CONTRIBUTING ZONE PLAN

Cypress Meadows

Leander, Texas 78641

May 2024

Revised: -

Prepared for
MMK VENTURES, LLC

2207 W. Parmer Lane
Austin, TX 78727

Prepared By:
ViewPoint Engineering
2121 East 6TH Street, Suite 203
Austin, TX 78702
VPE Project No: **24010**

ViewPoint Engineering

ViewPoint Engineering

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1.0 SECTION 1

1.A EDWARDS AQUIFER APPLICATION

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: Cypress Meadows						**2. Regulated Entity No.:**			
3. Customer Name: MMK Ventures, LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		44.1	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			2 Ponds			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	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 ___Cedar Park ___Florence ___Georgetown ___Jerrell X 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.
William Buzzelli, P.E. Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 5/13/2024 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):	

2.0 SECTION 2

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.

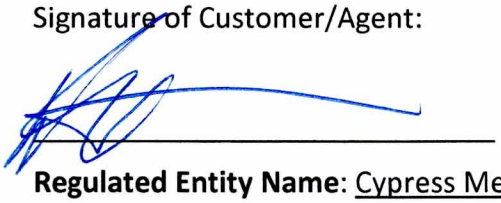
Signature

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: Will Buzzelli, P.E.

Date: 5/6/2024

Signature of Customer/Agent:



Regulated Entity Name: Cypress Meadows

Project Information

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

   Contact Person: Saeed Minhas
   Entity: MMK Ventures, LLC
   Mailing Address: 2207 W. Parmer Ln
   City, State: Austin, TX Zip: 78727
   Telephone: 737-717-3097 Fax: _____
   Email Address: wbuzzelli@viewpointengineering.com

5. Agent/Representative (If any):

Contact Person: William Buzzelli, P.E.
Entity: Viewpoint Engineering
Mailing Address: 2121 E 6th Street, Ste. 203
City, State: Austin, Texas Zip: 78702
Telephone: 737-717-3097 Fax: _____
Email Address: wbuzzelli@viewpointengineering.com

6. Project Location:

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

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

Located along the West side of US HWY 183, just south of Hernandos Loop.

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: 92
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 44.1 Acres

Total disturbed area: 32.50 Acres

14. Estimated projected population: 322

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	371650	÷ 43,560 =	8.54
Parking	40030	÷ 43,560 =	0.93
Other paved surfaces	192481	÷ 43,560 =	4.42
Total Impervious Cover	604161	÷ 43,560 =	13.87

Total Impervious Cover 13.87 **÷ Total Acreage** 44.1 **X 100 =** 31.5**% 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 (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 100'.

35. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☒ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

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

☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

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

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

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

Administrative Information

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

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

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

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

2.A Road/Location Map



PRELIMINARY
NOT FOR CONSTRUCTION
THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

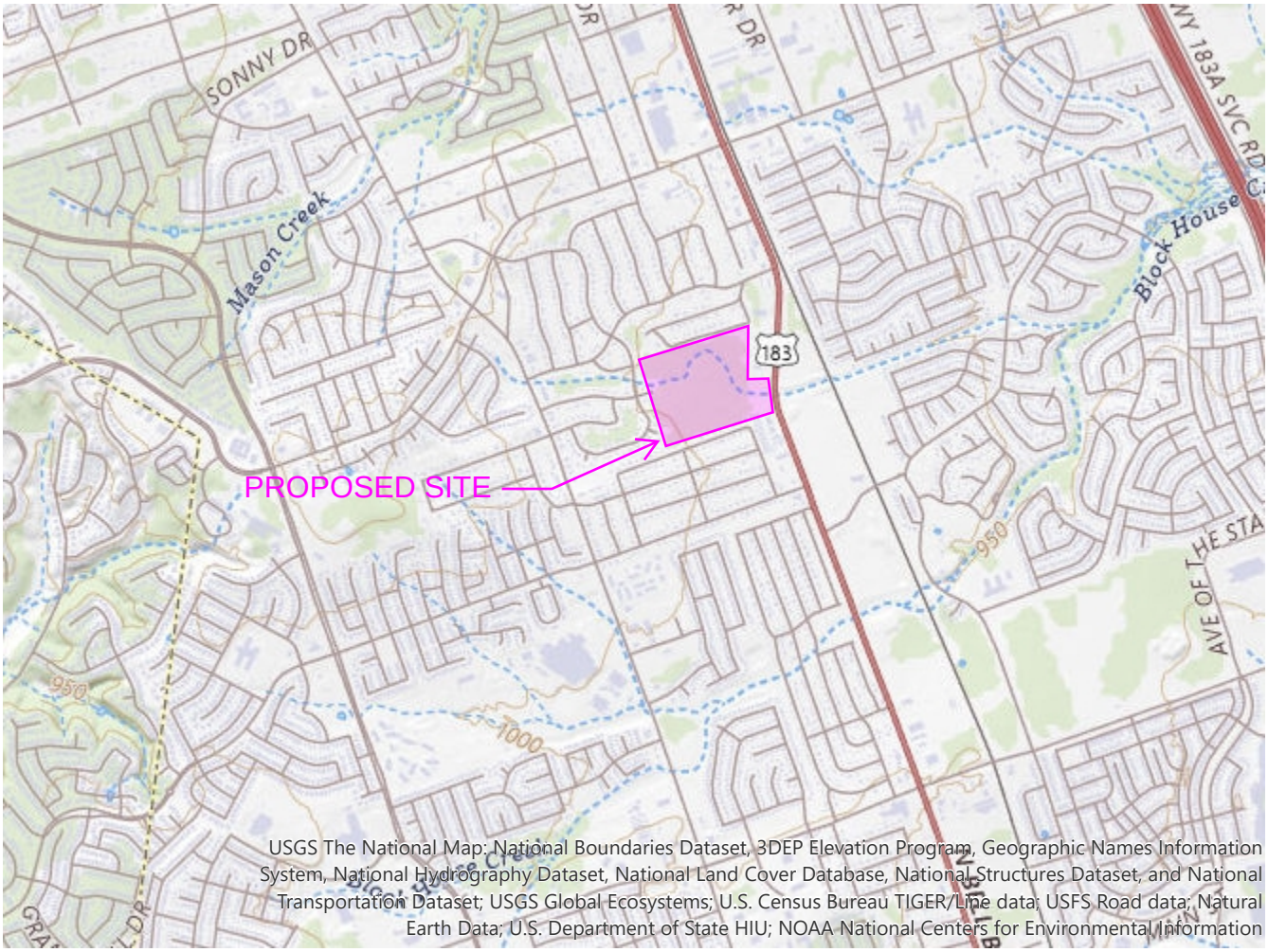
SCALE 1" = 200'
200' 0 100' 200'

DIRECTIONS FROM TCEQ HEADQUARTERS TO PROJECT SITE
1. FROM TCEQ HEADQUARTERS, HEAD EAST ON PARK 35 CIRCLE.
2. TURN RIGHT ONTO S I-35 FRONTAGE ROAD.
3. CONTINUE FOR 1.2 MILES, THEN TURN RIGHT ONTO E. BRAKER LANE.
4. CONTINUE 2.4 MILES, THEN CONTINUE STRAIGHT ONTO W BRAKER LANE.
5. CONTINUE 2.3 MILES, THEN TURN RIGHT ONTO RESEARCH BLVD.
6. MERGE ONTO US-183 N AND CONTINUE FOR 6 MILES.
7. TAKE THE EXIT TOWARD US-183/ LAKELINE MALL DR.
8. CONTINUE FOR 0.2 MILES TO MERGE ONTO RESEARCH BLVD.
9. CONTINUE FOR 1.1 MILES, THEN TURN LEFT ONTO AVERY RANCH BLVD.
10. CONTINUE FOR 0.2 MILES AND THEN TURN RIGHT ONTO S. BELL BLVD.
11. CONTINUE 4.8 MILES TO ARRIVE AT THE SITE LOCATION ON THE LEFT.
12. SITE ENTRANCE IS JUST SOUTH OF H&r AUTO BODY, INC. ON A DIRT SEMI-CIRCLE DRIVE.

LOCATION MAP
CYPRESS MEADOWS
LEANDER, TEXAS
MARCH, 2024

G:\Shared drives\PROJ\24010 CYPRESS MEADOWS\DRAWINGS\EXHIBITS\241303 Stormwater Exhibits || Elliott HALL

2.B USGS Quadrangle Map



NOTE: ENTIRE PROJECTED SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

SCALE: N.T.S

CYPRESS MEADOWS

PROJECT
USGS MAP
CITY OF LEANDER , TEXAS

PROJECT NO.	24010
DWN BY / CHK BY:	WB / WB
DATE	May 2024
REVISED	

SHEET
1 of 1

2.C PROJECT NARRATIVE

Cypress Meadows project site consists of 44.1 acres of rural undeveloped land. It is proposed as a single family development and there are no existing structures on site to be demolished. A couple offsite areas to the North, South, and West sides of the property that have been accounted for within our drainage calculations. We are proposing channels and multiple culverts that will help discharge the offsite runoff into the existing floodplain that bisects the site. The proposed site will have 13.87 acres of impervious cover which accounts for approximately 31.45 percent of the total site and 42.68 percent of the total disturbed area. See below for more detailed impervious cover calculations. Two detention/water quality ponds are being proposed to detain back proposed flows to existing conditions along with treat the water as required. To the north, Hernandos Loop will be expanded to meet todays City of Leander standards for such a roadway having about fifty feet of right-of-way. See the existing conditions and demo plan sheet for additional items being upgraded.

2.D FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing, and cut and fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fences and rock berms will prevent sediment from leaving the site.

Other factors that could affect water quality are:

- Oil
- Gas
- Construction Materials
- Hydraulic Fluid from construction equipment and vehicle drippings
- Miscellaneous trash and litter from construction
- Portable toilet spill

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill, the contractor is required to clean up the spill and notify TCEQ. During business hours report spills to TCEQ's Austin Regional Office at (512)339-2929, after business hours call 1-800-832-8224.

2.E VOLUME AND CHARACTER OF STORMWATER

Existing Conditions:

The off-site drainage enters the site from the single-family neighborhood to the West and discharges into the proposed development. The FEMA 100-year floodplain goes from west to east through the middle of the property to an existing culvert structure on the east property line along US HWY 183.

Flow (CFS)															
Existing Condition															
Drainage Area Name	Area (Ac.)	Impervious Cover (%	Time of Concentration	C-Value				Intensities (in/hr)				Flow (cfs)			
				2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr
EX A	10.64	3.89%	21.9	0.25	0.30	0.34	0.41	3.46	5.20	6.41	8.52	9.21	16.59	23.18	37.15
EX B	16.29	0.00%	18.6	0.33	0.38	0.42	0.49	3.76	5.64	6.95	9.22	20.23	34.91	47.53	73.63

Proposed Conditions:

Most of the impervious cover on the site will be placed in drainage areas PR A1, PR A2 and PR B. The proposed improvements are designed to match the existing drainage conditions. Two detention/water quality ponds shall collect and detain the stormwater runoff and release from the site at existing flow conditions.

Flow (CFS)															
Proposed Condition															
Drainage Area Name	Area (Ac.)	Impervious Cover (%	Time of Concentration	C-Value				Intensities (in/hr)				Flow (cfs)			
				2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr
PR A	10.64	45.30%	20.6	0.52	0.58	0.62	0.70	3.58	5.37	6.61	8.79	19.80	33.12	43.63	65.45
PR B	16.28	55.59%	17.5	0.54	0.60	0.65	0.73	3.88	5.81	7.16	9.50	34.09	56.76	75.72	112.88
CHANNEL B1	1.40	31.94%	14.9	0.42	0.48	0.52	0.60	4.19	6.27	7.72	10.24	2.46	4.22	5.62	8.60
CHANNEL B2	0.88	50.82%	12.9	0.42	0.48	0.52	0.60	4.46	6.67	8.21	10.88	1.65	2.82	3.76	5.75
CULVERT B	39.58	24.10%	20.7	0.41	0.47	0.51	0.59	3.57	5.35	6.60	8.77	57.93	99.61	133.20	204.74
CULVERT C	5.43	11.84%	17.7	0.37	0.42	0.46	0.53	3.86	5.78	7.12	9.45	23.25	13.18	17.78	27.19
CULVERT D	13.38	53.80%	22.6	0.52	0.59	0.63	0.71	3.40	5.10	6.29	8.36	28.80	40.29	53.05	79.48

For more information see the existing and proposed drainage area map in the construction plans.

2.F SUITABLE LETTER FROM AUTHORIZED AGENT

NOTE APPLICABLE

2.G Alternative Secondary Containment Structure Design Road Map

NOT APPLICABLE

2.H AST CONTAINMENT STRUCTURE DRAWINGS

NOT APPLICABLE

2.I 20% OR LESS IMPERVIOUS COVER WAIVER

NOT APPLICABLE

2.J BMPs For Upgradient Stormwater

Stormwater originating up-gradient of the project site does not impact the site. Need for Upgradient Stormwater BMPs is not applicable to this project. Please refer to the proposed drainage area map that is provided at the end of the report under the appropriate tab. See construction plans for details.

2.K BMPs FOR ON-SITE STORMWATER

Two detention/water quality ponds (stacked) are proposed for the increase in impervious cover. Pond sheets have been provided within the construction set with TSS removal calculations. See construction plans for details.

2.L BMPs for Surface Streams

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

2.M Construction Plans

Construction plans, details, specifications, calculations, and construction notes are included with this package.

2.N Inspection, Maintenance, Repair and Retrofit Plan

2.0 PILOT-SCALE FIELD TESTING PLAN

NOT APPLICABLE

2.P MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

We are proposing two stacked detention/water quality ponds at our proposed development discharge points. Additionally, we have provided rock berms at such discharge points of the ponds, along with another rock berm at the upstream invert of the existing 183 culverts. See construction plans for details.

3.0 SECTION 3

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.

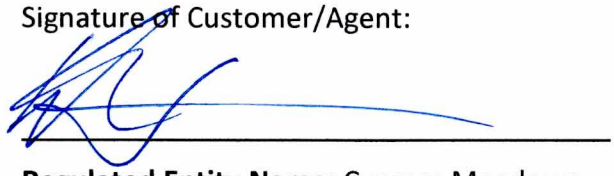
Signature

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: Will Buzzelli, P.E.

Date: 5/2/2024

Signature of Customer/Agent:



Regulated Entity Name: Cypress Meadows

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: Block House Creek Tributary 2

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

3.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. Onsite personnel will be trained to follow the spill response actions for the site.

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

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- 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, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- 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 TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or (210)490-3096(San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline 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 the 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 service of 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.

3.B Potential Sources of Contamination

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

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

Potential Source: Silt leaving the site

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

Potential Source: Construction Debris

Preventative Measure: 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 Measure: 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, sand gravel and excavated materials stock piled on site.

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

3.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:

- Construct Access (0.05 Acres)
- Installation of Temporary BMPs (32.50 Acres)
- Initiate Grubbing and Topsoil Stripping of Site (32.50 Acres)
- Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (32.50 Acres)
- Wet and Dry Utility Construction (3.16 Acres)
- Final Subgrade Preparation (4.8 Acres)
- Installation of Base Materials (4.8 Acres)
- Concrete (foundations, curbs, flatwork)(0.1 Acres)
- Building Construction (10.0 Acres)
- Paving Activities (4.8 Acres)
- Permanent Soil Stabilization, Topsoil, Irrigation and Landscaping (32.50 Acres)
- Stie cleanup and removal of Temporary BMPs (32.50 Acres)

Maximum total construction time is not expected to exceed 18 months.

3.D Temporary Best Management Practices and Measures

1. No storm water originates up gradient that impacts the site.

2. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit will be used to collect all excess concrete during construction. A spoils and staging area will be designated as part of the temporary best management practices near the intersection of US HWY 183 and the proposed Gowen Drive.

   BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in storm water flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

   Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

3. There are no sensitive features or surface streams within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.

4. There were no sensitive features identified during the geologic assessment. However, the BMPs for this project are designed to allow water to pass through after sedimentation has occurred. Existing flow patterns will be maintained to any naturally-occurring sensitive features that are discovered during construction.

3.E Request to Temporarily Seal a Feature

Naturally occurring features will not be sealed on the site.

3.F STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the downgradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry /exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMPs is shown on the erosion control plan sheet and details and specifications are provided on the erosion control details sheet which can be found at the end of this report under Section 8.

