CONTRIBUTING ZONE PLAN MODIFICATION

WORLDSPRINGS AUSTIN

Cedar Park, Williamson County, TEXAS

Prepared For:

Worldsprings Austin
3110 Woodcreek Drive
Downers Grove, IL 60515

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.
6800 Burleson Rd, Bldg 312, Suite 150
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(512) 616-9942

Firm No. 928
KHA Project No. 0694274007

JUNE 2024

Kimley»Horn

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SECTION 1:
EDWARDS AQUIFER APPLICATION COVER PAGE

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: New Hope - West Phase						**2. Regulated Entity No.:** 111875886			
3. Customer Name: New Hope Land, LP						**4. Customer No.:** 606043032			
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):**		8.00	
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			N/A - existing regional water quality/detention pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Cottonwood Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	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. Ryan McKay
Print Name of Customer/Authorized Agent  06/21/2024
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):	

SECTION 2:

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Ryan McKay

Date: 06/21/2024

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: New Hope Land, LP
   Original Regulated Entity Name: New Hope Land, LP
   Assigned Regulated Entity Number(s) (RN): 111875886
   Edwards Aquifer Protection Program ID Number(s): 11003853
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☑ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☑ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

☐ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
☐ Any change in the nature or character of the regulated activity from that which was originally approved;
☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☐ Any development of land previously identified in a contributing zone plan as undeveloped.

4. ☑ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	32.01	N/A
Type of Development	Commercial	N/A
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	1.79	8.35
Impervious Cover (%)	5.59	26.1%
Permanent BMPs	Batch Detention Pond	N/A
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Other	N/A	N/A

5. ☑ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6. ☑ **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☑ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☐ Acreage has not been added to or removed from the approved plan.
   ☑ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

8. ☑ 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. The copies must be submitted to the appropriate regional office.

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ATTACHMENT A: Original Approval Letter and Approved Modification Letters

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 15, 2024

Mr. Chris Whitworth
New Hope Land, LP
5515 Balcones Drive
Austin, Texas 78731

Re: Approval of a Contributing Zone Plan (CZP)
New Hope West Phase; NE of US 183A and East New Hope Drive, Williamson County
Edwards Aquifer Protection Program ID: 11003853, Regulated Entity No. RN111875886

Dear Mr. Whitworth:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Malone Wheeler, Inc. on behalf of the applicant, New Hope Land, LP on January 9, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

The commercial development is the opening phase of a multi-lot 32.0-acre site which proposes grading, a private drive aisle, storm sewer and utilities, and constructing a sitewide drainage and water quality basin. The project is located entirely within the Edwards Aquifer Contributing Zone. Individual future tracts are to modify this CZP as they propose development. A roundabout on CR 180 adjacent to the project will be constructed by City of Cedar Park and is not part of the project.

In addition to the described activities, temporary erosion and sedimentation controls will be installed prior to commencing site disturbance and maintained during construction. No wastewater will be generated by this project.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin (BD), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 17,932 pounds of TSS generated from a future maximum 20.6 acres of impervious cover. Water runoffs also stack atop the water quality volume. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project. Approximately 4.5 acres do not drain to the BD.

The permanent BMPs shall be implemented prior to occupancy or use of the proposed finished project lanes. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed, and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved contributing zone plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Kevin Lee Smith, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at 512-339-2929.

Sincerely,

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/kls

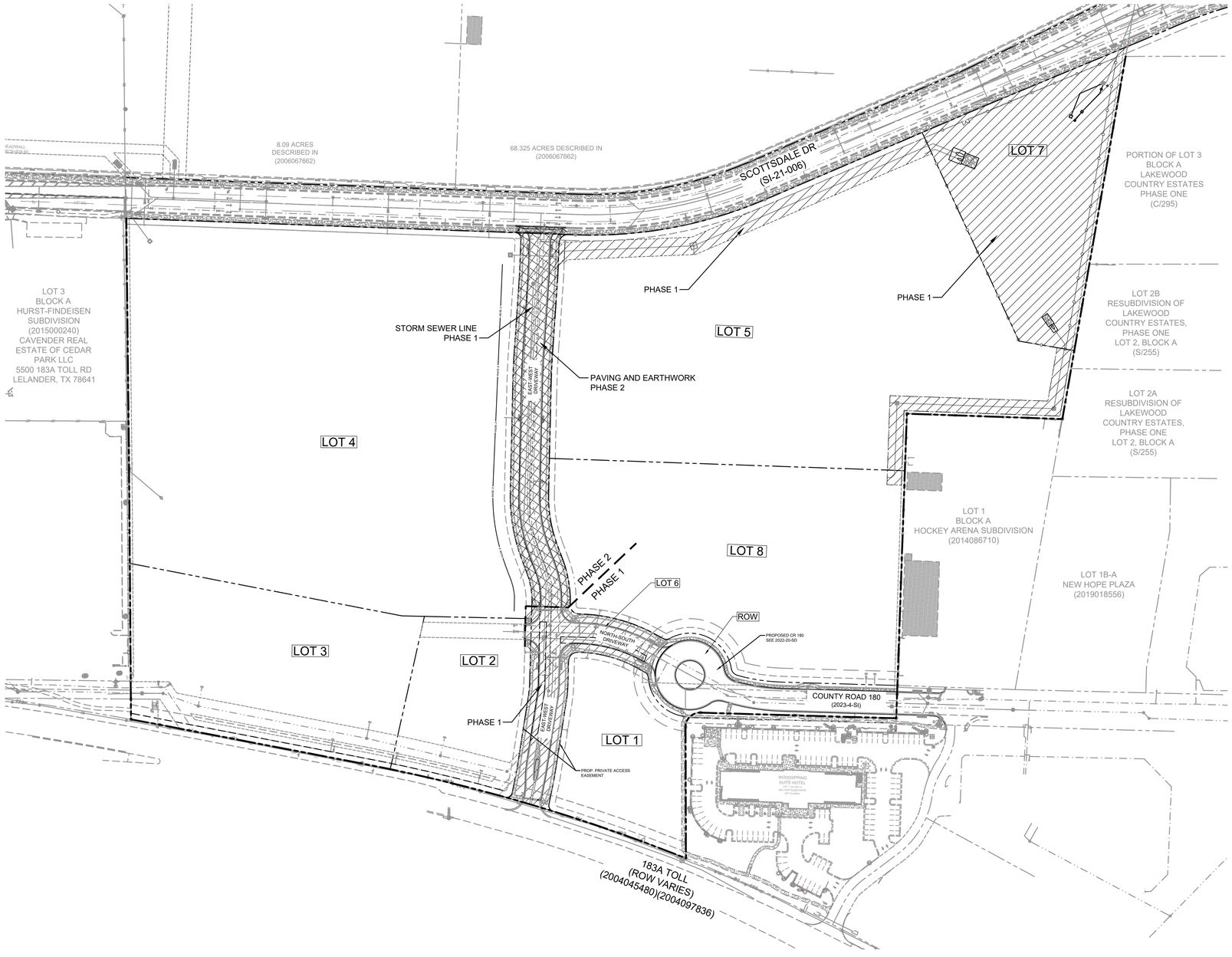
cc: Mr. Dan Brown, P.E., Malone Wheeler

ATTACHMENT B: Narrative of Proposed Modification

The Worldsprings Austin project proposes modifications to the approved ±32.01-acre New Hope – West Phase CZP located at 30.539164, -97.810744, North of Cr. 180 and West of Scottsdale Drive in Cedar Park, Williamson County, Texas. The current commercial development proposes a private drive aisle, private storm sewer, and a proposed permanent BMP which is a batch detention pond.

The ±8.00-acre Worldsprings Austin tract proposes modifications to the total impervious cover of the original approved CZP for New Hope – West Phase. A commercial development consisting of several buildings, utility, storm, and parking improvements is to be constructed on this ±8.00-acre tract within the New Hope – West Phase commercial development. The original impervious cover approved with the current CZP is 1.79 acres. The proposed modification includes an additional ±6.56-acres which results in a total of 8.35 acres of impervious cover.

ATTACHMENT C: Current Site Plan of the Approved Project



N

0 100'
SCALE: 1" = 100'

LEGEND

- PROP. ROW
- EXIST. CURB
- EXIST. DRIVE
- EXIST. PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- EXIST. SIGN
- EXIST. UTILITY POLE
- EXIST. UTILITY POLE
- EXIST. UTILITY POLE
- EXIST. OVERHEAD ELEC.
- EXIST. FENCE
- EXIST. FENCE
- EXIST. LOT LINE
- EXIST. STORM SEWER
- EXIST. CURB INLET
- PROP. BACK OF CURB
- PROP. CENTER LINE
- PROP. PUBLIC UTILITY EASEMENT
- PHASE 1 CONSTRUCTION
- PHASE 2 PAVING AND EARTHWORK

NO.	DATE	REVISION	BY

NEW HOPE WEST PHASE
PRIVATE INFRASTRUCTURE PLANS
CEDAR PARK, TEXAS

OVERALL SITE PLAN

MALONE★WHEELER
SINCE INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 894-0601 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
DANIEL J. BROWN
98337
LICENSED
PROFESSIONAL ENGINEER
11/27/23

DESIGN BY :	JSK/MV
CHECKED BY :	AV
APPROVED BY :	DB
DATE :	10/19/2023

SHEET 12
OF 32

F:\THOMPSON – CEDAR PARK\PROJECTS\22-069-NEWHOPE_WEST\DRAWINGS\PLANSET\WEST PHASE PRIVATE IMPROVEMENTS\SITE PLAN.DWG, 11/27/2023, JACKIE KEYMAN

f:\thompson – cedar park\Projects\22-069-newhope_west\Drawings\Planset\west phase private improvements\SITE PLAN.dwg, 11/27/2023 4:12:09 PM, JK

SECTION 3:
CONTRIBUTING ZONE PLAN

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: Ryan McKay

Date: 06/19/2024

Signature of Customer/Agent:

Regulated Entity Name: New Hope - West Phase

Project Information

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

   Contact Person: Christopher Whitworth
   Entity: New Hope Land, Ltd
   Mailing Address: 5515 Balcones Drive
   City, State: Austin, Texas Zip: 78731
   Telephone: 512-633-0628 Fax: _____
   Email Address: chris@cordovarev.com

5. Agent/Representative (If any):

Contact Person: Ryan McKay
Entity: Kimley-Horn
Mailing Address: 6800 Burleson Rd, Building 312, Suite 150
City, State: Austin, Texas Zip: 78744
Telephone: 512-518-4875 Fax: _____
Email Address: ryan.mckay@kimley-horn.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.

NEC CO-180 & New Hope Drive

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 8.00 Acres

Total disturbed area: 8.00 Acres

14. Estimated projected population: N/A

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	32,462	÷ 43,560 =	0.75
Parking	159,610	÷ 43,560 =	3.66
Other paved surfaces	93,654	÷ 43,560 =	2.15
Total Impervious Cover	285,754	÷ 43,560 =	6.56

Total Impervious Cover 6.56 **÷ Total Acreage** 8.00 **X 100 =** 82.0 **% Impervious Cover**

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

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

For Road Projects Only

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

☑ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☑ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek Regional Wastewater Treament 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.

☒ N/A **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. ☒ N/A **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" = 50 '.

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): 48491C0470F, dated December 20

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

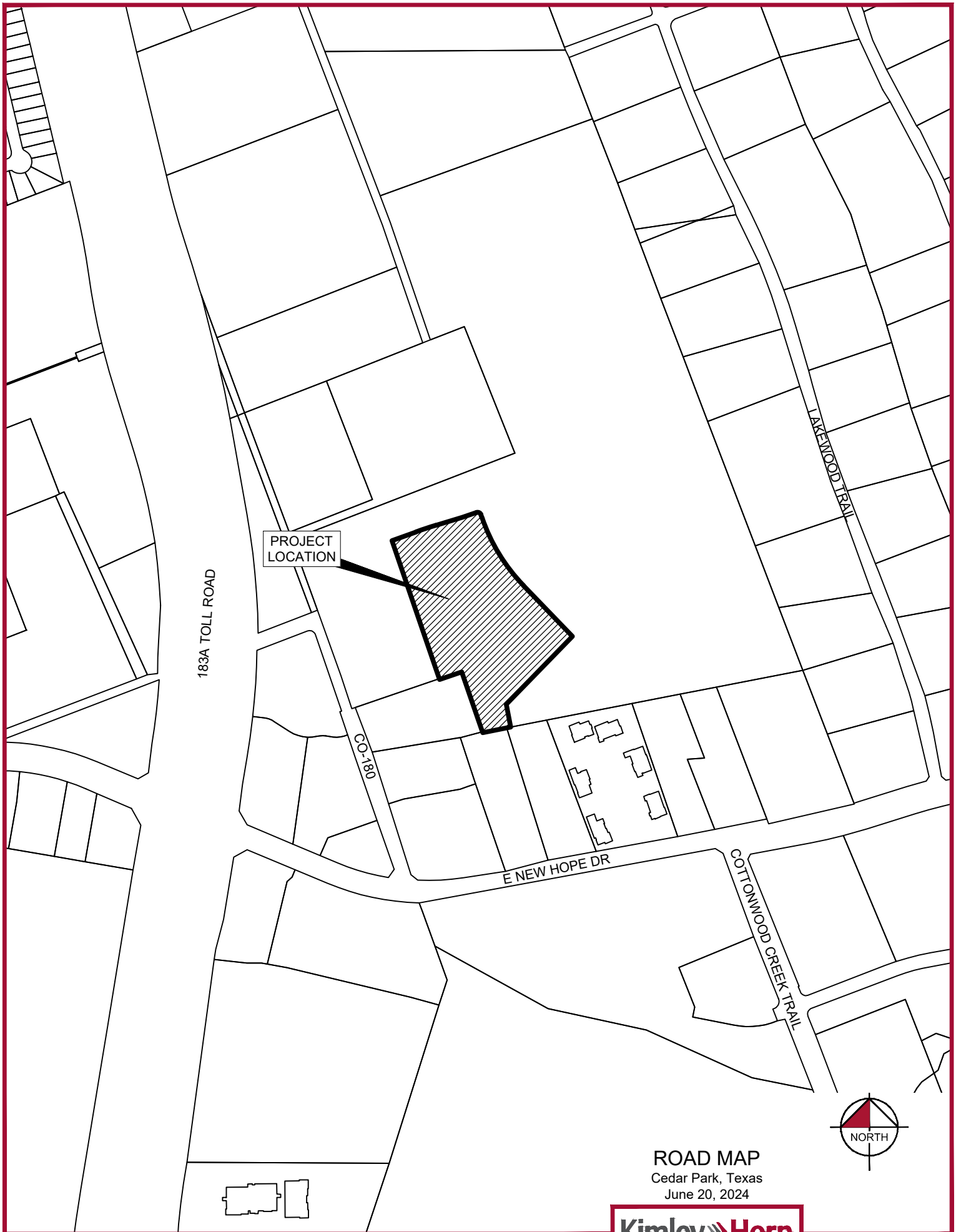
61. ☑ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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.

ATTACHMENT A: Road Map



ROAD MAP

Cedar Park, Texas
June 20, 2024

DWG NAME K:\EAU_CIVIL\064508610-ARCO NEW HOPE HOT SPRINGS\CAD\EXHIBITS\20240620 - SITE LOCATION EXHIBIT\SITE LOCATION MAP.DWG
LAST SAVED 6/20/2024 8:39 AM

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

Kimley»Horn
6800 Burleson Road, Building 312, Suite 150
Austin, TX 78744 - Ph: (512) 616-9942
State of Texas Registration No. F-928

Kimley»Horn

ATTACHMENT B: USGS Quadrangle Map

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
0°36′ 11 MILS
3°46′ 67 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

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

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: PROPOSED NARRATIVE

The Wordsprings Austin project proposed improvements on a ±8.00-acre tract of the New Hope – West Phase commercial development located at NEC CO-180 & New Hope Drive, Cedar Park, Texas. This tract is currently undeveloped. The development proposed with this site plan application is for the construction of a commercial building, pool amenity features, and associated parking and utility improvements.

No portion of the site is located within the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map number 48491C0470F, dated December 20, 2019, for Williamson County, Texas and incorporated areas. The site is located within the Edwards Aquifer Contributing Zone according to the Texas Commission on Environmental Quality (TCEQ). There are no critical water quality zones or water quality transition zones on-site. There are no critical environmental features located on-site according to an ERI performed for the property.

The site is in the Cottonwood Creek watershed. There is an existing Water Quality Best Management Practice (BMP) for the original CZP of New Hope – West Phase. The batch detention pond proposed with the New Hope – West Phase CZP will be used by this project to address the water quality requirements for the ultimate area disturbed by this commercial development.

The proposed impervious cover for this project is ±6.56-acres and no areas are to be demolished considering that the site is undeveloped.

