

EDWARDS AQUIFER CONTRIBUTING ZONE PLAN EXCEPTION (CZP-EXP)

GOOD SHEPHERD LUTHERAN CHURCH

700 W. WHITESTONE BOULEVARD CEDAR PARK, TEXAS 78613

SITE LOCATED IN EDWARD'S AQUIFER CONTRIBUTING ZONE

Prepared for

Matthew Headley 700 W. Whitestone Boulevard Cedar Park, Texas 78613

Prepared by

Migl Engineering and Consulting, PLLC 9600 Escarpment Boulevard, Suite 745-174 Austin, Texas 78749

Project No. 0109.011

May 2023

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. <u>Edwards Aquifer applications</u> 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

- 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 will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **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:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- 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 denied/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 affected 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.

Regulated Entity Name: Good Shepherd Lutheran Church			2. Regulated Entity No.: RN105743777			
3. Customer Name: Matthew Headley		4. Customer No.: N/A				
5. Project Type: (Please circle/check one)	New	Modification	Extension	Exception		
6. Plan Type: (Please circle/check one)	WPAP CZP	SCS UST AST	EXPEXT	Technical Clarification	Optional Enhanced Measures	
7. Land Use: (Please circle/check one)	Residential (Non-residential	8. Sit	e (acres):	9.811 acres	
9. Application Fee:	\$500.00	10. Permanent BMP(s):		Partial Sedimentation-Filtration		
11. SCS (Linear Ft.):	0	12. AST/UST (No. Tanks):		О		
13. County:	Williamson	14. Watershed:		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 AuthorityBarton Springs/ Edwards AquiferHays TrinityPlum Creek	Barton Springs/ Edwards Aquifer	NA			
City(ies) Jurisdiction	AustinBudaDripping SpringsKyleMountain CitySan MarcosWimberleyWoodcreek	AustinBee CavePflugervilleRollingwoodRound RockSunset ValleyWest Lake Hills	Austin X_Cedar ParkFlorenceGeorgetownJerrellLeanderLiberty HillPflugervilleRound 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 HillsFair Oaks RanchHelotesHill Country VillageHollywood ParkSan 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.					
Kyle Quick, P.E.					
Print Name of Customer Authorized Agent	5/26/23				
Signature of Customer/Authorized Agent	Date				

FOR TCEQ INTERNAL USE ONLY					
Date(s)Reviewed:	Date Adı	ministratively Complete:			
Received From:	Correct 1	Number of Copies:			
Received By:	Distribut	tion Date:			
EAPP File Number:	Complex	χ:			
Admin. Review(s) (No.):	No. AR I	Rounds:			
Delinquent Fees (Y/N):	Review 7	Time Spent:			
Lat./Long. Verified:	SOS Cus	tomer Verification:			
Agent Authorization Complete/Notarized (Y/N):	Fee	Payable to TCEQ (Y/N):			
Core Data Form Complete (Y/N):	Check:	Signed (Y/N):			
Core Data Form Incomplete Nos.:		Less than 90 days old (Y/N):			

Contributing Zone Exception Request Form

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 Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Kyle Quick, P.E.

Date: 5/26/23

Signature of Costomer/Agent:

Regulated Forty Name: Good Shepherd Lutheran Church

Project Information

1. County: Williamson

2. Stream Basin: Brushy Creek

3. Groundwater Conservation District (if applicable):

4. Customer (Applicant):

Contact Person: Matthew Headley
Entity: Good Shepherd Lutheran Church

Mailing Address: 700 W. Whitestone Boulevard

City, State: Cedar Park, Texas Zip: 78613

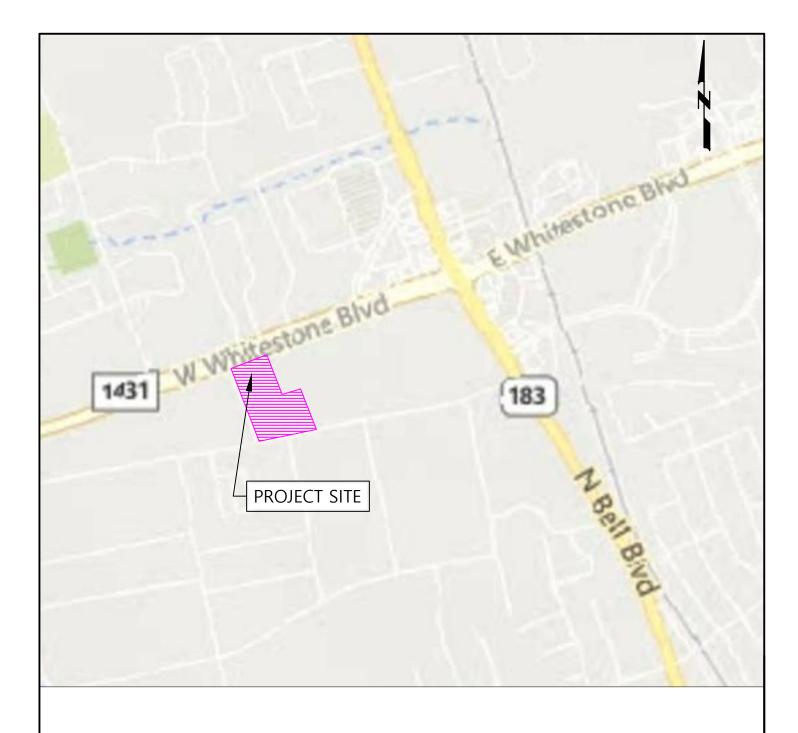
Telephone: (512) 258-6227

	Email Address: mheadley@gstx.org
5.	Agent/Representative (If any):
	Contact Person: Kyle Quick, P.E. Entity: Migl Engineering and Consulting, PLLC Mailing Address: 9600 Escarpment Boulevard, Suite 745-174 City, State: Austin, Texas Zip: 78749
	Telephone: <u>(512)</u> 965-2318 Fax:
	Email Address: Kyle@miglengineering.com
6.	Project Location
	This project is inside the city limits of <u>Cedar Park</u> . This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of
	This project is not located within any city 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.
	700 W. Whitestone Boulevard, Cedar Park, Texas 78613
8.	Attachment A - Road Map. A road map showing directions to and 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 USGS Quadrangle Map (Scale: 1' = 2000') is attached. The map(s) should clearly show:
	✓ Project site boundaries.✓ USGS Quadrangle Name(s).
10.	Attachment C - Project Narrative. A detailed narrative description of the proposed project is provided at the end of this form. 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

2 of 3

11. Existing project site conditions are noted below:

\square	Existing commercial site
	Existing industrial site
	Existing residential site
	Existing paved and/or unpaved roads
	Undeveloped (Cleared)
Щ	Undeveloped (Undisturbed/Not cleared)
	Other:
12. 🔀	Attachment D - Nature Of Exception . A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter B for which an exception is being requested have been identified in the description.
13. 🔀	Attachment E - Equivalent Water Quality Protection . Documentation demonstrating equivalent water quality protection for surface streams which enter the Edwards Aquifer is attached.
Adm	ninistrative Information
14. 🔀	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.
15. 🔀	The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.



VICINITY MAP

1" = 1000'

MAPSCO MAP 372V CITY GRID NO. D43

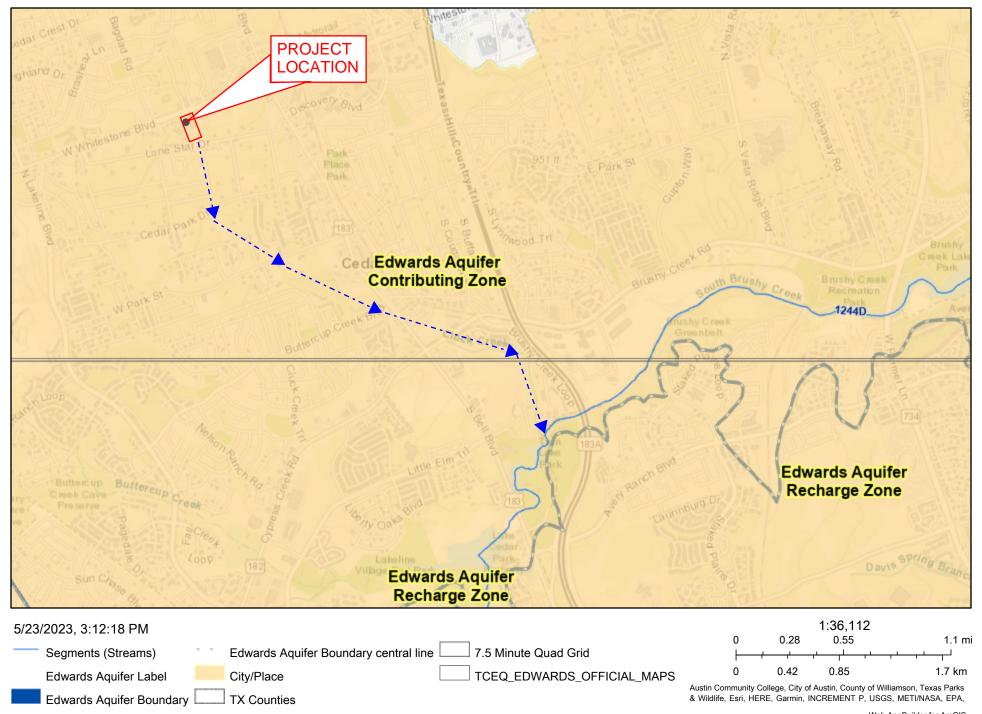


MIGL ENGINEERING AND CONSULTING

9600 Escarpment Blvd, Suite 745-174 Austin, TX 78749 | 512 750 0440 Texas Registered Engineering Firm F-16967

CLIENT/PROJECT	PROJECT NO.
GOOD SHEPHERD LUTHERAN CHURCH 700 W WHITESTONE BLVD. CEDAR PARK, TEXAS 78613	0109.011
SHEET TITLE	SHEET NO.
VICINITY MAP	EX 1

Good Shepherd Lutheran Church



ATTACHMENT C - PROJECT DESCRIPTION

1.0 GENERAL PROJECT INFORMATION

The site improvements consist of additional parking and sidewalk improvements of the Good Shepherd Lutheran Church campus located at 700 W Whitestone Blvd, Cedar Park, Texas. The site is located at the intersections of W Whitestone Blvd and Royal Lane, and Royal Lane and Lone Star Drive. Approximately 1.42 acres of land will be utilized for the new sidewalk and parking.

2.0 SITE BACKGROUND

The property is legally platted as Lots 17-21 of the Cedar Park Ranchettes Subdivision totaling 9.81 acres. It has been previously developed through various constructions phases. The existing improvements include a congregation hall, church, offices, class rooms, a single-family home, and playground; 4 driveways and 276 parking spaces; water, wastewater, and fire services; and a sedimentation-filtration water quality pond and detention pond. The existing impervious cover total 3.88 acres or 39.51%.

3.0 SITE IMPROVEMENTS

The proposed improvements to the existing campus include a widened driveway to Whitestone Boulevard, additional parking along the eastern entrance and in the northwest corner, and a walking trail and gathering areas in the open space along the northern façade. The existing BMPs are designed to handle all proposed impervious cover. This phase will increase the impervious cover by 12,433 square feet for a site total of 181,266 square feet (4.161 acres) or 42.42%. The existing partial sedimentation-filtration pond was designed and approved for an ultimate condition of 72.32% impervious cover.

ATTACHMENT D - NATURE OF EXCEPTION

A Contributing Zone Exception is requested because a Contributing Zone Plan for this property was previously approved, is active, and the water quality controls were constructed according to the ultimate condition site development plan. The church campus is constructed in phases as funding is raised. The previous phase constructed most of the parking on the property; water, wastewater, and storm systems; and the partial sedimentation-filtration pond for water quality and detention pond designed for the ultimate condition. The current phase is proposing an addition to the parking lot along with new walking paths and trails centered around a landscaped gathering area.

The CZP approval letter is included with this Exception Request for EAPP ID No. 09052802, Regulated Entity No. RN105743777.

ATTACHMENT E - EQUIVALENT WATER QUALITY PROTECTION

The existing BMP satisfies the requirements of TCEQ as a partial sedimentation-filtration pond. The existing water quality pond provides 10,660 cubic feet of volume to remove 3630 lbs of TSS and meets the 80% removal of total suspended solids for the ultimate condition of 72.32% impervious cover. The existing impervious cover is 39.51% and this phase will increase the impervious cover by 12,433 square feet for a site total of 181,266 square feet (4.161 acres) or 42.42%.

There are no existing or proposed developed areas for uncontrolled runoff. Stormwater from the redeveloped driveway and paved parking areas will be conveyed via storm drains to the existing water quality pond. The construction plans for this phase are included with this application and include the pond as-builts.

Buddy Garcia, Chairman Larry R. Soward, Commissioner Bryan W. Shaw, Ph.D., Commissioner Mark R. Vickery, P.G., Executive Director





TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 15, 2009

Mr. Kyle Montgomery, Executive Director Good Shepherd Lutheran Church 700 W Whitestone Blvd. Cedar Park, Texas 78613

Edwards Aquifer, Williamson County Re:

NAME OF PROJECT: Good Shepherd Lutheran Church; Located at 700 W. Whitestone

Blvd.; Cedar Park, Texas

TYPE OF PLAN: Request for approval of a Contributing Zone Plan (CZP); 30 Texas

Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Edwards Aquifer Protection Program ID No. 09052802; Investigation No. 759638;

Regulated Entity No. RN105743777

'Dear Mr. Montgomery:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by Robert L. Koster, P.E., Consulting Engineer, on behalf of Good Shepherd Lutheran Church on May 28, 2009. Final review of the CZP was completed after additional material was received on June 22, 26, and July 9, 2009. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.

REPLY TO: REGION 11 • 2800 S. INTERSTATE HWY. 35, STE. 100 • AUSTIN, TEXAS 78704-5700 • 512-339-2929 • FAX 512-339-3795

MAOD

PROJECT DESCRIPTION

The proposed project will have an area of approximately 9.81 acres. Phase 1 includes the construction of a one-story church and activity center building totaling 41,402 square feet, parking and the associated driveways, parking, utility services and a water quality and detention facility. Impervious cover in Phase 1 will be increased by 3.21 acres. There are existing buildings and parking built prior to 1999, containing 2.23 acres of existing impervious cover. The existing impervious cover was constructed prior to the TCEQ Contributing Zone rules, and therefore not required to be treated. The future phase includes a 13,700 square foot classroom building and north parking lot containing 0.96 acres of impervious cover. The total impervious cover for the site will be 6.40 acres and consists of: 2.23 acres of existing impervious cover; Phase 1 construction of 3.21 acres of impervious cover; and future development consisting of 0.96 acres of impervious cover. Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Wastewater Reclamation Facility.

PERMANENT POLLUTION ABATEMENT MEASURES

A partial sedimentation filtration system will be constructed to treat stormwater runoff. The pond provides 10,660 cubic feet of water quality volume (10,660 cubic feet is required) with a capture depth of 0.52 inches. The pond provides treatment for 4.17 acres of new impervious cover. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

STANDARD CONDITIONS

- 1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
- 2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
- 3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.

- Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
- 6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
- 7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

- During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
- 9. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
- 10. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

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- The following records shall be maintained and made available to the executive director 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.
- 12. 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.
- This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

- Owners of permanent BMPs and measures must insure that the 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 Austin Regional Office within 30 days of site completion.
- The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
- 16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
- A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be

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submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. Ben E. Milford, P.G. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Mark R. Vickery P.G., Executive Director Texas Commission on Environmental Quality

MRV/bem

Enclosure:

Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-

10263

cc:

Mr. Robert L. Koster, P.E., Cedar Park

Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County and Cities Health District

Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park

TCEQ Central Records

700 W WHITESTONE BLVD. CEDAR PARK, TEXAS 78613

LANDSCAPE ARCHITECT JONATHAN WAGNER STUDIO 16:19

305 W. LIBERTY AVE, SUITE 100 ROUND ROCK, TX 78664

CIVIL ENGINEER: KYLE QUICK, P.E.

MIGL ENGINEERING AND CONSULTING 9600 ESCARPMENT BLVD, SUITE 745-174 AUSTIN, TX. 78749

kyle@miglengineering.com 512-965-2318

SUBMITTAL DATE MARCH 27, 2023

LEGAL DESCRIPTION LOTS 17-21, BLOCK 3, CEDAR PARKS RANCHETTES UNIT 2

ADDRESS: 700 W WHITESTONE BLVD. CEDAR PARK, TEXAS 78613

TAX PARCEL NUMBER: R051411 AND R033761

EDWARDS AQUIFER: THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE PER TCEQ MAPS

EDWARDS AQUIFER PROTECTION PROGRAM ID NO. 09052802

REGULATED ENTITY NO. RN105743777.

WATERSHED STATUS: **BRUSHY CREEK**

FLOODPLAIN INFORMATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN, AS

SHOWN ON THE FEMA FIRM MAP 48491C0464F DATED DECEMBER 20, 2019.

JURISDICTION: CITY OF CEDAR PARK

ZONING: SR - SUBURBAN RESIDENTIAL

BUILDING COVERAGE: 30,015 SF

TOTAL SITE AREA: 9.81 AC.

TABS/TDLR: TABS2023014970

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF PARKING AND ACCESS IMPROVEMENTS FOR EXISTING BUILDINGS TOTALING 30.015 GROSS SOLET. ON A 9.81 AC. SITE

- BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, 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.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER ON ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- ALL EXISTING PUBLIC UTILITY LINES (WATER, WASTEWATER, AND STORM SEWER) SHALL BE LOCATED, POTHOLED, AND FIELD VERIFIED VIA SUE LEVEL A PRIOR TO CONSTRUCTION WITH A CITY OF CEDAR PARK EMPLOYEE PRESENT.
- . The intent of this site design is to meet local, state and federal development codes and regulations. A concurrence letter is REQUIRED FROM MIGL ENGINEERING AND CONSULTING UPON COMPLETION OF THE CONSTRUCTION AS PERMITTED. ANY CHANGES MADE DURING CONSTRUCTION MUST BE SHOWN ON THE DRAWINGS IN THE FORM OF A REVISION OR CORRECTION BY THE CITY PRIOR TO THE ISSUANCE OF THE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE DESIGNER OR ENGINEER OF ANY APPARENT DISCREPANCY OR DESIGN CONFLICTS, AND RESOLVE SUCH SITUATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- SHOULD THERE BE ANY CONFLICT IN SPECIFICATIONS OR REQUIREMENTS FOR MATERIALS OR INSTALLATION THE MOST STRINGENT WILL APPLY. IF THE DECISION IS NOT CLEAR, DIRECT YOUR QUESTIONS TO THE DESIGNER OR ENGINEER.
- 7. The City approved, signed and sealed plan set shall take precedence over any cad files provided to the contractor.
- 3. Excavation is unclassified, which includes any necessary methods required to dewater or dry out excavations and for the importing OF BASE OR NATIVE MATERIALS NECESSARY TO FACILITATE CONSTRUCTION OF EMBANKMENTS, STRUCTURES, OR PAVEMENT.
- . THE LATEST APPROVED, SIGNED AND SEALED LANDSCAPE ARCHITECTURAL PLANS SHOULD BE CONSULTED FOR THE ACTUAL SIZE, CONFIGURATION AND LOCATION OF EACH SHADE STRUCTURE, FENCE, AND SITE FURNISHINGS.
- 10. APPROVAL OF SITE PLAN DOES NOT ALLOW FOR ANY WORK IN THE RIGHT OF WAY TO BE CONDUCTED WITHOUT TEMPORARY USE OF RIGHT OF WAY PERMIT.
 - 10.1. EXCAVATION FOR UTILITY WORK WILL REQUIRE AN EXCAVATION PERMIT
 - 10.2. ALL DRIVEWAYS AND CONCRETE WORK WILL REQUIRE A DRIVEWAY/ SIDEWALK PERMIT 10.3. ALL TRAFFIC CONTROL AND PEDESTRIAN PROTECTION WILL REQUIRE A TEMPORARY USE OF ROW PERMIT
 - 10.4. ALL OTHER PERMITS SUCH AS THE BUILDING PERMIT MUST BE APPROVED BEFORE USE OF THE ROW WILL BE ALLOWED.
- 11. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- 12. UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS MUST BE INSTALLED, INSPECTED, AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE.
- 13. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

NOT FOR CONSTRUCTION-UNTIL APPROVED

ihese documents are not approved for construction, and shall not be used for construction until approved by the city of cedar park, UNTIL A DEVELOPMENT PERMIT IS ISSUED BY THE CITY OF CEDAR PARK, AND UNTIL ALL REQUIRED OTHER CITY, COUNTY, AND STATE PERMITS ARE OBTAINED.

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.

SITE DEVELOPMENT PLANS FOR GOOD SHEPHERD LUTHERAN CHURCH 700 W WHITESTONE BLVD. CEDAR PARK, TEXAS 78613



VICINITY MAP 1" = 1000' MAPSCO MAP 372V CITY GRID NO. D43

REVISIONS/CORRECTIONS

IS IG HE	No.	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) (%)	City of CEDAR PARK Approval/Date	Date Imaged
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JOB NO. 0109.011

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.

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.

