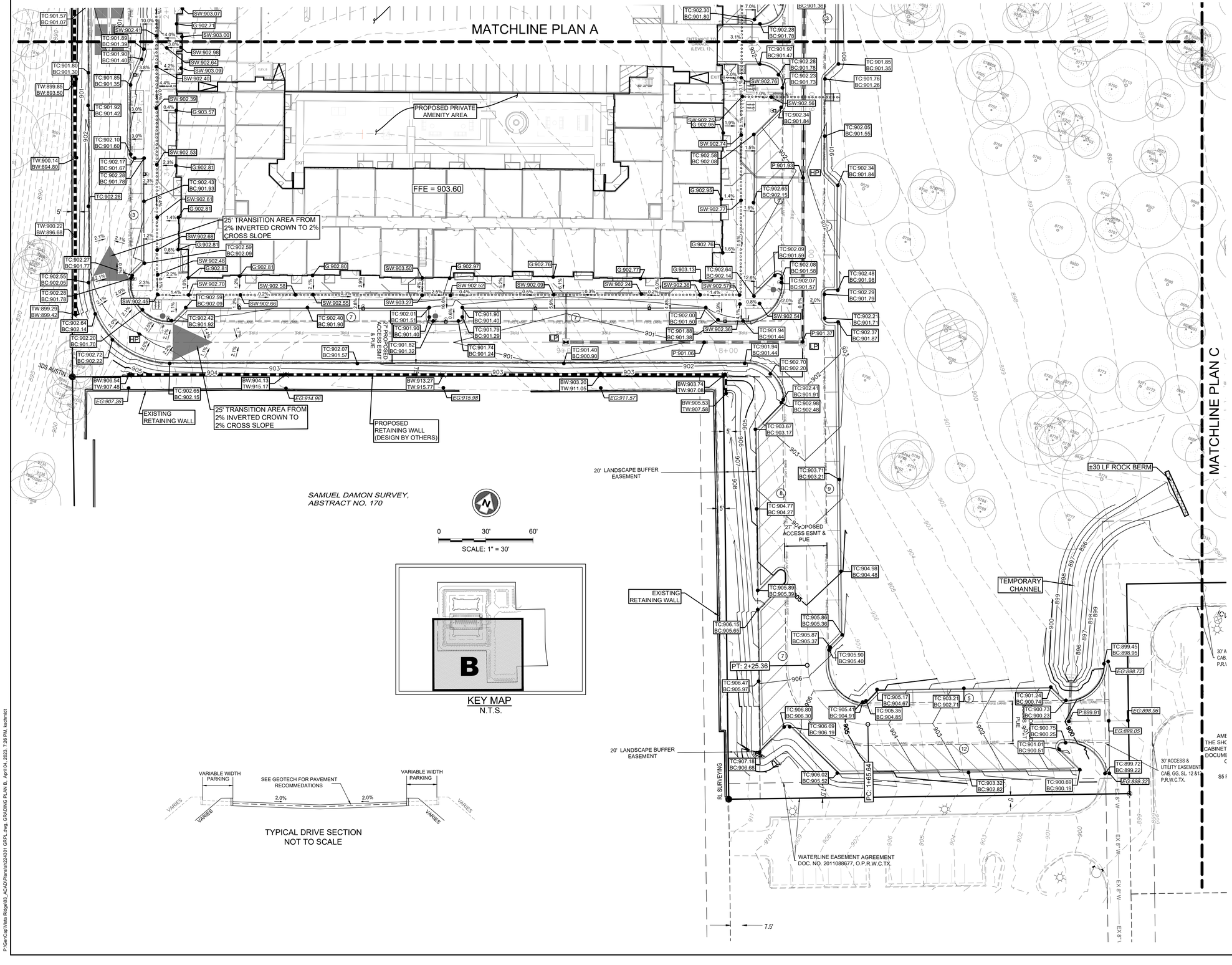
THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 29 of 74

P:\GenCap\Vista Ridge\03_ACAD\Planset\224301 GRPL.dwg, GRADING PLAN A, April 04, 2023, 7:26 PM, kschmidt



KEY MAP
N.T.S.

TYPICAL DRIVE SECTION
NOT TO SCALE

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 835 — PROPOSED MINOR CONTOUR
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- EASEMENT
- RETAINING WALL (DESIGN BY OTHERS)
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Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

SHERVIN NOOSHIN 96807 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
08/20/23

GRADING PLAN B

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY:	AS
DRAWN BY:	KS
CHECKED BY:	CC
APPROVED BY:	SN
SHEET	30 of 74

NO. | REVISION | BY | DATE

P:\GenCap\Vista Ridge\03_ACAD\Plans\sk224301 GRPL.dwg, GRADING PLAN B, April 04, 2023, 7:28 PM, tschmidt

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

NORTH VISTA RIDGE
[110' RIGHT-OF-WAY]

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

SCALE: 1" = 50'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100-YR FEMA FLOODPLAIN
- PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

5' DIA SSMH B1
RIM: 899.36
18" FL IN = 895.12 (NE)
10" FL IN = 896.29 (E)
24" FL OUT = 895.12 (S)

5'x5' JUNCTION BOX
W 4'x4' GRATE I8
RIM: 899.88
24" FL IN = 894.57 (N)
30" FL IN = 894.07 (E)
36" FL OUT = 893.57 (S)

OPEN SPACE / PARKLAND

8'x12' JELLYFISH WEST
RIM: 899.94
36" HDPE FL IN = 893.52 (N)
36" HDPE FL OUT = 893.52 (S)

± 56 CY ROCK RIP-RAP

24" HEADWALL B
RIM: 890.45
24" HDPE FL IN = 887.87

OUTLET STRUCTURE
DETENTION POND WEST
96" CMP FL IN = 888.37 (S)
24" HDPE FL OUT = 888.37 (N)

PROPOSED UNDERGROUND
DETENTION DESIGN BY
OTHERS

4'x4' GRATE INLET I9
RIM: 899.18
18" FL OUT = 895.21 (SW)

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

10' P.U.E.

4'x4' GRATE INLET
RIM: 898.36
18" FL OUT = 894.30 (S)

PROP. WL ESMT

PROPOSED UNDERGROUND DETENTION DESIGN BY OTHERS

8'x12' JELLYFISH EAST
RIM: 897.96
36" HDPE FL IN = 891.61 (S)
36" HDPE FL OUT = 891.61 (N)

LOT 1
AMENDED PLAT OF
VISTA RIDGE
SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.,
R BRYON ROACH TRUSTEES LLC
PER WCAD

30' ACCESS & UTILITY ESMT, CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXISTING STORM INLETS TO REMAIN

OUTLET STRUCTURE DETENTION POND EAST
RIM: 895.02
96" CMP FL IN = 886.60 (N)
36" HDPE FL OUT = 886.60 (S)

DETENTION POND EAST INLET
RIM: 895.07
36" HDPE FL IN = 891.57 (S)
96" CMP FL OUT = 886.57 (N)

5' DIA SSMH A3
RIM: 897.79
36" HDPE FL IN = 891.87 (W)
18" HDPE FL IN = 893.37 (N)
36" HDPE FL OUT = 891.87 (E)

5' DIA SSMH B2
RIM: 900.99
24" HDPE FL IN = 895.73 (S)
4" HDPE FL IN = 897.39 (N)
15" HDPE FL IN = 897.06 (E)
30" HDPE FL OUT = 895.23 (W)

DETENTION POND WEST INLET
36" HDPE FL IN = 893.43 (N)
96" CMP FL OUT = 888.43 (S)

96"X96" CROSS MANIFOLD WEST 1
RIM: 896.82
96" CMP FL IN = 888.39 (N)
96" CMP FL OUT = 888.39 (S)
96" CMP FL OUT = 888.40 (W)
96" CMP FL OUT = 888.40 (E)

96"X96" CROSS MANIFOLD WEST
RIM: 896.82
96" CMP FL IN = 888.39 (E)
96" CMP FL OUT = 888.39 (S)
MANIFOLD FL OUT = 888.40 (W)
96" CMP FL OUT = 888.39 (N)

STA. 4+64.44 STORM LINE A1
45° BEND

STA. 4+14.72 STORM LINE A1
45° BEND

±23 LF 36" HDPE @ 0.50%

UTILITY CROSSING
STA. 4+27.56 STORM LINE A1
=STA. 1+32.79 WL-E

5'x5' JUNCTION BOX
W/ 3'x3' GRATE A2
RIM: 900.68
30" FL IN = 893.86 (S)
12" FL IN = 895.36 (W)
36" FL OUT = 893.36 (N)

5'x5' JUNCTION BOX I3
RIM: 901.93
24" FL IN = 895.23 (S)
12" FL IN = 896.23 (W)
30" FL OUT = 894.73 (N)

4'x4' GRATE INLET I4
RIM: 901.57
24" FL IN = 895.75 (W)
24" FL OUT = 895.75 (N)

4'x4' GRATE INLET I5
RIM: 900.64
12" FL IN = 896.63 (N)
24" FL OUT = 896.50 (E)

STA. 2+96.44 STORM LINE A1
4'x4' GRATE INLET I2
RIM: 897.09
36" HDPE FL IN = 891.76 (W)
36" HDPE FL OUT = 891.76 (N)

4'x4' GRATE INLET I1
RIM: 897.67
36" FL IN = 891.65 (S)
36" FL OUT = 891.65 (N)

STA. 3+05.56 STORM LINE A3
6' DIA SSMH

STA. 5+29.74 STORM LINE A3
45° BEND

UTILITY CROSSING
STA. 5+31.20 STORM LINE A3
=STA. 3+35.44 WWC

UTILITY CROSSING
STA. 5+55.70 STORM LINE A3
=STA. 2+92.38 WL-E

EXISTING 24" STORM SEWER TO BE REMOVED AND REPLACED WITH PROPOSED 36" HDPE

±206 LF 36" HDPE @ 0.50%

EXISTING 6'x6' AREA INLET
REMOVE EXISTING 18" HDPE
STORM SEWER, RE-CORE AND
CONNECT PROPOSED 36" HDPE.

EXISTING 24" STORM SEWER
TO REMAIN

EXISTING 24" STORM SEWER TO TIE INTO PROPOSED STORM SEWER MANHOLE.
FL ± 882.6
CONTRACTOR TO VERIFY HORIZONTALLY AND VERTICALLY AND NOTIFY ENGINEER OF ANY DISCREPANCIES

NOTE: CONTRACTOR TO COORDINATE THE REMOVAL (OPEN TRENCH) TO ENSURE POSITIVE DRAINAGE AWAY FROM THE ADVANCED AUTO SHOP DURING THE INSTALLATION PROCESS OF THE PROPOSED 36" PIPE. ALL WORK TO BE COMPLETE WITHIN 72 HOURS.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

LOT 1, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.

LOT 3, BLOCK A

25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX. 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042

LOT 4, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.

STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

1.4095 ACRES, CHRISTIAN BROTHERS AUTOMOTIVE CABINET DD, SLIDES 277-278, P.R.W.C.TX.

FLOOD ZONE AE
REGULATORY FLOODWAY
MAP NO. 48491C0470F

100 YEAR FLOODPLAIN
MAP NO. 48491C0470F

500 YEAR FLOODPLAIN
MAP NO. 48491C0470F

OPEN SPACE / PARKLAND

20' LANDSCAPE BUFFER EASEMENT

LOT 11

TEMPORARY LEVEL SPREADER

15' VEGETATIVE FILTER STRIP

±30 LF ROCK BERM

TEMPORARY CHANNEL

18" HEADWALL
W/ DISSIPATORS C1
RIM: 898.08
18" HDPE FL IN = 896.02 (S)

STORM LINE C1

3'x3' GRATE INLET C2
RIM: 899.91
18" FL OUT = 896.14 (N)

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

LOT 4
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX,
S5 PROPERTIES LLC
PER WCAD

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

27' PROPOSED ACCESS ESMT & PUE

7.5' P.U.E.

10' P.U.E.

DRAINAGE NOTES:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. REFER TO THE LANDSCAPE/HARDSCAPE PLANS FOR ADDITIONAL DRAINAGE AND FINE GRADING FOR ALL AMENITIES.
3. ALL PUBLIC STORM SEWER PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE SPECIFIED.
4. ALL PRIVATE STORM SEWER LINES SHALL BE SMOOTH LINED HDPE REFER TO PLANS UNLESS OTHERWISE NOTED.

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

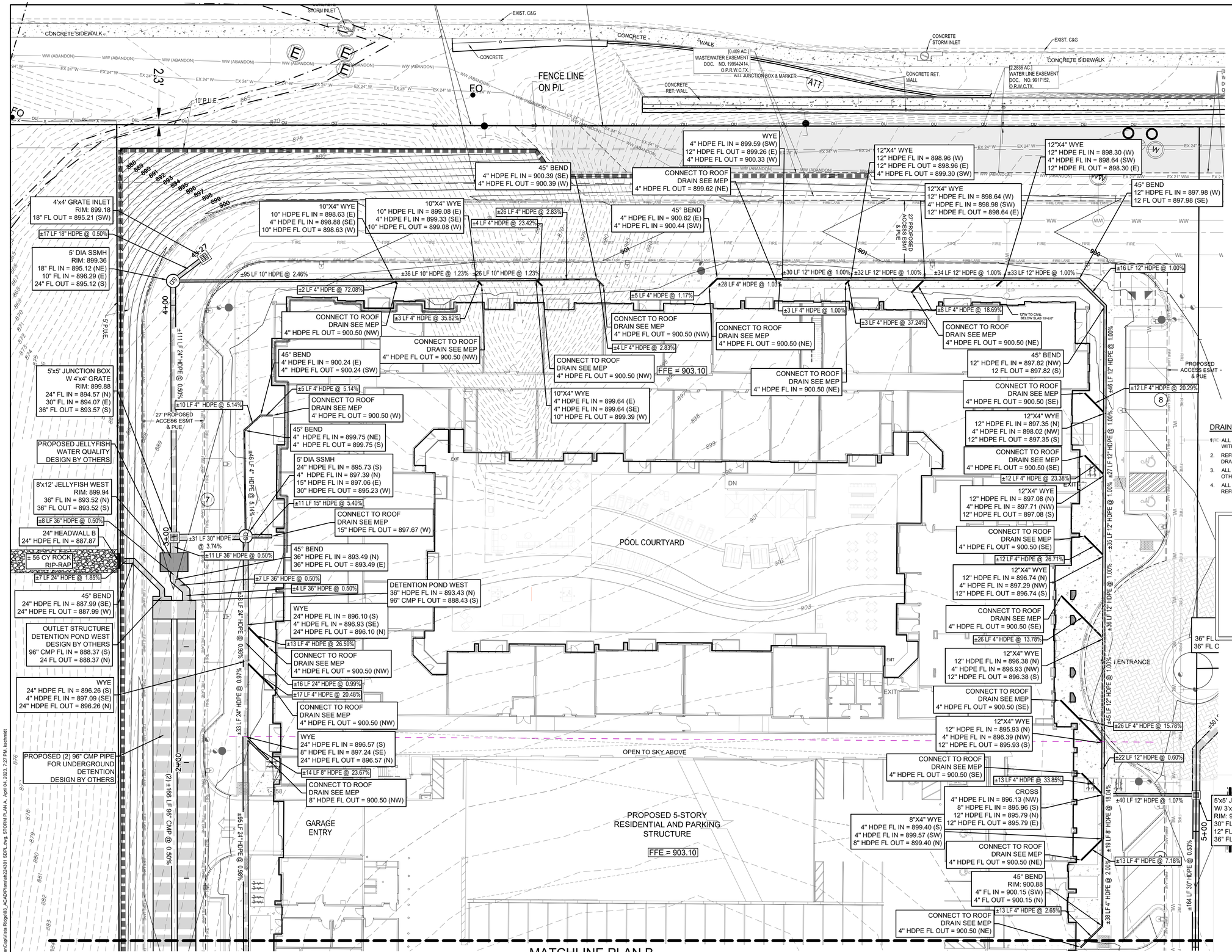
OVERALL STORM SEWER PLAN

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 31 of 74

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\dt224301 SDOV.dwg, MASTER STORM SEWER PLAN, April 04, 2023, 7:26 PM, kschmidt



0 20' 40'

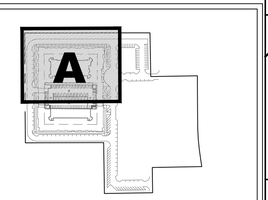
SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100-YR FEMA FLOODPLAIN
- PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

DRAINAGE NOTES:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. REFER TO THE LANDSCAPE/HARDSCAPE PLANS FOR ADDITIONAL DRAINAGE AND FINE GRADING FOR ALL AMENITIES.
3. ALL PUBLIC STORM SEWER PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE SPECIFIED.
4. ALL PRIVATE STORM SEWER LINES SHALL BE SMOOTH LINED HDPE REFER TO PLANS UNLESS OTHERWISE NOTED.



KEY MAP
N.T.S.

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.

DEVELOPMENT TX

SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
08/20/23

STORM SEWER PLAN A

THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 32 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\24301 SDPL.dwg, STORM PLAN A, April 04, 2023, 7:27 PM, kschmidt

MATCHLINE PLAN A

WYE
12" HDPE FL IN = 898.00 (S)
4" HDPE FL IN = 898.33 (SE)
24" HDPE FL OUT = 897.50 (N)

WYE
8" HDPE FL IN = 898.22 (S)
4" HDPE FL IN = 898.39 (SE)
12" HDPE FL OUT = 898.06 (N)

8" WYE
4" HDPE FL IN = 899.02 (S)
8" HDPE FL IN = 898.85 (SE)
8" HDPE FL OUT = 898.85 (N)

45° BEND
RIM: 900.28
4" FL IN = 899.91 (SE)
4" FL OUT = 899.91 (N)

45° BEND
RIM: 899.71
4" FL IN = 899.34 (NW)
4" FL OUT = 899.34 (E)

8"X4"" WYE
8" HDPE FL IN = 898.68 (S)
4" HDPE FL IN = 898.86 (SE)
8" HDPE FL OUT = 898.68 (N)

8"X4" WYE
12" HDPE FL IN = 898.12 (N)
4" HDPE FL IN = 898.50 (NW)
12" HDPE FL OUT = 898.12 (S)

WYE
4" HDPE FL IN = 899.21 (N)
8" HDPE FL IN = 899.04 (NW)
12" HDPE FL OUT = 898.87 (S)

45° BEND
4" HDPE FL IN = 899.29 (W)
4" HDPE FL OUT = 899.29 (SE)

45° BEND
4" HDPE FL IN = 900.07 (NW)
4" HDPE FL OUT = 900.07 (S)

45° BEND
4" HDPE FL IN = 899.72 (W)
4" HDPE FL OUT = 899.72 (NE)

45° BEND
12" HDPE FL IN = 897.44 (NW)
12" HDPE FL OUT = 897.44 (E)

8"X4" WYE
4" HDPE FL IN = 899.07 (W)
4' HDPE FL IN = 899.07 (NW)
12" HDPE FL OUT = 898.74 (E)

8" X 4" WYE
12" HDPE FL IN = 898.48 (W)
4" HDPE FL IN = 898.81 (NW)
12" HDPE FL OUT = 898.48 (E)

8"X4" WYE
12" HDPE FL IN = 897.99 (W)
4" HDPE FL IN = 898.32 (NW)
12" HDPE FL OUT = 897.99 (E)

8"X4" WYE
12" HDPE FL IN = 897.73 (W)
4' HDPE FL IN = 898.06 (NW)

8"X4" WYE
12" HDPE FL IN = 897.88 (E)
4" HDPE FL IN = 898.21 (NE)
12" HDPE FL OUT = 897.72 (W)

8"X4" WYE
4" HDPE FL IN = 898.38 (NE)
12" HDPE FL OUT = 898.05 (W)

4'x4' GRATE INLET
RIM: 900.64
12" FL IN = 896.63 (N)
24" FL OUT = 896.50 (E)

4'x4' GRATE INLET
RIM: 901.57
24" FL IN = 895.75 (W)
24" FL OUT = 895.75 (N)

5'x5' JUNCTION BOX
RIM: 901.93
24" FL IN = 895.23 (S)
12" FL IN = 896.23 (W)
30" FL OUT = 894.73 (N)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

CONNECT TO ROOF DRAIN SEE MEP
8" HDPE FL OUT = 898.92 (NW)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SE)

CONNECT TO ROOF DRAIN SEE MEP
4' HDPE FL OUT = 900.50 (SE)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SE)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SW)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 899.42 (SE)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 898.42 (SE)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (E)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (E)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

CONNECT TO ROOF DRAIN SEE MEP
4" HDPE FL OUT = 898.42 (SW)

±13 LF 4" HDPE @ 16.89%
±7 LF 12" HDPE @ 0.84%
±50 LF 8" HDPE @ 0.53%
±11 LF 4" HDPE @ 14.58%
±17 LF 8" HDPE @ 1.01%
±7 LF 8" HDPE @ 1.00%
±24 LF 4" HDPE @ 3.79%
±16 LF 4" HDPE @ 3.76%
±10 LF 4" HDPE @ 0.69%
±39 LF 4" HDPE @ 0.69%
±37 LF 12" HDPE @ 0.69%
±10 LF 4" HDPE @ 14.11%
±8 LF 4" HDPE @ 20.45%
±72 LF 12" HDPE @ 0.69%
±9 LF 4" HDPE @ 22.91%
±38 LF 12" HDPE @ 0.69%
±9 LF 4" HDPE @ 26.62%
±33 LF 12" HDPE @ 0.00%
±7 LF 4" HDPE @ 32.67%
±33 LF 12" HDPE @ 0.50%
±7 LF 4" HDPE @ 0.50%
±150 LF 24" HDPE @ 0.50%
±12 LF 4" HDPE @ 3.51%
±25 LF 4" HDPE @ 3.49%
±164 LF 30" HDPE @ 0.53%
±105 LF 24" HDPE @ 0.50%
±15 LF 8" HDPE @ 4.24%
±6 LF 4" HDPE @ 19.20%
±4 LF 4" HDPE @ 19.20%
±5 LF 4" HDPE @ 15.68%
±11 LF 4" HDPE @ 11.16%
±5 LF 4" HDPE @ 4.90%
±20 LF 12" HDPE @ 3.76%
±4 LF 12" HDPE @ 3.76%
±11 LF 12" HDPE @ 3.76%
±4 LF 12" HDPE @ 3.76%
±30 LF 12" HDPE @ 4.06%

PASSIVE COURTYARD
FFE = 903.60
EXIT
EXISTING ALLURE APARTMENT COMPLEX
1' R&M RETAINING WALL W/ IRON FENCE
1' R&M RETAINING WALL W/ IRON FENCE
27' PROPOSED ACCESS ESMT & PUE
20' LANDSCAPE BUFFER EASEMENT
MATCHLINE PLAN C
MATCHLINE PLAN D
9+00
8+00
7+00
6+00

0 20' 40'
SCALE: 1" = 20'

LEGEND

- 834 EXISTING MINOR CONTOUR
- 835 EXISTING MAJOR CONTOUR
- 834 PROPOSED MINOR CONTOUR
- 835 PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100YR 100-YR FEMA FLOODPLAIN
- SD PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- SD STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WW WASTEWATER LINE
- WW WASTEWATER MANHOLE
- C.O. WASTEWATER CLEANOUT

DRAINAGE NOTES:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. REFER TO THE LANDSCAPE/HARDSCAPE PLANS FOR ADDITIONAL DRAINAGE AND FINE GRADING FOR ALL AMENITIES.
3. ALL PUBLIC STORM SEWER PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE SPECIFIED.
4. ALL PRIVATE STORM SEWER LINES SHALL BE SMOOTH LINED HDPE REFER TO PLANS UNLESS OTHERWISE NOTED.

KEY MAP
N.T.S.

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

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STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

STORM SEWER PLAN B

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY:	AS
DRAWN BY:	KS
CHECKED BY:	CC
APPROVED BY:	SN
SHEET	33 of 74

DATE | BY | NO. | REVISION

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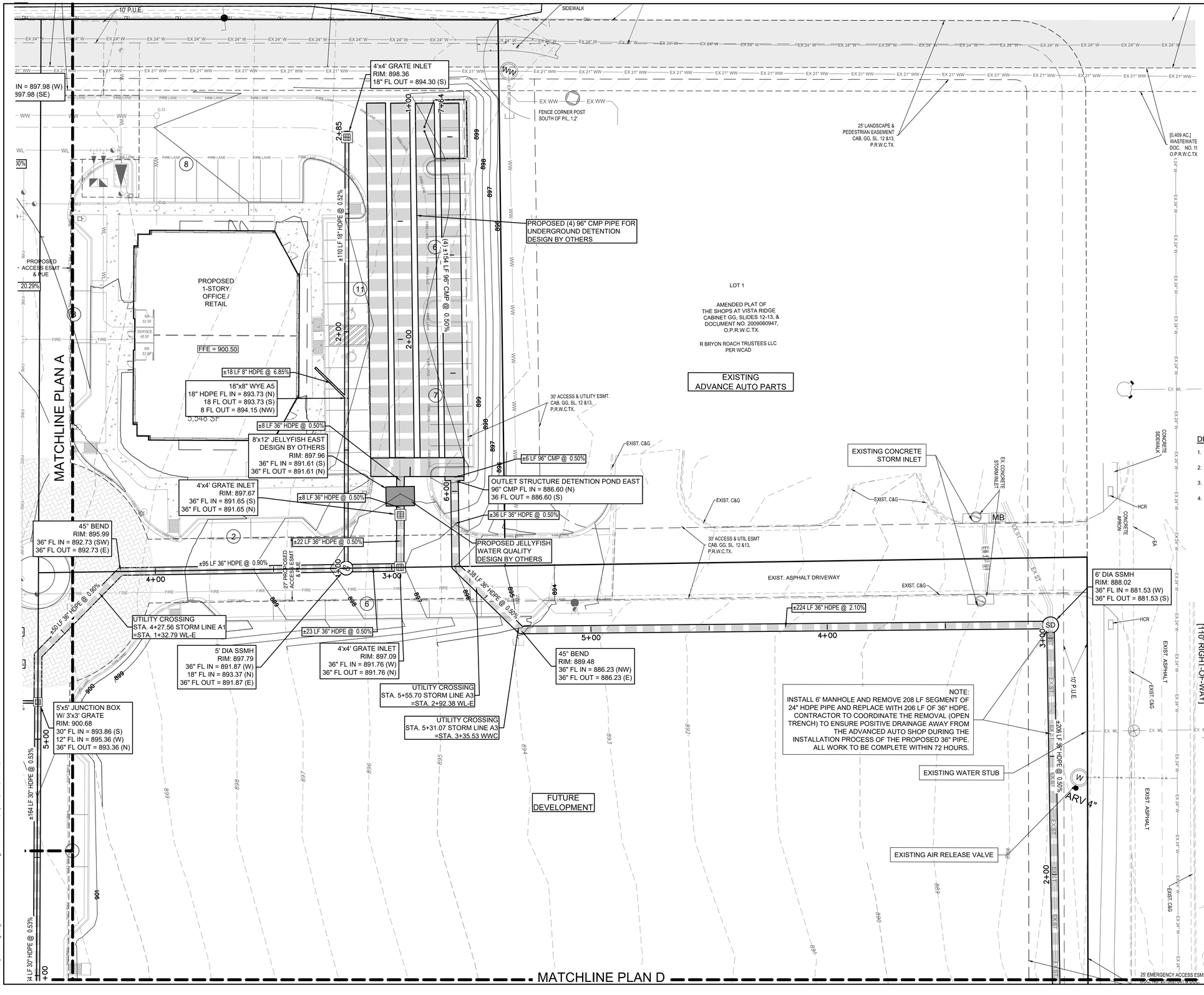

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100YR — 100-YR FEMA FLOODPLAIN
- SD — PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- SD — STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WW — WASTEWATER LINE
- WW — WASTEWATER MANHOLE
- C.O. — WASTEWATER CLEANOUT

DRAINAGE NOTES:

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KEY MAP
N.T.S.

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED PROFESSIONAL ENGINEER
08/20/23

STORM SEWER PLAN C

THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 34 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\224301 SDPL.dwg, STORM PLAN C, April 04, 2023, 7:27 PM, kschmidt

MATCHLINE PLAN C

MATCHLINE PLAN B

25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073608, O.P.R.W.C.TX. 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042

EXIST. POWER POLES

EXISTING AREA INLET TO BE REPLACED WITH 6'X6' AREA INLET

EXIST. CONCRETE STORM INLET

6'x6' AREA INLET
RIM: 885.26
36" FL IN = 880.50 (N)
42" FL OUT = 879.70 (E)

EXIST. 42" RCP

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXIST. 42" RCP PER SD-20-00016

FUTURE DEVELOPMENT

[0.093 ACRES] STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]

CONCRETE SIDEWALK

EXIST. CONC. STORM INLET

EXIST. ASPHALT

EXIST. C&G

HCR

TEMPORARY LEVEL SPREADER, 15' VEGETATIVE FILTER STRIP

EXIST. EXIST. ASPHALT DRIVEWAY

EXISTING LAVISH SALON & BOUTIQUE

EXIST. ASPHALT

EXIST. ASPHALT DRIVEWAY

18" HEADWALL
W/ DISSIPATORS C1
18" HDPE FL IN = 896.02 (S)

±25 LF 18" HDPE @ 0.50%

3'x3' GRATE INLET
RIM: 899.91
18" FL OUT = 896.14 (N)

EXIST. C&G

KEY MAP
N.T.S.

DRAINAGE NOTES:

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0 20' 40'
SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
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- PROPOSED STORM LINE
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- FLUSH VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

HRGreen.
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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO. 16384
TBPLS NO. 10194101

DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

STORM SEWER PLAN D

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 35 of 74

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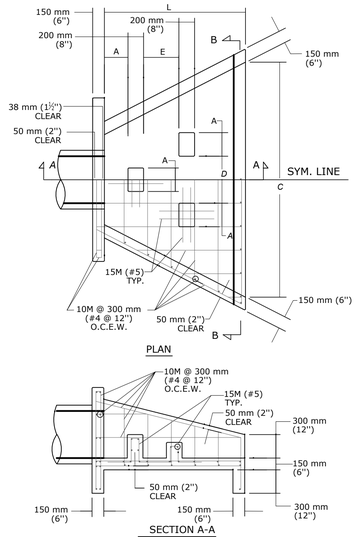
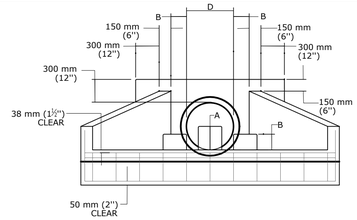


PLAN

SECTION A-A



SECTION B-B

NOTES:

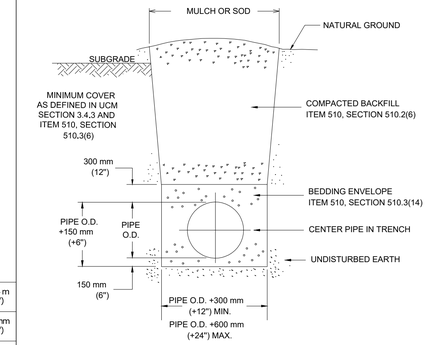
1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S, CONCRETE FOR STUCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1,067 m (42")	1,219 m (48")	1,372 m (54")	1,524 m (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	343 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")
L	1.37 m (54")	1.60 m (63")	1.83 m (72")	2.06 m (81")	2.29 m (90")	2.51 m (99")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STANDARD HEADWALL AND ENERGY DISSIPATORS	
RECORD COPY SIGNED BY BILL GARDNER	*08/20/07*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13
ADOPTED			1 OF 2



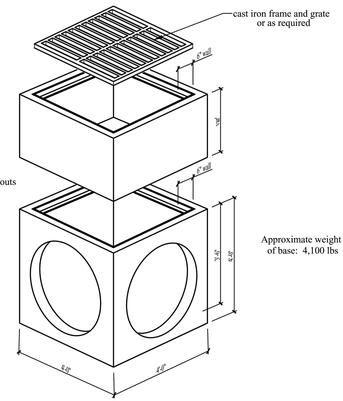
REFERENCES:

1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STANDARD HEADWALL AND ENERGY DISSIPATORS	
RECORD COPY SIGNED BY BILL GARDNER	*08/20/07*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13
ADOPTED			2 OF 2

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5
ADOPTED			

3' x 3' x var Grade Inlet

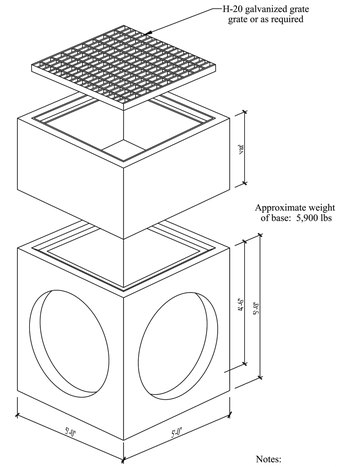


Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 3' x 3' x var Grade Inlet JOB DRAWN RW DATE 12/1/2015 Rev. No. SHEET 1 OF 1 FILE catalog/grate inlets/3x3 Grate Inlet

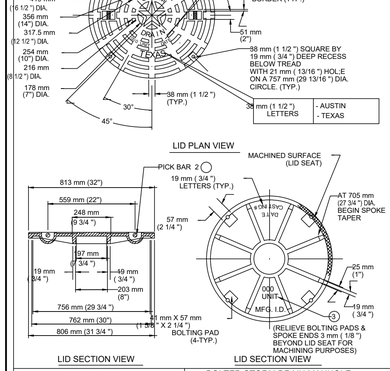
4' x 4' x var Grade Inlet



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 4' x 4' x var Grade Inlet JOB DRAWN RW DATE 12/1/2015 Rev. No. SHEET 1 OF 1 FILE catalog/grate inlets/4x4 Grate Inlet

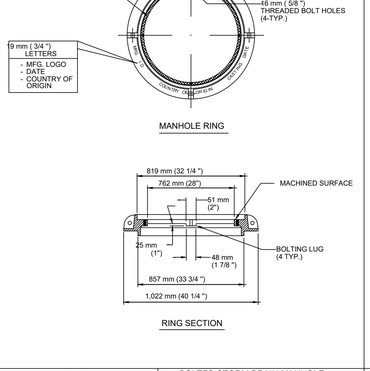


LID PLAN VIEW

LID SECTION VIEW

LID SECTION VIEW

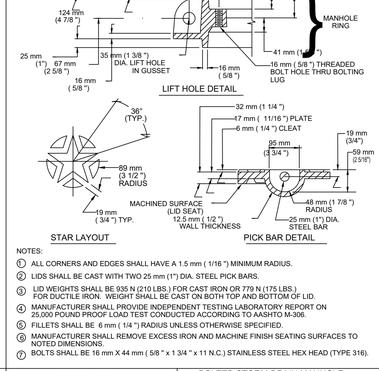
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	*2/14/02*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S
ADOPTED			1 OF 3



MANHOLE RING

RING SECTION

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	*2/14/02*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S
ADOPTED			2 OF 3



LIFT HOLE DETAIL

STAR LAYOUT

PICK BAR DETAIL

NOTES:

① ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16 ") MINIMUM RADIUS.

② LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.

③ LID WEIGHTS SHALL BE 935 N (210 LBS.) FOR CAST IRON OR 779 N (175 LBS.) FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.

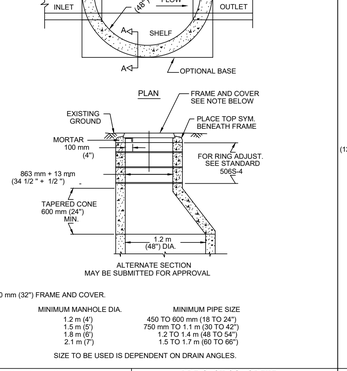
④ MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 25,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.

⑤ FILLETS SHALL BE 6 mm (1/4 ") RADIUS UNLESS OTHERWISE SPECIFIED.

⑥ MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.

⑦ BOLTS SHALL BE 16 mm X 44 mm (5/8 " x 1 3/4 " x 11 N.C.) STAINLESS STEEL HEX HEAD (TYPE 316).

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	*2/14/02*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S
ADOPTED			3 OF 3

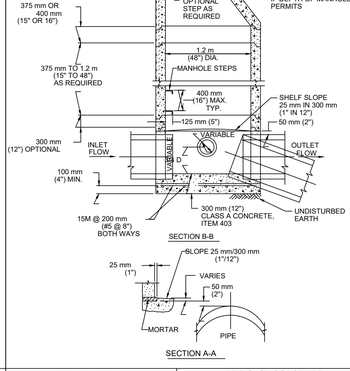


NOTE:
USE 800 mm (32") FRAME AND COVER.

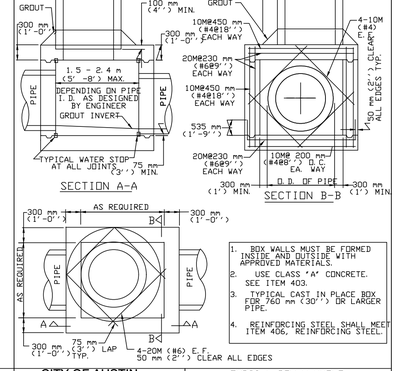
MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD	*2/14/02*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3
ADOPTED			1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD	*2/14/02*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3
ADOPTED			2 OF 2



1. BOX WALLS MUST BE FORMED INSIDE AND OUTSIDE WITH APPROVED MATERIALS.
2. USE CLASS "A" CONCRETE. SEE ITEM 403.
3. TYPICAL CAST IN PLACE BOX FOR 760 mm (30") OR LARGER PIPE.
4. REINFORCING STEEL SHALL MEET ITEM 406, REINFORCING STEEL.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		TYPICAL BOX MANHOLE 760 mm (30") & LARGER PIPE	
RECORD COPY SIGNED BY KATHI L. FLOWERS	*2/17/00*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-5
ADOPTED			

DATE | BY | REVISION | NO.