Kimley»Horn

ATTACHMENT D: Factors Affecting Surface Water Quality

No Industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance form clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence and construction entrances will prevent sediment form leaving the sire. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

a) Refueling construction equipment.
b) Oil and grease from the asphalt pavement and vehicle traffic.
c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
d) Normal silt build-up
e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
f) Trash with becomes loose from subdivision residents.
g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day. After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The permanent BMP proposed with the New Hope – West Phase commercial development will help mitigate these occurrences.

Kimley»Horn

ATTACHMENT E: Volume and Character of Stormwater

EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with Rational Method using Atlas 14 rainfall data. The site has one existing on-site drainage area which outfalls at one point of analysis (POA-1). Runoff from the existing drainage area EDA-01 flows from the north west corner of the property to the south east (POA-1).

The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

Table 4.1 Existing Drainage Areas Summary

EXISTING CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
EDA-1	8.00	0.0%	80	98	80.00	17.76	**16.9**	**32.0**	**42.6**	**60.8**

PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with the Rational Method using Atlas 14 rainfall data. The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as existing conditions. The existing and proposed drainage areas were analyzed at their respective points of analysis. In all analyzed storm events, 2-year, 10-year, 25-year and 100-year, no point of analysis increased in peak run-off in the developed condition.

The time of concentrations were calculated for sheet flow, shallow concentrated flow, and channel flow. Rainfall data taken from the Atlas 14 Rainfall depth revisions and IDF Curves Memorandum were used to define the 2, 10, 25, and 100-year rainfall events.

Proposed drainage areas correspond to their respective existing drainage areas by number. For example, PDA-01 is outfalling to the same point-of-analysis (POA-1) as EDA-01.

Table 4.2 Proposed Drainage Areas Summary

PROPOSED CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
PDA-1	8.00	69.9%	80	98	92.58	7.52	**31.2**	**49.5**	**62.5**	**84.8**

NOTE: INCREASE IN FLOW IS ACCOUNTED FOR IN THE REGIONAL DETENTION POND DESIGNED AND PERMITTED WITH THE NEW HPE WEST PHASE PRIVATE INFRASTRUCTURE PLANS.

ATTACHMENT F: Suitability Letter From Authorized Agent

An authorizes suitability letter from Williamson County is not applicable to this project because no OSSFs are proposed.

ATTACHMENT G: Alternative Secondary Containment Methods

This attachment is not applicable. No alternative secondary containment methods will be utilized.

ATTACHMENT H: AST Containment Structure Drawings

This attachment is not applicable. No ASTs will be utilized.

ATTACHMENT I: 20% or Less Impervious Cover Waiver

This attachment is not applicable.

ATTACHMENT J: BMPs for Upgradient Stormwater

There is no stormwater up-gradient of the project site that will travel through the site. An existing regional batch detention pond is being constructed with the New Hope - West Phase Private Infrastructure SDP and will be utilized for capturing and treating the stormwater from this site. Please refer to the existing/proposed drainage area maps provided at the end of this report under the appropriate tab for your reference.

ATTACHMENT K: BMPs for On-site Stormwater

No permanent BMPs are proposed for this project. A regional batch detention pond to be constructed with the New Hope - West Phase Private Infrastructure SDP will be utilized to prevent surface water or groundwater that originates from on-site flows, including pollution caused by contaminated stormwater runoff.

ATTACHMENT L: BMPs for Surface Streams

There are no existing surface streams or sensitive features on site.

CIVIL SITE DEVELOPMENT PLANS
FOR
WORLDSPRINGS AUSTIN
NEC CO-180 & E NEW HOPE DRIVE

GENERAL PLAN NOTES:

1. 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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0470F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF CEDAR PARK, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
5. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
6. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
7. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
8. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
9. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

LEGAL DESCRIPTION
LOT 2 BLEKER OAKS SUBDIVISION

OWNER:
WORLDSPRINGS
BLAKE PETERSON
3240 PLANO PARKWAY
THE COLONY, TEXAS 75056

DESIGNERS:

ARCHITECT
GMA ARCHITECTS, INC
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
(630) 777-7690

LANDSCAPE ARCHITECT
KIMLEY-HORN
5301 SOUTHWEST PARKWAY, BUILDING 2 SUITE 100
AUSTIN, TEXAS 78735

SURVEYOR
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TEXAS 78709

PREPARED BY:
Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TEXAS 78744
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 616-9942
Fax No. (512) 418-1791

GENERAL CONTRACTOR NAME AND ADDRESS:
ARCO/MURRAY NATIONAL ENTERTAINMENT
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

ZONING: GENERAL BUSINESS (GB)

PROJECT DESCRIPTION: THE PROPOSED PROJECT IS A 8-ACRE SITE WITH THREE (3) ONE-STORY COMMERCIAL BUILDINGS. THE MAIN BUILDING, A SPA, HAS 26,529 SF; THE RESTAURANT HAS 2,456 SF; THE MAINTENANCE BUILDING HAS 3,477 SF.

VICINITY MAP
SCALE: 1" = 1000'

JUNE 2024

CEDAR PARK

Reviewed for Code Compliance
Signature required from all Departments

Planning_____Date_____

Engineering Services_____Date_____

Industrial Pretreatment_____Date_____

Fire Prevention_____Date_____

Landscape Planner_____Date_____

Addressing_____Date_____

Site Development Permit Number _____

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

SHEET INDEX

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHER WISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.

PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

CP22: 3" BRASS DISC IN CONCRETE
N 10165081.83; E 3092268.19

CP41: 3" BRASS DISC IN CONCRETE
N10166207.91; E 3092268.19

ARCO MURRAY DESIGN BUILD

No.	REVISIONS	DATE	BY

WORLDSPRINGS - AUSTIN

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

STATE OF TEXAS
RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

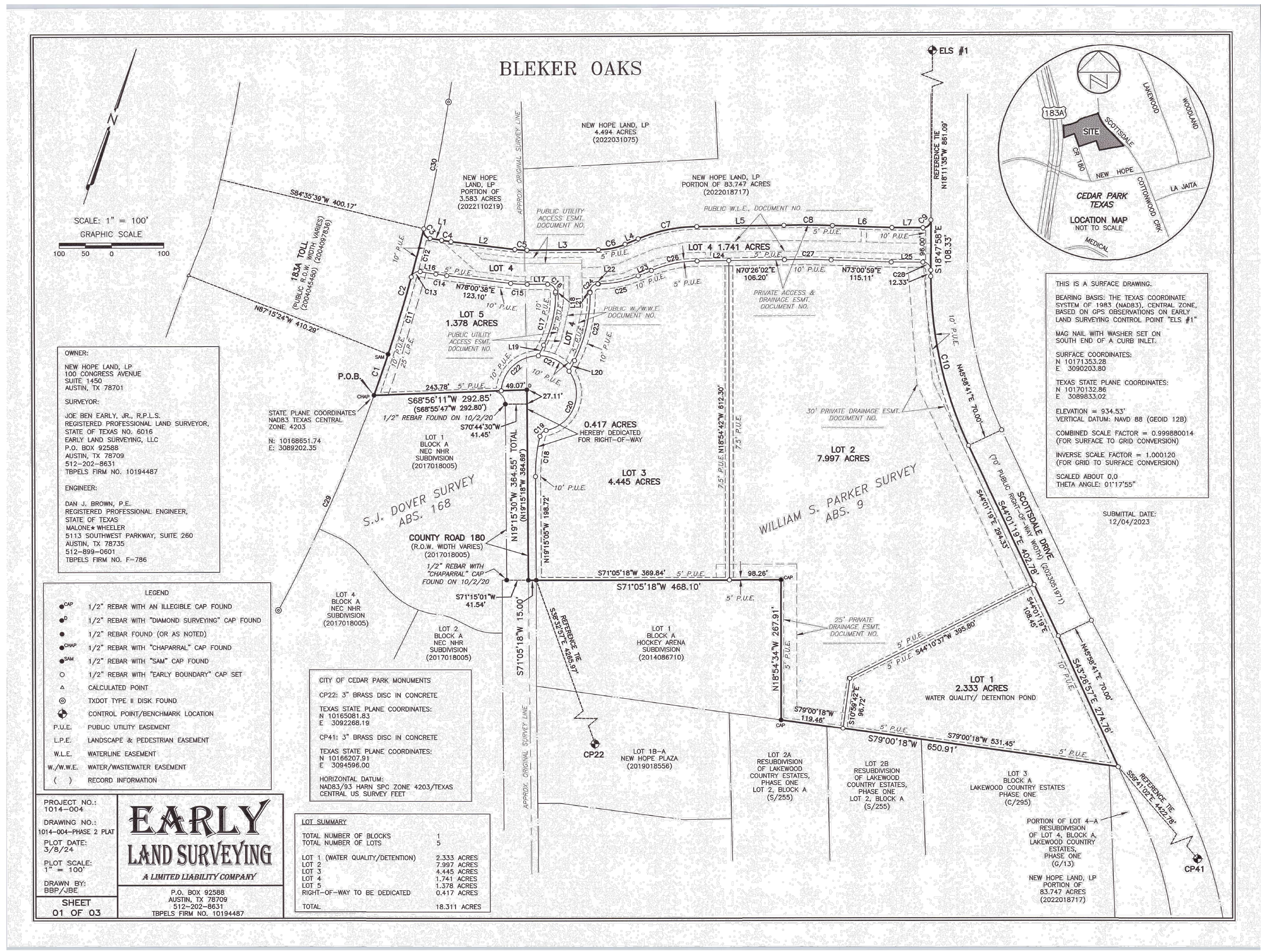
COVER SHEET

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 31

XXXXXXXXX

BLEKER OAKS



BLEKER OAKS

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021 (NOTE 12 HAS BEEN AMENDED)

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 PUBLIC IMPROVEMENTS WITHIN CR 180 AND PUBLIC WATERLINE AND WASTEWATER LINE CONSTRUCTION WITHIN LOT 4, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES. UNLESS SHOWN OTHERWISE ON THE FINAL PLAT.
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. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANELS #48491C0462F AND #48491C0470F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS APPLICABLE 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 WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.
23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR PUBLIC WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT

FIRE DEPARTMENT NOTES

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
2. CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE FIRE CODES.

SUBDIVISION NOTES:

1. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
2. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
3. THIS SUBDIVISION SHALL COMPLY WITH THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
4. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SCOTTSDALE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING PUBLIC STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE PUBLIC STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE PUBLIC STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
5. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
6. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.

ADDITIONAL PLAT NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE POST OAK CREEK AND COTTONWOOD CREEK WATERSHEDS.
2. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF CEDAR PARK.
3. ANY ON-SITE WATER WELLS WOULD HAVE TO BE CAPPED AND PLUGGED IN ACCORDANCE WITH THE 16 TAC §76.104 AND RECORDED IN THE TEXAS WATER DEVELOPMENT BOARD PLUGGED WELL DATABASE, AND ANY ON-SITE SEPTIC FACILITY (OSSF) WOULD HAVE TO BE ABANDONED IN ACCORDANCE WITH 30 TAC §285.36
4. LOT 4 IS A PRIVATE ROADWAY ACCESS LOT PROVIDING ACCESS AND CONSTRUCTION RIGHTS TO ALL ADJACENT LOTS.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3064.79'	1°33'10"	83.06'	N00°04'00"E	83.05'
C2	3064.79'	4°41'53"	251.31'	N03°03'31"W	251.23'
C3	15.00'	93°56'11"	24.59'	S52°22'34"E	21.93'
C4	392.00'	2°38'43"	18.10'	N79°19'59"E	18.10'
C5	185.00'	7°15'12"	23.42'	N74°23'02"E	23.40'
C6	135.00'	22°14'30"	52.41'	N59°38'11"E	52.08'
C7	301.00'	21°55'07"	115.15'	N59°28'29"E	114.45'
C8	1389.21'	3°50'07"	92.99'	N71°36'13"E	92.98'
C9	15.00'	90°15'11"	23.63'	N26°19'38"E	21.26'
C10	760.00'	25°13'22"	334.57'	S31°24'38"E	331.87'
C11	3064.79'	2°54'21"	155.43'	N02°09'45"W	155.41'
C12	3064.79'	1°47'33"	95.88'	N04°30'42"W	95.87'
C13	15.00'	84°16'16"	22.06'	N38°31'13"E	20.13'
C14	458.00'	2°38'43"	21.15'	N79°19'59"E	21.14'
C15	251.00'	7°15'12"	31.78'	N74°23'02"E	31.75'
C16	15.00'	89°36'20"	23.46'	S64°26'24"E	21.14'
C17	217.00'	27°22'34"	103.68'	S05°56'57"E	102.70'
C18	319.58'	13°55'57"	77.71'	N12°16'36"W	77.52'
C19	15.00'	65°16'37"	17.09'	N27°19'41"E	16.18'
C20	72.00'	114°56'53"	144.45'	N02°29'33"E	121.41'
C21	72.00'	54°33'33"	68.56'	N82°15'40"W	66.00'
C22	72.00'	85°16'26"	107.16'	S27°49'20"W	97.54'
C23	283.00'	27°22'34"	135.22'	N05°56'57"W	133.94'
C24	15.00'	90°23'40"	23.67'	N25°33'36"E	21.29'
C25	201.00'	22°14'19"	78.02'	N59°38'16"E	77.53'
C26	235.00'	21°55'07"	89.90'	N59°28'29"E	89.35'
C27	1323.21'	3°51'59"	89.29'	N71°36'02"E	89.27'
C28	15.00'	89°44'49"	23.50'	S63°40'22"E	21.17'
C29	3064.79'	8°26'54"	451.90'	N05°04'02"E	451.49'
C30	3064.79'	4°38'01"	247.86'	N07°43'29"W	247.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°39'21"E	22.40'
L2	N78°00'38"E	123.10'
L3	N70°45'26"E	136.51'
L4	N48°30'55"E	27.26'
L5	N70°26'02"E	166.58'
L6	N73°00'59"E	113.91'
L7	N71°27'13"E	59.40'
L8	S18°47'58"E	108.33'
L9	S44°01'19"E	402.78'
L10	S43°26'57"E	274.76'
L11	S79°00'18"W	650.91'
L12	N18°54'34"W	267.91'
L13	S71°05'18"W	468.10'
L14	S71°05'18"W	15.00'
L15	N19°13'46"W	439.96'
L16	N80°39'21"E	30.52'
L17	N70°45'26"E	39.10'
L18	S19°38'14"E	2.39'
L19	S07°44'20"W	22.79'
L20	N07°44'20"E	22.79'
L21	N19°38'14"W	1.73'
L22	N70°45'26"E	1.41'
L23	N48°30'55"E	27.27'
L24	N70°26'02"E	60.81'
L25	N71°27'13"E	60.72'

PROJECT NO.: 1014-004
DRAWING NO.: 1014-004-PHASE 2 PLAT
PLOT DATE: 3/8/24
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE
SHEET 02 OF 03
EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

BLEKER OAKS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT NEW HOPE LAND, LP, BEING THE OWNER OF AN 83.747 ACRE TRACT CONVEYED IN DOCUMENT NO. 2022018717 AND A 3.583 ACRE TRACT CONVEYED IN DOCUMENT NO. 2022110219, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 18.311 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

BLEKER OAKS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND THAT THERE ARE NO LIEN HOLDERS ON THE PROPERTY.

NEW HOPE LAND, LP, A TEXAS LIMITED PARTNERSHIP

BY: NEW HOPE LAND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: ____________________

CHRISTOPHER WHITWORTH
TITLE: MANAGER

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHRISTOPHER WHITWORTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THAT 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 _____ DAY OF ______________, 2023.

____
NOTARY PUBLIC – STATE OF TEXAS
MY COMMISSION EXPIRES ON ____________________

APPROVED THIS THE _____ DAY OF ____________________, 20__ BY THE CITY 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.

____
RALPH E. STRADER II, CHAIR
PLANNING AND ZONING COMMISSION

____
KIMBERLY BRADFORD-BROW SECRETARY
PLANNING AND ZONING COMMISSION

I AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES 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 AND STATE.