Description of Temporary BMPs

Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point where traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few as points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Inspection and Maintenance Guidelines:

- The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Silt Fence

The purpose of a silt fence is to intercept and detain water-born sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a

disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Inspection and Maintenance Guidelines:

- Inspect all fencing weekly, and after any rainfall.
- Remove sediment when buildup reaches 6 inches.
- Replace any torn fabric or install a second line of fencing parallel to the torn section.
- Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approval landfill.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
    - Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff form this area by constructing a temporary pit or bemed area large enough for liquid and solid waste.
    - Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all

liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Rock Berm

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berm are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but can withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

Inspection and Maintenance Guidelines:

- Inspections should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
- Repair any loose wire sheathing.
- The berm should be reshaped as needed during inspection.
- The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Inlet Protection

Storm sewers that are made operational prior to stabilization of the associated drainage areas can convey large amounts of sediment to natural drainage ways. In case of extreme sediment loading, the storm sewer itself may clog and lose a major portion of its capacity. To avoid these problems, it is necessary to prevent sediment from entering the system at the inlets. The following guidelines for inlet protection are based primarily on recommendations by the Virginia Dept. of Conservation and Recreation (1992) and the North Central Texas Council of Governments (NCTCOG, 1993b).

In developments for which drainage is to be conveyed by underground storm sewers (i.e., streets with curbs and gutters), all inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This cogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types.

Care should be taken when choosing a specific type of inlet protection. Field experience has shown that inlet protection that causes excessive ponding in an area of high construction activity may become so inconvenient that it is removed or bypassed, thus transmitting sediment-laden flows unchecked. In such situations, a structure with an adequate overflow mechanism should be utilized.

It should also be noted that inlet protection devices are designed to be installed on construction sites and not on streets and roads open to the public. When used on public streets these devices will cause ponding of runoff, which can cause minor flooding and can present a traffic hazard. An example of appropriate siting would be a new subdivision where the storm drain system is installed before the area is stabilized and the streets open to the general public. When construction occurs adjacent to active streets, the sediment should be controlled on stie and not on public thoroughfares. Occasionally, roadwork or utility installation will occur on public roads. In these cases, inlet protection is an appropriate temporary BMP.

The following inlet protection devices are for drainage areas of one acre or less. Runoff from larger disturbed areas should be routed to a temporary sediment trap or basin.

Filter barrier protection using silt fence is appropriate when the drainage area is less than once acre and the basin slope is less than five percent. This type of protection is not applicable in paved areas.

Block and gravel protection is used when flows exceed 0.5 cubic feet per second, and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas.

Wire mesh and gravel protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Excavated impoundment protection around a drop inlet may be used for protection against sediment entering a storm drain inlet. With this method, it is necessary to install weep holes to allow the impoundment to drain completely. If this measure is implemented, the impoundment should be sized such that the volume of excavation is 3,600 cubic feet per acre (equivalent to 1 inch of runoff) of disturbed area entering the inlet.

Inspection and Maintenance Guidelines:

- Inspections should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
- Check placement of device to prevent gaps between device and curb.
- Inspect filter fabric and patch or replace if torn or missing.
- Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.

3.G Drainage Area Map

There are two areas greater than 10 acres within a common drainage area that will be disturbed at one time. An existing and proposed drainage area map is included in the construction plans with this submittal to support the aforementioned requirement.

3.H Temporary Sediment Pond(s) Plans and Calculations

A sedimentation basin is required, where feasible, for a common drainage location that serves an area with ten (10) or more acres disturbed at one time.

A sedimentation basin may be temporary or permanent and must provide sufficient storage to contain a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained. When calculating the volume of runoff from a 2-year, 24-hour storm event, it is not required to include the flows from offsite areas and flow from onsite areas that are either undisturbed or have already undergone permanent stabilization if these flows are diverted around both the disturbed areas of the site and the sediment basin.

Where rainfall data is not available or a calculation cannot be performed, the sedimentation basin must provide at least 3,600 cubic feet of storage per acre drained until final stabilization of the site.

If a sedimentation basin is not feasible, then the permittee shall provide equivalent control measures until final stabilization of the site. In determining whether installing a sediment basin is feasible, the permittee may consider factors such as site soils, slope, available area, public safety, precipitation patterns, site geometry, site vegetation, infiltration capacity, geotechnical factors, depth to groundwater, and other similar considerations. The permittee shall document the reason that the sediment basins are not feasible, and shall utilize equivalent control measures, which may include a series of smaller sediment basins.

Site with Drainage Areas Less than Ten Acres

Sediment traps and sediment basins may be used to control solids in storm water runoff for drainage locations serving less than ten (10) acres.

Alternatively, a sediment basin that provide storage for a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drainage may be utilized. Where rainfall data is not available or a calculation cannot be performed, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained may be provided.

Proposed Sedimentation Basin Calculations

For Cypress Meadows the proposed onsite batch detention ponds will serve as a storage for on-site and off-site drainage. The basins will be designed to contain the 3,600 cubic feet per acre of disturbed area draining to the pond.

Temporary Sedimentation:

The sedimentation-filtration ponds will serve as storage for on-site and off-site drainage for Cypress Meadows (as shown on sheets 115-119 of the construction drawings) during the construction phase.

3.I INSPECTION AND MAINTENANCE FOR BMPS

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

☐ Option 1: Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ Option 2: Once every 14 calendar days and within 24 hours of the end of a storm event two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be 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 (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permitted must inspect:

- Disturbed areas of the construction site that have not been finally stabilized;
- Areas used for storage of materials that are exposed to precipitation;
- Structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- Rock berms;
- Concrete washout area;
- Inlet protection;
- Sediment and erosion control measures identified in the SWP3 (to ensure the are operating correctly); and
- Locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. the site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and

ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspection must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of noncompliance in detail. If an inspection report does not identify any incidents of noncompliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following then inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and where possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128

Corrective Action

Personnel Responsible for Corrective Actions

Both primary and secondary operators are responsible for maintaining all necessary corrective actions. If an individual is specifically identified as responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions 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 attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions

taken as a result of inspections must be properly documented by completing the corrective action forms given.

3.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. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered 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 than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased.

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.

Where construction activity on 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.

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 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 and protection will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Stabilized construction entrance will be inspected and repaired as necessary.
- Rock berms will be inspected and repaired as necessary.
- Concrete washout area will be inspected and maintained 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 offsite impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the offsite conveyance, then the permittee must work with the owner or operator of the properly 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 storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

Inspector Qualifications Log*

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 _____

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 _____

** The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.*

Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

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Construction Activity Sequence Log

Name of Operator	Projected dates Month/year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

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Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

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Stabilization Activities Log

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

Stabilization and erosion control practices may include, but are not limited to: establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information					
Name of Project		**Tracking No.**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

- ☐ Once per month (for stabilized areas)
- ☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)
- ☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches)**:**

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Identification Date**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have You Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No **If "yes", provide the following information for each point of discharge:**	
Discharge Location	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature
"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." **Signature of Contractor or Subcontractor:** _____ **Date:** **Printed Name and Affiliation:** _____
Certification and Signature by Permittee
"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." **Signature of Permittee or "Duly Authorized Representative":** _____ **Date:** **Printed Name and Affiliation:** _____

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Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:

- ☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
- ☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
- ☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

ViewPoint Engineering

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:

- ☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
- ☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
- ☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

Contractor or Subcontractor Certification and Signature
"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." **Signature of Contractor or Subcontractor:** _____ **Date:** **Printed Name and Affiliation:** _____
Certification and Signature by Permittee
"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." **Signature of Permittee or "Duly Authorized Representative":** _____ **Date:** **Printed Name and Affiliation:** _____

4.0 SECTION 4

4.A Additional Forms

4.A-1 AGENT AUTHORIZATION FORM

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

I Saeed Minhas,
Print Name

Owner,
Title - Owner/President/Other

of MMK Ventures, LLC,
Corporation/Partnership/Entity Name

have authorized Will Buzzelli, P.E.
Print Name of Agent/Engineer

of Viewpoint Engineering
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

5. 2. 2024
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Saeed Minhas 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 2 day of May, 24.

KARLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 05-19-2026
Notary ID 133771088

NOTARY PUBLIC

Karla Martinez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05-19-26

4.A-2 APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Cypress Meadows
Regulated Entity Location: Leander, TX
Name of Customer: MMK Ventures, LLC
Contact Person: Will Buzzelli, P.E. Phone: 737-717-3097
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	N/A Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	44.1 Acres	$ 6,500
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	N/A Acres	$ 0
Sewage Collection System	N/A L.F.	$ 0
Lift Stations without sewer lines	N/A Acres	$ 0
Underground or Aboveground Storage Tank Facility	N/A Tanks	$ 0
Piping System(s)(only)	N/A Each	$ 0
Exception	N/A Each	$ 0
Extension of Time	N/A Each	$ 0

Signature: _____ Date: 5/29/2024

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

4.A-3 CORE DATA FORM

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		**RN**

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	4/29/2024

☒ 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:*
	MMK Ventures, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0800852622	32033466072	46-4219809	

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

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

12. Number of Employees

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

13. Independently Owned and Operated?

☐ **Yes** ☐ **No**

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

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

15. Mailing Address:	2207 W Parmer Ln						
	City	Austin	**State**	TX	**ZIP**	78727	**ZIP + 4**

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

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

SECTION III: Regulated Entity Information

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

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

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

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

MMK Ventures, LLC

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2207 W Parmer Ln							
	City	Austin	**State**	TX	**ZIP**	78749	**ZIP + 4**	
24. County								

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

25. Description to Physical Location:	About 1,650 ft south of intersection of County Glen St and US HWY 183.				
26. Nearest City			**State**	**Nearest ZIP Code**	
Leander			TX	78641	

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

27. Latitude (N) In Decimal:	30.548593		**28. Longitude (W) In Decimal:**	-97.844681	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
6552	6531	53111	531110

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

Single Family Development

34. Mailing Address:	**2207 W Parmer Ln**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78749**	**ZIP + 4**	
35. E-Mail Address:	**wbuzzelli@viewpointengineering.com**							

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:	Will Buzzelli, P.E.	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(737 **)** 717-3097		**( )** -	wbuzzelli@viewpointengineering.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:	Viewpoint Engineering	**Job Title:**	Engineer
Name *(In Print):*	Will Buzzelli, P.E.	**Phone:**	**(** 210 **)** 859- **3343**
Signature:		**Date:**	5/14/2024

5.0 SECTION 5

5.A CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

PROPERTY OWNER
MMK VENTURES, LLC.
2207 W. PARMER LN.
AUSTIN, TX 78727
CONTACT: SAEED MINHAS
PHONE: (512) 800-5858

PROJECT ENGINEER/AGENT
VIEWPOINT ENGINEERING
2201 E. 6TH ST., SUITE 203
AUSTIN, TX 78702
CONTACT: WILL BUZZELLI, P.E.
PHONE: (210) 859-3343

LEGAL DESCRIPTION
BEING A 44.035 ACRE TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168, LOCATED IN WILLIAMSON COUNTY, TEXAS.

PROJECT SURVEYOR
EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HWY 183
LEANDER, TEXAS 78641
CONTACT: CHARLES BENSON, R.P.L.S.
PHONE: (512) 528-5308

ZONING:
SFU-2-B – SINGLE FAMILY URBAN
GC-3-C – GENERAL COMMERCIAL
SFS-2-B – SINGLE FAMILY SUBURBAN

FUTURE LAND USE CATEGORY:
NEIGHBORHOOD RESIDENTIAL
MULTI-USE CORRIDOR – PRIORITY CORRIDOR

NOTES:
1. BASED ON TRIP GENERATION CALCULATIONS, PEAK HOUR TRIPS DO NOT CONSTITUTE A TIA OR TIA FEE IN LIEU.
2. TXDOT APPROVAL IS REQUIRED FOR THE STREET CONNECTION AT US 183 PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLANS.

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES — DATE

EMILY TRUMAN, P.E., CFM, CITY ENGINEER — DATE

GINA ELLISON, P.E., PUBLIC WORKS DIRECTOR — DATE

MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION — DATE

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE

NOTE:THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEERS(S).

GENERAL NOTES:
1. THE SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ACROSS THE FRONTAGE OF THE NON-RESIDENTIAL LOTS.
8. PROJECT IS WITHIN FEMA SFHA. SEE FEMA FIRM PANELS 48491C0461F AND 48491C0462F FOR WILLIAMSON CO. EFFECTIVE 12/20/2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GOWEN DRIVE, MACNAB WAY, TAROUT DRIVE, KASHMIR LANE, NOOTKA COVE, HINOKI COVE, COUNTY CORK LANE EXTENSION AND THE SUBDIVISION SIDES OF HERNANDOS LOOP AND US HWY 183. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: DRAINAGE/PARKLAND LOTS 14, 16, AND 37.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE HOA SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. TCEQ LETTER AND SUPPORT CALCULATIONS WERE UPLOADED TO THE LEANDER CITY HUB.
17. THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
18. ALL PUBLIC IMPROVEMENTS INCLUDING WATER AND WASTEWATER WITHIN DEDICATED RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE CITY OF LEANDER.
19. ALL WATER QUALITY IMPROVEMENTS, EXCLUDING THE BATCH DETENTION POND, ARE TO BE DEDICATED, OWNED AND MAINTAINED BY THE HOA. THE BATCH DETENTION POND WILL BE DEDICATED, OWNED, AND OPERATED BY THE HOA. HOA WILL MOW AND MAINTAIN THE LANDSCAPING IN THE OPEN CHANNELS, DETENTION, AND WATER QUALITY AREAS.
20. TCEQ LETTER AND SUPPORT CALCULATIONS WERE APPROVED AND UPLOADED ON THE CITY OF LEANDER HUB.

REVISION BLOCK							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF LEANDER APPROVAL DATE	DATE IMAGED
1							
2							
3							

CYPRESS MEADOWS
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
PROJECT #: PICP-23-0089

CITY OF LEANDER
WILLIAMSON COUNTY, TX



VICINITY MAP
SCALE: 1:2000'

NORTH

PLAN FILING/REVIEW LOG

FILING #1	8/29/2023

INDEX OF SHEETS	
Sheet Number	Sheet Title
1	COVER PAGE
2	GENERAL NOTES
3	VIEWPOINT ENGINEERING NOTES
4	FINAL PLAT SHEET 1 OF 9
5	FINAL PLAT SHEET 2 OF 9
6	FINAL PLAT SHEET 3 OF 9
7	FINAL PLAT SHEET 4 OF 9
8	FINAL PLAT SHEET 5 OF 9
9	FINAL PLAT SHEET 6 OF 9
10	FINAL PLAT SHEET 7 OF 9
11	FINAL PLAT SHEET 8 OF 9
12	FINAL PLAT SHEET 9 OF 9
13	PHASING PLAN
14	EROSION CONTROL PLAN
15	TREE MITIGATION SIGNIFICANT TREES
16	TREE MITIGATION HERITIAGE TREES
17	TREE TABLE (SHEET 1 OF 2)
18	TREE TABLE (SHEET 2 OF 2)
19	DEMO AND PAVEMENT ADDITION PLAN
20	OVERALL GRADING PLAN
21	GRADING PLAN (SHEET 1 OF 3)
22	GRADING PLAN (SHEET 2 OF 3)
23	GRADING PLAN (SHEET 3 OF 3)
24	GOWEN DRIVE (SHEET 1 OF 2) - PLAN & PROFILE
25	GOWEN DRIVE (SHEET 2 OF 2) - PLAN & PROFILE
26	KASHMIR DRIVE (SHEET 1 OF 2) - PLAN & PROFILE
27	KASHMIR DRIVE (SHEET 2 OF 2) - PLAN & PROFILE
28	MACNAB LANE - PLAN & PROFILE
29	COUNTY CORK LANE - PLAN & PROFILE
30	NOOTKA COVE - PLAN & PROFILE
31	KASHMIR COVE - PLAN & PROFILE
32	HERNANDOS LOOP (SHEET 1 OF 2) - PLAN & PROFILE
33	HERNANDOS LOOP (SHEET 2 OF 2) - PLAN & PROFILE
34	US 183 RIGHT TURN LANE - PLAN & PROFILE
35	RIGHT TURN LANE CROSS SECTIONS
36	EXISTING DRAINAGE MAP
37	PROPOSED DRAINAGE MAP
38	INLET DRAINAGE MAP
39	OVERALL STORM
40	SD-A PLAN AND PROFILE (SHEET 1 OF 2)
41	SD-A PLAN & PROFILE (SHEET 2 OF 2)
42	SD-B PLAN & PROFILE
43	SD-C & SD-D PLAN & PROFILE
44	SD-E & SD-F PLAN & PROFILE
45	SD-G PLAN & PROFILE
46	SD-H PLAN & PROFILE (SHEET 1 OF 2)
47	SD-H PLAN & PROFILE (SHEET 2 OF 2)
48	SD-I PLAN & PROFILE
49	LA-A1-A3 PLAN & PROFILE
50	LA-B1-B3 PLAN & PROFILE
51	LA-C1-C2 & D1 PLAN & PROFILE
52	LA-F1 & G1-G2 PLAN & PROFILE
53	LA-H1 & H2 & I1 PLAN & PROFILE
54	CHANNEL B PLAN & PROFILE
55	CHANNEL A & B CROSS SECTIONS
56	CULVERT A & B PLAN & PROFILE
57	CULVERT C & D PLAN & PROFILE
58	US 183 CULVERT
59	OVERALL WATER PLAN
60	WL-A PLAN & PROFILE (SHEET 1 OF 2)
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63	WL-B PLAN & PROFILE (SHEET 2 OF 3)
64	WL-B PLAN & PROFILE (SHEET 3 OF 3)
65	WL-C PLAN & PROFILE
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68	WL-F PLAN & PROFILE
69	OVERALL WASTEWATER PLAN
70	WWL-A PLAN & PROFILE (SHEET 1 OF 2)
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72	WWL-B PLAN & PROFILE
73	WWL-C &WWL-D PLAN & PROFILE
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75	WWL-F PLAN & PROFILE
76	POND A PLAN
77	POND A DETAILS
78	POND A CALCULATIONS
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80	POND B DETAILS
81	POND B CALCULATIONS
82	SIDEWALK STREET LIGHT & SIGN PLAN
83	PAVING DETAILS (SHEET 1 OF 3)
84	PAVING DETAILS (SHEET 2 OF 3)
85	PAVING DETAILS (SHEET 3 OF 3)
86	EROSION CONTROL DETAILS
87	STORM DRAIN DETAILS
88	WATER DETAILS
89	WATER DETAILS
90	WASTEWATER DETAILS
91	TRAFFIC CONTROL DETAILS (SHEET 1 OF 4)
92	TRAFFIC CONTROL DETAILS (SHEET 2 OF 4)
93	TRAFFIC CONTROL DETAILS (SHEET 3 OF 4)
94	TRAFFIC CONTROL DETAILS (SHEET 4 OF 4)
95	TXDOT DETAILS (SHEET 1 OF 3)
96	TXDOT DETAILS (SHEET 2 OF 3)
97	TXDOT DETAILS (SHEET 3 OF 3)