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/2023

DRAINAGE DETAILS

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 36 of 74

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\dt224301 DTSD.dwg, DRAINAGE DETAILS, April 04, 2023, 7:28 PM, tschmidt

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

0 50' 100'
SCALE: 1" = 50'

OPEN SPACE / PARKLAND

27' PROPOSED ACCESS ESMT & PUE

WEST JELLYFISH
SEE CONTECH PLANS
SHEET 41

PROPOSED DRAINAGE EASEMENT

WEST DETENTION POND
SEE CONTECH PLANS
SHEET 42

PROPOSED DRAINAGE EASEMENT

FLOOD ZONE AE
REGULATORY FLOODWAY
MAP NO. 48491C0470F

100 YEAR FLOODPLAIN
MAP NO. 48491C0470F

500 YEAR FLOODPLAIN
MAP NO. 48491C0470F

OPEN SPACE / PARKLAND

FFE = 903.10

FFE = 903.10

FFE = 903.60

WEST-JF
3.47 Ac

EAST-JF
3.77 Ac

27' PROPOSED ACCESS ESMT & PUE

PROPOSED ACCESS ESMT & PUE

27' PROPOSED ACCESS ESMT & PUE

27' PROPOSED ACCESS ESMT & PUE

EAST DETENTION POND
SEE CONTECH PLANS
SHEET 40

FFE = 900.50

OFFICE
5348 SF

EXISTING ADVANCE AUTO PARTS

EAST JELLYFISH
SEE CONTECH PLANS
SHEET 39

EX-1
0.07 Ac

NORTH VISTA RIDGE BLVD.
[110' RIGHT-OF-WAY]

FUTURE DEVELOPMENT

TEMPORARY 15' VEGETATIVE FILTER STRIP

EXISTING LAVISH SALON & BOUTIQUE

VFS
0.37 Ac

EXISTING BRIGHT BEGINNINGS SCHOOL

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

EXISTING ALLURE APARTMENT COMPLEX

LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 100 YR FEMA FLOODPLAIN
- BOUNDARY LINE

THE CARLO AT VISTA RIDGE

DRAINAGE AREA	BMP TYPE	ON-SITE DRAINAGE AREA	OFF-SITE DRAINAGE AREA	TOTAL DRAINAGE AREA	PRE-DEVELOPMENT I.C. TOTAL		POST-DEVELOPMENT I.C. ON-SITE	POST-DEVELOPMENT I.C. OFFSITE	POST-DEVELOPMENT I.C. TOTAL		TCEQ REQUIRED 80% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL
		AC	AC	AC	AC	%	AC	AC	AC	%	LB	LB
WEST-JF	JELLYFISH	3.47	0.00	3.47	0.00	0.00	3.21	0.00	3.21	92%	2,793	2,920
EAST-JF	JELLYFISH	3.77	0.00	3.77	0.00	0.00	3.07	0.00	3.07	81%	2,671	2,740
VFS	TEMPORARY VEGETATIVE FILTER STRIP	0.37	0.00	0.37	0.00	0.00	0.24	0.00	0.24	64%	207	226
BP-1	BY-PASS	0.07	0.00	0.07	0.00	0.00	0.07	0.00	0.07	101%	65	0
TOTAL:		**7.68**	**0.00**	**7.68**	**0.00**	**0.00**	**6.59**	**0.00**	**6.59**	**86%**	**5,736**	**5,886**

DATE | BY | REVISION | NO.

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
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HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
04/20/23

WATER QUALITY DRAINAGE AREA MAP

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 37 of 74

P:\GenCad\Vista Ridge\03_ACAD\Plans\ak224301WQDAM.dwg, WATER QUALITY DRAINAGE AREA MAP, April 04, 2023, 7:28 PM, kschmidt

JELLYFISH - WEST-JF

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Carlo at Cedar Park
Date Prepared: 2/21/2023

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	7.68	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	6.59	acres
Total post-development impervious cover fraction * =	0.86	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5736	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = WEST JF

Total drainage basin/outfall area =	3.47	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.21	acres
Post-development impervious fraction within drainage basin/outfall area =	0.93	
$L_{M\ THIS\ BASIN}$ =	2794	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7:
L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	3.47	acres
A_I =	3.21	acres
A_P =	0.26	acres
L_R =	3060	lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ =	2920	lbs.
F =	0.93	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	1.60	inches per hour
Effective Area =	2.93	acres
Cartridge Length =	24	inches
Peak Treatment Flow Required =	4.67	cubic feet per second

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	JFPD0811-24-5
Jellyfish Treatment Flow Rate =	4.72 cfs

JELLYFISH - EAST-JF

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Carlo at Cedar Park
Date Prepared: 2/21/2023

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	7.68	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	6.59	acres
Total post-development impervious cover fraction * =	0.86	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5736	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = EAST JF

Total drainage basin/outfall area =	3.77	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.07	acres
Post-development impervious fraction within drainage basin/outfall area =	0.81	
$L_{M\ THIS\ BASIN}$ =	2672	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7:
L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	3.77	acres
A_I =	3.07	acres
A_P =	0.70	acres
L_R =	2934	lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ =	2749	lbs.
F =	0.93	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	1.33	inches per hour
Effective Area =	2.78	acres
Cartridge Length =	24	inches
Peak Treatment Flow Required =	3.79	cubic feet per second

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	JFPD0811-20-4
Jellyfish Treatment Flow Rate =	3.92 cfs

VEGETATIVE FILTER STRIP - VFS

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Carlo at Cedar Park
Date Prepared: 3/16/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	7.68	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.59	acres
Total post-development impervious cover fraction * =	0.86	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5736	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = VFS

Total drainage basin/outfall area =	0.37	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.24	acres
Post-development impervious fraction within drainage basin/outfall area =	0.64	
$L_{M\ THIS\ BASIN}$ =	207	lbs. Per TCEQ

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.37	acres
A_I =	0.24	acres
A_P =	0.13	acres
L_R =	226	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 226 lbs.

F = 1.00

BY PASS - BP-01

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Carlo at Cedar Park
Date Prepared: 3/16/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	7.68	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.59	acres
Total post-development impervious cover fraction * =	0.86	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5736	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = BP-1

Total drainage basin/outfall area =	0.07	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.07	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M\ THIS\ BASIN}$ =	65	lbs.

DATE | BY | REVISION | NO.

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
09/20/23

WATER QUALITY CALCULATIONS

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 38 of 74

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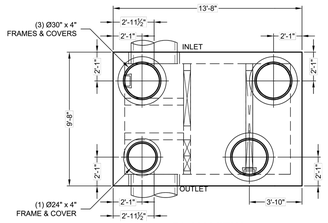
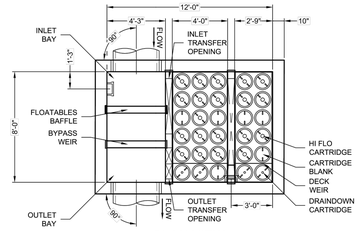


PLAN VIEW



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

KOONTZ BRYANT JOHNSON WILLIAMS
Formerly CBC Engineers

Rev.	Date	By	Description

STATE OF TEXAS
MITCHELL T. HARDENT
106405
LICENSED
PROFESSIONAL ENGINEER
3/7/23

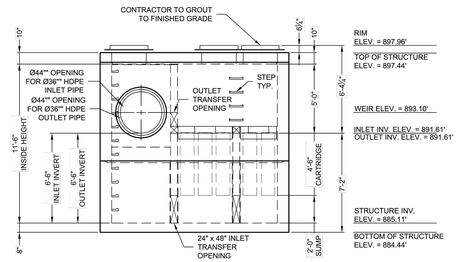
KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
20	54" HI-FLO CARTRIDGE (70 mm ORIFICE)	CONTECH
4	54" DRAINDOWN CARTRIDGE (35 mm ORIFICE)	CONTECH
6	CARTRIDGE BLANK (NO ORIFICE)	CONTECH
1	JELLYFISH VAULT 18-CARTRIDGE DECK, STANDARD	CONTECH
1	JELLYFISH VAULT 12-CARTRIDGE DECK, STANDARD	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
3	Ø30" X 4" FRAME & COVER, EJ #41600483	CONTRACTOR
1	Ø24" X 4" FRAME & COVER, EJ #41600389	CONTRACTOR
15	STEPS	CONTECH

SITE DESIGN DATA

WATER QUALITY FLOW RATE	3.92 CFS
PEAK FLOW RATE	14.19 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS



ELEVATION VIEW

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.ContechES.COM
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20, ASSUMING EARTH COVER OF 0' - 1', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. WHEN ACTIVATED PRIOR TO SITE STABILIZATION, CONTRACTOR TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ACCORDING TO THE PROVISIONS IN THE ACTIVATION CHECKLIST AND THE QUOTED SCOPE OF WORK. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (800) 338-1122.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK OF (5) PIECES = 44,500 LBS.

CONTECH
CONTRACT
DRAWING

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MARK	DATE	REVISION DESCRIPTION	BY

8' X 12' - 30 JELLYFISH - 705440-10
THE CARLO AT CEDAR PARK
CEDAR PARK, TX
SITE DESIGNATION: JELLY FISH EAST

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
Jellyfish Filter
Proprietary Technology Licensed to CONTECH Engineered Solutions LLC

DATE:	3/1/2023
DESIGNED: MJK	DRAWN: KOB
CHECKED: MJK	APPROVED: MJK
PROJECT No.: 705440	SEQUENCE No.: 10
SHEET: 1 OF 2	

SLY
492043 / 5916
LAYOUT 7
CLASS 800

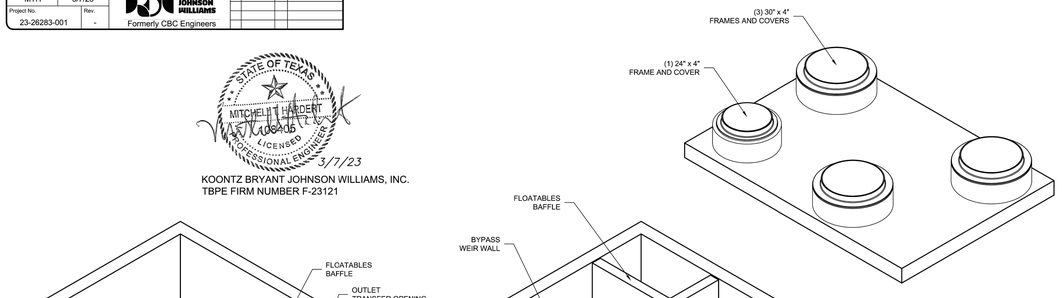
Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

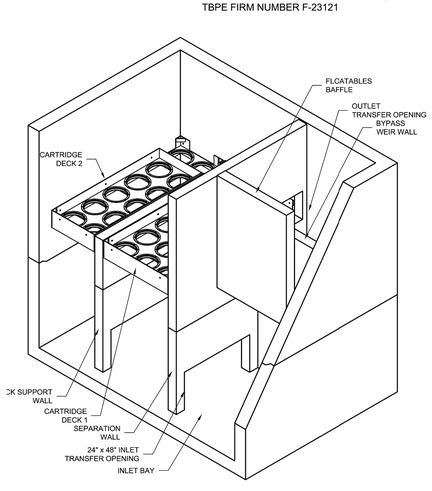
KOONTZ BRYANT JOHNSON WILLIAMS
Formerly CBC Engineers

Rev.	Date	By	Description

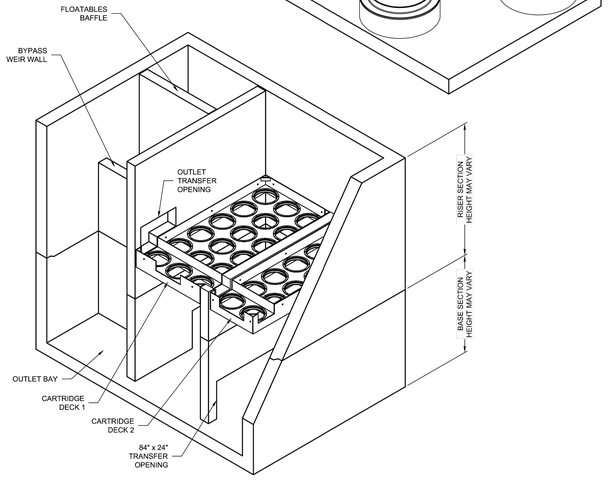
STATE OF TEXAS
MITCHELL T. HARDENT
106405
LICENSED
PROFESSIONAL ENGINEER
3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121





NW ISOMETRIC VIEW



SE ISOMETRIC VIEW

ISOMETRIC VIEWS ARE REPRESENTATIONAL. SEE DETAILED CONTRACT DRAWING FOR SITE SPECIFIC DIMENSIONS

CONTECH
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DRAWING

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MARK	DATE	REVISION DESCRIPTION	BY

8' X 12' - 30 JELLYFISH - 705440-10
THE CARLO AT CEDAR PARK
CEDAR PARK, TX
SITE DESIGNATION: JELLY FISH EAST

CONTECH ENGINEERED SOLUTIONS LLC
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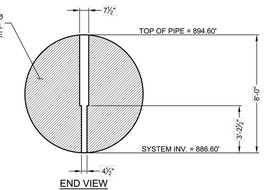
800.338.1122 513.645.7000 513.645.7993 FAX
Jellyfish Filter
Proprietary Technology Licensed to CONTECH Engineered Solutions LLC

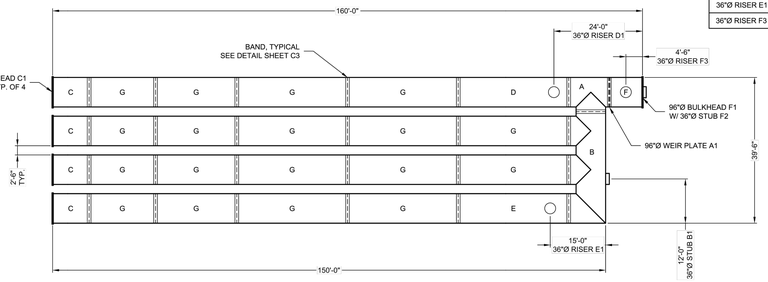
DATE:	3/1/2023
DESIGNED: MJK	DRAWN: KOB
CHECKED: MJK	APPROVED: MJK
PROJECT No.: 705440	SEQUENCE No.: 10
SHEET: 2 OF 2	

JELLY FISH WATER QUALITY EAST



END VIEW

WEIR PLATE DETAIL
PART A1
NOT TO SCALE



NORTH ARROW PROVIDED FOR
REFERENCE ONLY.
REFER TO ENGINEERED SITE PLANS FOR
EXACT LOCATION AND ORIENTATION

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
36"Ø STUB B1	891.57	886.57
36"Ø STUB F2	886.60	886.60

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
36"Ø RISER D1	899.00	886.72
36"Ø RISER E1	899.00	886.68
36"Ø RISER F3	897.00	886.60

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (4) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 30,536 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID**
- **DIAMETER = 96"**
- **FINISH = ALT2**
- **CORRUGATION = 5x1**

CUSTOMER _____ DATE _____

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

ASSEMBLY
SCALE: 1" = 20'
PIPE STORAGE: 30,536 CF
LOADING: H20
PIPE INV. = SLOPED @ 0.5%±

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

KOONTZ BRYANT JOHNSON WILLIAMS — Formerly CBC Engineers

Rev.	Date	By	Description

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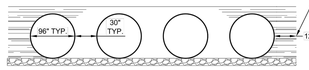
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH CONTRACT DRAWING

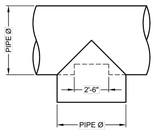
96"Ø UNDERGROUND DETENTION SYSTEM - 705440-030
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: UNDERGROUND DETENTION EAST

PROJECT No.:	SEQ. No.:	DATE:
705440	030	2/8/2023
DESIGNED: MJK	DRAWN: MJK	
CHECKED: TNB/LJK	APPROVED: MJK	
SHEET NO.: C1	OF 4	

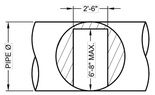


TAIL NOTES

TYPICAL SECTION VIEW
NOT TO SCALE



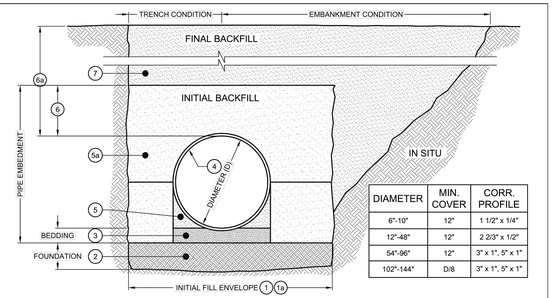
PLAN



FRONT

96"Ø to 144"Ø FITTING REINFORCEMENT
MAY BE REQUIRED BASED ON HEIGHT OF
COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



DIAMETER	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
54"-96"	12"	3" x 1", 5" x 1"
102"-144"	D/8	3" x 1", 5" x 1"

BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRFD BRIDGE DESIGN (SEC 12) AND CONSTRUCTION (SEC 26)

1 MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE.
THE MINIMUM TRENCH WIDTH (12.6.6.1):
PIPE ≤ 12": D + 16"
PIPE > 12": 1.5D + 12"

1a MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE (12.6.6.2):
PIPE < 24": 3.0D
PIPE 24" - 144": D + 4'0"
PIPE > 144": D + 10'0"

2 THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).

3 ENGINEER TO DETERMINE IF BEDDING IS REQUIRED. BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).

4 CORRUGATED STEEL PIPE (CSP / HEL-COR).

5 HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).

5a INITIAL BACKFILL FOR PIPE EMBEDMENT TO MEET AASHTO A-1, A-2 OR A-3 CLASSIFICATION, OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (T 99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.4.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).

6 INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.

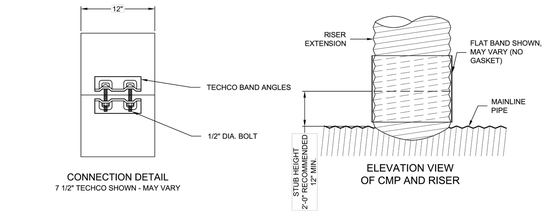
6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).

7 FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

NOTES:

- ENGINEER TO DETERMINE IF GEOTEXTILE SHOULD BE USED TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
- FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER.
- CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

TYPICAL BACKFILL DETAIL
NOT TO SCALE



CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

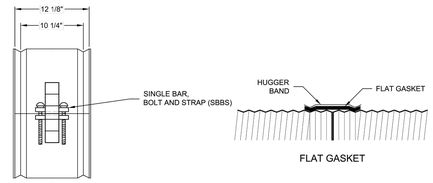
ELEVATION VIEW
OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
(SBBS)

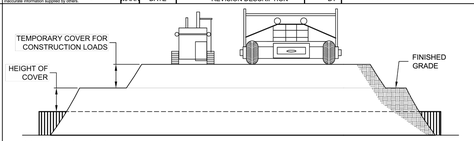
FLAT GASKET

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

H-12 HUGGER BAND DETAIL
NOT TO SCALE



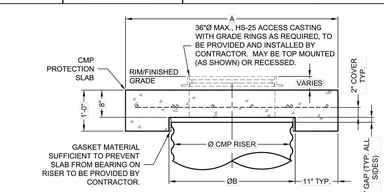
CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

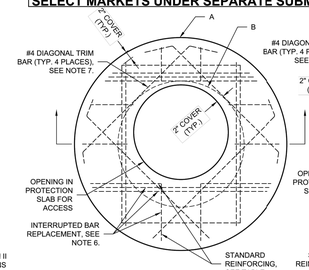


SECTION VIEW

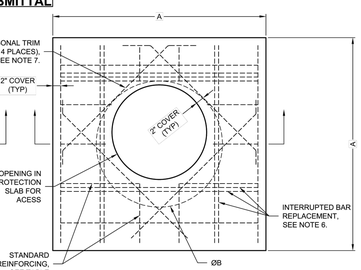
REINFORCING TABLE				
Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

** ASSUMED SOIL BEARING CAPACITY

ACCESS CASTING SUPPLIED BY CONTECH IN SELECT MARKETS UNDER SEPARATE SUBMITTAL



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 4,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL
NOT TO SCALE

MATERIAL SPECIFICATION
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

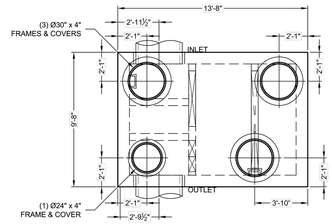
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

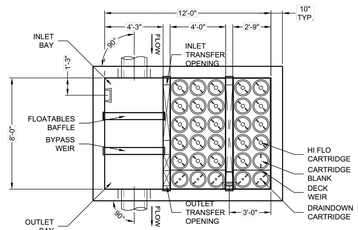
KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

DETENTION POND EAST



PLAN VIEW



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

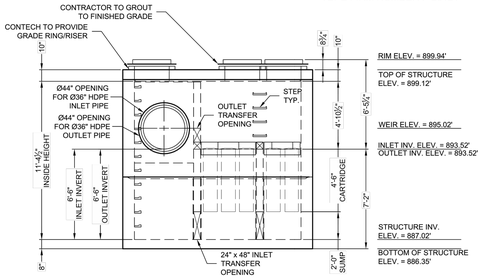
Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

KOONTZ BRYANT JOHNSON WILLIAMS
Formerly CBC Engineers

Rev	Date	By	Description

STATE OF TEXAS · MITCHELL T. HARDENT · 106436 · LICENSED PROFESSIONAL ENGINEER · 3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121



ELEVATION VIEW

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
24	54" HI-FLO CARTRIDGE (70 mm ORIFICE)	CONTECH
5	54" DRAINDOWN CARTRIDGE (35 mm ORIFICE)	CONTECH
1	CARTRIDGE BLANK (NO ORIFICE)	CONTECH
1	JELLYFISH VAULT 18-CARTRIDGE DECK, STANDARD	CONTECH
1	JELLYFISH VAULT 12-CARTRIDGE DECK, STANDARD	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
3	Ø30" X 4" FRAME & COVER, EJ #41600483	CONTRACTOR
1	Ø24" X 4" FRAME & COVER, EJ #41600389	CONTRACTOR
4 PLCS.	GRADE RING/RISER	CONTECH
15	STEPS	CONTECH

SITE DESIGN DATA

WATER QUALITY FLOW RATE	4.67 CFS
PEAK FLOW RATE	14.19 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.ContechES.COM
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20, ASSUMING EARTH COVER OF 0' - 1', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SEPCIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (800) 338-1122.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK OF (5) PIECES = 87,000 LBS.

CONTECH
CONTRACT
DRAWING

SLY
5918 / 492043
LAYOUT 7
CLASS 800

The design and information shown on this drawing is provided as a service by CONTECH. The purchaser or user is solely responsible for (1) verifying and approving the adequacy of the design and information shown on this drawing for any and all site conditions, including but not limited to, any and all structural loads, both static and dynamic, imposed on the structure(s) by any and all forces and events, and (2) ensuring that the design and information shown on this drawing is suitable for the site and application. In no event shall CONTECH be liable for the adequacy or suitability of the design and information shown on this drawing for the site and application.
Any modifications to the supplied information can affect the performance of the structure. Such modifications must be approved in writing by CONTECH. Engineering seals shown on this drawing apply only to the structure(s) specified. If the structure is modified, all engineering seals are void unless otherwise approved by CONTECH in writing.

MARK	DATE	REVISION DESCRIPTION	BY

8' X 12' - 30 JELLYFISH - 705440-20
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: JELLY FISH WEST

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069
Jellyfish Filter
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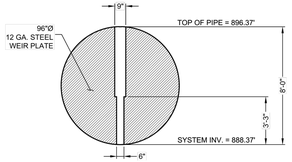
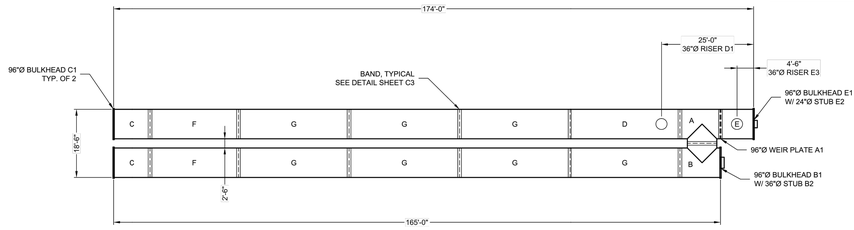


END VIEW

WEIR PLATE DETAIL
PART A1
NOT TO SCALE

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
36"Ø STUB B2	893.43	888.43
24"Ø STUB E2	888.37	888.37

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
36"Ø RISER D1	900.50	889.14
36"Ø RISER E3	900.00	888.37



NORTH ARROW PROVIDED FOR
REFERENCE ONLY.
REFER TO ENGINEERED SITE PLANS FOR
EXACT LOCATION AND ORIENTATION

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (4) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 16,713 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID**
- **DIAMETER = 96"**
- **FINISH = ALT2**
- **CORRUGATION = 5x1**

CUSTOMER DATE

STATE OF TEXAS · MITCHELL T. HARDERT · 109405 · LICENSED · PROFESSIONAL ENGINEER · 3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

ASSEMBLY
SCALE: 1" = 20'
PIPE STORAGE: 16,713 CF
LOADING: H20
PIPE INV. = SLOPED @ 0.5%±

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

Approved By	Date
MTH	3/7/23
Project No. 23-26283-001	Rev. -

KOONTZ BRYANT JOHNSON WILLIAMS — Formerly CBC Engineers

Rev.	Date	By	Description

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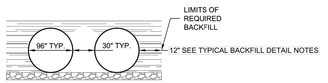
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH CONTRACT DRAWING

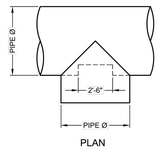
96"Ø UNDERGROUND DETENTION SYSTEM - 705440-040
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: UNDERGROUND DETENTION WEST

PROJECT No.:	SEQ. No.:	DATE:
705440	040	2/8/2023
DESIGNED: MJK	DRAWN: MJK	
CHECKED: TNB/LJK	APPROVED: MJK	
SHEET NO.: C1	OF 4	

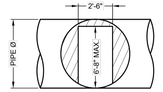


TAIL NOTES

TYPICAL SECTION VIEW
NOT TO SCALE



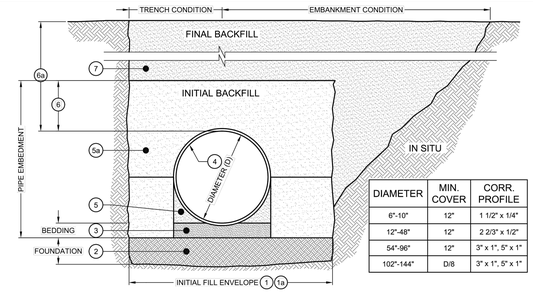
PLAN



FRONT

96"Ø to 144"Ø FITTING REINFORCEMENT
MAY BE REQUIRED BASED ON HEIGHT OF
COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



DIAMETER	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
54"-96"	12"	3" x 1", 5" x 1"
102"-144"	D/8	3" x 1", 5" x 1"

BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRFD BRIDGE DESIGN (SEC 12) AND CONSTRUCTION (SEC 26)

1 MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE.
THE MINIMUM TRENCH WIDTH (12.6.6.1):
PIPE ≤ 12": D + 16"
PIPE > 12": 1.5D + 12"

1a MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE (12.6.6.2):
PIPE < 24": 3.0D
PIPE 24" - 144": D + 4'0"
PIPE > 144": D + 10'0"

2 THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).

3 ENGINEER TO DETERMINE IF BEDDING IS REQUIRED. BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).

4 CORRUGATED STEEL PIPE (CSP / HEL-COR).

5 HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).

5a INITIAL BACKFILL FOR PIPE EMBEDMENT TO MEET AASHTO A-1, A-2 OR A-3 CLASSIFICATION, OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (T 99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.4.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).

6 INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.

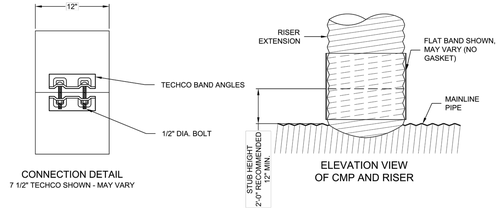
6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).

7 FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

NOTES:

- ENGINEER TO DETERMINE IF GEOTEXTILE SHOULD BE USED TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
- FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER.
- CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

TYPICAL BACKFILL DETAIL
NOT TO SCALE



CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

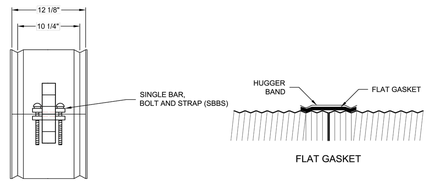
ELEVATION VIEW
OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
(SBBS)

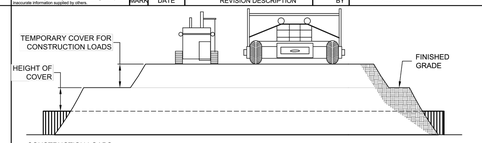
FLAT GASKET

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

H-12 HUGGER BAND DETAIL
NOT TO SCALE



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

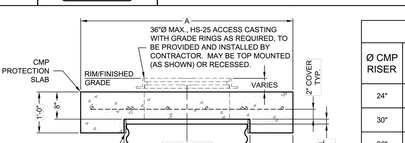
INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION
NOT TO SCALE

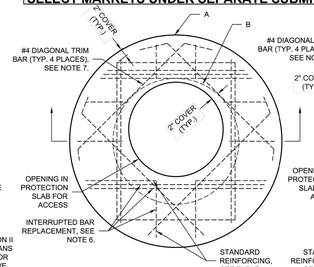


SECTION VIEW

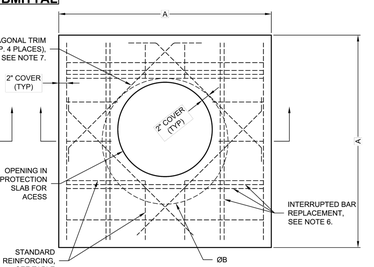
REINFORCING TABLE				
Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,060 1,670
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

** ASSUMED SOIL BEARING CAPACITY

ACCESS CASTING SUPPLIED BY CONTECH IN SELECT MARKETS UNDER SEPARATE SUBMITTAL



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 4,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL
NOT TO SCALE

STATE OF TEXAS · MITCHELL T. HARDERT · 109405 · LICENSED · PROFESSIONAL ENGINEER · 3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

DETENTION POND WEST

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

EXIST. ASPHALT

CONCRETE STORM INLET

EXIST. C&G

CONCRETE SIDEWALK

CONCRETE RET. WALL

ATT JUNCTION BOX & MARKER

4' DIA WWMH EX1
RIM: 900.19
12" FL IN = 888.91 (S)
16" FL IN = 887.75 (W)
EXIST. 21" FL OUT = 886.00 (E)

[2.2836 AC.]
WATER LINE EASEMENT
DOC. NO. 9917152,
O.R.W.C.TX.

CONCRETE STORM INLET

EXIST. C&G

CONCRETE SIDEWALK

[0.409 AC.]
WASTEWATER EASEMENT
DOC. NO. 199942414,
O.P.R.W.C.TX.

CONCRETE FOOTER & RET. WALL

CONCRETE RET. WALL

P.O.B. TRACT 3

10' P.U.E.

CONCRETE SIDEWALK

10' P.U.E.

4' DIA WWMH MH1
RIM: 899.91
6" FL IN = 890.67 (E)
12" FL IN = 890.17 (W)
12" FL OUT = 889.67 (N)

CLEANOUT CO1
RIM: 900.31
12" FL IN = 892.25 (S)
12" FL OUT = 891.75 (E)

1+00

±19 LF 12" PVC @ 4.00%

UTILITY CROSSING
STA. 1+77.56 WWB
=STA. 1+32.42 WL-A

1+00

±40 LF 12" PVC @ 4.00%

±93 LF 6" PVC @ 1.20%

CLEANOUT CO3
RIM: 899.09
6" FL IN = 891.78 (S)
6" FL OUT = 891.78 (W)

4' DIA WWMH EX2
RIM: 896.22
EXIST. 8" FL IN = 882.30 (S)
EXIST. 21" FL = 881.20
EXIST. 21" FL IN = 881.20 (W)
EXIST. 21" FL = 881.20

EXIST 8" WASTEWATER
PER SD-12-00029

UTILITY CROSSING
STA. 1+68.51 WWA
=STA. 1+96.35 WL-D

27' PROPOSED ACCESS ESMT & PUE

2+00

±39 LF 6" PVC @ 5.00%

±33 LF 12" PVC @ 4.00%

1+95

12"W TO CIVIL BELOW SLAB 10'-9.0"

CLEANOUT CO2
RIM: 901.84
12" FL IN = 893.55 (S)
12" FL OUT = 893.55 (N)

STA. 1+20.00 WWC
EX. 8" PLUG
CONTRATOR TO VERIFY STUB
FL ELEVATION PRIOR TO
INSTALLATION AND NOTIFY
ENGINEER OF ANY DISCREPENCIES
RIM: 895.74
8" PVC FL IN = 882.42 (S)
8" PVC FL OUT = 882.40 (N)

CLEANOUT CO4
RIM: 899.66
6" FL IN = 893.82 (S)
6" FL OUT = 893.72 (N)

PROPOSED ACCESS ESMT & PUE

±223 LF 8" PVC @ 0.50%

2+00

FFE = 903.10

FFE = 900.50

30' ACCESS & UTILITY ESMT.
CAB, GG, SL. 12 &13,
P.R.W.C.TX.

EXIST. C&G

UTILITY CROSSING
STA. 3+18.22 WWC
=STA. 3+09.91 WL-E

3+00

27' PROPOSED ACCESS ESMT & PUE

MAIN ENTRANCE

UTILITY CROSSING
STA. 3+35.55 WWC
=STA. 5+31.02 STORM LINE A3

3+43

8" PLUG STUB
RIM: 894.88
8" FL = 883.54 (N)

PROPOSED 5-STORY
RESIDENTIAL AND PARKING
STRUCTURE

KEY MAP
N.T.S.

0 30' 60'
SCALE: 1" = 30'

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- WASTEWATER MANHOLE
- C.O. WASTEWATER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- SD PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- SD STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL

WASTEWATER NOTES:

1. ALL PROPOSED WASTEWATER PIPES TO BE PVC SDR-26 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. ALL WASTEWATER MANHOLES & CLEANOUTS TO BE COATED PER CITY SPECIFICATIONS.
3. ANY JOINT DEFLECTION (VERTICAL OR HORIZONTAL) SHALL BE WITHIN THE MANUFACTURER'S MAXIMUM ALLOWABLE JOINT DEFLECTION.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES.
5. CONTRACTOR TO COORDINATE WITH MEP PLANS FOR ALL UTILITY STUB OUTS.
6. ALL MANHOLES LOCATED IN PAVEMENT ARE TO BE RAISED TO FINISHED GRADE.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDE BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS,WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. CONSTRUCTION SHALL NOT PROCEED UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY.
4. DEEP EXCAVATIONS: ON EXCAVATIONS EXCEEDING 20 FEET IN DEPTH, TWO OR MORE MEANS OF EGRESS FROM THE EXCAVATION SHALL BE PROVIDED. THE CONTRACTOR SHALL CONSULT WITH A REGISTERED ENGINEER, EXPERIENCED IN TRENCH SAFETY SYSTEMS, REGARDING SPECIFIC MEANS AND METHODS EMPLOYED. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN SEALED BY A REGISTERED PROFESSIONAL ENGINEER AS REQUIRED BY THE CITY.

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

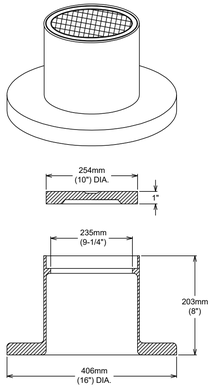
WASTEWATER COLLECTION PLAN

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

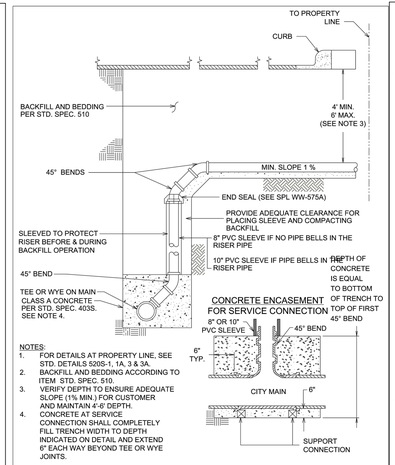
SHEET 43 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sk224301 WWPL.dwg, WASTEWATER COLLECTION PLAN, April 04, 2023, 7:30 PM, kschmidt



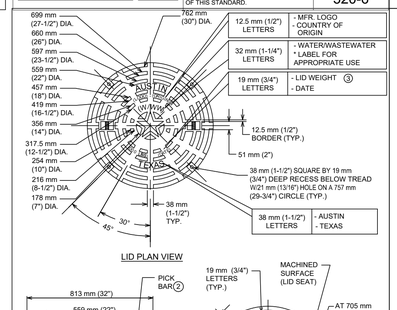
NOTES:
1. HEAVY DUTY.
2. SEE SPL WW-622 FOR MORE INFORMATION.