ATTEST: ____________________
AMY LINK
DIRECTOR OF DEVELOPMENT SERVICES
CITY OF CEDAR PARK, TEXAS

PERIMETER METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF 18.311 ACRES (APPROXIMATELY 797,640 SQ. FT.) IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168 AND THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 83.747 ACRE TRACT CONVEYED TO NEW HOPE LAND, LP IN A GENERAL WARRANTY DEED DATED FEBRUARY 11, 2022, RECORDED IN DOCUMENT NO. 2022018717, AND A PORTION OF A 3.583 ACRE TRACT CONVEYED TO NEW HOPE LAND, LP IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 22, 2022, RECORDED IN DOCUMENT NO. 2022110219, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 18.311 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found in the east right-of-way of 183A Toll (public r.o.w. width varies), being the southwest corner of the said 3.583 acre tract, being also the northwest corner of Lot 1, Block A, NEC NHR Subdivision, a subdivision of record in Document No. 2017018005 of the Official Public Records of Williamson County, Texas, from which a TXDOT type II disk found in the east right-of-way line of 183A Toll, bears with a curve to the right, having a radius of 3064.79 feet, a delta angle of 08°26'54", an arc length of 451.90 feet, and a chord which bears South 05°04'02" West, a distance of 451.49 feet;

THENCE with the east right-of-way line of 183A Toll and the west line of the said 3.583 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 3064.79 feet, a delta angle of 01°33'10", an arc length of 83.06 feet, and a chord which bears North 00°04'00" East, a distance of 83.05 feet to a 1/2" rebar with "SAM" cap found;
2. With a curve to the left, having a radius of 3064.79 feet, a delta angle of 04°41'53", an arc length of 251.31 feet, and a chord which bears North 03°03'31" West, a distance of 251.23 feet to a 1/2" rebar with "Early Boundary" cap set, from which a TXDOT type II disk found in the east right-of-way line of 183A Toll, being in the west line of the said 3.583 acre tract, bears with a curve to the left, having a radius of 3064.79 feet, a delta angle of 04°38'01", an arc length of 247.86 feet, and a chord which bears North 07°43'29" West, a distance of 247.79 feet;

THENCE crossing the said 3.583 acre tract and the said 83.747 acre tract the following fourteen (14) courses and distances:

1. With a curve to the left, having a radius of 15.00 feet, a delta angle of 93°56'11", an arc length of 24.59 feet, and a chord which bears South 52°22'34" East, a distance of 21.93 feet to a 1/2" rebar with "Early Boundary" cap set;
2. North 80°39'21" East, a distance of 22.40 feet to a 1/2" rebar with "Early Boundary" cap set;
3. With a curve to the left, having a radius of 392.00 feet, a delta angle of 02°38'43", an arc length of 18.10 feet, and a chord which bears North 79°19'59" East, a distance of 18.10 feet to a 1/2" rebar with "Early Boundary" cap set;
4. North 78°00'38" East, a distance of 123.10 feet to a 1/2" rebar with "Early Boundary" cap set;
5. With a curve to the left, having a radius of 185.00 feet, a delta angle of 07°15'12", an arc length of 23.42 feet, and a chord which bears North 74°23'02" East, a distance of 23.40 feet to a 1/2" rebar with "Early Boundary" cap set;
6. North 70°45'26" East, a distance of 136.51 feet to a 1/2" rebar with "Early Boundary" cap set;
7. With a curve to the left, having a radius of 135.00 feet, a delta angle of 22°14'30", an arc length of 52.41 feet, and a chord which bears North 59°38'11" East, a distance of 52.08 feet to a 1/2" rebar with "Early Boundary" cap set;
8. North 48°30'55" East, a distance of 27.26 feet to a 1/2" rebar with "Early Boundary" cap set;
9. With a curve to the right, having a radius of 301.00 feet, a delta angle of 21°55'07", an arc length of 115.15 feet, and a chord which bears North 59°28'29" East, a distance of 114.45 feet to a 1/2" rebar with "Early Boundary" cap set;
10. North 70°26'02" East, a distance of 166.58 feet to a 1/2" rebar with "Early Boundary" cap set;
11. With a curve to the right, having a radius of 1389.21 feet, a delta angle of 03°50'07", an arc length of 92.99 feet, and a chord which bears North 71°36'13" East, a distance of 92.98 feet to a 1/2" rebar with "Early Boundary" cap set;
12. North 73°00'59" East, a distance of 113.91 feet to a 1/2" rebar with "Early Boundary" cap set;
13. North 71°27'13" East, a distance of 59.40 feet to a 1/2" rebar with "Early Boundary" cap set;
14. With a curve to the left, having a radius of 15.00 feet, a delta angle of 90°15'11", an arc length of 23.63 feet, and a chord which bears North 26°19'38" East, a distance of 21.26 feet to a 1/2" rebar with "Early Boundary" cap set in the west right-of-way line of Scottsdale Drive (70' public right-of-way width) as shown on New Hope Corporate Park, Phase One, a subdivision of record in Document No. 2023051971 of the Official Public Records of Williamson County, Texas;

THENCE with the west right-of-way line of Scottsdale Drive and crossing the said 83.747 acre tract, the following four (4) courses and distances:

1. South 18°47'58" East, a distance of 108.33 feet to a 1/2" rebar with "Early Boundary" cap set;
2. With a curve to the left, having a radius of 760.00 feet, a delta angle of 25°13'22", an arc length of 334.57 feet, and a chord which bears South 31°24'38" East, a distance of 331.87 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 44°01'19" East, a distance of 402.78 feet to a 1/2" rebar with "Early Boundary" cap set;
4. South 43°26'57" East, a distance of 274.76 feet to a 1/2" rebar with "Early Boundary" cap set in the south line of the said 83.747 acre tract, being in the north line of the remainder of Lot 4-A, Resubdivision of Lot 4, Block A, Lakewood Country Estates, Phase One, a subdivision of record in Cabinet G, Slide 13 of the Plat Records of Williamson County, Texas;

THENCE South 79°00'18" West, with south line of the said 83.747 acre tract, the north line of said Lot 4-A, the north line of Lot 3, Block A, Lakewood Country Estates, Phase One, a subdivision of record in Cabinet C, Slide 295, and the north line of Lots 2A and 2B, Resubdivision of Lakewood Country Estates, Phase One, Lot 2, Block A, a subdivision of record in Cabinet S, Slide 255, all of the Plat Records of Williamson County, Texas, a distance of 650.91 feet to a 1/2" rebar with illegible cap found in the north line of said Lot 2A, being the southeast corner of Lot 1, Block A, Hockey Arena Subdivision, a subdivision of record in Document No. 2014086710 of the Official Public Records of Williamson County, Texas;

THENCE with the common line of the said 83.747 acre tract and said Lot 1, Block A, the following two (2) courses and distances:

1. North 18°54'34" West, a distance of 267.91 feet to a 1/2" rebar with illegible cap found for the northeast corner of said Lot 1, Block A;
2. South 71°05'18" West, a distance of 468.10 feet to a 1/2" rebar found for an angle point in the east right-of-way line of County Road 180 (right-of-way width varies) as shown on said Hockey Arena Subdivision and as shown on NEC NHR Subdivision, a subdivision of record in Document No. 2017018005 of the Official Public Records of Williamson County, Texas, being also the northwest corner of said Lot 1, Block A;

THENCE with the east right-of-way line of County Road 180 and the west line of the said 83.747 acre tract, the following two (2) courses and distances:

1. South 71°05'18" West, a distance of 15.00 feet to a 1/2" rebar found;
2. North 19°15'30" West, a distance of 364.55 feet to a 1/2" rebar with "Diamond Surveying" cap found for the southeast corner of the said 3.583 acre tract;

THENCE South 68°56'11" West, crossing said Country Road 180 and with the south line of the said 3.583 acre tract and the north line of Lot 1, Block A of said NEC NHR Subdivision, a distance of 292.85 feet to the POINT OF BEGINNING, containing 18.311 acres of land, more or less.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS. CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

THIS PLAT COMPLIES WITH CHAPTER 12 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR PARK.

ALL PLOTTABLE EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENTS ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO.: 2052181-COM, EFFECTIVE DATE: 9/3/20, ISSUED: 9/16/20 AND FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: 202102734, EFFECTIVE DATE: 7/30/21, ISSUED: 8/12/21 ARE SHOWN HEREON.

DATE OF SURVEY: JANUARY 18, 2024

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 8TH DAY OF MARCH, 2024 A.D.

____
JOE BEN EARLY, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 6016
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

STATE OF TEXAS REGISTERED JOE BEN EARLY, JR. 6016 PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS
COUNTY OF TRAVIS

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

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANELS 48491C0462F AND 48491C0470F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

____
DAN J. BROWN, P.E.
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
MALONE★WHEELER
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TX 78735
(512) 899-0601
TBPELS FIRM NO. F-786

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE DAY OF ____________________, 20_____, AD, AT _______ O'CLOCK, _____M, AND DULY RECORDED THIS

THE DAY OF ____________________, 20_____, AD, AT _______ O'CLOCK _____M, IN THE PLAT

RECORDS OF SAID COUNTY IN INSTRUMENT NO. ____________________

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: ____________________ DEPUTY

PROJECT NO.: 1014-004
DRAWING NO.: 1014-004-PHASE 2 PLAT
PLOT DATE: 3/8/24
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE
SHEET 03 OF 03
EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

BENCHMARKS

CP22: 3" BRASS DISC IN CONCRETE
N 10165081.83; E 3092268.19

CP41: 3" BRASS DISC IN CONCRETE
N10166207.91; E 3092268.19

ARCO MURRAY DESIGN BUILD

No.	REVISIONS	DATE	BY

Kimley-Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

STATE OF TEXAS
RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER

06/21/2024

KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

FINAL PLAT

WORLDSPRINGS AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 31

XXXXXXXXX

CONSTRUCTION NOTES FOR SUBDIVISION & SITE PLANS
CITY OF CEDAR PARK
REVISED APRIL 2, 2024

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: <ENTER HERE>
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEOREFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON- NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
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 CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OFSEVEN 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-OWNERSHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE 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 INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY (NAME, ADDRESS & PHONE NUMBERS) ON (DATE) THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: <ENTER HERE>
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 ORSOME 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 LETTERSIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48- INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: WASTEWATER- <ENTER HERE> FORCE MAIN- <ENTER HERE> (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED. FORCEMAINS SHALL BE EPOXY LINED DUCTILE IRON)
9. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
10. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX E: REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINES AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.
11. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
14. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
15. THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.
16. WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER LINE SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.
17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.
22. POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.
23. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.
24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.
25. TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.
26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

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 - C900 PVC
   COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.
7. APPROVED 5 ¼" FIRE HYDRANTS:

- AMERICAN FLOW CONTROL, B84B
- MUELLER COMPANY, SUPER CENTURION 250
- CLOW MEDALLION HYDRANT
  - 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.
- 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.
- ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING. INITIAL WATER LINE DISINFECTION MUST MEET A CHLORINE RESIDUAL OF 50PPM, AND A CHLORINE RESIDUAL OF 25 PPM AFTER A 24 HOUR DETENTION PERIOD. SECTIONS THAT ARE 20 – 30 FEET CAN USE GRANULAR OR TABLET DISINFECTION, BUT ANYTHING BEYOND THAT MUST BE LIQUID DISINFECTION TO EVENLY CLEAN THE PIPE.
- 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.
- DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
- CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
- ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
  - SINGLE G-148-233
  - DUAL DG-148-243
  - 1" METER YL111 - 444
  - 1 ½" – 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
- 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.
- 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.
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
- 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.
- 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.
- 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 PSIRATED PVC IN SIZESTO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZESLARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
- CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
- TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
- 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.
- 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.
- ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
- ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
- A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
- 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.
- ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES

1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND 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 CONNECTING 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" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER.

SEQUENCE OF CONSTRUCTION NOTES

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION 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 PRECONSTRUCTION MEETING.
3. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
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 ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

BENCHMARKS

CP22: 3" BRASS DISC IN CONCRETE
N 10165081.83; E 3092268.19

CP41: 3" BRASS DISC IN CONCRETE
N10166207.91; E 3092268.19

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT 064508610	DATE JUNE 2024	SCALE: AS SHOWN	DESIGNED BY: JUE	DRAWN BY: JAA	CHECKED BY: RJM

CITY OF CEDAR PARK
GENERAL NOTES

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 31

XXXXXXXXX

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.….) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

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

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

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

WATER AND WASTEWATER:

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

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
(FIRM) **ECS SOUTHWEST, LLP**
17:6421
(DATE) **05/24/2024**
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

BENCHMARKS

CP22: 3" BRASS DISC IN CONCRETE
N 10165081.83; E 3092268.19

CP41: 3" BRASS DISC IN CONCRETE
N10166207.91; E 3092268.19

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

STATE OF TEXAS
RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
06/21/2024

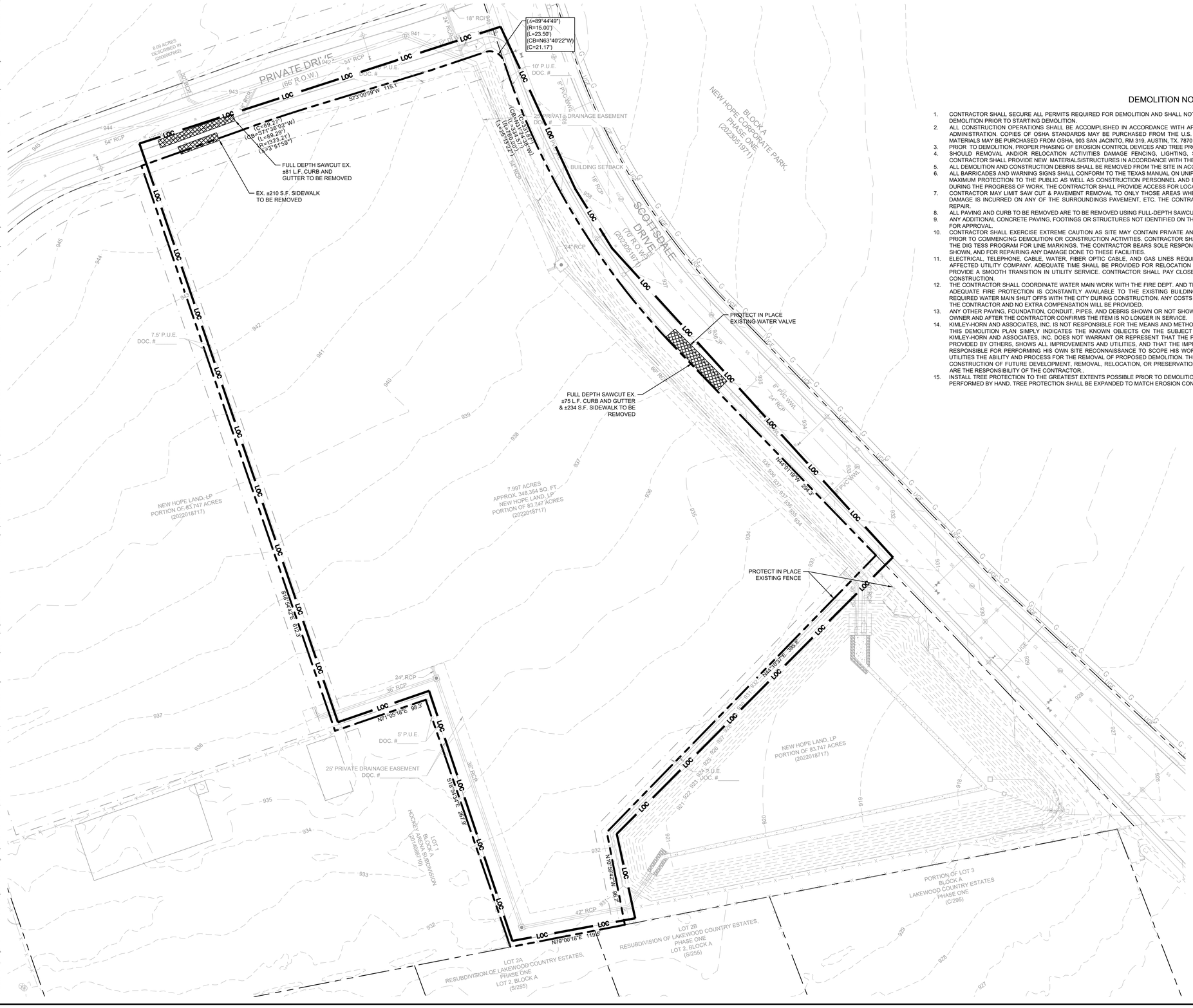
KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

