Contributing Zone Plan

Edgewater Phase 4

Prepared for: Spanish Creek Development Inc

Prepared by: Gray Engineering, Inc.

TBPE Registered Firm #: 2946

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or 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.

1. Regulated Entity Name: Edgewater Phase 4						**2. Regulated Entity No.:** RN108351305			
3. Customer Name: Spanish Creek Development Inc						**4. Customer No.:** CN604902965			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			31.325
9. Application Fee:	$6,500		**10. Permanent BMP(s):**					Batch Detention Pond, Vegetative Filter Strip	
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**					N/A	
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.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin X Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Monica Zuniga
Print Name of Customer/Authorized Agent Monica Zuniga 05/13/2024
Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Monica Zuniga

Date: 03/18/2024

Signature of Customer/Agent:

Monica Zuniga

Regulated Entity Name: Edgewater Phase 4

Project Information

1. County: Williamson
2. Stream Basin: Spanish Oak Creek
3. Groundwater Conservation District (if applicable): None
4. Customer (Applicant):

   Contact Person: Adam Boenig
   Entity: Spanish Creek Development Inc
   Mailing Address: 4801 Mondonedo Cove
   City, State: Austin, TX Zip: 78738
   Telephone: (512) 320-8833 Fax: _____
   Email Address: adamb@brohnhomes.com

5. Agent/Representative (If any):

Contact Person: Monica Zuniga
Entity: Gray Engineering, Inc.
Mailing Address: 8834 N. Capital of Texas Highway, Suite 140
City, State: Austin, Texas Zip: 78759
Telephone: (512) 452-0371 Fax: _____
Email Address: mzuniga@grayengineeringinc.com

6. Project Location:

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

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

13701 Ronald Reagan Blvd, Cedar Park, Texas 78613

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

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

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

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

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site
☒ Existing residential site

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

12. The type of project is:

☒ Residential: # of Lots: 54
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 51.974 Acres

Total disturbed area: 15.77 Acres

14. Estimated projected population: _____

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	134,308 sf	÷ 43,560 =	3.08 ac
Parking	1,930 sf	÷ 43,560 =	0.04 ac
Other paved surfaces	105,504 sf	÷ 43,560 =	2.42 ac
Total Impervious Cover	241,742 sf	÷ 43,560 =	5.54 ac

Total Impervious Cover 5.54 **÷ Total Acreage** 15.77 **X 100 =** 35.1 **% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☒ Existing.

☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = _____'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

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

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

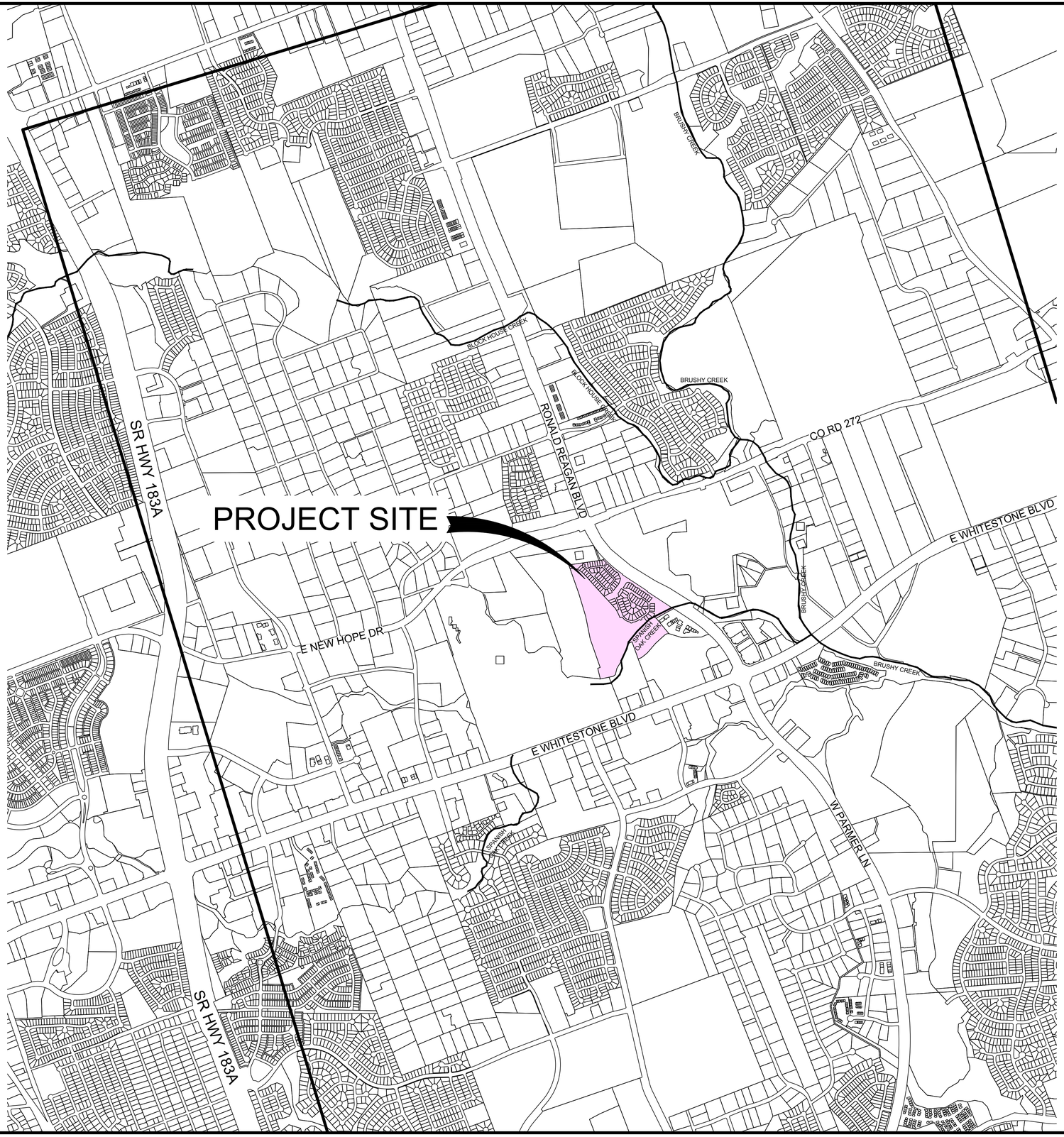
Administrative Information

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

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

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

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



SCALE: 1" = 1000'
GRAPHIC SCALE IN FEET
0 500' 1000' 2000'

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

LOCATION MAP

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

2024-4-SD

SHEET 1 OF 1

H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\EXHIBITS\11725-LOCATION MAP.DWG DATE: 3/18/2024 1:24:17 PM BY: MZUNIGA

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

The National Map US Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES

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

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

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

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

MN
GN
3°46´ 67 MILS
0°36´ 11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
PU
Grid Zone Designation 14R

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Liberty Hill
2 Leander NE
3 Georgetown
4 Nameless
5 Round Rock
6 Mansfield Dam
7 Jollyville
8 Pflugerville West
ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

LEANDER, TX
2022

NSN 7643016396981
NGA REF NO. USGSX24K25238

Attachment C – Project Narrative

Edgewater is platted as a 51.975 acre tract located northwest of the intersection of Ronald Reagan Boulevard and East Whitestone Boulevard, at 13701 Ronald Reagan Boulevard in Cedar Park, Texas. Edgewater Phase 4, or "site", totals 15.77 acres and will be located on the west side of the tract, bordered by the Upper Brushy Creek WCID Flood Control Structure #4 (or "spillway") to the north and east, Spanish Oak Creek to the south, and Upper Brush WCID Dam 4 (or "dam") to the west.

Phase 4 currently contains no impervious cover. In total, 10.69 acres will be disturbed from regulated construction activity, that includes road construction, grading, home construction, and utility installation. This activity will be accounted for through proposed erosion controls. This fourth phase of development will proposed 54 detached condominium lots. There will be 5.61 acres of impervious cover that includes the buildings, roadways, driveways, and parking areas. Note: The overall areas to be disturbed match the overall areas within the limits of construction to be controlled with silt fence and other erosion control measures.

Two (2) permanent BMPs are proposed for the project: (1) water quality/batch detention pond and (1) engineered vegetative filter strip. Pond A receives runoff totaling 12.71 acres with 4.88 acres of impervious cover. This results in a required TSS removal of 4,248 pounds, however, in order to account for additional untreated runoff, Pond A is sized to remove 4,717 pounds.

The vegetative filter strip will receive a total runoff area of 0.56 acres with 0.17 acres of impervious cover. The strip requires 148 pounds of TSS to be removed, however, in order to account for additional untreated runoff, it is oversized to provide 166 pounds of total treatment.

Drainage areas defined as "offsite" convey runoff into the spillway, Spanish Oak Creek, or existing phases of Edgewater. These areas drain away from proposed BMPs, but are accounted for in total TSS removal calculations. These areas surpassing treatment receive a total runoff area of 2.5 acres with 0.56 acres of expected impervious cover, resulting in a required TSS removal of 487 pounds. Proposed oversized BMPs previously described provide adequate removal to account for these areas.

The Edgewater Tract is located within the Edwards Aquifer Contributing Zone and lies within the boundaries of the Brushy Creek watershed. No proposed development is located within the FEMA 100-yr floodplain in accordance with Flood Rate Insurance Map (FIRM) Panel No. 48491C0470F, effective December 20, 2019.

Attachment D – Factors Affecting Surface Water Quality

Multiple factors have the potential of affecting surface water quality during construction. These include: oil, grease, gas, transmission fluids, and/or other vehicular fluids, as well as shifts in sediment that will occur during excavation and fill operations. Upon completion of construction, normal traffic on the site could be responsible for many similar pollutants.

Attachment E – Volume and Character of Stormwater

The majority of runoff from Phase 4 will drain to on-site BMPs where it will be treated. Small areas of runoff will bypass treatment and discharge to existing phases, the spillway, or Spanish Oak Creek. The pond is oversized to account for these bypass areas. The site ultimately drains through to Spanish Oak Creek.

The total drainage area accounted for by BMPs is 13.23 acres with 5.00 acres of impervious cover. These areas are conveyed to one water quality pond and one vegetative filter strip.

Drainage areas OS-4 and OS-5 contain impervious cover which drains to an existing curb inlet within Phase 1, thus it is not directly treated. The pond has been appropriately sized to account for these untreated drainage areas.

An overall drainage area map, water quality calculations, existing and proposed hydrology maps, and other pertinent information associated with the BMPs are included with this submittal.

Attachment F – Suitablity Letter from Authorized Agent

Not applicable to this project.

Attachment G – Alternative Secondary Containment Methods

Not applicable to this project.

Attachment H – AST Containment Structure Drawings

Not applicable to this project.

Attachment I – 20% or Less Impervious Cover Waiver

Not applicable to this project.

Attachment J – BMPs for Upgradient Stormwater

The proposed water quality pond will capture upgradient runoff from the Upper Brushy Creek Dam 4 and berm surrounding the spillway.

Attachment K – BMPs for On-Site Stormwater

The majority of TSS removal will occur by way of the one water quality pond. There will also be one vegetative filter strip to account for additional pollutant treatment adjacent to lots draining towards the spillway. The locations and calculations for these BMPs can be found in the attached construction plans, with calculations also attached on the following sheets, for reference.

Attachment L – BMPs for Surface Streams

No BMPs are proposed specifically for surface streams. The proposed on-site BMPs and drainage systems are designed to follow existing flow patterns.

Attachment M – Construction Plans

Construction plans for temporary and permanent BMPs are attached.

Attachment N – Inspection, Maintenance, Repair, and Retrofit Plan

Batch Detention Pond:

The pond should be inspected at least twice per year, preferably during wet weather. The inspections should check for clogging of the primary outfall mechanism, as well as erosion issues in the upper stage pilot channel and its flow path to the lower stage, if any. Erosion within and downstream of the BMP should be identified and repaired and/or revegetated immediately.

The basin, basin side slopes, and embankment must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary for landscaped areas. At the time of mowing, litter and debris should be removed from the surface of the basin. Particular attention should be given to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed. Additionally, at this time, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Vegetated Filter Strips:

Inspection of vegetated filter strips should occur at least twice per year for erosion and damage to vegetation. Additional inspections should occur after heavy rainfall. The filter strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. If bare spots and/or areas of erosion are found, the strip must be replanted and restored to meet TCEQ specifications.