CITY OF AUSTIN AUSTIN WATER UTILITY		CLEANOUT RING AND COVER	
RECORD COPY SIGNED BY KATHI L. FLOWERS	06/01/10	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-7W



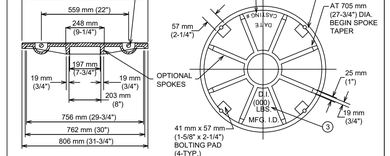
NOTES:
1. FOR DETAILS AT PROPERTY LINE, SEE STD. DETAILS 520S-1, 1A, 3 & 3A.
2. BACKFILL AND BEDDING ACCORDING TO ITEM STD. SPEC. 510.
3. VERIFY DEPTH TO ENSURE ADEQUATE SLOPE (1% MIN.) FOR CUSTOMER AND MAINTAIN 4'-6' DEPTH.
4. CONCRETE AT SERVICE CONNECTION SHALL COMPLETELY FILL TRENCH WIDTH TO DEPTH INDICATED ON DETAIL AND EXTEND 6" EACH WAY BEYOND TEE OR WYE JOINTS.

CITY OF AUSTIN AUSTIN WATER UTILITY		WASTEWATER DEEP SERVICE CONNECTION DETAIL	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-6



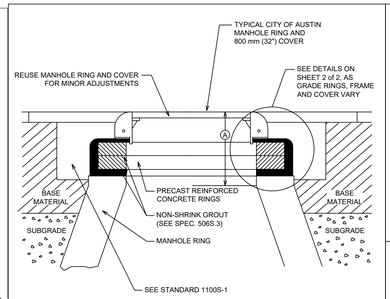
12.5 mm (1/2") LETTERS	- MFR. LOGO - COUNTRY OF ORIGIN
32 mm (1-1/4") LETTERS	- WATER/WASTEWATER * LABEL FOR APPROPRIATE USE
19 mm (3/4") LETTERS	- LID WEIGHT ③ - DATE
38 mm (1-1/2") LETTERS	- AUSTIN - TEXAS

LID PLAN VIEW



LID SECTION VIEW LID SECTION VIEW

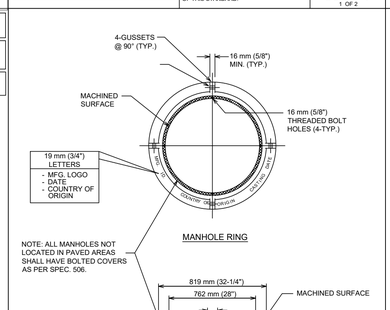
CITY OF AUSTIN AUSTIN WATER UTILITY		BOLTED MANHOLE RING AND 813 mm 32" COVER	
RECORD COPY SIGNED BY KATHI L FLOWERS	09/23/2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5W 1 OF 3
ADOPTED			



Ⓐ VERTICAL FACE = ALLOWABLE THROAT OR CHIMNEY HEIGHT
= NEW CONSTRUCTION = 525mm = (21") Max.
= EXISTING CONSTRUCTION = 675mm (27") Max.

NOTES:
1. NON-SHRINK GROUT SHALL NOT EXCEED 25 mm (1") IN ANY DIMENSION.
2. SUB-GRADE AND BASE MATERIALS SHALL BE COMPACTED ACCORDING TO ITEMS 201S AND 210S, RESPECTIVELY, OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. REFER TO STANDARD 1100S-1 FOR REPAIRS AROUND MANHOLES.
4. SEE STANDARD 506S-4A FOR HDPE RING INSTALLATION (FOR USE IN PAVED AREAS ONLY).

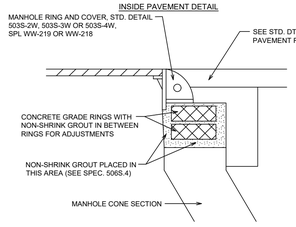
CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-4 1 OF 2



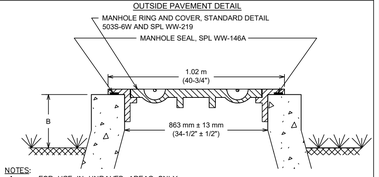
NOTE: ALL MANHOLES NOT LOCATED IN PAVED AREAS SHALL HAVE BOLTED COVERS AS PER SPEC. 506.

CITY OF AUSTIN AUSTIN WATER UTILITY		BOLTED MANHOLE RING AND 813 mm 32" COVER	
RECORD COPY SIGNED BY KATHI L FLOWERS	09/23/2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5W 2 OF 3
ADOPTED			

INSIDE PAVEMENT DETAIL

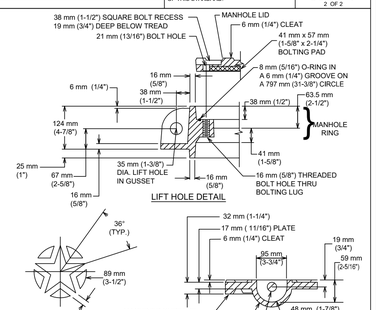


OUTSIDE PAVEMENT DETAIL



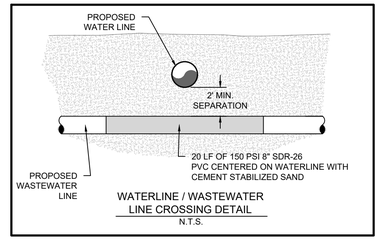
NOTES:
1. FOR USE IN UNPAVED AREAS ONLY.
2. WHEN USED WITHIN 100-YEAR FLOODPLAIN, SEE DTL. 506S-6 FOR ADDITIONAL M.H. REQUIREMENTS.
3. DIMENSION B=150-300 mm (6"-12") FOR M.H. LOCATED IN 100-YR FLOOD PLAIN. =50-300 mm (2"-12") FOR M.H. OUTSIDE 100-YR FLOOD PLAIN.

CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-4 2. OF 2

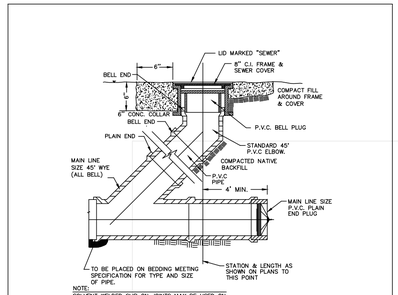


NOTES:
① ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16") MINIMUM RADIUS.
② LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.
③ LID WEIGHTS SHALL BE: 779 N (175 LBS.) FOR DUCTILE IRON WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
④ MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 40,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
⑤ FILLETS SHALL BE 6 mm (1/4") RADIUS UNLESS OTHERWISE SPECIFIED.
⑥ MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
⑦ BOLTS SHALL BE 16 mm x 44 mm (5/8" x 1-3/4" x 11 N.C.) STAINLESS STEEL HEX HEAD (TYPE 316).

CITY OF AUSTIN AUSTIN WATER UTILITY		BOLTED MANHOLE RING AND 813 mm 32" COVER	
RECORD COPY SIGNED BY KATHI L FLOWERS	09/23/2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5W 3 OF 3
ADOPTED			



WATERLINE / WASTEWATER LINE CROSSING DETAIL
N.T.S.



NOTE:
SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

TYPICAL SEWER CLEANOUT (PRIVATE)
N.T.S.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

DEVELOPMENT TX

Know what's below. Call before you dig.

SHERVIN NOOSHIN 96807 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
08/20/23

NO.	REVISION	BY	DATE

WASTEWATER UTILITY DETAILS

THE CARLO AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 44 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sht224301 DTWW.dwg, WASTEWATER UTILITY DETAILS, April 04, 2023, 7:31 PM, tschmidt

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

0 50' 100'
SCALE: 1" = 50'

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

EXISTING ABANDONED WASTEWATER LINE

EXISTING 24" WATER LINE

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

STA. 1+11.47 WL-B 4"X 4" TEE REDUCER

STA. 1+07.41 WL-B 4"X4"TEE REDUCER

STA. 1+00.00 WL-A 24"X12" CUT IN TEE 12" GATE VALVE

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

STA. 1+15.40 WL-D 1-45° BEND

STA. 1+32.35 WL-D 1-45° BEND

STA. 1+56.65 WL-B 1-45° BEND

EXISTING 24" WATER LINE

EXISTING 24" WATER LINE

EXISTING 21" WASTEWATER LINE

UTILITY CROSSING STA. 5+46.27 WL-D =STA. 0+17.49 roof drain 1

STA. 1+47.18 WL-A 12"X4" TEE AND 4" GATE VALVE

12" DCDA BACKFLOW PREVENTER IN 6'X10' CONCRETE VAULT

2" COMPOUND DOMESTIC METER

STA. 1+11.52 WL-B 1" TURBIN IRRIGATION METER W/ BACKFLOW PREVENTER

UTILITY CROSSING STA. 1+76.23 WL-A =STA. 1+07.38 WL-B

LOT 1
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC PER WCAD

30' ACCESS & UTILITY ESMT. CAB, GG, SL. 12 &13, P.R.W.C.TX.

30' ACCESS & UTIL ESMT CAB, GG, SL. 12 &13, P.R.W.C.TX.

FIRE HYDRANT ASSEMBLY

FFE = 903.10

SEE INSET FOR ADDITIONAL DETAIL

27' PROPOSED ACCESS ESMT AND PUE

1" TURBIN IRRIGATION METER W/ BACKFLOW PREVENTER

STA. 1+71.82 WL-B 4" COMPOUND DOMESTIC METER

STA. 2+15.46 WL-A FIRE HYDRANT ASSEMBLY

STA. 2+67.43 WL-A =STA. 0+00.00 RETAIL FIRE 8"X8" TEE

PROPOSED 1-STORY OFFICE / RETAIL

FFE = 900.50

STA. 1+85.47 WL-C 2" DOMESTIC STUB (SEE MEP)

STA. 2+67.24 WL-A 8" FIRE STUB (SEE MEP)

UTILITY CROSSING STA. 6+58.12 WL-D =STA. 0+14.31 roof drain 2

PROPOSED 5-STORY RESIDENTIAL AND PARKING STRUCTURE

FFE = 903.10

4" DOMESTIC STUB (SEE MEP)

8" FIRE STUB (SEE MEP)

FFE = 903.60

8"X8" TEE
2 - 8" GATE VALVE

UTILITY CROSSING STA. 3+09.76 WL-E =STA. 3+18.22 WWC

UTILITY CROSSING STA. 8+20.49 WL-A =STA. 0+06.00 roof drain 5

20' LANDSCAPE BUFFER EASEMENT

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

LOT 11

LOT 4
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
S5 PROPERTIES LLC PER WCAD

30' ACCESS & UTILITY EASEMENT CAB, GG, SL. 12 &13, P.R.W.C.TX.

40' ACCESS & UTILITY EASEMENT CAB, GG, SL. 12 &13, P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB, GG, SL. 12 &13, P.R.W.C.TX.

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677,

NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]

LOT 3, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.

25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX. 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042

STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

40 MPH

ADDITIONAL DETAIL INSET
SCALE: 1" = 20'

STA. 1+11.47 WL-B 4"X 4" TEE REDUCER

STA. 1+07.41 WL-B 4"X4"TEE REDUCER

STA. 1+00.00 WL-A 24"X12" CUT IN TEE 12" GATE VALVE

EXISTING 24" WATER LINE

EXISTING 21" WASTEWATER LINE

PROPOSED 12" WATER SERVICE LINE

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

PROPOSED 8" WW

1-45° BEND

1" IRRIGATION LINE

12"X4" TEE AND 4" GATE VALVE

4"X2" TEE REDUCER

PROPOSED 4" DOMESTIC WL

12" DCDA BACKFLOW PREVENTER IN 6'X10' CONCRETE VAULT

STA. 1+07.39 WL-B 2" COMPOUND DOMESTIC METER

WATER EASEMENT

1" IRRIGATION LINE

1" TURBIN IRRIGATION METER W/ BACKFLOW PREVENTER

PROPOSED 12" FIRE

12" GATE VALVE

STA. 1+71.82 WL-B 4" COMPOUND DOMESTIC METER

27' PROPOSED ACCESS ESMT AND PUE

STA. 1+11.52 WL-B 1" TURBIN IRRIGATION METER W/ BACKFLOW PREVENTER

STA. 2+15.46 WL-A FIRE HYDRANT ASSEMBLY

WATER EASEMENT

2" DOMESTIC WATER

PROPOSED 4" DOMESTIC WATER LINE

WATER NOTES:

1. ALL PROPOSED DISTRIBUTION WATER LINES SHALL BE PVC C900 DR 14 PER CITY SPECIFICATIONS.
2. ALL PROPOSED FIRE HYDRANT LEADS SHALL BE 6" DUCTILE IRON (DI) C350 PER CITY SPECIFICATIONS.
3. ALL FIRE HYDRANTS SHALL BE IDENTIFIED BY THE INSTALLATION OF APPROVED BLUE REFLECTIVE PAVEMENT MARKERS, LOCATED ADJACENT AND TO THE SIDE OF THE CENTER LINE OF THE ROADWAY.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES.
5. CONTRACTOR TO COORDINATE WITH MEP PLANS FOR ALL UTILITY STUB OUTS.
6. CONTRACTOR TO REFERENCE IRRIGATION PLANS BY LANDSCAPE ARCHITECT.
7. CONTRACTOR TO ADD AN RPZ BACKFLOW PREVENTER AT EACH IRRIGATION METER.
8. CONTRACTOR TO ENSURE ALL FIRE HYDRANTS, METERS AND VALVES ARE NOT PLACED IN SIDEWALKS OR RAMPS.
9. WET TAP TO AN EXISTING WATER LINE WILL REQUIRE THE USE OF A FULL BODY TAPPING SLEEVE AND VALVE.
10. THRUST BLOCKING SHALL BE PROVIDED AT BENDS, PI'S, TEES & FITTINGS ACCORDING TO CITY SPECIFICATIONS.
11. ALL JOINT RESTRAINTS SHALL BE IN ACCORDANCE TO CITY SPECIFICATIONS.
12. ANY JOINT DEFLECTION (VERTICAL OR HORIZONTAL) SHALL BE WITHIN THE MANUFACTURER'S MAXIMUM ALLOWABLE JOINT DEFLECTION.
13. WATERLINE SHALL BE AT DEPTH TO PROVIDE 42" MINIMUM COVER.

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- WW WASTE WATER LINE
- WW WASTEWATER MANHOLE
- C.O. WASTEWATER CLEANOUT
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- SD PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- SD STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL

NO.	REVISION	BY	DATE

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5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
09.2023

OVERALL WATER DISTRIBUTION PLAN

THE CARLO AT VISTA RIDGE

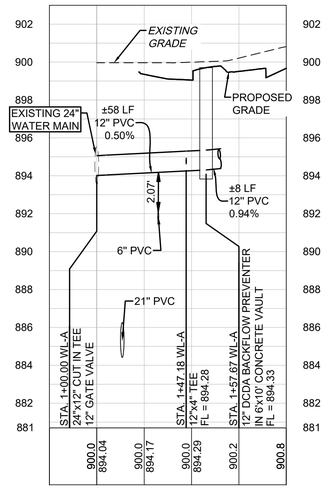
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

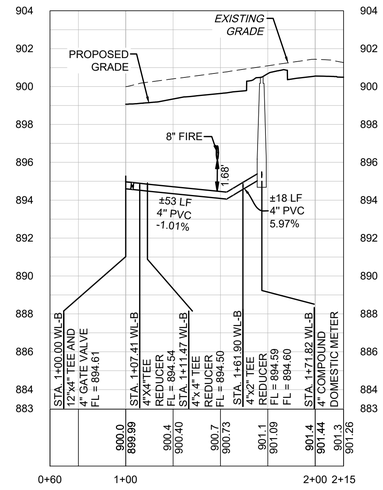
SHEET 45 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\224301 WTOV.dwg, MASTER WATER DISTRIBUTION PLAN, April 04, 2023, 7:31 PM, kschmidt

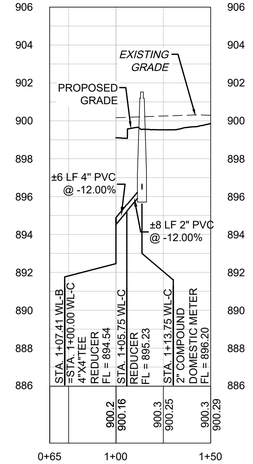
WL-A



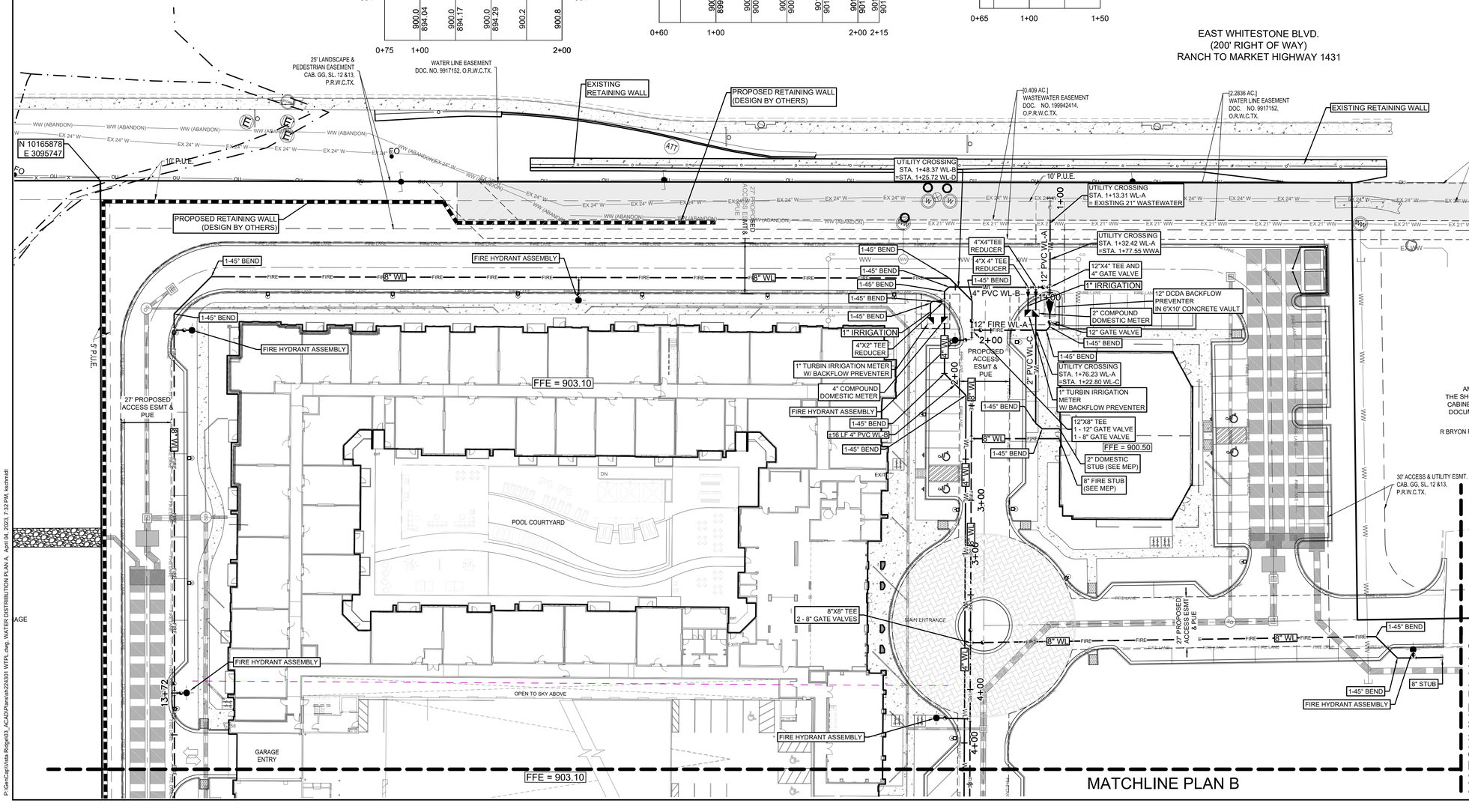
WL-B



WL-C



EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431



0 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
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WATER NOTES:

1. ALL PROPOSED DISTRIBUTION WATER LINES SHALL BE PVC C900 DR 14 PER CITY SPECIFICATIONS.
2. ALL PROPOSED FIRE HYDRANT LEADS SHALL BE 6" DUCTILE IRON (DI) C350 PER CITY SPECIFICATIONS.
3. ALL FIRE HYDRANTS SHALL BE IDENTIFIED BY THE INSTALLATION OF APPROVED BLUE REFLECTIVE PAVEMENT MARKERS, LOCATED ADJACENT AND TO THE SIDE OF THE CENTER LINE OF THE ROADWAY.
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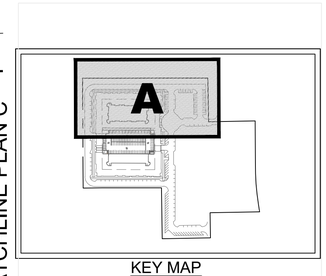

KEY MAP
N.T.S.

NO.	REVISION	BY	DATE

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SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED PROFESSIONAL ENGINEER
08/20/23

WATER DISTRIBUTION PLAN A

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 46 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\all\224301 WTPL.dwg, WATER DISTRIBUTION PLAN A, April 04, 2023, 7:32 PM, kschmidt

MATCHLINE PLAN A

GARAGE ENTRY

FFE = 903.10

FFE = 903.60

ENTRANCE TO GARAGE (LEVEL 1)

PASSIVE COURTYARD

EXIT

EXIT

4" DOMESTIC STUB (SEE MEP)

8" FIRE STUB (SEE MEP)

8"X8" TEE
2 - 8" GATE VALVE

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

FIRE HYDRANT ASSEMBLY

FIRE HYDRANT ASSEMBLY

FIRE HYDRANT ASSEMBLY

1-45° BEND

1-45° BEND

1-45° BEND

1-45° BEND

13+00

12+00

11+00

10+00

9+00

8+00

7+00

6+00

5+00

5+33

8" WL

4" WL

27' PROPOSED ACCESS ESMT & PUE

7.5' P.U.E.

EXISTING RETAINING WALL WITH FENCE

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

EXISTING RETAINING WALL WITH FENCE

EXISTING ALLURE APARTMENT COMPLEX

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

20' LANDSCAPE BUFFER EASEMENT

5'

EXISTING RETAINING WALL WITH FENCE

20' LANDSCAPE BUFFER EASEMENT

27' PROPOSED ACCESS ESMT & PUE

1.4'

7.5' P.U.E.

EXISTING BRIGHT BEGINNINGS SCHOOL

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

FUTURE DEVELOPMENT

MATCHLINE PLAN C

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

30' A
CAB.
P.R.\

AME
THE SHC
CABINET
DOCUME
C

S5 I

EX 8" W

EX 8" W

EX 8" W

0 30' 60'

SCALE: 1" = 30'

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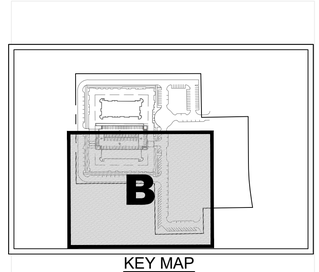

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STATE OF TEXAS
SHERVIN NOOSHIN
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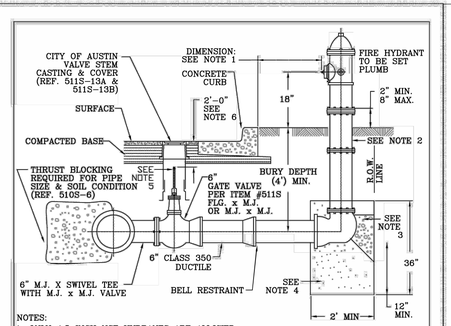
PROFESSIONAL ENGINEER
08/20/23

WATER DISTRIBUTION PLAN B

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

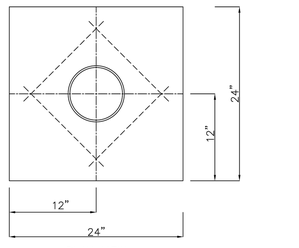
DESIGNED BY:	AS
DRAWN BY:	KS
CHECKED BY:	CC
APPROVED BY:	SN
SHEET	47 of 74

P:\GenCap\Vista Ridge\03_ACAD\Planset\224301 WTPL.dwg, WATER DISTRIBUTION PLAN B, April 04, 2023, 7:32 PM, kschmidt

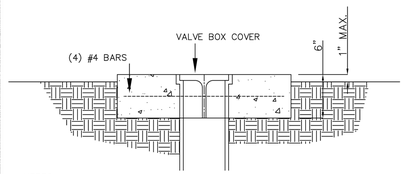


NOTES:
1. ONLY 4.5 INCH NST HYDRANTS ARE ALLOWED.
2. HYDRANTS MUST BE PLACED TO FACE THE FIRE LANE.
3. IN RIGHT OF WAY AREAS, PLACE HYDRANTS AT ROW LINE. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS. HYDRANTS SHOULD NOT BE PLACED CLOSER THAN 3 FEET OR FURTHER THAN 6 FEET FROM THE BACK OF CURB. WHERE POSSIBLE, PLACE VALVE IN PAVEMENT. IF NOT POSSIBLE, PLACE A VALVE BOX PAD (DETAIL FROM CEDAR PARK WEBSITE) AROUND VALVE. NO VALVES ARE TO BE PLACED IN CONFLICT WITH PROPOSED/ EXISTING CURBS OR GUTTERS.
4. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2 FOOT IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
5. ALL PIPE AND FITTINGS SHALL HAVE JOINT RESTRAINT FROM MAIN TO FIRE HYDRANT, ALL INCLUSIVE. THRUST BLOCKING SHALL BE CLASS A CONCRETE WITH A MINIMUM 1.5 SQUARE FOOT SURFACE AREA AGAINST PIPE. DO NOT BLOCK DRAIN HOLES.
6. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
7. WELD SOCKET 2-½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
8. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
9. VALVE SPECIFICATION PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 511.

CITY OF CEDAR PARK	STANDARD FIRE HYDRANT INSTALLATION
ISSUED: JULY 8, 2014 REVISED: MARCH 11, 2022	THE ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



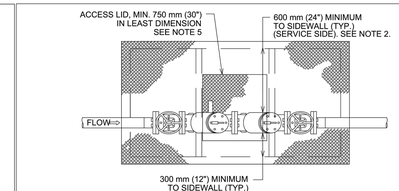
PLAN VIEW



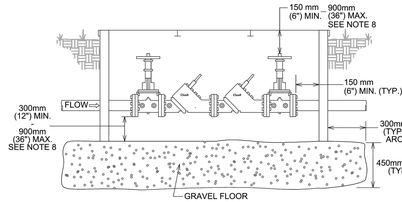
NOTES:
1. FOR USE ONLY OUTSIDE PAVED AREAS.
2. USE CLASS "A" CONCRETE.

SECTION

CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	VALVE BOX PAD
	ADOPTED: 10/23/00 SCALE: NTS INITIAL: ESR



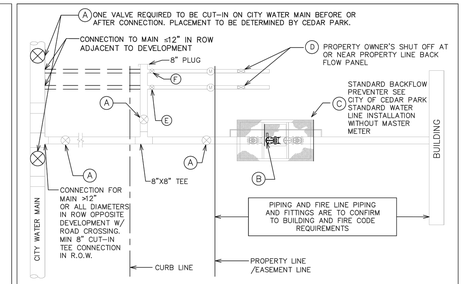
RESTRAINED DUCTILE IRON PIPE AND FITTINGS REQUIRED FROM BACKFLOW ASSEMBLY TO CITY MAIN. RESTRAIN EACH WAY AS DESIGNED AND REQUIRED BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.



NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19B 1 OF 2

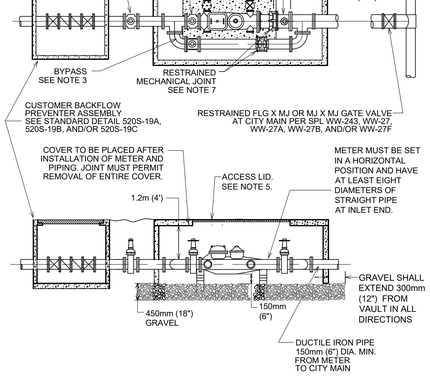
CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19B 2 OF 2



MATERIALS:
(A) RESTRAINED GATE VALVE. SEE CITY OF AUSTIN SPL WW-27, WW-27A, AND/OR WW-27B.
(B) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVED EQUAL.
(C) VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
(D) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
(E) DOMESTIC WATER SERVICE LINE, SEE STD DETAIL FOR WATER SERVICE.
(F) OPTIONAL IRRIGATION WATER SERVICE, SEE STD DETAIL FOR IRRIGATION SERVICE.

NOTES:
1. FIRE LINE SHALL BE A MINIMUM OF (8") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
5. NO TAPPING SADDLES > 2".
6. NO WATER SERVICES, METER BOXES, METERS, VAULTS, OR VALVES IN DRIVEWAYS OR SIDEWALKS.

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	STANDARD WATER LINE INSTALLATION WITH OR WITHOUT MASTER METER
	ADOPTED: 03/19/2020 SCALE: NTS INITIAL: TD



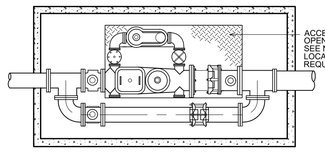
NOTES:
1. VAULT PER SPL WW-298 OR APPROVED EQUAL. VAULT SHALL INCLUDE THRUST COLLAR WALL PIPES IF CAST IN PLACE. ALL PIPE SHALL BE RESTRAINED REGARDLESS IF VAULT PRE-CAST OR CAST IN PLACE, RESTRAINED BOTH WAYS. H20 LOADING REQUIRED FOR ALL VAULTS.
2. METER VAULT SHALL BE BEHIND CURB AND/OR WALK, AND NOT IN VEHICULAR TRAFFIC AREA.
3. MAIN LINE AND BYPASS GATE VALVES WILL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BONDED EPOXY COATING INSIDE AND OUTSIDE, NON-RISING STEM. MAIN LINE VALVES SHALL HAVE HAND-WHEELS. BYPASS VALVES SHALL HAVE HAND-WHEELS. PROPERTY OWNER'S VALVE SHALL NOT BE LOCATED IN THE CITY OF AUSTIN METER VAULT. HAND-WHEEL EXCEPTION: IF HAND-WHEEL IS NOT LOCATED WITHIN 300mm (12") HORIZONTALLY OF ACCESS HATCH, GATE VALVE SHALL BE INSTALLED WITH OPERATING NUT ACCESSIBLE FROM RING AND COVER LOCATED ON VAULT LID PER SPL WW-622.
4. APPROVAL REQUIRED IF HEIGHT OF VAULT EXCEEDS 1.8m (72"), CONTACT THE PIPELINE ENGINEERING DIVISION OF AUSTIN WATER UTILITY. METER SHALL BE LEGIBLE TO READ FROM TOP OF VAULT.
5. ACCESS LID SHALL BE 1.2 m x 1.8 m (4'x6') DOUBLE LEAF PER SPL WW-614 (H2O LOADING REQUIRED) WITH SLAM LOCK BY HALLIDAY PRODUCTS OR APPROVED EQUAL. LOCK TO INCLUDE SECURITY OPERATOR.
6. ALL BURIED PIPE SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATIONS 510.3 (14); BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY 510.3 (25). ALL BURIED PIPE SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER SPL WW-27D.
7. FITTINGS IN VAULT SHALL BE FLANGED WITH EXCEPTION OF ONE RESTRAINED MJ ON MAIN AND BYPASS LINES EACH PER SPL WW-27A.
8. VOIDS AT PIPE WALL HOLES SHALL BE FILLED WITH NON-SHRINK GROUT, OR OTHER SEAL OR SEALANT PER SPL WW-146A.
9. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
10. BYPASS AND MAIN PIPE SHALL BE SAME DIAMETER. ALL PIPE FROM CITY MAIN TO CUSTOMERS VALVE SHALL BE D.I.
11. ALL EQUIPMENT IN VAULT SHALL BE REMOVABLE WITHOUT ADDITIONAL RESTRAINT OR SUPPORT OF PIPE.
12. ALL CLEARANCES INDICATED ARE MINIMUM, ADDITIONAL CONSIDERATION SHALL BE MADE FOR ACCESS TO ALL COMPONENTS IN VAULT. ALL CLEARANCES SHALL BE INCLUDED ON PLANS SUBMITTED FOR APPROVAL TO AUSTIN WATER UTILITY.
13. LOCATION OF ACCESS DOORS ARE SHOWN TO INDICATE POSSIBLE LOCATION. AN ENGINEER LICENSED BY THE STATE OF TEXAS SHALL DETERMINE SIZE OF VAULT, LOCATION OF ACCESS DOOR AND/OR VALVE CASINGS APPROPRIATE FOR EQUIPMENT, ACCESS, MAINTENANCE AND CLEARANCES. METER VAULTS PER SPL WW-298 ARE ACCEPTABLE IF ALL DESIGN PARAMETERS ARE MET AND SO DETERMINED BY TEXAS LICENSED ENGINEER.

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED 4/21/11	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 1 OF 3

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED 4/21/11	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 2 OF 3

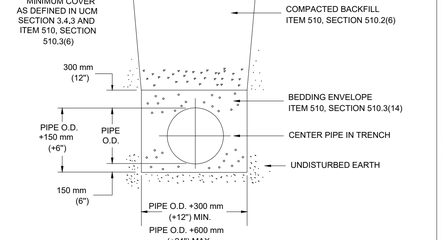
NOTES:
14. IN ALL CASES, MINIMUM CLEARANCE FROM WALL TO TEST PORTS SHALL BE 600mm (24"). LICENSED ENGINEER SHALL CONFIRM WITH METER MANUFACTURER LOCATION OF TEST PORTS PRIOR TO SUBMITTAL OF PLANS TO AUSTIN WATER UTILITY FOR APPROVAL. PLANS SHALL INDICATE LOCATION OF TEST PORTS.
15. VAULT SIZES INDICATED ON WATER METER SCHEDULE ARE SUGGESTIONS. ACTUAL EQUIPMENT, PIPE LAYOUT, CLEARANCE, ACCESS AND OTHER INFORMATION SHALL BE TAKEN INTO CONSIDERATION BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.

MINIMUM CLEARANCES	
6"	-FLOOR TO ANY PART OF FIRELINE METER ASSEMBLY -INTERIOR WALL TO FLANGE
12"	-INTERIOR WALL TO PARALLEL PIPE, VALVE OR METER. -ALL AROUND FIRELINE METER ASSEMBLY
24"	-INTERIOR WALL TO TEST PORTS
48"	-TOP OF PIPE TO INTERIOR TOP OF VAULT



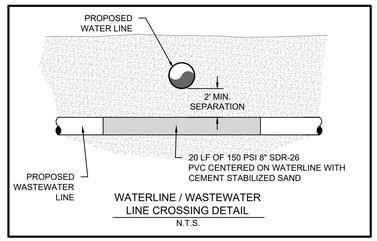
WATER METER SCHEDULE				
WATER METER SIZE	SIZE OF BY-PASS	BY-PASS VALVE W/HANDWHEEL	MAIN LINE VALVE WITH HANDWHEEL	VAULT SIZE PER SPL WW-298, SEE NOTE 15
150 mm x 50 mm (6" x 2")	150 mm (6")	150 mm (6")	150 mm (6")	2.4m x 3.6m (8' x 12')
200 mm x 50 mm (8" x 2")	200 mm (8")	200 mm (8")	200 mm (8")	3.0m x 3.6m (10' x 12')
250mm x 50mm (10" x 2")	250 mm (10")	250 mm (10")	250 mm (10")	3.0m x 4.5m (10' x 15')

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED 4/21/11	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 3 OF 3



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



WATERLINE / WASTEWATER LINE CROSSING DETAIL
N.T.S.

MECHANICAL JOINT RESTRAINT LENGTHS (FT)

HORIZONTAL BENDS			
PIPE	BEND ANGLE		
	11.25	22.5	45
4" PVC	3	5	9
6" PVC	3	6	12
8" PVC	4	8	16
12" PVC	6	11	22

VERTICAL OFFSETS (1')			
PIPE	BEND ANGLE	HIGH SIDE (1')	LOW SIDE (1')
4" PVC	11.25	6	8
	22.5	12	15
	45	23	31
6" PVC	11.25	8	10
	22.5	16	20
	45	33	41
8" PVC	11.25	11	13
	22.5	21	25
	45	43	52
12" PVC	11.25	15	16
	22.5	30	33
	45	61	67

VERTICAL OFFSETS (2')			
PIPE	BEND ANGLE	HIGH SIDE (2')	LOW SIDE (2')
4" PVC	11.25	6	4
	22.5	12	8
	45	23	17
6" PVC	11.25	8	6
	22.5	16	11
	45	33	23
8" PVC	11.25	11	7
	22.5	21	14
	45	43	29
12" PVC	11.25	15	10
	22.5	30	20
	45	61	40

VERTICAL OFFSETS (3')			
PIPE	BEND ANGLE	HIGH SIDE (3')	LOW SIDE (3')
4" PVC	11.25	6	3
	22.5	12	6
	45	23	12
6" PVC	11.25	8	4
	22.5	16	8
	45	33	16
8" PVC	11.25	11	5
	22.5	21	10
	45	43	21
12" PVC	11.25	15	7
	22.5	30	14
	45	61	29

TEES		
TEE	FLOW LENGTH (FT)	BRANCH LENGTH (FT)
12" X 8"	5	50
12" X 4"	5	1
8" X 8"	5	68
8" X 6"	5	33
4" X 4"	5	22

REDUCERS	
FITTING	RESTRAINT LENGTH (FT)
8" to 6"	44
8" to 4"	74

DEAD ENDS	
FITTING	RESTRAINT LENGTH (FT)
12"	146
8"	103
6"	79
4"	56

* Assumes 4' bury depth, 200 psi test pressure, trench type of 5, safety factor of 2.0, and CH granular soil

NOTES:
1. LENGTHS SHOWN ARE FOR EACH SIDE OF THE BEND.
2. ALL JOINTS WITHIN THE SHOWN LENGTHS MUST BE RESTRAINED.
3. IF DISTANCE BETWEEN FITTINGS IS LESS THAN OR EQUAL TO THE SHOWN LENGTHS, RESTRAIN ALL JOINTS BETWEEN THOSE FITTINGS.