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,

SHEET LIST TABLE

SHEET TITLE

SHEET#

- COVER
- PLAT
- **GENERAL NOTES**
- TCEQ NOTES
- **EXISTING CONDITIONS PLAN**
- **DEMOLITION PLAN**
- **EROSION AND SEDIMENTATION CONTROL DETAILS**

EROSION AND SEDIMENTATION CONTROL PLAN

- SITE PLAN
- **GRADING PLAN**
- DRAINAGE AREA MAP
- AS BUILT POND LAYOUT SHEET
- AS BUILT WATER QUALITY POND DETAILS
- DETAILS
- LANDSCAPE NOTES
- LANDSCAPE SCHEDULE AND CALCULATIONS
- OVERALL LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS



Reviewed for Code Compliance Signature required from all Departments

Planning		Date
Engineering Services		Data
Engineering Services		Date
Industrial Pretreatment		Date
Eine Duerrentien		Data
Fire Prevention		Date
Landscape Planner		Date
A dduagain a		Data
Addressing	2023-3-SD	Date
Site Development Permit Number		



CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES MIGL ENGINEERING AND CONSULTING AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

PRIVATE FIRE HYDRANT NOTE THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH CEDAR PARK FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES 3 PRIVATE HYDRANTS.

CONSULTING e 745-174 ENGINEERING



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Construction Notes for Subdivisions and Site Plans

Construction Notes for Subdivisions & Site Plans City of Cedar Park

Revised March 23, 2023

General Notes:

- 1. General Contractor shall call for all utility locates prior to any construction. Contractor 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 for 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: NONE. 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: http://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 shall 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.
- 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 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
- 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 electronic 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, the 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 and 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.
- 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
- 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 hours 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 of 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 fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities Wastewater Notes: 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. Contractors 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
- 35. There shall be no water or wastewater appurtenances, including but not limited to, valves,

fittings, meters, clean-outs, manholes, or vaults in any driveway, sidewalk, traffic or pedestrian

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 buried or partially

buried infrastructure as a vehicular or pedestrian surface.

- 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
- 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
- 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 ECP Texas LLP. on August 29, 2006 the pavement sections were designed accordingly. The pavement sections are to be constructed as follows: Refer to "FLEXIBLE PAVEMENT SECTION" detail on sheet 14.
- 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 witnessed 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
- 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 intersecting 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 placed 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

- closures require approval by the Director of Engineering and shall occur between the hours of 8 PM and 6 AM. Lane closures observed by City during the peak hours of 6 AM to 9 AM, 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 times. Full closure of such driveway can be considered with written authorization retained by the Contractor from the property owner(s) or access easement right holder(s) of the driveway allowing full closure of the driveway.
- 20. Trees must not overhang within 10' vertically of a sidewalk, or 18' vertically of a roadway or driveway.

- 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.
- Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC
- 8. Pipe materials to be used for construction of utility lines:

Wastewater- N/A Force Main- N/A

- (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.
- 10. All wastewater lines 10" and larger shall be video inspected in accordance with City of Cedar Park Public Works Department Utility Policy and Standard Specifications Manual Appendix E: Requirements for Video Inspection of Wastewater Lines 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
- 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 PVC 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 line 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 hours 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 Coatings 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 with the specifications listed in Note 20.
- 24. All manholes will be vacuum tested only. 25. Tracer tape AND marking tape shall be installed on all water and wastewater mains 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
- valves, bends, tees, plugs, and other fittings.
- 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 - N/A
- 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. Approved 5 ¼" fire hydrants:
 - American Flow Control, B84B
 - Mueller Company, Super Centurion 250
 - Clow Medallion Hydrant

- 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. Public Works will require a
- contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation. 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
- 14. Manhole frames and covers and 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 paving construction. 15. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be
- repaired at the expense of the contractor. 16. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
- 17. All water mains, wastewater mains and service lines shall meet City of Austin Specifications for minimum cover requirements. All streets are to be cut to subgrade prior
- to installation of water mains or cuts will be issued by the engineer. 18. City to 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. 19. 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 PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
- 20. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing
- 21. All pipe bedding material shall conform to City of Austin Standard Specifications. 22. Tracer tape shall be installed on all water and wastewater mains regardless of the type of
- pipe or depth of pipe installed 23. 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.
- 24. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined \$500 or more, including additional theft of water fines, if a water valve is operated in an
- unauthorized manner, regardless of who operated the valve. 25. All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the
- 26. All water valves, including those over 12" in size, shall be gate valves.
- 27. A double check backflow device in a vault shall be installed at the property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SRII 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detai
- 28. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of
- 29. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Storm Sewer Notes:

- 1. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction. Contractor shall backfill around manholes and iunction boxes with Class A concrete.
- 2. All manhole lids shall be 32" or larger, unless expressly approved in writing by the Engineering Department.
- 3. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
- Engineer, all storm sewer RCP shall be Class III. Corrugated Metal Pipe is not permitted. All manhole and inlet covers shall read "City of Cedar Park".

6. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing

4. Pipe materials to be used for construction of utility lines: Unless otherwise specified by the

- 7. All pipe bedding material shall conform to City of Austin Standard Specifications. 8. 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. 9. Contractor to install and maintain geo-textile fabric barrier (inlet protection) around storm sewer leads and inlets to prevent silt and other material from entering the storm sewer
- 10. Install concrete safety end treatments to all culverts and ends of drainage pipe. 11. All curb inlets shall have an Almetek 4" Disc "No Dumping Drains to Waterway" marker.

Sequence of Construction Notes:

Fire Marshal.

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.

- 1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation
- 2. The General Contractor must contact the City Inspector at 512-401-5000, 72 hours prior

to the scheduled date of the required on-site preconstruction meeting.

- 3. The General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan
- 4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the City of Austin Drainage Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
- 5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water
- Pollution Prevention Plan (SWPPP) posted on the site. 6. Begin site clearing/construction (or demolition) activities.

a final inspection will be scheduled by the City Inspector.

- 7. Underground utilities will be installed, including fire hydrants.
- 8. 8Fire Department access will be installed where required by approved site plan. 9. Vertical construction may occur after the Pre-vertical Inspection has been cleared by the
- 10. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
- 11. Complete construction and start revegetation of the site and installation of landscaping. 12. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the City indicating that construction, including revegetation, is

complete and in substantial compliance with the approved plans. After receiving this letter,

- a final inspection will be scheduled by the City Inspector. 13. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the City indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter,
- 14. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.



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NOTES ENERAL

0109-011 SHEET NO.

Texas Commission on Environmental Quality Contributing Zone Plan General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

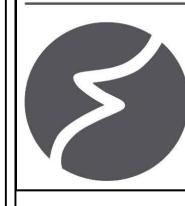
The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction.

Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

- A written notice of construction must be submitted to the TCEQ regional office at least 48
 hours prior to the start of any ground disturbance or construction activities. This notice must
 include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
- 2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) 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 onsite.
- 3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- 4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
- Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
- 6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- 8. All excavated material that will be stored on-site must have proper E&S controls.
- 9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
- The following records should be maintained and made available to the TCEQ upon request:
 the dates when major grading activities occur;
 - the dates when major grading activities occur;
 the dates when construction activities temporarily or permanently cease on a
 - the dates when construction activities temporarily or permanently cease on portion of the site; and
 - the dates when stabilization measures are initiated.
- 11. The holder of any approved CZP 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 (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
 - 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; or
 - any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A	San Antonio Regional Office 14250 Judson Road
Austin, Texas 78753-1808	San Antonio, Texas 78233-4480
Phone (512) 339-2929	Phone (210) 490-3096
Fax (512) 339-3795	Fax (210) 545-4329

MIGL ENGINEERING AND CONSULTING 9600 Escarpment Blvd, Suite 745-174 Austin, TX 78749 | 512 750 0440 Texas Registered Engineering Firm F-16967

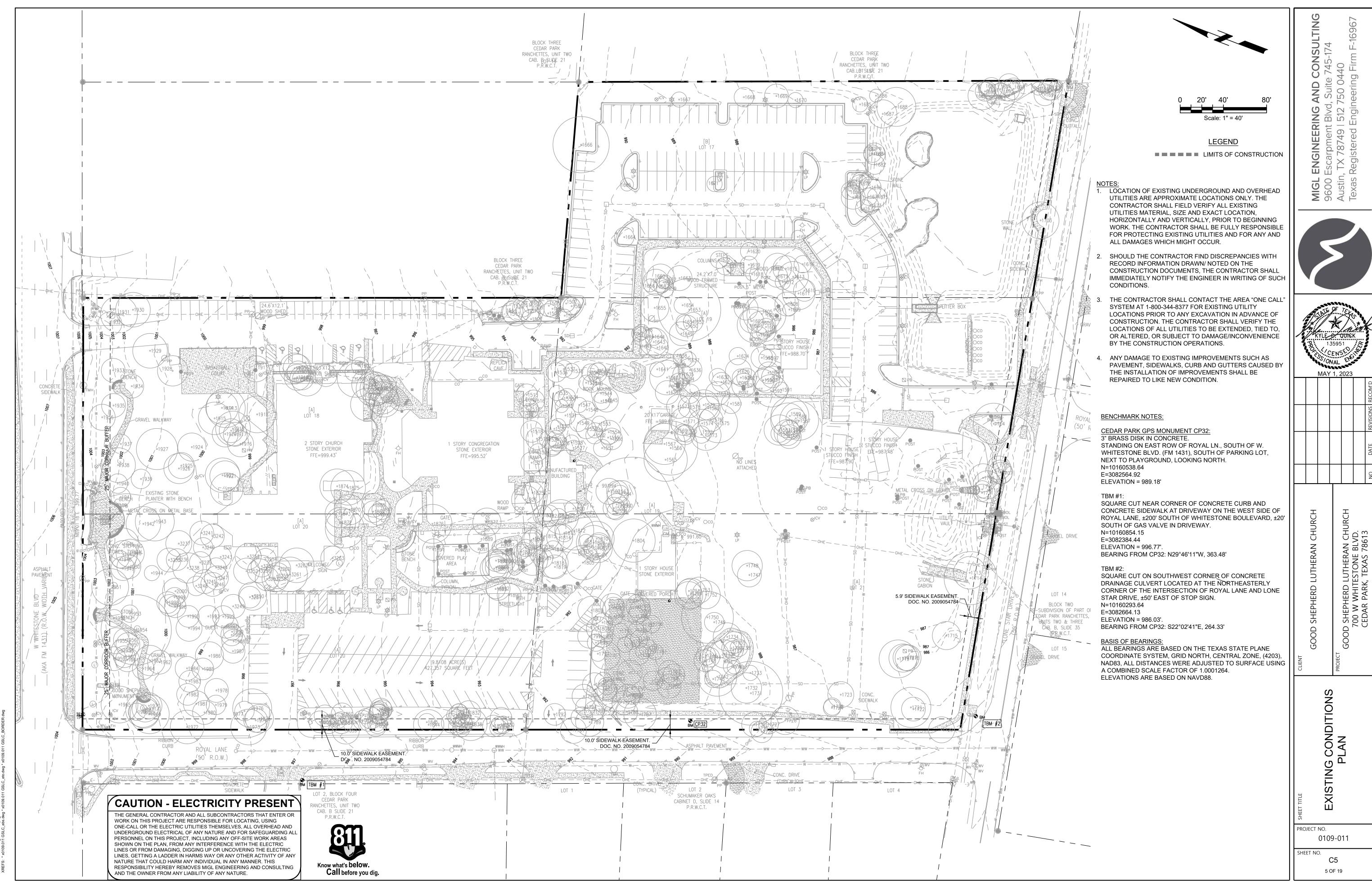


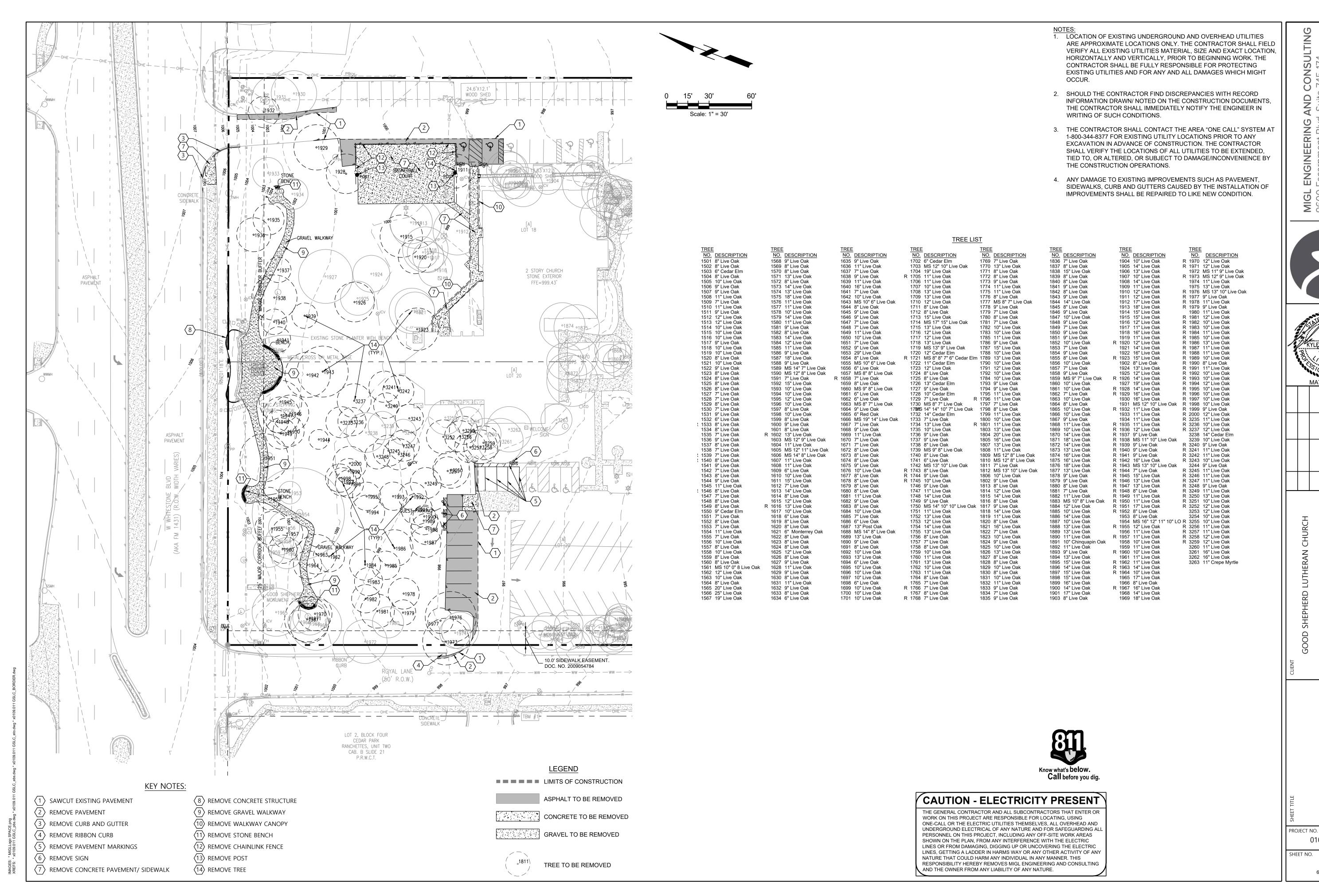
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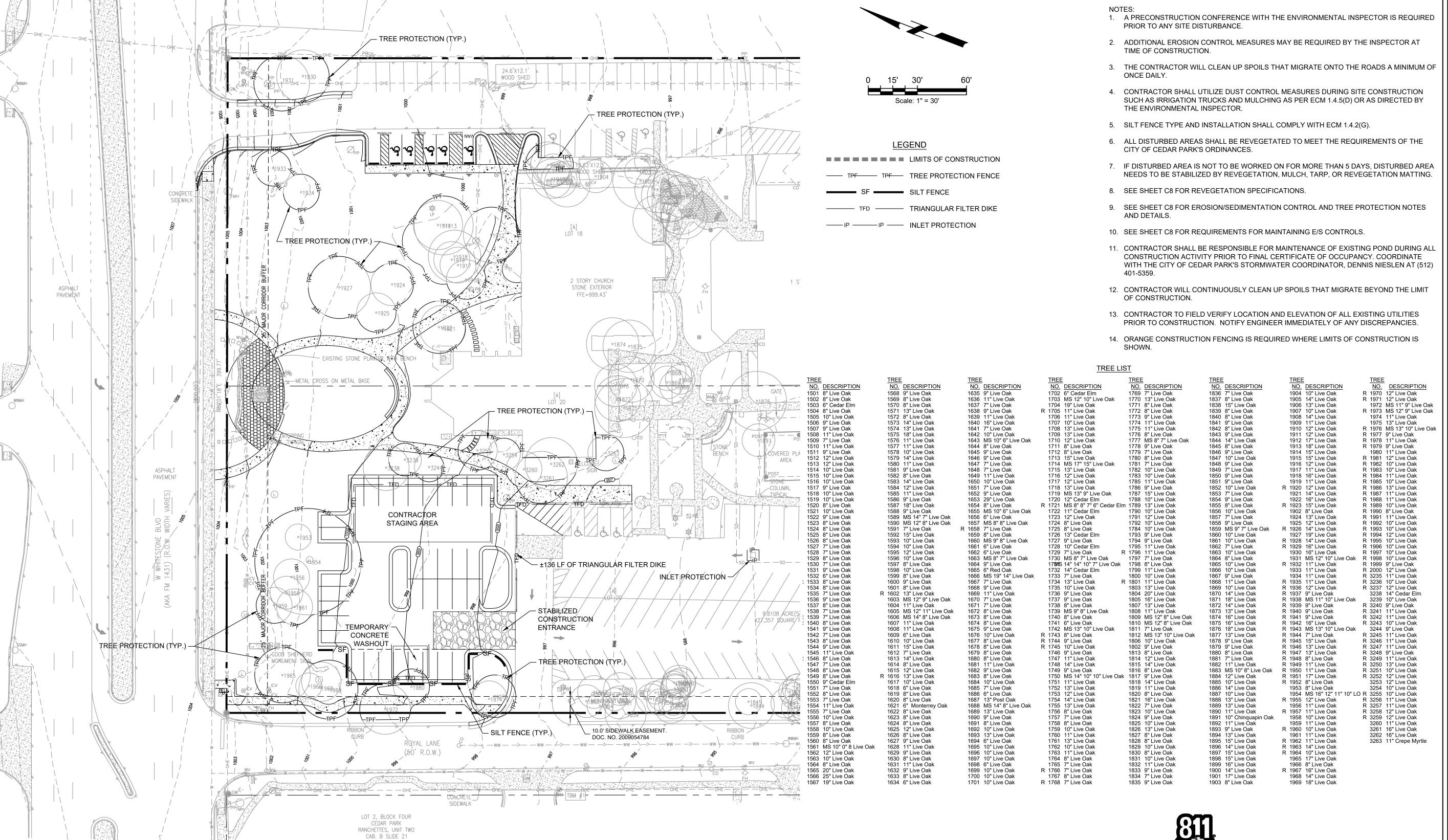
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P.R.W.C.T.



THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OF WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING. USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALI PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN. FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES MIGL ENGINEERING AND CONSULTING AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

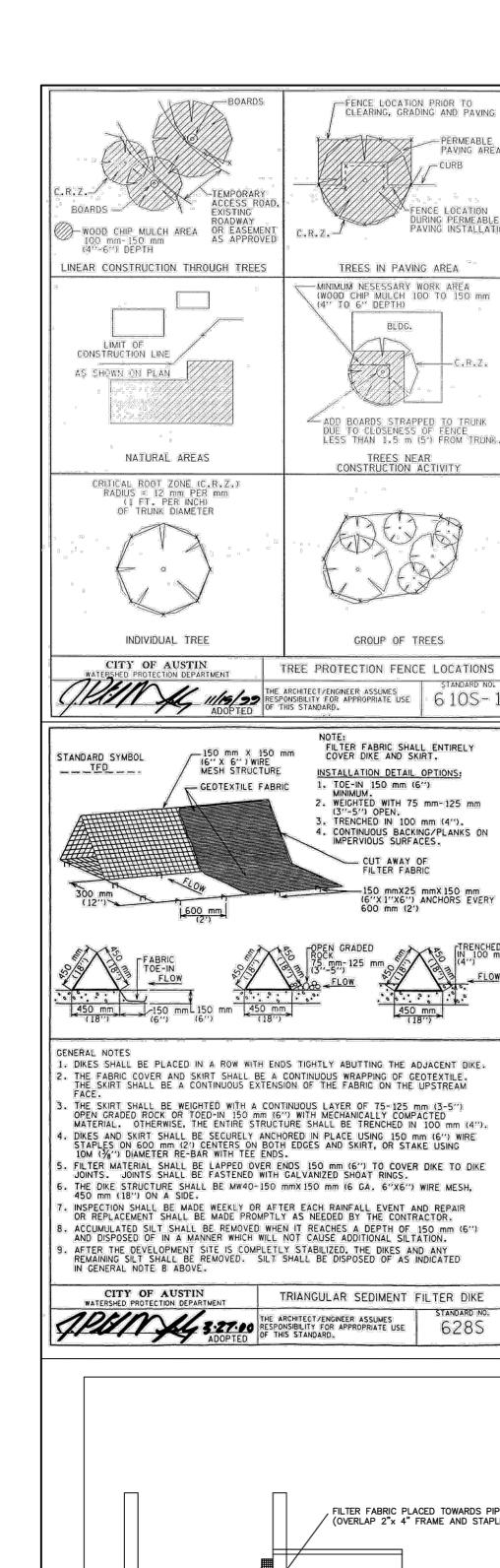
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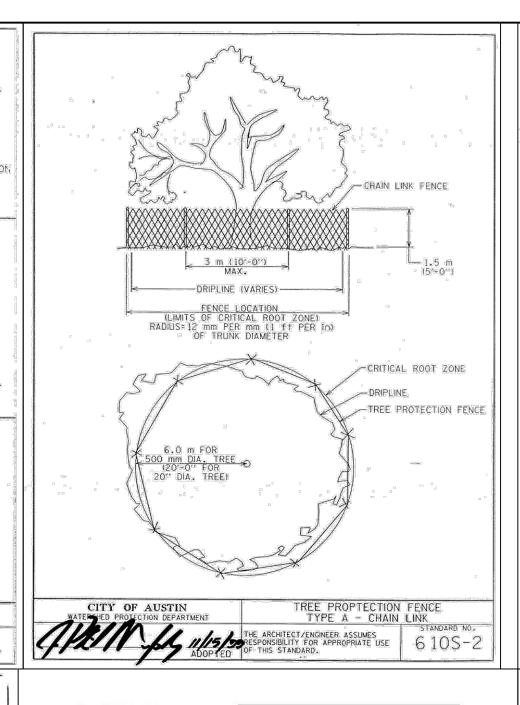
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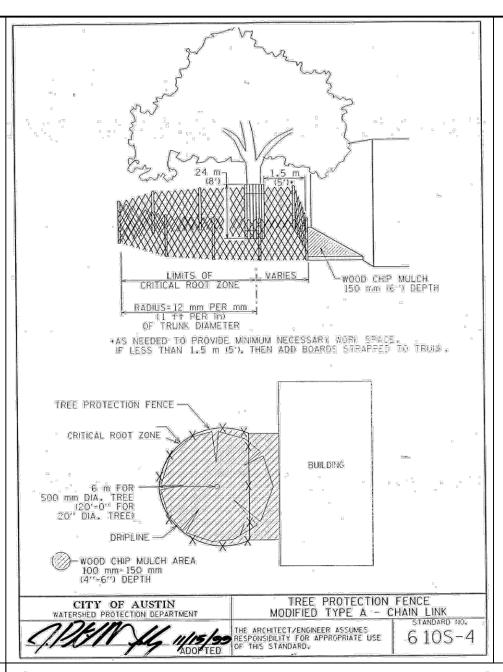
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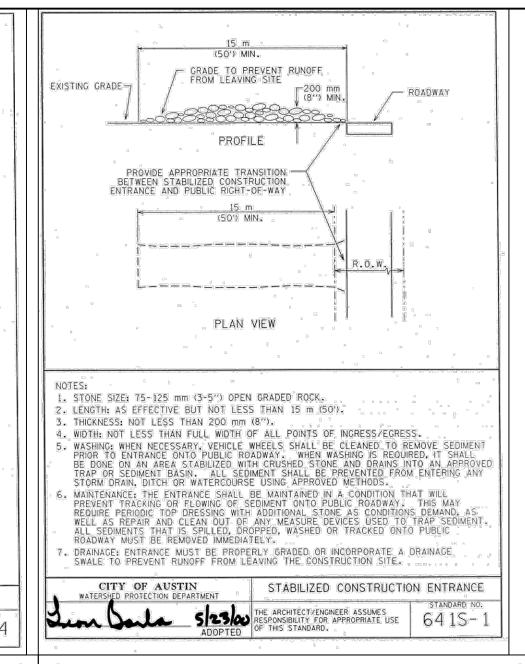


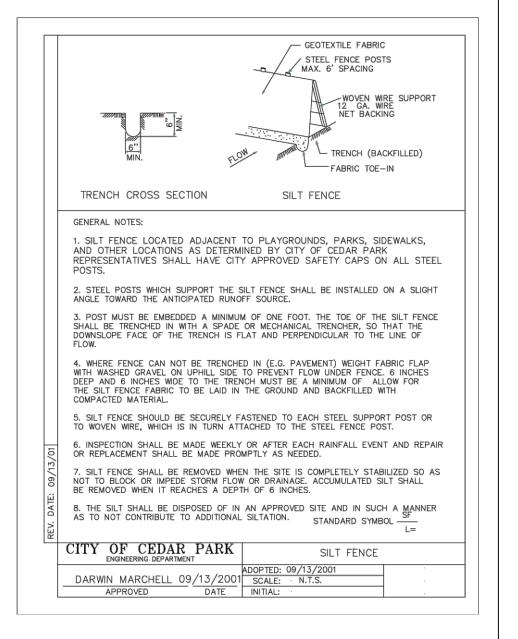


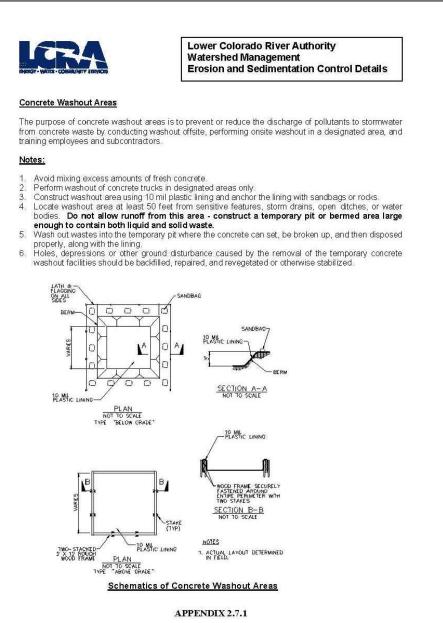


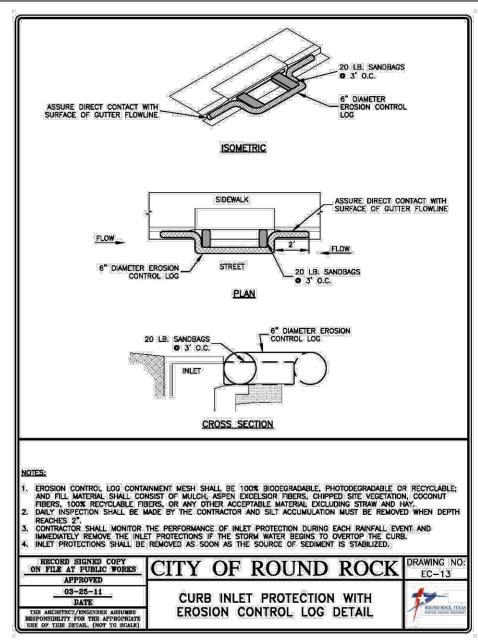


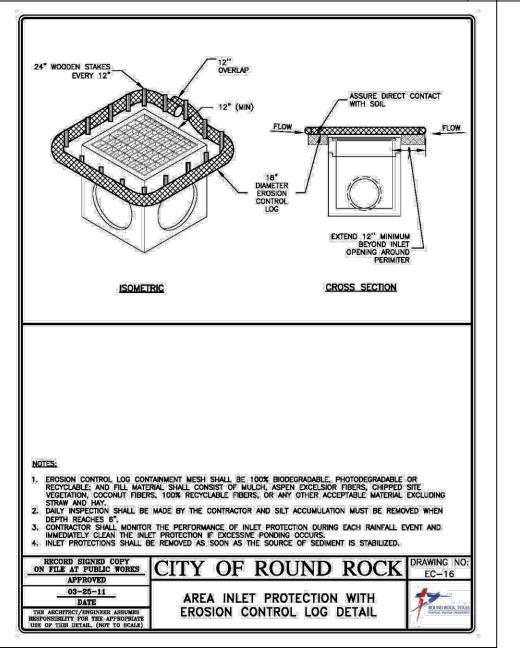


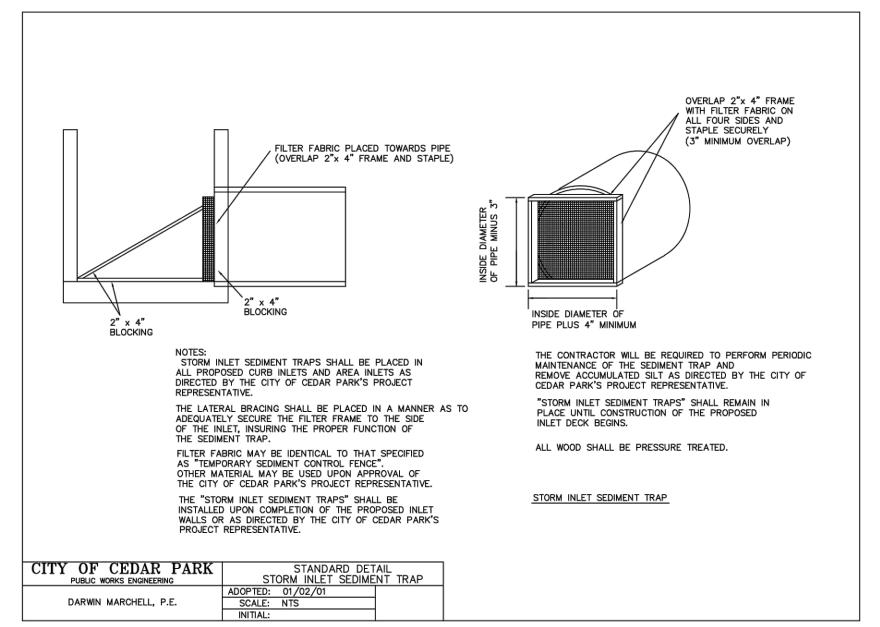






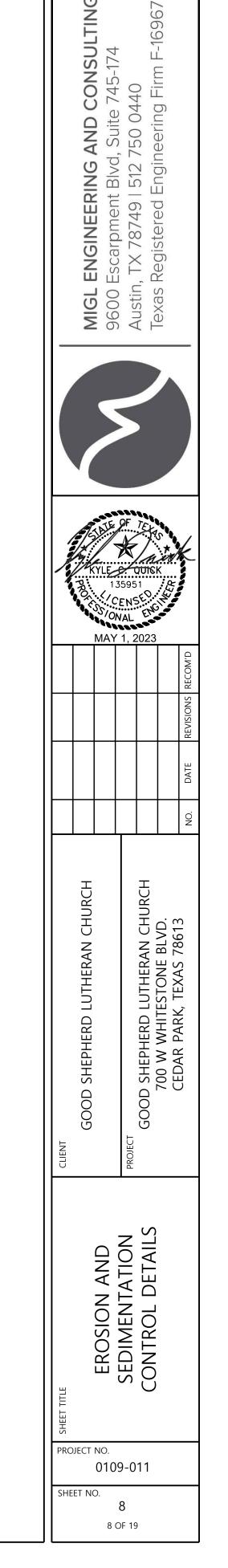


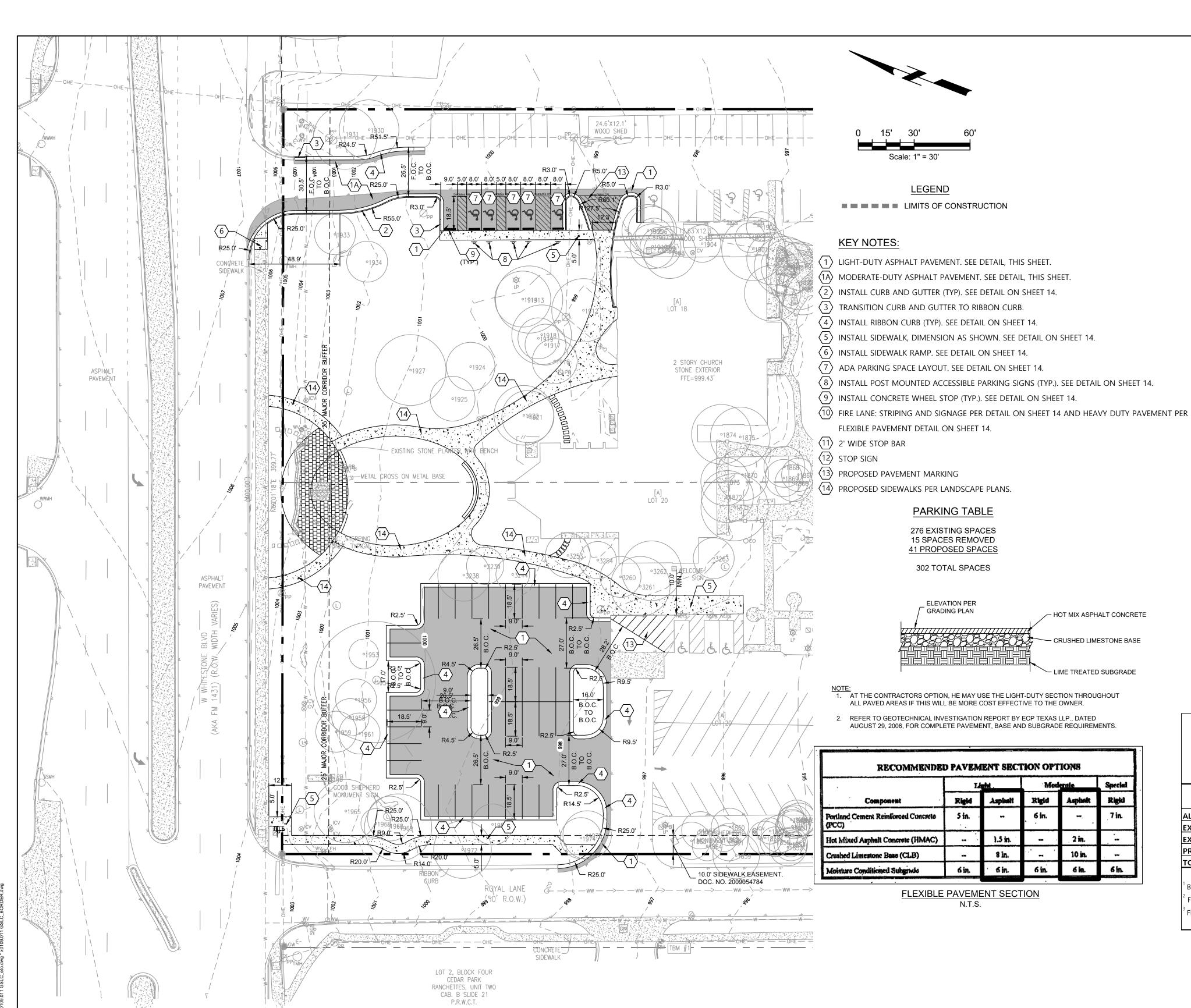




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- CURB





NOTE

- 1. LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES MATERIAL, SIZE AND EXACT LOCATION, HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.
- 2. SHOULD THE CONTRACTOR FIND DISCREPANCIES WITH RECORD INFORMATION DRAWN/ NOTED ON THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF SUCH CONDITIONS.
- 3. THE CONTRACTOR SHALL CONTACT THE AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
- 4. ANY DAMAGE TO EXISTING IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, CURB AND GUTTERS CAUSED BY THE INSTALLATION OF IMPROVEMENTS SHALL BE REPAIRED TO LIKE NEW CONDITION
- 5. THE CURRENT CITY OF AUSTIN STANDARD CONSTRUCTION SPECIFICATIONS SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.
- 6. ALL DIMENSIONS ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES, UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS TO PARKING LOTS AND DRIVEWAYS ARE TO FACE OF CURB. ALL RADII ARE TO FACE OF CURB.
- 8. A CURB LAY DOWN OR CURB RAMP IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
- 9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60" MINIMUM ABOVE THE GROUND MEASURED TO THE BOTTOM OF THE SIGN.
- 10. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 UNLESS DESIGNED AS A RAMP. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:50.
- 11. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
- 12. ACCESSIBLE ROUTES TO BE CONCRETE WITH SLIP RESISTANT FINISH.
- 13. ALL PEDESTRIAN CROSSWALKS TO BE 5' (MIN) WIDE WITH 4" STRIPES, 2' O.C. AT 45 DEGREES WITH PEDESTRIAN X-ING SIGN ON EACH SIDE OF CROSSING.
- 14. A TXDOT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE FM 1431 RIGHT-OF-WAY.
- 15. CONTRACTOR SHALL PRUNE ALL TREE LIMBS HANGING OVER THE SIDEWALK ON ROYAL LANE, LONE STAR DR. OR WHITESTONE BLVD. TO PROVIDE NOT LESS THAN 8' OF CLEARANCE ABOVE THE SIDEWALK.

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GOOD SHEPH	ERD LUTHERAN C	HURCH		
GROSS SITE AREA =	9.811	ACRES		
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DENSITY CALCULA	ATIONS							
GOOD SHEPHERD LUTHE	GOOD SHEPHERD LUTHERAN CHURCH							
GROSS SITE AREA =	9.811 ACRES	427,356 SF						
NET SITE AREA =	9.811 ACRES	427,356 SF						

	IMPERVIOUS COVER			BUILI	DING COVER	FLOOR AREA ²	FAR ³	
	SF	AC	%	SF	AC	%	SF	
LLOWABLE OF NSA	278,987	6.405	65.28	-	-	-	-	-
XISTING	168,833	3.876	39.51	30,015	0.689	7.02	30,015	0.07:1
XISTING TO BE DEMOLISHED	10,002	0.230	2.34	0	0.000	0.00	0	-
ROPOSED	22,435	0.515	5.25	0	0.000	0.00	0	-
OTAL AFTER DEVELOPMENT	181,266	4.161	42.42%	30,015	0.689	7.02%	30,015	0.07:1

¹ Building Coverage includes buildings, covered patios, and covered sidewalks ² Floor Area includes the total enclosed area of all floors in all buildings ³ Floor to Area Ratio (FAR) is the ratio of gross floor area to gross site area