KIMLEY-HORN GENERAL NOTES

WORLDSPRINGS AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 31

XXXXXXXXX



DEMOLITION NOTES

1. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR DEMOLITION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL AND UTILITY AGENCIES AFFECTED BY DEMOLITION PRIOR TO STARTING DEMOLITION.
2. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 903 SAN JACINTO, RM 319, AUSTIN, TX. 78701, TEL (512) 916-5783.
3. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES AND TREE PROTECTION ARE TO BE INSTALLED.
4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
6. ALL BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
7. CONTRACTOR MAY LIMIT SAW CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDINGS PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL, REPLACEMENT, AND/OR REPAIR.
8. ALL PAVING AND CURB TO BE REMOVED ARE TO BE REMOVED USING FULL-DEPTH SAWCUT 2' OFF EXISTING EDGE OF PAVEMENT.
9. ANY ADDITIONAL CONCRETE PAVING, FOOTINGS OR STRUCTURES NOT IDENTIFIED ON THIS PLAN SHALL BE LOCATED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE MAY CONTAIN PRIVATE AND/OR PUBLIC UTILITIES. CONTRACTOR SHALL CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE DIG TESS PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR REPAIRING ANY DAMAGE DONE TO THESE FACILITIES.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND GAS LINES REQUIRED TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ROAD RIGHT OF WAYS DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPT. TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE EXISTING BUILDING. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. ANY OTHER PAVING, FOUNDATION, CONDUIT, PIPES, AND DEBRIS SHOWN OR NOT SHOWN ON THIS PLAN SHALL BE REMOVED AFTER NOTIFICATION IS MADE TO THE OWNER AND AFTER THE CONTRACTOR CONFIRMS THE ITEM IS NO LONGER IN SERVICE.
14. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACTS THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, AND THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN SITE RECONNAISSANCE TO SCOPE HIS WORK AND TO CONFIRM WITH THE OWNERS OF EXISTING IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF PROPOSED DEMOLITION. THE GOAL OF DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF FUTURE DEVELOPMENT, REMOVAL, RELOCATION, OR PRESERVATION OF EXISTING IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR..
15. INSTALL TREE PROTECTION TO THE GREATEST EXTENTS POSSIBLE PRIOR TO DEMOLITION ACTIVITIES. DEMOLITION WITHIN THE HALF CRITICAL ROOT ZONE SHALL BE PERFORMED BY HAND. TREE PROTECTION SHALL BE EXPANDED TO MATCH EROSION CONTROL PLAN AS SOON AS DEMOLITION ACTIVITIES HAVE BEEN COMPLETED.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- STORM SEWER LINE
- GAS — GAS
- X — X — X — X — FENCE
- OHE — OVERHEAR ELECTRIC
- BENCHMARK
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER VAULT
- WATER VALVE
- IRRIGATION VALVE
- WASTEWATER CLEANOUT
- WASTEWATER MANHOLE
- STORM SEWER GRATE INLET
- STORM SEWER MANHOLE
- GAS METER
- GAS SIGN
- GAS VALVE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY ANCHOR
- TRAFFIC SIGNAL
- SIGN
- DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
- LOC — LIMITS OF CONSTRUCTION AREA
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

BENCHMARKS

CP22: 3" BRASS DISC IN CONCRETE
N 10165081.83; E 3092268.19

CP41: 3" BRASS DISC IN CONCRETE
N10166207.91; E 3092268.19

GRAPHIC SCALE 50'

ARCO MURRAY
DESIGN BUILD

No.	REVISIONS	DATE	BY

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6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT
064508610
DATE
JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

EXISTING CONDITIONS AND DEMO PLAN

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 31

XXXXXXXXX

N

W E

S

0 50' 100'

GRAPHIC SCALE 50'

LEGEND

- SF — SILT FENCE
- TFD — TRIANGULAR FILTER DIKE
- TP — TREE PROTECTION
- IP — PROPOSED INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
- RB — ROCK BERM
- 450 — EXISTING CONTOURS
- 450 — PROPOSED CONTOURS
- LOC — LIMITS OF CONSTRUCTION AREA
- TREE TO REMAIN

NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT THE TIME OF CONSTRUCTION.
7. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 25.
8. ALL DISTURBED AREAS TO BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
9. SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.
10. CONSTRUCTION SCREENING SHOULD BE PROVIDED ALONG THE PROPERTY LINE ADJACENT TO RESIDENTIAL LOTS.
11. 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'S SERVICE ADDRESS.
12. CONCRETE WASHOUT SHOULD BE LOCATED A MINIMUM OF 50' AWAY FROM ANY ENVIRONMENTAL SENSITIVE FEATURES OR STORM INLETS.
13. STABILIZED CONSTRUCTION ENTRANCE TO BEGIN TEMPORARY SIDEWALK.
14. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

BENCHMARKS

CP22: 3" BRASS DISC IN CONCRETE
N 10165081.83; E 3092268.19

CP41: 3" BRASS DISC IN CONCRETE
N10166207.91; E 3092268.19

ARCO MURRAY
DESIGN BUILD

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

STATE OF TEXAS
RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

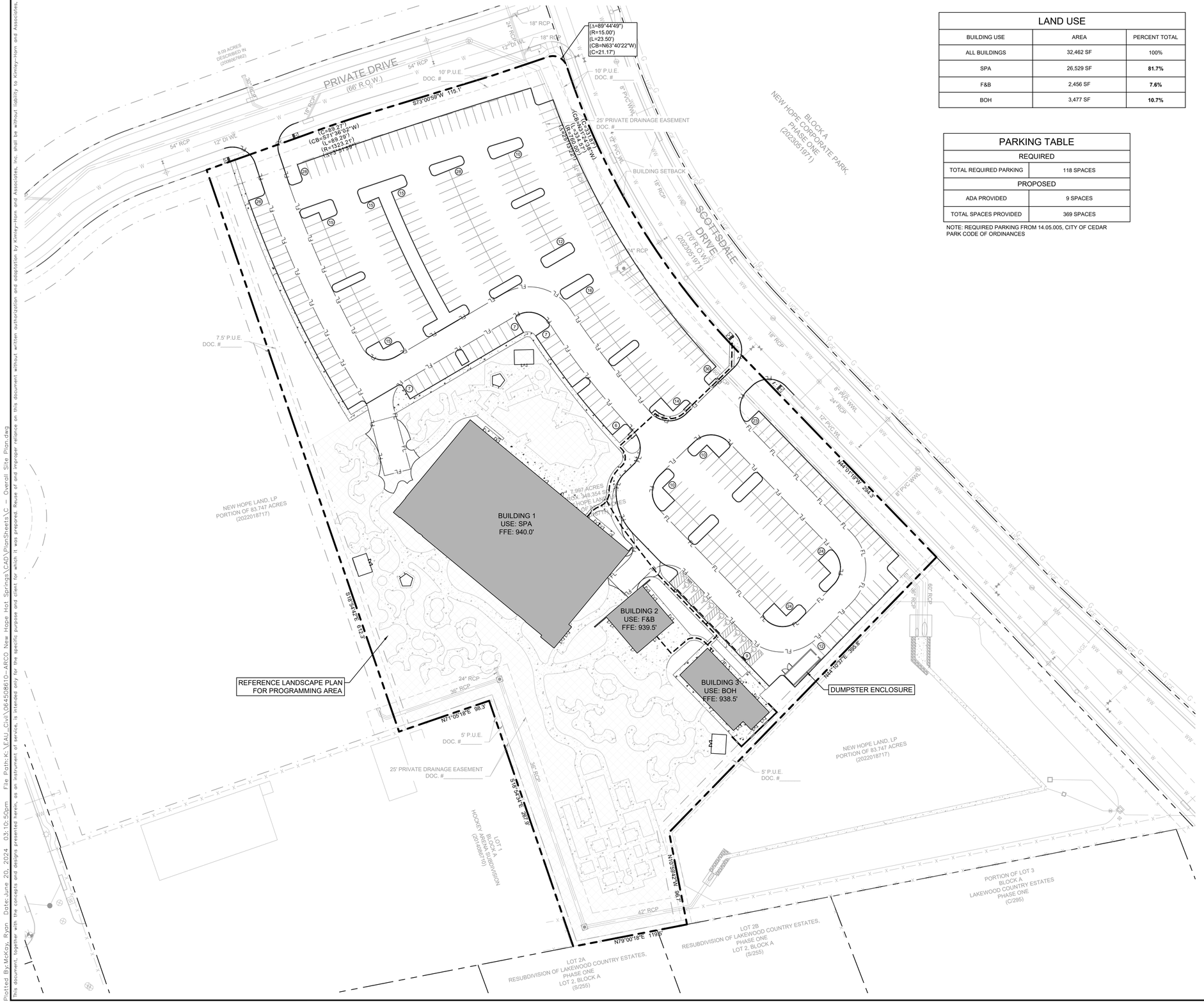
EROSION CONTROL PLAN

WORLDSPRINGS AUSTIN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 31

XXXXXXXXX



LAND USE		
BUILDING USE	AREA	PERCENT TOTAL
ALL BUILDINGS	32,462 SF	100%
SPA	26,529 SF	**81.7%**
F&B	2,456 SF	**7.6%**
BOH	3,477 SF	**10.7%**

PARKING TABLE	
REQUIRED	
TOTAL REQUIRED PARKING	118 SPACES
PROPOSED	
ADA PROVIDED	9 SPACES
TOTAL SPACES PROVIDED	369 SPACES

NOTE: REQUIRED PARKING FROM 14.05.005, CITY OF CEDAR PARK CODE OF ORDINANCES

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE

NOTES

1. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
2. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
3. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
6. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED BY OTHERS AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
7. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
8. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
9. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
10. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [ANSI 405.2 - 405.6]

IMPERVIOUS COVER TABLE	
ALLOWABLE IMPERVIOUS COVER	
TOTAL SITE AREA	8.00 ACRES
IMPERVIOUS COVER ALLOWED	82%
PROPOSED IMPERVIOUS COVER	
PROPOSED IMPERVIOUS COVER	70%
PROPOSED IMPERVIOUS COVER	5.40 ACRES

SITE DATA TABLE	
ZONING	GENERAL BUSINESS (GB)
ADDRESS	NEC CO-180 & E NEW HOPE DRIVE
LEGAL DESCRIPTION	LOT 2 BLEKER OAKS SUBDIVISION
FIRE DESIGN CODES	2021 INTERNATIONAL FIRE CODE (IFC) CHAPTER 5 AND APPENDIX D, AND CITY OF CEDAR PARK CODE OF ORDINANCES SECTION 5.01
CONSTRUCTION CLASSIFICATION	XX
BUILDING FIRE AREA (SF)	
FIRE FLOW DEMAND @ 20 PSI (GPM)	
REDUCED (75%) FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	
MINIMUM FIRE FLOW DEMAND	
FIRE HYDRANT FLOW TEST DATE	
HIGH-RISE	NO

BENCHMARKS

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N 10165081.83; E 3092268.19

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N10166207.91; E 3092268.19

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RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

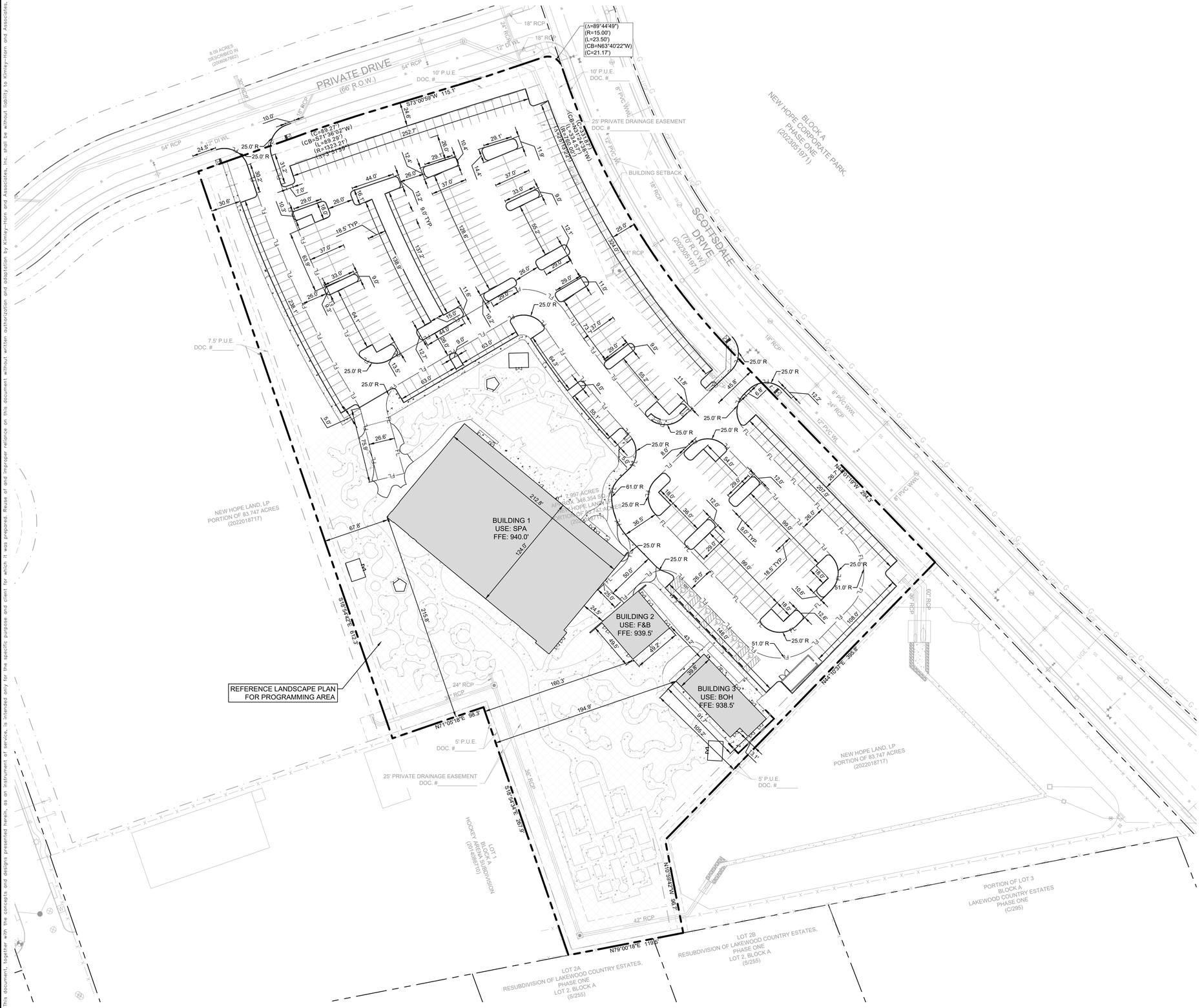
K/HA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

OVERALL SITE PLAN

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 31

XXXXXXXXX



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- FL — FIRE LANE
- PROPOSED WALL

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED, STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
5. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII TO BE 4' OR 10' UNLESS OTHERWISE NOTED.
8. SEE OVERALL SITE PLAN ON SHEET 7 FOR ADDITIONAL NOTES.
9. RETAINING WALLS SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
10. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
11. ALL STANDARD PARKING STALLS TO BE 9' WIDE BY 18.5' DEEP TO FACE OF CURB. ALL COMPACT PARKING STALLS TO BE 7.5' WIDE BY 15.0' DEEP TO FACE OF CURB.