APPROVAL

REVISIONS			
REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: COVER PAGE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 1 of 116
REV 0

N:\PROJECTS\HOME\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 COVER & GENERAL NOTES

CITY CONTACTS:

ENGINEERING MAIN LINE:	512-528-2766
PLANNING DEPARTMENT:	512-528-2750
PUBLIC WORKS MAIN LINE:	512-259-2640
STORMWATER INSPECTIONS:	512-285-0055
UTILITIES MAIN LINE:	512-259-1142
UTILITIES ON-CALL:	512-690-4760

GENERAL NOTES:
REVISED MARCH 27, 2023

1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
   A. REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
   B. REPORT PIPELINE DAMAGE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
   A. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
   B. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
   C. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
   D. CONNECTING TO THE EXISTING WATER LINES.
   E. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. ALL RESPONSIBILITIY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
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 SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL 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. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCING PER PHASE:

NOTE: BELOW IS GENERAL SEQUENCE OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL UPDATE BELOW WITH NOTES SPECIFIC TO THE PROJECT.
1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. SET-UP E/S CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
3. SET UP TEMPORARY TRAFFIC CONTROLS.
4. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
5. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. [NOTE: PLEASE UPDATE AS PER THE PROJECT]
6. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
7. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
3. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--VC201 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
6. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
8. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER GENRAL NOTES:

1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

WATER SERVICE	W, ON TOP OF CURB
WASTEWATER SERVICE	S, ON TOP OF CURB
VALVE	V, ON TOP OF CURB

3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
½"	0
3/8,	0-2
#4	40-85
#10	95-100

6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12, LIFTS.

WATER NOTES

1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. 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 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.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
    a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
    b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
    c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
    d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER NOTES

1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS

STREET AND DRAINAGE NOTES

1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISTATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY CRI LABS. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

THE CRITICAL FACTORS AFFECTING THE PERFORMANCE OF CONCRETE PAVEMENT ARE THE STRENGTH AND QUALITY OF THE CONCRETE, PROPER PLACEMENT OF REINFORCING STEEL FOR CRACK CONTROL, PROPER JOINTING FOR CRACK CONTROL, AND THE UNIFORMITY AND STIFFNESS OF THE SUBGRADE.

a) CONCRETE MIXING, BATCHING, FORMING, PLACING, FINISHING, AND CURING SHOULD GENERALLY CONFORM TO THE GUIDELINES DESCRIBED IN SPECIFICATION ITEM 360 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES (2014) OR THE CITY OF AUSTIN STANDARD SPECIFICATIONS SERIES 300 ITEM 360: CONCRETE PAVEMENT AS ADOPTED BY THE CITY OF LEANDER. PLACEMENT SHOULD NOT START UNTIL THE SUBGRADE IS PROPERLY PREPARED AND INSPECTED.
b) CONCRETE SHOULD CONSIST OF A MIX WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI AS REQUIRED BY THE CITY (I.E. DO NOT ORDER 3,000 PSI CONCRETE).
c) CURING AND PROTECTION PROCEDURES SHOULD BE IMPLEMENTED TO PROTECT THE PAVEMENT FROM MOISTURE LOSS, RAPID TEMPERATURE CHANGE, AND PHYSICAL DISTURBANCE.
d) CONCRETE SHOULD BE SAMPLED AND FIELD TESTED BY A REPRESENTATIVE OF CAPITAL GEOTECHNICAL SERVICES AS PART OF THE OVERALL QC/QA TESTING AND INSPECTION PROGRAM.
e) PORTLAND CEMENT SHOULD BE TYPE II "LOW ALKALI" AND SHOULD CONFORM TO ASTM C 150.
f) ALL JOINTS SHOULD BE PROPERLY SEALED WITH A BACKER ROD AND APPROVED JOINT SEALANT.

13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
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 TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES:

1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES:

1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

TREE PROTECTION NOTES:

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF LEANDER STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECTS.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMITS OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OF MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASE:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MIN

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY, COUNTY AND/OR TXDOT (AS WELL AS THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)).
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO LOCATE EXISTING FACILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE WITH LOCAL AHJ AND/OR PERMITTING AUTHORITY, CONSULTING ENGINEER, CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES.
5. 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, TEXAS, 78701.
6. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAYBE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MAINTAINED AT ALL TIMES (24 HRS. PER DAY) DURING THE CONSTRUCTION PROCESS.
7. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR DAMAGES DUE TO ANY INACCURACIES.
8. THE LOCATION AND ELEVATION OF IMPROVEMENTS TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO THE CONSTRUCTION OF THE WORK. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL THE NECESSARY ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES. GRAVITY LINE CONSTRUCTION IS REQUIRED TO BE VERIFIED AT CONNECTION POINT THEN BUILD UPSTREAM.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING FACILITIES FROM DAMAGE AND COST OF REPAIR TO EXISTING FACILITIES AND IMPROVEMENTS AS A RESULT OF CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OFFICES PRIOR TO STARTING WORK AND SHALL COORDINATE THEIR WORK WITH THE UTILITY OFFICES.
10. DURING CONSTRUCTION, THE OWNER WILL PROVIDE A GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION. RETESTS REQUIRED DUE TO CONTRACTOR PERFORMANCE SHALL BE PAID FOR BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS, CONSTRUCTION MATERIALS, CONTRACTOR'S BUILDINGS OR EQUIPMENT, LOGS, STUMPS, BOULDERS, OR ANY OTHER EXTRANEOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFFSITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.
12. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
13. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.
14. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL AND HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DEFERRING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE ENGINEER OF RECORD.
16. THE CONTRACTOR SHALL RESTORE AND REVEGETATE ALL DISTURBED AREAS NOT COVERED BY LANDSCAPE PLANS AT THEIR EXPENSE.
17. CONTRACTOR SHALL MAKE REQUIRED SUBMITTALS AT LEAST 14 DAYS PRIOR TO USE.
18. IF THE CONTRACTOR INTENDS TO HAVE FUEL TANKS STORED ON THE PROJECT SITE AT ANY TIME, THE CONTRACTOR WILL NEED TO PROVIDE THE OWNER AND ENGINEER WITH A COPY OF THEIR " SPILL PREVENTION, CONTROL AND COUNTERMEASURE" (SPCC) PLAN MEETING THE REQUIREMENTS OF TITLE 40, CODE OF FEDERAL REGULATIONS, PART 112 AS GOVERNED BY THE USEPA. THIS IS A CONTRACTOR PROVIDED ITEM.

PAVEMENT NOTES

1. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW AT LEAST 14 DAYS PRIOR TO PLACEMENT.
2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT ON NEW CONCRETE FOR AT LEAST 7 DAYS AFTER CONCRETE IS POURED.
3. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE GEOTECHNICAL STUDY FOR THIS SITE OR JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE Z AND FIGURE 13.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
5. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE.
6. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.
7. ALL REPORTS AND SUPPLEMENTAL LETTERS OR AMENDMENTS FROM GEOTECHNICAL ENGINEER, MUST BE REVIEWED AND ADHERED TO.
8. AN EXISTING SLAB MAY BE LEFT IN PLACE, WHEN GRADES ALLOW, PROVIDED THE FOLLOWING OCCURS WITH REGARDS TO PAVEMENT PERFORMANCE:
   - 8.1. IF FILL THICKNESS BETWEEN THE TOP OF SLAB AND BOTTOM OF PAVEMENT BASE IS AT LEAST 2 FEET, SLAB MAY BE LEFT AS IS WITH NO SPECIAL PREPARATION.
   - 8.2. IF FILL THICKNESS BETWEEN TOP OF SLAB AND BOTTOM OF PAVEMENT BASE IS LESS THAN 2 FEET, SLAB MAY BE LEFT IN PLACE PROVIDED A STRIP OF GEOGRID (TENSAR BX 1100) AND 6 INCHES OF GRANULAR BASE ARE PLACED IMMEDIATELY ABOVE THE EDGE OF THE SLAB THAT IS LEFT IN PLACE. CENTER THE GRID OVER THE EDGE OF THE LAB. ADD WIDTH OF GRID STRIP SHOULD BE SAME AS STANDARD ROLL. THE SLAB SHALL BE SAW CUT AND REMOVED IN AREAS WHERE THE ABOVE CANNOT BE ACHIEVED.
9. WHEN GRADES PERMIT, NEW BASE CAN BE PLACED DIRECTLY ON TOP OF THE EXISTING ASPHALT PAVEMENT, IN MOST CASES IN AREAS TO BE COVERED WITH FILL, NO NEED TO REMOVE EXISTING ASPHALT PAVEMENT. THE ASPHALT SURFACE SHALL BE "LIGHTLY SCARIFIED" OR "ROUGHENED" TO HELP PROMOTE BOND WITH FILL. THIS SHOULD BE DONE WITH EITHER A SHEEPSFOOT ROLLER OR SCARIFYING TEETH ON A MAINTAINER. DISCUSS THIS ISSUE WITH GEOTECHNICAL ENGINEER PRIOR TO STARTING. IT MAY BE PRUDENT NOT TO DAMAGE THE EXISTING ASPHALT PAVEMENT BY "SCARIFICATION" AND/OR "ROUGHENING".
10. ASPHALT CRACKS EQUAL TO OR LARGER THAN 1/16" SHALL BE REPAIRED BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATIONS PRIOR TO OVERLAY INSTALLATION.

HOT MIX ASPHALT CONCRETE PAVING

PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING SHOWN ON THE PLANS, GEOTECHNICAL REPORT AND IN THE PAVEMENT DESIGN DETAILS. THIS INCLUDES THE SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.

ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 70% ON THE TXDOT 531-C TEST OR HAVE ALL LIMESTONE AGGREGATE. IF SILICEOUS AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE) ARE USED, ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG 64-22.

EXECUTION:

1. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
2. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
   - 3.1. ITEM 247 - FLEXIBLE BASE, GRADE 1 OR 2.
   - 3.2. ITEM 340 - HOT MIX ASPHALTIC CONCRETE PAVEMENT. HMAC SHOULD ACHIEVE AT LEAST 70% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX 531-C.
4. IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
   - 4.1. HMAC SURFACE COURSE: 1/4", PLUS OR MINUS
   - 4.2. SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' STRAIGHTEDGE APPLIES PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IF THE WEARING COURSE SURFACE EXCEEDING 3/16".
5. THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
6. CONTRACTOR SHALL ENSURE THE FOLLOWING:
7. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
8. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
9. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL. RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
10. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.
11. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF THREE SITE VISITS.
12. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 14 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS AND ALL OTHER SPECIFICATIONS REQUIREMENTS.
13. HMAC SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

PORTLAND CEMENT CONCRETE PAVING

FURNISH AND INSTALL THE PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXTENT SHOWN ON THE DRAWINGS. THESE AREAS INCLUDE CURBS, GUTTERS, WALKS AND PAVING AGGREGATE.

EXECUTION:

1. ALL CONCRETE ITEMS SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE DIVISION 3 SECTIONS FOR CONCRETE MIX DESIGN, SAMPLING AND TESTING, CURING AND QUALITY CONTROL, AND AS HEREIN SPECIFIED.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
   - 2.1. ITEM 247 - FLEXIBLE BASE
   - 2.2. ITEM 360 - CONCRETE PAVING
   - 2.3. ITEM 421 - PORTLAND CEMENT CONCRETE
   - 2.4. ITEM 529 - CONCRETE CURBS, GUTTER AND COMBINED CURB AND GUTTER
   - 2.5. ITEM 531 - SIDEWALKS
3. UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER, DESIGN MIX SHALL PRODUCE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
   - 3.1. COMPRESSIVE STRENGTH: (4000 PSI FOR PAVEMENTS AND 3000 PSI FOR ALL OTHER FLATWORK, MINIMUM AT 28 DAYS.)
   - 3.2. SLUMP RANGE: 4" TO 6"
   - 3.3. AIR CONTENT: 3 TO 5%
4. FORMS WILL BE SET TO GRADE LINES WITHIN THE FOLLOWING TOLERANCES:
5. TOP OF FORMS NOT MORE THAN 1/8" IN 10'.
6. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4" IN 10',
7. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE GEOTECHNICAL REPORT AND IN COMPLIANCE WITH TXDOT ITEM 440.
8. PRE-POUR INSPECTION BY THE GEOTECH LAB IS REQUIRED PRIOR TO FINAL PLACEMENT OF CONCRETE.
9. AUTOMATIC MACHINE MAY BE USED FOR CURB AND GUTTER PLACEMENT. IF MACHINE PLACEMENT IS USED, CONTRACTOR SHALL SUBMIT REVISED MIX DESIGN AND LABORATORY TEST RESULTS THAT MEET OR EXCEED MINIMUMS SPECIFIED. MACHINE PLACED CURBS MUST MEET THE CROSS SECTION, LINES, GRADES, FINISH AND JOINTING SPECIFIED, OR SHALL BE REMOVED AND REPLACED WITH FORMED CONCRETE AS SPECIFIED.
10. AFTER COMPLETION OF FLOATING AND TROWELING WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, BROOM FINISH BY DRAWING A FINE-HAIR BROOM ACROSS
11. CONCRETE SURFACE PERPENDICULAR TO THE LINE OF TRAFFIC. REPEAT OPERATION IF REQUIRED TO PROVIDE A TEXTURE ACCEPTABLE TO THE OWNER OR DESIGNATED REPRESENTATIVE.
12. CONTRACTOR SHALL PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK.
13. VEHICULAR TRAFFIC SHALL BE PROHIBITED FOR AT LEAST 7 DAYS AFTER PLACEMENT.
14. BROKEN OR DEFECTIVE CONCRETE WILL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER.
15. DRILL TEST CORES WHERE DIRECTED BY THE ENGINEER. WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. TESTING WILL BE IN ACCORDANCE WITH THE MATERIAL TESTING SPECIFICATION.
16. CONCRETE PAVED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR SUCH THAT AT FINAL INSPECTION, CONCRETE SHALL BE FREE OF STAINS, DISCOLORATIONS, DIRT AND OTHER FOREIGN MATERIAL.

EARTHWORK

PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.