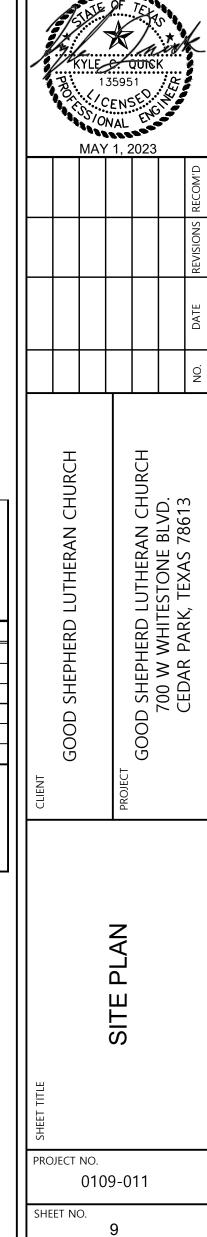


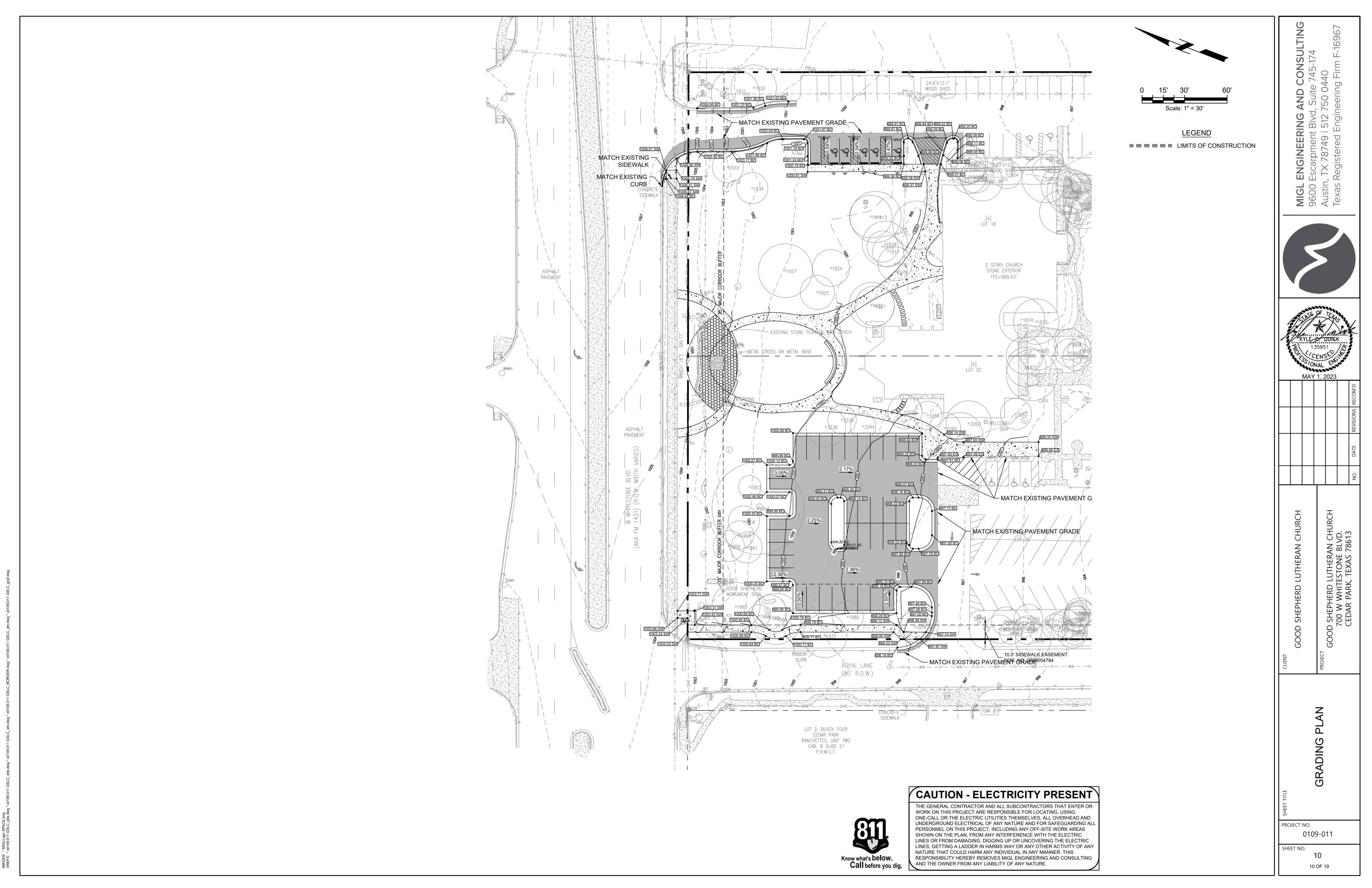
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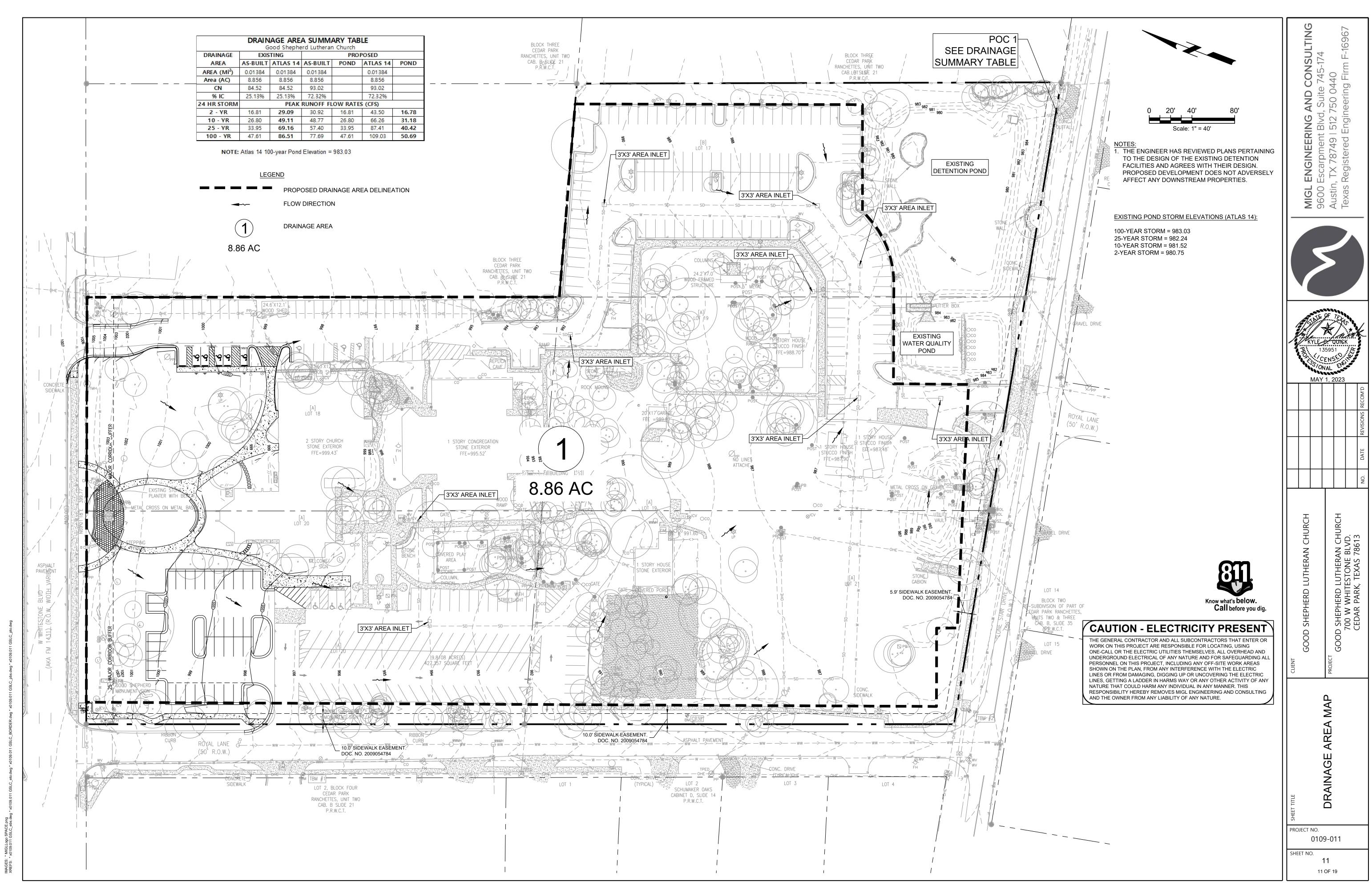
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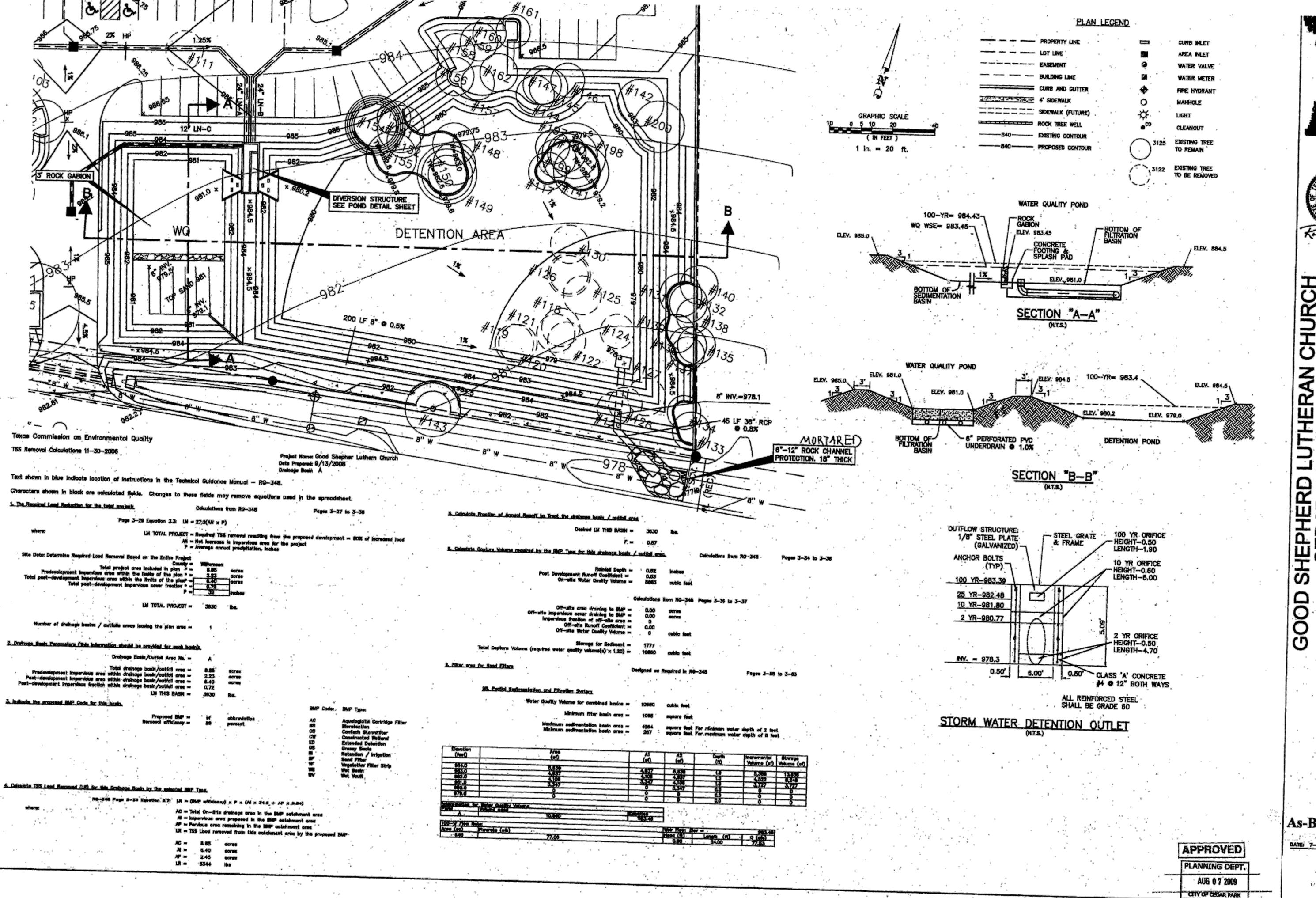
MIGL ENGINEERING AND CONSULTING 9600 Escarpment Blvd, Suite 745-174 Austin, TX 78749 | 512 750 0440 Texas Registered Engineering Firm F-16967



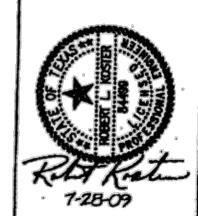








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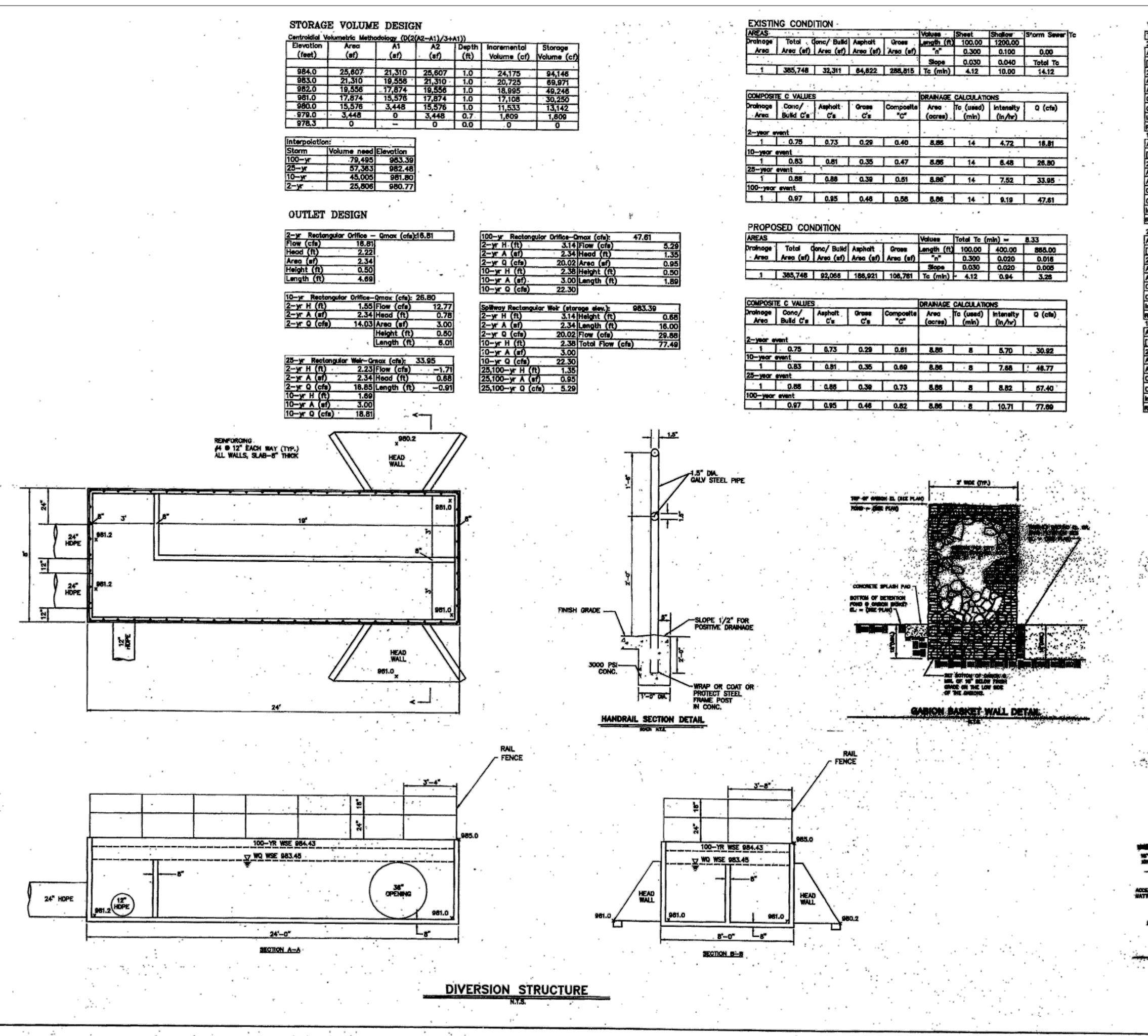
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POND LAYOUT SHEET

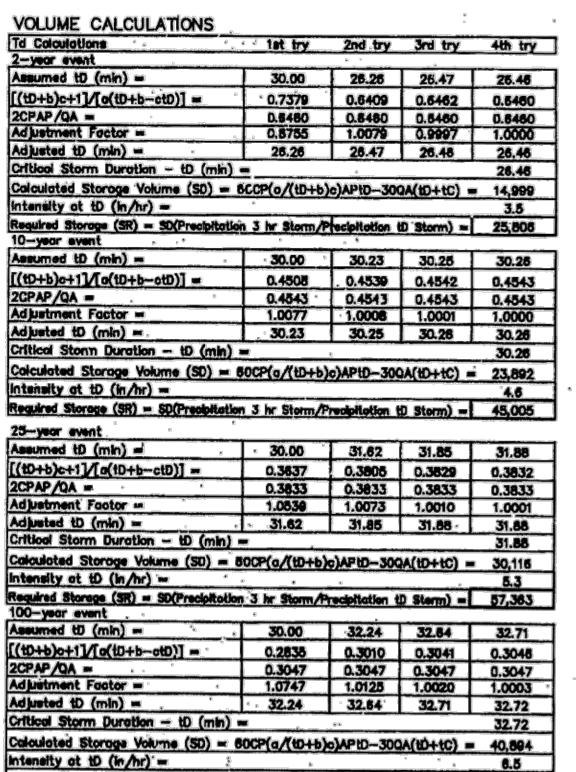
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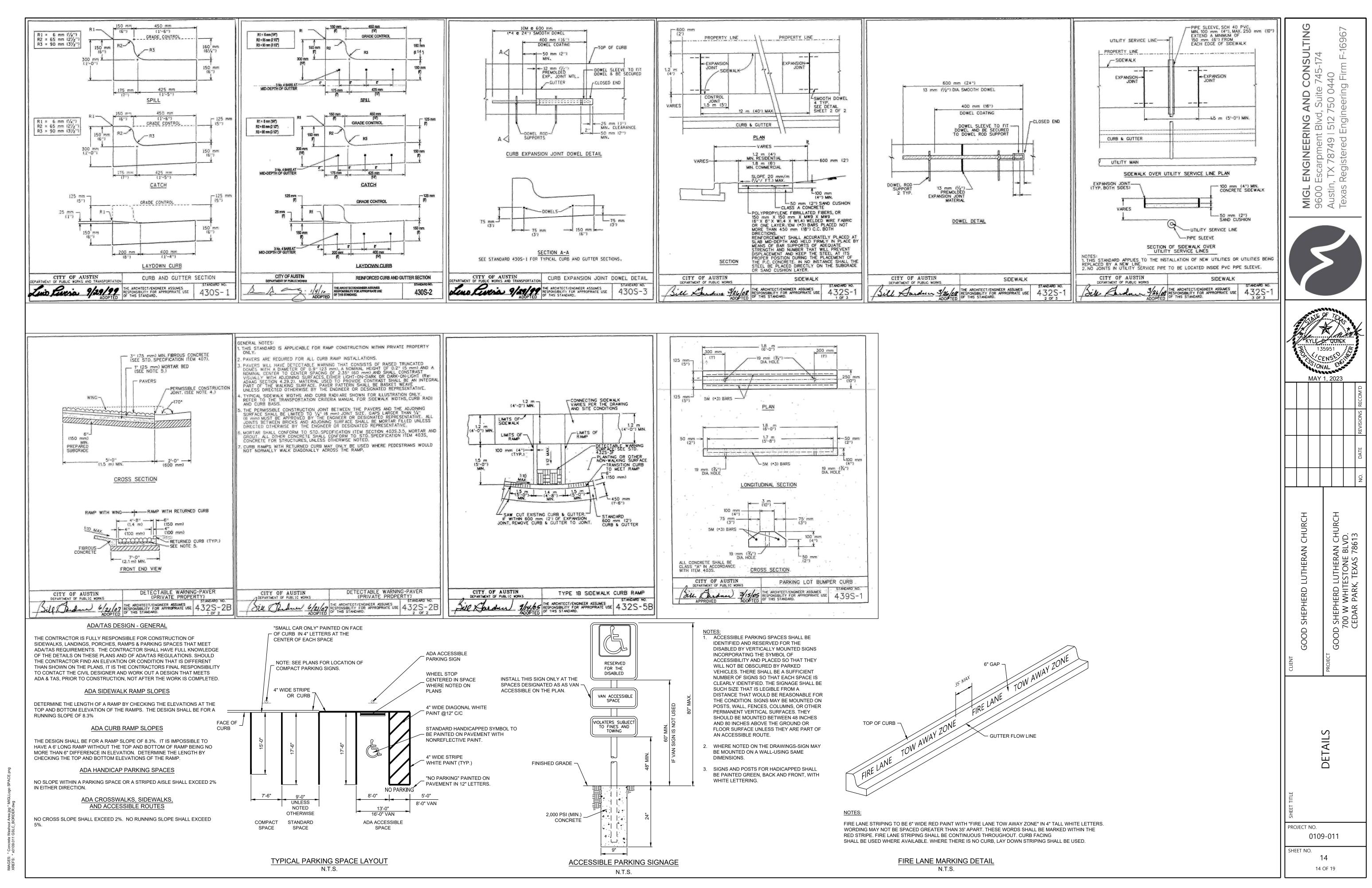
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CITY OF CHOASDAKOS-00030

APPROVED

AUG 0 7 2009

PLANNING DEF



LANDSCAPE NOTES:

- COMPLETE ALL LANDSCAPE PLANTING AND RELATED EARTHWORK INCLUDING ALL PRODUCTS, EQUIPMENT AND LABOR, FOR THE LANDSCAPE AREAS SHOWN ON THE DRAWING AND DESCRIBED IN THE SPECIFICATIONS.
- ALL QUESTIONS SHOULD BE REFERRED TO THE PROJECT LANDSCAPE ARCHITECT.
- INFORMATION PROVIDED ON THIS PLAN IS GENERAL IN NATURE. DIMENSIONS, LOCATIONS, AND AREAS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO BIDDING & INSTALLATION.
- QUANTITIES SHOWN FOR PLANT MATERIALS ARE APPROXIMATE. ACTUAL INSTALLED QUANTITIES OF PLANT MATERIALS MAY VARY FROM THE PLAN AND SHOULD BE FIELD DETERMINED ACCORDING TO THE GIVEN SPACING AND FIELD CONDITIONS. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLAN WHICH LIMIT THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- BY BIDDING. THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE HAS SATISFIED HIMSELF/HERSELF AS TO THE NATURE AND LOCATION OF THE WORK AND TO THE QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES INSOFAR AS THIS DATA IS REASONABLY ASCERTAINABLE FROM AN INSPECTION OF THE SITE. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF/ HERSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM/HER FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK AS DESCRIBED.
- INSTALLATION OF ALL LANDSCAPING MUST BE COORDINATED WITH THE INSTALLATION OF RELATED IRRIGATION, SITE WORK, AND GRADING.
- UNLESS SPECIFICALLY NOTED. INSTALL ALL MASSED PLANTING UTILIZING EQUILATERAL TRIANGULAR SPACING.
- EVENLY APPLY 3" OF MULCH TO ALL CONTINUOUS PLANTING BEDS. MULCH TO BE TRANSPORTED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR TO ENSURE ALL SUBSURFACE IRRIGATION IS COMPLETELY COVERED BY MULCH.
- 9. SUBSTITUTIONS OF PLANT SPECIES, SIZES, OR OTHER SPECIFIED MATERIALS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT
- 10. PLANT MATERIAL AND LAYOUT MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- 11. ALL IDENTIFICATION TAGS PROVIDED BY GROWERS AND PLACED ON TREES AND SHRUBS ARE TO REMAIN ON THE PLANTS THROUGH THE PUNCH-LIST INSPECTION. TAGS ARE TO BE REMOVED PRIOR TO FINAL ACCEPTANCE, OR UPON REQUEST OF THE PROJECT LANDSCAPE ARCHITECT.
- 12. SEED MIX/SOLID SOD WILL BE APPLIED TO ALL CONSTRUCTION-DAMAGED GROUND SURFACES NOT OTHERWISE PLANTED. CONTRACTOR SHALL REVIEW RELATED CONSTRUCTION DRAWINGS FOR LIMITS OF CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR COORDINATING WITH OTHER SITE CONTRACTORS TO DETERMINE ACTUAL AREAS OF SEEDING REQUIRED, INCLUDING AREAS DISTURBED BY UTILITY EXTENSIONS. CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS ON ALL AREAS WITH SLOPE GREATER THAN 4:1.
- THE LANDSCAPE CONTRACTOR SHALL EXCAVATE FULLY PREPARED PLANT BEDS AS REQUIRED TO ACCOMMODATE A FULL 8" OF PREPARED SOIL AND 3" MULCH LAYER. CLEAN, NATIVE TOPSOIL REMOVED FROM THESE BEDS MAY BE SPREAD ON NEARBY AREAS TO BE SODDED OR SEEDED. STONES LARGER THAN 1" DIAMETER SHALL BE REMOVED AND DISPOSED OF OFF SITE. FOLLOWING EXCAVATION, PLACE PREPARED SOIL IN THESE PLANT BEDS. PREPARED SOIL SHALL CONSIST OF 5" IMPORTED "CHOCOLATE" LOAM TOPSOIL AND 3" ORGANIC COMPOST SOIL CONDITIONER (SUCH AS "LIVING EARTH TECHNOLOGIES". "BACK-TO-EARTH" OR OTHER APPROVED MANUFACTURER), THOROUGHLY BLENDED TOGETHER TO 20% MINIMUM ORGANIC CONTENT. THIS MIX SHALL ALSO BE USED TO BACKFILL PLANTING PITS OF ALL TREES. CONTRACTOR SHALL SUBMIT PLANTING SOIL MATERIAL TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- 14. ALL PLANTING BEDS INDICATED WILL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION. IRRIGATION CONTRACTOR IS TO BE A STATE OF TEXAS LICENSED IRRIGATOR, AND SHALL FOLLOW ALL TCEQ CODES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS AND SPECIFICATIONS FOR IRRIGATION SYSTEM INCLUDING PIPE SIZES AND LOCATIONS.
- 15. ALL SEEDING AREAS DISTURBED BY CONSTRUCTION SHALL BE TEMPORARILY IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
- 16. REGULAR MAINTENANCE IS REQUIRED OF ALL LANDSCAPE AREAS AND PLANT MATERIALS IN A VIGOROUS AND HEALTHY CONDITION, FREE FROM DISEASES, PEST WEEDS, AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZATION, PRUNING, MOWING, EDGING, MULCHING OR OTHER NEEDED MAINTENANCE, IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL PRACTICES UNTIL THE PROJECT HAS BEEN ACCEPTED 7. IRRIGATION BY THE PROJECT LANDSCAPE ARCHITECT.
- 17. THE OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPERARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTING BEDS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE ORDINANCE.
- 18. NO TOPSOIL SHALL BE PLACED UNTIL SUBGRADE IS APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO FURNISH AND SPREAD TOPSOIL ON LAWN AREAS TO A DEPTH OF FOUR INCHES. WORK TOPSOIL TO A SMOOTH 8. GENERAL UNIFORM SURFACE AND COMPACT FIRMLY. FEATHER TOPSOIL INTO UNDISTURBED AREAS CREATING A SMOOTH. EVEN TRANSITION. SPREAD ADDITIONAL TOPSOIL IN UNDISTURBED AREAS TO ELIMINATE WATER PONDING. STONES LARGER THAN 1" DIAMETER SHALL BE REMOVED FROM TURF AREAS AND DISPOSED OF OFF SITE.
- 19. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR TO THE TRUNK WITHIN THE CRITICAL ROOT ZONE UNLESS DONE BY HAND.
- 20. FROM APRIL 1 TO SEPTEMBER 30, ONLY CONTAINER GROWN TREES MAY BE PLANTED. FROM OCTOBER 1 TO MARCH 31, EITHER CONTAINER GROWN OR BALL AND BURLAPPED TREES MAY BE PLANTED.

LANDSCAPE MAINTENANCE NOTES:

PROPERTY LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES. THE QUALITY OF THE LANDSCAPE MAINTENANCE SHALL MEET STANDARDS OF PERFORMANCE PROVIDED BY LANDSCAPE COMPANIES IN THE REGION, LANDSCAPE AREAS WILL AT ALL TIMES HAVE A NEAT, CLEAN, HEALTHY, MANICURED APPEARANCE. 2. ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE OR LOADING ZONE

1. TURF AREAS

- A. MOWING & EDGING OF ALL TURF AREAS SHALL BE PERFORMED AT LEAST ONCE PER WEEK.
- B. PERENNIAL GRASS OVERSEEDING SHALL BE SEPARATE & MUST BE APPROVED BY THE OWNER PRIOR TO START. OVERSEEDING SHALL BE SPREAD AT A RATE TO INSURE A LUSH, THICK 4. CONSISTENT WINTER TURF. TRIMMING & EDGING OF TURF AREAS TO BE PERFORMED EACH VISIT
- C. ALL TURF AREAS ARE TO BE FERTILIZED A MINIMUM OF FOUR TIMES PER YEAR W/ A HIGH QUALITY. SLOW RELEASE FERTILIZER FROM A REPUTABLE MANUFACTURER.
- D. CONTRACTOR SHALL APPLY APPROPRIATE FUNGICIDES AS NECESSARY & PRE-EMERGENT HERBICIDE TWO TIMES PER YEAR & POST-EMERGENT HERBICIDE AT THE TIME DEEMED MOST EFFICIENT & FAVORABLE BY CONTRACTOR.
- E. TURF TO BE TREATED AS NECESSARY W/ APPROPRIATE INSECTICIDE TO CONTROL SOIL PESTS.
- RAKING TO BE PERFORMED AS NEEDED TO MAINTAIN APPEARANCE. DE-THATCH & AERATE TURF ONCE DURING THE YEAR IN CONJUNCTION W/ RYE OVERSEEDING, IF OWNER OPTS TO NOT 6. PERFORM OVERSEED. DE-THATCHING & AERATING TO BE PERFORMED IN EARLY SPRING.
- G. BAG ALL AREAS WITHIN 45 FEET OF BUILDINGS, DRIVEWAYS, & SIDEWALKS.

2. SHRUBS, GROUND COVER, BEDS & ANNUALS

- A. TO BE MAINTAINED WEED FREE, AS NEEDED USING APPROPRIATE HERBICIDES & MANUAL WEEDING. USE A MINIMUM OF TWO PRE-EMERGENT APPLICATIONS & MANUALLY WEED EACH VISIT
- B. TO BE FERTILIZED FOUR TIMES PER YEAR W/ A BALANCED HIGH QUALITY. SLOW RELEASE FERTILIZER, APPROPRIATE TO THE SHRUBS ON THE PROJECT
- C. SHRUBBERY TO BE HAND TRIMMED AS SPECIFIED TO MAINTAIN A MANICURED APPEARANCE OR AS OTHERWISE REQUESTED BY OWNER. USE ONLY SKILLED PERSONNEL W/ SIGNIFICANT EXPERIENCE IN CLASS A PROPERTIES. NO SHEARING, ALL TO BE DONE W/ SELECTIVE HAND PRUNING TO KEEP PLANT WITHIN BOUNDS BUT TO MAINTAIN A NATURAL SHAPE & APPEARANCE.
- D. TO BE INSPECTED WEEKLY BY QUALIFIED SUPERVISOR, FOLLOWED BY A WRITTEN REPORT OF PROBLEMS DISCOVERED & ACTIONS TO BE TAKEN.
- AREAS TO BE SPRAYED W/ APPROPRIATE INSECTICIDES & FUNGICIDES, AS NECESSARY
- F. ANNUALS TO BE CHANGED OUT FOUR (4) TIMES PER YEAR USING FOUR (4) INCH POTS & FERTILIZED AT EACH CHANGE. MONITOR & APPLY FUNGICIDES & INSECTICIDES TO INSURE MAXIMUM VIGOR.
- G. APPLY SHREDDED HARDWOOD MULCH TO A DEPTH OF TWO INCHES, A MINIMUM OF THREE TIMES ANNUALLY. IF MULCH DEPTH ACCUMULATION BECOMES SO EXCESSIVE AS TO BE DETRIMENTAL TO PLANT HEALTH, RAKE OUT & DISPOSE OF EXCESS QUANTITIES OF THE OLDEST MATERIAL, OFF-SITE
- ALL TRAFFIC & DIRECTIONAL SIGNAGE TO BE KEPT FREE & CLEAR FROM ALL BUSHES/SHRUBS, ETC.
- A THREE-FOOT PERIMETER AROUND ALL FIRE HYDRANTS SHALL BE MAINTAINED

3. LANDSCAPE TREES (4" CALIPER OR LESS)

- TO BE LIGHTLY PRUNED AS NECESSARY (AT LEAST ONCE A MONTH DURING GROWING SEASON).
- B. TO BE PRUNED & SHAPED ONCE DURING WINTER MONTHS. PRUNE TO CLASS I STANDARDS. NOTIFY MANAGEMENT PRIOR TO & IMMEDIATELY FOLLOWING PRUNING ACTIVITY. PRUNING TO BE DONE BY QUALIFIED TREE CARE FIRM, SUBJECT TO MANAGEMENT APPROVAL
- C. DEEP ROOT FERTILIZE ALL LANDSCAPE TREES ONE TIME PER YEAR. SUBMIT INFORMATION ON MATERIALS, APPLICATION METHODS & APPLICATOR QUALIFICATION ONE WEEK PRIOR TO PERFORMING WORK TO OWNER'S REPRESENTATIVE.
- D. ALL TRAFFIC & DIRECTIONAL SIGNAGE TO BE KEPT FREE OF TREE LIMBS & BRANCHES

4. LARGE TREES (GREATER THAN 4" CALIPER)

- A. CONTRACTOR SHALL INSPECT FOR INSECT, DISEASE INFESTATIONS & TREE DAMAGE SUCH AS LIGHTNING OR VEHICULAR DAMAGE. CONTRACTOR SHALL NOTIFY MANAGEMENT IMMEDIATELY OF SUCH DANGER OR DISEASE SO THAT CORRECTIVE ACTION CAN BE TAKEN.
- B. WHEN PRUNING IS REQUIRED TO REMOVE DEAD OR DAMAGED LIMBS, WORK IS TO BE DONE BY QUALIFIED TREE CARE FIRM. MANAGEMENT APPROVAL IS REQUIRED PRIOR TO PRUNING.
- C. ANY FERTILIZING RECOMMENDED BY QUALIFIED TREE CARE FIRM IS SUBJECT TO APPROVAL
- D. ALL TRAFFIC & DIRECTIONAL SIGNAGE TO BE KEPT FREE OF TREE LIMBS & BRANCHES

DEBRIS & LITTER

- A. NORMAL TRASH & LITTER WILL BE REMOVED FROM ALL LAWN & LANDSCAPED AREAS WEEKLY. B. ALL DEBRIS RESULTING FROM ANY & ALL LANDSCAPE WORK SHALL BE CLEANED UP IMMEDIATELY.

PAVED AREAS

- A. AT PARKING LOT PERIMETERS & PAVING JOINTS, WEEDS & GRASSES ARE TO BE CONTROLLED W/ CONTACT HERBICIDE SPRAYS & MANUAL WEEDING AS REQUIRED.
- ALL DEBRIS RESULTING FROM ANY & ALL LANDSCAPE WORK SHALL BE CLEANED UP IMMEDIATELY.

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING & OPERATING ALL IRRIGATION SYSTEMS AT THE PROPERTY EXCEPT AS MAY BE OTHERWISE NOTED.
- B. IRRIGATION SYSTEMS MUST BE INSPECTED MONTHLY & A REPORT MUST BE SUBMITTED TO MANAGEMENT, MANAGEMENT MUST APPROVE REPAIRS GREATER THAN \$250.00.
- C. CONTRACTOR WILL ENSURE THAT WATERING CYCLES ARE IN COMPLIANCE W/ ANY CITY GUIDELINES AS A RESULT OF WATER RATIONING OR WATER CONSERVATION. ANY FEES OR PENALTIES INCURRED BY VIOLATION OF ORDINANCES WILL BE BILLED TO CONTRACTOR.
- ALL HEADS & NOZZLES BROKEN BY LANDSCAPE MAINTENANCE OPERATIONS WILL BE REPAIRED OR REPLACED AT CONTRACTOR EXPENSE, ALL NOZZLES WILL BE CLEANED MONTHLY IF NECESSARY, & ALL HEADS WILL BE ADJUSTED AS NEEDED

- A. CONTRACTOR SHALL PROVIDE ADEQUATE SUPERVISION TO ASSURE THAT ALL WORK WILL BE DONE IN ACCORDANCE W/ THIS AGREEMENT & GENERALLY ACCEPTED GOOD PRACTICE. A WEEKLY VISIT BY A QUALIFIED SUPERVISOR IS A MINIMUM REQUIREMENT. ADEQUATE TIME SHALL BE ALLOWED FOR A THOROUGH & COMPLETE EXAMINATION OF THE ENTIRE PROPERTY
- B. CONTRACTOR SHALL REPLACE AT CONTRACTOR'S EXPENSE ANY PLANT MATERIAL THAT DIES DUE TO DAMAGE BY LAWN MAINTENANCE, EQUIPMENT OR CONTRACTOR'S NEGLIGENCE.
- C. ALL WORK SHALL BE PERFORMED BY CONTRACTOR'S EMPLOYEES; NO WORK SHALL BE PERFORMED BY SUBCONTRACTORS WITHOUT WRITTEN CONSENT OF MANAGEMENT
- EMPLOYEES TO WEAR UNIFORMS & PROVIDE NEAT APPEARANCE & PROFESSIONAL BEHAVIOR.
- E. CREW MEMBERS WILL OBSERVE ALL OSHA REGULATIONS. ALL EQUIPMENT WILL BE PROPERLY MAINTAINED & KEPT IN A SAFE OPERATING CONDITION.
- F. ALL DEBRIS RESULTING FROM ANY & ALL LANDSCAPE WORK SHALL BE IMMEDIATELY CLEANED UP & REMOVED FROM SITE. USE OF AN ON-SITE DUMPSTER IS PROHIBITED.
- G. ADDITIONAL PROJECTS, LANDSCAPE UPGRADES, ETC. WILL BE NEGOTIATED AS NEEDED.
- H. POTS OR SIDEWALK PLANTERS AT PROPERTY SHALL BE MAINTAINED IN ACCORDANCE W/ ALL SPECS NOTED ABOVE. IRRIGATION SHALL BE MAINTAINED OR HAND WATER AS NEEDED

CEDAR PARK GENERAL NOTES

- THESE PLANS ARE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS
- SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALK OR SIDEWALK SHALL BE LIMBED UP 8'.
- 3. ALL IRRIGATION EQUIPMENT ARE EQUIPPED WITH A RAIN SENSOR THAT TURNS OFF THE SYSTEM WHEN IT HAS RAINED SUFFICIENTLY.
- ALL MECHANICAL EQUIPMENT (ROOF, GROUND, OR BUILDING MOUNTED) IS REQUIRED TO BE SCREENED FROM RIGHTS-OF-WAY AND ADJACENT **PROPERTIES**
- FOR OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT, SUCH EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.
- CONTRACTOR SHALL PRUNE ALL TREE LIMBS HANGING OVER THE SIDEWALK ON ROYAL LANE, LONE STAR DR OR WHITESTONE BLVD TO PROVIDE NOT LESS THAN 8' OF CLEARANCE ABOVE THE SIDEWALK

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owner ::

Good Shepherd Lutheran Church

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SUBMISSIONS | REVISIONS:

Registration Law, Texas Civil Statutes, Article 249c.

01.13.2023

03.27.2023

05.01.2023

SITE DEVELOPMENT PERMIT SET

SITE DEVELOPMENT PERMIT SET R2

SITE DEVELOPMENT PERMIT SET R3

NOT FOR CONSTRUCTION

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78701-2337 or 333 Guadalupe, Suite 2-330,

Auslin. Texas 78701-3942, (512)305-9000, has jurisdiction over individuals licensed under the Landscape Architects

21.730 project #:: 05.01.2023 date: designed: bm, ag drawn :: checked ::

sheet information ::

approved ::

15 OF 19

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LANDSCAPE NOTES

CASE NUMBER: 2023-3-SD

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Live Oak	Undersized 6	5		1781 Live : 1782 Live :	Oak I	Undersized 7 Fair 10				1964 W	thin LOC Live Oal	C F	ar C	7.5	16,12,11,10	7,5		
Live Oak	Undersized 7	45		1783 Live	Oğk	Fair 9.5 [1956 W	thin LOC Live Oal thin LOC Live Oal	F F		10.5				R
Live Oak Live Oak Live Oak	Fair 8	1.5		1786 Live 1786 Live 1787 Live 1	Oak	Fair 110.5 Fair 9				1958 W 1959 W	thin LOC Live Oal	F	air I	10.5				
Live Oak Live Oak Live Oak	Very Poor - Storm Damage 1 Fair	2.5		1788 Live 1789 Live	Dak I	Fair 9.5 [12°5]				1960 W	thin LOC Live Oal	V	ery Poor - Storm Damage 1	9.5				R
Live Oak	Undersized 6			1790 Live 1791 Live	Dak Dak	Fair 9.5 (1963 W	thin LOC Live Oal thin LOC Live Oal thin LOC Live Oal	k Fi	air 1	10.5 13.5 10			10.5 13.5 10	Rer Rer Rer
Live Oak Monterrey Oak	Fair 8 Undersized 6 Fair 8			1792 Live 1793 Live 1794 Live	Oak	Fair 9.5				1966 W	thin LOC Live Oal	F	air I	17				
Live Oak Live Oak Live Oak	Undersized 7			1795 Live 1796 Live	Oak I	Fair 10.5 Poor - Storm Danage 11				1967 W	thin LOC Live Oal	Fi	oor 1	16 14				R
Live Oak	Fair 1			17972 Live	Dak Dak	Undersized i7.5				1970 W	thin LOC Live Oal thin LOC Live Oal	k P	oor 1	17.5 12				R
Live Oak		0.5		1799 Live 1800 Live 1801 Live	Oak	Fair 110 Poor - Storm Dormon 11				1972 - W	thin LOC Live Oal thin LOC Live Oal thin LOC Live Oal		air d	11.5 15.5	10.5, 9		15 Encroad	sched Ren
Live Oak Live Oak Live Oak	Fair (9 Undersized 7 Fair 1	5		1802 Live 1803 Live	Oak I	Poor - Storm Damage 11 Fair 9 Fain 112 51				1974 W	min [®] LOC Live Oal	F	ar []	11 12.5			11 Encroac	iched [
Live Oak	Fair 9			1604 Live 1806 Live	Oak Oak	Good 20 Poor 16				1976 W 1977 W	thin LOC Live Oal	k Pi	oor !	17.5	12.5, 10		9	R Ren
Live Oak	Undersized 6 Fair 8	5		1806 Live 1807 Live	Oak Dak	Fair 10				1979 VV	thin LOC Live Oal thin LOC Live Oal thin LOC Live Oal	Fi Fi	air 5	10.5 9 10.5]			10.5 9 10.5 Encrose	Rer Rer
Live Oak Live Oak		5		1809 Live 1810 Live	Oak	Fair	11.5, 7.5			1981 W	thin LOC Live Oal	k Fi	ar .	11.5			11.5 10	Rer Fler
Live Oak	Fair 1		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1811 Live 1812 Live	Oak	10.5 10.5	13,9.5			1983 W 1984 W	thin LOC Live Oal	k Fi	air !	10.5			10 10.5	Rer Rer
Live Oak Live Oak	Undersized i7 Fair 1			1813 Live 1	Oak Oak	Fair 8				1986 W	thin LOC Live Oal thin LOC Live Oal thin LOC Live Oal	r Fi	air .	9.5 12.5			9.5 12.5	Re: Re: Re:
Live Oak	Fair 8	2'57		1816 Live 1 1816 Live 1 1817 Live 1	Dak	Fair 8				1989 W	thin LOC Live Oal	Fi Fi	air air	10.5 9.5			10.5 9.5	Re Re
Live Oak Live Oak Live Oak	Fair 9 Fair 8 Undersized 7	5	J	1817 Live (1818 Live)	Olik I	Fair 9 14 Fair 10.5				1990 W 1991 W	ithin LOC Live Oal ithin LOC Live Oal	Fi Fi	air oor - Storm Damage	B 11			В	Re
Live Oak	Undersized 17 Fair 11			1820 Live (Oak I	Undersized 7 5 Good 15 5				1993 VV	thin LOC Live Oal thin LOC Live Oal	F.	air .	0.5 10			9.5 10	Re Re
Live Oak	Fáir 9 Undersized j7	5		1822 Live 1 1623 Live 1	Oak	Undersized 6.5 Fair I10				1995 W	thin LOC Live Oal thin LOC Live Oal thin LOC Live Oal	k Fi	air 1	11.5 9.5 9.5			11.5 9.5 9.5	Re Re
Live Oak Live Oak	Poor 2			1824 Live 1825 Live 1826 Live 1	Dak	Fair 8.5 Fair 9.5	9.7			1997 W	thin LOC Live Oal thin LOC Live Oal	F	air air ery Poor - Storm Damage 3	10			10	Re R
Live Oak Live Oak Live Oak	Fair 8 Fair 11 Undersized 6			1827 Live 1828 Live	Oak	Fair 8 Undersized (7.5)				1999 W 2000 W	thin LOC Live Oal	k Pi	oor - Storm Damage ery Poor - Storm Damage	8.5 11.5			1900	R
Live Oak Live Oak		1.51 897.61		1629 Live (1830 Live)	Oak I	Fair 9.5 Undersized 07.5				3236 W	thin LOC Live Oal thin LOC Live Oal	k Fi	air f	11 9.5			11 9.5	Rr Rr
Live Oak	Fair 8	2.63 (9.7.63		1831 Live 1	Dak Dak	Fair 9.5				3238 W	thin LOCLive Oel thin LOCLive Oel thin LOCLive Oel	m F	air I	11.5			11.5 13.5 Encroad 9.5 Encroad	
Live Oák	Undersized 6 Fair 1	0.5 7.5.6.5		1833 Live (1834 Live (1835 Live (Dak	Fair 9 Unidersized 6.5 Fair 9				3240 W 3241 W	thin LOC Live Oal	Fi	air S	11			9 11	R
Live Oak Live Oak Red Oak	Fair 9 Undersized 6			1836 Live 1837 Live	Dak	Undersizéd 6.5				3242 W 3243 W	thin LOC Live Oal thin LOC Live Oal	k Fi	air :	11			11 9.5	Re Re
Live Oak Live Oak	Fair 2 Undersized 6			1839 Live 1	Oak Dak	Fair 14.5 Undersized 7.5	10,9			3245 W	thin LOC Live Oal	Fi Fi		10.5			9 Encread 10.5	ached Re
Live Oak	Fair 8	5		1840 Live	Oak	Fair 9.5				3247 W	thin LOC Live Oal thin LOC Live Oal thin LOC Live Oal	k F		10.5 10.5 9			10.5 10.5 9	Rer Rer Rer
Live Oak Live Oak Live Oak		5 5		1842 Live 1843 Live 1844 Live	Dak	Fair 8 Fair 9				3249 W	thin LOC Live Oal	r Fi	air.	10.5 13			10.5 13	Rer Rer
ENG. COST	- If			L1401		Justic												