DATE | BY | REVISION | NO.

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STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
08/20/23

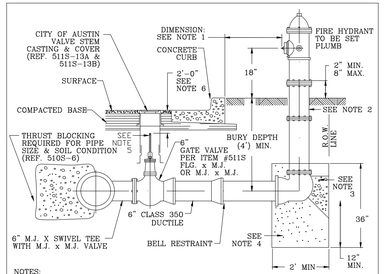
WATER UTILITY DETAILS

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 48 of 74

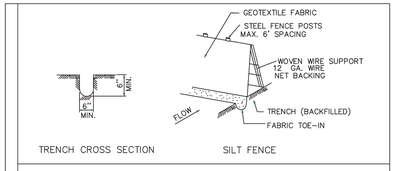
P:\GenCap\Vista Ridge\03_ACAD\Plans\sh2243\01 DTWT.dwg, WATER UTILITY DETAILS, April 04, 2023, 7:32 PM, tschmidt



NOTES:

1. IN RIGHT OF WAY AREAS, PLACE FH AT ROW LINE. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS OR WITHIN 6' OF A CURB. WHERE POSSIBLE, PLACE VALVE IN PAVEMENT. IF NOT POSSIBLE, PLACE A VALVE BOX PAD (DETAIL FROM CP WEBSITE) AROUND VALVE. NO VALVES ARE TO BE PLACED IN CONFLICT WITH PROPOSED/EXISTING CURBS OR GUTTERS.
2. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2 FOOT IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
3. ALL PIPE AND FITTINGS SHALL HAVE JOINT RESTRAINT FROM MAIN TO FIRE HYDRANT, ALL INCLUSIVE. THRUST BLOCKING SHALL BE CLASS A CONCRETE WITH A MINIMUM 1.5 SQUARE FOOT SURFACE AREA AGAINST PIPE. DO NOT BLOCK DRAIN HOLES.
4. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
5. WELD SOCKET 2-½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
6. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
7. VALVE SPECIFICATION PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 511.

CITY OF CEDAR PARK	STANDARD FIRE HYDRANT INSTALLATION
ISSUED: JULY 8, 2014	THE ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



TRENCH CROSS SECTION — SILT FENCE

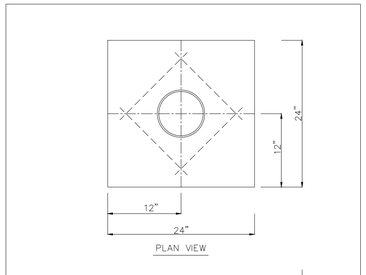
GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

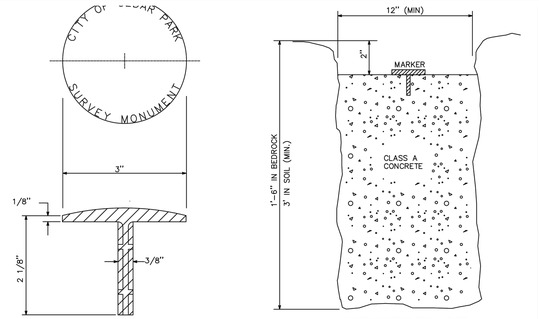
STANDARD SYMBOL: SF, L=

REV. DATE: 09/13/01

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE
DARWIN MARCHELL 09/13/2001 APPROVED DATE	ADOPTED: 09/13/2001 SCALE: N.T.S. INITIAL:



CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	VALVE BOX PAD
	ADOPTED: 10/23/00 SCALE: NTS INITIAL: ESR

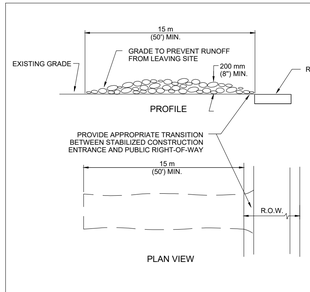


CROSS SECTION MONUMENT, TYPE C
MATERIAL: ONE PIECE CAST BRASS

SURVEY IDENTIFICATION MARKER NON TRAFFIC CONSTRUCTION DETAIL

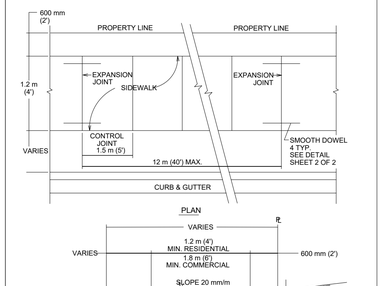
NOTES:
1. MONUMENT SHALL NOT BE PLACED WHERE TRAFFIC WILL ENCOUNTER THE MONUMENT.
2. DO NOT PLACE MONUMENT NEAR 3-PHASE POWER LINES.
3. DO NOT PLACE MONUMENT NEAR TALL TREES OR OTHER OBJECTS.

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS	MONUMENT, TYPE C SURVEY IDENTIFICATION MARKER	
	ADOPTED: 04-24-00	STANDARD NO.
DARWIN MARCHELL, P.E. 4.24.00	SCALE: N.T.S.	725-3
APPROVED DATE	INITIAL: ESR	

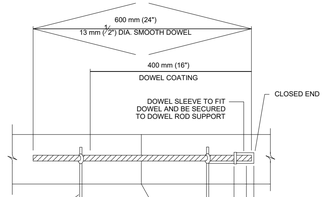


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

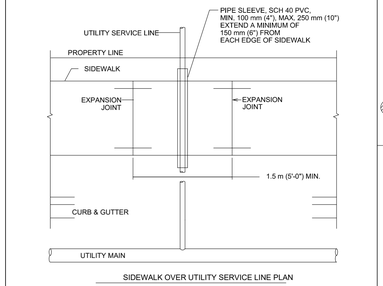
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1
ADOPTED		



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3
ADOPTED		



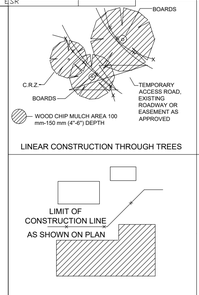
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3
ADOPTED		



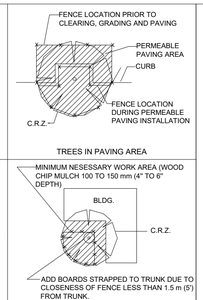
PIPE SLEEVE, SCH 40 PVC, MIN. 100 mm (4"), MAX. 250 mm (10") EXTEND A MINIMUM OF 150 mm (6") FROM EACH EDGE OF SIDEWALK

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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3
ADOPTED		



LINEAR CONSTRUCTION THROUGH TREES

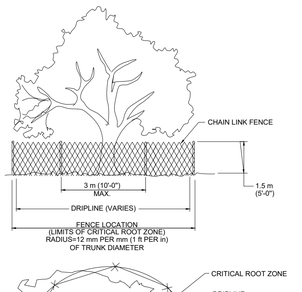


TREES IN PAVING AREA

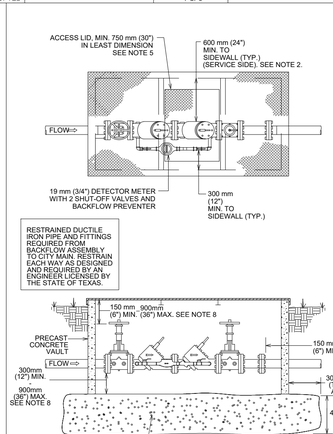
NATURAL AREAS

TREES NEAR CONSTRUCTION ACTIVITY

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1
ADOPTED		



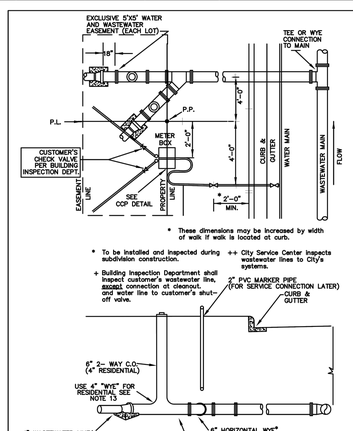
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2
ADOPTED		



CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19C 1 OF 2

NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19C 2 OF 2



CITY OF CEDAR PARK ENGINEERING DEPARTMENT	STANDARD CONNECTION DETAIL FOR WASTE WATER SERVICE
	ADOPTED: 9-11-08 SCALE: NTS INITIAL: DRM

1. UTILITY CONTRACTOR LEAVE ONE 6" HORIZONTAL WYE AS SHOWN FOR DOUBLE SERVICE CONNECTION-OPENINGS PLUGGED. FOR DOUBLE SERVICE AND NEW INSTALLS OF METER BOX, WATER PIPE, FITTINGS AND VALVE TO INLET SIDE OF METER(S) IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DETAIL SHEET. INSTALLATION TO BE COMPLETED DURING SUBDIVISION CONSTRUCTION-INSPECTION BY WATER AND WASTEWATER CONSTRUCTION INSPECTION PERSONNEL.

2. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEMS UNTIL METER IS INSTALLED AND WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIALS. CUSTOMER HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND VERTICAL WYE REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS

3. CITY OF CEDAR PARK ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO THE CITY'S WATER AND WASTEWATER SYSTEMS FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE METER BOX AND AT THE WASTEWATER CONNECTION TO THE HORIZONTAL WYE.

4. ALL WASTEWATER SERVICE LATERALS SHALL SLOPE 1 PERCENT (1/8 INCH PER FOOT) MINIMUM TO MAIN.

5. PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREAS SHALL BE BEDDED WITH MATERIALS REQUIRED BY CITY OF AUSTIN SPECIFICATIONS; AND TO HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES. THE ENGINEERING DEPARTMENT MUST SPECIFICALLY APPROVE ANY EXCEPTION.

6. CUSTOMER TO PROVIDE CLEANOUT WITHIN 5' P.U.E.

7. CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR UNLESS DIRECTED OTHERWISE BY THE CITY UTILITY INSPECTOR.

8. FOR COMMERCIAL SITES, COORDINATE ALL W/WW TAPS WITH UTILITY INSPECTOR. 512-401-5550.

9. DO NOT USE DOUBLE WYE OR 4"X6"X4" WYE. SINGLE SERVICES SHALL NOT HAVE ANY WYE INSTALLED.

10. ALL WW FITTINGS UPSTREAM OF THE SERVICE LATERAL FROM THIS POINT TO BE SOLVENT WELD. DO NOT USE GASKET-TYPE OR PUSH ON FITTINGS FOR SERVICE LATERALS.

11. GENERAL CONTRACTOR/HOME OR COMMERCIAL BUILDER/PLUMBER SHALL INSTALL AND MAINTAIN A PLUG ON THE CITY SIDE OF THE SERVICE LATERAL AT ALL TIMES UNTIL FINISHED DEVELOPMENT IS APPROVED AND CONNECTED TO THE WASTEWATER SYSTEM.

12. FOR COMMERCIAL PROJECTS, THE 6" 2-WAY CLEAN OUT WILL BE CONSIDERED THE INSPECTION PORTAL AND CONTROL POINT FOR THE PROPERTY. HOWEVER, THE INDUSTRIAL PRE-TREATMENT PROGRAM HAS THE AUTHORITY TO REQUIRE ADDITIONAL CONTROL POINTS AND ADDITIONAL LOCATIONS AS REQUIRED BY ARTICLE 18.06.

13. RESIDENTIAL TO USE 4"(MIN) VERTICAL WYE FITTING FACING THE MAIN IN PLACE OF THE 6" 2-WAY CO REQUIRED BY THE IPT PROGRAM AND COMMERCIAL CODE.

DATE	BY	REVISION	NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO. 16384
TBPLS NO. 10194101

HRGreen.
DEVELOPMENT TX

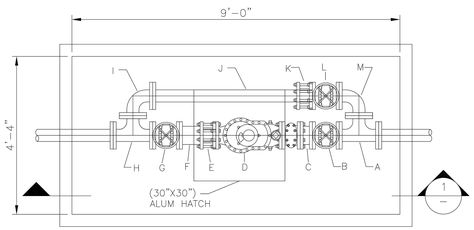
STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
09/20/23

CONSTRUCTION DETAILS (1 OF 2)

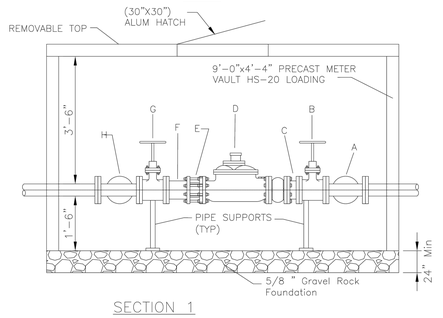
THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 49 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh2243501 D1L8.dwg, CONSTRUCTION DETAILS (1 OF 2), April 04, 2023, 7:32 PM, kschmidt



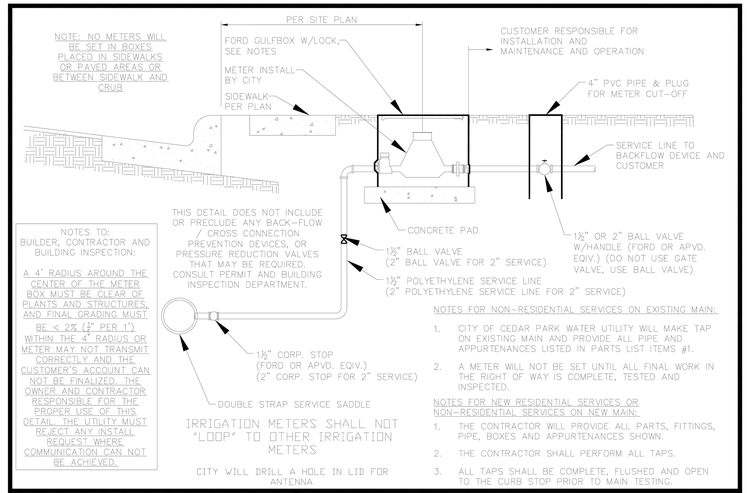
PLAN



SECTION 1

A. 3" X 3" TEE (FL X FL) 11" RUN X 5.5" BRANCH
4" X 3" TEE (FL X FL) 13" RUN X 5.5" BRANCH
6" X 4" TEE (FL X FL) 16" RUN X 8.0" BRANCH
B. 3" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 8")
4" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 9")
6" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 10.5")
C. 3" X 6" (FL X FL) SPOOL (D.I.) (C.I.)
4" X 6" (FL X FL) SPOOL (D.I.) (C.I.)
6" X 6" (FL X FL) SPOOL (D.I.) (C.I.)
D. 3" OMNI T2 (TURBINE) OR OMNI C2 (COMPOUND) (length 17")
4" OMNI T2 (TURBINE) OR OMNI C2 (COMPOUND) (length 20")
6" OMNI T2 (TURBINE) OR OMNI C2 (COMPOUND) (length 24")
E. 3" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER
4" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER
6" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER
F. 3" X 18" (FL X PL) (CUT IF NEEDED)
4" X 18" (FL X PL) (CUT IF NEEDED)
6" X 18" (FL X PL) (CUT IF NEEDED)
G. 3" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 8")
4" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 9")
6" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 10.5")
H. 3" X 3" TEE (FL X FL) 11" RUN X 5.5" BRANCH
4" X 3" TEE (FL X FL) 13" RUN X 5.5" BRANCH
6" X 4" TEE (FL X FL) 16" RUN X 8.0" BRANCH
I. 3" 90 degree BEND (FL X FL)
4" 90 degree BEND (FL X FL)
J. 3" X 4' (FL X PL) (D.I.) (C. L) PIPE (CUT IF NEEDED)
4" X 4' (FL X PL) (D.I.) (C. L) PIPE (CUT IF NEEDED)
K. 3" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER (912)
4" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER (912)
L. 3" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 8")
4" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 9")
M. 3" 90 degree BEND (FL X FL)
4" 90 degree BEND (FL X FL)

CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	LARGE WATER METER SERVICE DETAIL	
	ADOPTED: 12-2009 SCALE: NTS INITIAL: BP	DARWIN MARCHELL, P.E. DIRECTOR OF ENGINEERING



NOTES TO:
BUILDER, CONTRACTOR AND BUILDING INSPECTION:

A 4' RADIUS AROUND THE CENTER OF THE METER BOX MUST BE CLEAR OF PLANTS AND STRUCTURES, AND FINAL GRADING MUST BE < 2% (2" PER 1') WITHIN THE 4' RADIUS OR METER MAY NOT TRANSMIT CORRECTLY AND THE CUSTOMER'S ACCOUNT CAN NOT BE FINALIZED. THE OWNER AND CONTRACTOR RESPONSIBLE FOR THE PROPER USE OF THIS DETAIL. THE UTILITY MUST REJECT ANY INSTALL REQUEST WHERE COMMUNICATION CAN NOT BE ACHIEVED.

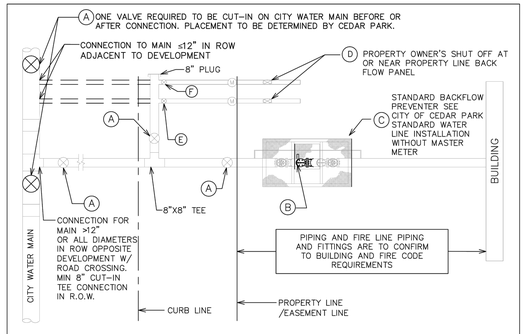
NOTES FOR NON-RESIDENTIAL SERVICES ON EXISTING MAIN:

1. CITY OF CEDAR PARK WATER UTILITY WILL MAKE TAP ON EXISTING MAIN AND PROVIDE ALL PIPE AND APPURTENANCES LISTED IN PARTS LIST ITEMS #1.
2. A METER WILL NOT BE SET UNTIL ALL FINAL WORK IN THE RIGHT OF WAY IS COMPLETE, TESTED AND INSPECTED.

NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:

1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.

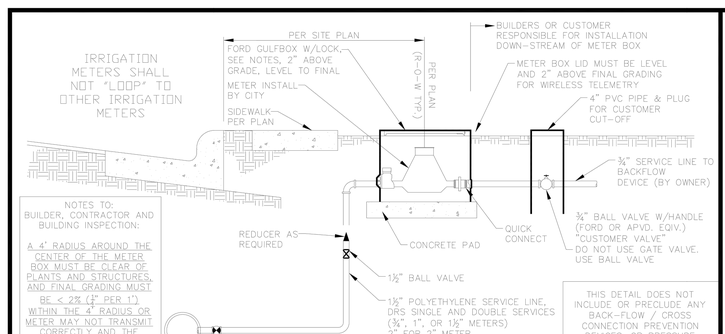
CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	STANDARD DETAIL FOR 1½" OR 2" WATER METER SERVICE



MATERIALS:
- (A) RESTRAINED GATE VALVE. SEE CITY OF AUSTIN SPL WW-27, WW-27A, AND/OR WW-27B.
- (B) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVED EQUAL.
- (C) VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-198 OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
- (D) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
- (E) DOMESTIC WATER SERVICE LINE, SEE STD DETAIL FOR WATER SERVICE.
- (F) OPTIONAL IRRIGATION WATER SERVICE, SEE STD DETAIL FOR IRRIGATION SERVICE.

NOTES:
1. FIRE LINE SHALL BE A MINIMUM OF (8") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
5. NO TAPPING SADDLES > 2".
6. NO WATER SERVICES, METER BOXES, METERS, VAULTS, OR VALVES IN DRIVEWAYS OR SIDEWALKS.

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	STANDARD WATER LINE INSTALLATION WITH OR WITHOUT MASTER METER ADOPTED: 03/19/2020 SCALE: NTS INITIAL: TD



ELEVATION

NOTES TO:
BUILDER, CONTRACTOR AND BUILDING INSPECTION:

A 4' RADIUS AROUND THE CENTER OF THE METER BOX MUST BE CLEAR OF PLANTS AND STRUCTURES, AND FINAL GRADING MUST BE < 2% (2" PER 1') WITHIN THE 4' RADIUS OR METER MAY NOT TRANSMIT CORRECTLY AND THE CUSTOMER'S ACCOUNT CAN NOT BE FINALIZED. THE OWNER AND CONTRACTOR RESPONSIBLE FOR THE PROPER USE OF THIS DETAIL. THE UTILITY MUST REJECT ANY INSTALL REQUEST WHERE COMMUNICATION CAN NOT BE ACHIEVED.

NOTES FOR NON-RESIDENTIAL SERVICES ON EXISTING MAIN:

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2. A METER WILL NOT BE SET UNTIL ALL FINAL WORK IN THE RIGHT OF WAY IS COMPLETE, TESTED AND INSPECTED.

NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:

1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.
4. DELIVER "QUICK CONNECTS" TO INSPECTOR AT FINAL WALK THROUGH FOR RESIDENTIAL CONSTRUCTION WHERE METERS ARE TO BE SET AFTER SUBDIVISION ACCEPTANCE.

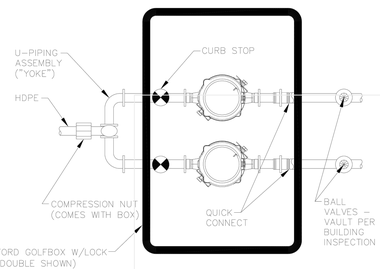
PART NUMBERS:
SINGLE FORD METER BOX (12" x 8") (¾" TUBING)
G148-233

DUAL FORD METER BOX (14¾" x 12") (1" TUBING)
DG248-243

1" FORD METER BOX (SINGLE) (15"ø) (1" TUBING)
YL111-444

PARTS LIST:
1. FOR ¾", 1", OR 1½" FORD CORPORATION STOP FB1000-6-G-NL, 1½" POLY-HDPE DR9, 1½" BALL VALVE WITH A C84-66-G COUPLING ON INLET SIDE. PROVIDE FORD FITTINGS AS NECESSARY.
2. FOR ¾" SERVICES, ON TOP OF THE BALL VALVE USE A 1½" x ¾" REDUCING BUSHING & COUPLING: ¾" MIP x ¾" GRIP JOINT: C84-33-G
3. FOR 1" SERVICES, ON TOP OF THE BALL VALVE USE A 1½" X 1" REDUCING BUSHING & COUPLING: 1" MIP x 1" GRIP JOINT: C84-44-G
4. ALL METER PARTS BY FORD METER BOX COMPANY OR PRE-APPROVED EQUIVALENT.
5. ALL BRASS VALVES & FITTINGS.
6. USE STAINLESS INSERT STIFFENERS IN POLY TUBING.
7. "G" FOLLOWING THE PART NUMBER DENOTES GRIP JOINT.
8. FOR NEW WATER MAINS, CONTRACTOR RESPONSIBLE FOR PARTS & INSTALLATION TESTING.
9. CITY WILL DRILL HOLE IN LID FOR METER ANTENNA.

NOTE: NO METERS WILL BE SET IN BOXES PLACED IN SIDEWALKS OR PAVED AREAS



PLAN

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 201918	STANDARD DETAIL FOR ¾" OR 1" WATER METER SERVICE

NO.	REVISION	BY	DATE

811 Know what's below. Call before you dig.

HRGreen.
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

DEVELOPMENT TX

SHERVIN NOOSHIN 96807 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
09.20.23

CONSTRUCTION DETAILS (2 OF 2)

THE CARLO AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 50 of 74

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh\224301 DTLS.dwg, CONSTRUCTION DETAILS (2 OF 2), April 04, 2023, 7:33 PM, kschmidt

1 / A401-A — EXTERIOR ELEVATION BUILDING -EAST - SDP

3/64" = 1'-0"

2 / A401-A — EXTERIOR ELEVATION BUILDING -NORTH - SDP

3/64" = 1'-0"

3 / A401-A — EXTERIOR ELEVATION BUILDING - WEST - SDP

3/64" = 1'-0"

4 / A401-A — EXTERIOR ELEVATION BUILDING - SOUTH - SDP

3/64" = 1'-0"

EXTERIOR MATERIAL LEGEND

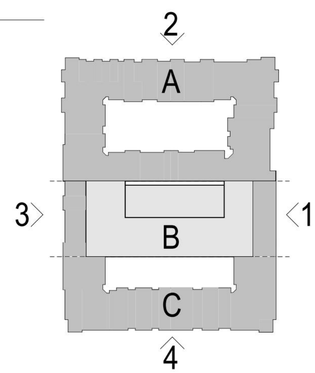
BR-1	Brick Veneer (Slate Gray Color)
BR-2	Brick Veneer (Dove Gray Color)
STCO-1	Stucco Exterior Wall Finish System (Dark Gray Color)
STCO-2	Stucco Exterior Wall Finish System (White Color)
STCO-3	Stucco Exterior Wall Finish System (Color To Match Slay Gray)
FSDG-1	Fiber Cement Siding
FSDG-2	Fiber Cement Siding - Vertical

GENERAL SITE DEVELOPMENT DESIGN NOTES:

REF. DEVELOPMENT AND DESIGN STANDARDS DIVISION 6 DESIGN STANDARDS; MIXED USE DEVELOPMENT (§11.03.155)

(2) FRONTAGE
a. DESIGN PROVIDES BUILDING WALL ARTICULATIONS, MATERIAL CHANGES AND FENESTRATION. DESIGN DOES NOT INCLUDE WALL LONGER THAN 30' FEET WITHOUT THE LISTED ELEMENTS.
b. ONE FULLY FUNCTIONAL AND VISIBLE PUBLIC ENTRANCE AT THE MAIN ELEVATION.
c. BUILDING FRONTS ON THE STREET OR PRIVATE DRIVE. SITE DESIGN INCORPORATES SIDEWALKS AND ENCOURAGE PEDESTRIAN USE.

(6) MASSING AND SCALE OF UNIFIED STREET FRONTAGES
DESIGN PROVIDES ARCHITECTURALLY DIFFERENTIATED BUILDING FACADES THROUGH:
1. DIFFERENT COLORS
2. CLADDING MATERIALS
3. VARYING, HEIGHT, PROVIDED THAT CHANGE IS AT LEAST 10 PERCENT OF THE BUILDING HEIGHT OF THE TALLEST MODULE
5. WINDOW ARRANGEMENT
6. OTHER FACADE ARTICULATION DETAILS (BALCONY)
7. FLOOR TO FLOOR HEIGHTS (FIRST FLOOR @ 12'-0" IS DIFFERNT THAN THE FLOORS ABOVE THOSE ARE AT 10'-8" TYP.)



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Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
469.405.1196

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

THE CARLO AT VISTA RIDGE

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED ARCHITECT. MICHAEL J. KRYCH 29882 STATE OF TEXAS

Michael J. Krych
29882 — 03/17/2023
License Number — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2491-02

SHEET TITLE

OVERALL ELEVATIONS

SHEET NUMBER

A401-A

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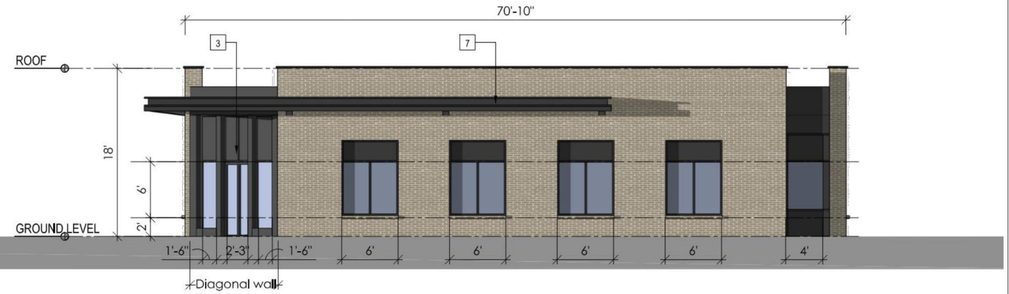
1 A401B COMMERCIAL 1 - EAST ELEVATION
1/8" = 1'-0"

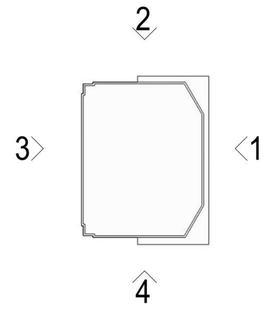


1 A401B COMMERCIAL 1 - NORTH ELEVATION
1/8" = 1'-0"

3 A401B COMMERCIAL 1 - WEST ELEVATION
1/8" = 1'-0"

1 A401B COMMERCIAL 1 - SOUTH ELEVATION
1/8" = 1'-0"

1	METAL SOFFIT WOOD COLOR	
2	CLOUD CERAMICS GREY GRANITE	
3	METAL PANEL DARK GREY COLOR	
4	ALUMINUM STOREFRONT BLACK COLOR	
5	ALUMINUM DOOR BLACK COLOR	
6	ALUMINUM WINDOW BLACK COLOR	
7	METAL CANOPY BLACK COLOR	



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469.405.1196

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CONSULTANTS

PROJECT TITLE

THE CARLO AT VISTA RIDGE

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED ARCHITECT MICHAEL J. KRYCH 29882 STATE OF TEXAS

Michael J. Krych
29882 — License Number
03/17/2023 — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2491-02

SHEET TITLE

COMMERCIAL BUILDING ELEVATIONS

SHEET NUMBER

A401-B

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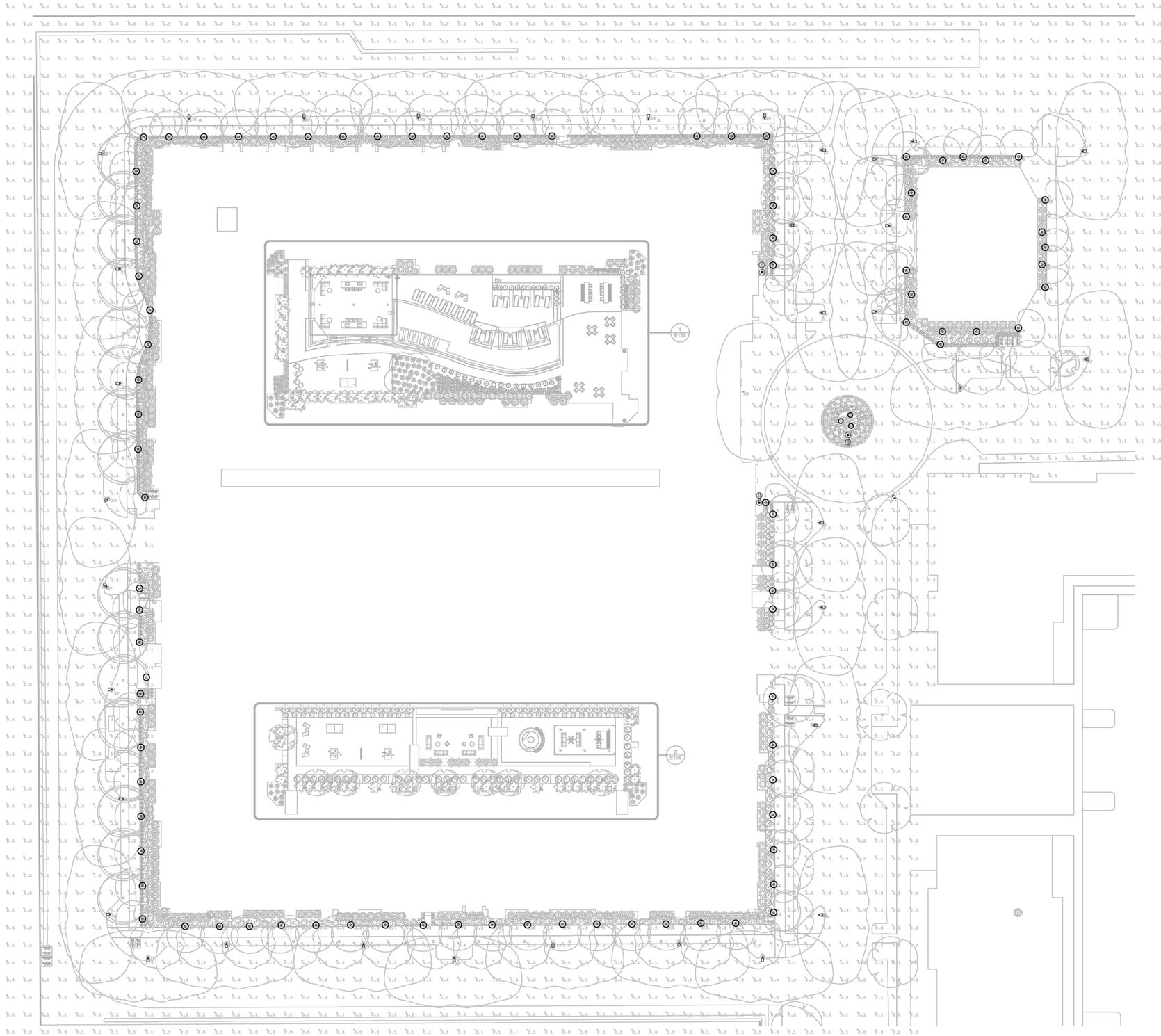

1 E011 SITE PHOTOMETRIC
1" = 30'-0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	90	77376_RBSA_TB8	Single	77376_3_4K_13AC	AB	1.000	183	3.9	351
	38	99324_RBSA_1B8	Single		AF	1.000	5555	33	1265

Calculation Summary

Label	CalcType	Avg	Max	Min	AV 5Over	AV Basis
Site Calc_1	Illuminance	0.68	5.1	0.0	N.A.	N.A.

TRUE NORTH PLAN NORTH

A
B
C

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Landscape Architecture
Engineering

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Adolphus Tower
Suite 700
Dallas, TX
75202
469.405.1196

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	1/27/2023	PERMIT SET
	03/17/2023	SITE DEVELOPMENT SUBMISSION

CERTIFICATION

STATE OF TEXAS
CHAD SALEM KURDI
131016
LICENSED PROFESSIONAL ENGINEER

Chad Salem Kurdi
131016 — License Number
03/17/2023 — Date

DRAWN BY	MAA
CHECKED BY	CSK
COMMISSION NUMBER	2491-02

SHEET TITLE

ELECTRICAL PHOTOMETRIC

SHEET NUMBER

E011

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SHEET INDEX:

SHEET NUMBER	SHEET NAME	SITE DEVELOPMENT	ISSUE 02
1 - GENERAL INFORMATION			
-L-001	LANDSCAPE COVER SHEET	X	
-L-002	LANDSCAPE NOTES / GRAPHIC LEGEND	X	
-L-003	OVERALL SITE REFERENCE PLAN	X	
-L-004	LANDSCAPE MATERIALS SCHEDULE	X	
3 - STANDARD SHEETS			
-LD-001	TREE PRESERVATION PLAN PHASE 1	X	
-LD-002	TREE MITIGATION PLAN PHASE 1	X	
-LS-100	OVERALL LANDSCAPE PLAN	X	
-LS-101	LANDSCAPE PLAN	X	
-LS-102	LANDSCAPE PLAN	X	
-LS-103	LANDSCAPE PLAN	X	
-LL-101	LIGHTING PLAN	X	
-LL-102	LIGHTING PLAN	X	
-LL-103	LIGHTING PLAN	X	
-LP-100	OVERALL PLANTING PLAN	X	
-LP-101	PLANTING PLAN	X	
-LP-102	PLANTING PLAN	X	
-LP-103	PLANTING PLAN	X	

BKV GROUP

Architecture
Interior Design
Landscape Architecture
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CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED LANDSCAPE ARCHITECT COLLIN GLEN KOONCE 2939 STATE OF TEXAS

Collin Glen Koonce
2939 — License Number
03/17/2023 — Date

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

-L-001

BIM 360://2491-02 GenCap_Vista Ridge/2491-02 GenCap_Vista Ridge_LAND_2021.rvt
3/16/2023 9:01:44 AM

REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:
- INDICATES DETAIL CALLOUT NUMBER
- INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:
- REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:
- INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

REVISION CLOUD:
- REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:
- SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:
- INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:
- INDICATES FLOOR LEVEL
- INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:
- INDICATES DETAIL NUMBER
- INDICATES SHEET WHERE DETAIL IS DRAWN
- INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

EXTERIOR ELEVATION:
- INDICATES EXTERIOR ELEVATION NUMBER
- INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:
- INDICATES BUILDING SECTION NUMBER
- INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

- INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

- CENTER LINE
- LIMIT OF WORK
- MATCH LINE
- EXPANSION JOINT
- CONTROL JOINT
- STEEL EDGING
- GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. TO ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. OF LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
4. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
5. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
6. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
7. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

CEDAR PARK LANDSCAPE REQUIREMENTS:

§ 14.07.011
Planting requirements–residential and nonresidential.
All planting shall be designed to consider the level of expected maintenance, and provide a neat and clean appearance.
1. All required plant materials shall be selected from the preferred plant list, section 14.07.023. Other plant materials may be used if determined by the Director of Development Services, or their designee to be equivalent in quality, adaptability, and low-maintenance as those listed herein. Arizona ash, cottonwood, honeylocust, willows and photinias are among those discouraged and shall not be included as credit toward the landscaping requirements.
2. Unless otherwise specified in this Article, at time of planting;
   A. All shade/canopy trees planted shall be a minimum of 3" caliper measured one (1) foot above finished grade.
   B. All ornamental trees shall be a minimum of fifteen-gallon container grown nursery stock.
   C. All shrubs shall be a minimum of five-gallon container grown nursery stock.
   D. All vines and ground cover at time of planting shall be one-gallon container grown nursery stock. Ground cover shall be planted at one-foot intervals in a checkerboard pattern to provide for quick coverage, discourage erosion and discourage weed growth.