EXECUTION:

1. ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.
2. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
4. OWNER WILL ENGAGE AT THE OWNER'S COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION.
5. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
7. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
10. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS.
11. OVER-EXCAVATION IS NON-COMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS - AS REQUIRED.
13. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
14. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT FOR THE PROJECT.
15. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS

FURNISH AND INSTALL THE FIRE LINE, DOMESTIC WATER LINE AND WASTEWATER COLLECTION SYSTEM AND ALL RELATED APPURTENANCES FROM THE PUBLIC MAIN TO THE BUILDING PAD(S) AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO ALL PIPING, FITTINGS, VAULTS, VALVES, METERS, MANHOLES AND JUNCTION BOXES REQUIRED.

EXECUTION:

1. INSTALLATION OF WASTEWATER LINES SHALL BEGIN AT THE TAP TO THE PUBLIC WASTEWATER SYSTEM AND PROGRESS UPSTREAM. WATER AND WASTEWATER LINES SHALL BE EXTENDED TO SERVICE ENTRANCE INTO BUILDING(S). CONTRACTOR SHALL PROVIDE A WATERTIGHT SLEEVE IN FOUNDATION FOR WATER LINE.
2. CONTRACTOR IS RESPONSIBLE FOR TAP AT PUBLIC MAIN AND ALL LINES, FITTINGS AND APPURTENANCES SHOWN ON PLANS OR REQUIRED BY THE LOCAL UTILITY COMPANY.
3. ALL MATERIALS, INSTALLATION, INSPECTION AND TESTING OF WATER METER AND RELATED PIPING AND APPURTENANCES SHALL CONFORM TO UPC STANDARDS, AWWA STANDARDS, TCEQ STANDARDS, AND THE APPLICABLE LOCAL UTILITY COMPANY REGULATIONS. ALL MATERIALS AND INSTALLATIONS REQUIRED FOR FIRE PROTECTION SHALL MEET FACTORY MUTUAL GLOBAL STANDARDS.
4. TRENCH EXCAVATION SHALL BE PERFORMED AND BACKFILL MATERIAL AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

STORM WATER COLLECTION SYSTEM

FURNISH AND INSTALL ALL MATERIAL COMPRISING THE STORM WATER COLLECTION SYSTEM SHOWN ON THE PLANS.

EXECUTION

1. ALL WORK UNDER THIS ITEM SHALL BE IN COMPLIANCE WITH ANY GOVERNING PERMITS FOR THIS SITE INCLUDING BUT NOT LIMITED TO FEDERAL TPDES PERMITS OR LOCAL WATERWAY OR SITE DEVELOPMENT PERMITS.
2. ALL MATERIALS AND INSTALLATION OF STORM SEWER PIPING SHALL COMPLY WITH THE FOLLOWING TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
   - 2.1. ITEM 464 - REINFORCED CONCRETE PIPE CULVERT
   - 2.2. ITEM 481 - PVC PIPE
3. ALL MATERIALS AND INSTALLATION OF STORM SEWER PIPING SHALL COMPLY WITH THE CITY OF TEMPLE STORM WATER MANAGEMENT POLICY.
4. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BEGIN AT THE OUTFALL AND PROGRESS UPSTREAM.
5. ANY WORK DONE IN THE PUBLIC RIGHT OF WAY WILL BE COMPLETED ACCORDING TO GOVERNING SPECIFICATIONS AND REGULATIONS.
6. TRENCH EXCAVATION SHALL BE PERFORMED AND BACKFILL MATERIAL AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

STORM SEWER NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE SITE INFORMATION SHEET FOR UTILITY CONTACTS)
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
3. CONTRACTOR IS RESPONSIBLE TO COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
4. THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE:
   - 4.1. 2" THRU 48" RCP, D-LOAD DESIGN
   - 4.2. 6" THRU 12" PVC, SDR 35 OR SCH. 40
   - 4.3. 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"X 1/2" CORRUGATED) (N= 0.013 MAX.)
   - 4.4. 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
   - 4.5. 6" THRU 36", HDPE
5. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH GEOWEB 8204, 4" CELLULAR CONFINEMENT SYSTEM. SUPAC 6NP WILL BE PLACED UNDER GEOWEB AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.
6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.

STORM WATER COLLECTION SYSTEM

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE,THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4"

   FOR 4" - 24"

   CORRUGATED POLYETHYLENE PIPE (CPEP); 6"

   FOR 30" TO 60" CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Φ (in)	MIN TRENCH WIDTH, (in)
4	21
6	23
8	26
10	28
12	30
15	34
18	39
24	48
30	56
36	64
42	72
48	89
60	96

5. MINIMUM COVER: MINIMUM SHALL BE 2'-0".
6. BELL ENDS SHALL BE CUT OFF BEFORE BEING ASSEMBLED WITH SPLIT COUPLER.
7. CONCRETE COLLAR SHALL BE CLASS A CONCRETE (TXDOT ITEM 421).

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF TEMPLE
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: VIEWPOINT ENGINEERING NOTES

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 3 of 116
REV 0

CYPRUS MEADOWS CONSTRUCTION PLANS

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.)
TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168,
LOCATED IN WILLIAMSON COUNTY, TEXAS.)

OWNER: MMK VENTURES, LLC

ADDRESS: 2207 W. PARMER LANE
AUSTIN, TEXAS 78757

SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT
(512) 528-5308

ADDRESS: 1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641

ENGINEER: WILLIAM J. BUZZELLI
REGISTERED PROFESSIONAL ENGINEER No. 133535
KIMLEY-HORN AND ASSOCIATES, INC.
(512) 418-1771

ADDRESS: 5301 SOUTHWEST PARKWAY, UPLANDS 2, SUITE 100
AUSTIN, TEXAS 78735

SUBDIVISION DETAILS

TOTAL SUBDIVISION ACREAGE: 44.035 ACRES
TOTAL SUBDIVISION SQUARE FOOTAGE: ± 1,918,158 Sq. Ft.
TOTAL No. OF LOT(s) : ONE-HUNDRED AND TWO (102)
TOTAL No. OF BLOCK(s): FOUR (4)

SUBDIVISION BLOCK DETAILS

BLOCK A, LOT(s) 1 - 36 (8.446 ACRES, ± 367,926 Sq. Ft.)
BLOCK B, LOT(s) 1 - 16 (7.938 ACRES, ± 345,795 Sq. Ft.)
BLOCK C, LOT(s) 1 - 12 (2.272 ACRES, ± 98,974 Sq. Ft.)
BLOCK D, LOT(s) 1 - 37 (18.770 ACRES, ± 817,638 Sq. Ft.)

SUBDIVISION LAND USE

SINGLE FAMILY RESIDENTIAL: LOT(s) 1-34, BLOCK A
LOT(s) 1-13, BLOCK B
LOT(s) 1-12, BLOCK C
LOT(s) 1-33, BLOCK D
GENERAL COMMERCIAL: LOT 35, BLOCK D
DETENTION POND: LOT(s) 36-37, BLOCK D
HOA LANDSCAPE: LOT 36, BLOCK A; LOT 14, BLOCK B
HOA DRAINAGE PARKLAND: LOT 35, BLOCK A; LOT 16, BLOCK B; LOT 38, BLOCK D
HOA LOT: LOT 15, BLOCK B; LOT 34, BLOCK D

PUBLIC ROAD DETAILS:

STREET NAME: HERNANDOS LOOP
EXISTING RIGHT-OF-WAY WIDTH: 40-FEET
DEDICATION RIGHT-OF-WAY WIDTH: 10-FEET
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 0.2834 ACRES
DEDICATION SQUARE FOOTAGE: ± 12,344 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 1,234.44 L.F.

STREET NAME: GOWEN DRIVE
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 2.1504 ACRES
DEDICATION SQUARE FOOT: ± 93,673 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 1,603.47 L.F.

STREET NAME: MACNAB LANE
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 0.4757 ACRES
DEDICATION SQUARE FOOT: ± 20,723 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 460.64 L.F.

STREET NAME: KASHMIR DRIVE
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 1.2029 ACRES
DEDICATION SQUARE FOOT: ± 52,398 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 1,095.94 L.F.

STREET NAME: KASHMIR COVE
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 0.9522 ACRES
DEDICATION SQUARE FOOT: ± 41,479 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 705.08 L.F.

STREET NAME: NOOTKA COVE
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 0.7021 ACRES
DEDICATION SQUARE FOOT: ± 30,582 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 495.57 L.F.

STREET NAME: COUNTY CORK LANE
PROPOSED RIGHT-OF-WAY WIDTH: 50-FEET
DEDICATION ACREAGE: 0.8408 ACRES
DEDICATION SQUARE FOOT: ± 36,623 Sq. Ft.
DEDICATION: PUBLIC
LENGTH: 755.54 L.F.

SUBMITTAL DATE:



SCALE: 1" = 1000'

0 1000 2000 Feet

N W E S

LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED, "4863" (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- ADJOINING TRACTS PROPERTY LINE
- SIDEWALK
- EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ( ) RECORD CALL

SHEET INDEX:

1). COVER
2). OVERALL SUBDIVISION
3). DETAIL SHEET 1 (NE CORNER)
4). DETAIL SHEET 2 (SE CORNER)
5). DETAIL SHEET 3 (SW CORNER)
6). DETAIL SHEET 4 (NW CORNER)
7). LEGAL AND BENCHMARK DESCRIPTION(s) AND NOTES
8). LOT, AND BOUNDARY DETAILS
9). SIGNATURE BLOCKS

SURVEYOR'S STATEMENT:

ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY, DATED SEPTEMBER 10, 2021 AND RECORDED UNDER FILE No. 1405188, AS PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY, ARE SHOWN HEREON.

TRANSPORTATION NOTE:

THIS PROPOSED SUBDIVISION COMPLIES WITH THE CITY OF LEANDER TRANSPORTATION MASTER PLAN AND THE AUSTIN TRANSPORATION CRITERIA MANUAL STREET DESIGN STANDARDS.

CASE No.

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: CYPRESS MEADOWS
CLIENT: MMK VENTURES, LLC
DATE: 05/30/2023
SCALE: 1" = 1000'
BY: rc/cmb
SHEET 01 of 09

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC; 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: FINAL PLAT SHEET 1 OF 9

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 4 of 116
REV 0

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.) TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168, LOCATED IN WILLIAMSON COUNTY, TEXAS.)

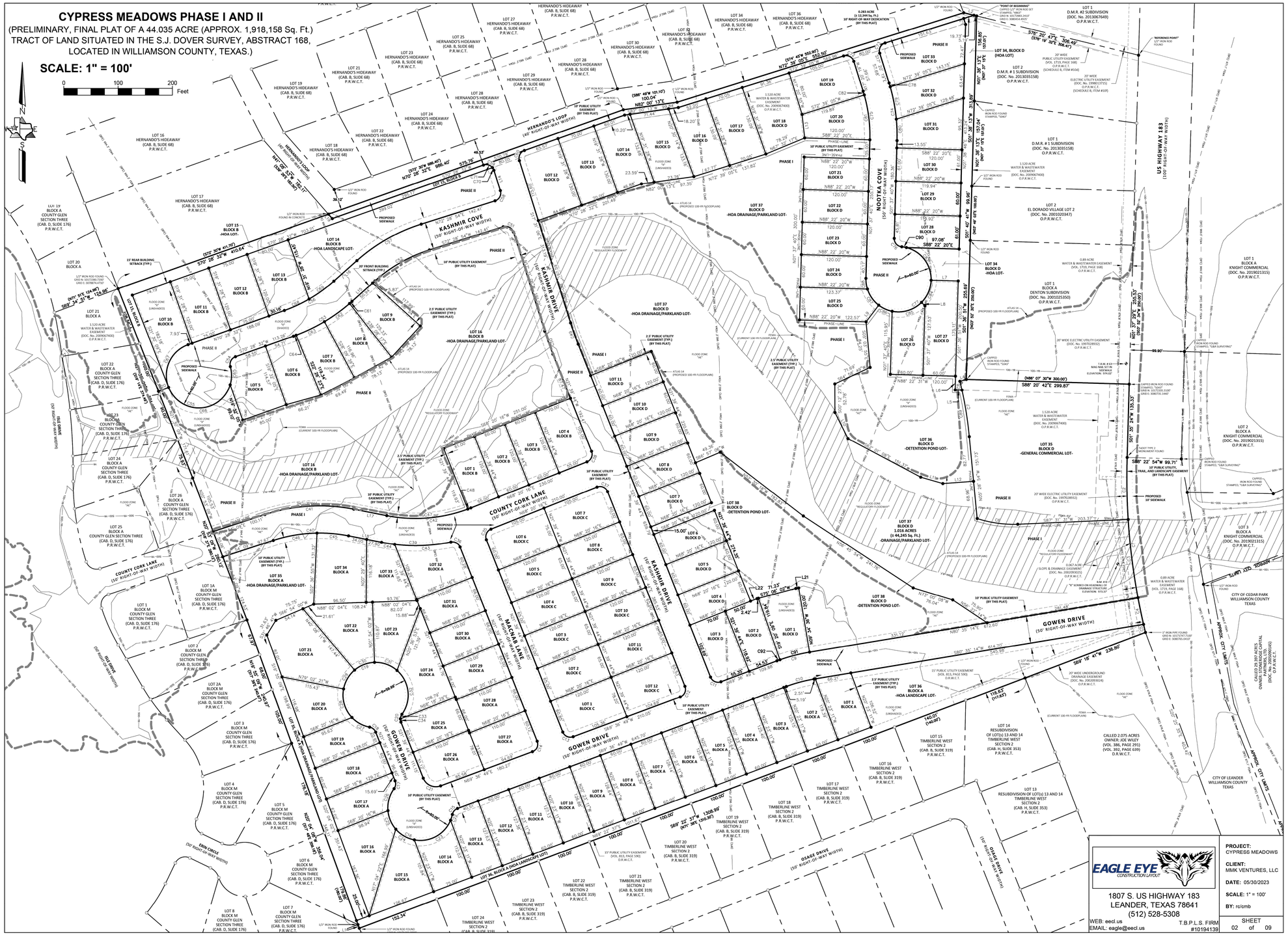
SCALE: 1" = 100'