Inspections for trash should be performed at least twice a year to prevent obstructions and any debris flowing downstream.

Grass areas must be mowed at least four times a year to limit vegetation height to 18 inches. A mulch mower must be used. Grass clippings and brush debris cannot be discarded onto the filter strips. Frequent mowing should include weed control practices, with herbicide use kept to a minimum.

All inspection and maintenance records must be kept at the office of the operator for the previous three years.

An amended copy of this document will be provided to TCEQ within thirty (30) days of any changes in the following information.

Responsible Party: Adam Boenig

Mailing Address: 4801 Mondonedo Cove

City, State, Zip: Austin, TX 78738

Telephone: (512) 320-8833

(Signature of Responsible Party)

Agent/Engineer: Monica Zuniga

Mailing Address: 8834 North Capital of Texas Highway, Suite 140

City, State, Zip: Austin, Texas 78759

Telephone: (805) 440-1015

Monica Zuniga

(Signature of Agent/Engineer)

Attachment O – Pilot-Scale Field Testing Plan

Not applicable to this project.

Attachment P – Measures for Minimizing Surface Stream Contamination

The site will be stabilized using silt fence. All of the stabilization will be installed prior construction and will be removed when construction is completed. These methods will minimize any increases in erosion caused by construction. The proposed permanent BMPs will also treat any stormwater passing through the site prior to it returning to drainage patterns and eventually flowing to surface streams.

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Monica Zuniga

Date: 03/20/2024

Signature of Customer/Agent:

Monica Zuniga

Regulated Entity Name: Edgewater Phase 4

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A - Spill Response Action

No spills of hydrocarbons or hazardous substances are expected. However, in the event that such an incidence does occur, the contractor should carefully follow the following TCEQ guidelines:

Cleanup:

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills:

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills:

Semi-significant spills can still be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may required the cessation of all other activities. Spills should be cleaned up immediately, using the following practices:

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using “dry methods (absorbent materials, cat litter, and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other materials to prevent contaminating runoff.

Significant/Hazardous Spills

For highly toxic materials, the Reportable Quantity (RQ) > 25 gallons. For petroleum/hydrocarbon liquids, RQ > 250 gallons (on land) or any amount which creates a "sheen" on water. Only certified Haz-Mat teams will be responsible for handling the material at the site.

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. Additionally, in the event of a hazardous material spill, local Williamson County and/or City of Cedar Park police, fire, and potentially EMS should be contacted in order to initiate the hazardous material response team.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 191, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report of which one copy is to be kept on-site in the report binder and one copy is to be provided to the TCEQ.
4. The services of a spill contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff's Office, Fire Department, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at:

http://www.tceq.state.tx.us/response/spills.html

Attachment B - Potential Sources of Contamination

No particular activity or process during construction of the project is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should any unforeseen mishaps occur during construction, the contractor shall follow the guidelines set forth in "Attachment A – Spill Response Action".

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing
- Grading and excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Area – small fueling, minor equipment maintenance, sanitary facility.
- Materials Storage Area – solvents, adhesives, paving materials, aggregates, trash, etc.
- Construction Activities – paving, concrete pouring
- Concrete washout areas

Potential on-site pollutants:

- Fertilizer
- Concrete
- Glue, adhesives
- Gasoline, diesel fuel, hydraulic fluids, antifreeze
- Sanitary toilets

Attachment C - Sequence of Major Activities

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved subdivision construction plans and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the stormwater 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 and sedimentation plan.
3. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the stormwater pollution prevention plan (SWPPP) posted on the site.
4. A sequence of major construction activities, as well as an estimated area of disturbance for each, is listed below:
    I. Clearing and grubbing – 10.69 acres
    II. Grading and excavation for roadway and lots – 7.93 acres
    III. Excavation for utilities and storm sewer system – 0.52 acres
    IV. Construction of utilities and storm sewer system – 0.52 acres
    V. Paving, striping, etc. – 1.95 acres
    VI. Re-vegetation – 2.76 acres
    VII. Landscaping – 4.01 acres
5. Upon completion of construction and re-vegetation, the design engineer shall submit an engineer's letter of concurrence to the City of Cedar Park indicating that construction, including re-vegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
6. After construction is complete and all disturbed areas have been re-vegetated per plan to at least 90 percent established, remove the temporary erosion and sedimentation controls and complete any necessary final re-vegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the permanent BMPs.

Attachment D – Temporary Best Management Practices and Measures

Prior to the commencement of any construction activity, the contractor shall install silt fence, construction entrances, and inlet protection, per the Erosion and Sedimentation Control Plan. All temporary BMPs are to be installed per TCEQ and local requirements.

As surface water flows from and through disturbed areas, the proposed temporary BMPs will prevent pollution by filtering the increased sediment loads and other pollutant sources (listed in "Attachment B – Potential Sources of Contamination") prior to any runoff leaving the site. As shown in the attached site plan, silt fence will be utilized downstream of any grading and construction activities to remove debris and sediment from run-off in the area (activities here will primarily involve road grading and storm sewer excavation). Inlet protection will prevent sediment laden runoff from entering the storm sewer system during construction. Rock berms will be used to dissipate velocities and prevent erosion in channels where flow can concentrate, releasing runoff in sheet flow. Concrete washout basins will contain pollutants discharged when concrete trucks are washed out, and stabilized construction entrances will prevent the transport of sediment off-site.

In using the aforementioned treatment methods and maintaining natural drainage patterns downgradient of the proposed site, any flow to naturally occurring sensitive features, both known and unknown, will be maintained.

Attachment E – Request to Temporary Seal a Feature

Not applicable to this project.

Attachment F – Structural Practices

The following temporary BMP structural practices will be employed on the site:

A. Silt Fence – Used for sediment filtration along the downslope perimeter of portions of the project, as well as to prevent runoff from storage of excavated materials during utility construction. The fence retains sediment primarily by retarding flow and promoting deposition of sediment on the uphill side of the slope. Runoff is filtered as it passes through the geotextile.
B. Inlet Protection – To be provided around all proposed storm sewer inlets during construction. Locations are indicated on the attached site plan. The measures will trap and settle out sediment and debris prior to runoff entering the proposed storm sewer system.
C. Construction Entrance – Stone pads will be constructed at entrances and exits to the project to prevent off-site transport of sediment by construction vehicles. The pads are a minimum of 50’ long and 8” deep. They will be graded to prevent runoff from leaving the site.

Attachment G – Drainage Area Map

Existing and proposed drainage area maps are shown in Contributing Zone Plan "Attachment E – Volume and Character of Stormwater".

Attachment H – Temporary Sediment Pond(s) Plans and Calculations

Not applicable to this project.

Attachment I – Inspection and Maintenance for BMPs

The inspection and maintenance of temporary BMPs will be made according to TCEQ RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

Inspection Personnel:

Inspections shall be conducted by qualified representatives of the contractor acting on behalf of the owner or a designated party, if hired separately by the owner. Each operator must delegate authority to the specifically described position or person performing inspections, as provided by 30 TAC 305.128, as an authorized person for signing reports and performing certain activities requested by the director or required by the TPDES general permit. This delegation of authority must be provided to the director of TCEQ in writing and a copy shall be kept along with the signed effective copy of the SWPPP.

Inspection Schedule and Procedures:

An inspection shall occur weekly and after any rain event.

The authorized party shall inspect all disturbed areas of the site, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.

Disturbed areas and areas used for storage of materials that are exposed to precipitation or within limits of the 1% annual chance (100 year) floodplain must be inspected for evidence of, or the potential for, pollutants entering the runoff from the site. Erosion and sediment control measures identified in the plan must be observed to ensure that they are operating correctly. Observations can be made during wet or dry weather conditions. Where discharge locations or points are accessible, they must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. This can be done by inspecting receiving waters to see where vehicles enter or exit the site for evidence of off-site sediment tracking.

Based on the results of the inspection, the site description and the pollution prevention measures identified in the plan must be revised as soon as possible after an inspection that reveals inadequacies. The inspection and plan review process must provide for timely implementation of any changes to the plan within 7 calendar days of the inspection.

An inspection report shall be completed, which summarizes the scope of the inspection, name(s) and qualifications of personnel conducting the inspection, the date(s) of the inspection, and major observations relating to the implementation of the SWPPP. Major observations shall include, at a minimum, location of discharges of sediment or other pollutants from the site, location of BMPs that need to be maintained, location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where BMPs are needed.

Actions taken as a result of the inspections must be described within, and retained as a part of, the SWPPP. Reports must identify and incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the

SWPPP and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions – Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

A. In ongoing construction areas, inspect erosion control improvements to confirm facilities are in place and operable. Where facilities have been temporarily set aside or damaged due to construction activity, place facilities in service before leaving job site.
B. If weather forecast predicts a possibility of rain, check entire facilities throughout the site to ensure they are in place and operable. If job site weather conditions indicate a high probability of rain, make special inspection of erosion control facilities.
C. After rainfall events, review erosion control facilities as soon as the site is accessible. Clean rock berms, construction entrances, and other structural facilities. Determine where additional facilities or alternative techniques are needed to control sediment leaving the site.
D. After portions of the site have been seeded, review these areas on a regular basis in accordance with project specifications to assure property watering until grass is established. Re-seed areas where grass is not well-established.
E. Spills are to be handled as specified by the manufacturer of the product in a timely and safe manner by qualified personnel. The site superintendent will be responsible for coordinate spill prevention and cleanup operations.
F. Concrete trucks will discharge extra concrete or wash out drum only at an approved location on site. Residual product shall be properly disposed of.
G. Inspect vehicle entrances and exits for evidence of off-site tracking and correct as needed.
H. Remove sediment from traps and ponds no later than when the design capacity has been reduced by 50%.
I. If sediment escapes the site, the contractor, where feasible and where access is available, shall collect and remove sedimentation material by appropriate non-damaging methods. Additionally, the contractor shall correct the condition causing discharges.
J. If inspections or other information sources reveal a control has been used incorrectly, or that control is performing inadequately, the contractor must replace, correct, or modify the control as soon as practical after discovery of the deficiency.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Silt fence will be used during the period of construction near the perimeter of the disturbed area to intercept sediment while allowing water to percolate through. Silt fence will be installed prior to any site clearing. This silt fence will remain in place until the disturbed area is permanently stabilized. Tree protection fencing will be installed around all protected trees. A stabilized pad of crushed stone will be placed at the point where traffic will be entering and leaving the construction site to eliminate the tracking and/or flowing of sediment onto public right-of-way.

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

I Adam Boenig,
Print Name

President,
Title - Owner/President/Other

of Spanish Creek Development, Inc.,
Corporation/Partnership/Entity Name

have authorized Monica Zuniga
Print Name of Agent/Engineer

of Gray Engineering, Inc.
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

3/20/24
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Adam Bxenig 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 20th day of March, 2024

NOTARY PUBLIC

JENNIFER MUTH
Notary Public, State of Texas
Comm. Expires 02-23-2027
Notary ID 126016728

Jennifer Muth
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/23/27

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Edgewater Phase 4
Regulated Entity Location: 13701 Ronald Reagan Blvd, Cedar Park, TX 78613
Name of Customer: Spanish Creek Development Inc
Contact Person: Adam Boenig Phone: (512) 320-8833
Customer Reference Number (if issued):CN 604902965
Regulated Entity Reference Number (if issued):RN 108351305

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	31.235 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Monica Zuniga Date: 05/13/2024

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 604902965		RN 108351305

SECTION II: Customer Information

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

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

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

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated?