Trees shall not be placed in easements, where they interfere with site drainage or streetlights, or where they will require frequent pruning to avoid interference with overhead power lines.
A. Trees shall be planted at least four (4) feet from edge of driveways.
B. Trees shall be planted at least four (4) feet from underground utilities and twenty (20) feet from overhead lines.
C. Trees shall be planted at least five (5) feet from fire hydrants.
D. Trees shall be planted a minimum of three (3) feet from the back of the curb.

10. Turf grass should be planted in drought resistant species normally grown as permanent lawns, such as bermuda, zoysia, or buffalo, unless it receives under six (6) hours of sun, in which case St. Augustine is more appropriate. Grass areas may be sodded, plugged, sprigged or seeded.
11. Winter rye shall be considered only as a temporary measure to reduce soil erosion through the winter season. It shall be completely replaced with permanent turf grass during the first planting season following the winter season. (See fiscal requirements.)
12. All mulched areas shall have at least three (3) inches of shredded mulch. Gravel shall not be used as a mulch for plantings or in planting beds. Extensive unplanted stone or mulch beds shall be prohibited.
13. Synthetic or artificial lawns or plants shall not be used in lieu of plant requirements in this Article.
14. Gravel shall not be used as a mulch or landscape feature as part of the landscape area of this Article.
15. The use of architectural planters may be permitted toward the fulfillment of landscape requirements.
16. Any approved decorative hardscape or pervious brick pavers shall qualify for landscaping credit if contained in planting areas, but not to exceed twenty-five percent (25%) of the area to be landscaped. No credit shall be given for concrete or other impervious surfaces.
17. Refer to sight obstruction standards (TCM).
18. Landowners are encouraged to landscape and maintain the areas within the nonpaved street rightof-way abutting their land, provided however:
   A. The City or other applicable governmental jurisdiction may at any time require such landscaping to be removed and the City shall not be responsible or liable in the event any landscaping in the right-of-way must be removed or is requested to be removed by the City.
   B. Landscaping in the right-of-way shall observe the provisions pertaining to traffic and pedestrian safety in accordance with the Transportation Criteria Manual.
   C. Any underground sprinkler systems, planters or other permanent structures placed in the right-of-way shall require a license agreement with the City. When any other governmental jurisdiction is trustee of the public right-of-way at the particular location in question, arrangements must be made with that jurisdiction.
   D. No landscaping shall be placed in an area of right-of-way where a capital improvement project has been funded for such location, unless and until such project has been completed.
19. All required plant materials shall be installed according to sound planting guidelines adequate to sustain vigorous and healthy growth. These may include, but not be limited to, methods used to:
   A. Protect and support tree trunks (guying, staking, trunk wrapping);
   B. Provide adequate conditions for root growth (type of soil mix, planting hole depth and diameter, pruning for proper root/crown balance, etc.);
   C. Provide for retention of moisture (mulching, berming, watering schedule, etc.); and
   D. Protect plants from equipment damage (mulching and edging for shrub beds, sleeves for tree trunks, etc.).
20. All landscaping shall be installed prior to issuance of a certificate of occupancy. In the case of seasonal restrictions because of severe weather or seeding, the owner may post fiscal sureties for the full cost of materials and installation of the landscaping remaining. The owner will then have thirty (30) days from the date of the season to proceed to fully complete installation.
21. Where it is not practical for the continued growth or vigor of the trees to plant all of the replacement trees or other required trees on the site, cash in lieu to the City tree program may be used at an amount comparable to the cost of nursery stock required to replace the caliper amounts required and the cost of installation on a per unit basis, subject to the approval of the Director of Parks and Recreation or his designee.

CEDAR PARK TREE PRESERVATION/ PROTECTION REQUIREMENTS:

§ 12.12.022
Tree survey/tree preservation requirements.
a) General tree survey standards.The plat shall include a survey not older than 2 years old of all hardwood trees six(6) caliper inches and larger (measured four-and-one-half feet above ground level), and shall include all tree locations, caliper inches and types. The plat is not required to show the crown area. Trees shall be represented by circles using the formula of one foot of radius for every one (1) inch of trunk caliper. Unbroken circles shall indicate trees that will remain and dashed circles shall indicate trees proposed for removal.
1. Tree surveys must be as accurate as possible, but need not be certified. Levels of inaccuracy, which will result in a failure to comply with the City tree preservation, design criteria and construction specifications may necessitate new surveys and plan adjustments either prior to permit approval or project release.
2. For small areas with few trees, taping the distance to the center of the trunk from two (2) known points is a viable option. For large, tree-covered sites, using a total station survey system from a platform elevated above the tree line may be the most practical method.
3. Caliper inches of existing trees are measured at four-and-one-half (4-1/2) feet above grade. If the tree is on a slope, measure from the high side of the slope. Measure above or below unusual swells in the trunk.
   A. To determine the caliper inch of a multitrunk tree, measure all the trunks; add the total caliper inch of the largest trunk to one-half (1/2) the caliper inch of each additional trunk. A multitrunk tree is differentiated from individual trees growing from a common root stock if there is a visible connection between the trunks aboveground.
   B. Caliper inch measurements should be accurate to the nearest one-half (1/2) inch. This data is used in the determination of tree significance and replacement value (if necessary).
   C. Trees may be measured with a caliper, cruise stick, standard tape measure or diameter tape.
   D. Trees defined by their size and location as protected trees shall be noted as such and measured as: On a slope, multi-stemmed, leaning, irregular.
4. Tree types should be accurate to the species level (e.g., post oak, Spanish oak, cedar, elm, etc.). Tree types may be listed by common names or botanical names. Additional information which would greatly aid project designers and reviewers in their efforts would include crown configuration, crown clearance, condition, and tree number.
5. If there is an area which is known at the time of the survey to be on the project site or easement but outside the buildable area, a limit-of-construction line may be established. Trees beyond this line need not be surveyed provided the following conditions are met:
   A. The limits of construction must be fenced throughout all phases of construction.
   B. A general description of the numbers, types and sizes of trees in the area beyond the limits of construction must be provided as a plan note.
6. The standard tree graphics discussed below are important to provide consistent information in the most useful format for efficient plan review.
   A. The trunk location on the plan must represent the center of the trunk at ground level in the field. If the tree leans substantially above that point, show the direction of the lean with an arrow. For example, an oak tree with a trunk caliper measuring fifteen (15) inches would be represented to scale on plans with a fifteen-foot circle.
   B. Trees are to be represented on plans by a concentric circle centered on the trunk location, with a diameter equal in feet to twice the number of inches of the tree's trunk caliper inches.
      a. The area within the circle is referred to as the critical root zone (CRZ). The CRZ is used by plan reviewers to determine compliance with design standards and construction specifications.
      b. A circle is graphically efficient to produce and represents the most likely configuration of a tree's root pattern even when the crown is skewed or one sided. The ratio of circle diameter to trunk caliper inch is based on typical dripline distances noted on open grown trees with full crowns. The dripline standard for critical root zone area is being used as a practical meter despite the fact that a tree's roots often extend two (2) to three (3) times beyond the dripline.
      c. Trees proposed to be retained are to be represented by a solid circle. Trees proposed to be removed are to be represented by a dashed circle.
      d. Trees proposed to be planted are to be graphically differentiated from existing trees. Tree caliper inches and types shall be shown on the plan. This information should be shown adjacent to each trunk location.
   C. For very large sites with many trees, this data may be shown in legend form referenced by a tree number adjacent to each trunk location subject to the following restrictions:
      a. Legends must be shown on the plan sheets on which the corresponding trees appear; or
      b. Legends may be submitted in book format for review purposes, but the legend [sic]

(b) Tree preservation design criteria.
1. Critical root zone impacts.A tree's root system ranges well beyond the dripline. The critical root zone (CRZ) has been established to set a practical limit beyond which any loss of roots would not have a significant impact on a tree's survival. Design constraints often dictate that trees slated for preservation have some encroachment on their critical root zone. Weighing this fact with what appears to be an acceptable degree of risk to most trees, the following minimum design criteria (maximum allowable impacts) have been established:
   A. A minimum of fifty percent (50%) of the critical root zone shall be preserved at natural grade, with natural ground cover.
   B. No cut or fill greater than four (4) inches shall be located closer to the tree trunk than one half (1/2) the CRZ radius distance.
   C. This standard requires that construction impacts associated with various design features be considered. For example, the installation of a curb typically requires excavation of two (2) feet behind the back of curb. In such a case, the line of impact on the CRZ will be two (2) feet behind the curbline shown on the plan.
2. In order to assure that the remaining root zones are adequately preserved, project designers should show the tree protection fence locations on plans for those trees with CRZ infringements.3)
3. The following is the minimum design criteria (maximum allowable impact) for tree crowns:
   A. A maximum of thirty percent (30%) of the viable portion of a tree's crown may be removed.
   B. Construction methods must also be considered when implementing this design standard. For example, a building wall may only require the removal of thirty percent (30%) of the crown, but the scaffolding necessary to construct the building may require the removal of another twenty percent (20%) of the crown.
4. These criteria represent minimum standards for determining whether or not a tree is "preserved." Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that some acceptable form of mitigation such as a remedial care program is negotiated. Conversely, some cases may require that a larger area of root zone be preserved to increase the survival potential of particularly significant trees.
5. These design criteria are enforced in the field as well as on the plan. Plan adjustments made during construction must be reviewed and approved by the Director of Development Services, or their designee.
6. Fifty percent (50%) of the existing number of trees or total caliper inches of trees on site that are eight-inch caliper or greater and are from species included in the preferred plant list or of equivalent value shall be retained and protected.
7. The existing hardwood trees surveyed between 6" and 7.9" and retained on site may count toward the site tree cover and mitigation of heritage and protected trees, pursuant to subsection (c) and (d), herein as amended, at a ratio of 0.5:1.

Protected tree protection during construction.
   A. Prior to the commencement of any development, a tree protection fence constructed of approved materials shall encompass the CRZ of any protected tree. Said tree protection fence must be maintained throughout the construction process.
   B. During construction, no materials including but not limited to excess soil, vehicles, equipment, liquids, trash, or construction debris may be placed inside of the tree protection fence, nor shall the tree protection fence be altered in any way so as to increase the encroachment of the construction.
   C. Excavation, grading, soil deposit, impervious covering, drainage and leveling within the CRZ of protected trees is prohibited unless approved by the Director of Development Services, or their designee. Any impervious cover proposed within the CRZ of a protected tree will be reviewed on a case-by-case basis by the Director of Development Services, or their designee upon field inspections and or plan reviews. In any case, generally no more than 25% of the CRZ of any protected tree can be covered with impervious cover. Any protective fencing being used around heritage trees may only be reduced while impervious cover activity is being done. The remainder of the protective fencing must stay intact for the duration of the project.
   D. Disposal or depositing of oil, gasoline, chemicals, paints, solvents or other materials is prohibited within the CRZ of protected trees.
   E. The attachment of wires, signs and ropes to any protected tree is prohibited.
   F. The location of utility service and irrigation lines inside the CRZ of protected trees is only allowed when approved by the Director of Development Services, or their designee. If boring is used to provide underground utility access, the minimum length of the bore shall be the width of the tree's mature canopy. The minimum depth of the bore shall be specified by the Director of Development Services, or their designee, but in no event be less than 24" below the natural grade existing prior to any development activity within the CRZ.
   G. Soil disturbance or other injurious and detrimental activity within the CRZ of protected trees is prohibited.
   H. At applicant's expense, an ISA certified arborist or their employee(s) shall be present whenever activities occur which will pose a potential threat to the health of the protected tree such as pruning, or whenever any work needs to be done within the CRZ of such tree.
   I. The applicant shall notify the Director of Development Services, or their designee whenever any damage or injury occurs to a protected tree during construction so that proper treatment may be administered.

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CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED LANDSCAPE ARCHITECT · COLLIN GLEN KOONCE · 2939 · STATE OF TEXAS

Collin Glen Koonce
2939 — 03/17/2023
License Number — Date

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

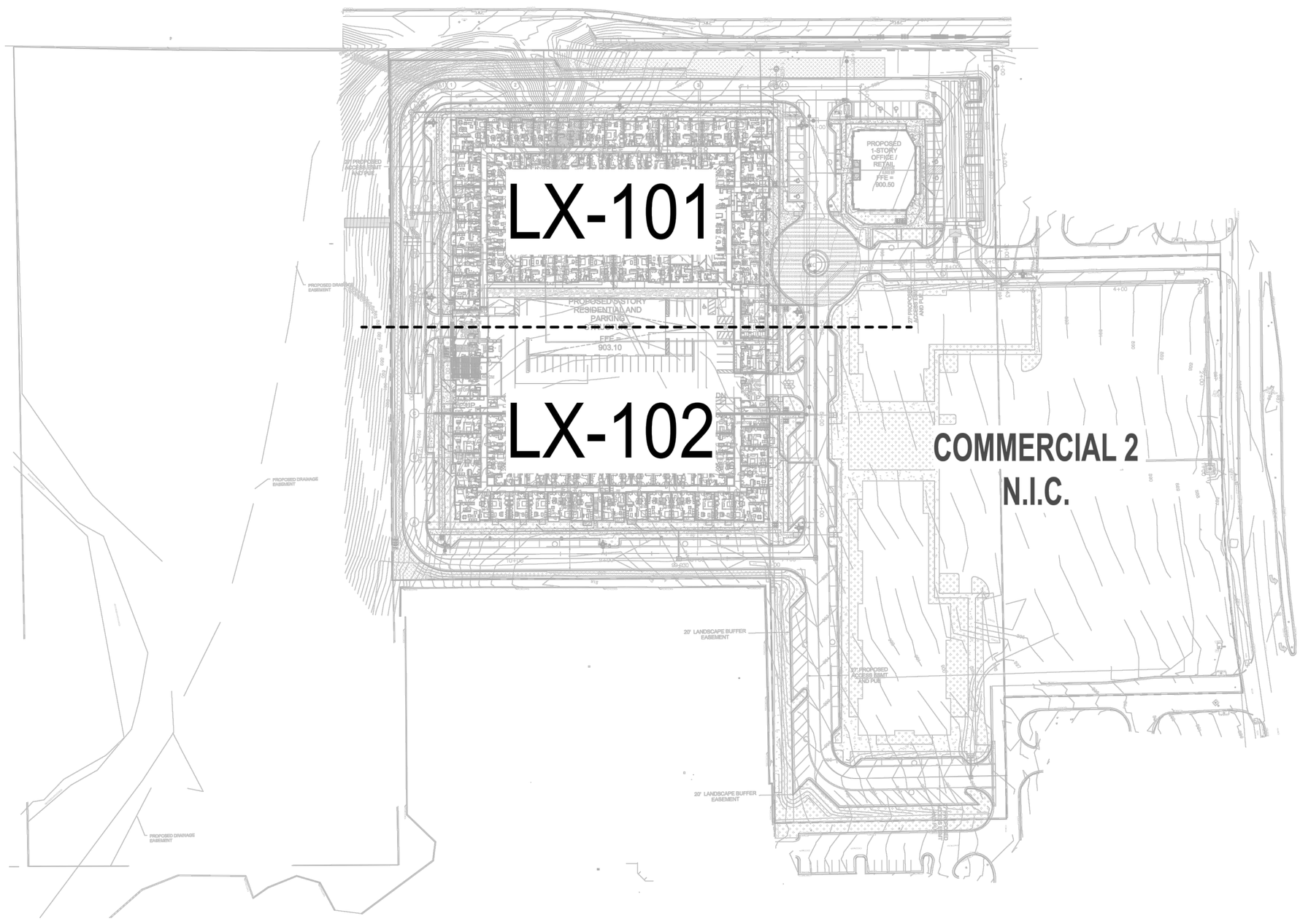
SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

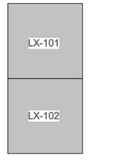
SHEET NUMBER

-L-002

BIM 360://2491-02 GenCap_Vista Ridge/2491-02 GenCap_Vista Ridge_LAND_2021.rvt
3/16/2023 9:01:46 AM



1 -L-003 OVERALL SITE REFERENCE PLAN
1" = 60'-0"



0' 30' 60' 120' 180'

TRUE NORTH

BIM 360://2491-02 GenCap_Vista Ridge/2491-02 GenCap_Vista Ridge_LAND_2021.rvt
3/16/2023 9:02:22 AM

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Collin Glen Koonce
2939 03/17/2023
License Number Date

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

OVERALL SITE REFERENCE PLAN

SHEET NUMBER

-L-003

TAG	DESCRIPTION	MANUFACTURER	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTES
Paving							
P01	6'-0" CONCRETE SIDEWALK, TYP.	N/A	STANDARD GRAY CONCRETE PER CITY STANDARDS	GRAY	MEDIUM BROOM (UNLESS OTHERWISE NOTED ON PLAN)	CITY OF CEDAR PARK ENGINEERING DEPT.	CONTRACTOR TO SUPPLY 4'x4' MOCK-UP FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION
P03	GRAVEL PAVING	N/A	BLACK STAR GRAVEL OR EQUAL	NATURAL GRAY/BLACK	CRUSHED & COMPACTED	ATXLANDSCAPE.COM OR LOCAL SOURCE	CONTRACTOR TO SUPPLY PRODUCT DATA AND SAMPLES SHOWING COLOR, FINISH AND SIZES SPECIFIED
P04	DECK	TILEBAR	PORCELAIN TILE 24"X48"	LINES GREIGE	MATTE	WWW.TILEBAR.COM	CONTRACTOR TO SUPPLY PRODUCT DATA AND SAMPLES & 4'x4' MOCK-UP FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION
P05	SCORED CONCRETE	PORCELANOSA	100296939 ANTISLIP FLOOR TILE 10"X59"	TANZANIA ALMOND - PAVER EPOTERCH NATURE OAK - GROUT	ANTISLIP	PAUL OWEN POWEN@PORCELANOSA-USA.COM	INSTALL ON SUB-SLAB W/ EPOTECH NATURE OAK GROUT; CONTRACTOR TO SUPPLY PRODUCT DATA AND SAMPLES & 4'X4' MOCKUP FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION
P07	4" VEHICULAR PAVER	TECHO-BLOC	INDUSTRIA GRANITEX 300X100	SHALE GREY & ONYS BLACK	STANDARD	TECHO-BLOC.COM	CONTRACTOR TO SUPPLY PRODUCT DATA AND SAMPLES & 4'x4' MOCK-UP FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION
P22	SYNTHETIC TURF	SYNLAWN	SYNRYE 200	FIELD GREEN/OLIVE	FIRE RATED/UV REFLECTIVE	WWW.SYNLAWN.COM	CONTRACTOR TO SUPPLY 4'x4' MOCK-UP FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION
P24	RIVER ROCK	LOCAL SOURCE	2'-4" DIA.	NATIVE MIX	WASHED	REF PLANS FOR JOINT LAYOUT	MIN. 4" DEPTH; CONTRACTOR TO SUPPLY PRODUCT DATA AND SAMPLES SHOWING COLOR, FINISH AND SIZES SPECIFIED
Site Furnishings							
SF01	BENCH	MAMAGREEN	MAXXIMUS BENCH 82.5	TEAK;BLACK	STANDARD	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF02	CHAIR	MAMAGREEN	OLAF DINING ARMCHAIR	STAINLESS STEEL 304; WICKER AMAZON	ALUMINUM, FABRIC	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF03	COFFEE TABLE	MAMAGREEN	ALLUX SQUARE COFFEE TABLE	TAUPE	ALUMINUM	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF04	DINING TABLE	MAMAGREEN	ALBATROSS 304 TABLE RECT. 110"	TEAK; BLACK	STANDARD	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF05	CHAISE LOUNGE	MAMAGREEN	ALLUX STACKABLE LOUNGER	WHITE; TAUPE	ALUMINUM, FABRIC	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF06	FIRE PIT	PALOFORM	SOBA MODERN FIRE BOWL	CHARCOAL CONCRETE;RIVER ROCK	CONCRETE	STEPHANIE MCKNIGHT STEPHANIE@PALOFORM.COM 888-505-9820	REF. PLANS FOR LOCATIONS; SUBMIT MANUFACTURER SHOP DRAWINGS/SPECIFICATIONS FOR LA AND OWNER APPROVAL PRIOR TO PURCHASE.
SF07	LOUNGE CHAIR	MAMAGREEN	BONDI ADIRONDACK W/ CUSHION	CORAL; ARUBA	STANDARD	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF08	TRASH RECEPTACLE	LANDSCAPE FORMS	GENERATION 50 LITTER	WOOD, METAL	POWDER COATED	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE
SF09	LOW TABLE	MAMAGREEN	ALLUX SIDE TABLE	TAUPE	STANDARD	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF10	UMBRELLA	TUUCI	OCEAN MASTER CLASSIC CANTILEVER W/ STNLS STEEL, MAX SECURITY STEM AND STNLS BASE	WHITE	STANDARD	DOW O'NEAL @ DESIGN WITHIN REACH 415.816.0579	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE
SF11	POOL LEDGE LOUNGE-IN WATER	LEDGE LOUNGER	SIGNATURE CHAISE	WHITE	STANDARD	LEDGELOUNGERS.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF12	PING PONG TABLE	POPP	ICON ALUMINUM OUTDOOR PING PONG TABLE	SUNS OUT -YELLOW/BLACK	ALUMINUM	POPP.WORLD/US/ AND INFO@POPP.WORLD	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF13	BAR CHAIR	MAMAGREEN	MANDA BAR ARMCHAIR	BLACK;AMAZON	ALUMINUM;WICKER	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF14	SOFA	MAMAGREEN	MONO RIGHT HAND SECTIONAL	WHITE;GREY; TAUPE	STANDARD	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF15	PET WASTE STATION	ZERO WASTE USA	THE GLADIATOR STATION	BLACK	STANDARD	ZEROWASTEUSA.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE
SF16	CAFE TABLE	LANDSCAPE FORMS	STIZZY PEDESTAL DINING TABLE 50" HPL	GALVANIZED STEEL BLACK;HPL SLATE	STANDARD	WILLIAM KRUZEL WILLIAM@MAMAGREEN.COM 312-953-3557	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF17	LAWN GAMES	LEDGE LOUNGER	CORN HOLE GAME	YELLOW	STANDARD	HTTPS://WWW.SUNNYLANDFURNITURE.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF18	PROJECTOR SCREEN	N/A	N/A	TBD BY OWNER	TBD BY OWNER	TBD BY OWNER	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
SF20	BIKE RACK	LANDSCAPE FORMS	MULTIPLI CITY BIKE RACK	STAINLESS; WOOD	STANDARD	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE
SF21	GRILL	BULL	OUTLAW SS 4 BURNER GAS GRILL HEAD - ITEM#26039 NG	STAINLESS STEEL	STANDARD	https://bullbbq.com/product/outlaw/	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE
SF22	OUTDOOR KITCHEN	N/A	REF. DETAILS	REF. DETAILS	REF. DETAILS	N/A	REF. PLANS FOR LOCATIONS; SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR LA AND OWNER APPROVAL PRIOR TO PURCHASE.
SF23	SHADE STRUCTURE 17x35	N/A	REF. DETAILS	REF. DETAILS	REF. DETAILS	N/A	REF. PLANS FOR LOCATIONS; SUBMIT SHOP DRAWINGS FOR LA AND OWNER APPROVAL PRIOR TO CONSTRUCTION.
SF24	SHADE STRUCTURE 35x50	N/A	REF. DETAILS	REF. DETAILS	REF. DETAILS	N/A	REF. PLANS FOR LOCATIONS; SUBMIT SHOP DRAWINGS FOR LA AND OWNER APPROVAL PRIOR TO CONSTRUCTION.
SF25	CANTILEVER SHADE	N/A	REF. DETAILS	REF. DETAILS	REF. DETAILS	N/A	REF. PLANS FOR LOCATIONS; SUBMIT SHOP DRAWINGS FOR LA AND OWNER APPROVAL PRIOR TO CONSTRUCTION.
Pool							
PL03	WARNING STRIP TILE	BISAZZA	1" X 1" TILE	SOPHIA	STANDARD	CANDACE@KNOXTILE.COM	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
PL04	DEPTH AND NO DIVING MARKERS	N/A	SANDBLAST AND PAINT FILL LETTERS/ SYMBOL IN PL01 COPING	BLACK	SANDBLAST & PAINT	CONTRACTOR CHOICE	CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL; SUBMIT LAYOUT/ SHOP DRAWINGS FOR APPROVAL
PL05	POOL PLASTER	DIAMOND BRITE	EXPOSED AGGREGATE POOL FINISH - WATER COLOR FINISHES	COOL BLUE	STANDARD	SGM.COM 800.641.9247	SGM.COM 800.641.9247
PL06	ADA CHAIR LIFT LOCATION	N/A	ADA LIFT SLEEVE	N/A	N/A	N/A	LIFT SLEEVE FURNISHED BY POOL CONTRACTOR AND INSTALLED BY DECK CONTRACTOR PER CODE REQUIREMENTS; REFET PLAN FOR LOCATION
PL08	POOL RULES SIGNAGE	N/A	POOL RULES SIGNAGE TO BE PROVIED BY OWNER	TBD BY OWNER	TBD BY OWNER	TBD BY OWNER	REFFER TO ARCHITECT FOR PREFERRED LOCATION; POOL CONTRACTOR TO ENSURE ALL REQUIRED POOL SIGNAGE IS INSTAILLED PER TDH AND LOCAL REQUIREMENTS
PL09	POOL SAFETY EQUIMENT	N/A	REQUIRED LIFE PRESERVER w/ ROPE, BACKBOARD & SHEPARD'S CROOK PER TDH REQUIREMENTS	TBD BY OWNER	TBD BY OWNER	TBD BY OWNER	REFFER TO ARCHITECT FOR PREFERRED LOCATION; POOL CONTRACTOR TO ENSURE ALL REQUIRED POOL SIGNAGE IS INSTAILLED PER TDH AND LOCAL REQUIREMENTS
PL10	WATERLINE DEPTH MARKER TILE	INTERSTYLE	TO MATCH SOPHIA	NORMANDY BLUE	GLOSSY	CANDACE@KNOXTILE.COM	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
PL11	ADA POOL CHAIR	RECREONICS	RECREONICS BATTERY POWERED W/ CADDY	AXS2 STAINLESS STEEL	STANDARD	RECREONICS.COM	INSTALL PER MANUFACTURERS INSTALL SPECIFICATIONS
PL12	BUBBLER FOUNTAIN	PENTAIR	COLORVISION LED BUBBLER	N/A	N/A	PENTAIR.COM	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
PL13	SKIMMER LID	HIDE	HIDE SKIMMER LID 12"X12"	TO MATCH ADJACENT MATERIALS	STANDARD	SKIMMERCOVERS.COM	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
Lighting							
L01	PARKING LOT LIGHT	BEGA	BEGA 99556; MOUNTED ON 14RHNS1 BLACK POLE	BLACK	3000 K	ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
L02	MULTI-AREA LIGHT	LUMINIS	SCOPO SC655 - 4 FIXTURES ON 12' POLE	BLACK	3000 K	ALA - KIM NOEL - KNOEL@ALATX.COM	
L03	SURFACE DOWN LIGHT	BK LIGHTING	DENALI STRUCTURE MOUNTED DOWN LIGHT	BLACK	3000 K	ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
L04	EXTERIOR TREE MOUNTED DOWN LIGHT	BK LIGHTING	ARTISTAR LAD	BLACK		ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
L06	FAN	BIGASSFANS	i6 60"	BLACK		ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
L07	BOLLARD ILLUMINATED	LEVITON MFG	LEVITON # PFGP1-MB w/ GFCI COMBINATION TYPE A USB IN WALL CHARGER OUTLET; TAMPER RESISTANT	BLACK	3000 K	ALA - KIM NOEL - KNOEL@ALATX.COM	
L08	BOLLARD STREET LIGHT	BEGA	77263	BLACK	3000 K	ALA - KIM NOEL - KNOEL@ALATX.COM	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
L09	GARDEN BOLLARD	BK LIGHTING	DELTA STAR - STYLE L DELTA 24" HT MAX.	BLACK	3000 K	ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
L10	STRIP LIGHTING	LEDSCAPE	FLEX TOP NEON IP68 RGBW BENDABLE CHANNEL	N/A		ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
L12	DUPLEX RECEPTACLES	LEVITON	GFWT1-E w/ GFCI; TAMPER RESISTANT	BLACK		ALA - KIM NOEL - KNOEL@ALATX.COM	Reference Electrical schedule for mounting detail, Lumens, wattage, controls, etc.
Drain							
D01	ATRIUM DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
D02	AREA DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
D03	TRENCH DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
D04	FRENCH DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
Miscellaneous							
E01	4"x3/16" STEEL EDGE	JD RUSSEL OR EQUAL	3/16"x4" STEEL EDGING	BLACK	PAINTED	CONTRACTOR CHOICE	INSTALL AT ALL LANDSCAPE BEDS, REF. PLANS FOR LOCATIONS; ALL STRAIGHT RUNS TO RECEIVE 2X TYPICAL NUMBER OF STAKES
E02	5"x14ga STEEL EDGE	COYOTE LANDSCAPE PRODCTS	TerraEdge 14GA OR EQUAL	NATURAL	GALVANIZED	1.800.321.1115 or COYOTELSP.COM	INSTALL IN STRAIGHT RUNS @ COURTYARD GRAVEL TRENCH, REF. DETAILS. CONTRATACTOR TO SUBMIT SAMPLE FOR APPROVAL
M01	ZAHNER GARAGE SCREENING	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
M02	JAKOB CABLE SYSTEM	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
M03	6" SECURITY BOLLARD	CALPIPE	SS BOLLARD ITEM # SSF06040	NATURAL	304 STAINLESS STEEL	1.562.803.4388 or CALPIPEBOLLARDS.COM	6"dia. SS FIXED SECURITY BOLLARD; INSTALL AS SHOWN ON PLANTRAFFIC CIRCLE FRONTAGE, REF. DETAILS. CONTRATACTOR TO SUBMIT SAMPLE FOR APPROVAL
M04	2"dia. STEEL HANDARAIL	N/A	2"x1/2" STAINLEES STEEL BAR RAIL	NATURAL	304 STAINLESS STEEL	CONTRACTOR CHOICE	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

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CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED LANDSCAPE ARCHITECT COLLIN GLEN KOONCE 2939 STATE OF TEXAS

Collin Glen Koonce
2939 — 03/17/2023
License Number — Date

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

LANDSCAPE MATERIALS SCHEDULE

SHEET NUMBER

-L-004

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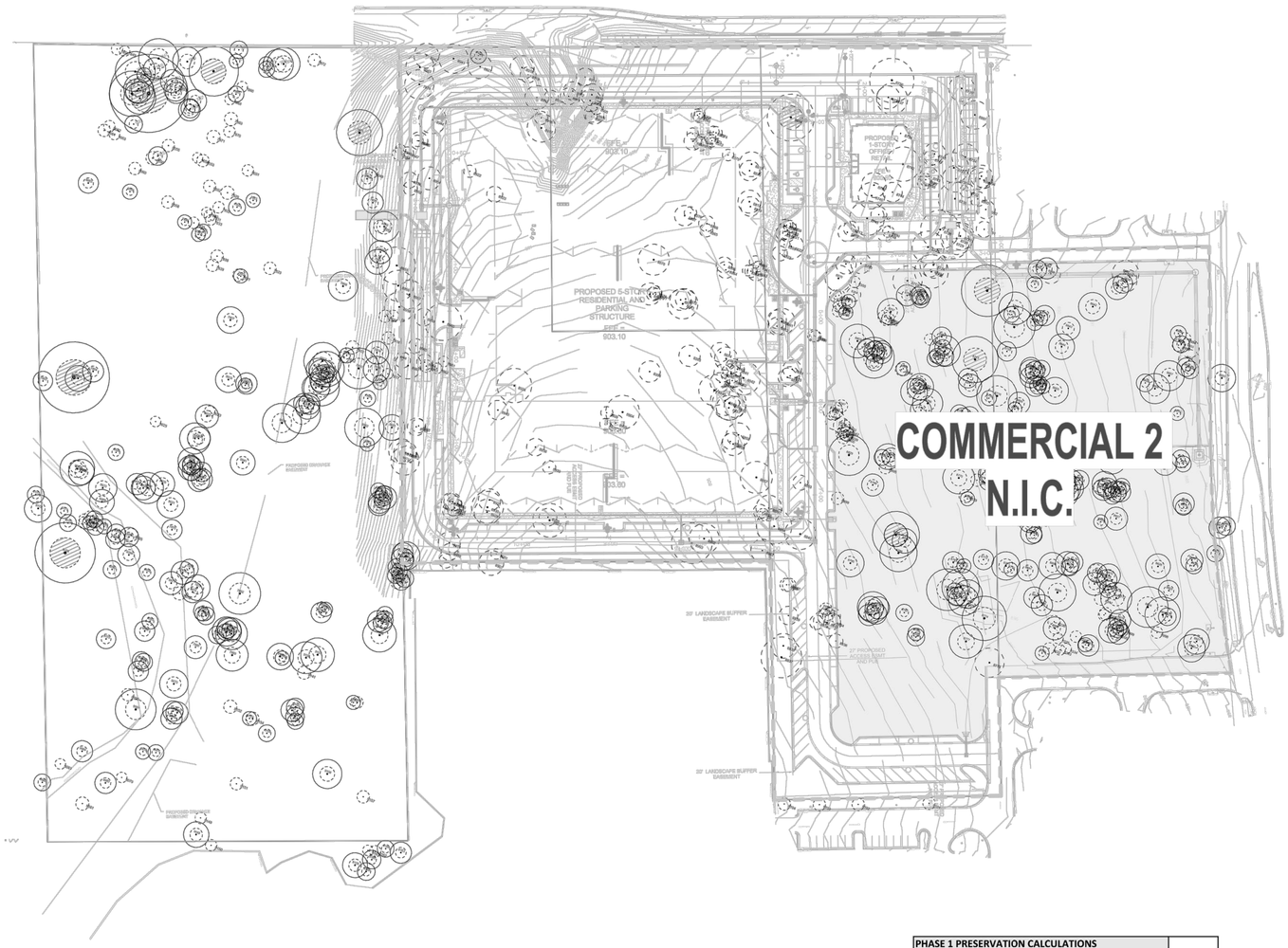

PHASE 1 PRESERVATION CALCULATIONS	
TOTAL CALIPER INCHES 6"+	2347
50% REQUIRED PRESERVED CALIPER INCHES 6"+	1174
CALIPER INCHES PRESERVED	1677
PERCENTAGE PRESERVED	71%

GRAPHIC LEGEND:

TO REMAIN AND BE PROTECTED

TO BE REMOVED

0' 40' 80' 160' 240'

TRUE NORTH

1 -LD-001 TREE PRESERVATION - PHASE 1
1" = 80'-0"

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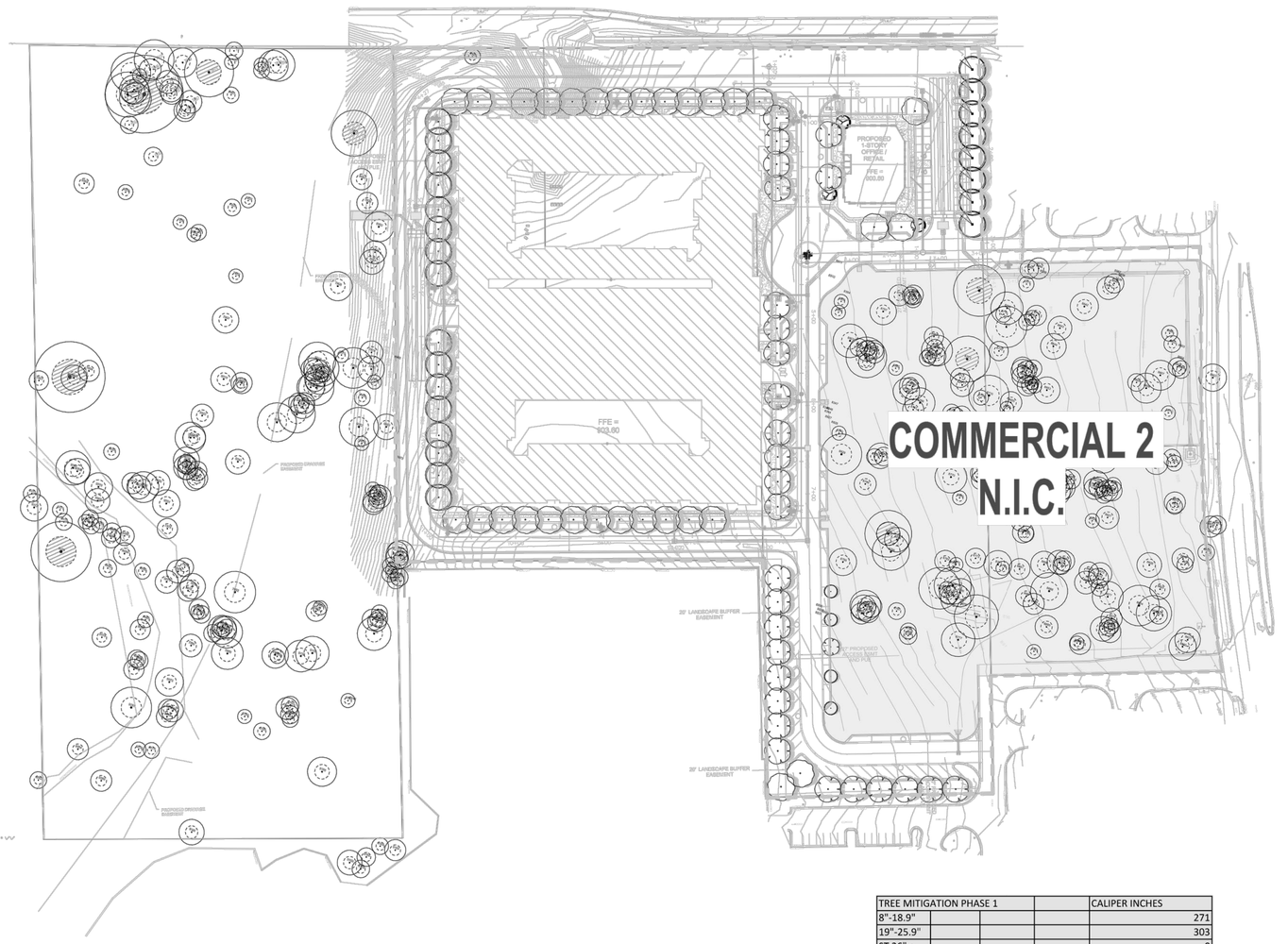
SHEET TITLE