0 100 200 Feet

N

W E

S

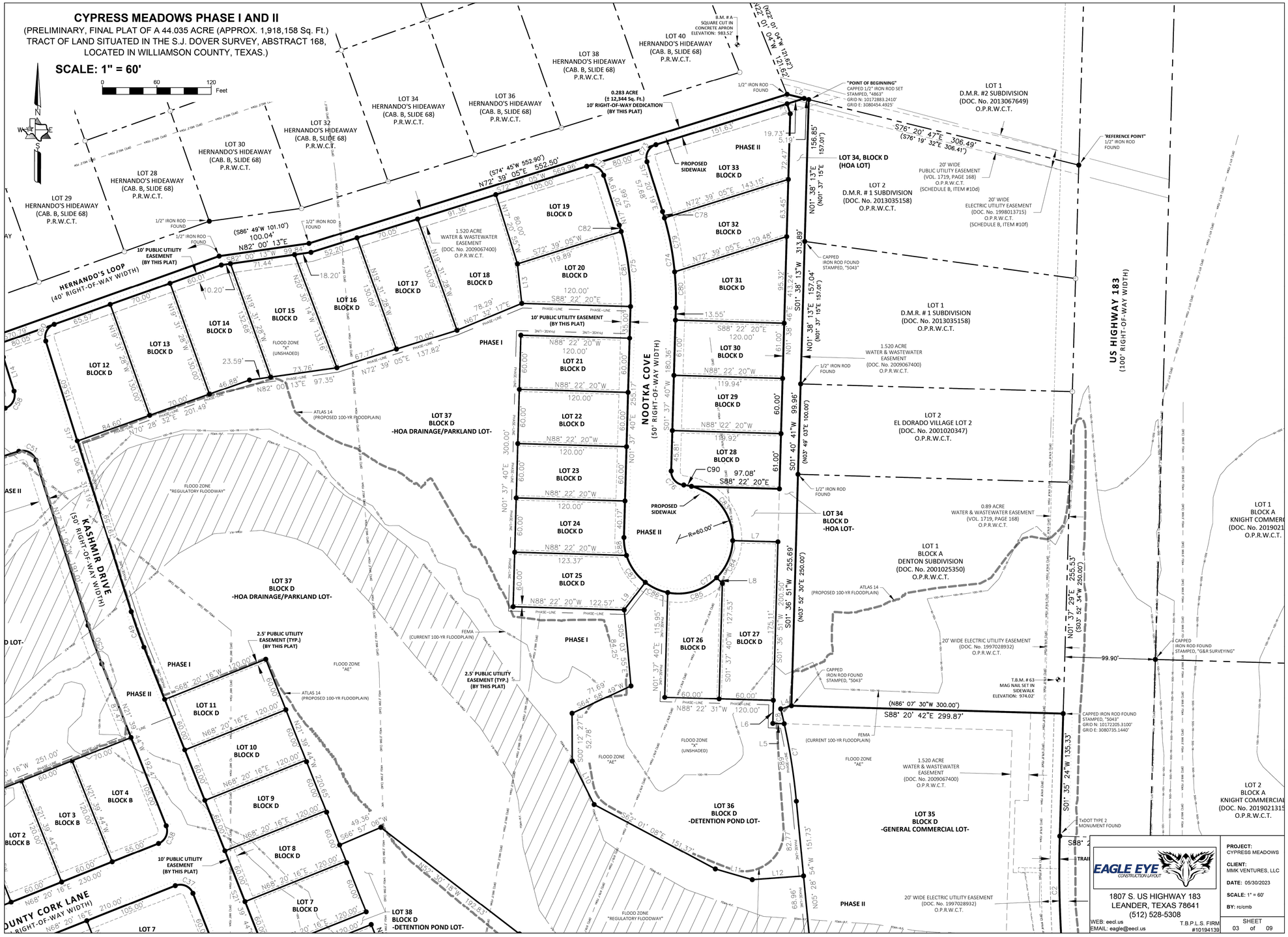

HERNANDO'S LOOP (40' RIGHT-OF-WAY WIDTH)
KASHMIR COVE (50' RIGHT-OF-WAY WIDTH)
KASHMIR DRIVE (50' RIGHT-OF-WAY WIDTH)
MAGHAR LANE (50' RIGHT-OF-WAY WIDTH)
COUNTY CORK LANE (50' RIGHT-OF-WAY WIDTH)
GOWEN DRIVE (50' RIGHT-OF-WAY WIDTH)
OSAGE DRIVE (50' RIGHT-OF-WAY WIDTH)
ISLE DRIVE (50' RIGHT-OF-WAY WIDTH)
ERIN CIRCLE (50' RIGHT-OF-WAY WIDTH)
US HIGHWAY 183 (100' RIGHT-OF-WAY WIDTH)
PHASE I
PHASE II
"POINT OF BEGINNING" CAPPED 1/2" IRON ROD SET STAMPED "VPE" GRID E: 3080414.4537
"REFERENCE POINT" 1/2" IRON ROD FOUND
LOT 1 D.M.R. #2 SUBDIVISION (DOC. No. 2019067649) O.P.R.W.C.T.
LOT 2 D.M.R. # 1 SUBDIVISION (DOC. No. 2013035158) O.P.R.W.C.T.
LOT 1 D.M.R. # 1 SUBDIVISION (DOC. No. 2013035158) O.P.R.W.C.T.
LOT 2 EL DORADO VILLAGE LOT 2 (DOC. No. 2001020347) O.P.R.W.C.T.
LOT 1 BLOCK A DENTON SUBDIVISION (DOC. No. 2001025350) O.P.R.W.C.T.
LOT 1 KNIGHT COMMERCIAL (DOC. No. 2019021315) O.P.R.W.C.T.
LOT 2 KNIGHT COMMERCIAL (DOC. No. 2019021315) O.P.R.W.C.T.
LOT 3 KNIGHT COMMERCIAL (DOC. No. 2019021315) O.P.R.W.C.T.
CITY OF CEDAR PARK WILLIAMSON COUNTY TEXAS
CITY OF LEANDER WILLIAMSON COUNTY TEXAS
CALLED 29.397 ACRES OWNER: LEANDER CAPITAL PARTNERS, LTD. (DOC. No. 2020018745)
CALLED 2.075 ACRES OWNER: JOE WILEY (VOL. 386, PAGE 291) (VOL. 392, PAGE 639) D.R.W.C.T.
LOT 14 RESUBDIVISION OF LOT(s) 13 AND 14 TIMBERLINE WEST SECTION 2 (CAB. H, SLIDE 353) P.R.W.C.T.
LOT 13 RESUBDIVISION OF LOT(s) 13 AND 14 TIMBERLINE WEST SECTION 2 (CAB. H, SLIDE 353) P.R.W.C.T.
LOT 15 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 16 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 17 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 18 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 19 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 20 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 21 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 22 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 23 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 24 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 37 BLOCK D -HOA DRAINAGE/PARKLAND LOT-
LOT 38 BLOCK D -DETENTION POND LOT-
LOT 36 BLOCK D -DETENTION POND LOT-
LOT 35 BLOCK D -GENERAL COMMERCIAL LOT-
LOT 34, BLOCK D (HOA LOT)
LOT 34 BLOCK D -HOA LOT-
LOT 14 BLOCK B -HOA LANDSCAPE LOT-
LOT 36 BLOCK A -HOA LANDSCAPE LOT-
LOT 35 BLOCK A -HOA DRAINAGE/PARKLAND LOT-
LOT 16 BLOCK B -HOA DRAINAGE/PARKLAND LOT-
LOT 15 BLOCK B -HOA LOT-
LOT 1A BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 1 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 2 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 2A BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 3 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 4 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 5 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 6 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 7 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 8 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 19 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 20 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 21 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 22 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 23 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 24 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 25 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 26 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.
LOT 1 BLOCK A 3.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
LOT 2 BLOCK A 3.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
1.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
0.89 ACRE WATER & WASTEWATER EASEMENT (VOL. 1719, PAGE 168) O.P.R.W.C.T.
0.83 ACRE WATER & WASTEWATER EASEMENT (VOL. 1719, PAGE 168) O.P.R.W.C.T.
0.283 ACRE (± 12,344 Sq. Ft.) 10' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)
0.367 ACRE SLOPE & DRAINAGE EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
20' WIDE PUBLIC UTILITY EASEMENT (VOL. 1719, PAGE 168) (SCHEDULE B, ITEM #10d)
10' WIDE ELECTRIC UTILITY EASEMENT (DOC. No. 1998013775) O.P.R.W.C.T. (SCHEDULE B, ITEM #10f)
20' WIDE ELECTRIC UTILITY EASEMENT (DOC. No. 1997028932) O.P.R.W.C.T.
20' WIDE UNDERGROUND DRAINAGE EASEMENT (DOC. No. 2002035024) O.P.R.W.C.T.
10' PUBLIC UTILITY, TRAIL, AND LANDSCAPE EASEMENT (BY THIS PLAT)
10' PUBLIC UTILITY EASEMENT (BY THIS PLAT)
2.5' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)
15' REAR BUILDING SETBACK (TYP.)
20' FRONT BUILDING SETBACK (TYP.)
PROPOSED SIDEWALK
PROPOSED 10' SIDEWALK
PROPOSED 100-YR FLOODPLAIN
FEMA (CURRENT 100-YR FLOODPLAIN)
FLOOD ZONE "AE"
FLOOD ZONE "X" (UNSHADED)
FLOOD ZONE "X" (SHADED)
FLOOD ZONE "REGULATORY FLOODWAY"
1/2" IRON ROD FOUND
1/2" IRON ROD FOUND IN CONCRETE
CAPPED IRON ROD FOUND STAMPED "DAA"
CAPPED IRON ROD FOUND STAMPED "TXHS"
CAPPED IRON ROD FOUND STAMPED "TXAS"
CAPPED IRON ROD FOUND STAMPED "TXAS" GRID N: 3087270.5497 GRID E: 3080735.3440

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.) TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168, LOCATED IN WILLIAMSON COUNTY, TEXAS.)

SCALE: 1" = 60'

0 60 120 Feet

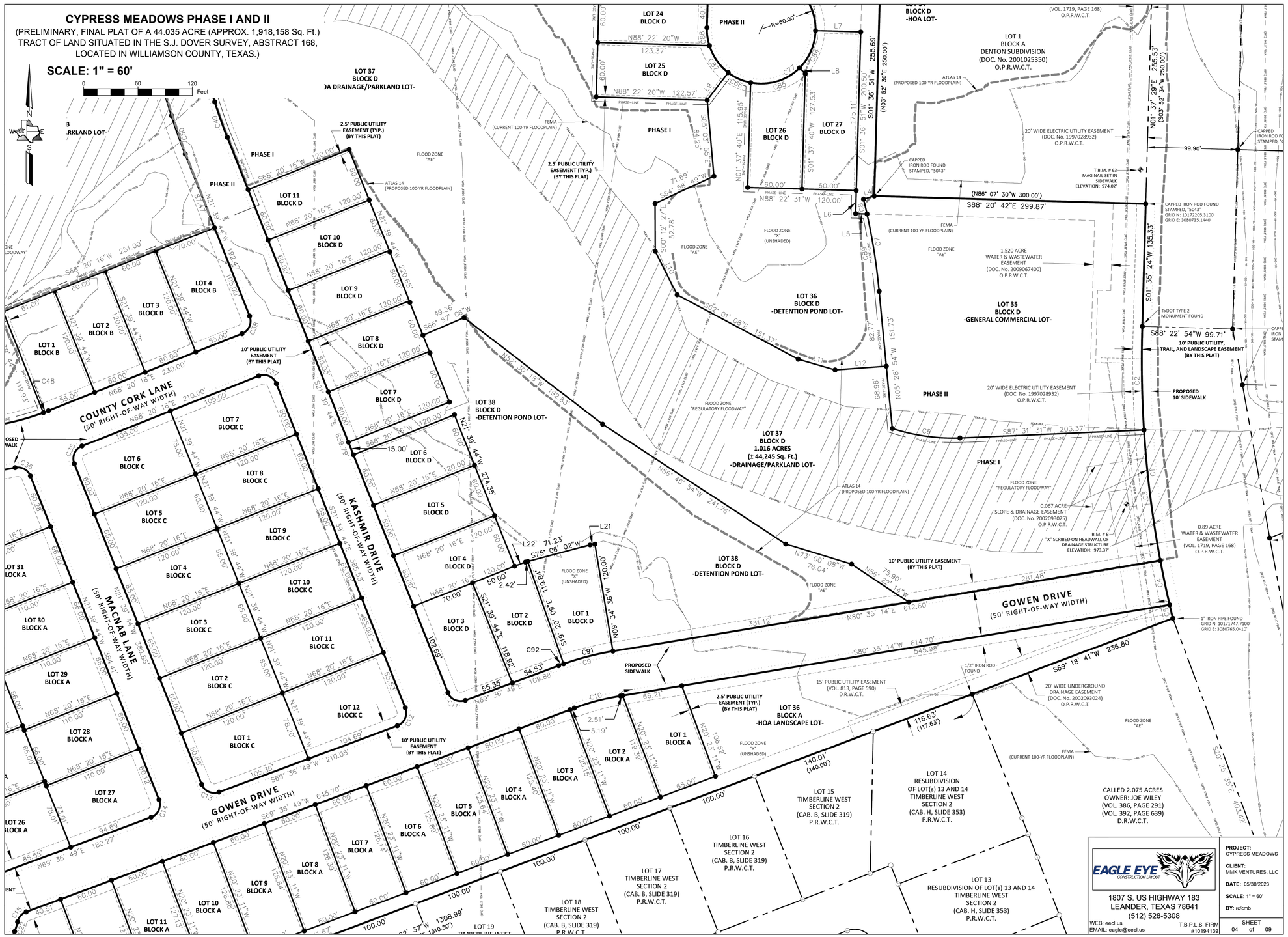

LOT 29 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 28 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 30 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 32 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 34 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 36 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 38 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
LOT 40 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.
B.M. # A SQUARE CUT IN CONCRETE APRON ELEVATION: 983.52'
(N22° 01' 04"W 12.62')
0.283 ACRE (± 12,344 Sq. Ft.) 10' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)
1/2" IRON ROD FOUND
"POINT OF BEGINNING" CAPPED 1/2" IRON ROD SET STAMPED, "4863" GRID N: 10172883.2410' GRID E: 3080454.4925'
LOT 1 D.M.R. #2 SUBDIVISION (DOC. No. 2013067649) O.P.R.W.C.T.
S76° 20' 47"E 306.49' (S76° 19' 32"E 306.41')
"REFERENCE POINT" 1/2" IRON ROD FOUND
20' WIDE PUBLIC UTILITY EASEMENT (VOL. 1719, PAGE 168) O.P.R.W.C.T. (SCHEDULE B, ITEM #10d)
20' WIDE ELECTRIC UTILITY EASEMENT (DOC. No. 1998013715) O.P.R.W.C.T. (SCHEDULE B, ITEM #10f)
PROPOSED SIDEWALK
PHASE II
LOT 33 BLOCK D
LOT 34, BLOCK D (HOA LOT)
LOT 2 D.M.R. # 1 SUBDIVISION (DOC. No. 2013035158) O.P.R.W.C.T.
N72° 39' 05"E 143.15'
N01° 38' 13"E (N01° 37' 15"E)
156.85' 157.01'
LOT 32 BLOCK D
LOT 31 BLOCK D
LOT 30 BLOCK D
LOT 29 BLOCK D
LOT 28 BLOCK D
CAPPED IRON ROD FOUND STAMPED, "5043"
313.89'
S01° 38' 13"W 413.24'
S01° 38' 13"E 157.04' (S01° 37' 15"E 157.01')
LOT 1 D.M.R. # 1 SUBDIVISION (DOC. No. 2013035158) O.P.R.W.C.T.
1.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
US HIGHWAY 183 (100' RIGHT-OF-WAY WIDTH)
S01° 40' 41"W 99.96' (N03° 49' 03"E 100.00')
LOT 2 EL DORADO VILLAGE LOT 2 (DOC. No. 2001020347) O.P.R.W.C.T.
1/2" IRON ROD FOUND
0.89 ACRE WATER & WASTEWATER EASEMENT (VOL. 1719, PAGE 168) O.P.R.W.C.T.
LOT 1 BLOCK A KNIGHT COMMERC (DOC. No. 2019021 O.P.R.W.C.T.
LOT 34 BLOCK D -HOA LOT-
LOT 1 BLOCK A DENTON SUBDIVISION (DOC. No. 2001025350) O.P.R.W.C.T.
S01° 36' 51"W 255.69' (N03° 52' 30"E 250.00')
N01° 37' 29"E 255.53' (N03° 52' 34"W 250.00')
99.90'
CAPPED IRON ROD FOUND STAMPED, "G&R SURVEYING"
T.B.M. # 63 MAG NAIL SET IN SIDEWALK ELEVATION: 974.02'
(N86° 07' 30"W 300.00')
S88° 20' 42"E 299.87'
CAPPED IRON ROD FOUND STAMPED, "5043" GRID N: 10172205.3100' GRID E: 3080735.1440'
LOT 2 BLOCK A KNIGHT COMMERCIAL (DOC. No. 2019021315 O.P.R.W.C.T.
S01° 35' 24"W 135.33'
TxDOT TYPE 2 MONUMENT FOUND
S88° 2
TRAI
HERNANDO'S LOOP (40' RIGHT-OF-WAY WIDTH)
10' PUBLIC UTILITY EASEMENT (BY THIS PLAT)
1/2" IRON ROD FOUND
(S86° 49'W 101.10') 100.04' N82° 00' 13"E
LOT 12 BLOCK D
LOT 13 BLOCK D
LOT 14 BLOCK D
LOT 15 BLOCK D
LOT 16 BLOCK D
LOT 17 BLOCK D
LOT 18 BLOCK D
LOT 19 BLOCK D
LOT 20 BLOCK D
LOT 21 BLOCK D
LOT 22 BLOCK D
LOT 23 BLOCK D
LOT 24 BLOCK D
LOT 25 BLOCK D
1.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
FLOOD ZONE "X" (UNSHADED)
ATLAS 14 (PROPOSED 100-YR FLOODPLAIN)
PHASE I
PHASE II
10' PUBLIC UTILITY EASEMENT (BY THIS PLAT)
NOOTKA COVE (50' RIGHT-OF-WAY WIDTH)
LOT 37 BLOCK D -HOA DRAINAGE/PARKLAND LOT-
LOT 38 BLOCK D -DETENTION POND LOT-
LOT 36 BLOCK D -DETENTION POND LOT-
LOT 35 BLOCK D -GENERAL COMMERCIAL LOT-
KASHMIR DRIVE (50' RIGHT-OF-WAY WIDTH)
COUNTY CORK LANE (50' RIGHT-OF-WAY WIDTH)
2.5' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)
FEMA (CURRENT 100-YR FLOODPLAIN)
FLOOD ZONE "AE"
FLOOD ZONE "REGULATORY FLOODWAY"
LOT 11 BLOCK D
LOT 10 BLOCK D
LOT 9 BLOCK D
LOT 8 BLOCK D
LOT 7 BLOCK D
LOT 4 BLOCK B
LOT 3 BLOCK B
LOT 2 BLOCK B
20' WIDE ELECTRIC UTILITY EASEMENT (DOC. No. 1997028932) O.P.R.W.C.T.
PROPOSED SIDEWALK
R=60.00'
C90 97.08' S88° 22' 20"E
N88° 22' 20"W 119.94'
N88° 22' 20"W 120.00'
N88° 22' 20"W 123.37'
N88° 22' 20"W 122.57'
S88° 22' 20"E 120.00'
N88° 22' 31"W 120.00'
S64° 58' 49"W 71.69'
S00° 12' 27"E 52.78'
S62° 01' 08"E 151.37'
N05° 28' 54"W 151.73'
N68° 20' 16"E 120.00'
N21° 39' 44"W 192.47'
N68° 20' 16"E 251.00'
S21° 39' 44"E 105.00'
N68° 20' 16"E 210.00'
N52° 30' 18"W 192.83'
S66° 57' 06"W 49.36'
N68° 20' 16"E 201.49'
S17° 31' 28"E 84.60'
N70° 28' 32"E 201.49'
S17° 31' 28"E 150.00'
N19° 31' 28"W 130.00'
N20° 30' 14"W 133.16'
N19° 31' 28"W 130.09'
N19° 31' 28"W 132.68'
N67° 32' 17"E 78.29'
N72° 39' 05"E 137.82'
S72° 39' 05"W 105.00'
N72° 39' 05"E 569.96'
(S74° 45'W 552.90') N72° 39' 05"E 552.50'
N82° 00' 13"W 99.84'
S82° 00' 13"E 71.44'
S01° 37' 40"E 255.17'
S01° 37' 40"W 180.36'
S01° 37' 40"E 300.00'
N01° 37' 40"W 300.00'
S01° 36' 51"W 200.50'
S01° 37' 40"W 127.53'
N01° 37' 40"E 115.95'
S01° 37' 40"W 175.11'
S00° 12' 27"E 55.00'
S00° 12' 27"E 135.00'
S00° 12' 27"E 57.68'
N00° 12' 27"W 57.68'
N00° 12' 27"W 80.00'
S72° 39' 05"W 119.89'
S72° 39' 05"W 80.00'
N72° 39' 05"E 129.48'
N72° 39' 05"E 151.63'
S01° 38' 13"W 95.92'
S01° 38' 46"E 61.00'
S88° 22' 20"E 120.00'
S88° 22' 20"E 13.55'
N01° 38' 46"W 61.00'
S01° 40' 41"W 99.96'
S01° 37' 40"E 255.17'
S01° 37' 40"E 45.81'
N01° 37' 40"W 60.00'
S01° 37' 40"E 60.00'
S01° 37' 40"E 40.17'
N01° 37' 40"W 40.17'
N01° 37' 40"W 60.00'
S01° 37' 40"E 60.00'
S01° 37' 40"E 60.00