☐ **Yes** ☐ **No**

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

☐ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:							
	City		State		ZIP	ZIP + 4	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*

( ) -		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

Edgewater Phase 4

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	13701 Ronald Reagan Boulevard							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County	Williamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.537061		**28. Longitude (W) In Decimal:**	-97.790992	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

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)
6552			

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

Multi-family residential

34. Mailing Address:								
	4801 Mondonedo Cove							
	City	**Austin**	**State**	**TX**	**ZIP**	**78738**	**ZIP + 4**	
35. E-Mail Address:								

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

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

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

SECTION IV: Preparer Information

40. Name:	Monica Zuniga	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(805) 440-1015		( ) -	mzuniga@grayengineeringinc.com

SECTION V: Authorized Signature

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

Company:	Gray Engineering, Inc.	Job Title:	Project Manager
Name *(In Print)*:	Monica Zuniga	Phone:	(805) 440- **1015**
Signature:	Monica Zuniga	Date:	03/18/2024

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

DRAINAGE DESIGNATION MAP

PROJECT NO: 1636-11725

DESIGNED BY: MC

DRAWN BY: MC

CHECKED BY: MZ

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/05/2024

2024-4-SD

SHEET 1 OF 1

H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\EXHIBITS\11725-LOCATION MAP.DWG DATE: 3/18/2024 12:43:53 PM BY: MZUNIGA

OWNER:
ADAM BOENIG
SPANISH CREEK DEVELOPMENT INC
4801 MONDONEDO COVE
AUSTIN, TEXAS 78738
(512) 320-8833

ENGINEER:
GRAY ENGINEERING INC.
CONTACT: MONICA ZUNIGA
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
FAX (512) 454-9933

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
CONTACT: VALERIE ZURCHER, R.P.L.S.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

LANDSCAPE ARCHITECT:
SEC PLANNING, LLC
CONTACT: CYNTHIA MCCALMONT
4201 W. PARMER LANE
BUILDING A, SUITE 220
(512) 246-7003

REVIEWED FOR CODE COMPLIANCE
SIGNATURE REQUIRED FROM ALL DEPARTMENTS

PLANNING DATE
CITY OF CEDAR PARK, TEXAS

PUBLIC WORKS DATE
CITY OF CEDAR PARK, TEXAS

INDUSTRIAL PRETREATMENT DATE
CITY OF CEDAR PARK, TEXAS

URBAN FORESTER DATE
CITY OF CEDAR PARK, TEXAS

ADDRESSING DATE
CITY OF CEDAR PARK, TEXAS

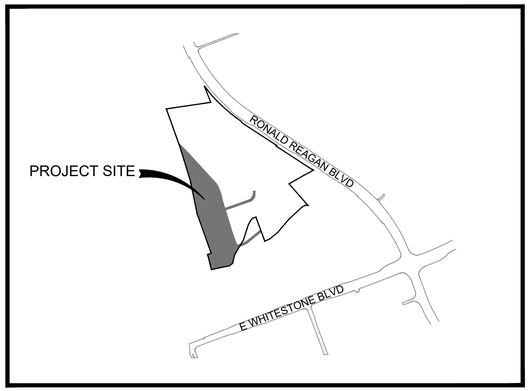
CONSTRUCTION PLANS FOR

EDGEWATER CONDOMINIUMS PHASE 4

SITE PLAN

CEDAR PARK, TEXAS

APRIL 15, 2024



SCALE: 1" = 1000'

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF FIFTY FOUR (54) - ONE (1) AND TWO (2) STORY RESIDENTIAL DETACHED CONDOMINIUM UNITS TOTALING 131,309 SF ON 1 51.975 AC. LOT WITH ASSOCIATED PARKING, DRAINAGE, WATER QUALITY, AND UTILITY IMPROVEMENTS. THE PHASE 4 SITE TOTALS 15.77 ACRES. THE PROPOSED BUILDS ARE SINGLE-FAMILY UNITS ON A COMMON LOT.

SITE INFORMATION:
LEGAL DESCRIPTION: LOT 1, BLOCK A, REPLAT OF EDGEWATER.

ADDRESS: 13701 RONALD W. REAGAN BLVD., CEDAR PARK, TEXAS 78613

TOTAL ACREAGE: 52.178 AC.

IMPERVIOUS COVER: 19.353 AC.

ZONING: URBAN RESIDENTIAL

LAND USE SUMMARY: CONDOMINIUMS

BENCHMARK INFORMATION:
BENCHMARK NO. 1: RXR SPIKE IN BASE OF 20" OAK TREE
NAD 83 GRID COORDINATES
N: 10167707.1
E: 3097177.2
ELEVATION = 822.63' (NAVD 88)
GEOID 33

BENCHMARK NO. 2: 1/2" IRON ROD W/ YELLOW CAP
NAD 83 GRID COORDINATES
N: 10167872.3
E: 3097665.0
ELEVATION = 632.87' (NAVD 88)
GEOID 03

FLOODPLAIN INFORMATION:
THIS TRACT LIES IN ZONE AE, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY FIRM MAP NO. 48491C0470F WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED DECEMBER 20, 2019.

ADDITIONAL NOTES:
1. THIS PROJECT IS WITHIN THE BRUSHY CREEK WATERSHED.
2. TDLR PROJECT #: TABS2024005515
3. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. CZP APPROVED PLAN I.D. NO. ##-###### DATED MONTH XX, XXXX.
4. PROPOSED WATER AND WASTEWATER UTILITIES TO BE PROVIDED BY THE CITY OF CEDAR PARK.
5. ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	SHEETS	REVISION DESCRIPTION

Sheet List Table

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FIRM #2946

2024-4-SD

PROJECT NO. 1636-11725 EDGEWATER PHASE 4

H:\PROJECTS\1636 - BROWN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-COVR.DWG DATE: 4/15/2024 11:03:36 AM BY: MZUNIGA

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 PLAN 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.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACT, 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"X17") 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.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SUTE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THROUGH 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 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. CONTRACTS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC, OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTION STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTION CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY TERRADYNE (512) 252-1218 (8906 WALL ST., SUITE 505, AUSTIN, TX 78754) ON (05/01/2015). THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:
   PARKING AREAS: 6" CONCRETE PAVEMENT / 6" COMPACTED SUBGRADE
   DRIVE AREAS: 7" CONCRETE PAVEMENT / 6" COMPACTED SUBGRADE
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 MUTCD TABLE 2D-2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OR 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 8PM 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,

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS, AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48 INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48-INCHES SHALL BE SDR-26 PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WASTEWATER - SDR-26 PVC
   FORCE MAIN - (NONE)
   (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED. FORCE MAINS 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 SPECIFICATIONS.
12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
14. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OF 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, 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.
20. 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.
21. POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.
22. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.
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.

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

GENERAL NOTES (1 OF 2)

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

CONSTRUCTION NOTES FOR SUBDIVISIONS & SITE PLANS (CONT.):

CITY OF CEDAR PARK
REVISED MARCH 23, 2023

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WATER C-900 PVC
   COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.
   MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIAMETER.
7. APPROVED 5" HYDRANTS:
   AMERICAN FLOW CONTROL, B84B
   MUELLER COMPANY, SUPER CENTURION 250
   CLOW MEDALLION HYDRANT
   REQUIREMENTS FOR PRIVATE FIRE HYDRANTS (BEHIND DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY): MUST BE IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.
   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 SERVICES 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
    1½" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
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 UTILITIES.
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 BID FORM.
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 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 DETAIL.
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 CONSTRUCTION.
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 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 JUNCTION 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.
4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED.
5. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
6. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTION TO EXISTING UTILITIES.
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 COLLECTION SYSTEM.
10. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.
11. ALL CURB INLETS SHALL HAVE AN ALMETEK 4" DISK "NO PUMPING DRAINS TO WATERWAY" MARKER.

SEQUENCE OF CONSTRUCTION NOTES:

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 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 MEASURES.
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 PRE-CONSTRUCTION MEETING.
3. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER 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 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. UNDERGROUND UTILITIES WILL BE INSTALLED, INCLUDING FIRE HYDRANTS.
8. FIRE 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 FIRE MARSHAL.
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, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
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 AND NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

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, NOTING 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 OF 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 (RELATION 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 THE TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

1. 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 ON-SITE.
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 COMPLETELY STABILIZED.
5. 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.
7. 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.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

THE CONTACT INFORMATION OF THE PRIME CONT

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;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

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

ADDRESSING NOTES:

1. ADDRESS HAS BEEN ASSIGNED: THE FOLLOWING ADDRESS HAS BEEN ASSIGNED TO (LEGAL DESCRIPTION: LOT 1, BLOCK A, REPLAT OF EDGEWATER): 13701 RONALD W. REAGAN BLVD., CEDAR PARK, TX 78613.
2. ADDRESS PERMANENTLY AFFIXED TO ALL STRUCTURES: ASSIGNED CITY SERVICE ADDRESSES MUST BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, ROAD OR ACCESS POINT OF THE PROPERTY INDICATED IN THE CITY SERVICE ADDRESS.
3. MULTIPLE BUILDINGS ON ONE LOT: IF THERE ARE MULTIPLE BUILDINGS ON ONE LOT, BUILDING NUMBERS WILL NEED TO BE ATTACHED TO EACH STRUCTURE. A BUILDING NUMBER CONTAINED IN A CITY SERVICE ADDRESS MUST BE PLAINLY VISIBLE AND LEGIBLE FROM ANY COMMON ENTRANCE INTO THE PROPERTY OR, IN THE EVENT THAT MULTIPLE BUILDINGS ARE NOT VISIBLE FROM A COMMON ENTRANCE, A BUILDING DIRECTORY SHALL BE ERECTED SO AS TO BE VISIBLE FROM ANY COMMON ENTRANCE.
4. ASSIGNMENT OF SUITE NUMBERS: IT IS RECOMMENDED THAT IF THERE ARE MULTIPLE SUITES OR BUILDINGS AT ONE LOCATION, SUITE NUMBERS SHOULD NOT CONTAIN LETTERS AND SHOULD ALLOW FOR THE POSSIBILITY OF LATER BUILDING MODIFICATION (EX: THE SUITES IN A FIVE UNIT BUILDING PROJECT COULD BE ADDRESSED AS BLDG 1 - UNITS 101, 103, 105, 107, AND 109 AND BLDG. 2 COULD HAVE UNITS 201, 203, 205, 207 AND 209, ETC.). THE NUMBERING IS UP TO YOU. PLEASE PROVIDE A COPY OF THE FINAL SITE LAYOUT TO ADDRESSING@CEDARPARKTEXAS.GOV.
POST ADDRESS ON A SIGN DURING CONSTRUCTION: DURING CONSTRUCTION OF ANY STRUCTURE, THE CITY SERVICE ADDRESS MUST BE POSTED ON A SIGN IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET INDICATED IN THE CITY SERVICE ADDRESS.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
[512]452-0371
FAX[512]454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

GENERAL NOTES (2 OF 2)

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

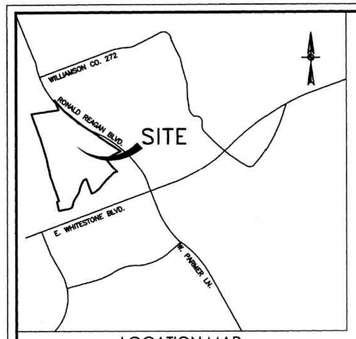
SHEET 3 OF 62

H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-NOTE.DWG DATE: 4/15/2024 11:03:46 AM BY: MZUNIGA

Doc # 2016050266

REPLAT OF EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

	⌀	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⌀	FOUND 1/2" IRON ROD WITH CAP
	●	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)

LOT SUMMARY:

LOT 1, BLOCK A	51.975 ACRES
LOT 2, BLOCK A (LANDSCAPE LOT)	0.203 ACRE
TOTAL SUBDIVISION ACREAGE:	52.178 ACRES

OWNER/SUBDIVIDER:
SPANISH CREEK DEVELOPMENT INC.
4801 MONDONEDO COVE
AUSTIN, TX 78738

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARKS:

BENCHMARK No. 1: RxR SPIKE SET IN BASE OF 20" OAK TREE
GRID COORDINATES
N: 10167707.1
E: 3097177.2
ELEVATION 822.63' (NAVD 88)
GEOID 03

BENCHMARK No. 2: 1/2" IRON ROD W/YELLOW CAP
NAD 83 GRID COORDINATES
N: 10167872.3
E: 3097665.0
ELEVATION 832.87' (NAVD 88)
GEOID 03

FLOOD NOTE:

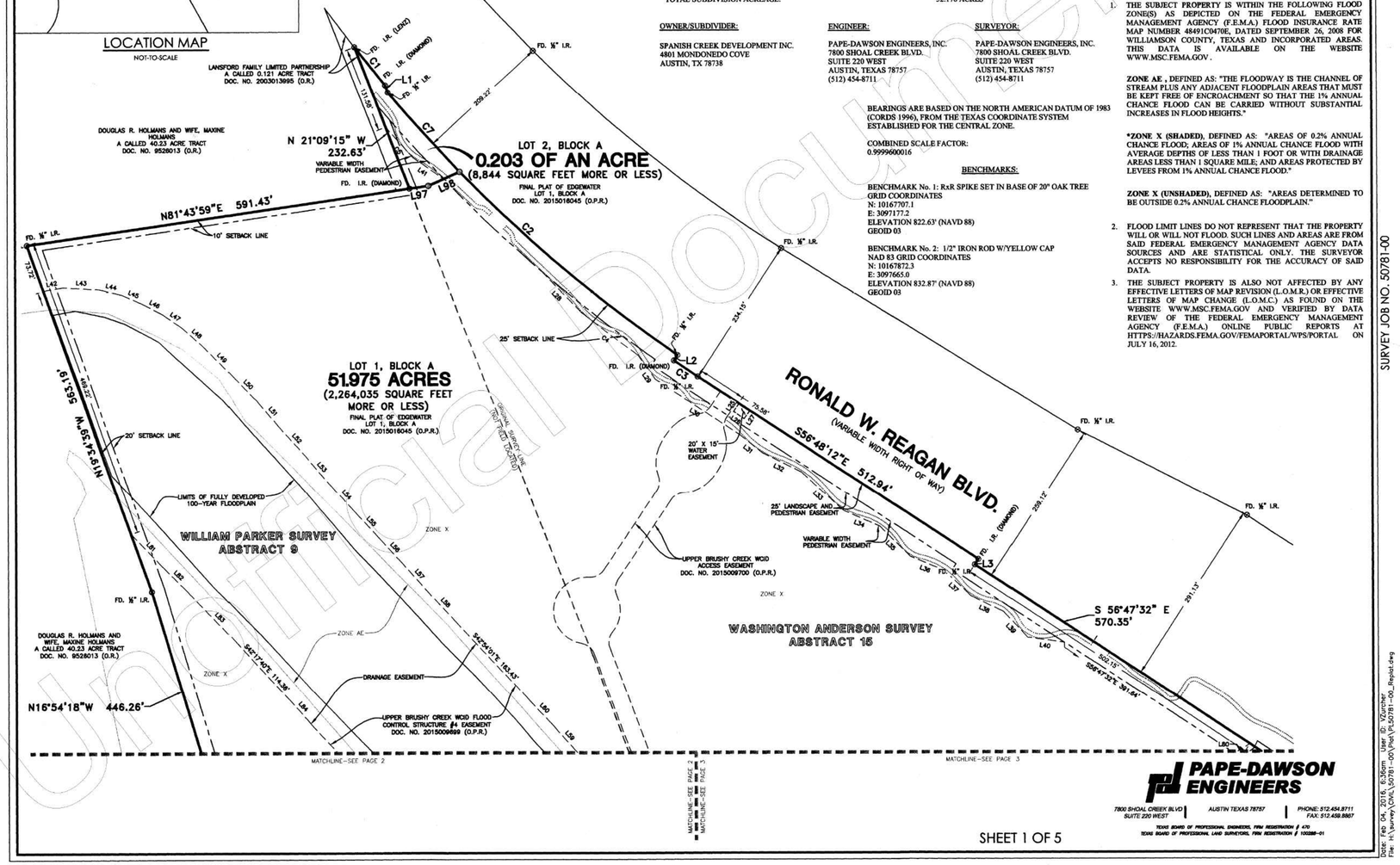
1. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

   ZONE AE, DEFINED AS: "THE FLOODWAY IS THE CHANNEL OF STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

   ***ZONE X (SHADED)**, DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

   ZONE X (UNSHADED), DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

2. FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
3. THE SUBJECT PROPERTY IS ALSO NOT AFFECTED BY ANY EFFECTIVE LETTERS OF MAP REVISION (L.O.M.R.) OR EFFECTIVE LETTERS OF MAP CHANGE (L.O.M.C.) AS FOUND ON THE WEBSITE WWW.MSC.FEMA.GOV AND VERIFIED BY DATA REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ONLINE PUBLIC REPORTS AT HTTPS://HAZARDS.FEMA.GOV/FEMAPORTAL/WPS/PORTAL ON JULY 16, 2012.



PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 1 OF 5

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

SUBDIVISION REPLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

EDGEWATER PHASE 4

FINAL PLAT (1 OF 2)

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

SHEET 4 OF 62

Date: Feb 04, 2016, 8:36am User ID: VZurcher
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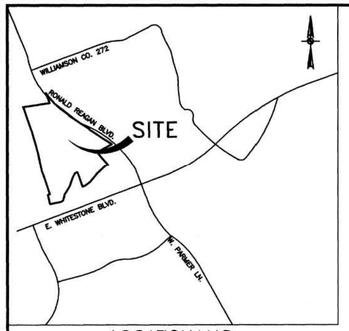

LOCATION MAP

NOT-TO-SCALE

REPLAT OF EDGEWATER

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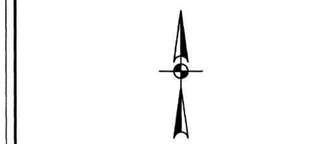
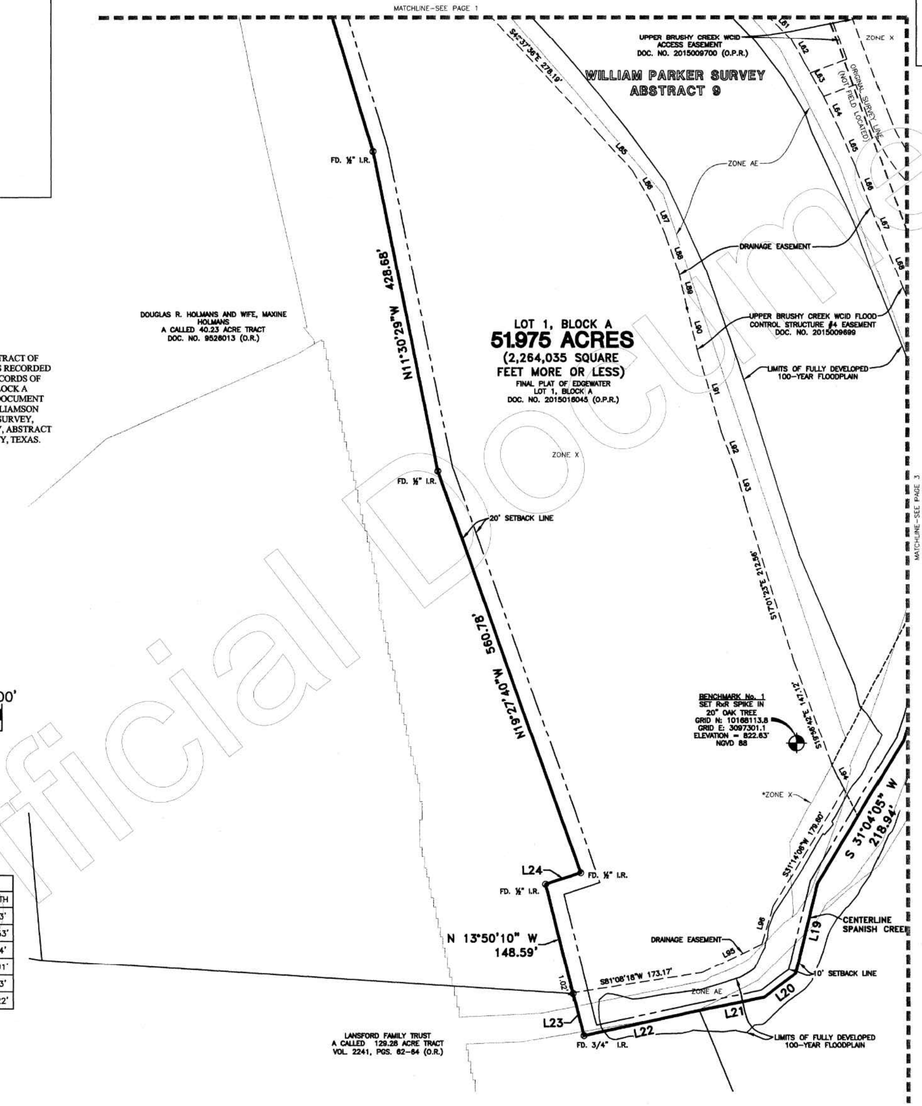


SCALE: 1"= 100'

0' 100' 200' 300'



LEGEND

	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	●	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°15'40"E	11.78'
L2	S32°58'50"W	9.99'
L3	S32°52'12"W	10.11'
L4	N64°15'42"E	4.38'
L5	S56°03'16"E	12.70'
L6	S61°04'15"W	72.13'
L7	S62°34'17"W	69.88'
L8	S60°14'43"W	120.43'
L9	S60°59'50"W	91.43'
L10	S51°45'14"W	15.27'
L11	S89°15'42"W	34.97'
L12	S62°09'24"W	45.01'
L13	S67°12'46"W	66.42'
L14	S69°43'25"W	49.88'
L15	S36°49'37"W	48.63'
L16	S27°33'01"W	53.63'
L17	S18°21'28"W	62.02'
L18	S17°49'24"W	149.74'
L19	S13°44'02"W	122.22'
L20	S52°21'39"W	51.39'
L21	S78°40'22"W	87.02'
L22	S77°46'32"W	156.75'
L23	N14°33'18"W	57.51'
L24	N71°59'01"E	48.42'
L25	N33°40'02"E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N56°48'12"W	20.00'
L27	S33°40'02"W	15.00'
L28	S43°50'26"E	87.22'
L29	S35°09'53"E	44.90'
L30	S56°44'38"E	158.33'
L31	S50°55'53"E	41.03'
L32	S63°32'32"E	66.34'
L33	S47°33'56"E	88.25'
L34	S65°57'55"E	60.52'
L35	S45°02'12"E	65.10'
L36	S67°18'28"E	57.30'
L37	S46°32'21"E	55.64'
L38	S64°07'47"E	55.09'
L39	S42°24'57"E	53.19'
L40	S82°06'06"E	56.89'
L41	S54°45'15"E	60.41'
L42	S80°09'26"W	29.62'
L43	S86°53'29"E	57.09'
L44	S76°02'32"E	33.89'
L45	S66°09'04"E	33.96'
L46	S62°19'39"E	35.97'
L47	S55°36'57"E	36.74'
L48	S48°21'32"E	45.35'
L49	S44°22'48"E	59.43'
L50	S44°22'32"E	55.05'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S40°08'49"E	53.62'
L52	N41°54'22"W	58.65'
L53	N40°36'47"W	58.00'
L54	N42°11'53"W	56.25'
L55	N42°23'31"W	54.74'
L56	N42°40'41"W	53.21'
L57	N41°13'50"W	57.27'
L58	N43°24'20"W	61.40'
L59	N41°35'18"W	55.59'
L60	N43°17'07"W	55.71'
L61	S44°05'45"E	44.65'
L62	S29°00'50"E	35.75'
L63	S29°49'08"E	50.61'
L64	S25°29'36"E	48.05'
L65	S23°15'09"E	53.12'
L66	S21°05'33"E	55.87'
L67	S20°04'32"E	53.83'
L68	S22°00'21"E	58.62'
L69	S22°23'42"E	54.37'
L70	S23°21'30"E	60.42'
L71	S21°03'13"E	57.46'
L72	S19°23'36"E	58.03'
L73	S12°56'36"E	49.98'
L74	N52°00'12"E	19.82'
L75	N57°35'57"E	99.20'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N51°59'53"E	47.23'
L77	N57°48'45"E	97.45'
L78	N48°24'10"E	97.60'
L79	N34°26'51"E	73.28'
L80	N58°14'48"E	40.83'
L81	S43°41'33"E	68.89'
L82	S45°06'40"E	54.98'
L83	S43°51'48"E	109.59'
L84	S41°39'39"E	52.07'
L85	S42°27'50"E	60.49'
L86	S31°12'02"E	48.15'
L87	S23°28'20"E	48.61'
L88	S19°38'40"E	50.08'
L89	S13°02'54"E	49.41'
L90	S13°50'07"E	57.02'
L91	S16°12'53"E	111.34'
L92	S20°24'07"E	50.98'
L93	S16°12'21"E	52.31'
L94	S27°01'31"E	35.24'
L95	S64°38'24"W	87.10'
L96	S16°56'30"W	52.55'
L97	S81°43'59"W	28.69'
L98	S66°26'15"W	53.06'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2183.00'	1°58'19"	S38°37'31"E	75.12'	75.13'
C2	2187.00'	11°24'37"	S49°55'31"E	434.81'	435.53'
C3	2197.00'	1°09'04"	S56°03'16"E	44.14'	44.14'
C4	2222.00'	2°48'30"	S52°56'47"E	108.90'	108.91'
C5	2224.00'	1°37'35"	S41°43'13"E	63.12'	63.13'
C7	2187.00'	4°18'08"	S42°04'09"E	164.18'	164.22'