TREE PRESERVATION PLAN PHASE 1

SHEET NUMBER

-LD-001



TREE MITIGATION PHASE 1				CALIPER INCHES
8"-18.9"				271
19"-25.9"				303
ST 26" +				0
MT 45"+				0
TOTAL				574

PROPOSED PHASE 1	QUANTITY	CALIPER	TOTAL CALIPER INCHES
CANOPY TREES	84	4	336
ORNAMENTAL TREES	3	2	6
			342

GRAPHIC LEGEND:

TO REMAIN AND BE PROTECTED

TO BE REMOVED

1 -LD-002 TREE MITIGATION - PHASE 1
1" = 80'-0"

0' 40' 80' 160' 240'

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COMMISSION NUMBER	2491-02

SHEET TITLE

TREE MITIGATION PLAN PHASE 1

SHEET NUMBER

-LD-002

SHEET 59 of 74

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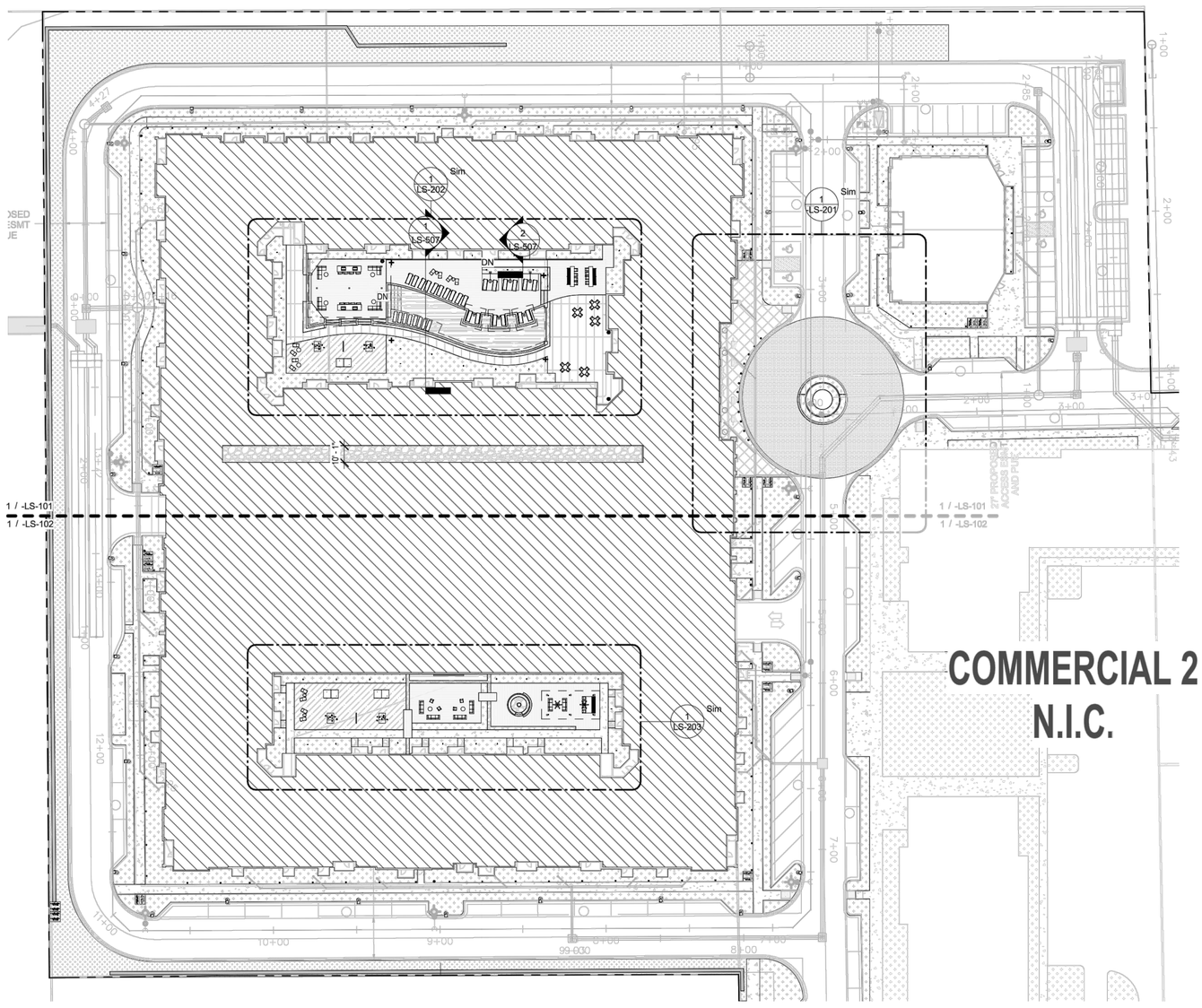

1 -LS-100 OVERALL LANDSCAPE PLAN
1" = 40'-0"

LX-101
LX-102

0' 20' 40' 80' 120'

TRUE NORTH

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License Number Date

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SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

-LS-100

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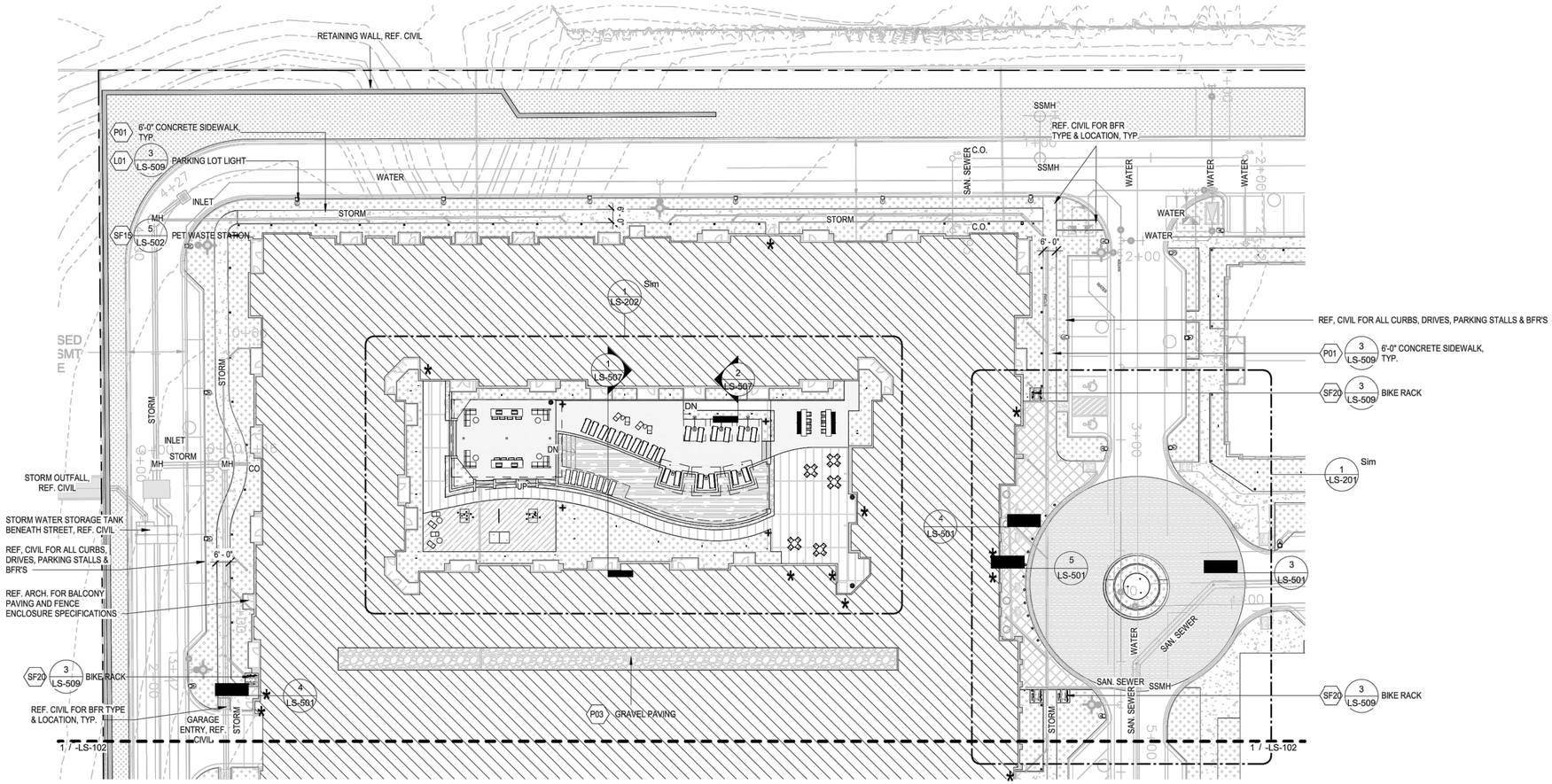
KEY NOTES:

L01	PARKING LOT LIGHT
P01	6'-0" CONCRETE SIDEWALK, TYP.
P03	GRAVEL PAVING
SF15	PET WASTE STATION
SF20	BIKE RACK



1 -LS-101 SITE DEVELOPMENT LANDSCAPE PLAN - AREA LX -101
1" = 30'-0"

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License Number Date

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COMMISSION NUMBER	2491-02

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

-LS-101

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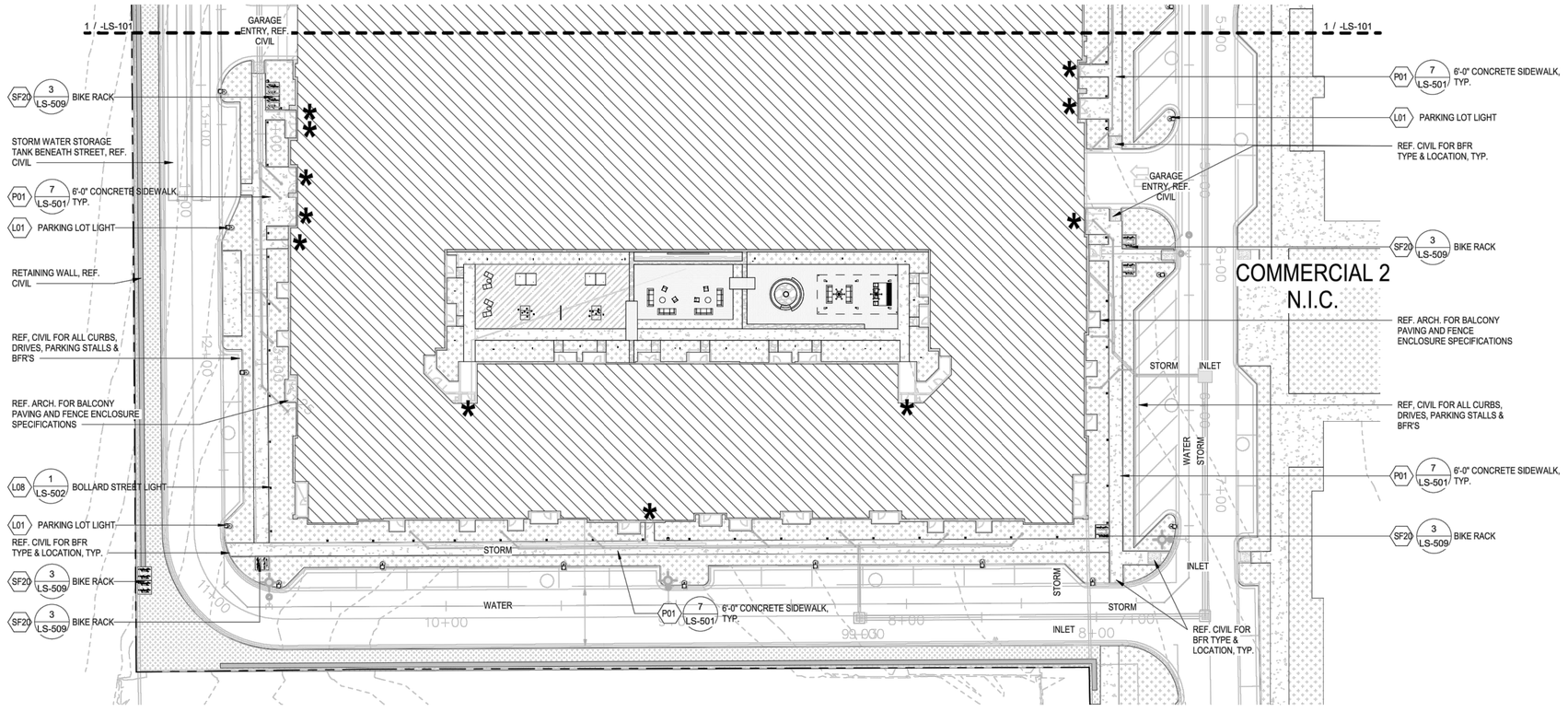
KEY NOTES:

L01	PARKING LOT LIGHT
L08	BOLLARD STREET LIGHT
P01	6'-0" CONCRETE SIDEWALK, TYP.
SF20	BIKE RACK



1 / -LS-102 SITE DEVELOPMENT LANDSCAPE PLAN - AREA LX -102
1" = 30'-0"

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PROJECT TITLE

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ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

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REGISTERED LANDSCAPE ARCHITECT COLLIN GLEN KOONCE 2939 STATE OF TEXAS

Collin Glen Koonce
2939 03/17/2023
License Number Date

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

-LS-102

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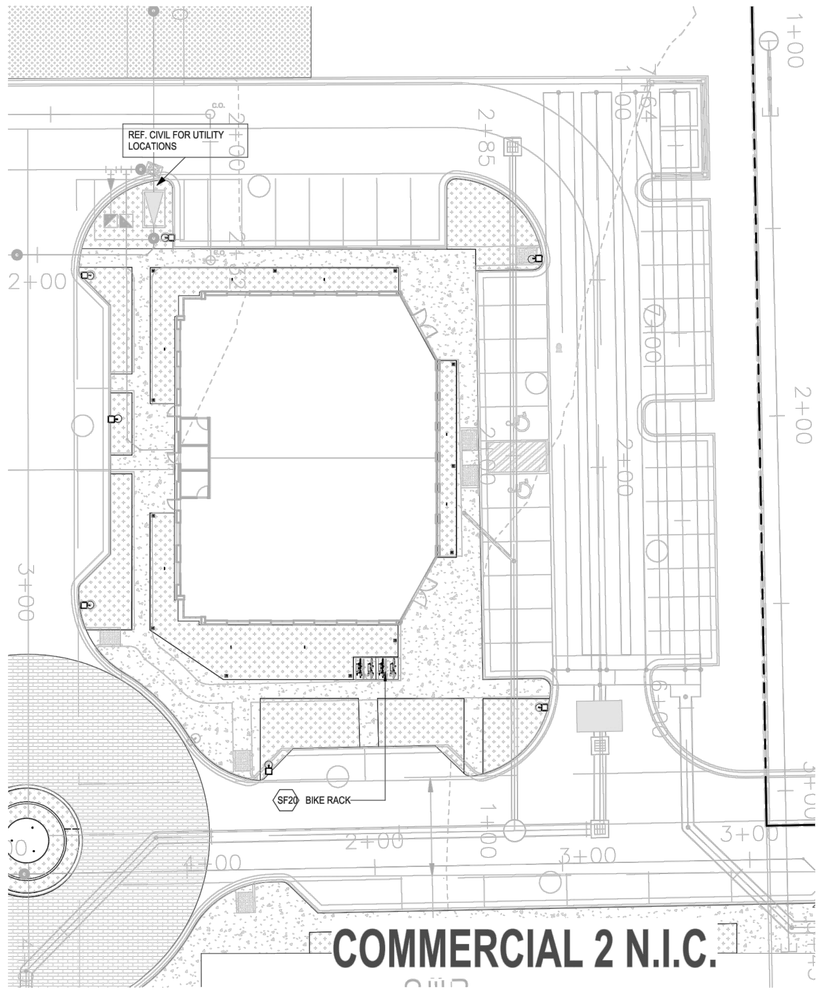

1 LS-103 SITE DEVELOPMENT COMMERCIAL 1 LANDSCAPE PLAN
1" = 20'-0"

KEY NOTES:

SF20	BIKE RACK

0' 10' 20' 40' 60'

TRUE NORTH

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Landscape Architecture
Engineering

1412 Main Street
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Suite 700
Dallas, TX
75202
469.405.1196

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CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED LANDSCAPE ARCHITECT COLLIN GLEN KOONCE 2939 STATE OF TEXAS

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LANDSCAPE PLAN

SHEET NUMBER

-LS-103

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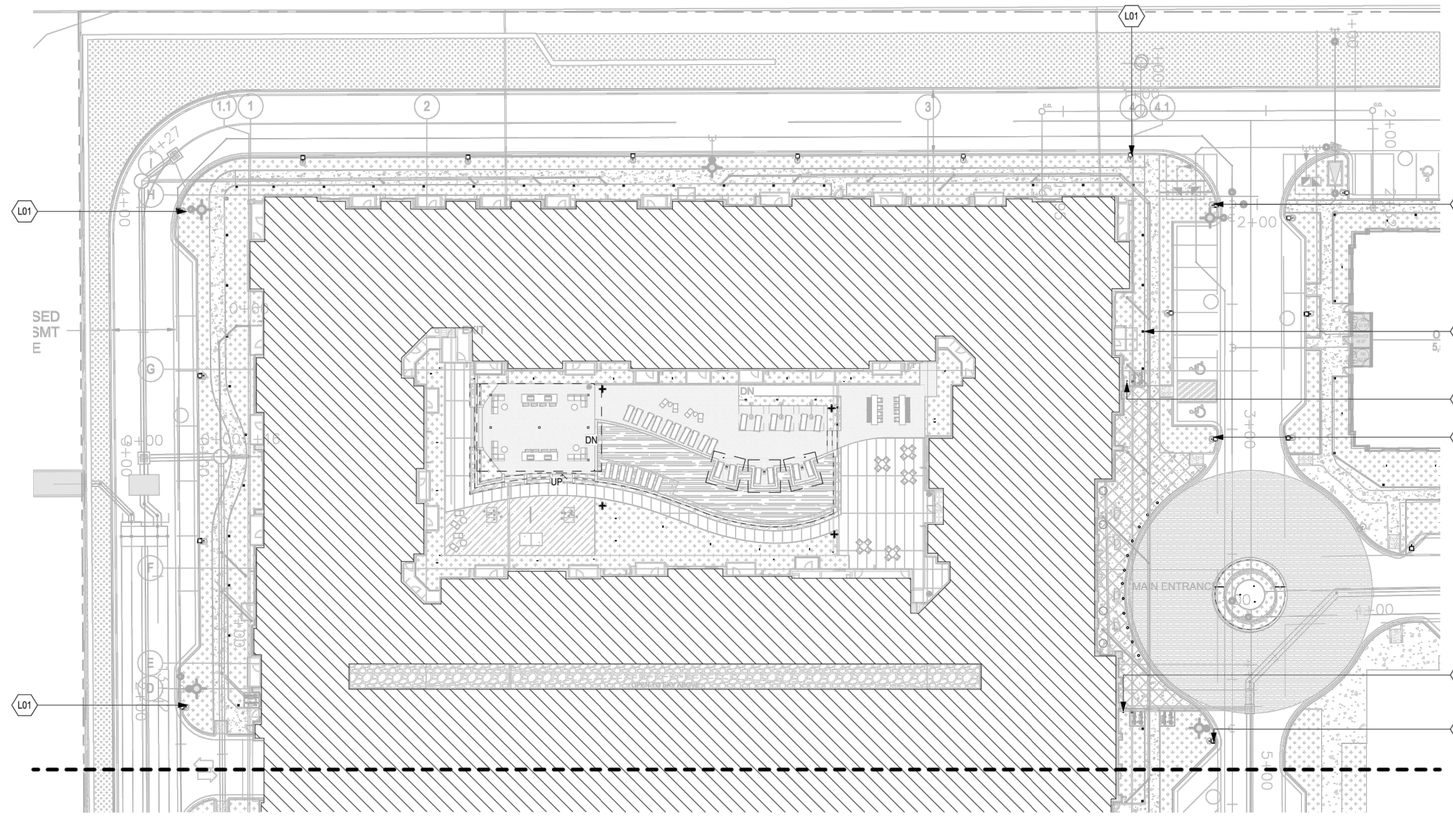
PROPOSED PLANT SCHEDULE:

L01	PARKING LOT LIGHT
L02	MULTI-AREA LIGHT
L03	SURFACE DOWN LIGHT
L04	EXTERIOR TREE MOUNTED DOWN LIGHT
L06	FAN
L07	BOLLARD ILLUMINATED
L08	BOLLARD STREET LIGHT
L09	GARDEN BOLLARD
L10	STRIP LIGHTING
L12	DUPLEX RECEPTACLES

NOTE:
REF. ELECTRICAL DRAWINGS FOR PHOTOMETRICS, LUMENS, WATTAGE, CONTROLS, ETC.



1 -LL-101 LIGHTING PLAN - AREA LX-101
1" = 30'-0"

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ISSUE #	DATE	DESCRIPTION
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Collin Glen Koonce
2939 — 03/17/2023
License Number — Date

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CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

-LL-101

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PROPOSED PLANT SCHEDULE:

L01	PARKING LOT LIGHT
L02	MULTI-AREA LIGHT
L03	SURFACE DOWN LIGHT
L04	EXTERIOR TREE MOUNTED DOWN LIGHT
L06	FAN
L07	BOLLARD ILLUMINATED
L08	BOLLARD STREET LIGHT
L09	GARDEN BOLLARD
L10	STRIP LIGHTING
L12	DUPLEX RECEPTACLES

NOTE:
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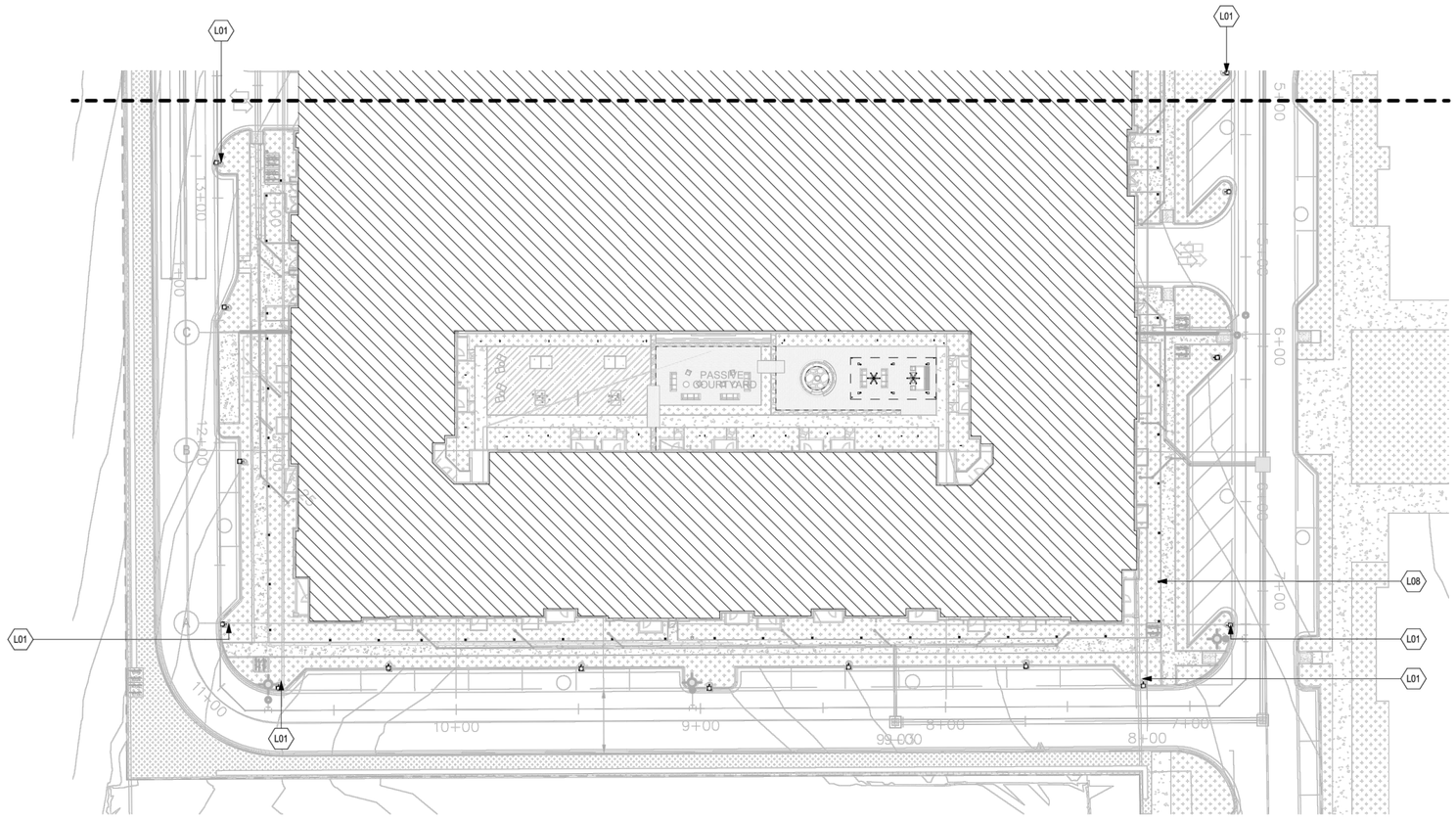
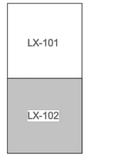


1 / -LL-102 LIGHTING PLAN - AREA LX-102
1" = 30'-0"



0' 15' 30' 60' 90'

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SHEET NUMBER

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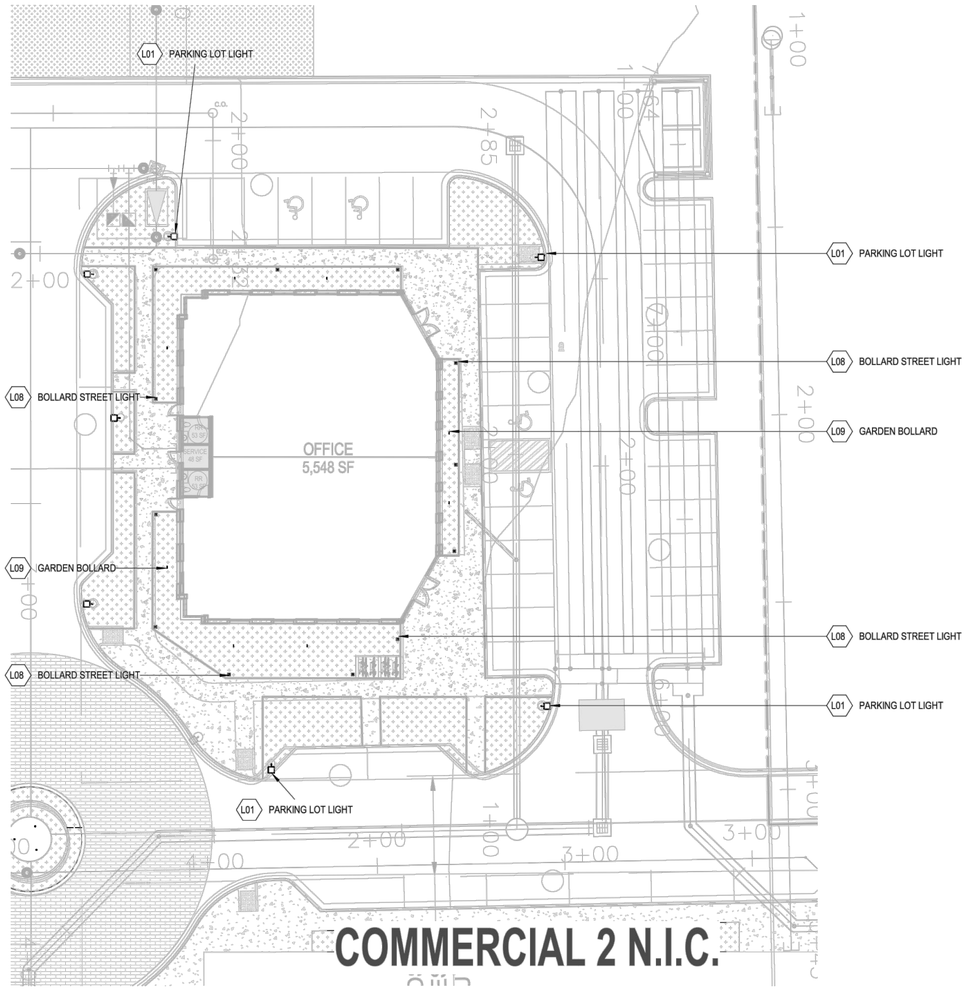

1 -LL-103 LIGHTING PLAN - COMMERCIAL 1
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

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L02	MULTI-AREA LIGHT
L03	SURFACE DOWN LIGHT
L04	EXTERIOR TREE MOUNTED DOWN LIGHT
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0' 10' 20' 40' 60'

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03/17/2023 — Date

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LIGHTING PLAN

SHEET NUMBER

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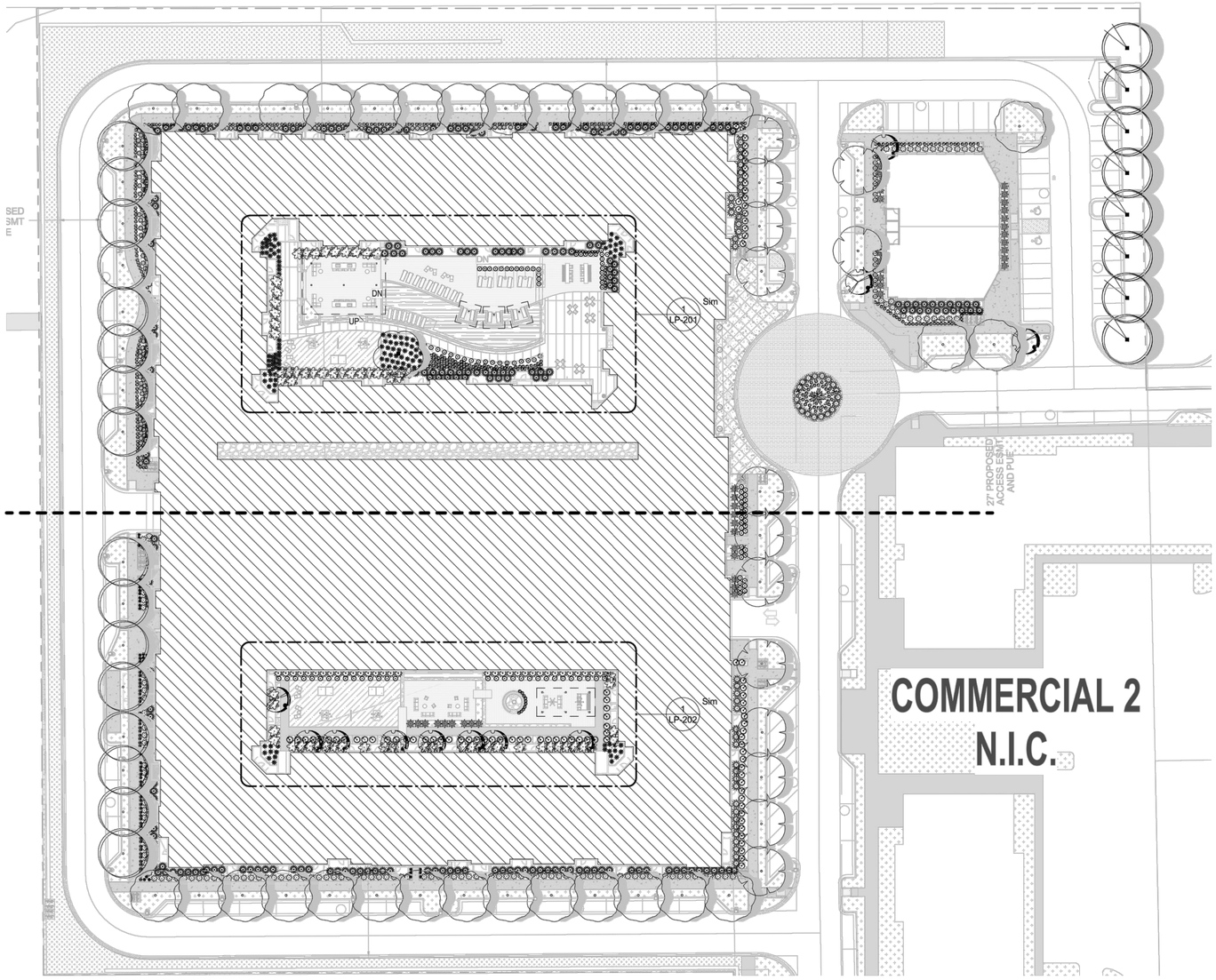

1 LP-100 OVERALL SITE PLANTING PLAN
1" = 40'-0"

PROPOSED PLANT SCHEDULE:

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
CANOPY TREE						
	29	ACE GRA	BIG TOOTH MAPLE	ACER GRANDITEN TATUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	32	QUE SHU	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	1	QUE VIR	LIVE OAK	QUERCUS VIRGINIANA	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	8	TAX DIS	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	20	ULM DRA	DRAKE LACEBARK ELM	ULMUS PARVIFOLIA 'DRAKE'	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
ORNAMENTAL TREE						
	11	CHI LIN	DESERT WILLOW	CHILOPSIS LINEARIS	15 GAL. MIN. 6' HT. MIN	B&B FULL AND MATCHED, OR CONTAINER
DECIDUOUS SHRUB						
	156	ANI WRI	FLAME ACANTHUS	ANISACANTHUS WRIGHTII	3 GAL. MIN. 18" HT MIN.	CONTAINER
	130	RHU ARO	AROMATIC SUMAC	RHUS AROMATICA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	69	VIB DEN	ARROWWOOD	VIBURNUM DENTATUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
EVERGREEN SHRUB						
	1	AGA AME	CENTURY PLANT	AGAVE AMERICANA	N/A	SPECIMEN NURSERY SELECTED BY LANDSCAPE ARCHITECT
	126	ASP ELA	CAST IRON PLANT	ASPIDISTRA ELATIOR	3 GAL. MIN. 18" HT MIN.	CONTAINER
	43	DAS TEX	TEXAS SOTOL	DASYLIRION TEXANUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
	39	ELE PUN	EBBINGS SILVERBERRY	ELEAGNUS PUNGENS	5 GAL. MIN. 24" HT. MIN.	CONTAINER
	19	HES PAR	RED YUCCA	HESPERLOE PARVIFOLIA	5 GAL. MIN. 24" HT. MIN.	CONTAINER
	270	SAL GRE	CHERRY SAGE	SALVIA GREGGII	5 GAL. MIN. 24" HT. MIN.	CONTAINER
VINE						
	34	BIG CAP	CROSSVINE	BIGNONIA CAPREOLATA	3 GAL. MIN. 18" HT MIN.	CONTAINER
PERENNIALS/GROUNDCOVERS/GRASSES						
	91	MUH LIN	MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL. MIN. 18" HT MIN.	CONTAINER
	483	NAS TEU	MEXICAN FEATHER GRASS	NASSELL TENUISSIMA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	61	ROS OFF	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL. MIN. 18" HT MIN.	CONTAINER
	90	SAL LEU	MEXICAN BUSH SAGE	SALVIA LEUCANTHA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	67	SAN CHA	LAVENDER COTTON	SANTOLINA CHAMAECY PARISSUS	1 GAL. MIN.	CONTAINER
	1780					

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NOTE:
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- CITY OF AUSTIN PREFERRED PLANT LIST
- WATERSHED PROTECTION NATIVE AND ADAPTED LANDSCAPE PLANTS CITY OF AUSTIN

LX-101
LX-102

0' 20' 40' 80' 120'

TRUE NORTH

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CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

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Collin Glen Koonce
2939 03/17/2023
License Number Date

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CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

OVERALL PLANTING PLAN

SHEET NUMBER

-LP-100

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PROPOSED PLANT SCHEDULE:

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
CANOPY TREE						
	29	ACE GRA	BIG TOOTH MAPLE	ACER GRANDITEN TATUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	32	QUE SHU	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	1	QUE VIR	LIVE OAK	QUERCUS VIRGINIANA	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	8	TAX DIS	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	20	ULM DRA	DRAKE LACEBARK ELM	ULMUS PARVIFOLIA 'DRAKE'	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
ORNAMENTAL TREE						
	11	CHI LIN	DESERT WILLOW	CHILOPSIS LINEARIS	15 GAL. MIN. 6' HT. MIN	B&B FULL AND MATCHED, OR CONTAINER
DECIDUOUS SHRUB						
	156	ANI WRI	FLAME ACANTHUS	ANISACANTHUS WRIGHTII	3 GAL. MIN. 18" HT MIN.	CONTAINER

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
	130	RHU ARO	AROMATIC SUMAC	RHUS AROMATICA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	69	VIB DEN	ARROWWOOD	VIBURNUM DENTATUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
EVERGREEN SHRUB						
	1	AGA AME	CENTURY PLANT	AGAVE AMERICANA	N/A	SPECIMEN NURSERY SELECTED BY LANDSCAPE ARCHITECT
	126	ASP ELA	CAST IRON PLANT	ASPIDISTRA ELATIOR	3 GAL. MIN. 18" HT MIN.	CONTAINER
	43	DAS TEX	TEXAS SOTOL	DASYLIRION TEXANUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
	39	ELE PUN	EBBINGS SILVERBERRY	ELEAGNUS PUNGENS	5 GAL. MIN. 24" HT. MIN.	CONTAINER
	19	HES PAR	RED YUCCA	HESPERLOE PARVIFOLIA	5 GAL. MIN. 24" HT. MIN.	CONTAINER

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
	270	SAL GRE	CHERRY SAGE	SALVIA GREGGII	5 GAL. MIN. 24" HT. MIN.	CONTAINER
VINE						
	34	BIG CAP	CROSSVINE	BIGNONIA CAPREOLATA	3 GAL. MIN. 18" HT MIN.	CONTAINER
PERENNIALS/GROUNDCOVERS/GRASSES						
	91	MUH LIN	MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL. MIN. 18" HT MIN.	CONTAINER
	483	NAS TEU	MEXICAN FEATHER GRASS	NASSELL TENUISSIMA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	61	ROS OFF	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL. MIN. 18" HT MIN.	CONTAINER
	90	SAL LEU	MEXICAN BUSH SAGE	SALVIA LEUCANTHA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	67	SAN CHA	LAVENDER COTTON	SANTOLINA CHAMAECY PARISSUS	1 GAL. MIN.	CONTAINER
	1780					

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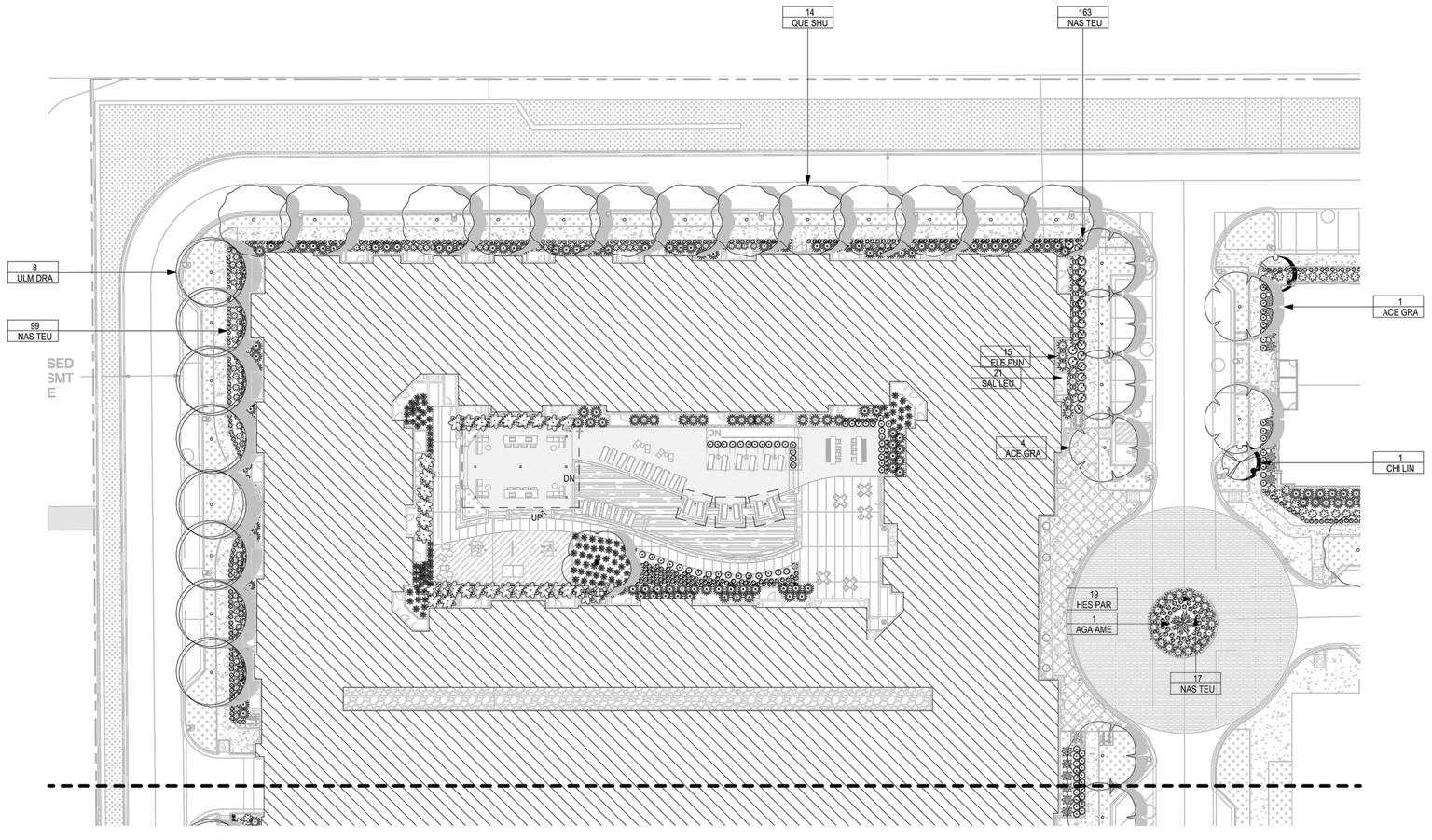
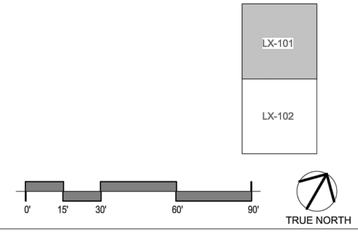


1 -LP-101 PLANTING PLAN - AREA LX-101
1" = 30'-0"



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Collin Glen Koonce
2939 — 03/17/2023
License Number — Date

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CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

-LP-101

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PROPOSED PLANT SCHEDULE:

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
CANOPY TREE						
	29	ACE GRA	BIG TOOTH MAPLE	ACER GRANDITEN TATUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	32	QUE SHU	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	1	QUE VIR	LIVE OAK	QUERCUS VIRGINIANA	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	8	TAX DIS	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	20	ULM DRA	DRAKE LACEBARK ELM	ULMUS PARVIFOLIA 'DRAKE'	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
ORNAMENTAL TREE						
	11	CHI LIN	DESERT WILLOW	CHILOPSIS LINEARIS	15 GAL. MIN. 6' HT. MIN	B&B FULL AND MATCHED, OR CONTAINER
DECIDUOUS SHRUB						
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IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
	130	RHU ARO	AROMATIC SUMAC	RHUS AROMATICA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	69	VIB DEN	ARROWWOOD	VIBURNUM DENTATUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
EVERGREEN SHRUB						
	1	AGA AME	CENTURY PLANT	AGAVE AMERICANA	N/A	SPECIMEN NURSERY SELECTED BY LANDSCAPE ARCHITECT
	126	ASP ELA	CAST IRON PLANT	ASPIDISTRA ELATIOR	3 GAL. MIN. 18" HT MIN.	CONTAINER
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VINE						
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	91	MUH LIN	MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL. MIN. 18" HT MIN.	CONTAINER
	483	NAS TEU	MEXICAN FEATHER GRASS	NASSELL TENUISSIMA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	61	ROS OFF	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL. MIN. 18" HT MIN.	CONTAINER
	90	SAL LEU	MEXICAN BUSH SAGE	SALVIA LEUCANTHA	3 GAL. MIN. 18" HT MIN.	CONTAINER
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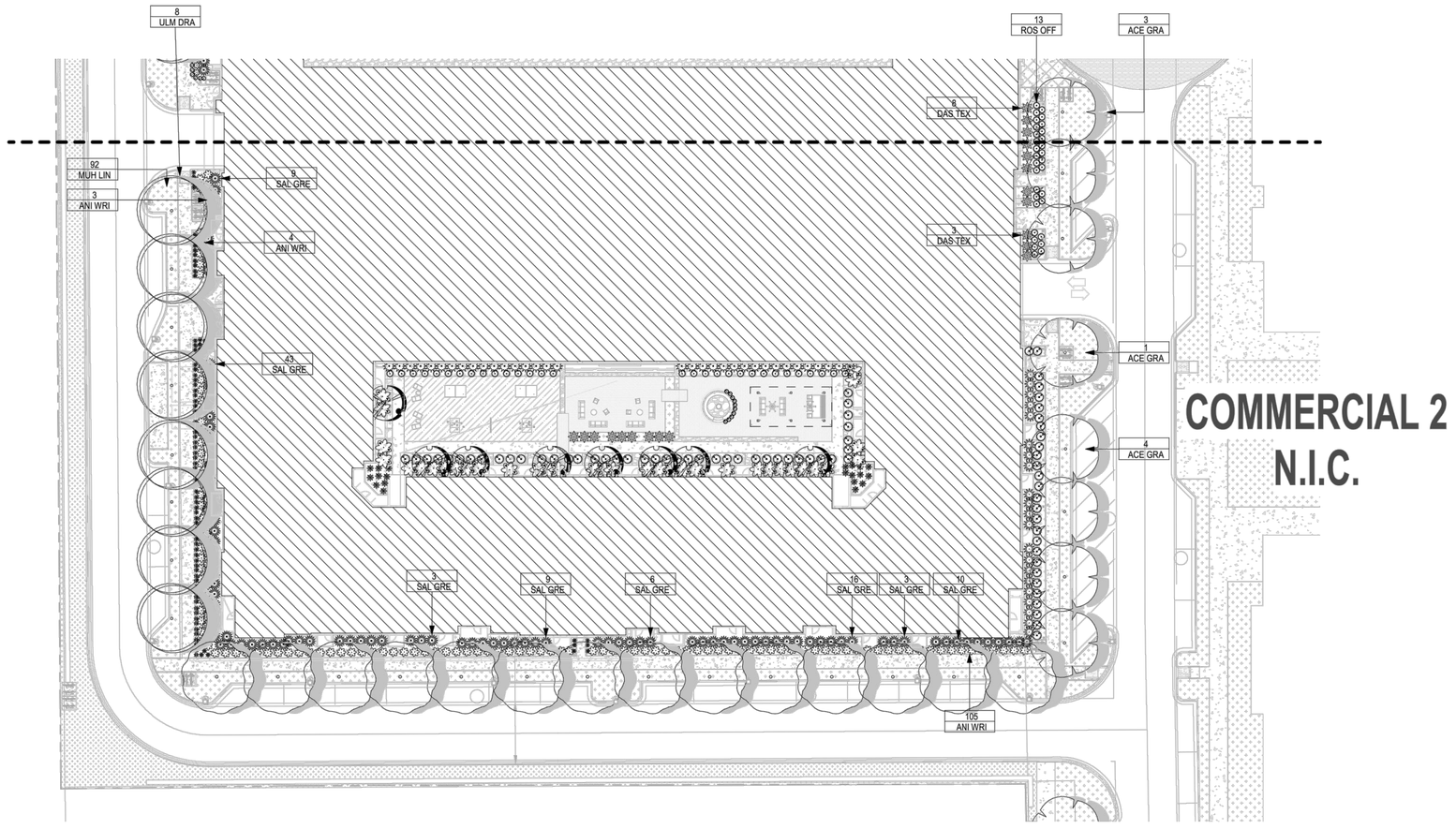
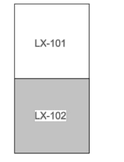
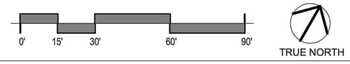


1 -LP-102 PLANTING PLAN - AREA LX-102
1" = 30'-0"





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CHECKED BY	CK
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SHEET TITLE

PLANTING PLAN

SHEET NUMBER

-LP-102

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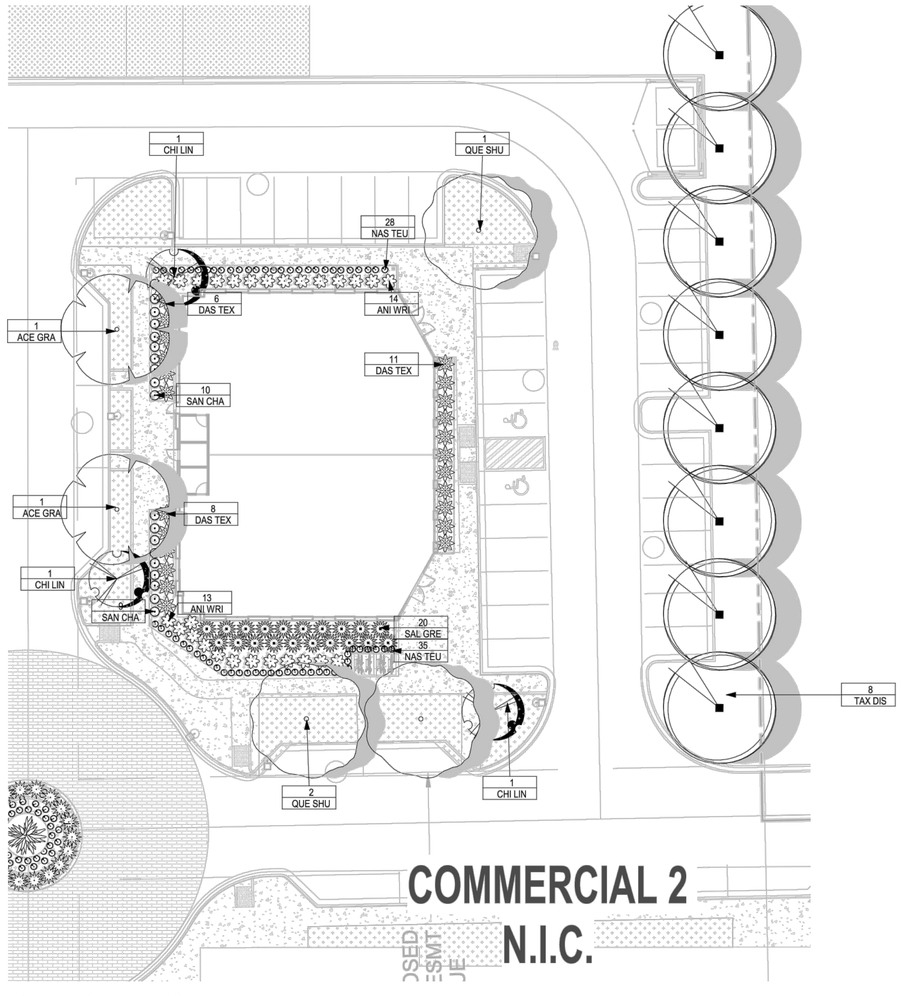

1 LP-103 PLANTING PLAN - COMMERCIAL 1
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
CANOPY TREE						
	29	ACE GRA	BIG TOOTH MAPLE	ACER GRANDITENTATUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	32	QUE SHU	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	1	QUE VIR	LIVE OAK	QUERCUS VIRGINIANA	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	8	TAX DIS	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
	20	ULM DRA	DRAKE LACEBARK ELM	ULMUS PARVIFOLIA 'DRAKE'	4" CAL. MIN. 12' HT MIN.	B&B FULL & MATCHED
ORNAMENTAL TREE						
	11	CHI LIN	DESERT WILLOW	CHILOPSIS LINEARIS	15 GAL. MIN. 6' HT. MIN	B&B FULL AND MATCHED, OR CONTAINER
DECIDUOUS SHRUB						
	156	ANI WRI	FLAME ACANTHUS	ANISACANTHUS WRIGHTII	3 GAL. MIN. 18" HT MIN.	CONTAINER
	130	RHU ARO	AROMATIC SUMAC	RHUS AROMATICA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	69	VIB DEN	ARROWWOOD	VIBURNUM DENTATUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
EVERGREEN SHRUB						
	1	AGA AME	CENTURY PLANT	AGAVE AMERICANA	N/A	SPECIMEN NURSERY SELECTED BY LANDSCAPE ARCHITECT
	126	ASP ELA	CAST IRON PLANT	ASPIDISTRA ELATIOR	3 GAL. MIN. 18" HT MIN.	CONTAINER
	43	DAS TEX	TEXAS SOTOL	DASYLIRION TEXANUM	3 GAL. MIN. 18" HT MIN.	CONTAINER
	39	ELE PUN	EBBINGS SILVERBERRY	ELEAGNUS PUNGENS	5 GAL. MIN. 24" HT. MIN.	CONTAINER
	19	HES PAR	RED YUCCA	HESPERLOE PARVIFOLIA	5 GAL. MIN. 24" HT. MIN.	CONTAINER
	270	SAL GRE	CHERRY SAGE	SALVIA GREGGII	5 GAL. MIN. 24" HT. MIN.	CONTAINER
VINE						
	34	BIG CAP	CROSSVINE	BIGNONIA CAPREOLATA	3 GAL. MIN. 18" HT MIN.	CONTAINER
PERENNIALS/GROUNDCOVERS/GRASSES						
	91	MUH LIN	MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL. MIN. 18" HT MIN.	CONTAINER
	483	NAS TEU	MEXICAN FEATHER GRASS	NASSELL TENUISSIMA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	61	ROS OFF	ROSEMARY	ROSMARINUS OFFICINALIS	3 GAL. MIN. 18" HT MIN.	CONTAINER
	90	SAL LEU	MEXICAN BUSH SAGE	SALVIA LEUCANTHA	3 GAL. MIN. 18" HT MIN.	CONTAINER
	67	SAN CHA	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GAL. MIN.	CONTAINER
	1780					

NOTE: CONTRACTOR RESPONSIBLE FOR QUANTITIES PER DRAWINGS AND SPECIFICATIONS. QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPENCIES.

NOTE:
ALL PLANTS ARE SELECTED FROM THE CITY OF CEDAR PARKS PREFERRED PLANT LIST OR NATIVE AND ADAPTED FOR USDA HARDINESS ZONE 8b. OTHER SOURCES INCLUDE:
- CITY OF AUSTIN PREFERRED PLANT LIST
- WATERSHED PROTECTION NATIVE AND ADAPTED LANDSCAPE PLANTS CITY OF AUSTIN

0' 10' 20' 40' 60'

TRUE NORTH

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Landscape Architecture
Engineering

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75202
469.405.1196

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CONSULTANTS

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	03/17/2023	SITE DEVELOPMENT

CERTIFICATION

REGISTERED LANDSCAPE ARCHITECT COLLIN GLEN KOONCE 2939 STATE OF TEXAS

Collin Glen Koonce
2939 03/17/2023
License Number Date

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

-LP-103

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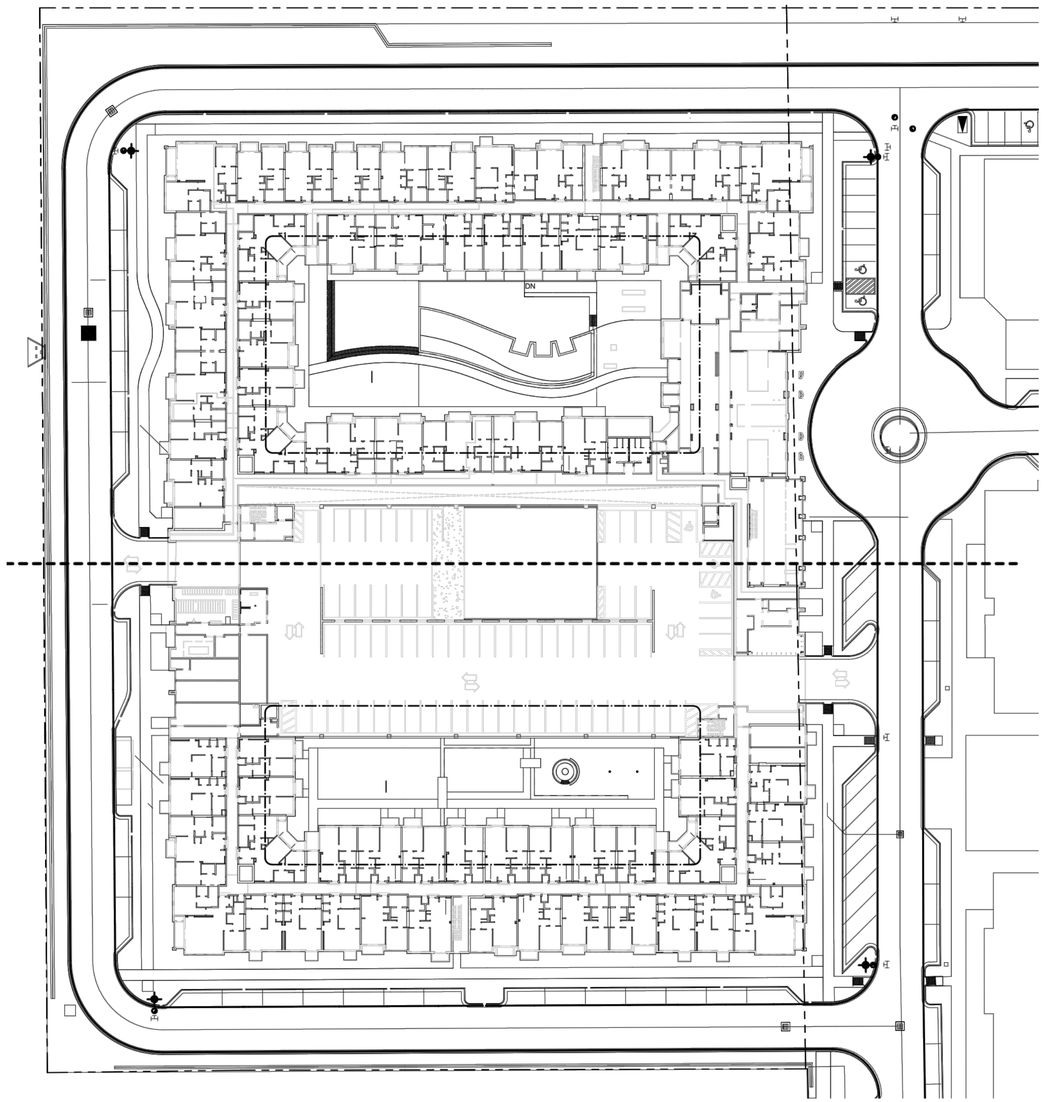

1 LI-100 OVERALL SITE IRRIGATION PLAN
1" = 30'-0"

LEGEND

- HUNTER PROS-06-NSI-PRS30 SERIES POP UP SPRAY HEAD WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLE. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH SIDE / END / CORNER STRIP SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
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- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
  SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5R BLACK UNLESS NOTED OTHERWISE
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- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH ICD-100 SINGLE STATION DECODER
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  USE MODEL LVCZ580100075-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE
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- LASCO "VIOIN" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- POINT OF CONNECTION TO DOMESTIC WATER LINE WITH LASCO "VIOIN" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 850 SERIES BRONZE BALL VALVE AND WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- A2C-75D-M SERIES AUTOMATIC CONTROLLER WITH 'WSS-SEN' WIRELESS ET SENSOR
  LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- HUNTER IC-600-M SERIES AUTOMATIC CONTROLLER WITH 'WSS-SEN' WIRELESS ET SENSOR
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- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE
- TWO 4" CLASS 200 SLEEVE PIPES UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT PRO-SPRAY SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

LI-101
LI-102

0' 15' 30' 60' 90' TRUE NORTH

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James Pole
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CONSULTANTS

STATE OF TEXAS COLLIN KOONCE 6658 REGISTERED LANDSCAPE ARCHITECT
02 / 07 / 2023

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	10/07/2022	DESIGN DEVELOPMENT
	01/27/2023	PERMIT SET

CERTIFICATION

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COLLIN KOONCE
TEXAS RLA NO.2939

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

OVERALL IRRIGATION PLAN

SHEET NUMBER

LI-100

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LEGEND

▫	HUNTER PROS-06-NSI-PRS30 SERIES POP UP SPRAY HEAD WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLE. (TWO PER TREE) SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
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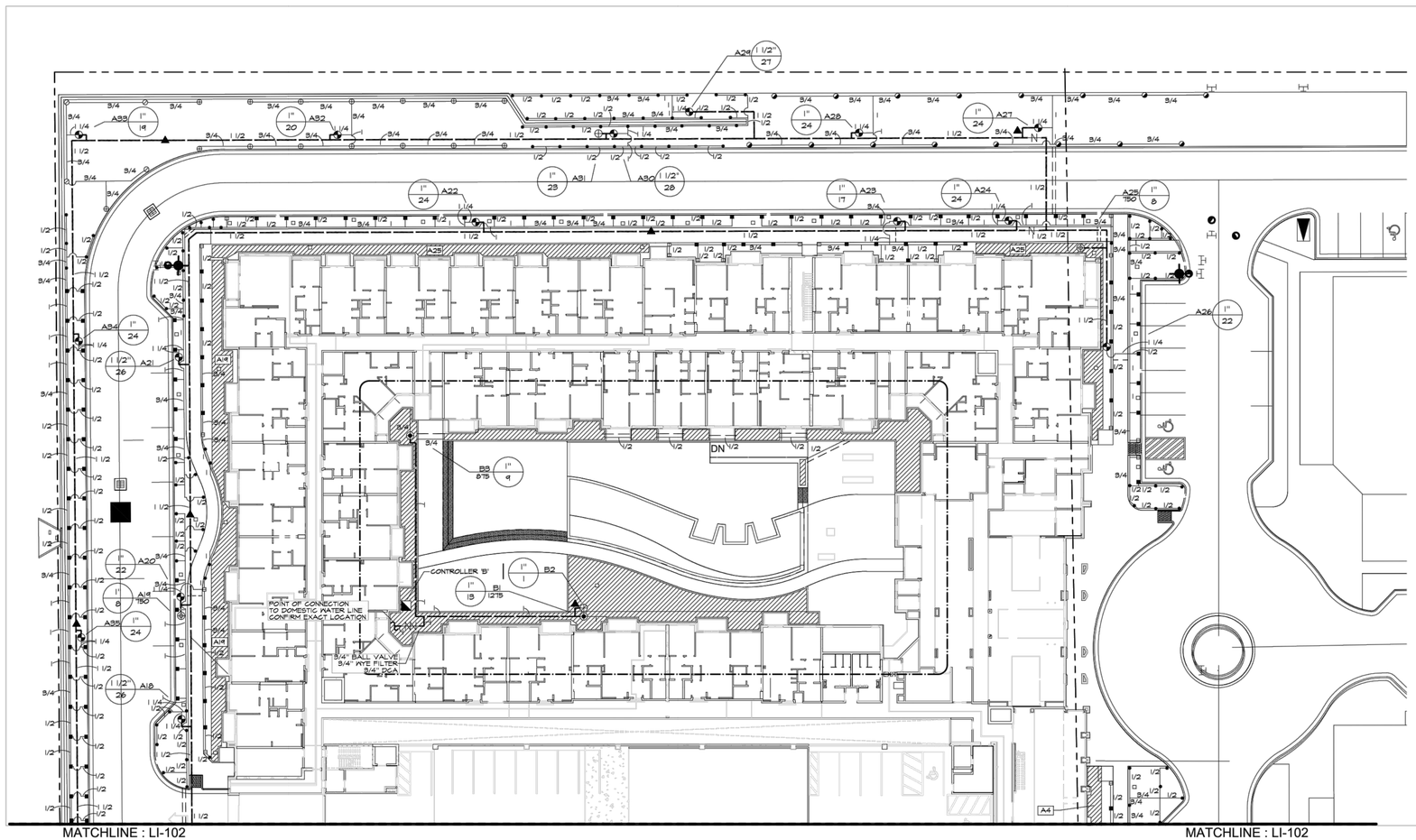

1 / LI-101 SITE IRRIGATION PLAN
1" = 20'-0"

0' 10' 20' 40' 60'

TRUE NORTH

LI-101
LI-102

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James Pole
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IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
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CONSULTANTS

STATE OF TEXAS
COLLIN KOONCE
658
REGISTERED IRRIGATOR
02 / 07 / 2023

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	10/07/2022	DESIGN DEVELOPMENT
	01/27/2023	PERMIT SET

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COMMISSION NUMBER	2491-02

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

LI-101

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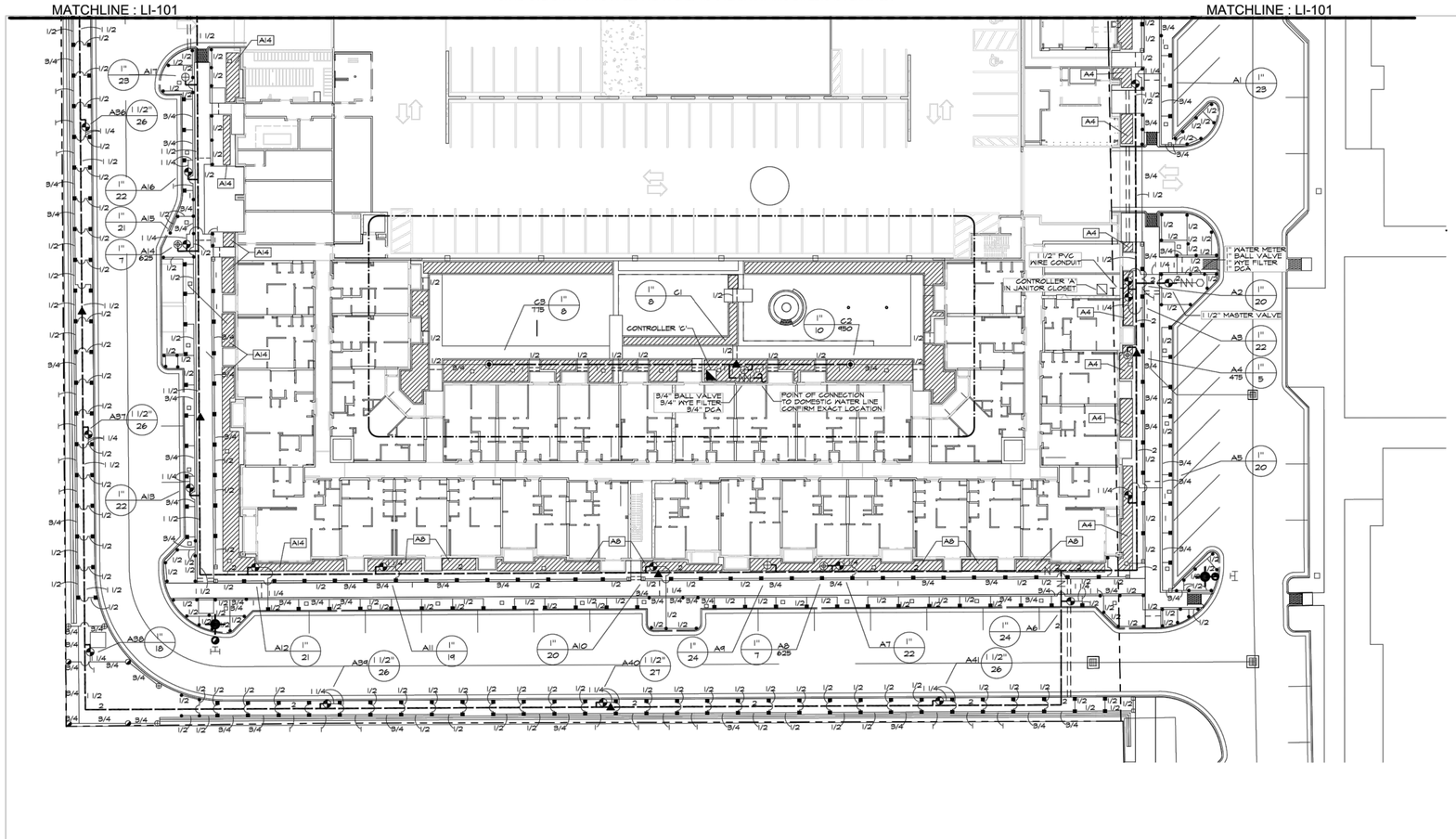

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CONSULTANTS

STATE OF TEXAS COLLIN KOONCE 6580 REGISTERED LANDSCAPE ARCHITECT
02 / 07 / 2023

PROJECT TITLE

THE CARLO AT CEDAR PARK

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COMMISSION NUMBER	2491-02

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

LI-102

SHEET 73 of 74

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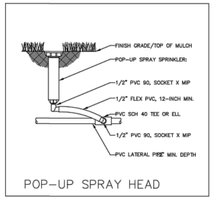
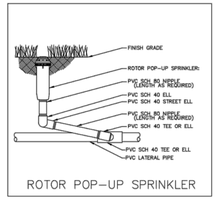
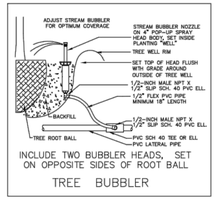


POP-UP SPRAY HEAD

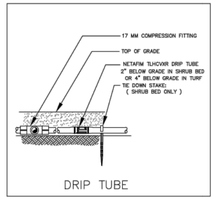


ROTOR POP-UP SPRINKLER

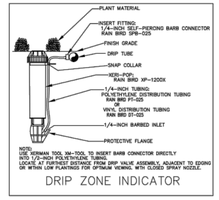


INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

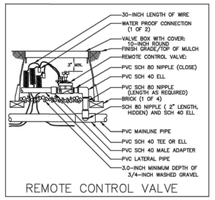
TREE BUBBLER



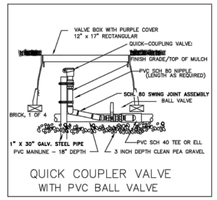
DRIP TUBE



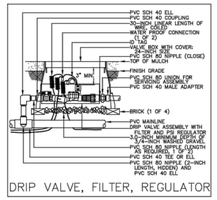
DRIP ZONE INDICATOR



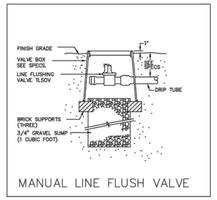
REMOTE CONTROL VALVE



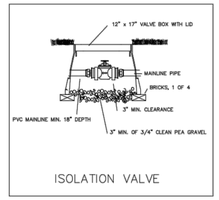
QUICK COUPLER VALVE WITH PVC BALL VALVE



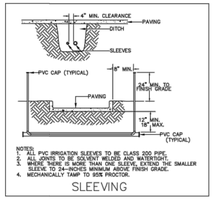
DRIP VALVE, FILTER, REGULATOR



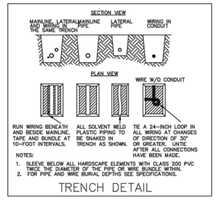
MANUAL LINE FLUSH VALVE



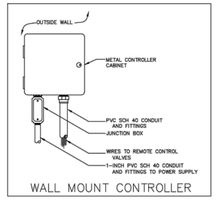
ISOLATION VALVE



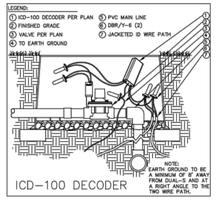
SLEEVING



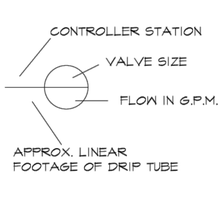
TRENCH DETAIL



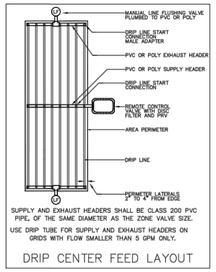
WALL MOUNT CONTROLLER



ICD-100 DECODER



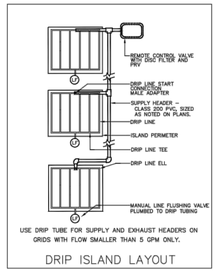
APPROX. LINEAR FOOTAGE OF DRIP TUBE



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

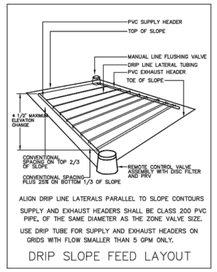
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT

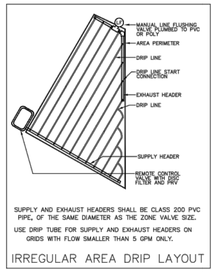


ALIGN DRIP LINE LATERALS PARALLEL TO SLOPE CONTOURS

SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

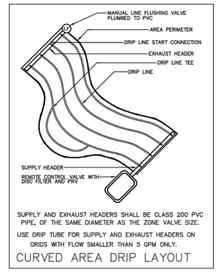
DRIP SLOPE FEED LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

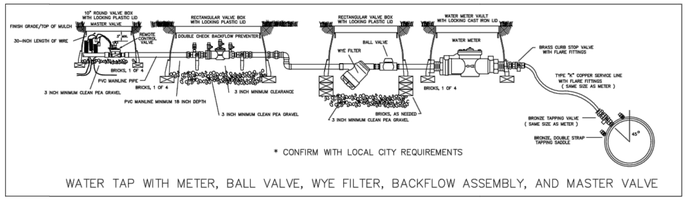
IRREGULAR AREA DRIP LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

CURVED AREA DRIP LAYOUT



* CONFIRM WITH LOCAL CITY REQUIREMENTS

WATER TAP WITH METER, BALL VALVE, WYE FILTER, BACKFLOW ASSEMBLY, AND MASTER VALVE

MINIMUM STATIC PRESSURE : 65 PSI
DESIGN PRESSURE : 64 PSI

LEGEND

- HUNTER PROS-06-NS1-PRS30 SERIES POP UP SPRAY HEAD WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLE. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH SIDE / END / CORNER STRIP SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
  SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- HUNTER PSP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5SR BLACK UNLESS NOTED OTHERWISE
- HUNTER PSP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #3.0 BLUE NOZZLE UNLESS NOTED OTHERWISE
- HUNTER PSP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 BLUE NOZZLE UNLESS NOTED OTHERWISE
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH ICD-100 SINGLE STATION DECODER
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH ICD-100 SINGLE STATION DECODER
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- NETAFIM LVCZ SERIES DRIP VALVE ASSEMBLY WITH 40 PSI REGULATOR, 140 MESH FILTER, AND ICD-100 SINGLE STATION DECODER
  USE MODEL LVCZ5801007.5-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE
  USE MODEL LVCZ10075-HFHP FOR DRIP ZONES WITH 4.5 TO 17.6 GPM FLOW RATE
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- NETAFIM LVCZ SERIES DRIP VALVE ASSEMBLY WITH 40 PSI REGULATOR AND 140 MESH FILTER
  USE MODEL LVCZ5801007.5-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE
  USE MODEL LVCZ10075-HFHP FOR DRIP ZONES WITH 4.5 TO 17.6 GPM FLOW RATE
- HUNTER HQ-33-LRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- LASCO "VIOIN" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- POINT OF CONNECTION TO DOMESTIC WATER LINE WITH LASCO "VIOIN" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 850 SERIES BRONZE BALL VALVE AND WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- A2C-75D-M SERIES AUTOMATIC CONTROLLER WITH 'WSS-SEN' WIRELESS ET SENSOR
  LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- HUNTER IC-600-M SERIES AUTOMATIC CONTROLLER WITH 'WSS-SEN' WIRELESS ET SENSOR
  LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE
- TWO 4" CLASS 200 SLEEVE PIPES UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT PRO-SPRAY SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
2. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. L.I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 65 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE. D.G.A., WITH UPSTREAM BALL VALVE AND NYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS VALVE BOXES, AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
16. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE NETAFIM TECHLINE TLHCVXR SERIES DRIP TUBE WITH PRE-INSTALLED .55 GPH DRIP EMITTERS AT 12" INTERVALS (TLHCVXR5-12), INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURELY STAKED EVERY 18". NETAFIM #TLOSOMFV-I FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 30 PSI. TECHLINE GV SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL TLGV IN-LINE CHECK VALVES FOR EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. USE NETAFIM STAPLES (#TLS6) TO SECURE TUBING EVERY 18". EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE "FLAG" WHICH SHALL CONSIST OF A 12" POP-UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP-UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHERST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING.