Dead con	dition shall be re	moved with 0% lo	required mitigation						
Poorf. Ver	ry Poor conditio	n stiall be remove	d with 0% of required						
Storm Da	mage condition	w, sort aft ansam	as damaged during the	o, severe, weather/, t	recze and,remo	wed/ slated	to remove with	1 0% at	
	required mitiga	nan E							
					J				
			r of 8 - 25 inches						
Heritage	Tree means a tr	ee w' a diameter	of 26 inches or more of	of the following spe	cies				
Encroach	ned means a tree	selected to rema	an and will be shown to	remain but will be	mitigated for di	ue to encro	achment into 1	/2 the CRZ	
One Cred	alk shall be given	for each preserv	ed tree over 4" caliper	at the ratio of one	credit for each	4" increme	nt or fraction th	ereof	
Tea	Designation	Species	Condition	Cine (en) i	Multi-Trunk	Condit	S. State and a second	Engraphed	
Tag 3251	Within LCC	Live Oak	Fair	10	Menti- Hunk	Credit	10	Encroached	
3252	Within LCC	Live Oak	Fair	11.5			11.5		
3253		Live Oak	Fair	111.5	1			Encroached 1	
3254		Live Oak	Far	9.5	1		11.0	CHU Uacheu	
3255	Within LCC	Live Oak	Fair	9.5			9.5		
3256	Within LCC	Live Oak	Fair	11			11		
3257	Within LCC	Live Oak	Fair	11			- 11		
3258		Live Oak	Fair	11.5			11.5		
3259		Live Oak	Fair	12			11.5	SS	
3260		Live Oak	Fair	111			1,6		
3261		Live Oak	Far	16	i				
3262		Live Oak	Fac	16	i				
3263			Good	1105	1				
			-						
Total Incl	hes Removed						639	inches	Ï
		ed to mitigate for)			Ti di		7.5	inches	
	8 9 8 9	o ar mangane, rar j			1		639	inches	
	19" 25.9"				1		0	inches	
	Heritage Trees	5		Til Til			0	inches	
				1					
Trees Sla	nted To Remain	but Mitigated du	e to Encroachment i	nto 1/2 CRZ			151.5	inches	
		ed to mitigate for)					0	inches	I
	8-189						151.5	inches	
	19" 25.9"						0	inches	
	Heritage Trees	2			10		0	inches	
Trees in	Poor, Very Poo	r, or Dead Cond	ition Removed (no m	itigation required)		113.5	inches	
	×9"	Poor][0	inches	
	8 18.9	Poor					113.5	inches	
	19" 25.9"	Poor			ļ.,		0	inches	
	Heritage Trees	Poor					0	inches	
	#8"	Very Poor					0	inches	
	8 10.9	Very Poor					0	inches	
	19" 25.9"	Very Poor			ļ		0	inches	
	Heritage Trees	Very Poor		_	1		0	inches	
	7 2	-			1			Singer Co.	
	68"	Dead			Ų		0	inches	
	8"-10.9"	Dead			-	-		inches	
	19 25.9	Dead			JL.		0	inches	
	Heritage Trees	Dead			JL.		0	inches	
*	45.5 35.5						0.75	200	
lotal Cre	dit Available		24.65	7 15 1400	11 6	0.55	3.75	credit	
	6D€7.9D		(7.5)	inches	×	0.5	3 75	credit	
Total Sec	antine President						747	Street, and	
iotal Mit	gation Require		lated to Baseon is 4 Th	Footod Liferate			787	inches	
_	Total Inches No	rruved .T. Trees S	lated to Remain but Mi	ngaled - Credit	-	-	-	-	
Yeard Yes	an Damasand						80		
socal tre	es Removed						80	trees	
	By Design Due to Health				-		58	trees	
	Luc to Health				1		- 22	u ccs	
		I.		- JI	1				ij
IA	VIDe/	'A DE	CALCI	II ATI	ONLO	$^{\circ}$ LJ $^{\prime}$	DT		
LAI	ADOC	ノハアヒ	CALC	JLAH	ON	ノロチ	√ Γ<		

				28		Tree Cre
	Total Tree Credit	Et. 6"+ 1			x 2 = 56 58	Trees
		Base Re	q Tree Cn		⊕ 0 ⊕ 30 ⊕ 268	Sh. Tree Shrubs SF'
0 MM M	NOTE: Negative qts. means street yard credit exceeds required	7-1-1			D	
2 MAJ	OR CORRIDOR DISTRICT ON FM 1481. Major Corridor District Requirements A Wenty five foot landscaped area is required from the right of way of the dissignated roadway along the entire trentage of the tract.	Total			Requi	90
	Base req = 1 tree 1,000 sf within the major conndor buffer	9,39	9 SF	/1000		Sh. Tree
	NOTE Per correspondence from Amy Haycook on 4'27 2023, existing hardwood trees 1933 and 1959 (abbeed as 1MC* on plans) will be appead as credit trees to meet this requirement. NOTE Due to existing overhead electric all trees and waterine utilities within the major corridor overlay, existing and proposed trees credited towards trees credited towards these requirements are located where leasible in the 25' overlay.			[1000]	30	Shrubs
3 STRE	EET YARD GREDIT Street Yard Area Credit	Total			Cred	it
	Each of of permeable andscaped area under a canopy tree with a trurk dameter of min. 2; cal. = 1,25st of landscaped area CNLY, if:	13350	SF	1 1 25	16,68	8 SF
	(a) at least 50% of the area under the canopy of the tree is permeable, (b) overlapping dripine area cannot be counted 24 (c) no credit will be given where daming grade falls within dripine.					
4 PAR	KING LOT LANDSCAPE	Total			Requi	ed
	Total Additional Parking Lot. Trees: Required. No parking space shall be lot alled further, than 50 ft from a landscape, island, pennisular or median and a free unless the parking lot has more than 3 distinct modules.				YES	
	Landscape Area 90st of landscaped area is required for every 12 parking spaces within a parking lot located IN the street yard	41	parking st	#B /12 x 90	308	SF
	60st of landscaped area is required for every 12 parking spaces NOT in the street yard.	0	parking st	als /12 x 60	0	SF
	NOTE: 80% of the trees required are to be from the Descriptive Categories of tree species: NOTE: No tree shall be partied with 5ft of water or wastewater, time:					
5 REQ	50% of the total required landscaped area on a project must be undisturbed natural area is or undisturbed existing trees wing	Total 14,000	x05		7000	
11.00	50% of the total required landscaped area on a project must be undisturbed natural area(s) or undisturbed existing frees wind politible impation to impated by stormwater runall conveyed from impervious surfaces on site.) NOTE: Required landscaped area = req. street yard (20%) plus st of any req. medians, islands, perinsulas outside of streetyard.	14,000	<u> </u>			
	be undsturbed natura area(s) or undsturbed existing trees who possible impations irrigated by stormwater runoff conveyed from impervious surfaces on sits.) NOTE: Required tandscaped area = req. street yard (20%) plus of or any req. medians, relands, perinsules outside of sheetyard. EENING AC Condensers.)	14,000	(x0,5)			SF)
6 SCRI	be und sturbed natura area(s) or und sturbed existing frees who postable impationse impaties by stormwater runoff conveyed from impervious surfaces on sits. NOTE: Required tandscaped area = req. street yard (20%) plus st of any req. medians, islands, perinsulas outside of streetyard. EENING AC Condensers: Min. 2 varieties of paint material that, at maturity, will screen units.	14,000	(¥0,5)		Requir	
	be undsturbed natura area(s) or undsturbed existing frees who potatile impationse irrigated by stormwater runoff conveyed from impervious surfaces on sits? NOTE Required kindscaped area = req. street yard (20%) plus st of any req. medians, islands, perinsulas outside of sheetyard. EENING AC Condensers Mn. 2 varieties of partimateria that, at maturity will screen units. FER Parting Butter	14,000	(10,5)	_	C7000	
6 SCRI	be undsturbed natura area(s) or undsturbed existing frees who potable impations irrigated by stormwater runoff conveyed from impervious surfaces on sits. NOTE: Required tandscaped area = req. street yard (20%) plus of of any req. medians, islands, perinsulas outside of sheetyard. ELENING AC Condensers: Min. 2 varieties of partitudenal that, at maturity. will screen units. FER Parking Buffer: Min. 5 wide planting area (3) Shrubs must be everygreen and a min. of 2 tail at time of?	Total		(2000)	Requir (YES	
6 SCRI	be undsturbed natura area(s) or undsturbed existing trees who potable impatible impati	14,000		(8(9))	Requir (YES	
6 SCRI	be undsturbed natura area(s) or undsturbed existing frees who potable impatible of size of impatible impatible of size of impatible impatible impatible of size of impatible of size of impatible of size of	Total		E	Requir YES Requir	
6 SCRI	be undsturbed natura area(s) or undsturbed existing frees who potable impations irrigated by stormwater runoff conveyed from impervious surfaces on sits. NOTE: Required tandscaped area = req. street yard (20%) plus of of any req. medians, islands, peninsulas outside of streetyard. ELENING AC Condensers Min. 2 vaneties of partitudental that, at maturity. will screen units. FER Parking Burler Min. 5 wide planting area (a) Shrubs must be everygreen and a min. of 2 tail at time of instigution (b) Decorative walls shall not exceed 3 in height. (c) Publishings, between or walls shall be set a min, of 3 from BIO C and shall have a min. of 3 wide planting area.	Total		(%)	Requir (YES	
6 SCRI	be undsturbed natura area(s) or undsturbed existing frees who potable impatible impati	Total 220		(K)	Requir YES Requir	
6 SCRI	be undsturbed natura area(s) or undsturbed oxisting frees which potable impaliance irrigated by stormwater runoff conveyed from impervious suifaces on sits. NOTE: Required tandscaped area = req. street yard (20%) plus at of any req. medians, islands, perinsulas outside of streetyard. EENING AC Condensers Mn. 2 varieties of partimaterial that, at maturity unit screen units. FER Parking Buffer Mn. 5' wide planting area. (a) Shriubs must be evergreen and a min. of 2 tail at time of installation. (b) Decorate waits shall not exceed 3 in height. (c) Parkings, fearers, or waits shall be set at min, of 3 from 8'O C and shall have a min. of 3 wide planting area. NT MATERIAL. Trees. Shalle Carpoy: Trees shall be shalled from Single Carpoy in resistance. Ornamental Trees shall be alread from Single Carpoy in recess shall be a min. of 3 call. Ornamental Trees shall be a min. of 3 call. Ornamental Trees shall be a min. of 3 call. Ornamental Trees shall be a min. of 3 call. Max of \$15% of required trees may be substituted.	Total 220	(T. C. T.	Requir YES Requir	
6 SCRI	be undsturbed natura area(s) or undsturbed oxisting frees which potable impaliance irrigated by stormwater runoff conveyed from impervious surfaces on sits. NOTE: Required tandscaped area = req. street year (20%) plus at of any req. medians, islands, perinsulas outside of streetyant. EENING AC Condensers Mn. 2 varieties of partimaters that, at maturity will screen units. FER Parking Buffer Mn. 5' wide planting area. (a) Shrubs must be evergreen and a min. of 2 tail at time of irristation (c) Decorate waits shall not exceed 3 in height. (b) Parkings, fearers, or waits shall be set at min. of 3' from 8'O C and shall have a min. of 3' more parking area. NT MATERIAL Trees. Shall be a min. of 3' gall. Mak of 50% of required these shall be always be simistified. (a) 1 required the = 5 shrubs. Shrubs S	Total Total 16		x 6 5	Requir YES 132 ABom	ed Control of the Con
6 SCRI	be undsturbed natura area(s) or undsturbed existing frees which potable impations irrigated by stormwater nunoff conveyed from impervious surfaces on sits. NOTE: Required tendscaped area = req. street yard (20%) plus of or any req. medians, telands, perinsules outside of sheetyard. SEENING AC Condensers) Min. 2 varieties of partimatera that, at maturity, will screen units. FER Parting Burner Min. 3' wide planting area (s) Similars must be exergineer and a min. of 2 tot at time of/installation (i) Decorative waits shall not exceed 3' in height (c) Partings, betters, or whis that the set a min, of 3' from B O C and shall have a min. of 3' wide planting area NT MATERIAL Trees: Trees: Trees: Trees: Trees: Shall be a min. of 3' yard planting area NT MATERIAL Trees: Shall be a min. of 5' pail No more filan con, of plantings, may be from the same species. NOTE: At legat 90% of the areas shall be planting will species from the preferred Plant List. Vines: Groundcovers Shall be a min. of 1 gal. GATION. Pain.	Total 18.	Tirees total	x05	Requir (YES	ed Control of the Con
6 SCRI	be undsturbed natura area(s) or undsturbed existing trees who potable impainted prigated by stemmater runoff conveyed from impervious surfaces on sits. NOTE: Required tends aped area = req. street year (20%) plus of of any req. medians, islands, perinsules outside of sheetyard. ELINING AC Condensers Min. 2 varieties of partimaters that, at maturity, will screen units. FER Parking Burler Min. 3 wide planting area (a) Shrubs must be everymen and a min. of 2 tot at time of instantion. (b) Parkings tences, or while statistic be set a min. of 3 from 8 or c. and start have a min. of 3 wide planting area. NT MATERIAL Trees Trees Trees Trans, of required trees shall be shade trees Shale Canopy frees shall be a min. of 3 fall Considerating frees shall be a min. of 5 fall Maior of 65 of required trees that he shade trees. Shale to a min. of 5 gal. No more than sons of plantings may be sheethafted. (a) 1 required bee = 5 strubs. Shale be a min. of 5 gal. No more than sons of plantings may be from the same species. NOTE: At least 80% of the area's shall be planted will specific from the preferred Plant List. Vines Groundcovers Shall be a min. of 1 gal. GATION.	Total 2220 Total 16.	Trees total trees save trees are	x05	Require 132 Allows 400	ed Shruba
6 SCRI	be undsturbed natura area(s) or undsturbed existing frees which potable impainted by stemmater runoff conveyed from impervious surfaces on sits. NOTE: Required tandscaped area = req. street year (20%) plus at of any req. medians, islands, perinsulas outside of streetyand. SELNING: AC Condensers Min. 2 varieties of partimaters that, at maturity, will screen units. FER: Parking Burler: Min. 5 vide planting area (a) Shrubs must be evergreen and a min. of 2 tail at time of installation. (b) Decorative walls shall not exceed 3 in height. (c) Parkings tences, or walls shall be set a min. of 3 from 8 or card shall have a min. of 3 vide planting area. NT MATERIAL. Trees: Shall be a min. of 3 gall No more than sore, or plantings may be standinged (a) 1 required trees shall be a him. of 15 gall No more than sore, or plantings may be from the same species. NOTE: At least 80% of the areads shall be planted will species from the Preferred Plant List. Vines: Groundcovers Shall be a min. of 1 gall. GATION Part. Caliper inches Removed Protected tries: repaced by shadercanopy trees: (7 **10 **10 **10 **10 **10 **10 **10 **1	Total 16 222 Total 629 450 639 639	Trees total trees save trees will be trees and the trees will be trees and the trees will be trees w	x 0°5 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x	Requir (YES 132 ABout	Shruba Shruba
6 SCRI	be undsturbed natura area(s) or undsturbed existing trees which potable impaliable impaliable properties impaliable impal	Total 16 222 Total 629 450 450 639	Trees total frees save trees with	I on Site	Requir (YES Requir (YES 132 Allow Allow	ed Shrubs Shrubs Shrubs Shrubs Since
6 SCRI	be undsturbed natura area(s) or undsturbed existing trees which potable imparation impervious surfaces on sits. NOTE: Required landscaped area = req. street yard (20%) plus at of any req. medians, islands, perinsulas outside of streetyard. RECONDENSES. Min. 2 vanebas of partimaters that, at maturity will screen units. FER. Parting Butter Min. 5' wide planting area. (a) Shrubs must be evergreen and a min. of 2 tail at time of installation. (b) Detorative waits shall not exceed 3' in height. (c) Detorative waits shall not exceed 3' in height. (d) Partings fences, or white shall be set a min, of 3' from Bio C and shall have a min. of 3' wide planting area. NT MATERIAL. Trees. Trees. Trees. Trees. Shalbe a min of 5-gal. No more than 50% of plantings may be from the same species. NOTE: At least 60% of the areas shall be planted will specific from the preferred Plant List. Vines Groundcover's. Shalb be a min. of 1 tigs. Caliper inches Removed. Protected these replaced by shadercanopy thees. (g. 10 9'c.at.) Caliper inches Removed. Protected these replaced by shadercanopy thees. (g. 10 9'c.at.) 10 9'c.at.	Total 16 222 Total 629 450 639 639	Trees total trees save trees will be trees and the trees will be trees and the trees will be trees w	x 0°5 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x	Requir (YES Requir (YES 132 Allow Allow	ed Shruba Shruba Shruba

Trees to be removed due Poor/ Very Poor/ Dead Conditions (no mitigation required)

Heritage 5450 dim

Trees slated to remain but will be mitigated for

8" - 18 9" cal 19" - 25 9" cal

Total Mitigation Inches Required

Mitigation by Payment (IF TAKEN)

Stated to Remain but mitigated

	TREES	QTY
		4
	•	6
Removed Removed Removed	\odot	6
Removed Removed Removed Removed Removed		4
	ORNAMENTAL TREE	QTY
	•	2
	SHRUBS	QTY
	*	37
	(38
	0	17
		12
	*	30
	♡	10
	(4)	13
	•	21

PLANT SCHEDULE

COMMON / BOTANICAL NAME

BALD CYPRESS

SHUMARD OAK

TAXODIUM DISTICHUM

QUERCUS SHUMARDII

SOUTHERN LIVE OAK

QUERCUS VIRGINIANA

MEXICAN SYCAMORE

PLATANUS MEXICANA

MEXICAN BUCKEYE

UNGNADIA SPECIOSA

DWARF WAX MYRTLE

INIDGO SPIRES SAGE

SALVIA X 'INDIGO SPIRES'

RED BIRD OF PARADIŞE

RED YUCCA

TEXAS SAGE

CAESALPINIA PULCHERRIMA

HESPERALOE PARVIFLORA

LEUCOPHYLLUM FRUTESCENS

NASSELLA TENUISSIMA 'PONY TAILS'

3" TEXAS DARK MULCH IN ALL PLANTING BEDS

ROSMARINUS OFFICINALIS "PROSTRATUS"

FLAME ACANTHUS

MYRICA CERIFERA 'PUMILA'

ANISACANTHUS QUADRIFIDUS

LITTLE BUNNY FOUNTAIN GRASS

PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'

COMMON / BOTANICAL NAME

COMMON / BOTANICAL NAME

MUHLENBERGIA LINDHEIMERI 'BIG'

CONT

65 GAL

65 GAL

CONT

45 GAL

SIZE

5 GAL

CONT

1 GAL

CONT

CAL

4" CAL

4" CAL

CAL

3" CAL

DESCRIPTION

& SPECS

DESCRIPTION

DESCRIPTION

DESCRIPTION

HYDROSEED PER TNLA STANDARDS & SPECS

PER TNLA STANDARDS 30" O.C.

PER TNLA STANDARDS 36" O.C.

PER TNLA STANDARDS 24" O.C.

PER TNLA STANDARDS 18" O.C.

PER TNLA STANDARDS 24" O.C.

PER TNLA STANDARDS 48" O.C.

PER TNLA STANDARDS 24" O.C.

PER TNLA STANDARDS 48" O.C.