BENCHMARKS

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N 10165081.83; E 3092268.19

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RYAN MCKAY
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PROFESSIONAL ENGINEER

06/21/2024

KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

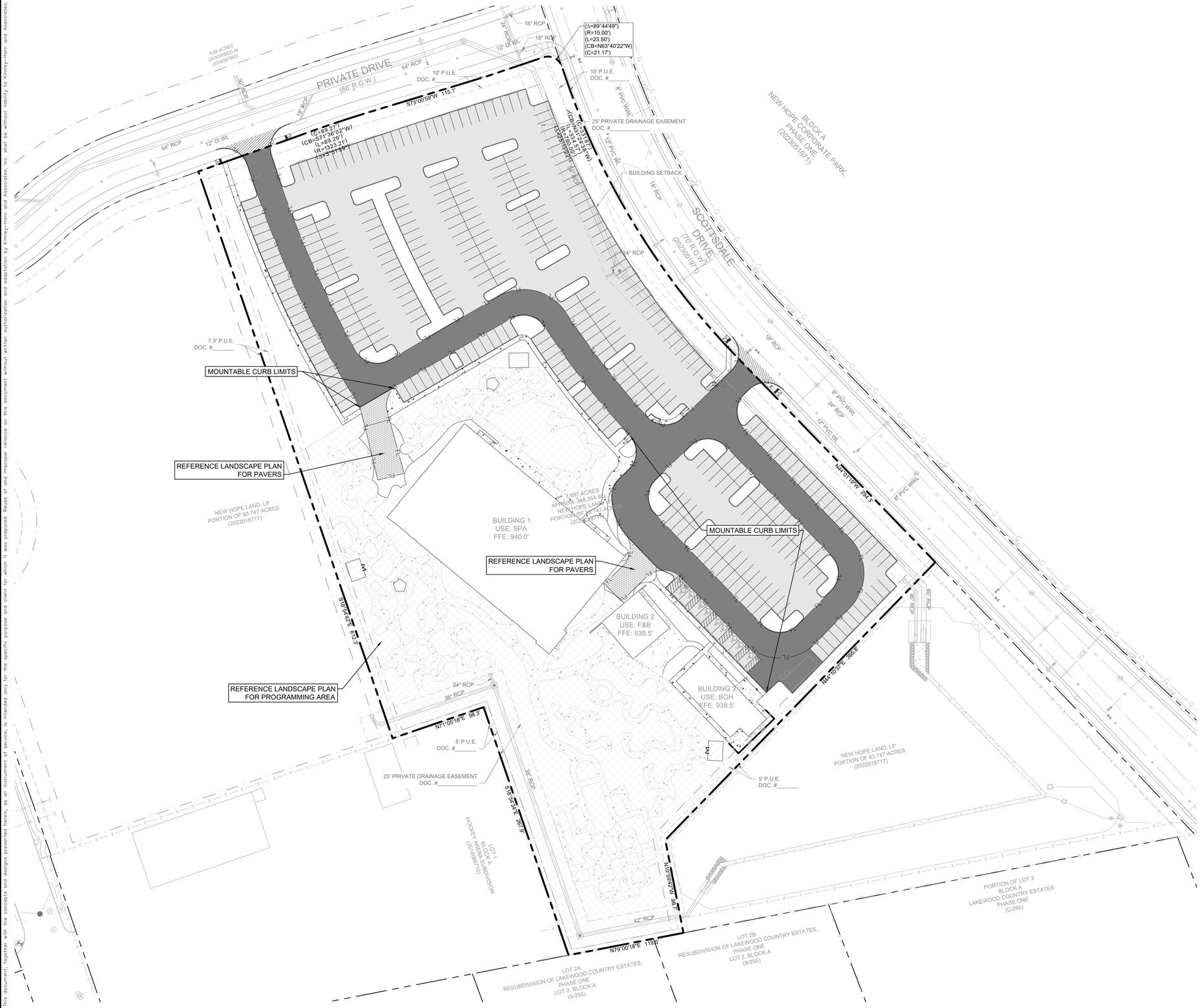
DIMENSION CONTROL PLAN

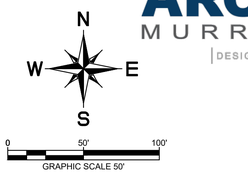
WORLDSPRINGS AUSTIN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 31

XXXXXXXXX

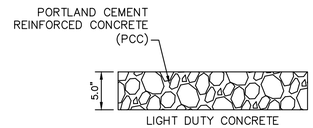




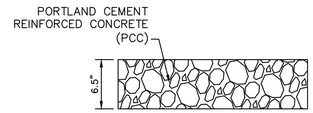
LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- SIDEWALK PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- PUBLIC PAVEMENT
- FIRE RATED PAVERS
- REF. LANDSCAPE PLANS

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
(FIRM) ECS SOUTHWEST, LLP
17:6421
(DATE) 05/24/2024
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.



LIGHT DUTY CONCRETE
PAVEMENT SECTION
(RIGID)



HEAVY DUTY CONCRETE
PAVEMENT SECTION
(RIGID)

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RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT	064508610
DATE	JUNE 2024
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JAA
CHECKED BY:	RJM

PAVING PLAN

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 31

XXXXXXXXX

LEGEND

	PROPERTY LINE
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X●	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X ●	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X ●	PROPOSED TOP OF GRATE
TW XXX.X●	PROPOSED GRADE AT TOP OF WALL
BW XXX.X●	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X●	PROPOSED GRADE AT END OF WALL
—< —< —< —< —	PROPOSED SWALE
	HIGH POINT
	FLOW DIRECTION
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN
	ADA ROUTE

NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.
6. ALL RETAINING WALLS WILL BE DESIGNED AND PERMITTED BY OTHERS.

ARCO MURRAY
DESIGN BUILD

No.	REVISIONS	DATE	BY

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GRADING PLAN

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 31

XXXXXXXXX

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
555	EXISTING CONTOUR

EDA-01

POINT OF ANALYSIS 1

ARCO MURRAY
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EXISTING DRAINAGE AREA MAP

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 31

XXXXXXXXX

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	Tc (min)
EDA-1	348,480	8.00	0.00	0.00	80.00	98.00	80.00	**17.76**
PDA-1	348,480	8.00	5.59	69.88%	80.00	98.00	92.58	**7.52**

WorldSprings
Drainage Calculations

Existing Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Existing Runoff (cfs)
EDA-1	8.00	0.00	0.00%	17.76	2	16.9
					10	32.0
					25	42.6
					100	60.8

Proposed Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)
PDA-1	8.00	5.59	69.88%	7.52	2	31.2
					10	49.5
					25	62.5
					100	84.8

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of	Is Developed ≤ Existing?
POA 1	2	16.9	31.2	-14.3	**NO**
	10	32.0	49.5	-17.5	**NO**
	25	42.6	62.5	-19.9	**NO**
	100	60.8	84.8	-24.0	**NO**

Note: Increase in flow is accounted for in the regional detention pond designed and permitted with the New Hope West Phase Private Infrastructure Plans.

N
W E
S

0 50' 100'
GRAPHIC SCALE 50'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

PDA-01

POINT OF ANALYSIS 1

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PROPOSED DRAINAGE AREA MAP

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 31

XXXXXXXXX

N

W E

S

0 50' 100'

GRAPHIC SCALE 50'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

Kimley»Horn

INLET PEAK FACTOR CALCULATIONS - RATIONAL METHOD

Formulas: **Q=CiA**

Q=Peak Factor Runoff
C=Weighted Runoff Coefficient
i=Rainfall Intensity
A=Drainage Area (acres)

Hydrologic Runoff Coefficients (Table 2-2 DCM)

	2yr	10yr	25yr	100yr
Impervious C (Concrete)	0.75	0.83	0.88	0.97
Pervious C (Good, Average)	0.29	0.35	0.39	0.46

IDF Coefficients (Cedar Park Drainage/Floodplain Docs)

	2yr	10yr	25yr	100yr
a	46.14	61.08	70.71	84.57
b	9.47	8.41	8.12	7.47
c	0.75	0.73	0.71	0.68

AREA NAME	AREA (AC.)	Pervious Cover (AC.)	Impervious Cover (AC.)	Impervious Cover %	RUNOFF COEFFICIENT (C) C 2-YEAR	C 10-YEAR	C 25-YEAR	C 100-YEAR	Tc (min)	RAINFALL INTENSITY (I) I 2-YEAR	I 10-YEAR	I 25-YEAR	I 100-YEAR	PEAK RUNOFF (Q) Q 2-YEAR	Q 10-YEAR	Q 25-YEAR	Q 100-YEAR
DA-1	1.00	0.24	0.76	76%	0.64	0.72	0.76	0.85	5	6.18	9.29	11.45	15.24	3.96	6.65	8.74	12.93
DA-2	0.46	0.18	0.28	60%	0.57	0.64	0.68	0.77	5	6.18	9.29	11.45	15.24	1.61	2.73	3.61	5.37
DA-3	0.89	0.26	0.63	71%	0.62	0.69	0.74	0.82	5	6.18	9.29	11.45	15.24	3.39	5.72	7.53	11.16
DA-4	1.07	0.28	0.79	74%	0.63	0.71	0.75	0.84	5	6.18	9.29	11.45	15.24	4.18	7.02	9.24	13.68
DA-5	0.61	0.00	0.61	100%	0.75	0.83	0.88	0.97	5	6.18	9.29	11.45	15.24	2.83	4.71	6.15	9.02
DA-6	1.04	0.52	0.52	50%	0.52	0.59	0.64	0.72	5	6.18	9.29	11.45	15.24	3.34	5.70	7.56	11.34
DA-7	1.14	0.51	0.63	55%	0.54	0.61	0.66	0.74	5	6.18	9.29	11.45	15.24	3.83	6.51	8.61	12.87
DA-8	0.34	0.06	0.28	82%	0.67	0.75	0.79	0.88	5	6.18	9.29	11.45	15.24	1.41	2.36	3.09	4.56
DA-9	0.31	0.02	0.29	94%	0.72	0.80	0.85	0.94	5	6.18	9.29	11.45	15.24	1.38	2.31	3.02	4.44
DA-10	0.88	0.07	0.81	92%	0.71	0.79	0.84	0.93	5	6.18	9.29	11.45	15.24	3.87	6.46	8.46	12.44
TOTALS	**7.74**	**2.14**	**5.60**	**72%**										**29.80**	**50.16**	**66.01**	**97.82**

ARCO MURRAY
DESIGN BUILD

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

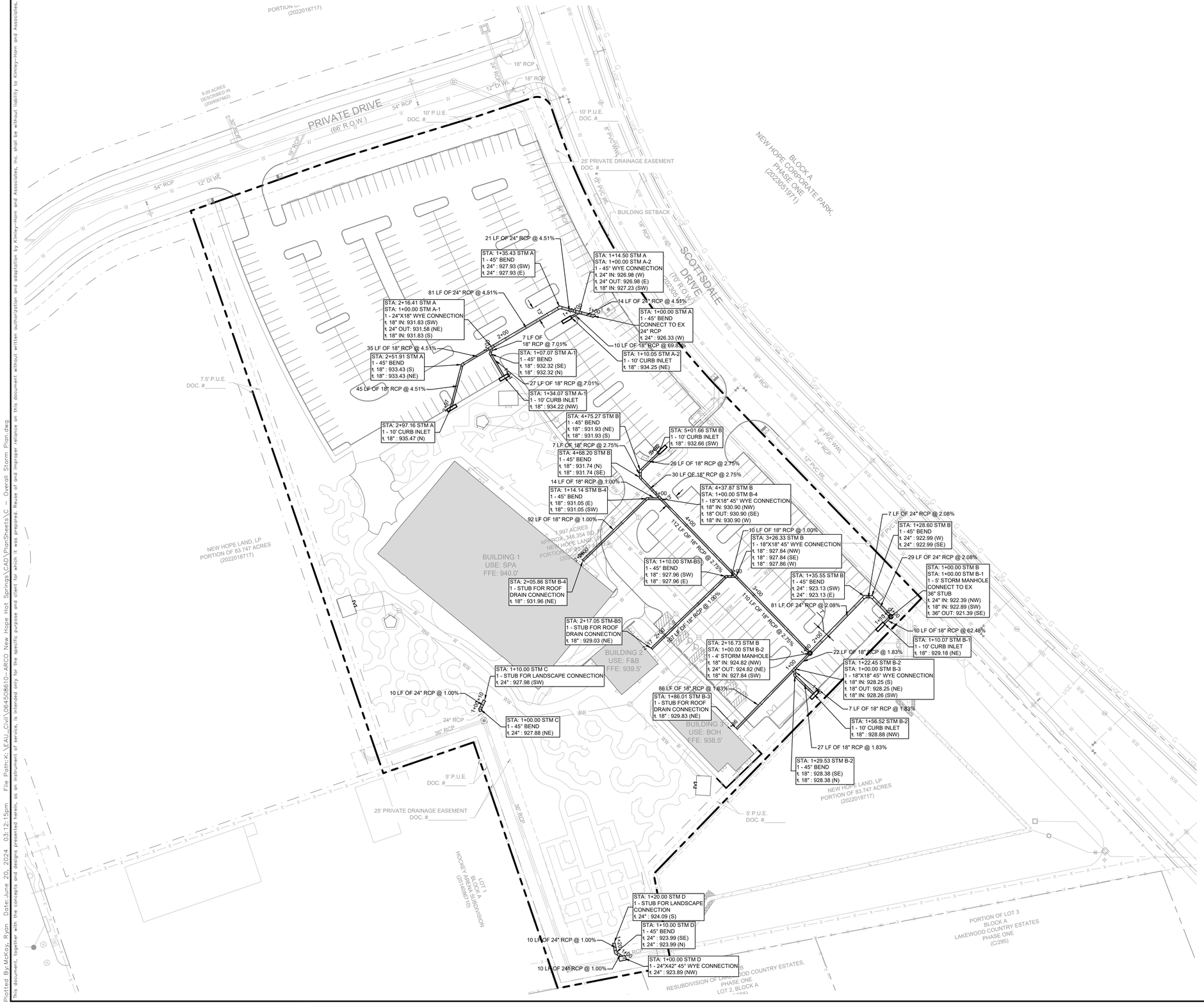
KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

INLET DRAINAGE AREA MAP

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 31

XXXXXXXXX



ARCO MURRAY
DESIGN BUILD

N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

STORM NOTES

1. STORM (STM) PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   - A) RCP - ASTM C76 CLASS III - REQUIRED IN PUBLIC RIGHT OF WAY, PUBLIC DRAINAGE EASEMENTS, AND AT CONNECTION POINTS TO PUBLIC STORM SEWER.
   - B) DUCTILE IRON PIPE - ASTM A746
   - C) HDPE - AASHTO M252 TYPE S , M294 TYPE S R ASTM F 2306 SMOOTH WALL
   - D) PVC - ASTM D 3034 SDR35

CLASS IV RCP NOTE

1. ALL STORM PIPE WITH LESS THAN 3' OF COVER LOCATED UNDER VEHICULAR PAVEMENT SHALL BE CLASS IV RCP.

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT
064508610
DATE
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SCALE: AS SHOWN
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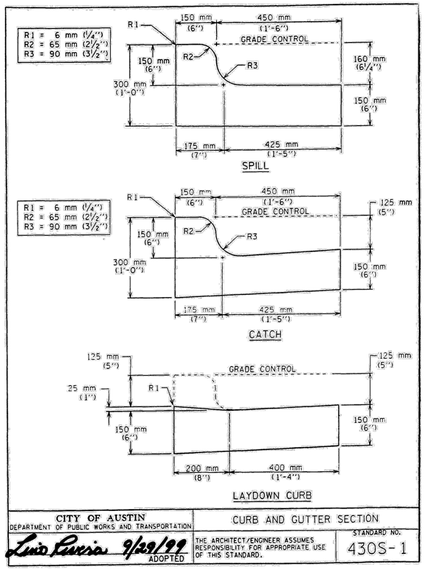
OVERALL STORM PLAN

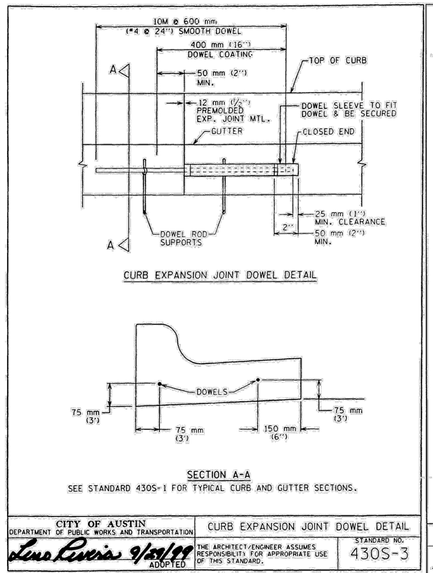
WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 31

XXXXXXXXX

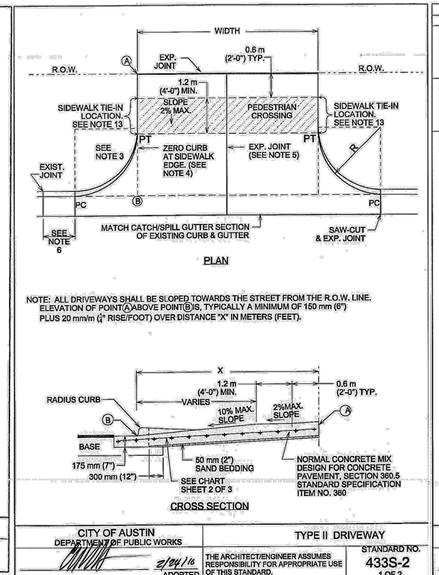


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
Luis Rivera 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1



SEE STANDARD 430S-1 FOR TYPICAL CURB AND GUTTER SECTIONS.