SHEET 2 OF 5

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION REPLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb 04, 2015, 8:36am User ID: YZuniber
File: H:\Survey\Civil_50781-00\Plat\PLS0781-00_Replat.dwg

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

FINAL PLAT (2 OF 2)

PROJECT NO: 1636-11725

DESIGNED BY: MC

DRAWN BY: MC

CHECKED BY: MZ

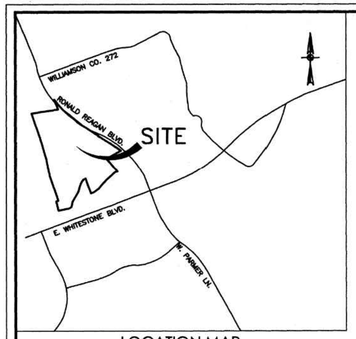
Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

SHEET 5 OF 62

H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-NOTE.DWG DATE: 4/15/2024 11:03:56 AM BY: MZUNIGA

Doc# 2016050266



LOCATION MAP
NOT-TO-SCALE

REPLAT OF EDGEWATER

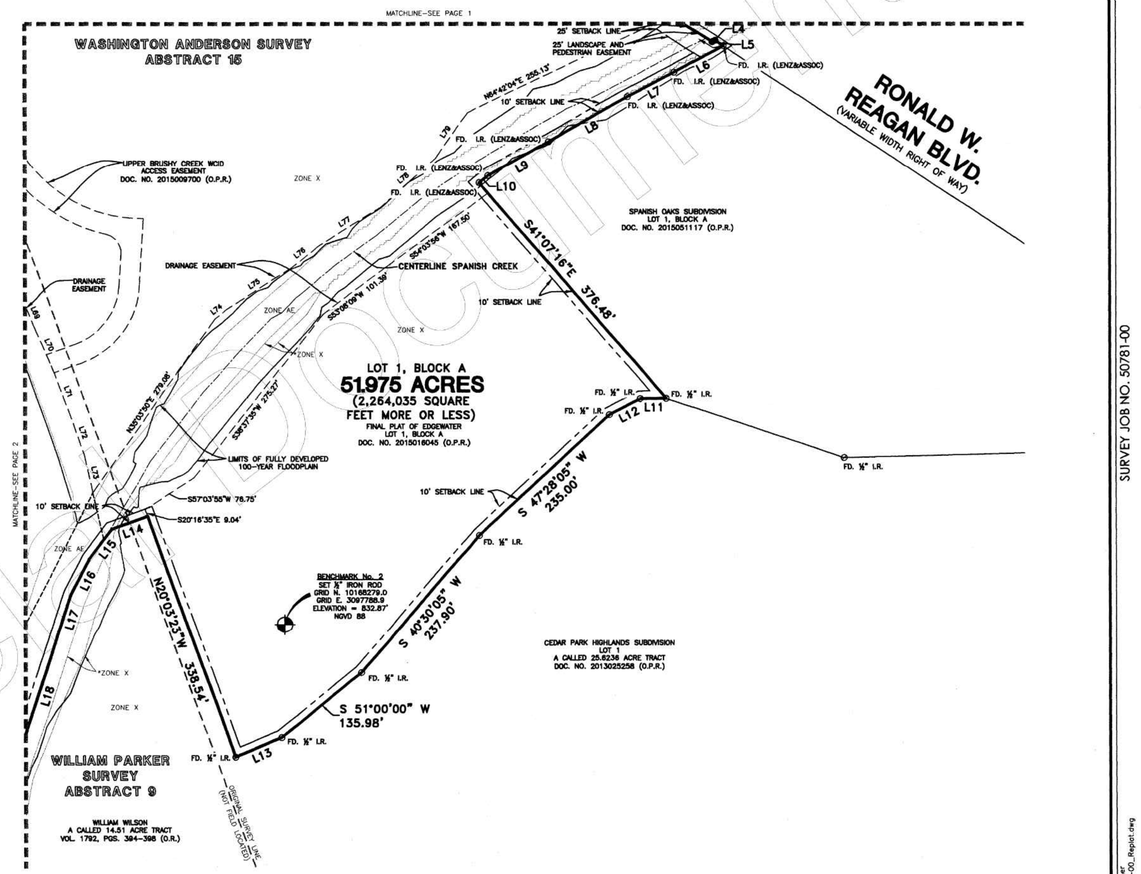
A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	●	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)



SHEET 3 OF 5

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
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NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

FINAL PLAT (3 OF 5)

PROJECT NO: 1636-11725

DESIGNED BY: MC

DRAWN BY: MC

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NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

Doc# 2016050266

FIELD NOTES
FOR

A 52.178 acre, or 2,272,879 square feet more or less, tract of land conveyed to Spanish Creek Development, Inc as recorded in Document No. 2015067856 of the Official Public Records of Williamson County, Texas, being all of Lot 1, Block A recorded in Final Plat of Edgewater recorded in Document No. 2015016045 of the Official Public Records of Williamson County, Texas, situated in the William S. Parker Survey, Abstract No. 9 and the Washington Anderson Survey, Abstract No. 15, in the City of Cedar Park, Williamson County, Texas. Said 52.178 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone.

BEGINNING: At a found ½" iron rod with cap marked "Lenz", a point in the south right of way line of Ronald Reagan Boulevard, a variable width right of way, the northern most point of said Lot 1, Block A, Edgewater same being the northeast corner of a called 0.121 acre tract recorded in Document No. 2003013995 in the Official Public Records of Williamson County, Texas for the northernmost corner and POINT OF BEGINNING hereof;

THENCE with the west right of way line of said Ronald Reagan Blvd, same being the east line of said Lot 1, Block A, Edgewater the following ten (10) courses and distances:

1. Along the arc of a curve to the left, having a radius of 2183.00 feet, a central angle of 01°58'19", a chord bearing and distance of S 38°37'31" E, 75.12 feet, an arc length of 75.13 feet to a found ½" iron rod with cap marked "Diamond"
2. S 20°15'40" E, a distance of 11.78 feet to a found ½" iron rod for a point of compound curvature,
3. Along the arc of said curve to the left, having a radius of 2187.00 feet, a central angle of 15°42'44", a chord bearing and distance of S 47°46'27" E, 597.87 feet, an arc length of 599.75 feet to a found ½" iron rod for a point of tangency,
4. S 32°58'50" W, a distance of 9.99 feet to a found ½" iron rod with cap marked "Diamond" for a point of non-tangent curvature,
5. Along the arc of said curve to the left, having a radius of 2197.00 feet, a central angle of 01°09'04", a chord bearing and distance of S 56°03'16" E, 44.14 feet, an arc length of 44.14 feet to a found ½" iron rod for a point of tangency,
6. S 56°48'12"E, a distance of 512.94 feet to a found ½" iron rod with cap marked "Diamond",
7. S 32°52'12" W, a distance of 10.11 feet to a found ½" iron rod,
8. S 56°47'32"E, a distance of 570.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
9. N 68°15'47"E, a distance of 4.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", and
10. S 56°03'16"E, a distance of 12.70 feet to a found ½" iron rod with cap marked "Lenz & Assoc." for the southeast corner hereof, from which a found ½" iron rod with cap marked "Diamond", bears S 56°47'32"E, 441.77 feet and from which a cotton gin spindle bears N 31°14'38"W, a distance of 0.35 feet;

THENCE departing the west right of way line of said Ronald Reagan Blvd., with a south and east line of said Lot 1, Block A, Edgewater same being the north and west line of Lot 1, Block A of Spanish Oaks Subdivision recorded in Document No. 2015051117 of the Official Public Records of Williamson County, Texas the following six (6) calls and distances:

1. S 61°04'15" W, a distance of 72.13 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
2. S 62°34'17" W, a distance of 69.88 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
3. S 60°14'43" W, a distance of 120.43 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
4. S 60°59'50" W, a distance of 91.43 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
5. S 51°45'14" W, a distance of 15.27 feet to a found ½" iron rod with cap marked "Lenz & Assoc.", for the northwest corner of said Lot 1, Block A of said Spanish Oaks Subdivision, same being a southeast ell corner of Lot 1, Block A, Edgewater, and
6. S 41°07'16" E, a distance of 376.65 feet to a found ½" iron rod for the southeast corner of said Lot 1, Block A, Edgewater, same being the a point in the west line of Lot 1, Block A of said Spanish Oaks Subdivision, also being a northeast corner of Lot 1 of Cedar Park Highlands recorded in Document No. 2013025258 of the Official Public Records of Williamson County, Texas for the southernmost southeast corner hereof;

THENCE with the south line of Lot 1, Block A, Edgewater, same being the north line of said Lot 1, Cedar Park Highlands the following six (6) courses and distances:

1. S 89°15'42" W, a distance of 34.97 feet to a found ½" iron rod,
2. S 62°09'24" W, a distance of 45.01 feet to a found ½" iron rod,
3. S 47°28'05" W, a distance of 235.00 feet to a found ½" iron rod,
4. S 40°30'05" W, a distance of 237.90 feet to a found ½" iron rod,
5. S 51°00'00" W, a distance of 135.98 feet to a found ½" iron rod, and
6. S 67°12'46" W, a distance of 66.42 feet to a found ½" iron rod, for the southernmost southwest corner of said Lot 1, Block A, Edgewater, same being the northwest corner of said Lot 1, Cedar Park Highlands, also being a point in the east line of a called 14.51 acre tract conveyed to William Wilson recorded in Volume 1792, Page 394 of the Official Records of Williamson County, Texas;

THENCE with a west and south line of said Lot 1, Block A, Edgewater, same being the north and east line of said 14.51 acre tract and in part a north line of a called 129.28 acre tract conveyed to Lansford Family Trust in Volume 2241, Page 62 of the Deed Records of Williamson County, Texas, also with the approximate centerline of Spanish Creek (partially inundated with water at time of survey) the following eleven (11) courses and distances:

1. N 20°03'23" W, a distance of 338.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson",
2. S 69°43'25" W, a distance of 49.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson",
3. S 36°49'37" W, a distance of 48.63 feet to a calculated point;
4. S 27°33'01" W, a distance of 53.63 feet to a calculated point;
5. S 18°21'28" W, a distance of 62.02 feet to a calculated point;
6. S 17°49'24" W, a distance of 149.74 feet to a calculated point;
7. S 31°04'05" W, a distance of 218.94 feet to a calculated point;
8. S 13°44'02" W, a distance of 122.22 feet to a calculated point;
9. S 52°21'39" W, a distance of 51.39 feet to a calculated point;
10. S 78°40'22" W, a distance of 87.02 feet to a calculated point, and
11. S 77°46'32" W, a distance of 156.75 feet to a found 3/4" iron rod, for the westernmost, southwest corner of said Lot 1, Block A, Edgewater, same being a northeast corner of said 129.28 acre tract for the westernmost southwest corner hereof;

THENCE N 14°33'18" W, departing Spanish Creek, with the west line of said Lot 1, Block A, Edgewater, same being a east line of said 129.28 acre tract, a distance of 57.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point in the west line of said Lot 1, Block A, same being the northeast corner of said 129.28 acre tract, also being the southwest corner of a called 40.23 acre tract conveyed to Douglas R. Holmans in Document No. 9526013 of the Official Records of Williamson County, Texas;