PER TNLA STANDARDS 36" O.C.

PER TNLA STANDARDS 30" O.C.

PER TNLA STANDARDS 18" O.C.

PRIOR TO CONSTRUCTION.

PER TNLA STANDARDS & SPECS

PER TNLA STANDARDS & SPECS

PER TNLA STANDARDS & SPECS

3" DEPTH W/WEED BARRIER FABRIC, IN ALL PLANTING BEDS, PROVIDE SAMPLE

65 GAL 3" CAL

65 GAL 3" CAL

DESCRIPTION

10°-12°H X 5°-6°W

10°-12°H X 5°-6°W

10~12~H X 5~-6~W

10°-12°H X 5°-6°W

DESCRIPTION

8°-10°H X 5°-6°W

SPACING

NDSCAPE CALCULATION CHART - GOOD SHEPHE STREET YARD Street Yard Area (Trees labeled as #5Y5 on plans)	Total 70,000 SF	CHURCH x 20%	Required	Provided	10 THRYALIS GALPHIMIA GLAUCA
Base req. (1,000 ±10,000 sf ± 1 seen (000 sf)) (1,000 ±10,000 sf ± 3 shruber, 000 sf) Base req. (10,000 \$1 10,000 sf ± 10 + 1 treez 500 sf over 10,000 sf)	10,000 (SF)	1,000 x 1 1,000 x 3 2,500	2 31	Tree	12 TURK'S CAP MALVAVISCUS DRUMMONDII
Base req.' (110,000 sf. < = 50 - 11 tree/5,000 sf over .110,000 sf) Base Requirements Existing Tree Credit:	0. SF, (.) Ex 2,0° cal Trees	(5.000) 0 x 1		Tree uits Crésti	22 MEXICAN FEATHERGRASS NASSELLA TENUISSIMA 'PON
Total Tree Credit	Et 6+ cal frees	(28) x 2	56 Tree	Credit s 56	MATERIALS QTY COMMON / BOTANICAL NAME
Final Street Yard Requirements Shade Trons Strute Strute Street Yard Area	Base Req Tree Cre Base Req Street Yard Area - An	~	30 Shri		3,201 SF HARDWOOD MULCH 3" TEXAS DARK MULCH IN AL
NOTE: Negative qts. means street yard credit exceeds required	_				GROUNDCOVERS QTY COMMON / BOTANICAL NAME
Major Corridor District Requirements A twenty five foot andscaped area is required from the right of way of the designated roadway along the entire frontage of the tract.	Total		Required	Provided	56 DAMIANITA CHRYSACTINIA MEXICANA
Base req. 1 beer 1,000 st within the major conndor buffer *NOTE. Per correspondence from Amy Haycook on 4/27,2023, existing flandwood froms 1933 and 1959 (labeled as "MC" on plans) will be applied as credit frees to meet this requirement.	9,399 SF	/1000 x 1 /1000 x 3		Tree 10'	722 TRAILING ROSEMARY ROSMARINUS OFFICINALIS 'I
NOTE: Due to existing overhead electrical lines and waterline utilities within the major condor overby, washing and proposed trees.					SEED/ SOD QTY COMMON / BOTANICAL NAME
credified towards these requirements are located where feasible in the 25' overlay					847 SF BERMUDA GRASS CYNODON DACTYLON
STREET YARD CREDIT Street Yard Area Credit	Total	A 000	Credit	Provided	CTNOBON BACTILON
Each of of permeable landscaped area under a canopy free with a trunk damper, of min. 2; cal. = 1.25st of landscaped area CNLY 6; (a) at least 50% of the area under the canopy of the free is permeable.	13350 SF	1.25	16,688 SF	16,688	10,829 SF CYNODON DACTYLON
(b) overlapping dripine area cannot be counted 2s (c) no credit wit be given where daming grade task within dripine					NOTE: CONTRACTOR TO HYDROSEED ALL DISTURBED AREAS
					NOTES:
PARKING LOT LANDSCAPE Total Additional Parking Lot Trees Required No panding space shall be totated further, than 50 ft from a landscape island, permedial or median and a free unless the parking lot has more train 3 distinct modules.	Total	-	YES	Provided	CALIPER INCH SIZING FOR ALL TRE PRECEDENCE OVER GALLON SIZE
Landscape Area 9 90st of landscaped area is required for every 12 parking spaces within a panting jot icc and IN the street yard 9 60st of landscaped area is required for every 12 parking spaces NO in the street yard 1		6 /12 x 50	308, SF	308	 FROM APRIL 1 TO SEPTEMBER 30, O FROM OCTOBER 1 TO MARCH 31, EITHE
NOTE 80% of the trees required are to be from the Descriptive Categories of free Species					MAY BE PLANTED WITH OWNER/ LANDS

- SIZING FOR ALL TREES, CANOPY AND UTILITY COMPATIBLE, TO TAKE OVER GALLON SIZE
- 1 TO SEPTEMBER 30, ONLY CONTAINER GROWN TREES MAY BE PLANTED. ER 1 TO MARCH 31, EITHER CONTAINER GROWN OR BALL AND BURLAP TREES TED WITH OWNER/ LANDSCAPE ARCHITECT APPROVAL
- 3. 80" CLEAR TRUNK HEIGHT MUST BE MAINTAINED ON ALL TREES PLANTED ADJACENT TO SIDEWALKS AND PEDESTRIAN WALKWAYS
- 4. CONTRACTOR TO PROVIDE SUBMITTAL FOR LANDSCAPE ARCHITECT APPROVAL FOR ALL LANDSCAPE MATERIALS AS SPECIFIED
- CONTRACTOR TO HYDROSEED ALL DISTURBED AREAS

SUBMISSIONS | REVISIONS::

01.13.2023	SITE DEVELOPMENT PERMIT SET	
03.27.2023	SITE DEVELOPMENT PERMIT SET R2	
05.01.2023	SITE DEVELOPMENT PERMIT SET R3	
	NOT FOR CONSTRUCTION	

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owner ::

Good Shepherd Lutheran Church

700 w. whitestone, cedar park, tx

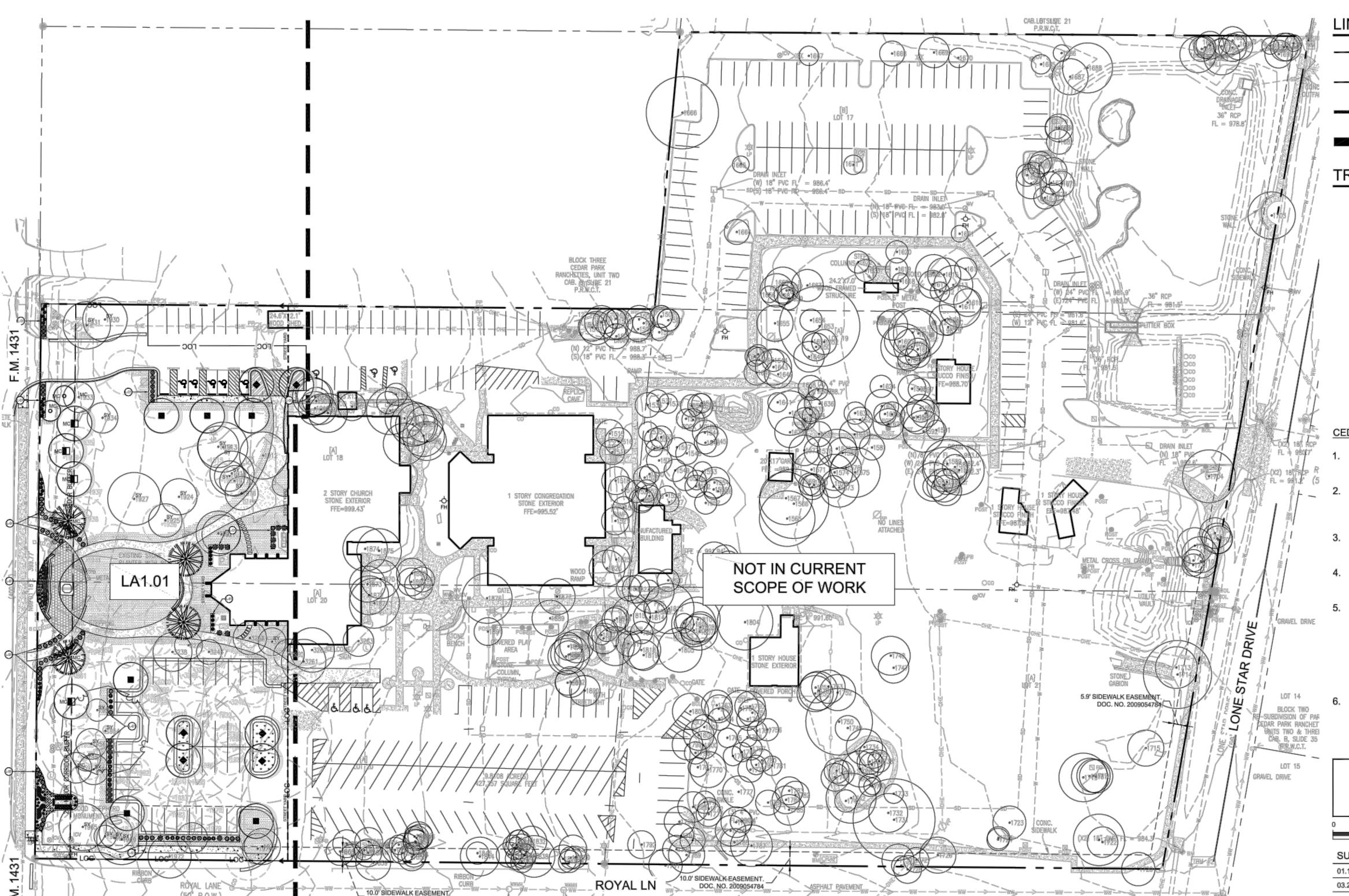
sheet information ::

21.730 date :: 05.01.2023 designed :: bm, ag drawn :: cl, ag checked :: approved ::

16 OF 19

LANDSCAPE SCHEDULE & CALCULATIONS

CASE NUMBER: 2023-3-SD



DOC. NO. 2009054784



- LOC - LIMITS OF CONSTRUCTION

— — STREET YARD

MAJOR CORRIDOR BUFFER

MATCHLINE

TREE LEGEND

• HERITAGE TREE

SAVED TREE

REMOVED TREE

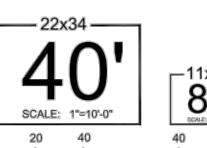
50' FT RADIUS FROM SHADE TREE

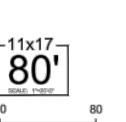
MC MAJOR CORRIDOR TREE

SY STREET YARD TREE

CEDAR PARK GENERAL NOTES:

- THESE PLANS ARE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
- ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE OR LOADING ZONE SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALK OR SIDEWALK SHALL BE LIMBED UP 8'.
- ALL IRRIGATION EQUIPMENT ARE EQUIPPED WITH A RAIN SENSOR THAT TURNS OFF THE SYSTEM WHEN IT HAS RAINED SUFFICIENTLY.
- ALL MECHANICAL EQUIPMENT (ROOF, GROUND, OR BUILDING MOUNTED) IS REQUIRED TO BE SCREENED FROM RIGHTS-OF-WAY AND ADJACENT PROPERTIES.
- 5. FOR OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT, SUCH EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.
- CONTRACTOR SHALL PRUNE ALL TREE LIMBS HANGING OVER THE SIDEWALK ON ROYAL LANE, LONE STAR DR OR WHITESTONE BLVD TO PROVIDE NOT LESS THAN 8' OF CLEARANCE ABOVE THE SIDEWALK







SUBMISSIONS | REVISIONS::

 01.13.2023
 SITE DEVELOPMENT PERMIT SET

 03.27.2023
 SITE DEVELOPMENT PERMIT SET R2

 05.01.2023
 SITE DEVELOPMENT PERMIT SET R3

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WASTENATER MANHOLE



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owner ::

Good Shepherd Lutheran Church

700 w. whitestone, cedar park, tx

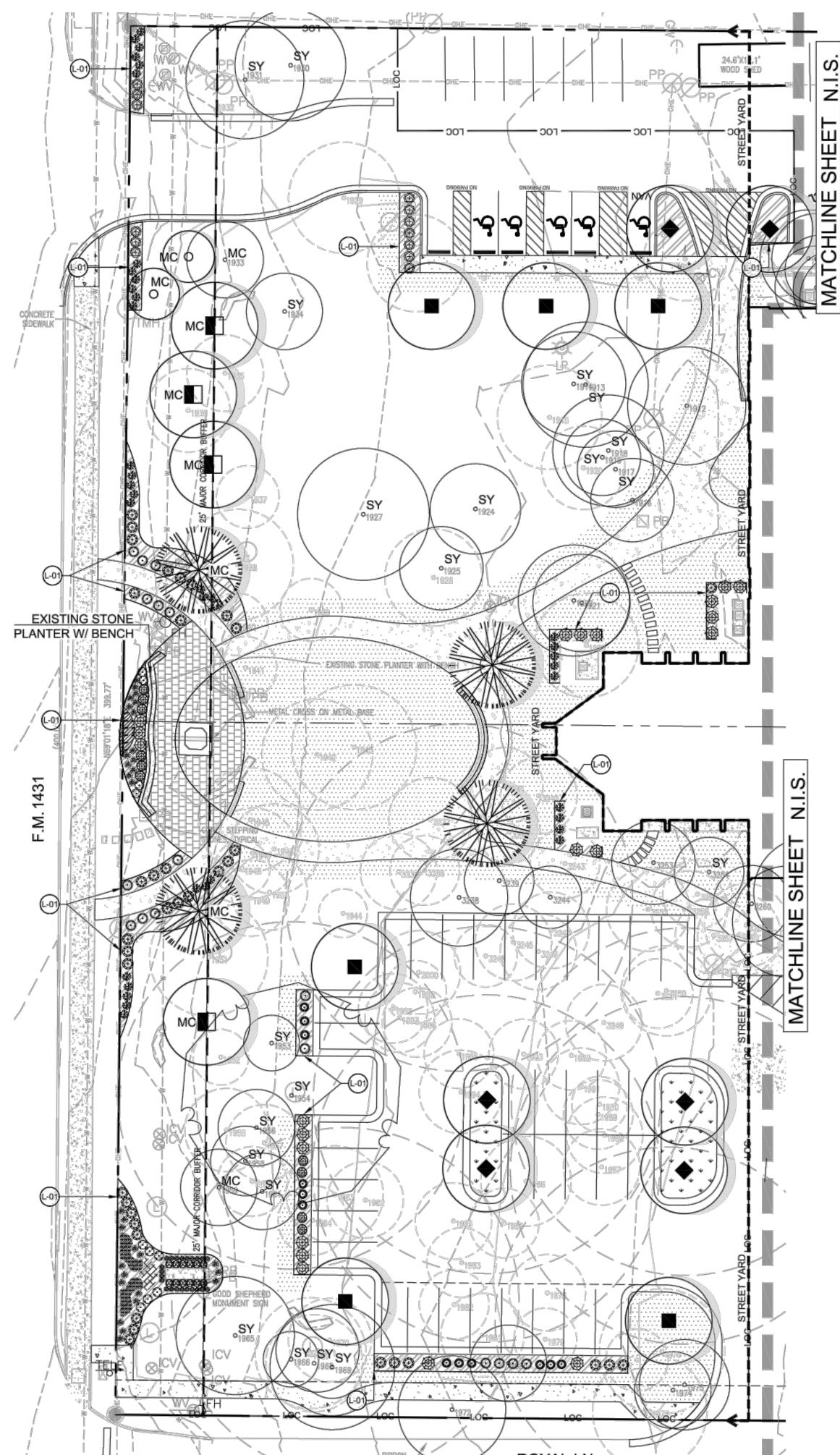
OOD SHEPHERD LC
SCAPE MASTER PLAN
PHASE ONE

sheet information ::

project #:: 21.730
date :: 05.01.2023
designed :: bm, ag
drawn :: cl, ag
checked :: jw
approved :: bab

17 17 OF 19

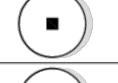
OVERALL LANDSCAPE PLAN



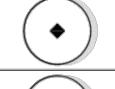
PLANT SCHEDULE COMMON / BOTANICAL NAME **TREES**

COMMON / BOTA
BALD CYPRESS TAXODIUM DIST

TICHUM

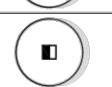


SHUMARD OAK QUERCUS SHUMARDII



QUERCUS VIRGINIANA

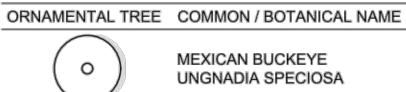
SOUTHERN LIVE OAK



MEXICAN SYCAMORE PLATANUS MEXICANA

COMMON / BOTANICAL NAME

LITTLE BUNNY FOUNTAIN GRASS



MEXICAN BUCKEYE **UNGNADIA SPECIOSA**

SHRUBS

MUHLENBERGIA LINDHEIMERI 'BIG' DWARF WAX MYRTLE MYRICA CERIFERA 'PUMILA'

BIG MUHLY

FLAME ACANTHUS ANISACANTHUS QUADRIFIDUS

INIDGO SPIRES SAGE SALVIA X 'INDIGO SPIRES'

PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' RED BIRD OF PARADISE CAESALPINIA PULCHERRIMA

RED YUCCA HESPERALOE PARVIFLORA

TEXAS SAGE LEUCOPHYLLUM FRUTESCENS

THRYALIS GALPHIMIA GLAUCA TURK'S CAP

MALVAVISCUS DRUMMONDII MEXICAN FEATHERGRASS NASSELLA TENUISSIMA 'PONY TAILS'

MATERIALS COMMON / BOTANICAL NAME HARDWOOD MULCH 3" TEXAS DARK MULCH IN ALL PLANTING BEDS GROUNDCOVERS COMMON / BOTANICAL NAME

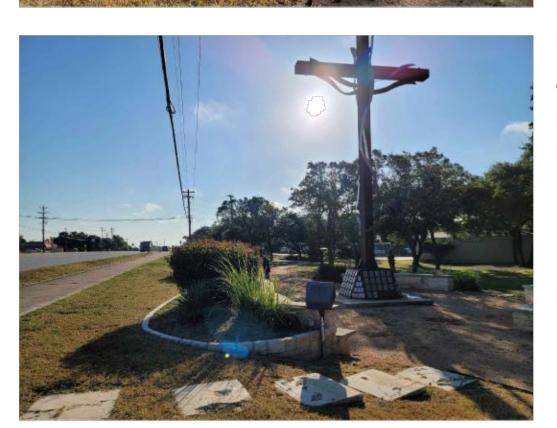
DAMIANITA CHRYSACTINIA MEXICANA TRAILING ROSEMARY ROSMARINUS OFFICINALIS 'PROSTRATUS' COMMON / BOTANICAL NAME SEED/ SOD BERMUDA GRASS * * * * * CYNODON DACTYLON BERMUDA GRASS CYNODON DACTYLON

NOTE: CONTRACTOR TO HYDROSEED ALL DISTURBED AREAS

IMAGE FOR REFERENCE

EXISTING STONE PLANTER WITH BENCH (IMAGE FOR REFERENCE ONLY).





GENERAL LANDSCAPE NOTES:

1. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING AROUND HERITAGE TREES AND THAT ANY TRIMMING OF LIMBS OF DESIGNATED HERITAGE TREES MUST REQUIRE AN ARBORIST AND LANDSCAPE ARCHITECT ON-SITE PRIOR TO ANY WORK PERFORMED

CEDAR PARK GENERAL NOTES:

- THESE PLANS ARE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
- ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE OR LOADING ZONE SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALK OR SIDEWALK SHALL BE LIMBED UP 8'.
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- CONTRACTOR SHALL PRUNE ALL TREE LIMBS HANGING OVER THE SIDEWALK ON ROYAL LANE, LONE STAR DR OR WHITESTONE BLVD TO PROVIDE NOT LESS THAN 8' OF CLEARANCE ABOVE THE SIDEWALK

KEY LEGEND

NOTE: ITEMS LISTED BELOW REFERENCE ALL SHEETS QUANTITIES ARE INCLUDED FOR CONTRACTOR CONVENIENCE AND CONTRACTOR SHALL VERIFY ASSOCIATED QUANTITIES.