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.) TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168, LOCATED IN WILLIAMSON COUNTY, TEXAS.)

SCALE: 1" = 60'

0 60 120 Feet


LOT 37 BLOCK D -DRAINAGE/PARKLAND LOT-
PHASE I
PHASE II
LOT 24 BLOCK D
LOT 25 BLOCK D
LOT 26 BLOCK D
LOT 27 BLOCK D
LOT 11 BLOCK D
LOT 10 BLOCK D
LOT 9 BLOCK D
LOT 8 BLOCK D
LOT 7 BLOCK D
LOT 6 BLOCK D
LOT 5 BLOCK D
LOT 4 BLOCK D
LOT 3 BLOCK D
LOT 2 BLOCK D
LOT 1 BLOCK D
LOT 38 BLOCK D -DETENTION POND LOT-
LOT 36 BLOCK D -DETENTION POND LOT-
LOT 35 BLOCK D -GENERAL COMMERCIAL LOT-
LOT 37 BLOCK D 1.016 ACRES (± 44,245 Sq. Ft.) -DRAINAGE/PARKLAND LOT-
LOT 1 BLOCK A DENTON SUBDIVISION (DOC. No. 2001025350) O.P.R.W.C.T.
LOT 36 BLOCK A -HOA LANDSCAPE LOT-
LOT 1 BLOCK A
LOT 2 BLOCK A
LOT 3 BLOCK A
LOT 4 BLOCK A
LOT 5 BLOCK A
LOT 6 BLOCK A
LOT 7 BLOCK A
LOT 8 BLOCK A
LOT 9 BLOCK A
LOT 10 BLOCK A
LOT 11 BLOCK A
LOT 1 BLOCK B
LOT 2 BLOCK B
LOT 3 BLOCK B
LOT 4 BLOCK B
LOT 1 BLOCK C
LOT 2 BLOCK C
LOT 3 BLOCK C
LOT 4 BLOCK C
LOT 5 BLOCK C
LOT 6 BLOCK C
LOT 7 BLOCK C
LOT 8 BLOCK C
LOT 9 BLOCK C
LOT 10 BLOCK C
LOT 11 BLOCK C
LOT 12 BLOCK C
LOT 14 RESUBDIVISION OF LOT(s) 13 AND 14 TIMBERLINE WEST SECTION 2 (CAB. H, SLIDE 353) P.R.W.C.T.
LOT 15 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 16 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 17 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 18 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.
LOT 19 TIMBERLINE WEST
LOT 13 RESUBDIVISION OF LOT(s) 13 AND 14 TIMBERLINE WEST SECTION 2 (CAB. H, SLIDE 353) P.R.W.C.T.
CALLED 2.075 ACRES OWNER: JOE WILEY (VOL. 386, PAGE 291) (VOL. 392, PAGE 639) D.R.W.C.T.
COUNTY CORK LANE (50' RIGHT-OF-WAY WIDTH)
KASHMIR DRIVE (50' RIGHT-OF-WAY WIDTH)
MACNAB LANE (50' RIGHT-OF-WAY WIDTH)
GOWEN DRIVE (50' RIGHT-OF-WAY WIDTH)
2.5' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)
10' PUBLIC UTILITY EASEMENT (BY THIS PLAT)
10' PUBLIC UTILITY, TRAIL, AND LANDSCAPE EASEMENT (BY THIS PLAT)
2.5' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)
PROPOSED SIDEWALK
PROPOSED 10' SIDEWALK
FEMA (CURRENT 100-YR FLOODPLAIN)
ATLAS 14 (PROPOSED 100-YR FLOODPLAIN)
FLOOD ZONE "AE"
FLOOD ZONE "X" (UNSHADED)
FLOOD ZONE "REGULATORY FLOODWAY"
20' WIDE ELECTRIC UTILITY EASEMENT (DOC. No. 1997028932) O.P.R.W.C.T.
1.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.
0.067 ACRE SLOPE & DRAINAGE EASEMENT (DOC. No. 2002093025) O.P.R.W.C.T.
0.89 ACRE WATER & WASTEWATER EASEMENT (VOL. 1719, PAGE 168) O.P.R.W.C.T.
15' PUBLIC UTILITY EASEMENT (VOL. 813, PAGE 590) D.R.W.C.T.
20' WIDE UNDERGROUND DRAINAGE EASEMENT (DOC. No. 2002093024) O.P.R.W.C.T.
CAPPED IRON ROD FOUND STAMPED, "5043"
CAPPED IRON ROD FOUND STAMPED, "5043" GRID N: 10172205.3100' GRID E: 3080735.1440'
1/2" IRON ROD FOUND
1" IRON PIPE FOUND GRID N: 10171747.7100' GRID E: 3080765.0410'
TxDOT TYPE 2 MONUMENT FOUND
T.B.M. # 63 MAG NAIL SET IN SIDEWALK ELEVATION: 974.02'
B.M. # B "X" SCRIBED ON HEADWALL OF DRAINAGE STRUCTURE ELEVATION: 973.37'
(VOL. 1719, PAGE 168) O.P.R.W.C.T.
(N86° 07' 30"W 300.00')
S88° 20' 42"E 299.87'
N01° 37' 29"E 255.53'
(S03° 52' 34"W 250.00')
S01° 36' 51"W 255.69'
(N03° 52' 30"E 250.00')
S01° 35' 24"W 135.33'
S88° 22' 54"W 99.71'
99.90'
N88° 22' 20"W 123.37'
N88° 22' 20"W 122.57'
N88° 22' 31"W 120.00'
S87° 31' 31"W 203.37'
N56° 45' 54"W 241.76'
N73° 00' 08"W 76.04'
N56° 23' 14"W 75.90'
N80° 35' 14"E 612.60'
S80° 35' 14"W 614.70'
545.98'
281.48'
S69° 18' 41"W 236.80'
S20° 25' 35"E 403.42'
N69° 36' 49"E 109.86'
N69° 36' 49"E 180.27'
S69° 36' 49"W 645.70'
S69° 36' 49"W 210.05'
S66° 57' 06"W 49.36'
N52° 30' 18"W 192.83'
N56° 45' 54"W 274.35'
S75° 06' 02"W 71.23'
S64° 58' 49"W 71.69'
S00° 12' 27"E 52.78'
S82° 01' 08"E 151.37'
N05° 28' 54"W 151.73'
N21° 39' 44"W 182.47'
N21° 39' 44"W 220.65'
N21° 39' 44"W 274.35'
N21° 39' 44"W 385.53'
N21° 39' 44"W 380.85'
N21° 39' 44"W 384.41'
S21° 39' 44"E 118.92'
S21° 39' 44"E 119.20'
N20° 23' 11"W 125.19'
N20° 23' 11"W 106.92'
N20° 23' 11"W 140.01'
N20° 23' 11"W 123.40'
N20° 23' 11"W 126.64'
N20° 23' 11"W 125.88'
N20° 23' 11"W 126.14'
N20° 23' 11"W 126.39'
N20° 23' 11"W 126.64'
N20° 23' 11"W 126.88'
N20° 23' 11"W 127.13'
N20° 23' 11"W 127.38'
N20° 23' 11"W 127.63'
N20° 23' 11"W 127.87'
N20° 23' 11"W 128.12'
N20° 23' 11"W 128.37'
N20° 23' 11"W 128.62'
N20° 23' 11"W 128.86'
N20° 23' 11"W 129.11'
N20° 23' 11"W 129.36'
N20° 23' 11"W 129.61'
N20° 23' 11"W 129.85'
N20° 23' 11"W 130.10'
N20° 23' 11"W 130.35'
N20° 23' 11"W 130.60'
N20° 23' 11"W 130.84'
N20° 23' 11"W 131.09'
N20° 23' 11"W 131.34'
N20° 23' 11"W 131.59'
N20° 23' 11"W 131.83'
N20° 23' 11"W 132.08'
N20° 23' 11"W 132.33'
N20° 23' 11"W 132.58'
N20° 23' 11"W 132.82'
N20° 23' 11"W 133.07'
N20° 23' 11"W 133.32'
N20° 23' 11"W 133.57'
N20° 23' 11"W 133.81'
N20° 23' 11"W 134.06'
N20° 23' 11"W 134.31'
N20° 23' 11"W 134.56'
N20° 23' 11"W 134.80'
N20° 23' 11"W 135.05'
N20° 23' 11"W 135.30'
N69° 37' 37"W 1308.99'
(N69° 37' 37"W 1310.30')
N69° 36' 49"E 66.21'
N69° 36' 49"E 55.35'
N69° 36' 49"E 54.53'
N69° 36' 49"E 55.58'
N69° 36' 49"E 40.51'
N69° 36' 49"E 94.69'
N69° 36' 49"E 78.01'
N69° 36' 49"E 85.58'
N69° 36' 49"E 119.93'
N68° 20' 16"E 120.00'
N68° 20' 16"E 251.00'
N68° 20' 16"E 230.00'
N68° 20' 16"E 210.00'
N68° 20' 16"W 120.00'
N68° 20' 16"W 251.00'
N68° 20' 16"W 105.00'
N68° 20' 16"W 102.69'
N68° 20' 16"W 104.69'
N68° 20' 16"W 105.36'
N68° 20' 16"W 97.47'
S68° 20' 16"W 120.00'
S68° 20' 16"W 251.00'
S68° 20' 16"W 230.00'
S68° 20' 16"W 210.00'
S68° 20' 16"W 105.00'
S68° 20' 16"W 102.69'
S68° 20' 16"W 104.69'
S68° 20' 16"W 105.36'
S68° 20' 16"W 97.47'
S21° 39' 44"E 120.00'
S21° 39' 44"E 105.00'
S21° 39' 44"E 102.69'
S21° 39' 44"E 104.69'
S21° 39' 44"E 105.36'
S21° 39' 44"E

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.)
TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168,
LOCATED IN WILLIAMSON COUNTY, TEXAS.)

SCALE: 1" = 60'

0 60 120 Feet

N

W E

S

FLOOD ZONE "REGULATORY FLOODWAY"

LOT 38 BLOCK D -DETENTION POND LOT-

LOT 3 BLOCK 1.016 AC (± 44,245 S -DRAINAGE/PAR

LOT 36 BLOCK A -HOA LANDSCAPE LOT-

LOT 16 BLOCK B -HOA DRAINAGE/PARKLAND LOT-

LOT 35 BLOCK A -HOA DRAINAGE/PARKLAND LOT-

LOT 1A BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 2 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 2A BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 3 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 4 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 5 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 6 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 7 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 8 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 16 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 17 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 18 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 19 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 20 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 21 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 22 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 23 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 24 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 25 TIMBERLINE WEST SECTION 2 (CAB. B, SLIDE 319) P.R.W.C.T.

LOT 26 TIMBERLINE WEST SECTION 2

COUNTY CORK LANE (50' RIGHT-OF-WAY WIDTH)

KASHMIR DRIVE (50' RIGHT-OF-WAY WIDTH)

MACHAB LANE (50' RIGHT-OF-WAY WIDTH)

GOWEN DRIVE (50' RIGHT-OF-WAY WIDTH)

ERIN CIRCLE (50' RIGHT-OF-WAY WIDTH)

OSAGE DRIVE (50' RIGHT-OF-WAY WIDTH)

PHASE I

PHASE II

FEMA (CURRENT 100-YR FLOODPLAIN)

FLOOD ZONE "AE"

FLOOD ZONE "X" (UNSHADED)

2.5' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)

10' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)

15' PUBLIC UTILITY EASEMENT (VOL. 813, PAGE 590) D.R.W.C.T.

PROPOSED SIDEWALK

1/2" IRON ROD FOUND

1/2" IRON ROD FOUND GRID N: 10171203.0000' GRID E: 3079318.4050'

R=59.99'

R=60.00'

LOT 36, BLOCK A (HOA LANDSCAPE LOT)

APPROVAL

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: CYPRESS MEADOWS
CLIENT: MMK VENTURES, LLC
DATE: 05/27/2023
SCALE: 1" = 60'
BY: rc/cmb
SHEET 05 of 09

REVISIONS

REV	DATE	DESCRIPTION	INT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: FINAL PLAT SHEET 5 OF 9

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 8 of 116
REV 0

V:\PLATS\HOME\CAD\10 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\CAD\10 COVER & GENERAL NOTES

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.) TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168, LOCATED IN WILLIAMSON COUNTY, TEXAS.)

SCALE: 1" = 60'

0 60 120 Feet

N W E S

HERNANDO'S LOOP (40' RIGHT-OF-WAY WIDTH) (BY THIS PLAT)

HERNANDO'S LOOP (40' RIGHT-OF-WAY WIDTH) N41° 08' 53"W 157.11' (S39° 26'E 182.30')

LOT 24 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.

LOT 22 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.

LOT 18 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.

LOT 17 HERNANDO'S HIDEAWAY (CAB. B, SLIDE 68) P.R.W.C.T.

(S72° 30'W 986.40') N70° 28' 32"E 986.40'

575.76' S70° 28' 32"W 795.17'

49.53' 39.12' 1/2" IRON ROD FOUND 1/2" IRON ROD FOUND IN CONCRETE

PROPOSED SIDEWALK

LOT 15, BLOCK B PHASE II

LOT 15 BLOCK B -HOA LOT-

LOT 14 BLOCK B -HOA LANDSCAPE LOT-

LOT 12 BLOCK D

LOT 13 BLOCK D

LOT 14 BLOCK D

LOT 15 BLOCK D

LOT 16 BLOCK D

LOT 17 BLOCK D

LOT 18 BLOCK D

FLOOD ZONE "X" (UNSHADED)

ATLAS 14 (PROPOSED 100-YR FLOODPLAIN)

LOT 37 BLOCK D -HOA DRAINAGE/PARKLAND LOT-

PHASE I

10' PUBLIC UTILITY EASEMENT (BY THIS PLAT)

KASHMIR COVE (50' RIGHT-OF-WAY WIDTH) N72° 28' 54"E 142.41'

S72° 28' 54"W 142.41'

S17° 31' 06"E 50.00'

KASHMIR DRIVE (50' RIGHT-OF-WAY WIDTH) N17° 31' 06"W 1800.00' S17° 31' 06"E 1800.00'

20' FRONT BUILDING SETBACK (TYP.)