THENCE with a north and the west lines of said Lot 1, Block A, Edgewater, same being the east and south lines of said 40.23 acre tract the following six (6) courses and distances:

1. N 13°50'10" W, a distance of 148.59 feet to a found ½" iron rod,
2. N 71°59'01"E, a distance of 48.42 feet to a found ½" iron rod,
3. N 19°27'40" W, a distance of 560.78 feet to a found ½" iron rod,
4. N 11°30'29" W, a distance of 428.68 feet to a found ½" iron rod,
5. N 16°54'18" W, a distance of 446.26 feet to a found ½" iron rod, and
6. N 19°34'39" W, a distance of 563.19 feet to a found ½" iron rod for the westernmost northwest corner hereof;

THENCE N 81°43'59"E, continuing with the north line of said Lot 1, Block A, Edgewater, same being a south line of said 40.23 acre tract and with the south line of the aforementioned 0.121 acre tract, a distance of 591.43 feet to a found ½" iron rod with cap marked "Diamond" for the northwest ell corner of said Lot 1, Block A, same being the southeast corner of said 0.121 acre tract and northwest ell corner hereof;

THENCE N 21°09'15" W, with a west line of said Lot 1, Block A, same being the east line of said called 0.121 acre tract, a distance of 232.63 feet the POINT OF BEGINNING and containing 52.178 acres in the City of Cedar Park, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

STANDARD PLAT NOTES:
REVISED AUGUST 30, 2012

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

    ZONE AE (SHADED), DEFINED AS: "SPECIAL FLOOD HAZARD ARES (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AT THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, APP, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

    ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALL ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT OF WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

REPLAT OF
EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

ADDITIONAL NOTES

23. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
24. AREA IS CURRENTLY ZONED CD CONDOMINIUMS RESIDENTIAL.
25. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF CEDAR PARK.
26. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF CEDAR PARK. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
27. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
28. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
29. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
30. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD W. REAGAN BOULEVARD THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (CHAPTER 12, SEC. 12; CEDAR PARK CODE)
31. EDGEWATER IS LOCATED IN THE SPANISH OAK CREEK WATERSHED.
32. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
33. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
34. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY DMH INDEPENDENCE TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 1304278, EFFECTIVE DATE OF JUNE 17, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.
35. HOMEOWNERS ASSOCIATION FILED WITH THE SECRETARY OF STATE UNDER FILE No. 802071507 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
36. FOR EACH PHASE, A SECOND ACCESS REMOTE FROM THE FIRST MUST BE CONSTRUCTED AND APPROVED PRIOR TO COMMENCING CONSTRUCTION ON THE 30TH HOME WITHIN THE PHASE OR SECTION.
37. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.
38. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE OR HERITAGE TREE DEFINITIONS AS PROVIDED IN THE SITE DEVELOPMENT AND TREE AND LANDSCAPE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS.
39. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
40. ACCESS AND FLOOD CONTROL STRUCTURE #4 EASEMENTS FOR UPPER BRUSHY CREEK WCID ARE SHOWN ON THE PLAT AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
41. A PARTIAL RELEASE OF EASEMENT FOR UPPER BRUSHY CREEK WCID WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2015009698. AREA EXCLUDED FROM THIS PARTIAL EASEMENT RELEASE IS STILL SUBJECT TO THE EASEMENT RECORDED IN DOCUMENT NO. 19596928DR, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
42. LOT 2, BLOCK A IS DEDICATED AS A LANDSCAPE LOT TO BE MAINTAINED BY THE HOA.

PAPE-DAWSON ENGINEERS
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 4 OF 5

SUBDIVISION REPLAT OF EDGEWATER
SURVEY JOB NO. 50781-00

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EDGEWATER PHASE 4
FINAL PLAT (4 OF 5)

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

NOTICE:
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Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

SHEET 7 OF 62

H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-NOTE.DWG DATE: 4/15/2024 11:04:06 AM BY: MZUNIGA

Doc # 2016050266

REPLAT OF
EDGEWATER

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OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SPANISH CREEK DEVELOPMENT, INC, BEING THE OWNER OF LOT 1, BLOCK A OF THE FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM PARKER SURVEY, ABSTRACT NO. 9 AND SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS, CONVEYED TO SPANISH DEVELOPMENT INC. IN DOCUMENT NO. 2015067856 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE LOT 1, BLOCK A IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

REPLAT OF EDGEWATER

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK.

WITNESS MY HAND THIS THE 18 DAY OF April, 20 16 A.D.

BY: Thomas A. Goebel
THOMAS A GOEBEL, PRESIDENT
SPANISH CREEK DEVELOPMENT INC
4801 MONDONEDO COVE
AUSTIN, TX 78738

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 18 DAY OF April, 20 16 AD.

NOTARY PUBLIC, STATE OF TEXAS

STACY THI NGUYEN
PRINTED NAME

MAY 24 2018
MY COMMISSION EXPIRES

Stacy Thi Nguyen
Notary Public
State of Texas
My Commission Expires
May 24, 2018

STATE OF TEXAS
COUNTY OF Texas

BY SIGNING THE PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OR TRUST, VENDORS LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

LIENHOLDER:
COMMERCE NATIONAL BANK
A BRANCH OF LUBBOCK NATIONAL BANK
5300 BEE CAVES ROAD BUILDING I
WEST LAKE HILLS, TX 78746

MARK KALISH
SENIOR VICE, PRESIDENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 18 DAY OF April, 2016 AD.

NOTARY PUBLIC, STATE OF TEXAS

STACY THI NGUYEN
PRINTED NAME

MAY 24 2018
MY COMMISSION EXPIRES

Stacy Thi Nguyen
Notary Public
State of Texas
My Commission Expires
May 24, 2018

ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS AND WILLIAMSON COUNTY, TEXAS.

JAMES A. HUFFCUT, JR., P.E. 55253 2-4-16
JAMES A. HUFFCUT JR.
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

STATE OF TEXAS
JAMES A. HUFFCUT JR.
55253
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12, SECTION 12.06, OF THE CITY CODE OF CEDAR PARK, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY DMH INDEPENDENCE TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 1304278, EFFECTIVE DATE OF JUNE 17, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.

02/04/2016
VALERIE ZURCHER R.P.L.S 6222

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

I CHRISTOPHER COPPLE, DIRECTOR OF PLANNING, DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IN THE PLAT RECORDS OF SAID COUNTY.

ATTEST: April 20, 2016
CHRISTOPHER COPPLE, DIRECTOR OF DEVELOPMENT SERVICES
CITY OF CEDAR PARK, TEXAS

APPROVED THIS THE 19th DAY OF April 2016 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

AUDREY WERNECKE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

ATTEST: KELLY BRENT, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, ON THE 9th DAY OF June 20 16 A.D., AT 11:02 O'CLOCK A.M., AND WAS DULY RECORDED ON THIS THE 9th DAY OF June 20 16 A.D., AT 11:15 O'CLOCK A.M., OFFICIAL RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2016050266 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: Connie Phelps, Deputy
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 5 OF 5

SUBDIVISION REPLAT OF EDGEWATER
SURVEY JOB NO. 50781-00

Date: Feb 04, 2016, 8:38am User ID: VZurcher
File: H:\survey\CIVIL\50781-00\Plat\PLS0781-00_Replat.dwg

H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-NOTE.DWG DATE: 4/15/2024 11:04:11 AM BY: MZUNIGA

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

FINAL PLAT (5 OF 5)

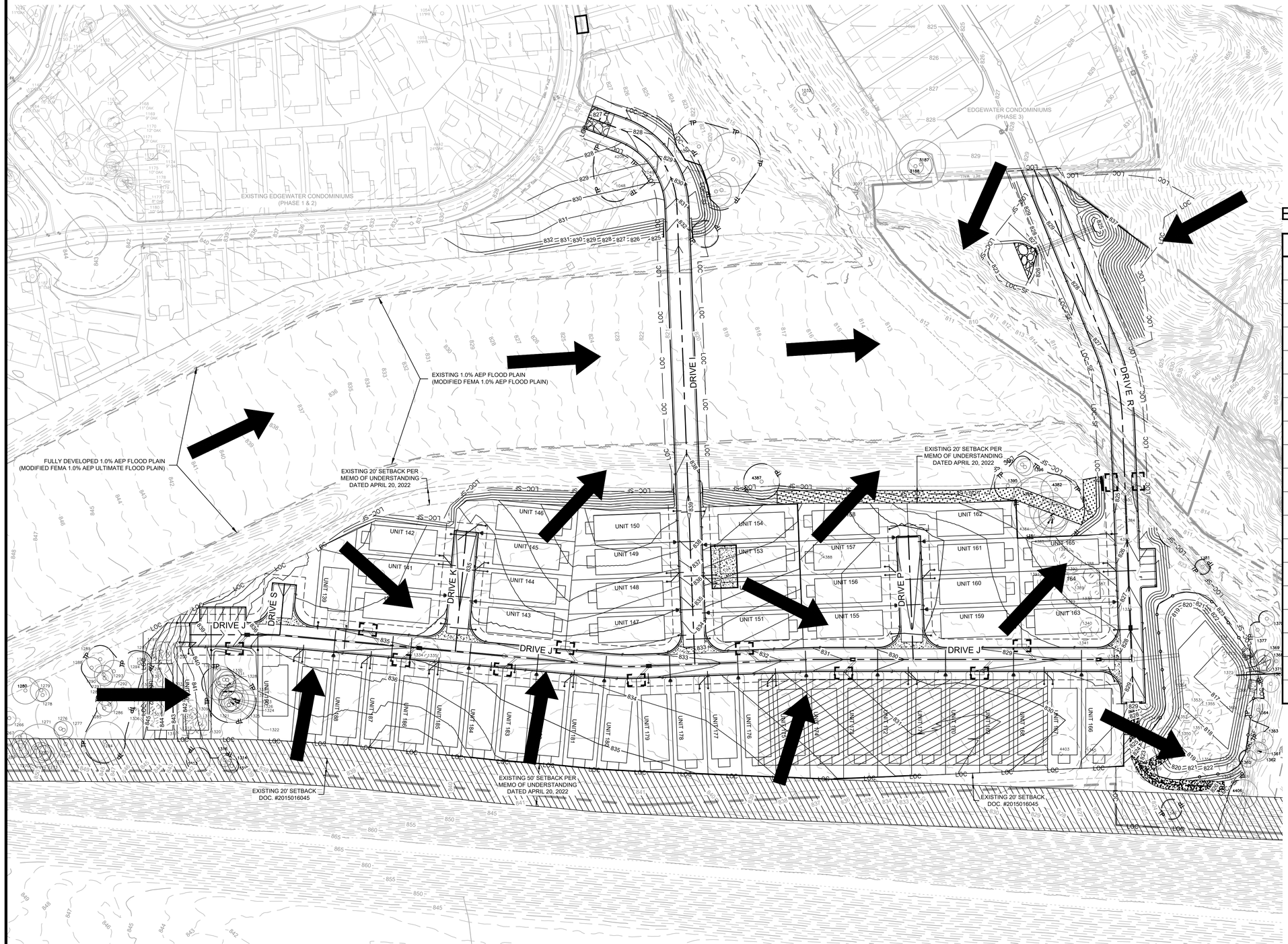
PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED
PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

SHEET 8 OF 62



EROSION CONTROL

LEGEND	
	PROPERTY BOUNDARY
950	EXISTING CONTOUR
950	PROPOSED CONTOUR
	EASEMENT LINE
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
LOC–SF	LIMITS OF CONSTRUCTION & SILT FENCE
TP	TREE PROTECTION FENCING
	STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION (PROPOSED INLETS)
	INLET PROTECTION (EXISTING INLETS)
	TEMPORARY ROCK BERM
	CONTRACTOR STAGING AREA
	CONCRETE WASHOUT PIT
	VEGETATED FILTER STRIP
	DIRECTION OF FLOW
	PROPOSED STORM SEWER LINE
SS	EXISTING STORM SEWER LINE
	EXISTING CURB INLET

NOTES:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
3. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO AREAS WITHIN THE R.O.W., EASEMENTS, SPOILS DISPOSAL, AND STAGING AREAS ONLY.
4. INLET PROTECTION INSTALLED UPON INSTALLATION.