HUNTER TWO WIRE DECODER

SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.

"TWO-WIRE" PATH CONTROL WIRES SHALL BE HUNTER #DIGRY.

ALL WIRE SPLICES MUST BE MADE IN A VALVE BOX WITH DBR-6 OR EQUAL DIRECT-BURIAL WATERPROOF CONNECTORS. ALL CONNECTIONS IN THE TWO-WIRE PATHS (OUTSIDE THE CONTROLLER ENCLOSURE) SHALL BE MADE WITH 3M DBR-6 WATERPROOF, STRAIN-RELIEVING DIRECT BURIAL CONNECTORS, OR EXACT EQUALS.

18 AWG/1MM DIA. WIRE OR LARGER SHALL BE USED FOR ALL DECODER-TO-SOLENOID CONNECTIONS. IN HIGH LIGHTNING AREAS THIS WIRE SHALL BE TWISTED TO MAXIMIZE SURGE SUPPRESSION.

THE INSTALLER SHALL PROVIDE ADEQUATE EARTH GROUND (NOT TO EXCEED 10 OHMS, OR IN COMPLIANCE WITH PRACTICES AS DEFINED IN AMERICAN SOCIETY OF IRRIGATION CONSULTANTS EARTH GROUNDING GUIDELINE 100-2002, AVAILABLE AT WWW.ASIC.ORG) AND CONNECT IT TO ONE OF THE DECODER GROUND LEADS EVERY 1000 FT.(330M), OR EVERY 12TH DECODER MODULE, WHICHEVER IS SHORTER. MINIMUM GROUND HARDWARE SHALL BE A 4" X 36" (100 X 915MM) COPPER PLATE WITH AT LEAST 10AWG/2.5MM DIA. COPPER WIRE. IN HIGH LIGHTNING AREAS, GROUNDING MAY BE INCREASED TO EVERY 500 FT./150M OR 6 DECODERS.

GROUND CONNECTIONS FROM DECODER GROUND LEAD TO GROUNDING HARDWARE SHALL BE MADE BY JOINING THE 12AWG (2MM DIA.) DECODER GROUND WIRE WITH A 10AWG (2.5MM DIA.) SOLID COPPER LEAD IN AN APPROVED WIRE NUT OF APPROPRIATE SIZE, INSERTED IN A DBR-6 WATERPROOF DIRECT BURIAL CONNECTOR, OR WITH AN APPROVED WIRE CLAMP. GROUND HARDWARE SHALL EXTEND AT RIGHT ANGLES FROM THE TWO-WIRE RED/BLUE PATH, AND GROUND HARDWARE SHALL BE LOCATED AT LEAST 6FT./2M AWAY FROM THE TWO-WIRE PATH.

THE SENSOR DECODER SHALL HAVE A BARE GROUND WIRE FOR CONNECTION TO EARTH GROUND, IN ACCORDANCE WITH THE SPECIFICATIONS APPLYING TO ALL OTHER DECODERS. THE SENSOR DECODER SHALL COUNT AS A "DECODER" FOR GROUND SPACING PURPOSES.

James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. #20811
100 N. LOCUST ST., SUITE 3
DENTON, TEXAS 76201
PHONE: 940.243.2364
FAX: 940.382.2475
james @jamespoleirrigation.com

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

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CONSULTANTS

02 / 07 / 2023

PROJECT TITLE

THE CARLO AT CEDAR PARK

ISSUE #	DATE	DESCRIPTION
	10/07/2022	DESIGN DEVELOPMENT
	01/27/2023	PERMIT SET

CERTIFICATION

FOR REVIEW ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
DATE:1/27/2023 11:41:38 AM
COLLIN KOONCE
TEXAS RLA NO.2939

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	2491-02

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

LI-103

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BIM 360://2491-02 GenCap_Vista Ridge/2491-02 GenCap_Vista Ridge_LAND_2021.rvt
1/27/2023 11:41:38 AM

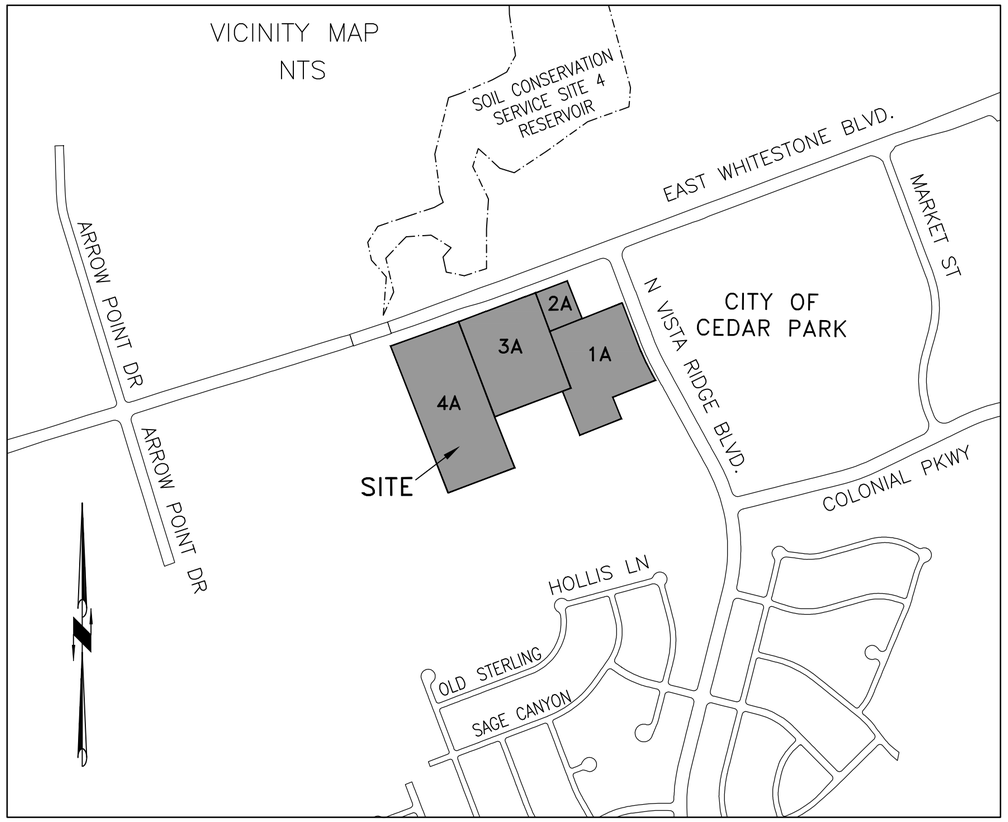
THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

"PRELIMINARY"
This Document shall not be Recorded for any purpose

VICINITY MAP
NTS



SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.com
TBPLS FIRM NO. 10194101

ENGINEER: SHERVIN NOOSHIN, P.E. 96807
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
shervin.nooshin@hrgreen.com
TBPE FIRM No. F-16384

OWNER: GCP XXX, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

GCP CP COMMERCIAL NORTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

GCP CP COMMERCIAL SOUTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

ACREAGE: 21.482 ACRES
PATENT SURVEY: SAMUEL DAMON SURVEY, ABSTRACT NO. 170

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 4

MULTI-FAMILY/RESIDENTIAL: 1
COMMERCIAL: 2
OPEN SPACE /PARKLAND: 1

LOT SUMMARY	
RIGHT-OF-WAY (STREETS & ALLEYS)	N/A
M.F. LOTS (1)	6.198 ACRES
OPEN SPACE / PARKLAND (1)	8.362 ACRES
COMMERCIAL (2)	6.922 ACRES
TOTAL	21.482 ACRES

TABLE OF LAND USES		
BLOCK A, LOT 1A	COMMERCIAL	5.879 AC.
BLOCK A, LOT 2A	COMMERCIAL	1.043 AC.
BLOCK A, LOT 3A	MULTI-FAMILY	6.198 AC.
BLOCK A, LOT 4A	OPEN SPACE/ PARKLAND	8.362 AC.

NOTES:

1. BEARINGS BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE PROJECT COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999878.
4. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

FILE No: 1453

PLAT PREPARATION DATE: DECEMBER 15, 2022
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY:	DATE:

HRGreen
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

L:\Projects\1453-Vista Ridge\600-Survey\607-CADD\Plats\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg
PLOT DATE: Mon, 10_2023 - 5:09pm

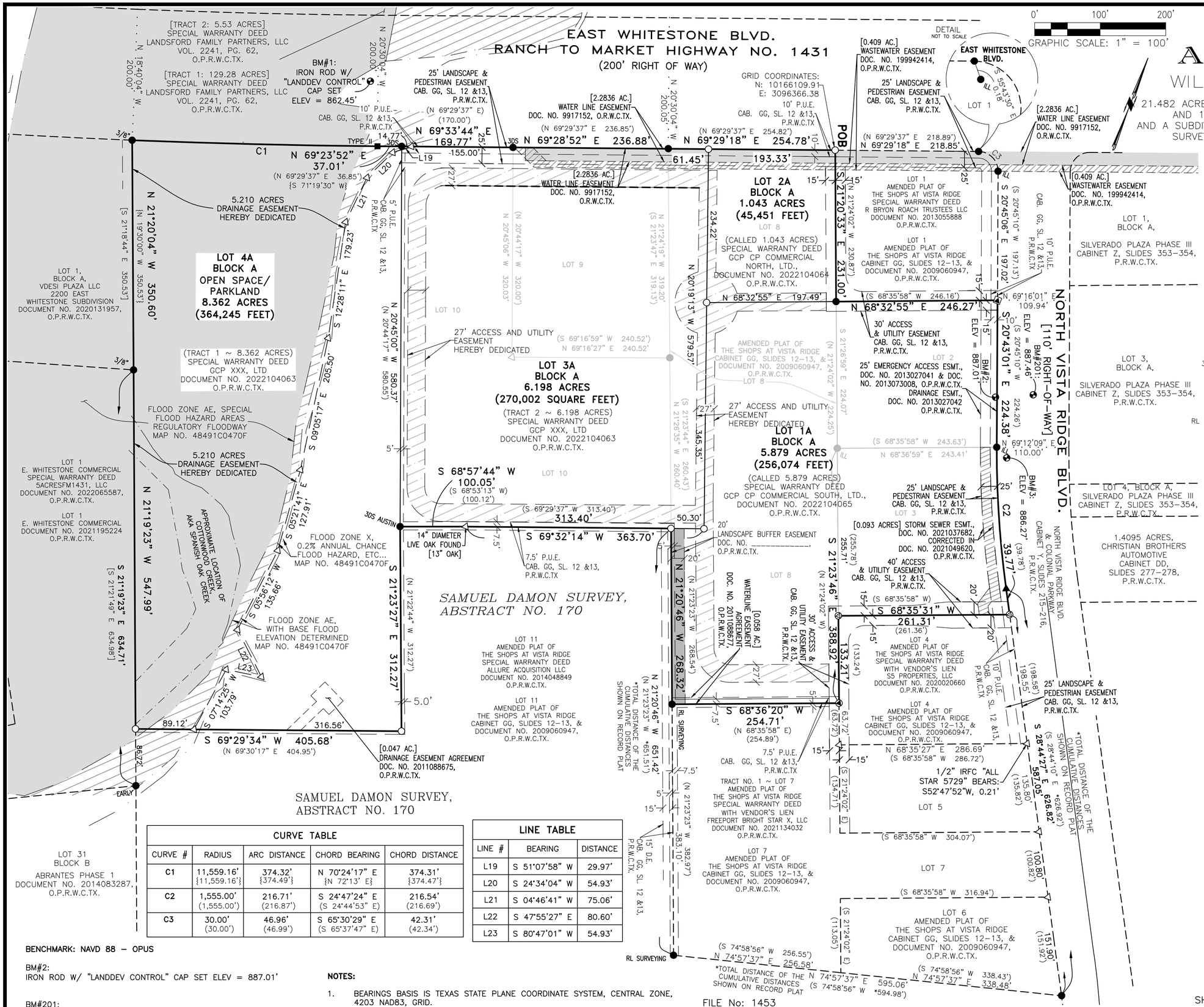
THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE: 1" = 100'

"PRELIMINARY"
This Document shall not be Recorded for any purpose



CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	11,559.16' {11,559.16'}	374.32' {374.49'}	N 70°24'17" E {N 72°13' E}	374.31' {374.47'}
C2	1,555.00' (1,555.00')	216.71' (216.87')	S 24°47'24" E (S 24°44'53" E)	216.54' (216.69')
C3	30.00' (30.00')	46.96' (46.99')	S 65°30'29" E (S 65°37'47" E)	42.31' (42.34')

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S 51°07'58" W	29.97'
L20	S 24°34'04" W	54.93'
L21	S 04°46'41" W	75.06'
L22	S 47°55'27" E	80.60'
L23	S 80°47'01" W	54.93'

BENCHMARK: NAVD 88 – OPUS

BM#2:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'

BM#201:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

BM#3:
MAG W/ "HRGREEN" WASHER ELEV = 886.27'

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'

SUBMITTED: February 6, 2019

CITY PROJECT NUMBER 2021-_-_

NOTES:

1. BEARINGS BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE PROJECT COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999878.
4. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

LEGEND

●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
● 3DS	1/2" IRON ROD W/PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND
● 3DS AUSTIN	1/2" IRON ROD W/PLASTIC CAP STAMPED "3DS AUSTIN" FOUND
● EARLY	1/2" IRON ROD W/PLASTIC CAP STAMPED "EARLY BOUNDARY" FOUND
● RL SURVEYING	5/8" IRON ROD W/PLASTIC CAP STAMPED "RL SURVEYING" FOUND
● ILL	1/2" IRON ROD WITH ILLEGIBLE PLASTIC CAP STAMPED FOUND
■ TYPE II	TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 2 (BRASS DISC) MONUMENT FOUND
◭	MAG–NAIL WITH ILLEGIBLE WASHER FOUND
◭	MAG–NAIL FOUND
▲	COTTON GIN SPINDLE W/WASHER STAMPED "3DS SURVEYORS" FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET
◬	MAG NAIL W/ WASHER STAMPED "HR GREEN" PREVIOUSLY SET
△	CALCULATED POINT
◕	BENCHMARK
( )	RECORD INFORMATION PER CAB. GG, SLIDES 12–13, P.R.W.C.TX.
{ }	RECORD INFORMATION PER VOL. 1918, PG. 196, O.R.W.C.TX.
[ ]	OTHER RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CAB.	CABINET
SL.	SLIDE
NTS	NOT TO SCALE
M.F.	MULTI–FAMILY

FILE No: 1453

SHEET 2 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

L:\Projects\1453-Vista Ridge\600-Survey\607-CADD\Plats\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg
PLOT DATE: Mar 10,2023- 5:09pm

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

DESCRIPTION OF 21.482 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 8.362 ACRES, DESCRIBED AS "TRACT 1" AND THAT CERTAIN CALLED 6.198 ACRES, DESCRIBED AS "TRACT 2", ALL DESCRIBED IN SPECIAL WARRANTY DEED TO GCP XXX, LTD, OF RECORD IN DOCUMENT NO. 2022104063, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 21.482 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 1.043 ACRES, DESCRIBED IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL NORTH, LTD., OF RECORD IN DOCUMENT NO. 2022104064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 21.482 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 5.879 ACRES, DESCRIBED IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL SOUTH, LTD., OF RECORD IN DOCUMENT NO. 2022104065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.482 ACRES ALSO BEING A PORTION OF AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET GG, SLIDES 12–13, DOCUMENT NO. 2009060947, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 21.482 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH RIGHT–OF–WAY LINE OF EAST WHITESTONE BLVD. (FM 1431), A 200–FOOT WIDE RIGHT–OF–WAY, FOR THE NORTHEAST CORNER OF THE SAID 1.043 ACRE TRACT, FOR THE NORTHEAST CORNER OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE IN THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), IN THE NORTH LINE OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, BEARS N 69°29'18" E, A DISTANCE OF 218.85 FEET;

THENCE S 21°20'33" E, LEAVING THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE EAST LINE OF THE SAID 1.043 ACRE TRACT, SAME BEING THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE WEST LINE OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AS VISTA RIDGE, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 231.00 FEET TO A 1/2–INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID 1.043 ACRE TRACT, AT AN ANGLE POINT IN THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE SOUTHWEST CORNER OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHWEST CORNER OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 68°32'55" E, WITH THE NORTH LINE OF THE SAID 5.879 ACRE TRACT, WITH THE SOUTH LINE OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING A NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 246.27 FEET TO A MAG NAIL FOUND IN AN ASPHALT DRIVEWAY IN THE WEST RIGHT–OF–WAY LINE OF NORTH VISTA RIDGE BLVD., A 110–FOOT WIDE RIGHT–OF–WAY, AS SHOWN ON THE PLAT OF RECORD IN CABINET Y, SLIDES 215 AND 216, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, AT THE SOUTHEAST CORNER OF LOT 1, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST RIGHT–OF–WAY LINE OF THE SAID NORTH VISTA RIDGE BLVD., WITH THE EAST LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE EAST LINES OF LOT 2 AND LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE MOST EASTERLY EAST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 20°43'01" E, A DISTANCE OF 224.38 FEET TO A 1/2–INCH IRON ROD WITH AN ILLEGIBLE PLASTIC CAP FOUND AT A POINT–OF–CURVATURE IN THE WEST RIGHT–OF–LINE OF THE SAID NORTH VISTA RIDGE BLVD., AT THE SOUTHEAST CORNER OF LOT 2, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHEAST CORNER OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE,

2. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,550.00 FEET, AN ARC DISTANCE OF 216.71 FEET, AND A CHORD WHICH BEARS S 24°47'24" E, A DISTANCE OF 216.54 FEET TO A COTTON GIN SPINDLE WITH A WASHER STAMPED "3DS SURVEYORS" FOUND AT A POINT–OF–TANGENCY, AND

3. S 28°44'27" E, A DISTANCE OF 39.77 FEET TO A MAG NAIL WITH A WASHER STAMPED "HR GREEN" PREVIOUSLY SET IN AN ASPHALT DRIVEWAY FOR THE SOUTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHEAST CORNER OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD FOUND IN THE WEST RIGHT–OF–WAY LINE OF THE SAID NORTH VISTA RIDGE BLVD., AT THE SOUTHEAST CORNER OF LOT 6, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, BEARS S 28°44'27" E, A DISTANCE OF 587.05 FEET;

THENCE S 68°35'31" W, LEAVING THE WEST RIGHT–OF–WAY LINE OF THE SAID NORTH VISTA RIDGE BLVD., WITH THE SOUTH LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTH LINE OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 261.31 FEET TO A MAG NAIL WITH A WASHER STAMPED "HR GREEN" PREVIOUSLY SET FOR A RE–ENTRANT CORNER OF THE SAID 5.879 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 3, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 21°23'46" E, WITH AN EAST LINE OF THE SAID 5.879 ACRE TRACT, WITH THE WEST LINE OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 133.21 FEET TO A MAG NAIL WITH AN ILLEGIBLE WASHER FOUND AT THE SOUTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, SAME BEING SOUTHEAST CORNER OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE WEST LINE OF LOT 4, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF LOT 7, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°36'20" W, WITH THE SOUTH LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTH LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF LOT 7, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 254.71 FEET TO A 5/8–INCH IRON ROD WITH A PLASTIC CAP STAMPED "RL SURVEYING" FOUND AT THE SOUTHWEST CORNER OF THE SAID 5.879 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHWEST CORNER OF LOT 7, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE EAST LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°20'46" W WITH THE WEST LINE OF THE SAID 5.879 ACRE TRACT, SAME BEING THE WEST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 268.32 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2, FOR A MOST WESTERLY NORTHWEST CORNER OF THE SAID 5.879 ACRE TRACT, FOR THE NORTHEAST CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE WEST LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2, WITH THE NORTH LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 69°32'14" W, A DISTANCE OF 313.40 FEET TO A CALCULATED ANGLE POINT, BEING A 14" DIAMETER LIVE OAK TREE FOUND IN THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2, IN THE NORTH LINE OF THE LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND

2. S 68°57'44" W, A DISTANCE OF 100.05 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS AUSTIN" FOUND AT THE SOUTHWEST CORNER OF THE SAID 6.198 ACRE TRACT 2, AT AN ANGLE POINT IN THE EAST LINE OF THE SAID 8.362 ACRE TRACT 1, AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE WEST AND NORTH LINE OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH AN EAST AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 21°23'27" E, A DISTANCE OF 312.27 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THE SAID 8.632 ACRE TRACT 1, FOR A RE–ENTRANT CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR A SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND

2. S 69°29'34" W, A DISTANCE OF 405.68 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF THE SAID 8.632 ACRE TRACT 1, FOR THE NORTHWEST CORNER OF LOT 11, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE WEST LINE OF LOT 1, E. WHITESTONE COMMERCIAL, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2021195224, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "EARLY BOUNDARY" FOUND AT THE SOUTHEAST CORNER OF LOT 1, THE SAID E. WHITESTONE COMMERCIAL, BEARS S 21°19'23" E, A DISTANCE OF 86.72 FEET;

THENCE N 21°19'23" W, WITH THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE EAST LINE OF LOT 1, THE SAID E. WHITESTONE COMMERCIAL, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 547.99 FEET TO A 3/8–INCH IRON ROD FOUND AT AN ANGLE POINT IN THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, AT THE NORTHEAST CORNER OF LOT 1, THE SAID E. WHITESTONE COMMERCIAL, AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, 2200 EAST WHITESTONE SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2020131957, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°20'04" W, CONTINUING WITH THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE EAST LINE OF LOT 1, THE SAID 2200 EAST WHITESTONE SUBDIVISION, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 350.60 FEET TO A 3/8–INCH IRON ROD FOUND IN THE CURVING SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), AT THE NORTHWEST CORNER OF THE SAID 8.362 ACRE TRACT 1, AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, THE SAID 2200 EAST WHITESTONE SUBDIVISION, AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE NORTH LINE OF THE SAID 8.362 ACRE TRACT 1, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,559.16 FEET, AN ARC LENGTH OF 374.32 FEET, AND A CHORD WHICH BEARS N 70°24'17" E, A DISTANCE OF 374.31 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–II CONCRETE RIGHT–OF–WAY MARKER FOUND AT A POINT–OF–TANGENCY, AND

2. N 69°23'52" E, A DISTANCE OF 37.01 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND IN THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), AT THE NORTHEAST CORNER OF THE SAID 8.362 ACRE TRACT 1, AT THE NORTHWEST CORNER OF THE SAID 6.198 ACRE TRACT 2, SAME BEING THE NORTHWEST CORNER OF LOT 10, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE NORTH LINE OF THE SAID 6.198 ACRE TRACT 2, WITH THE NORTH LINES OF LOTS 8, 9, AND 10, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 69°33'44" E, A DISTANCE OF 169.77 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND AT AN ANGLE POINT,

2. N 69°28'52" E, A DISTANCE OF 236.88 FEET TO A 1/2–INCH IRON ROD FOUND AT AN ANGLE POINT, AND

3. N 69°29'18" E, A DISTANCE OF 61.45 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH RIGHT–OF–WAY LINE OF EAST WHITESTONE BLVD. (FM 1431), FOR THE NORTHEAST CORNER OF THE SAID 6.198 ACRE TRACT 2, FOR THE NORTHWEST CORNER OF THE SAID 1.043 ACRE TRACT, AT AN ANGLE POINT IN THE NORTH LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE N 69°29'18" E, WITH THE SOUTH RIGHT–OF–WAY LINE OF THE SAID EAST WHITESTONE BLVD. (FM 1431), WITH THE NORTH LINE OF THE SAID 1.043 ACRE TRACT, WITH THE NORTH LINE OF LOT 8, THE SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 193.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.482 ACRES OF LAND MORE OR LESS.

"PRELIMINARY"
This Document shall not be Recorded for any purpose

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

HRGreen®
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
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TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

L:\Projects\1453-Vista Ridge\600-Survey\607-CADD\Plats\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg
PLOT DATE: Mon, 10/2023 - 5:19pm

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

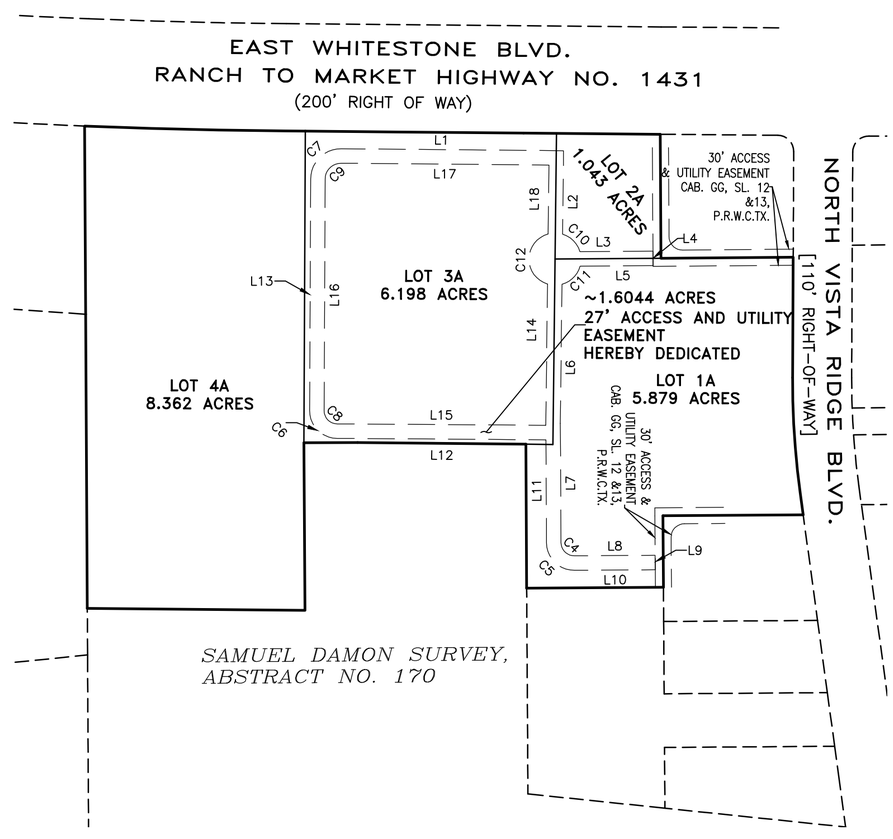
1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. 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 CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE 8.362 ACRE LOT 4 IS SHOWN TO BE IN FLOOD ZONE AE, REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ALSO FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ALSO FLOOD ZONE X (SHADED AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48491C0470F, MAP REVISED DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
21. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009
22. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
23. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR STANDARDS OF THE CITY OF CEDAR PARK ZONING CODE.
24. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
25. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
26. CURRENT ZONING OF THE TRACT IS PD-PLANNED DEVELOPMENT-MU (ORDINANCE NO. Z21.22.02.24.E6)

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C4	24.50'	38.50'	S 66°22'07" E	34.66'
C5	51.50'	80.94'	N 66°22'07" W	72.86'
C6	51.50'	80.76'	N 65°40'33" W	72.74'
C7	56.50'	89.01'	N 24°22'57" E	80.09'
C8	24.50'	38.42'	N 65°40'33" W	34.60'
C9	29.50'	46.47'	N 24°22'57" E	41.82'
C10	48.50'	47.86'	S 65°53'10" E	45.95'
C11	48.50'	49.78'	S 24°06'50" W	47.62'
C12	48.50'	125.01'	S 20°19'13" E	93.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 69°30'54" E	414.17'
L2	S 20°19'13" E	155.48'
L3	N 68°32'55" E	135.93'
L4	S 21°20'33" E	27.00'
L5	S 68°32'55" W	135.88'
L6	S 20°19'13" E	259.33'
L7	S 21°20'46" E	222.35'
L8	N 68°36'31" E	150.64'
L9	S 21°23'46" E	27.00'
L10	S 68°36'31" W	150.64'
L11	N 21°20'46" W	191.89'
L12	S 69°23'53" W	389.07'
L13	N 20°45'00" W	431.59'
L14	S 20°19'13" E	263.26'
L15	S 69°23'53" W	388.66'
L16	N 20°45'00" W	431.59'
L17	N 69°30'54" E	387.09'
L18	S 20°19'13" E	128.40'

EASEMENT EXHIBIT

SCALE: 1"=200'



FILE No: 1453

SHEET 4 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

HRGreen®

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

L:\Projects\1453-Vista Ridge\600-Survey\607-CADD\Plats\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg
PLOT DATE: Mar 10,2023 - 5:09pm

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

THAT WE GCP XXX, LTD., GCP CP COMMERCIAL NORTH, LTD. AND GCP CP COMMERCIAL SOUTH, LTD., BEING THE OWNERS OF **21.482 ACRES** OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

14.560 ACRES OF LAND, BEING ALL OF THAT CERTAIN CALLED 8.362 ACRE TRACT OF LAND, DESIGNATED AS "TRACT 1", AND BEING ALL OF LOTS 9 AND 10, AND A PORTION OF LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN CABINET GG, SLIDES 12–13, AND DOCUMENT NO. 2009060947, DESCRIBED BY METES AND BOUNDS AS 6.198 ACRES OF LAND AND DESIGNATED AS "TRACT 2", IN THE SPECIAL WARRANTY DEED TO GCP XXX, LTD, OF RECORD IN DOCUMENT NO. 2022104063, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

1.043 ACRES OF LAND, BEING A PORTION OF LOT 8, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AS DESCRIBED BY METES AND BOUNDS IN THE SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL NORTH, LTD., OF RECORD IN DOCUMENT NO. 2022104064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

5.879 ACRES OF LAND, BEING ALL OF LOTS 2 AND 3, AND A PORTION OF LOT 8, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, DESCRIBED BY METES AND BOUNDS IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL SOUTH, LTD., OF RECORD IN DOCUMENT NO. 2022104065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE THE SAID 14.560 ACRES, THE SAID 1.043 ACRES AND THE SAID 5.879 ACRES OF LAND, YIELDING A TOTAL OF **21.482 ACRES** OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS;

THE CARLO AT VISTA RIDGE

AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT–OF–WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC, OR, WHEN THE SUBDIVIDER HAS MADE A PROVISION FOR PERPETUAL MAINTENANCE HEREON, TO ALL INHABITANTS OF THIS SUBDIVISION.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____ A.D.

BY:_____

PRINT_____
GCP XXX, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

BY:_____

PRINT_____
GCP CP COMMERCIAL NORTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

BY:_____

PRINT_____
GCP CP COMMERCIAL SOUTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

CAROLVILLE, LTD., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH SILCAR, LLC, A TEXAS LIMITED LIABILITY COMPANY, LIEN HOLDER OF THE CERTAIN CALLED **14.560 ACRES** OF LAND, BEING ALL OF THAT CERTAIN CALLED 8.362 ACRE TRACT OF LAND, DESIGNATED AS "TRACT 1", AND BEING ALL OF LOTS 9 AND 10, AND A PORTION OF LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN CABINET GG, SLIDES 12–13, AND DOCUMENT NO. 2009060947, DESCRIBED BY METES AND BOUNDS AS 6.198 ACRES OF LAND AND DESIGNATED AS "TRACT 2", IN THE SPECIAL WARRANTY DEED TO GCP XXX, LTD, OF RECORD IN DOCUMENT NO. 2022104063, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

1.043 ACRES OF LAND, BEING A PORTION OF LOT 8, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AS DESCRIBED BY METES AND BOUNDS IN THE SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL NORTH, LTD., OF RECORD IN DOCUMENT NO. 2022104064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

5.879 ACRES OF LAND, BEING ALL OF LOTS 2 AND 3, AND A PORTION OF LOT 8, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, DESCRIBED BY METES AND BOUNDS IN SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL SOUTH, LTD., OF RECORD IN DOCUMENT NO. 2022104065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY CONSENT TO THE SUBDIVISION OF THE SAID 14.560 ACRES, THE SAID 1.043 ACRES AND THE SAID 5.879 ACRES OF LAND, YIELDING A TOTAL OF **21.482 ACRES** OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS;

THE CARLO AT VISTA RIDGE

AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT–OF–WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC, OR, WHEN THE SUBDIVIDER HAS MADE A PROVISION FOR PERPETUAL MAINTENANCE HEREON, TO ALL INHABITANTS OF THIS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20_____.

CAROLVILLE, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: SILCAR, LLC, A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: _____
NAME: HENK MORELISSE, JR.
TITLE: MANAGER

DATE EXECUTED: _____

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

THAT I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12 OF THE CITY CODE OF CEDAR PARK AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF NO. 202001353, WITH AN EFFECTIVE DATE OF AUGUST 9, 2022 AND ISSUED AUGUST 18, 2022, AND ALSO THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF NO. 202203283, WITH AN EFFECTIVE DATE OF AUGUST 5, 2022, AND ISSUED AUGUST 18, 2022 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED UPON A SURVEY PERFORMED UPON THE GROUND UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF MAY AND AUGUST, 2022.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

_____
ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@HRGREEN.com
TBPLS FIRM NO. 10194101

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON §

I, SHERVIN NOOSHIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM, PANEL #48453C0595K, DATED JANUARY 22, 2020, FOR AUSTIN, TRAVIS COUNTY, TEXAS.

A PORTION OF THE TRACT SHOWN HEREIN LIES WITHIN FLOOD ZONE AE, REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ALSO FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ALSO FLOOD ZONE X (SHADED AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48491C0470F, MAP REVISED DECEMBER 20, 2019.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

_____
SHERVIN NOOSHIN, P.E. 96807
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
shervin.nooshin@hrgreen.com
TBPE FIRM No. F–16384

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF CEDAR PARK,

COUNTY OF WILLIAMSON, THIS _____ DAY OF _____, 20____ A.D.

_____
AMY LINK, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, THIS

_____ DAY OF_____, 20____ A.D.

_____ _____
BOBBI HUTCHINSON, CHAIR CYNTHIA SNEED, SECRETARY

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF WILLIAMSON 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. AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D.AT _____ O'CLOCK __.M IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DOCUMENT NO. _____.

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

NANCY E. RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FILE No: 1453 SHEET 5 OF 5

PLAT PREPARATION DATE: DECEMBER 15, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

HRGreen®
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
SAMUEL DAMON SURVEY, ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

L:\Projects\1453-Vista Ridge\600-Survey\607-CADD\Plats\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A\1453-Vista Ridge Replat_REPLAT OF LOTS 1, 2 AND 3, BLOCK A.dwg
11/21/2022 - 9:47:15 AM, DWG To PDF.pc3, Hrgrn