15' REAR BUILDING SETBACK (TYP.)

(S72° 30'W 411.70') S70° 28' 32"W 410.64'

703.21'

LOT 20 BLOCK A

LOT 21 BLOCK A

1.520 ACRE WATER & WASTEWATER EASEMENT (DOC. No. 2009067400) O.P.R.W.C.T.

1/2" IRON ROD FOUND GRID N: 10172380.7205' GRID E: 3078874.4710'

(N71° 51'E 124.96') S69° 34' 51"W 124.96'

LOT 10 BLOCK B

LOT 11 BLOCK B

LOT 12 BLOCK B

LOT 13 BLOCK B

LOT 9 BLOCK B

LOT 8 BLOCK B

LOT 7 BLOCK B

LOT 6 BLOCK B

LOT 5 BLOCK B

LOT 4 BLOCK B

LOT 3 BLOCK B

LOT 2 BLOCK B

LOT 1 BLOCK B

2.5' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)

LOT 16 BLOCK B -HOA DRAINAGE/PARKLAND LOT-

FLOOD ZONE "AE"

FLOOD ZONE "REGULATORY FLOODWAY"

FEMA (CURRENT 100-YR FLOODPLAIN)

PROPOSED SIDEWALK R=60.00'

LOT 22 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 23 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 24 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 25 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 26 BLOCK A COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 1A BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 1 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

LOT 2 BLOCK M COUNTY GLEN SECTION THREE (CAB. D, SLIDE 176) P.R.W.C.T.

ISLE DRIVE (50' RIGHT-OF-WAY WIDTH)

COUNTY CORK LANE (50' RIGHT-OF-WAY WIDTH)

LOT 35 BLOCK A -HOA DRAINAGE/PARKLAND LOT-

LOT 34 BLOCK A

LOT 33 BLOCK A

LOT 32 BLOCK A

LOT 31 BLOCK A

LOT 30 BLOCK A

LOT 29

LOT 23 BLOCK A

LOT 22 BLOCK A

LOT 21 BLOCK A

MACNAB LANE (50' RIGHT-OF-WAY WIDTH) N21° 39' 44"W 380.85'

LOT 38 BLOCK D -DETENTION POND LOT-

LOT 11 BLOCK C

LOT 10 BLOCK C

LOT 9 BLOCK C

LOT 8 BLOCK C

LOT 7 BLOCK C

LOT 6 BLOCK C

LOT 5 BLOCK C

LOT 4 BLOCK C

LOT 3 BLOCK C

LOT 11 BLOCK D

LOT 10 BLOCK D

LOT 9 BLOCK D

LOT 8 BLOCK D

LOT 7 BLOCK D

LOT 6 BLOCK D

LOT 5 BLOCK D

LOT 4 BLOCK D

PROPOSED SIDEWALK

10' PUBLIC UTILITY EASEMENT (TYP.) (BY THIS PLAT)

FLOOD ZONE "A" (SHADED)

FLOOD ZONE "AE"

FLOOD ZONE "X" (UNSHADED)

FLOOD ZONE "REGULATORY FLOODWAY"

ATLAS 14 (PROPOSED 100-YR FLOODPLAIN)

FEMA (CURRENT 100-YR FLOODPLAIN)

PHASE I

PHASE II

APPROVAL

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: CYPRESS MEADOWS

CLIENT: MMK VENTURES, LLC

DATE: 05/30/2023

SCALE: 1" = 60'

BY: rc/cmb

SHEET 06 of 09

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS WILLIAM BUZZELLI 133535 LICENSED PROFESSIONAL ENGINEER 5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES

CHK BY: W BUZZELLI

CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS

PROJECT

APPLICANT: MMK VENTURES, LLC. 2307 W. PARMER LN. AUSTIN, TX 78727

TITLE: FINAL PLAT SHEET 6 OF 9

PROJECT NO. 24010

DATE MAY 1, 2024

SHEET # 9 of 116

REV 0

P:\PROJECTS\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 COVER 8 GENERAL NOTES

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.)
TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168,
LOCATED IN WILLIAMSON COUNTY, TEXAS.)

CITY OF LEANDER GENERAL PLAT NOTES:

1). THIS SUBDIVISION IS WHOLLY CONSTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

2). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

3). A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4). NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

5). PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

6). ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

7). IN ADDITION TO THE EASEMENT(s) SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2-1/2) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

8). PORTIONS OF THE SUBJECT TRACT CURRENTLY FALL WITHIN THE FLOOD HAZARD ZONE(s) "X" (SHADED AND UNSHADED) AND "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF LEANDER, DEVELOPED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED DECEMBER 20, 2019 UNDER PANEL MAP No. 48491C0461F AND 48491C04262F, AND IS FURTHER AFFECTED BY LOMR 11-06-0027P, EFFECTIVE MAY 3, 2013.

- ZONE "X" UNSHADED : (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVELS).
- ZONE "X" SHADED: (AREAS DETERMINED TO HAVE OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF: 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE).
- ZONE "AE" : (AREAS WHERE THE BASE FLOOD ELEVATIONS ARE DETERMINED).

9). BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.

10). SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GOWEN DRIVE, MACNAB LANE, KASHMIR DRIVE, KASHMIR COVE, NOOTKA COVE, COUNTY CORK LANE, AND THE SUBDIVISION SIDE OF HERNANDO'S LOOP AND HIGHWAY 183. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

11). ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

12). THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON _____.

13), ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN LOT 35, BLOCK D, OF THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

14). AT THE TIME OF SITE DEVELOPMENT PERMIT FOR LOT 35, BLOCK D, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA).

15). NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.

16). THE HOME OWNERS ASSOCIATION (HOA) SHALL OWN AND MAINTAIN THE FOLLOWING LOT(s) 35 - 36, BLOCK A; LOT(s) 10, 14, AND 15, BLOCK B; LOT 33, 34, 36, AND 37, BLOCK D.

17). THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, UNDER DOCUMENT No. _____.

18). THE HOA SHALL MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

19). THE HOA SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

20). FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 36, BLOCK A, AND LOT 14, BLOCK B, TWO (2) SHADED TREES (TWO (2) INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE (5) GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX (6) FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE (3) FEET WITHIN TWENTY-FIVE (25) FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (e.g. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

WILLIAMSON COUNTY GENERAL PLAT NOTES:

1). RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

2). THE LANDOWNER ASSUMES ALL RISK ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONDSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

3). MAINTENANCE RESPONSINILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

4). WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF LEANDER.

5). ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

6). MAXIMUM OF _____% IMPRERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.

7). DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVED THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

8). THE MINIMUM FINISHED FLOOR ELEVATION (FFE) SHALL BE AT LEAST ONE (1) FOOT ABOVE THE ADJACENT FINISHED GRADE AND BASE FLOOD ELEVATION (BFE). EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATINOAL VEHICHLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE THE BFE.

9). THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDETIFICATION SIGNS, WATER QUALITY FEATURES, ETC., PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.

10). A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK/LOTS _____ AND _____ PRIOR TO ANY CONSTRUCTINO OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

11). THE MINIMUM FINISHED FLOOR ELEVATTIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY _____, DATED _____.

12). FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTINO OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

SURVEY PLAT NOTES:

1). HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369).

2). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12b.

3). GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.

4). THIS PLAT WAS PREPARED WITH THE BENIFIT OF A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED SEPTEMBER 10, 2021, UNDER FILE No. 1405188.

BENCHMARK NOTE:

B.M. # A (OFF-SITE)

DESCRIPTION: A SQUARE CUT/CHISELED IN THE CONCRTE BEHIND THE BACK OF RIBBON CURB AT THE POINT OF CURVATURE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HERNANDO'S LOOP, HAVING A 40' RIGHT-OF-WAY WIDTH, SAME BEING THE NORHEASTERLY CORNER OF THE CONCRETE APRON FOR A DRAINAGE STRUCTURE. (± 29' NORTH OF THE SOUTHEASTERLY CORNER OF LOT 40, HERNANDO'S WAY, AND ± 9' EAST OF THE WESTERLY LOT LINE OF SAID LOT 40).

GRID COORDINATES: NORTHING = 10172943.8396, EASTING = 3080375.70

ELEVATION = 983.52'

B.M. # B (ON-SITE)

DESCRIPTION: AN "X" SCRIBED ON THE TOP OF THE EASTERLY MOST SIDE OF AN EXISTING 3'X6.5' CULVERT HEADWALL, LOCATED WITHIN THE PROPOSED LOT 33, BLOCK D, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 183, HAVING A VARIBALE RIGHT-OF-WAY WIDTH (± 27' WEST OF THE COMMON DIVIDING LINE OF SAID LOT 33, BLOCK D, AND HIGHWAY 183, AND ± 136' NORTHWEST OF THE SOUTHEASTERLY MOST CORNER OF THE OVERALL SUBJECT TRACT).

GRID COORDINATES: NORTHING = 10171873.7670, EASTING = 3080714.1710

ELEVATION = 973.37'

LEGAL DESCRIPTION:

A DESCRIPTION OF A 44.035 ACRE (APPROX. 1,918,158 SQ. FT.) TRACT OF LAND, SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS A CALLED 44.035 ACRE TRACT OF LAND IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO MMK VENTURES, LLC., DATED MAY 20, 2021 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2021076957 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 44.035 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE NORTHERLY MOST CORNER OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND AND THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY LOT CORNER OF LOT 2, D.M.R. #1 SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT NO. 2013035158 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE A POINT ALONG THE SOUTHWESTERLY LOT LINE OF LOT 1, D.M.R. #2 SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT NO. 2013067649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FROM WHICH A FOUND ½-INCH IRON ROD BEARS SOUTH 76° 20' 47" EAST, A DISTANCE OF 306.49 FEET FOR THE COMMON EASTERLY CORNER OF SAID LOT(S) 1 AND 2, SAME BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 183, HAVING A 100-FOOT RIGHT-OF-WAY WIDTH;

THENCE SOUTH 01° 38' 13" WEST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE WESTERLY COMMON LOT LINE OF LOT(S) 1 AND 2 OF THE AFORESAID D.M.R. #1 SUBDIVISION, A DISTANCE OF **313.89 FEET** TO A FOUND ½-INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1, SAME BEING THE NORTHEASTERLY CORNER OF LOT 2, ELDORADO VILLAGE LOT 2, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT NO. 2001020347 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 01° 40' 41" WEST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE AFORESAID LOT 2, ELDORADO VILLAGE LOT 2, A DISTANCE OF **99.96 FEET** TO A FOUND ½-INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A, OF THE DENTON SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT NO. 2001025350 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE AFORESAID LOT 1, BLOCK A, DENTON SUBDIVISION, TRAVERSING ALONG THE NORTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1). **SOUTH 01° 36' 51" WEST**, A DISTANCE OF **255.69 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED "5043" FOR AN ELL-CORNER OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND, SAME BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK A;

2). **SOUTH 88° 20' 42" EAST**, A DISTANCE OF **299.87 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED "5043" FOR THE EASTERLY MOST, NORTHEASTERLY CORNER OF THE HEREON, DESCRIBED 44.035 ACRE AND THE SAID 44.035 ACRE TRACT(S) OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK A, AND A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID US HIGHWAY 183;

THENCE WITH THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID US HIGHWAY 183, TRAVERSING ALONG THE EASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1). **SOUTH 01° 35' 24" WEST**, A DISTANCE OF **135.33 FEET** TO A FOUND TYPE II TXDOT RIGHT-OF-WAY MONUMENT, FOR A POINT OF CURVATURE ALONG THE COMMON DIVIDING LINE;

2). WITH A CURVE TO THE LEFT, HAVING AN **ARC LENGTH** OF **325.08 FEET**, A **RADIUS** OF **1196.30 FEET**, A **DELTA ANGLE** OF **15° 34' 10"** AND A **CHORD** WHICH BEARS **SOUTH 05° 57' 37" EAST**, A **DISTANCE** OF **324.08 FEET** TO A FOUND 1-INCH IRON PIPE FOR THE SOUTHEASTERLY CORNER OF THE HEREON, DESCRIBED 44.035 ACRE AND THE SAID 44.035 ACRE TRACT(S) OF LAND, SAME BEING THE NORTHEASTERLY CORNER OF A CALLED 2.075 ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 386, PAGE 291 AND VOLUME 392, PAGE 639 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 69° 18' 41" WEST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE AFORESAID 2.075 ACRE TRACT OF LAND, A DISTANCE OF **236.80 FEET** TO A FOUND ½-INCH IRON ROD FOR A POINT OF ANGLE ALONG THE SOUTHERLY LINE OF THE HEREON, DESCRIBED 44.035 ACRE, SAME BEING THE NORTHWESTERLY CORNER OF SAID 2.075 ACRE TRACT OF LAND, SAME BEING THE NORTHEASTERLY CORNER OF LOT 14, OF THE RESUBDIVISION OF LOT(S) 13 AND 14 TIMBERLINE WEST SECTION 2, A SUBDIVISION APPEARING OF RECORD IN CABINET H, SLIDE 353 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 69° 22' 37" WEST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE AFORESAID LOT 14, A DISTANCE OF 116.63 FEET TO A CALCULATED POINT FOR THE NORTHWESTERLY CORNER OF SAID LOT 14, SAME BEING THE NORTHEASTERLY CORNER OF LOT 15, TIMBERLINE WEST SECTION 2, A SUBDIVISION APPEARING OF RECORD IN CABINET B, SLIDE 319 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THENCE CONTINUING AN ADDITIONAL DISTANCE OF 1192.36 FEET ALONG THE COMMON NORTHERLY LINE OF LOT(S) 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, OF SAID TIMBERLINE WEST SECTION 2, FOR A TOTAL DISTANCE OF **1308.99 FEET** TO A FOUND ½-INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF THE HEREON, DESCRIBED 44.035 ACRE AND THE SAID 44.035 ACRE TRACT(S) OF LAND, SAME BEING THE NORTHWESTERLY CORNER OF SAID LOT 25, SAME BEING A POINT ALONG THE NORTHEASTERLY LOT LINE OF LOT 26, OF SAID TIMBERLINE WEST SECTION 2;

THENCE NORTH 20° 58' 52" WEST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE AFORESAID LOT 26, A DISTANCE OF **7.07 FEET** TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEASTERLY CORNER OF SAID LOT 26, SAME BEING THE COMMON SOUTHERLY CORNER OF LOT(S) 6 AND 7, BLOCK M, OF THE COUNTY GLEN SECTION THREE, A SUBDIVISION APPEARING OF RECORD IN CABINET D, SLIDE 176 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 20° 04' 08" WEST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 43.989 ACRE AND THE EASTERLY LOT LINES OF LOT(S) 6 AND 5, BLOCK M, OF THE AFORESAID COUNTY GLEN SECTION THREE, A DISTANCE OF **356.04 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR AN ANGLE POINT ALONG THE SOUTHWESTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND, SAME BEING THE COMMON INTERSECTING CORNER OF LOT(S) 5, 4 AND 3, BLOCK M OF SAID COUNTY GLEN SECTION THREE;

THENCE NORTH 19° 55' 09" WEST, CONTINUING ALONG THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND, SAME BEING THE NORTHEASTERLY COMMON LINE OF LOT(S) 3, 2A AND 2, BLOCK M, OF THE AFORESAID COUNTY GLEN SECTION THREE, A DISTANCE OF **240.97 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR AN ANGLE POINT ALONG THE WESTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND, SAME BEING THE COMMON DIVIDING CORNER OF SAID LOT 2 AND LOT 1A, BLOCK M OF SAID COUNTY GLEN;

THENCE NORTH 20° 53' 09" WEST, CONTINUING ALONG THE SOUTHWESTERLY PROPERTY LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND, SAME BEING THE NORTHEASTERLY LOT LINE OF AFORESAID LOT 1A, A DISTANCE OF 124.68 FEET TO A CALCULATED POINT FOR THE SOUTHEASTERLY RIGHT-OF-WAY CORNER OF THE TERMINUS OF COUNTY CORK LANE, HAVING A 50-FOOT RIGHT-OF-WAY WIDTH, SAME BEING THE NORTHEASTERLY LOT CORNER OF SAID LOT 1A, THENCE CONTINUING AN ADDITIONAL DISTANCE OF 50.05 FEET TO A CALCULATED POINT FOR THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF THE SAID TERMINUS OF COUNTY CORK LANE, SAME BEING THE SOUTHEASTERLY LOT CORNER OF LOT 26, BLOCK A, OF THE AFORESAID COUNTY GLEN SECTION THREE, THENCE CONTINUING AN ADDITIONAL DISTANCE OF 105.39 FEET, FOR A TOTAL DISTANCE OF **280.12 FEET** FOR A POINT OF ANGLE ALONG THE COMMON DIVIDING LINE OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND AND SAID LOT 26, BLOCK A;