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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4
EROSION & SEDIMENTATION CONTROL AND TREE PROTECTION PLAN

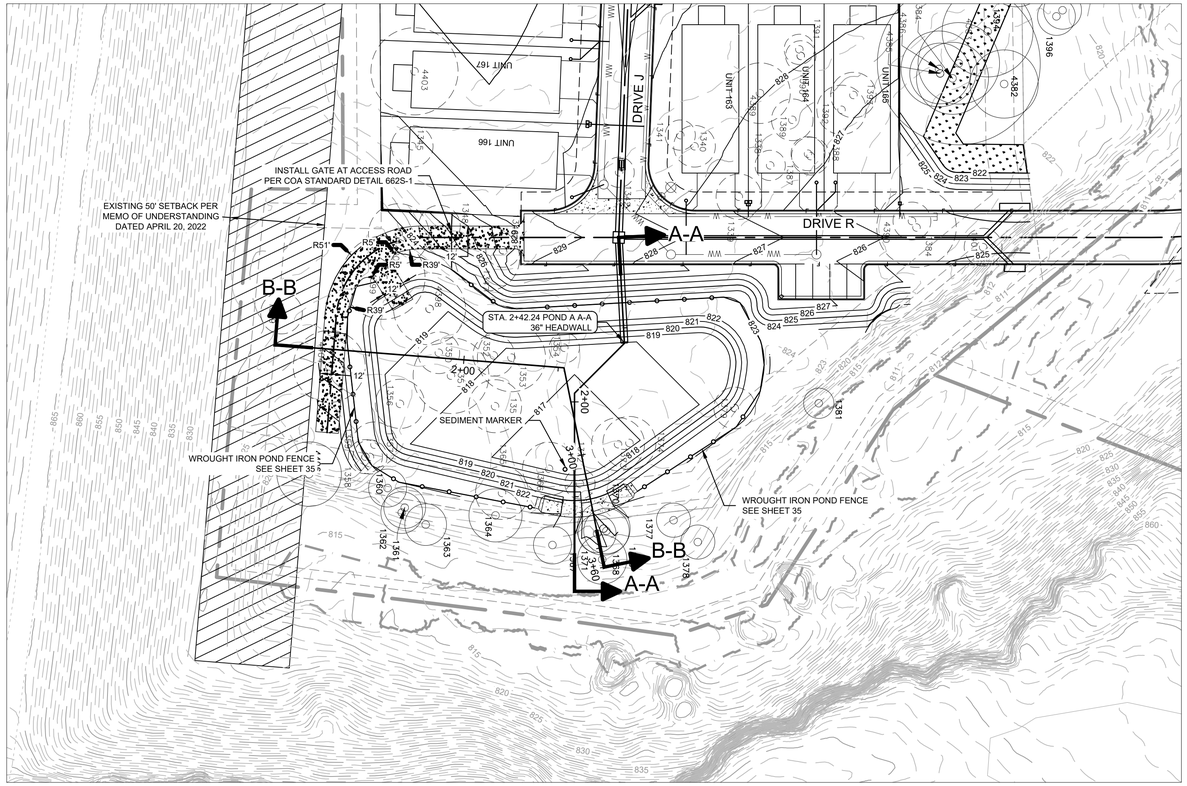
PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

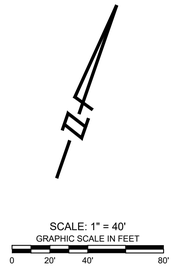
Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

SHEET 9 OF 62

H:\PROJECTS\1636 - BROWN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-EROS.DWG DATE: 4/15/2024 11:04:36 AM BY: MZUNIGA





Peak Flow (CFS)		
Storm Event	Post-Development Inflow	Post-Development Outflow
2yr	45.9	44.5
10yr	75.8	74.0
25yr	96.4	94.3
100yr	131.8	129.3

Pond A Elevation-Storage-Discharge Table				
Elevation (ft)	Surface Area (ft)	Incremental Volume (Ac-ft)	Total Volume (Ac-ft)	Total Volume (cf)
816	0	**0.0**	**0.000**	**0.00**
817	2,170	**0.0**	**0.025**	**1085.03**
818	7,120	**0.1**	**0.132**	**5730.16**
819	11,279	**0.2**	**0.343**	**14929.51**
820	13,419	**0.3**	**0.626**	**27278.49**
820.93	13,568	**0.3**	**0.914**	**39827.65**
821	14,957	**0.3**	**0.954**	**41541.24**
822	16,556	**0.4**	**1.315**	**57297.86**

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	15.77	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.61	acres
Total post-development impervious cover fraction * =	0.36	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	4883	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 5

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = POND A

Total drainage basin/outfall area =	12.71	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	4.88	acres
Post-development impervious fraction within drainage basin/outfall area =	0.38	
$L_{M\ THIS\ BASIN}$ =	4248	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
- A_C = Total On-Site drainage area in the BMP catchment area
- A_I = Impervious area proposed in the BMP catchment area
- A_P = Pervious area remaining in the BMP catchment area
- L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	12.71	acres
A_I =	4.88	acres
A_P =	7.83	acres
L_R =	5040	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 4717 lbs.

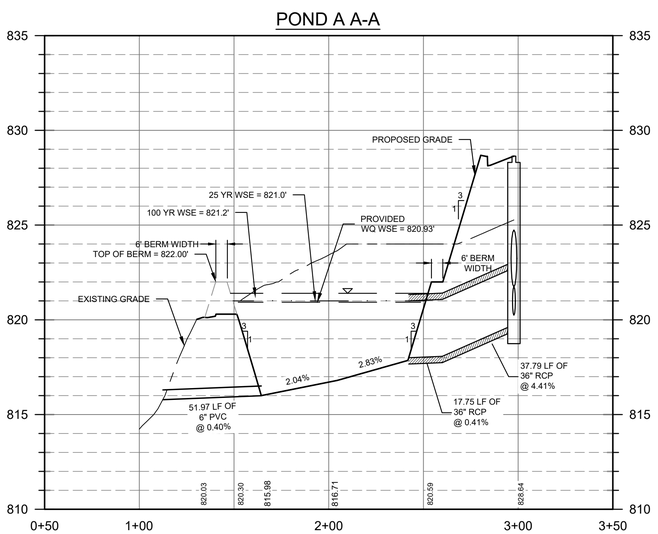
F = 0.94

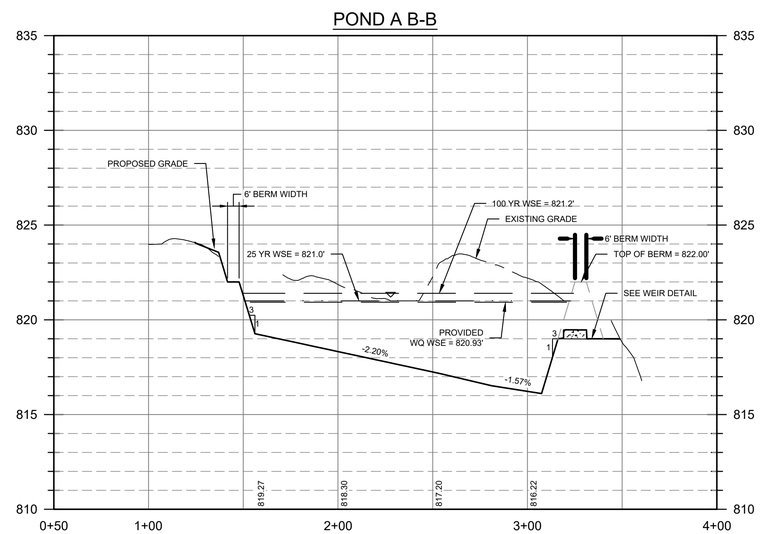
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.40	inches
Post Development Runoff Coefficient =	0.30	
On-site Water Quality Volume =	33130	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	6626	
Total Capture Volume (required water quality volume(s) x 1.20) =	39756	cubic feet





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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4
WATER QUALITY POND
(1 OF 3)

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED
PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

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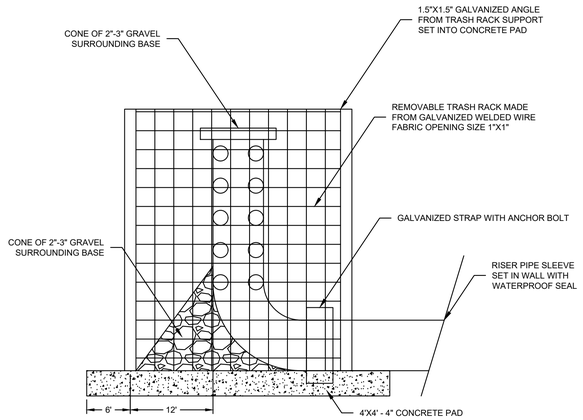
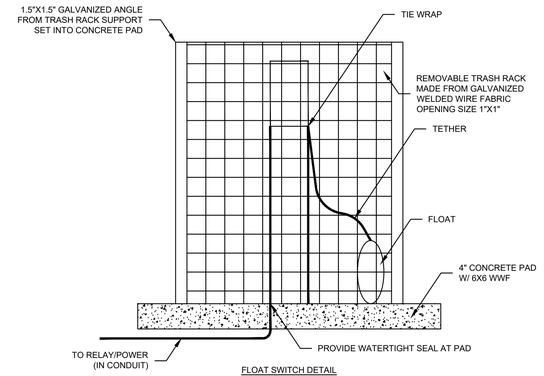
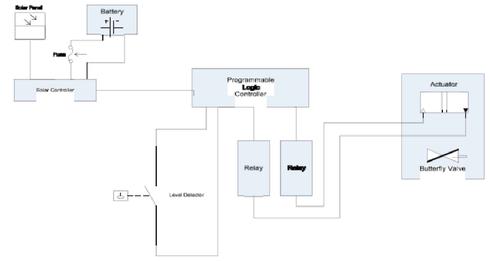


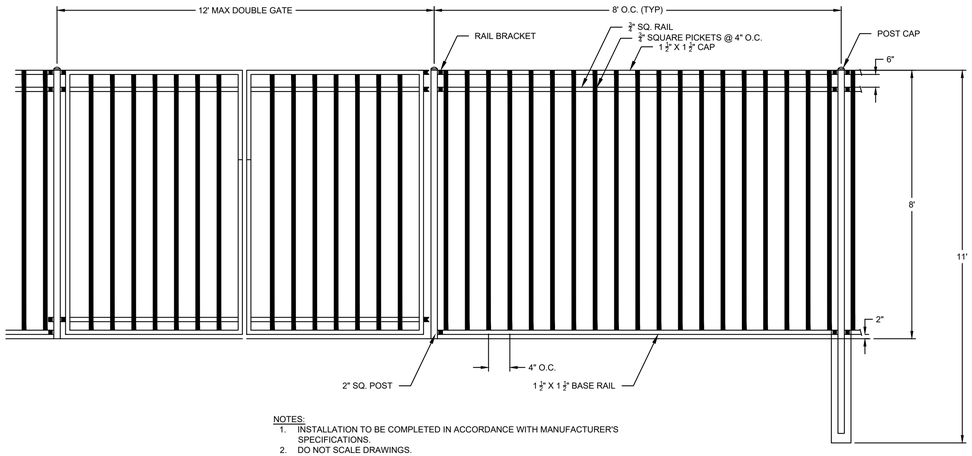
TRASH RACK/RISER PIPE DETAIL
N.T.S.



FLOAT SWITCH DETAIL
N.T.S.