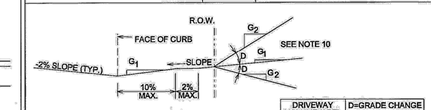
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB EXPANSION JOINT DOWEL DETAIL	
Luis Rivera 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-3



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/20/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

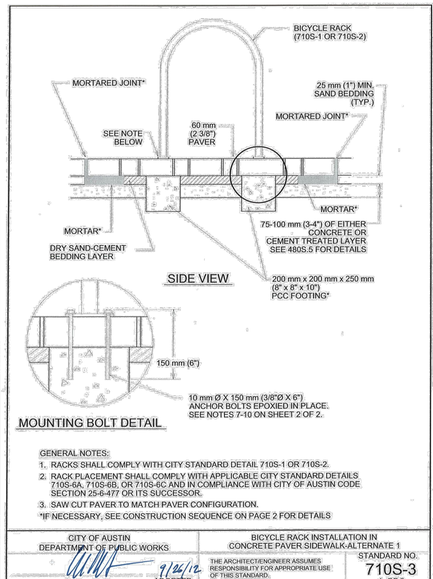
USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

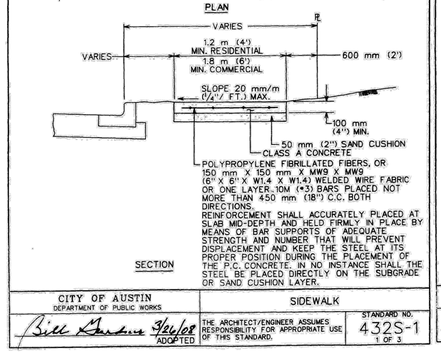
NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION (B) LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 80% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE, AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/21/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

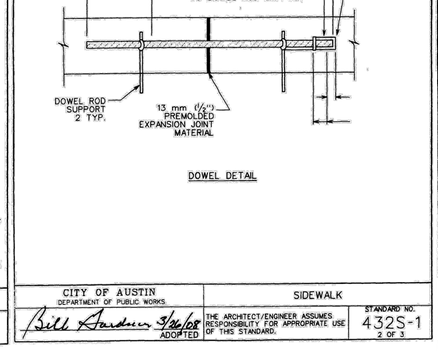


GENERAL NOTES:
1. RACKS SHALL COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. SAW CUT PAVER TO MATCH PAVER CONFIGURATION.
*IF NECESSARY, SEE CONSTRUCTION SEQUENCE ON PAGE 2 FOR DETAILS

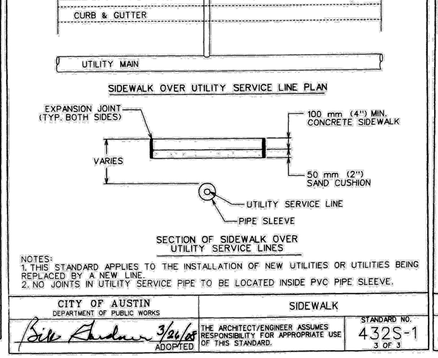
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	BICYCLE RACK INSTALLATION IN CONCRETE PAVER SIDEWALK-ALTERNATE 1	
9/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-3 1 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

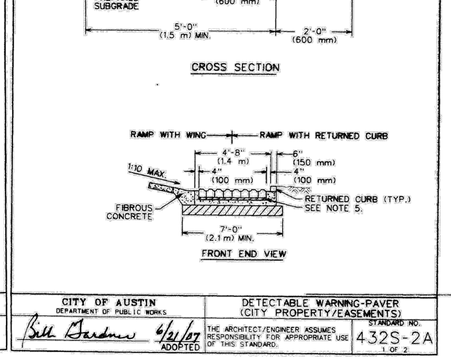


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM 403S.3.5. MORTAR AND GROUT ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2

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RYAN MCKAY 146418 LICENSED PROFESSIONAL ENGINEER
06/21/2024

KHA PROJECT 064508610
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

SITE DETAILS

WORLDSPRINGS AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21 OF 31

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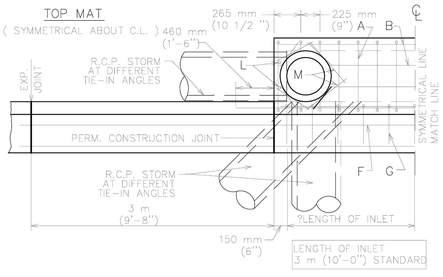
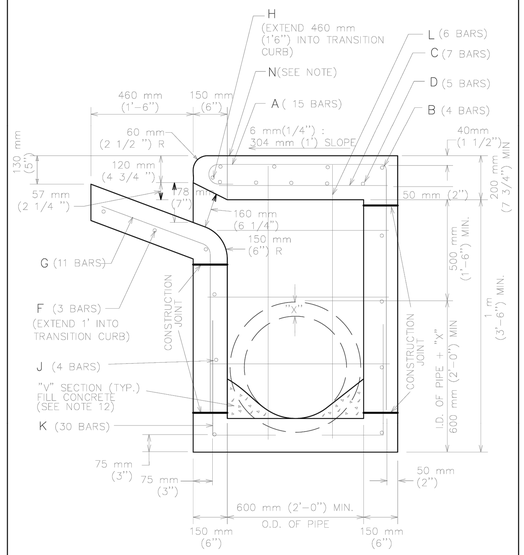


NOTE: INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS		TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 1 OF 4



ELEVATION – SECTION

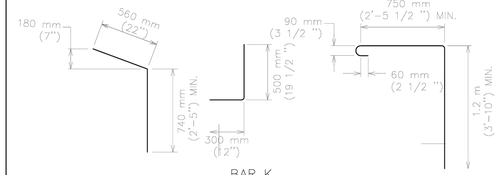
NOTE: INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS		TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 2 OF 4

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")*	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	760 mm (2'-6")	12
D	6	150 mm (6")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	760 mm (2'-6")	10
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	–	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")*	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")*	6	1.3 m (4'-4")	17
M	4	–	4	500 mm (1'-8") AVG	4
N	ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER MODEL SD-SP, SQUARE HOLE OPTION, SYMBOL: FISH, COLOR: BLUE. USE ALMETEK SPECS FOR THEFT RESISTANT RIVET SURFACE MOUNT W/ ADHESIVE FOR DRY CONCRETE INSTALLATION.				
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

* EXCEPT AS SHOWN ON PLAN



CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS		TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 3 OF 4

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE–HALF OF ALL INLET WALLS.5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
7. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
8. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S–1.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION.
13. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.
14. INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATER" MARKER, MODEL SD–SP, SQUARE OPTION, SYMBOL: FISH, COLOR: BLUE. USE ALMETEK INSTALL SPECIFICATIONS FOR THEFT RESISTANT RIVET SURFACE MOUNT W/ADHESIVE FOR DRY CONCRETE INSTALL.

REFERENCES:

FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S–3, "CURB EXPANSION JOINT DOWEL DETAIL".

FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S–1, "18" COVER AND FRAME".

ALMETEK "NO DUMPING DRAINS TO WATERWAY" MARKERS
WWW.ALMETEK.COM

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS		TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 4 OF 4

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06/21/2024

KHA PROJECT 064508610	
DATE	JUNE 2024
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JAA
CHECKED BY:	RJM

STORM DRAIN DETAILS

WORLDSPRINGS
AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
22 OF 31

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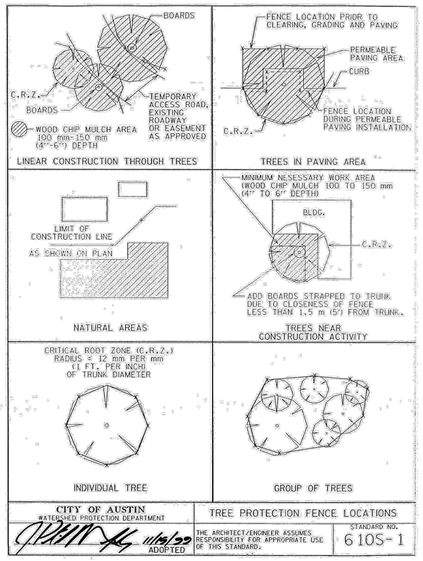
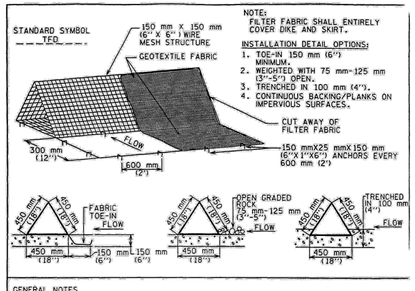
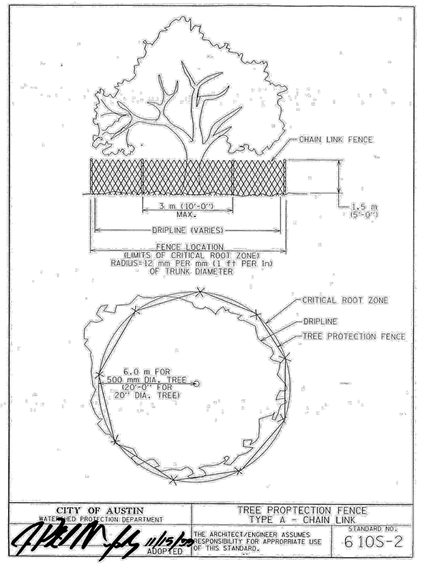


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS
11/16/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-1

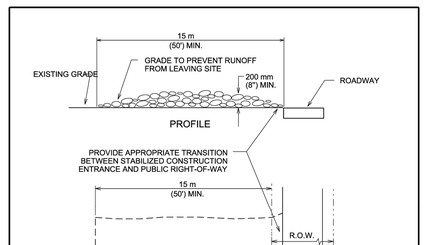


GENERAL NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M 19.1 (3/4") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETLY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TRIANGULAR SEDIMENT FILTER DIKE
3-27-00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 628S

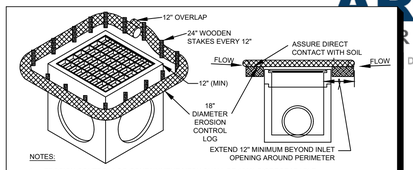


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK
11/15/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-2



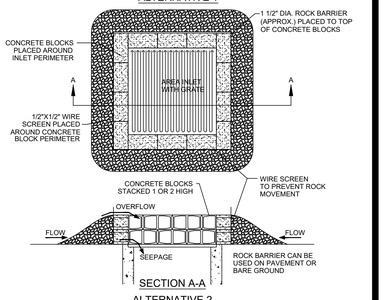
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 641S-1



NOTES:
1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

ALTERNATIVE 1



SECTION A-A

ALTERNATIVE 2

(17) GRATED STORM DRAIN INLET PROTECTION

N.T.S.

NOTES:
STORM INLET SEDIMENT TRAPS SHALL BE PLACED IN ALL PROPOSED CURB INLETS AND AREA INLETS AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP.

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED AS "TEMPORARY SEDIMENT CONTROL FENCE". OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAPS" SHALL BE INSTALLED UPON COMPLETION OF THE PROPOSED INLET WALLS OR AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

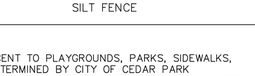
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP

CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:



TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.

2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.

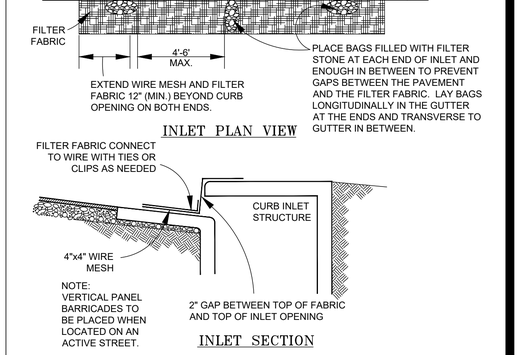
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

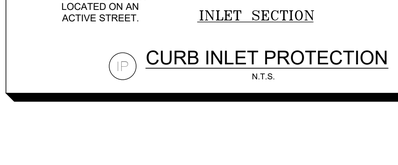
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. STANDARD SYMBOL SF

REV. DATE: 09/13/01

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE
DARWIN MARCHELL 09/13/2001 APPROVED DATE	ADOPTED: 09/13/2001 SCALE: N.T.S. INITIAL:



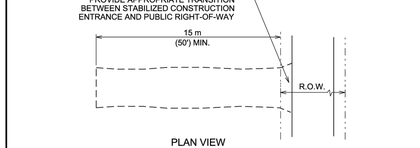
INLET PLAN VIEW



INLET SECTION

(IP) CURB INLET PROTECTION

N.T.S.



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
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7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 641S-1

ARCO RRAY DESIGN BUILD

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

RYAN MCKAY 146418 LICENSED PROFESSIONAL ENGINEER
06/21/2024

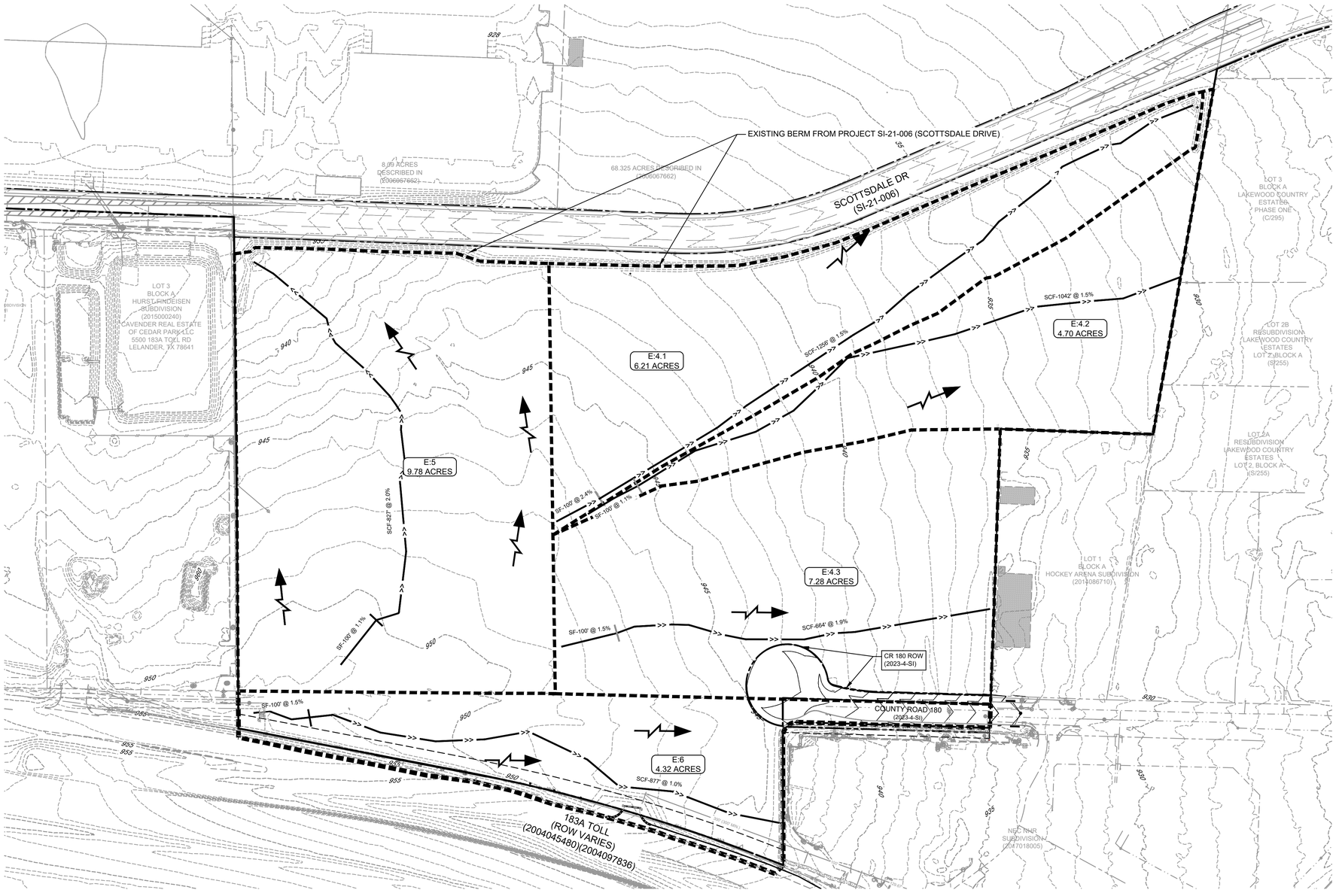
KHA PROJECT 064508010
DATE JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JAA
CHECKED BY: RJM

EROSION CONTROL DETAILS

WORLDSPRINGS AUSTIN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
25 OF 31

XXXXXXXXX



N

0 100'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- EXIST. STORM SEWER
- EXIST. CURB INLET
- EXIST. DRAINAGE AREA
- Tc — EXIST. TIME OF CONCENTRATION
- EXIST. FLOW DIRECTION
- E-1 / 1.00 ACRES — EXIST. DRAINAGE AREA ID / DRAINAGE AREA ACREAGE

NOTE:
1. IMPROVEMENTS INCLUDED IN THE APPROVED PLANS FOR SI-21-006 (SCOTTSDALE DRIVE) ARE SHOWN AS EXISTING ON THIS DRAINAGE AREA MAP.

FOR REFERENCE ONLY
2023-32-SD

NO.	DATE	REVISION	BY

NEW HOPE WEST PHASE
PRIVATE INFRASTRUCTURE PLANS
CEDAR PARK, TEXAS

EXISTING DRAINAGE AREAS

MALONE★WHEELER INC.
SINCE 1955
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 394-0400 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
DANIEL J. BROWN
98337
LICENSED PROFESSIONAL ENGINEER
12-19-23

DESIGN BY :	JSK/MV
CHECKED BY :	AV
APPROVED BY :	DB
DATE :	10/19/2023

SHEET 09
OF 33

2023-32-SD

F:\THOMPSON – CEDAR PARK\PROJECTS\22-069-NEWHOPE_WEST\DRAWINGS\PLANSET\WEST PHASE IMPROVEMENTS\PROP DAM.DWG, 12/19/2023, CHUCK BARRETT

N

0 100'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROP. STORM SEWER
- PROP. CURB INLET
- PROP. DRAINAGE AREA
- A-1 / 1.00 ACRES — PROP. DRAINAGE AREA ID / DRAINAGE AREA ACREAGE

NOTE:
1. STORM SEWER DRAINAGE AREAS ARE SUBJECT TO CHANGE WITH SUBSEQUENT SITE PLAN SUBMITTALS FOR EACH LOT.