SYM DESCRIPTION QTY LANDSCAPE L-01 3/16" THICK STEEL EDGING 858 LF

LINETYPE LEGEND

LOC — LIMITS OF CONSTRUCTION

STREET YARD

MAJOR CORRIDOR BUFFER

MATCHLINE

TREE LEGEND

HERITAGE TREE

SAVED TREE

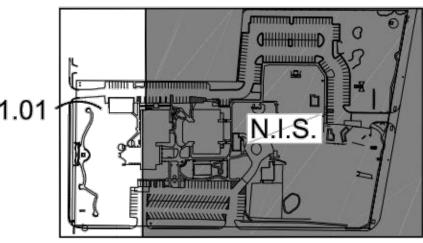
REMOVED TREE

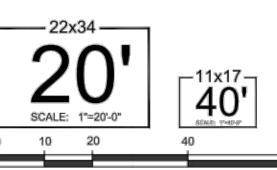
50' FT RADIUS FROM SHADE

MAJOR CORRIDOR TREE

STREET YARD TREE

KEY MAP - NTS







SUBMISSIONS | REVISIONS::

SITE DEVELOPMENT PERMIT SET 01.13.2023 SITE DEVELOPMENT PERMIT SET R2 SITE DEVELOPMENT PERMIT SET R3 05.01.2023

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owner ::

Good Shepherd Lutheran Church

700 w. whitestone, cedar park, tx

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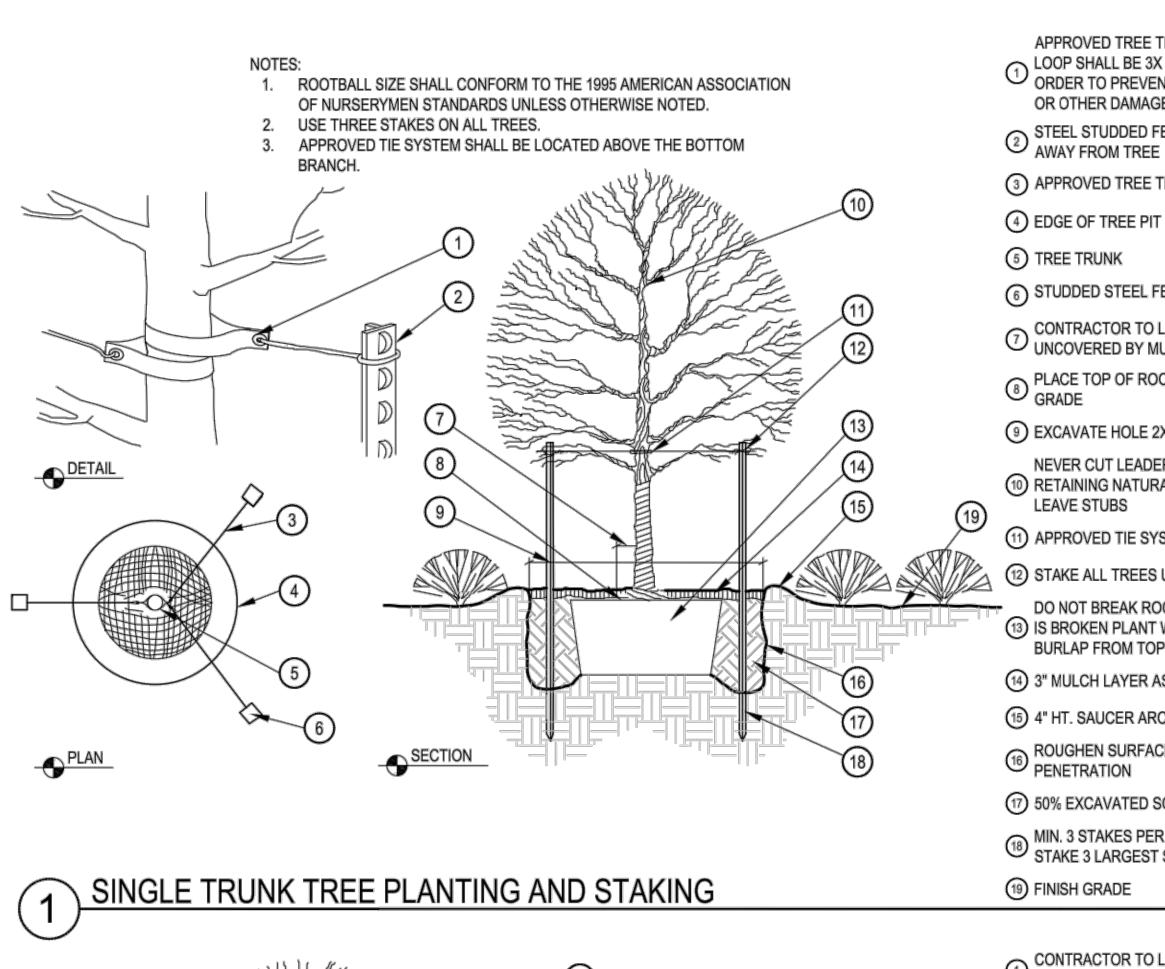
sheet information ::

21.730 project #:: 05.01.2023 date: designed: bm, ag drawn :: cl, ag checked :: approved ::

18 OF 19

LANDSCAPE PLAN

CASE NUMBER: 2023-3-SD



APPROVED TREE TIE SYSTEM (SEE NOTES) LOOP SHALL BE 3X THE DIAMETER OF TRUNK IN ORDER TO PREVENT SCARING, CUTTING, GIRDLING.

STEEL STUDDED FENCE POST-STUDS MUST FACE AWAY FROM TREE

(3) APPROVED TREE TIE SYSTEM (SEE NOTES)

5 TREE TRUNK

6 STUDDED STEEL FENCE POST

CONTRACTOR TO LEAVE 6" MIN. ROOT FLAIR UNCOVERED BY MULCH, SOIL, AND PLANTING MIX

8 PLACE TOP OF ROOT CROWN 2" ABOVE FINISH GRADE

EXCAVATE HOLE 2X ROOT BALL DIAMETER

NEVER CUT LEADER-THIN UP TO 1/3 OF BRANCHES 10 RETAINING NATURAL SHAPE OF TREE - DO NOT LEAVE STUBS

11) APPROVED TIE SYSTEM ABOVE THE FIRST BRANCH

STAKE ALL TREES USING METAL STAKES-3 PER TREE

DO NOT BREAK ROOT BALL. IF ROOT BALL (13) IS BROKEN PLANT WILL BE REJECTED. REMOVE BURLAP FROM TOP OF ROOT BALL

(14) 3" MULCH LAYER AS SPECIFIED

15 4" HT. SAUCER AROUND PLANTING PIT

ROUGHEN SURFACE TO IMPROVE ROOT PENETRATION

17 50% EXCAVATED SOIL AND 50% PLANTING SOIL MIX

(18) MIN. 3 STAKES PER TREE PAINTED BLACK STEEL STAKE 3 LARGEST STEMS ON TREE

(19) FINISH GRADE

SCALE: NTS

SCALE: NTS

SECTION

SHRUB/ GRASS PLANTING

SECTION

STEEL EDGING

ONTRACTOR TO LEAVE 6" MIN. ROOT FLAIR UNCOVERED BY MULCH, SOIL, AND PLANTING MIX

(2) EXCAVATE HOLE 2X ROOT BALL DIAMETER

NEVER CUT LEADER - THIN UP TO 1/3 OF BRANCHES ③ RETAINING NATURAL SHAPE OF TREE - DO NOT LEAVE STUBS

4 ATTACH GUY WIRE & HOSE ABOVE FIRST BRANCH.

5 STAKE ALL TREES USING METAL STAKES-3 PER TREE

6 PLACE TOP OF ROOT CROWN 2" ABOVE FINISH

DO NOT BREAK ROOT BALL. IF ROOT BALL IS BROKEN (7) PLANT WILL BE REJECTED. REMOVE BURLAP FROM TOP OF ROOT BALL

(8) 3" MULCH LAYER AS SPECIFIED

(9) 4" HT. SAUCER AROUND PLANTING PIT

10 FINISH GRADE

1 50% EXCAVATED SOIL AND 50% PLANTING SOIL MIX

HEAVY DUTY, METAL STAKE TO BE MINIMUM 8'-0" 12) LONG STAKE TO BE 18" BELOW PIT IN UNDISTURBED

(3) LACE HOSE GUARDS TOGETHER WITH SINGLE WIRE STAY

MIN. 3 STAKES PER TREE PAINTED BLACK STEEL STAKE 3 LARGEST STEMS ON TREE

MULTI-STEM TREE PLANTING AND STAKING STANDARD

TOTAL CALIPER INCHES OF A

CALCULATED AS FOLLOWS: ADD THE CALIPER INCHES OF THE

LARGEST TRUNK TO HALF OF THE CALIPER INCH OF EACH OF THE

DETERMINED BY THE FOLLOWING: 8" OF ROOTBALL DIA. FOR EACH 1"

ROOTBALL WIDTH SHOULD BE

ROOTBALL DEPTH IS 2/3RDS OF

CALIPER OF TREE TRUNK.

MULTIPLE TRUNK TREE IS

SMALLER TRUNKS.

THE DIAMETER.

OR OTHER DAMAGE TO TREE

D= SPECIFIED PLANT SPACING TYPICAL SPACING DIAGRAMS

SCALE: NTS

1 ADJACENT TURF OR AGGREGATE

2 8" STEEL STAKE

ADJACENT HARDSCAPE

② GRASSES (AS SPECIFIED PER PLAN)

3" MULCH AS SPECIFIED, SUBSURFACE 4 IRRIGATION TO BE COMPLETELY COVERED BY

6 8" DEPTH PLANTING SOIL MIX AS SPECIFIED THIS

© GEOTEXTILE FABRIC TO MEET TYPAR 3301 MIN. SPECIFICATIONS OR APPROVED EQUAL

(3) SHRUB (AS SPECIFIED PER PLAN)

5 LEAVE NO ROOTS EXPOSED

SHEET, NOTE #13

8 UNDISTURBED SUBGRADE

9 BED EDGE

STEEL LANDSCAPE EDGING 3/16" X 4", (3) ENSURE TOP EDGE IS FLUSH WITH ANY ADJACENT HARDSCAPE SURFACE

FINISHED GRADE, PLANT BED, OR GROUND COVER

5 TOP SOIL AS SPECIFIED

6 GEOTEXTILE FABRIC TO MEET TYPAR 3301 MIN. SPECIFICATIONS OR APPROVED EQUAL

7 UNDISTURBED SUBGRADE

SCALE: NTS

Lutheran Church

700 w. whitestone, cedar park, tx

Good Shepherd

owner ::

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civil engineer ::

suite 745-174

austin, texas, 78749 p:: 512.750.0440

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SUBMISSIONS | REVISIONS::

SITE DEVELOPMENT PERMIT SET 01.13.2023 SITE DEVELOPMENT PERMIT SET R2 SITE DEVELOPMENT PERMIT SET R3

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sheet information ::

21.730 project #:: 05.01.2023 date: designed: bm, ag drawn :: cl, ag checked :: approved:

19 OF 19

LANDSCAPE DETAILS

CASE NUMBER: 2023-3-SD

Agent Authorization Form

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

1	Matthew Headley	,
	Print Name	
	Director of Operations & Development	
	Title - Owner/President/Other	
of	Good Shepherd Lutheran Church	
	Corporation/Partnership/Entity Name	
have authorized _	Kyle Quick, P.E.	
	Print Name of Agent/Engineer	
of	Migl Engineering and Consulting, PLLC	
·	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:

Applicant's Signature

5-25-2023 Date

THE STATE OF TEXOS §
County of Williamsons

BEFORE ME, the undersigned authority, on this day personally appeared head 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?

DOMINIKA HANSELL.
My Notary ID # 131856865
Expires January 16, 2027

NOTARY PUBLIC

Dominika Hansell
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 01-16-2027

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: Good Shepherd Lutheran Church Regulated Entity Location: 700 W. Whitestone Boulevard, Cedar Park, Texas 78613 Name of Customer: Matthew Headley Contact Person: Kyle Quick, P.E. Phone: (512) 965-2318 Customer Reference Number (if issued):CN Regulated Entity Reference Number (if issued):RN <u>105743777</u> **Austin Regional Office (3373)** Hays **◯** Williamson **Travis** San Antonio Regional Office (3362) Medina Uvalde Bexar Kinney Comal 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: X Austin Regional Office San Antonio Regional Office Mailed to: TCEQ - Cashier Overnight Delivery to: TCEQ - Cashier **Revenues Section** 12100 Park 35 Circle Mail Code 214 Building A, 3rd Floor P.O. Box 13088 Austin, TX 78753 Austin, TX 78711-3088 (512)239-0357 Site Location (Check All That Apply):

Recharge Zone	Contributing Zone	Transition Zone				
Type of	Size	Fee Due				
Water Pollution Abatement P	lan, Contributing Zone					
Plan: One Single Family Resid	ential Dwelling	Acres	\$			
Water Pollution Abatement P	lan, Contributing Zone					
Plan: Multiple Single Family R	esidential and Parks	Acres	\$			
Water Pollution Abatement P						
Plan: Non-residential		Acres	\$			
Sewage Collection System		L.F.	\$			
Lift Stations without sewer lir	nes	Acres	\$			
Underground or Aboveground	d Storage Tank Facility	Tanks	\$			
Piping System(s)(only)		Each	\$			
Exception		1 Each	\$ 500			

Type of Plan	Size	Fee Due
Extension of Time	Each	\$

Signature: M Date: 5/2

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

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.)												
			•					-	,			
	ta Form should b		n the renew	al form)			ther	CZ Exception		f in a cont		
2. Customer	Referenc	e Number <i>(if iss</i>		Follow this link to search for CN or RN numbers in			s. Reg	Julated	Entity Reference	e Number (i	T ISSUEO)	
CN				Central R			RN	1057	43777			
SECTION	II: Cu	stomer Info	<u>ormation</u>									
4. General Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy)												
□ New Customer □ Update to Customer Information □ Change in Regulated Entity Ownersh □ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)										Entity Ownership		
		`		· · · · · · · · · · · · · · · · · · ·						rrent and	active with the	
		State (SOS)	-	•			•			rone and	douvo mar aro	
6. Customer	Legal Nar	ne (If an individua	, print last name f	first: eg: Doe	, John)		<u>If 1</u>	new Cus	stomer, enter previ	ous Custome	er below:	
Good She	pherd L	utheran Chur	ch									
7. TX SOS/C	PA Filing	Number	8. TX State Ta	ax ID (11 digi	its)		9.	Federa	al Tax ID (9 digits)		S Number (if applicable)	
N/A			174620416	537			N	/A		N/A		
11. Type of 0	Customer:	☐ Corporati	on		Individu	ual		Partnership: ☐ General ☐ Limited				
Government:	☐ City ☐ 0	County 🔲 Federal 🗆	☐ State ☐ Other		Sole Pr	roprieto	rship		Other: Church			
12. Number ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○	of Employ 21-100	ees 101-250	251-500	☐ 501 a	nd highe	er		Indep	endently Owned	and Opera	ted?	
	r Role (Pro	pposed or Actual) -	as it relates to th				his for	m. Pleas	se check one of the	following		
Owner		Operat	or	<u></u> ⊠ 0	wner &	Operat	or					
Occupatio	nal Licens	ee 🗌 Respo	nsible Party	□ V	oluntary	Clean	up Ap	plicant	Other:			
	Good	Shepherd Lu	theran Chur	ch								
15. Mailing Address:	700 W	. Whitestone	Boulevard									
	City	Cedar Park		State	TX		ZIP	7861	13	ZIP + 4		
16. Country	Mailing In	ormation (if outsi	de USA)			17. E-	Mail A	ddres	S (if applicable)			
						mhea	adley	/@gst	tx.org			
18. Telephor	e Number		1	l9. Extensi	on or C	ode			20. Fax Numbe	r (if applicat	ole)	
(512)25	8-6227								()	-		
SECTION III: Regulated Entity Information												
					ty" is se	lected l	below	this for	m should be acco	mpanied by	a permit application)	
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 Regul	ated Ent	ity Name sub	mitted may l	be update	ed in o	order	to me	et TC	EQ Agency D	ata Stano	lards (removal	
of organiz	ational e	ndings such	as Inc, LP, o	r LLC).								
22. Regulate	d Entity N	ame (Enter name	of the site where	the regulated	d action is	s taking	place.)				
Good Shepherd Lutheran Church												

TCEQ-10400 (02/21) Page 1 of 2

City	23. Street Addres	s of	700 W. Whitestone Boulevard													
24. County Williamson Enter Physical Location Description if no street address is provided. 25. Description to Physical Location: 26. Nearest City Seconds	the Regulated En															
Enter Physical Location Description if no street address is provided. 25. Description to Physical Location: 26. Nearest City State Nearest ZIP Code 27. Latitude (N) In Decimal: 30.517577 28. Longitude (N) In Decimal: 30 31 3.28 30 31 3.28 31. Primary NAICS Code (4 digits) 31. Primary NAICS Code (4 digits) 32. Secondary NAICS Code (5 or 6 digits) 33. What is the Primary Business of this entity? (20 not repeat the SIC or NAICS description.) Church of W Orship 34. Mailing Address: 35. E-Mail Address: 36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable) (512) 258-6227 9. 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 ome. See the Cone Data Form instructions for additional guidance. Dam Safety Deam Safety Delatics New Source Review Air OSSF Petroleum Storage Tank PWS SECTION IV: Preparer Information 40. Name: Kyle Quick, P.E. 41. Title: Project Manager 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address Kyle/@miglengineering.com SECTION V: Authorized Signature 6. By my signature below, 1 certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have guature authorized storage. In this form is true and complete, and that I have guature authorized storage. In this form is true and complete, and that I have guature authorized storage. In this form is true and complete, and that I have guature authorized storage. In this form is true and complete, and that I have guature authorized storage. In this form is true and complete, and that I have guature authorized submitted form to shall for the cuptive sectified in Section III, Field 6 and/or as required for the updates to the ID numbers	(No PO Boxes)		City		Ced	ar Parl	ς	State	TX	7	ZIP	786	13	ZIF	P + 4	
25. Description to Physical Location: 26. Nearest City 27. Latitude (N) In Decimal: 28. Longitude (W) In Decimal: 30. \$1. \$2. \$2. \$2. \$2. \$2. \$2. \$2. \$2. \$2. \$2	24. County		Williamson											1		
Physical Location:		Enter Physical Location Description if no street address is provided.														
27. Latitude (N) in Decimal: Degrees																
Degrees Minutes Seconds Degrees Minutes Seconds 3.28 97 50 11.20	26. Nearest City										. ;	State			Nea	rest ZIP Code
Degrees Minutes Seconds Degrees Minutes Seconds 3.28 97 50 11.20														ı		
30 31 3.28 97 50 11.20 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) 33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.) Church of Worship Good Shepherd Lutheran Church 34. Mailing Address: City Cedar Park State TX ZIP 78613 ZIP + 4 35. E-Mail Address: mheadley@gstx.org 36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable) (512) 258-6227 () - 9. 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 mm. See the Core Data Form instructions for additional guidance. Dam Safety Districts Setwards 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 Titres Used Oil Voluntary Cleanup Waste Water Wastewater Agriculture Water Rights Other: SECTION IV: Preparer Information 40. Name: Kyle Quick, P.E. 41. Title: Project Manager 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address (5 12) 965-2318 () - Kyle@miglengineering.com SECTION V: Authorized Signature 6. 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 ignature without this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers	` '	n Decim	al:		30.5	17577					gitude (W) In D		97.8	3644	4
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Church of Worship 34. Mailing Address: City Cedar Park State TX ZIP 78613 ZIP + 4 35. E-Mail Address: mheadley@gstx.org 36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable) (512) 258-6227 () - 9. 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 rum. See the Core Data Form instructions for additional guidance. Dam Safety District Sedwards Aquifer Emissions Inventory Air Industrial Hazardous Waste Municipal Solid Waste New Source Review Air OSSF Petroleum Storage Tank PWS Studge Storm Water Title V Air Titres Used Oil Voluntary Cleanup Waste Water Wastewater Agriculture Water Rights Other: SECTION IV: Preparer Information 40. Name: Kyle Quick, P.E. 41. Title: Project Manager 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address (512) 965-2318 () - Kyle@miglengineering.com SECTION V: Authorized Signature (6. 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 ignature 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									(0 01 0	uigits)			(0.01.0	uigito)		
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36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable) (512) 258-6227	35. E-Mail Ad	ddress:		•	1				r	nhead	ley@gstx.	.org				
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Voluntary Cleanup	☐ Municipal Solid W	/aste	□ No	ew So	ource Re	view Air] OSSF] [Petroleu	m Sto	rage Tank	P	PWS	
Voluntary Cleanup					A			7 THE NAME OF THE PARTY OF THE		 	¬ +:			ļ		
40. Kyle Quick, P.E. 41. Title: Project Manager 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address (512) 965-2318 () - Kyle@miglengineering.com SECTION V: Authorized Signature 6. 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 ignature 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	Sludge		St	torm \	Vater		╀┖] Title V Air		L	lires				Jsed Oil	
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40. Name: Kyle Quick, P.E. 41. Title: Project Manager 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address (512) 965-2318 () - Kyle@miglengineering.com SECTION V: Authorized Signature 66. 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 ignature 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		<u>r </u>					-		.gcata.			.5				
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42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address (512) 965-2318 () - Kyle@miglengineering.com SECTION V: Authorized Signature 6. 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 ignature 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	40. Name: Kyle Q	uick, I	P.E.						41. Ti	tle:	Projec	et Ma	anager			
SECTION V: Authorized Signature 6. 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 ignature 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	· · · · · · · · · · · · · · · · · · ·	nber 4	3. Ext.	/Cod	е	44. Fax	x Nu	mber	45.	E-Mail	Address					
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	6. By my signature	below,	I certify	y, to	the best	of my k										
Company: Migl Engineering and Consulting, PLLC Job Title: Project Manager	Company:	Migl Er	Engineering and Consulting, PLLC Job Title: Project Manager													
Name (In Print): Kyle Quick, P.E. / Phone: (512) 965- 2318	Name (In Print):	Kyle Q	Quick, P.E. / Phone: (512) 965- 2318										2318			
Signature: Date: 5/26/23	Signature:				//e		M	ick				D	ate:	5/26	5/23	

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