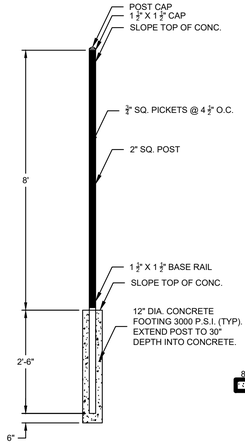


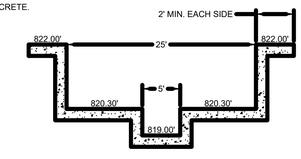
CONTROLLER CIRCUIT DIAGRAM



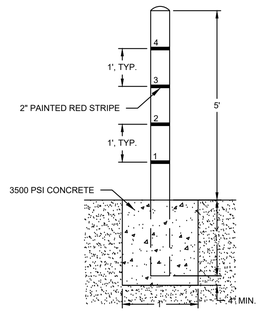
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOOTING WIDTH TO BE (4) X POST WIDTH.

WROUGHT IRON FENCE DETAIL
N.T.S.





WEIR DETAIL
N.T.S.



SEDIMENT MARKER DETAIL
N.T.S.

8834 N. Capital of Texas Hwy.
Suite 140
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(512)452-0371
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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

WATER QUALITY POND
(2 OF 3)

PROJECT NO: 1636-11725

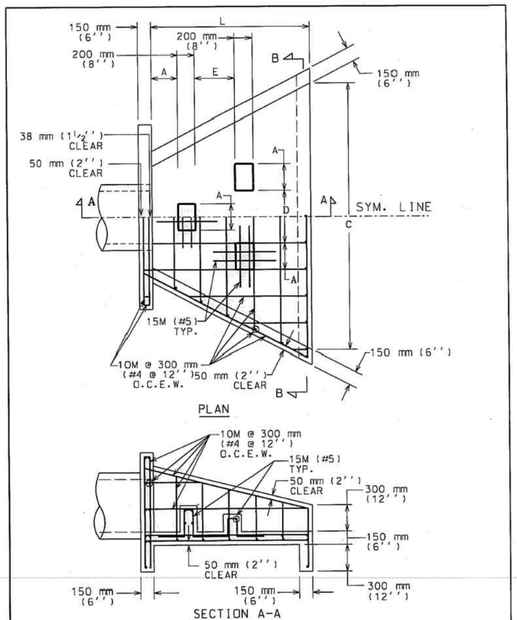
DESIGNED BY: MC

DRAWN BY: MC

CHECKED BY: MZ

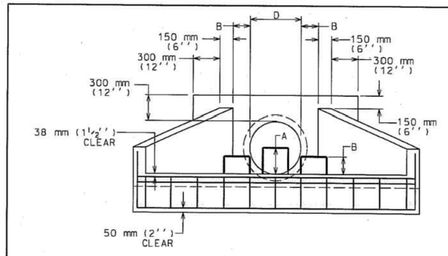
Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD



SECTION A-A

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Gardner 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 1 OF 2



SECTION B-B

NOTES:

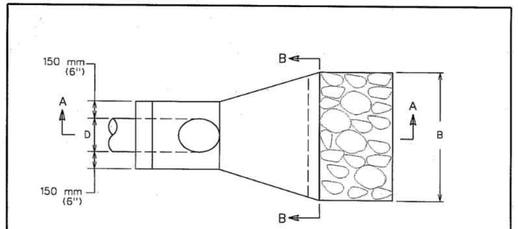
1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S. CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18'')	533 mm (21'')	610 mm (24'')	685 mm (27'')	765 mm (30'')	838 mm (33'')	914 mm (36'')	1.067 m (42'')	1.219 m (48'')	1.372 m (54'')	1.524 m (60'')
A	225 mm (9'')	250 mm (10'')	300 mm (12'')	350 mm (14'')	375 mm (15'')	400 mm (16'')	450 mm (18'')	525 mm (21'')	600 mm (24'')	675 mm (27'')	750 mm (30'')
B	150 mm (6'')	175 mm (7'')	200 mm (8'')	225 mm (9'')	250 mm (10'')	275 mm (11'')	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')
C	2.29 m (90'')	2.67 m (105'')	3.05 m (120'')	343 m (135'')	3.81 m (150'')	4.19 m (165'')	4.57 m (180'')	5.33 m (210'')	6.10 m (240'')	6.86 m (270'')	7.62 m (300'')
L	1.37 m (54'')	1.60 m (63'')	1.83 m (72'')	2.06 m (81'')	2.29 m (90'')	2.51 m (99'')	2.74 m (108'')	3.20 m (126'')	3.66 m (144'')	4.11 m (162'')	4.57 m (180'')
E	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')	550 mm (22'')	600 mm (24'')	700 mm (28'')	800m (32'')	900 mm (36'')	1000 mm (40'')

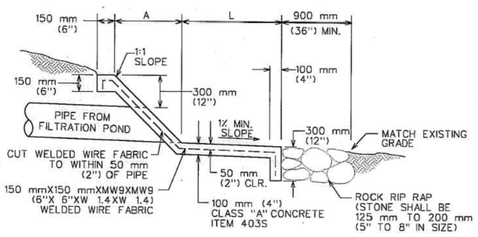
DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Gardner 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2

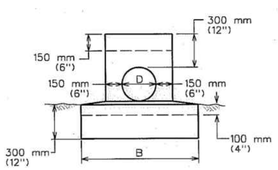


PLAN



SECTION A - A

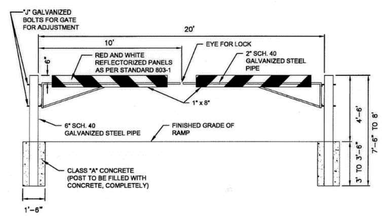
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	
George E. Rowell 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-15 1 OF 2



SECTION B - B

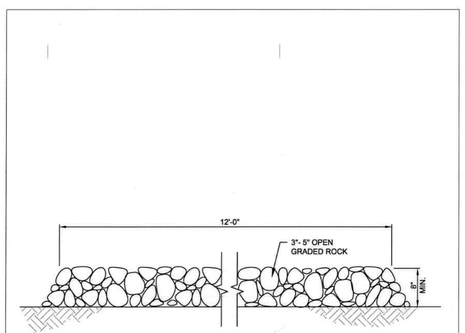
A	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	675 mm (27")
B	750 mm (30")	800 mm (32")	850 mm (34")	1.05 m (42")	1.27 m (51")
D	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
L	600 mm (24")	600 mm (24")	750 mm (30")	900 mm (36")	1.2 m (48")

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	
George E. Rowell 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-15 2 OF 2



NOTE:
RAMP BARRICADE SUBSIDIARY TO ITEM 403-G CONCRETE STRUCTURES

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND PIPE GATE AT RAMP DETAIL	
E. Dark, P.E. 1/9/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-1



NOTES:

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
E. Dark, P.E. 1/9/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2

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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4
WATER QUALITY POND
(3 OF 3)

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

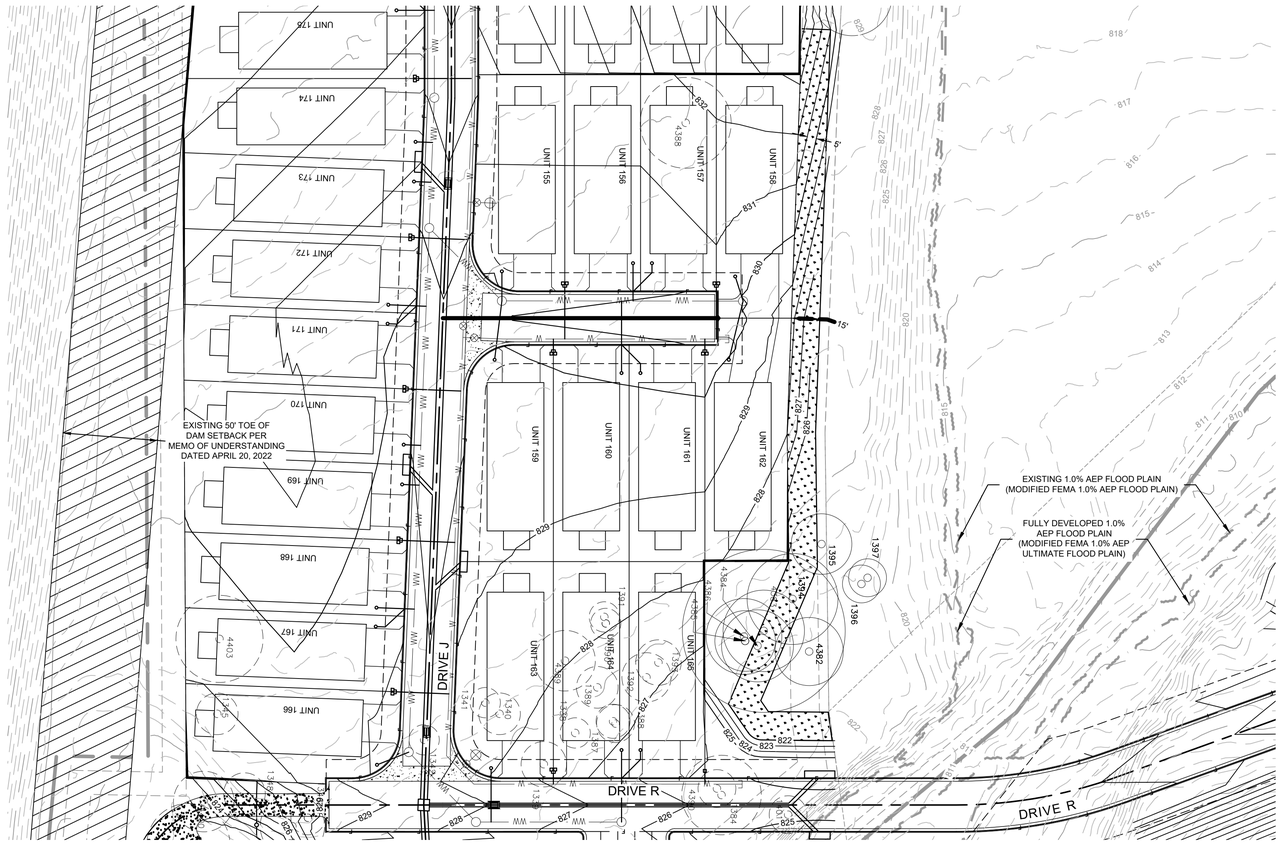
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

Monica Zuniga
STATE OF TEXAS
MONICA ZUNIGA
147556
LICENSED PROFESSIONAL ENGINEER
04/15/2024

2024-4-SD

SHEET 36 OF 62

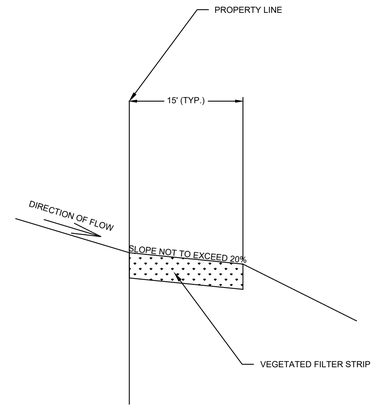
H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-POND.DWG DATE: 4/15/2024 11:10:11 AM BY: MCARL



SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

NOTES (TCEQ RG348):

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS AREA SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E., 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AN ENGINEERED FILTER STRIP.
7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.



ENGINEERED VEGETATED FILTER STRIP DETAIL (TYP).
N.T.S.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	15.77	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.61	acres
Total post-development impervious cover fraction * =	0.36	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	4883	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 5

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = VFS1

Total drainage basin/outfall area =	0.56	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.17	acres
Post-development impervious fraction within drainage basin/outfall area =	0.30	
$L_{M\ THIS\ BASIN}$ =	148	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	85	percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

where:
- A_C = Total On-Site drainage area in the BMP catchment area
- A_I = Impervious area proposed in the BMP catchment area
- A_P = Pervious area remaining in the BMP catchment area
- L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.56	acres
A_I =	0.17	acres
A_P =	0.39	acres
L_R =	166	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ =	166	lbs.
F =	1.00	

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NO.	BY	DATE	REVISION DESCRIPTION

EDGEWATER PHASE 4

VEGETATED FILTER STRIPS

PROJECT NO: 1636-11725
DESIGNED BY: MC
DRAWN BY: MC
CHECKED BY: MZ

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STATE OF TEXAS
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H:\PROJECTS\1636 - BROHN HOMES\11725 - EDGEWATER - PHASE 4\CAD\SHEETS\11725-C-POND.DWG DATE: 4/15/2024 11:10:20 AM BY: MCARL