RATIONAL METHOD - COA Drainage Criteria and Design Standards

Drainage Area Calculations

CEDAR PARK-ATLAS 14

Q = CiA

Where:

Q = peak runoff in cubic feet per second.
C = the coefficient of runoff
A = the area in acres contributing runoff to the point of design.
i = the average intensity of rainfall in inches per hour

$i = a/(t+b)^c$

Where,

t = Time of concentration for the entire drainage area of interest

T(sht flow) = $Ln/(42s^{0.5})$ T(shallow concentrated flow) = $Ln/(60s^{0.5})$

where,

L = Length of the reach in ft.
n = Manning's n
s = Slope of the ground in ft/ft

Atlas-14 City of Cedar Park intensity-duration-frequency curves

	2 Yr	5 Yr	10 Yr	25 Yr	100 Yr
a	46.14	53.62	61.08	70.71	84.57
b	9.47	8.83	8.41	8.12	7.47
c	0.7523	0.7341	0.7253	0.7071	0.6790

	25-YR	100-YR
DEVELOPED		
Asphaltic	0.86	0.95
Concrete	0.88	0.97
GRASS, Good Cond.		
Avg, 2-7%	0.39	0.46

DEVELOPED CONDITIONS - DRAINAGE CALCULATIONS FOR ONSITE INLETS

AREA	AREA(AC)	PERV.(AC)	IMP.(AC)	IMP. (%)	C25	C100	Tc (min)	I25	I100	Q25	Q100
AA-1	4.45	0.67	3.78	85%	0.79	0.88	5.00	11.45	15.24	40.24	59.46
AA-2	1.11	0.17	0.94	85%	0.79	0.88	5.00	11.45	15.24	10.04	14.83
BB-1.1	0.18	0.03	0.15	85%	0.79	0.88	5.00	11.45	15.24	1.63	2.41
BB-1.2	0.19	0.03	0.16	85%	0.79	0.88	5.00	11.45	15.24	1.72	2.54
BB-2	2.26	0.34	1.92	85%	0.79	0.88	5.00	11.45	15.24	20.44	30.20
BB-3	2.81	0.42	2.39	85%	0.79	0.88	5.00	11.45	15.24	25.41	37.55
BB-4.1	0.23	0.03	0.20	85%	0.79	0.88	5.00	11.45	15.24	2.08	3.07
BB-4.2	0.23	0.03	0.20	85%	0.79	0.88	5.00	11.45	15.24	2.08	3.07
BB-5	0.34	0.05	0.29	85%	0.79	0.88	5.00	11.45	15.24	3.07	4.54
BB-6.1	0.33	0.05	0.28	85%	0.79	0.88	5.00	11.45	15.24	2.98	4.41
BB-6.2	1.17	0.18	0.99	85%	0.79	0.88	5.00	11.45	15.24	10.58	15.63
BB-7	2.73	0.41	2.32	85%	0.79	0.88	5.00	11.45	15.24	24.69	36.48
BB-8	4.28	0.64	3.64	85%	0.79	0.88	5.00	11.45	15.24	38.71	57.19
BB-9.1	0.10	0.02	0.09	85%	0.79	0.88	5.00	11.45	15.24	0.90	1.34
BB-9.2	0.08	0.01	0.07	85%	0.79	0.88	5.00	11.45	15.24	0.72	1.07
BB-10	1.38	0.21	1.17	85%	0.79	0.88	5.00	11.45	15.24	12.48	18.44
CC-1	4.62	3.85	0.77	17%	0.47	0.54	5.00	11.45	15.24	24.78	38.15

FOR REFERENCE ONLY
2023-32-SD

NO.	DATE	REVISION	BY

NEW HOPE WEST PHASE
PRIVATE INFRASTRUCTURE PLANS
CEDAR PARK, TEXAS

FUTURE STORM DRAINAGE AREAS

MALONE★WHEELER INC. SINCE 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512)394-8000 Fax: (512) 899-0655
Firm Registration No. T-786

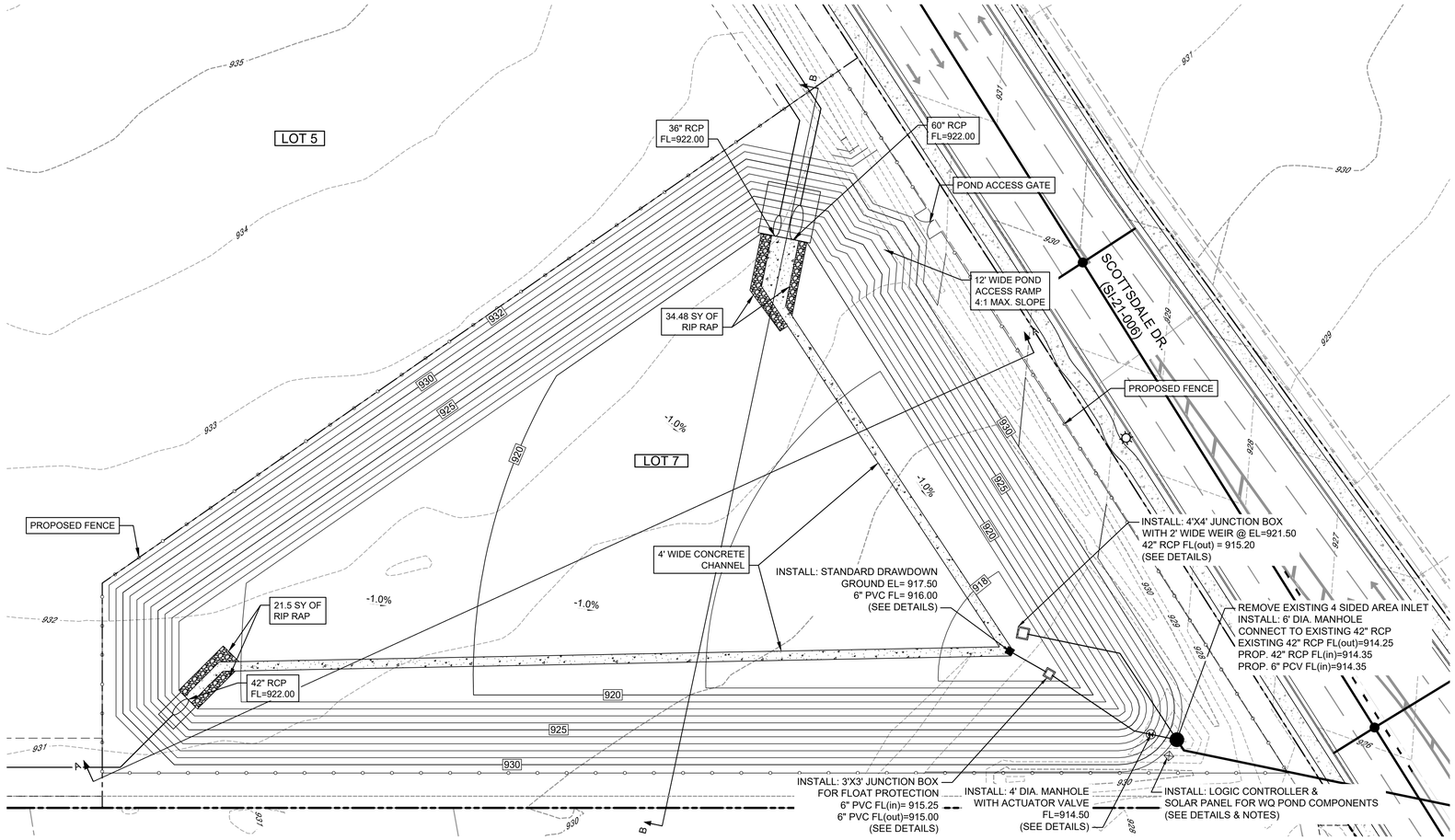
STATE OF TEXAS
DANIEL J. PRAGER
98057
LICENSED PROFESSIONAL ENGINEER
12-19-23

DESIGN BY :	JSK/MV
CHECKED BY :	AV
APPROVED BY :	DB
DATE :	12/19/2023

SHEET 11
OF 33

2023-32-SD

F:\THOMPSON – CEDAR PARK\PROJECTS\22-068-NEWHOPE_WEST\DRAWINGS\PLANSET\WEST PHASE PRIVATE IMPROVEMENTS\PROP DAM.DWG, 12/19/2023, CHUCK BARRETT



NOTE:

- LOCATION OF CONDUIT FROM SOLAR PANEL & LOGIC CONTROLLER TO VALVE & FLOAT NOT SHOWN. CONTRACTOR TO PROVIDE CONDUIT AS REQUIRED.

PROP. POND 4 TOTAL VOLUME

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMULATIVE STORAGE (CF)
917.5	0	0	0	0
918	1,579	789.50	394.75	394.75
919	13,207	7,393.00	7,393.00	7,787.75
920	34,125	23,666.00	23,666.00	31,453.75
921	45,629	39,877.00	39,877.00	71,330.75
922	49,641	47,635.00	47,635.00	118,965.75
923	52,731	51,186.00	51,186.00	170,151.75
924	55,885	54,308.00	54,308.00	224,459.75
925	59,099	57,492.00	57,492.00	281,951.75
926	62,373	60,736.00	60,736.00	342,687.75
927	65,708	64,040.50	64,040.50	406,728.25
928	69,103	67,405.50	67,405.50	474,133.75
929	72,559	70,831.00	70,831.00	544,964.75
930	76,075	74,317.00	74,317.00	619,281.75

PROP. POND 4 WQ

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMULATIVE STORAGE (CF)
917.5	10	0	0	0
918	1,579	794.50	397.25	397.25
919	13,207	7,393.00	7,393.00	7,790.25
920	34,125	23,666.00	23,666.00	31,456.25
921	45,629	39,877.00	39,877.00	71,333.25
921.5	***47,635***	***46,632.00***	***23,316.00***	***94,649.25***
922	49,641	48,638.00	24,319.00	118,968.25

PROP. POND 4 DETENTION

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMULATIVE STORAGE (CF)
921.5	47,635	0	0	0
922	49,641	48,638.00	24,319.00	24,319.00
923	52,731	51,186.00	51,186.00	75,505.00
924	55,885	54,308.00	54,308.00	129,813.00
925	59,099	57,492.00	57,492.00	187,305.00
926	62,373	60,736.00	60,736.00	248,041.00
927	65,708	64,040.50	64,040.50	312,081.50
928	69,103	67,405.50	67,405.50	379,487.00
929	72,559	70,831.00	70,831.00	450,318.00
930	76,075	74,317.00	74,317.00	524,635.00

FOR REFERENCE ONLY
2023-32-SD

NO.	DATE	REVISION	BY

NEW HOPE WEST PHASE
PRIVATE INFRASTRUCTURE PLANS
CEDAR PARK, TEXAS

PROPOSED POND PLAN

MALONE★WHEELER INC. SINCE 1976
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 394-0011 Fax: (512) 899-0655
Firm Registration No. T-780

STATE OF TEXAS
DANIEL V. BROWN
98337
LICENSED PROFESSIONAL ENGINEER
12-19-23

DESIGN BY :	JSK
CHECKED BY :	MV
APPROVED BY :	DB
DATE :	06/24/22

SHEET 24
OF 33

2023-32-SD

OPERATIONS & TEST CYCLE CONTROL FOR BATCH DETENTION POND VALVE CONTROLLER

SYSTEM OVERVIEW
-THIS SYSTEM SHALL UTILIZE A SINGLE FLOAT SWITCH TO ACTIVATE TIMERS THAT CONTROL A SINGLE VALVE OPEN AND CLOSE COMMANDS.

MODES OF OPERATION
-THE SYSTEM SHALL HAVE THREE BASIC MODES OF OPERATION; OFF, MANUAL, AND AUTOMATIC.
-WHEN THE ON/OFF SWITCH IS IN THE 'OFF' POSITION, POWER SHALL NOT BE PROVIDED TO THE VALVE ACTUATOR OR VALVE PROGRAMMABLE LOGIC CONTROLLER (PLC).
-WHEN THE ON/OFF SWITCH IS IN THE 'ON' POSITION, THE SYSTEM SHALL OPERATE BASED ON THE OPEN/AUTO/CLOSE SWITCH POSITION. THE SOLAR CIRCUIT IS FULLY OPERATIONAL, TO CHARGE THE BATTERY, WHITE THE SWITCH IS IN THE 'ON' OR 'OFF' POSITION.

MANUAL CONTROL
-THE OPEN/AUTO/CLOSE SWITCH SHALL HAVE TWO MANUAL POSITIONS, OPEN AND CLOSE.
-THERE SHOULD BE A FIVE SECOND DELAY BEFORE THEY SYSTEM SHALL RECOGNIZE THE AUTO POSITION, SO THE VALVE CAN BE SWITCHED FROM OPEN TO CLOSE WITHOUT AUTOMATIC OPERATION.
-WHEN THE OPEN/AUTO/CLOSE SWITCH IS IN THE OPEN POSITION, THE VALVE SHALL OPEN AND STAY OPEN. WHEN THE OPEN/AUTO/CLOSE SWITCH IS IN THE CLOSE POSITION, THE VALVE SHALL CLOSE AND STAY CLOSED.

AUTOMATIC CONTROL
-VALVE SHALL HAVE A DEFAULT CLOSED POSITION. AN INSTALLED FLOAT SWITCH SHALL INDICATE THE PRESENCE OF WATER FOLLOWING A RAIN EVENT.
-UPON ACTIVATION OF THE FLOAT SWITCH, A 12 HOUR DETENTION TIMER SHALL BE STARTED. THE VALVE SHALL REMAIN CLOSED.
-AFTER THE 12 HOUR TIMER EXPIRES, THE VALVE SHALL OPEN. VALVE SHALL REMAIN OPEN WHILE WATER IS DRAINING AND REMAIN OPEN AS LONG AS THE FLOAT SWITCH CONTACT REMAINS CLOSED.
-WHEN THE WATER LEVEL FALLS BELOW THE FLOAT SWITCH ELEVATION, AND THE FLOAT SWITCH CONTACT OPENS, A 2 HOUR TIMER SHALL BE STARTED. AFTER THE 2 HOUR TIMER EXPIRES, THE VALVE SHALL CLOSE.
-WHEN THE VALVE CLOSES, THE SYSTEM BEGINS A STANDBY PERIOD, WITH THE VALVE CLOSED, UNTIL THE WATER LEVEL RISES ABOVE THE FLOAT SWITCH ELEVATION.

ADDITIONAL FEATURES

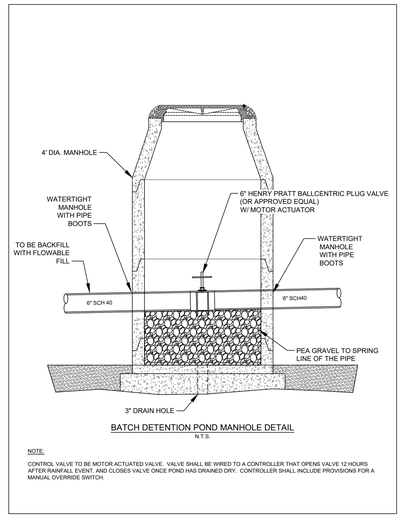
THE FOLLOWING FEATURES SHALL BE PART OF THE NORMAL CONTROL SEQUENCE OF OPERATION.

VALVE EXERCISE
-A TIMER IN THE VALVE CONTROLLER, SET AT ONE WEEK, SHALL START WHEN THE FLOAT SWITCH CONTACT HAS REMAINED OPEN FOR THE SEVEN DAYS. THE VALVE CONTROLLER SHALL OPEN THE VALVE FOR 120 MINUTES. AFTER 120 MINUTES THE VALVE CONTROLLER SHALL CLOSE. THE VALVE.

VALVE ACTUATION TIME
-A TIMER IN THE VALVE CONTROLLER SHALL MONITOR THE VALVE OPEN OR CLOSE COMMAND TIME. THIS TIMER SHALL BE SYNCHRONIZED WITH THE VALVE OPENINGN AND CLOSING SEQUENCE, TO SAVE BATTERY POWER.

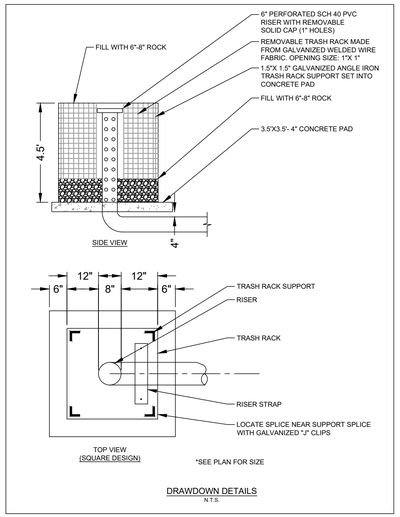
CHANGING TIMER SET POINTS
-FOUR TIMERS SHALL BE PROIDED AND MODIFIED AS NEEDED FOR FINE TUNED CONTROL. THESE TIMERS, IN ORDER OF DISPLAY ON THE PLC SCREEN, SHALL BE:
-DELAY ON TIME (DEFAULT 12 HOURS) : TIME DELAY BETWEEN THE FLOAT INDICATING WATER IS PRESENT AND THE VALVE AUTOMATICALLY OPENING.
-DELAY OFF TIME (DEFAULT 2 HOURS) : TIME DELAY BETWEEN THE FLOAT INDICATING WAS HAS EMPTIED AND THE VALVE AUTOMATICALLY CLOSING.
-EXERCISE TIME (DEFAULT 120 MINUTES) : LENGTH OF TIME THE VALVE SHALL STAY OPEN WHILE IN EXERCISE MODE.
-ACTUATION TIME (DEFAULT 60 SECONDS) : LENGTH OF TIME THE OPEN OR CLOSE COMMANDS SHALL BE GIVEN TO THE VALVE ACTUATOR.

NOTES:
1. WATER QUALITY POND IS A BATCH DETENTION POND PER TCEQ DESIGN CRITERIA.
2. OUTLET STRUCTURE FOR WATER QUALITY POND IS A PERFORATED PIPE (PER DETAIL) WITH A DOWNSTREAM ACTUATOR VALVE.
3. ACTUATOR VALVE IS TO BE CONTROLLED SUCH THAT A 12 HOUR MINIMUM DETENTION TIME IS ACHIEVED AND SHALL REMAIN OPEN FOR TWO HOURS AFTER THE LEVEL SENSOR INDICATES THE BASIN IS EMPTY TO ALLOW ANY REMAINING SHALLOW WATER TO BE DISCHARGED.
4. ORIFICE/PIPE HAS BEEN SIZED TO ALLOW COMPLETE DRAWDOWN OF WATER QUALITY VOLUME WITHIN 48 HOURS AFTER THE 12 HOUR DETENTION TIME.
5. SEE POND PLAN SHEET FOR MORE DETAILS.
6. ELECTRIC CONTROL PANEL SHALL BE CAPABLE OF:
   1. 12 HOUR DELAY PRIOR TO OPENING ACTUATED VALVE
   2. PROVIDE MANUAL OVERRIDE TO ACTUATOR

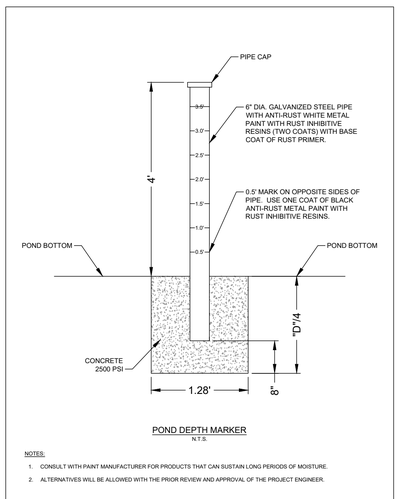


BATCH DETENTION POND MANHOLE DETAIL
N.T.S.

NOTE:
CONTROL VALVE TO BE MOTOR ACTUATED VALVE. VALVE SHALL BE WIRED TO A CONTROLLER THAT OPENS VALVE 12 HOURS AFTER RAINFALL EVENT, AND CLOSES VALVE ONCE POND HAS DRAINED DRY. CONTROLLER SHALL INCLUDE PROVISIONS FOR A MANUAL OVERRIDE SWITCH.

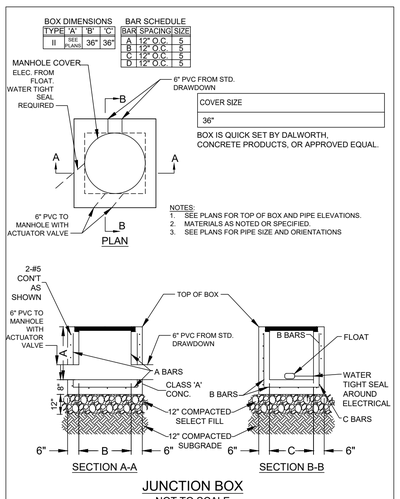


DRAWDOWN DETAILS
N.T.S.

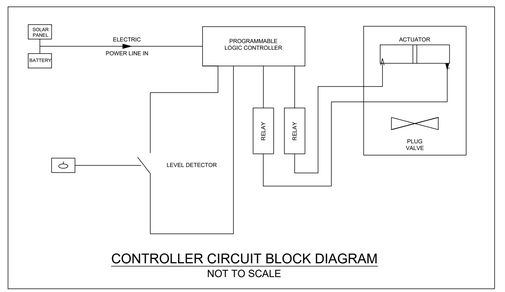


POND DEPTH MARKER
N.T.S.

NOTES:
1. CONSULT WITH PAINT MANUFACTURER FOR PRODUCTS THAT CAN SUSTAIN LONG PERIODS OF MOISTURE.
2. ALTERNATIVES WILL BE ALLOWED WITH THE PROR REVIEW AND APPROVAL OF THE PROJECT ENGINEER.



JUNCTION BOX
NOT TO SCALE



CONTROLLER CIRCUIT BLOCK DIAGRAM
NOT TO SCALE

Batch Detention Pond Valve and Actuator

COMPONENT	DESCRIPTION
Power	System to be solar powered. See plans for location of solar panels. Actuator and Contoller are 24V. Backup battery to be provided.
Logic Controller	Allen Bradley 810 Programmable Logic Controller. (Or approved equal). See attached notes for operations and test cycle control.
Parts Enclosure	Saginaw SCE-24EL2416SSLP NEMA 4X, 304 stainless steel lockable enclosure. (Or approved equal)
Circuit	See below block diagram for controller circuit.
Nature of Event Sensing	ECO-FLOAT Model G Mercury Free Float Sensor. (Or approved equal). Float to be located within a concrete box with manhole cover for access. Stormwater will flow through trash rack and perforated pipe to remove vegetation and debris prior to reaching the float.
Actuator	EIM HQ series Electric Quarter turn actuator Model HQ-015 with no local controls for 24V power supply with integral condensation heater and manual handwheel override with padlock capability. (Or approved equal).
Valve Type	Henry Pratt Ballcentric Plug Valve with over torque sensors. Able to withstand 100 PSI minimum. (Or approved equal).

PROP. POND 4 WQ

CONTOUR	AREA	AVERAGE AREA	INCREMENTAL STORAGE (CF)	CUMULATIVE STORAGE (CF)
917.5	10	0	0	0
918	1,579	794.50	397.25	397.25
919	13,207	7,393.00	7,393.00	7,790.25
920	34,125	23,666.00	23,666.00	31,456.25
921	45,629	39,877.00	39,877.00	71,333.25
921.5	***47,635***	***46,632.00***	***23,316.00***	***94,649.25***
922	49,641	48,638.00	24,319.00	118,968.25

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: NEW HOPE-WEST PHASE
Date Prepared: 10/30/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	**Williamson**	
Total project area included in plan * =	**27.47**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**20.60**	acres
Total post-development impervious cover fraction * =	**0.75**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**17932**	lbs.

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

Number of drainage basins / outfalls areas leavng the plan area = **1**

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

Drainage Basin/Outfall Area No. = **P:4**

Total drainage basin/outfall area =	**27.47**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**20.60**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.75**	
$L_{M\ THIS\ BASIN}$ =	**17932**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **BATCH DET**
Removal efficiency = **91** percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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 =	**27.47**	acres
A_I =	**20.60**	acres
A_P =	**6.87**	acres
L_R =	**20866**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **17932** lbs.

F = **0.86**

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 = **1.38** inches
Post Development Runoff Coefficient = **0.56**
On-site Water Quality Volume = **77061** 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 =	**15412**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**92473**	cubic feet

FOR REFERENCE ONLY
2023-32-SD

NO.	DATE	REVISION	BY

NEW HOPE WEST PHASE
PRIVATE INFRASTRUCTURE PLANS
CEDAR PARK, TEXAS

PROPOSED POND DETAILS & CALCULATIONS

MALONE★WHEELER INC.
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 394-0415 Fax: (512) 899-0655
Firm Registration No. F-786

STATE OF TEXAS
DANIEL J. BROWN
98037
LICENSED PROFESSIONAL ENGINEER
12-19-23

DESIGN BY :	JSK
CHECKED BY :	MV
APPROVED BY :	DB
DATE :	06/24/22

SHEET 26 OF 33

2023-32-SD

F:\THOMPSON – CEDAR PARK\PROJECTS\22-089-NEWHOPE_WEST\DRAWINGS\PLANSET\WEST PHASE PRIVATE IMPROVEMENTS\25 PROPOSED POND DETAILS & CALCULATIONS.DWG, 12/19/2023, CHUCK BARRETT

ATTACHMENT N: Inspection, Maintenance, Repair and Retrofit Plan

There is no permanent BMP proposed with this project.

ATTACHMENT O: Pilot-Scale Field Testing Plan

A plan for pilot-scale field testing is not required for this project.

ATTACHMENT P: Measures for Minimizing Surface Stream Contamination

Surface streams do not exist on site. All disturbed areas wil be re-vegetated as soon as practical.

SECTION 4:
TEMPORARY STORWATER SECTION

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: Ryan McKay

Date: 06/21/2024

Signature of Customer/Agent:

Regulated Entity Name: New Hope Land, LP

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: N/A

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:

- [x] 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.
- [x] 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.
- [x] A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- [x] 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. [x] 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.
   - [x] There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. [x] **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. [x] **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

    - [ ] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
    - [ ] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
    - [ ] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
    - [ ] There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

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

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

    ☑ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

18. ☑ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. ☑ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☑ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. ☑ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. ☑ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A: Spill Response Actions

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

Cleanup

- Clean up leaks and spills immediately.
- 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.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

- Minot spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- 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 still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, cleanup 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.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or (254)751-0335 (Waco) between 8 AM and 5PM. 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.
    - For spills of federal reportable quantities, in conformance with requirements in 40 CFR parts 110,119 and 302, the contractor should notify the National Response Center at (800) 424-8802.
    - Notification should first be made by telephone and followed up with a written report.
    - The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
    - Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Kimley»Horn

ATTACHMENT B: Potential Source of Contamination

Potential Source: Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the sire to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoiing streets.

Potential Source: Construction Debris

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sandm gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

Kimley»Horn

ATTACHMENT C: Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.03 Acres)
2. Installation of Temporary BMPs (8.41 Acres)
3. Initiate Grubbing and Topsoil Stripping of Site (8.41 Acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (8.41 Acres)
5. Wet and Dry Utility Construction (1.57 Acres)
6. Final Subgrade Preparation (5.40 Acres)
7. Instillation of Base Materials (5.40 Acres)
8. Paving Activities (5.40 Acres)
9. Site cleanup and Removal of Temporary BMPs (8.41 Acres) Maximum total construction time is not expected to exceed 12 months.

ATTACHMENT D: Temporary Best Management Practices And Measures

As shown in the erosion and sediment control plan, to protect surface streams during construction activities, silt fence and triangular filter dike will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilized to filter stormwater through the rock material and inlet protection will be placed at installed inlets.

ATTACHMENT E: Request to Temporarily Seal a Feature

This attachment is not applicable. No features will be sealed on this site.

ATTACHMENT F - Structural Practices

The plan for temporary structural controls on this site includes placing silt fence and triangular filter dike at the down slope of the site that will collect sediment prior to exiting the site. For continued effective use, the silt fence and triangular filter dike will need to be cleaned out when appropriate.

ATTACHMENT G: Drainage Area Map

Refer to Existing and Proposed Drainage Area Maps in Construction Plans.

ATTACHMENT H: Temporary Sediment Pond(s) Plans and Calculations

This attachment is not applicable. There will be no temporary sediment pond or basin provided on site.

ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:

   a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or

   b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.

2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:

   a) the schedule can change a maximum of one time each month,

   b) the schedule change must be implemented at the beginning of a calendar month, and

   c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

1. Completed inspection reports (see below) will include the following information:

   a) scope of the inspection,

   b) date of the inspection,

   c) name(s) of personnel making the inspection,

   d) reference to qualifications of inspection personnel,

   e) observed major construction activities, and

   f) actions taken as a result of the inspection.

2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.

3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.

4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.

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Inspector Qualifications*

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

**Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*

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INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change

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Construction Site SWP3 Inspection Report

Status		
	☐ Complies	
	☐ Warning	No.
	☐ Project Shutdown	

SWP3	On-Site		Up-to-date	
	Yes	No[1]	Yes	No[2]

General Information		
	Project:	Date:
	Address:	Inspector:
		Qualifications: see Appendix E of SWP3
		Weather Conditions:
	Owner:	Contractor:

BMP	BMP In Use		Maint. Req'd		Comments
	Yes	No	Yes[2]	No	

[1]The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.

[2]Items marked in this column need to be addressed in the Actions to be Taken table.

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ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS

NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.

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

Name:	
Address:	
Telephone:	
Site Location:	
Inspector Signature:	Date:

Kimley»Horn

MAINTENANCE GUIDELINES

1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
   - All control measures will be inspected according to the schedule identified in Appendix E.
   - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
   - BMP Maintenance (as applicable)
     - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
     - Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
     - Drainage swale will be inspected and repaired as necessary.
     - Inlet control will be inspected and repaired as necessary.
     - Check dam will be inspected and repaired as necessary.
     - Straw bale dike will be inspected and repaired as necessary.
     - Diversion dike will be inspected and any breaches promptly repaired.
     - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
     - If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
     - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

2. To maintain the above practices, the following will be performed:
   - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
   - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
   - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.

ATTACHMENT J: Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

1. Seeding: Disturbed areas subject to erosion shall be stabilized by seeding and watering to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

a. The dates when major grading activities occur;
b. The dates when construction activities temporarily or permanently cease on a portion of the site; and
c The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

1. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.
2. Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.
3. In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as

silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of stormwater controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

SECTION 5:
ADDITIONAL FORMS

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Worldsprings Austin
Regulated Entity Location: 5515 Balcones Drive, Austin, Texas 78731
Name of Customer: ARCO/MURRAY National Entertainment
Contact Person: Rachel Husting Phone: 331-801-1116
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☒ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	8.00 Acres	$ 5,000
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: _____ Date: 06/20/2024

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 606043032		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy) 3/11/2024

☐ 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:*

New Hope Land, LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0804343556	32082174148	87-3960448	

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 ☐ Other:
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:	5515 Balcones Dr						
	City	Austin	State	TX	ZIP	78731	ZIP + 4

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

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

(512) 633-0628		( ) -

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.)*

Worldsprings Austin

23. Street Address of the Regulated Entity: *(No PO Boxes)*							
	City		**State**		**ZIP**		**ZIP + 4**
24. County							

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

25. Description to Physical Location:	NEC CO-180 & E New Hope Dr				
26. Nearest City			**State**	**Nearest ZIP Code**	
Cedar Park			TX	78613	

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:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	17.4	-97	48	48.7

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)
4214	4225	493110	492110

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

Commercial Land Development

34. Mailing Address:							
	City		**State**		**ZIP**		**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:

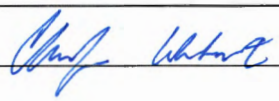
SECTION IV: Preparer Information

40. Name:	Ryan McKay	41. Title:	Civil Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 518-4875		( ) -	ryan.mckay@kimley-horn.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:	New Hope Land, LP	Job Title:	Owner	
Name *(In Print)*:	Christopher Whitworth		Phone:	(512) 956-5600
Signature:			Date:	7/08/24

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

I Christopher Whitworth,
Print Name

Manager of New Hope Land GP, LLC general partner
Title - Owner/President/Other

of New Hope Land LP,
Corporation/Partnership/Entity Name

have authorized Ryan McKay
Print Name of Agent/Engineer

of Kimley-Horn and Associates 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

6/18/24
Date

THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER WHITWORTH 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 18TH day of JUNE, 2024.

NOTARY PUBLIC

MICHAEL PREZZATO
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08-24-2025

NOTARY PUBLIC STATE OF TEXAS
MICHAEL PREZZATO
Notary ID #131248924
My Commission Expires
August 24, 2025