THENCE NORTH 21° 30' 09" WEST, CONTINUING ALONG THE SOUTHWESTERLY PROPERTY LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND, SAME BEING THE COMMON EASTERLY LOT LINE OF LOT(S) 26, 24, 23, 22 AND 21, BLOCK A, OF THE AFORESAID COUNTY GLEN SECTION THREE, A DISTANCE OF **374.49 FEET** TO A FOUND ½-INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF THE HEREON, DESCRIBED 44.035 ACRE AND THE SAID 44.035 ACRE TRACT(S) OF LAND, SAME BEING THE COMMON EASTERLY DIVIDING LOT CORNER OF SAID LOT 21 AND LOT 20, BLOCK A, AND THE SOUTHEASTERLY CORNER OF LOT 17, HERNANDO'S SUBDIVISION, A SUBDIVISION APPEARING OF RECORD IN CABINET B, SLIDE 68 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 70° 28' 32" EAST, ALONG THE NORTHWESTERLY PROPERTY LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY LOT LINE OF THE AFORESAID LOT 17, HERNANDO'S SUBDIVISION, A DISTANCE OF 410.64 FEET TO A FOUND ½-INCH IRON ROD IN CONCRETE FOR THE SOUTHEASTERLY CORNER OF SAID LOT 17, SAME BEING A POINT OF ANGLE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HERNANDO'S LOOP, HAVING A 40-FOOT RIGHT-OF-WAY WIDTH, THENCE CONTINUING AN ADDITIONAL 575.76 FEET, FOR A TOTAL DISTANCE OF **986.40 FEET** TO A FOUND ½-INCH IRON ROD, FOR A POINT OF ANGLE ALONG SAID COMMON LINE;

THENCE CONTINUING ALONG THE NORTHWESTERLY PROPERTY LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID HERNANDO'S LOOP, TRAVERSING ALONG THE NORTHWESTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1). **NORTH 82° 00' 13" EAST**, A DISTANCE OF **100.04 FEET** TO A FOUND ½-INCH IRON ROD;

2). **NORTH 72° 39' 05" EAST**, A DISTANCE OF **552.50 FEET** TO A FOUND ½-INCH IRON FOR THE NORTHERLY MOST CORNER OF THE HEREON, DESCRIBED 44.035 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY RIGHT-OF-WAY CORNER OF SAID HERNANDO'S LOOP, SAME BEING THE SOUTHWESTERLY LOT CORNER OF THE AFORESAID LOT 1, D.M.R. # 2 SUBDIVISION;

THENCE SOUTH 76° 20' 47" EAST, ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED 44.035 ACRE TRACT OF LAND AND THE AFORESAID LOT 1, OF THE D.M.R. #2 SUBDIVISION, A DISTANCE OF **24.61 FEET** TO THE **POINT OF BEGINNING**, CONTAINING THE HEREON, DESCRIBED 44.035 ACRE (APPROX. 1,918,158 SQ. FT.) TRACT OF LAND, MORE OR LESS.

APPROVAL

EAGLE EYE CONSTRUCTION & LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: CYPRESS MEADOWS
CLIENT: MMK VENTURES, LLC
DATE: 05/30/2023
SCALE: N/A
BY: rc/cmb
SHEET 07 of 09

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: FINAL PLAT SHEET 7 OF 9

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 10 of 116
REV 0

CYPRUS MEADOWS CONSTRUCTION PLANS

(__) = Record

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	325.08'	1196.30'	15°34'09"	S5° 57' 37"E	324.08'
(C1)	(325.23')	(1196.30')	N/A	(S5° 59' 59"E)	(324.23')
C2	114.27'	1196.30'	5°28'22"	S0° 54' 43"E	114.22'
C3	145.54'	1196.30'	6°58'13"	S7° 08' 01"E	145.45'
C4	50.05'	1196.30'	2°23'49"	S11° 49' 02"E	50.04'
C5	15.23'	1196.30'	0°43'45"	S13° 22' 49"E	15.23'
C6	75.82'	219.91'	19°45'12"	S82° 01' 07"E	75.44'
C7	103.51'	685.00'	8°39'28"	N9° 36' 42"W	103.41'
C8	16.77'	685.00'	1°24'10"	N13° 14' 21"W	16.77'
C9	56.29'	325.00'	9°55'23"	N75° 37' 33"E	56.22'
C10	52.67'	275.00'	10°58'25"	S75° 06' 02"W	52.59'
C11	23.23'	15.00'	88°43'27"	S66° 01' 28"E	20.98'
C12	23.90'	15.00'	91°16'33"	S23° 58' 32"W	21.45'
C13	23.23'	15.00'	88°43'27"	N66° 01' 28"W	20.98'
C14	23.90'	15.00'	91°16'33"	N23° 58' 32"E	21.45'
C15	15.12'	15.00'	57°46'09"	S40° 43' 45"W	14.49'
C16	213.90'	60.00'	204°15'44"	N66° 01' 28"W	117.32'
C17	15.12'	15.00'	57°46'09"	N7° 13' 20"E	14.49'
C18	15.12'	15.00'	57°46'09"	N50° 32' 49"W	14.49'
C19	309.49'	60.00'	295°32'17"	N68° 20' 16"E	64.00'
C20	15.12'	15.00'	57°46'09"	S7° 13' 20"W	14.49'
C21	38.71'	25.00'	88°43'27"	S66° 01' 28"E	34.96'
C22	11.17'	60.00'	10°40'08"	N17° 10' 44"E	11.16'
C23	81.96'	60.00'	78°15'43"	N61° 38' 39"E	75.73'
C24	40.00'	60.00'	38°11'50"	S60° 07' 34"E	39.26'
C25	37.66'	60.00'	35°57'36"	S23° 02' 51"E	37.04'
C26	43.12'	60.00'	41°10'28"	S15° 31' 10"W	42.20'
C27	37.59'	60.00'	35°53'54"	S61° 28' 56"E	36.98'
C28	57.07'	60.00'	54°29'38"	S16° 17' 10"E	54.94'
C29	40.74'	60.00'	38°54'10"	S30° 24' 44"W	39.96'
C30	40.04'	60.00'	38°14'09"	S68° 58' 54"W	39.30'
C31	45.02'	60.00'	42°59'24"	N70° 24' 20"W	43.97'
C32	89.03'	60.00'	85°01'02"	N6° 24' 07"W	81.08'
C33	9.05'	15.00'	34°33'43"	S18° 49' 33"W	8.91'
C34	6.14'	15.00'	23°26'30"	S9° 56' 29"E	6.09'
C35	23.56'	15.00'	90°00'00"	N23° 20' 16"E	21.21'
C36	20.90'	15.00'	79°50'10"	N61° 34' 49"W	19.25'
C37	23.56'	15.00'	90°00'00"	S66° 39' 44"E	21.21'
C38	23.56'	15.00'	90°00'00"	N23° 20' 16"E	21.21'
C39	128.34'	325.00'	22°37'30"	S89° 48' 51"W	127.50'
C40	140.26'	275.00'	29°13'26"	S86° 30' 52"W	138.75'
C41	165.77'	325.00'	29°13'26"	N86° 30' 52"E	163.98'
C42	157.38'	275.00'	32°47'20"	N84° 43' 56"E	155.24'
C43	103.92'	325.00'	18°19'13"	N87° 39' 42"E	103.48'
C44	24.42'	325.00'	4°18'16"	S81° 01' 33"E	24.41'
C45	58.38'	275.00'	12°09'47"	N84° 57' 18"W	58.27'
C46	81.89'	275.00'	17°03'39"	N80° 25' 59"E	81.58'
C47	151.38'	275.00'	31°32'20"	S85° 21' 25"W	149.47'
C48	6.00'	275.00'	1°14'29"	S68° 57' 45"W	6.00'
C49	41.59'	575.00'	4°08'38"	S19° 35' 25"E	41.58'
C50	45.20'	625.00'	4°08'38"	N19° 35' 25"W	45.19'
C51	23.56'	15.00'	90°00'00"	N62° 31' 06"W	21.21'
C52	116.09'	275.00'	24°11'11"	S60° 23' 18"W	115.23'
C53	125.81'	325.00'	22°10'49"	S59° 23' 07"W	125.03'
C54	22.56'	15.00'	86°10'39"	S27° 23' 12"W	20.49'
C55	278.74'	60.00'	266°10'39"	N62° 36' 48"W	87.64'
C56	106.46'	275.00'	22°10'49"	N59° 23' 07"E	105.79'
C57	137.19'	325.00'	24°11'11"	N60° 23' 18"E	136.18'

(__) = Record

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	23.56'	15.00'	90°00'00"	N27° 28' 54"E	21.21'
C59	24.09'	15.00'	92°00'22"	N63° 31' 17"W	21.58'
C60	23.04'	15.00'	87°59'38"	S26° 28' 43"W	20.84'
C61	5.83'	325.00'	1°01'41"	N48° 48' 33"E	5.83'
C62	56.97'	325.00'	10°02'35"	N54° 20' 41"E	56.89'
C63	57.73'	325.00'	10°10'37"	N64° 27' 17"E	57.65'
C64	5.29'	325.00'	0°55'56"	N70° 00' 33"E	5.29'
C65	33.96'	60.00'	32°25'36"	N0° 30' 41"E	33.51'
C66	148.46'	60.00'	141°46'23"	N87° 36' 40"E	113.38'
C67	96.32'	60.00'	91°58'40"	S24° 29' 11"W	86.30'
C68	50.12'	275.00'	10°26'33"	S65° 15' 15"W	50.05'
C69	56.34'	275.00'	11°44'16"	S54° 09' 51"W	56.24'
C70	5.62'	15.00'	21°28'39"	S28° 15' 26"E	5.59'
C71	18.46'	15.00'	70°31'44"	S74° 15' 37"E	17.32'
C72	23.56'	15.00'	90°00'36"	N62° 20' 37"W	21.22'
C73	23.56'	15.00'	89°59'24"	S27° 39' 23"W	21.21'
C74	107.58'	325.00'	18°57'59"	S7° 51' 20"E	107.09'
C75	91.03'	275.00'	18°57'59"	N7° 51' 20"W	90.62'
C76	22.87'	15.00'	87°20'33"	S42° 06' 05"E	20.72'
C77	278.42'	60.00'	265°52'13"	S48° 41' 29"W	87.86'
C78	7.32'	325.00'	1°17'28"	S16° 41' 35"E	7.32'
C79	60.49'	325.00'	10°39'52"	S10° 42' 55"E	60.40'
C80	39.77'	325.00'	7°00'39"	S1° 52' 40"E	39.74'
C81	83.70'	275.00'	17°26'19"	S7° 05' 30"E	83.38'
C82	7.33'	275.00'	1°31'40"	S16° 34' 29"E	7.33'
C83	81.33'	60.00'	77°38'17"	N37° 11' 53"W	75.25'
C84	45.65'	60.00'	43°35'47"	N23° 25' 33"E	44.56'
C85	58.68'	60.00'	56°02'13"	N73° 14' 34"E	56.37'
C86	27.33'	60.00'	26°05'59"	S65° 41' 20"E	27.10'
C87	36.62'	60.00'	34°58'14"	S35° 09' 14"E	36.06'
C88	20.21'	60.00'	19°17'43"	S8° 01' 16"E	20.11'
C89	86.74'	685.00'	7°15'18"	N8° 54' 37"W	86.68'
C90	8.60'	60.00'	8°12'44"	N80° 11' 07"W	8.59'
C91	56.29'	325.00'	9°55'23"	S75° 37' 33"W	56.22'
C92	5.96'	325.00'	1°03'02"	S70° 08' 20"W	5.96'

(__) = Record

Line Table

Line #	Length	Direction
L1	7.07'	N20° 58' 52"W
(L1)	(7.07')	(S18° 20'E)
L2	24.61'	S76° 20' 47"E
(L2)	(24.51')	(S76° 22' 09"E)
L3	11.48'	N17° 20' 55"W
L4	12.34'	N73° 45' 05"E
L5	12.56'	S88° 20' 42"E
L6	25.38'	S1° 36' 51"W
L7	49.92'	S88° 23' 09"E
L8	8.98'	S44° 46' 33"E
L9	38.34'	N37° 21' 39"E
L10	53.82'	S26° 40' 37"E
L11	42.37'	S73° 56' 49"E
L12	56.71'	N85° 51' 29"E
L13	43.84'	N6° 15' 04"W
L14	39.37'	S17° 31' 06"E
L15	50.94'	N48° 17' 43"E
L16	56.81'	S48° 17' 43"W
L17	61.95'	S78° 52' 25"E
L18	61.95'	N78° 52' 25"W
L19	10.76'	N41° 08' 53"W
L20	20.00'	N68° 29' 51"E
L21	5.41'	N80° 35' 14"E
L22	12.94'	N69° 36' 49"E

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.)
TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168,
LOCATED IN WILLIAMSON COUNTY, TEXAS.)

BLOCK A LOT TABLE

LOT	ACREAGE	SQUARE FEET	USE
1	0.169	± 7,342	SINGLE-FAMILY RESIDENTIAL
2	0.170	± 7,401	SINGLE-FAMILY RESIDENTIAL
3	0.173	± 7,516	SINGLE-FAMILY RESIDENTIAL
4	0.173	± 7,531	SINGLE-FAMILY RESIDENTIAL
5	0.173	± 7,546	SINGLE-FAMILY RESIDENTIAL
6	0.174	± 7,561	SINGLE-FAMILY RESIDENTIAL
7	0.174	± 7,756	SINGLE-FAMILY RESIDENTIAL
8	0.174	± 7,591	SINGLE-FAMILY RESIDENTIAL
9	0.175	± 7,605	SINGLE-FAMILY RESIDENTIAL
10	0.175	± 7,620	SINGLE-FAMILY RESIDENTIAL
11	0.175	± 7,635	SINGLE-FAMILY RESIDENTIAL
12	0.176	± 7,650	SINGLE-FAMILY RESIDENTIAL
13	0.174	± 7,559	SINGLE-FAMILY RESIDENTIAL
14	0.168	± 7,324	SINGLE-FAMILY RESIDENTIAL
15	0.219	± 9,560	SINGLE-FAMILY RESIDENTIAL
16	0.234	± 10,196	SINGLE-FAMILY RESIDENTIAL
17	0.168	± 7,297	SINGLE-FAMILY RESIDENTIAL
18	0.178	± 7,732	SINGLE-FAMILY RESIDENTIAL
19	0.166	± 7,251	SINGLE-FAMILY RESIDENTIAL
20	0.187	± 8,163	SINGLE-FAMILY RESIDENTIAL
21	0.320	± 13,932	SINGLE-FAMILY RESIDENTIAL
22	0.234	± 10,189	SINGLE-FAMILY RESIDENTIAL
23	0.184	± 8,003	SINGLE-FAMILY RESIDENTIAL
24	0.246	± 10,730	SINGLE-FAMILY RESIDENTIAL
25	0.167	± 7,254	SINGLE-FAMILY RESIDENTIAL
26	0.191	± 8,319	SINGLE-FAMILY RESIDENTIAL
27	0.186	± 8,115	SINGLE-FAMILY RESIDENTIAL
28	0.167	± 7,260	SINGLE-FAMILY RESIDENTIAL
29	0.167	± 7,260	SINGLE-FAMILY RESIDENTIAL
30	0.167	± 7,260	SINGLE-FAMILY RESIDENTIAL
31	0167	± 7,260	SINGLE-FAMILY RESIDENTIAL
32	0.220	± 9,596	SINGLE-FAMILY RESIDENTIAL
33	0.182	± 7,907	SINGLE-FAMILY RESIDENTIAL
34	0.271	± 11,799	SINGLE-FAMILY RESIDENTIAL
35	0.816	± 35,566	HOA DRAINAGE/PARKLAND
36	1.190	± 51,817	HOA LANDSCAPE

BLOCK D LOT TABLE

LOT	ACREAGE	SQUARE FEET	USE
1	0.182	± 7,908	SINGLE-FAMILY RESIDENTIAL
2	0.173	± 7,524	SINGLE-FAMILY RESIDENTIAL
3	0.189	± 8,224	SINGLE-FAMILY RESIDENTIAL
4	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
5	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
6	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
7	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
8	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
9	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
10	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
11	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
12	0.245	± 10,658	SINGLE-FAMILY RESIDENTIAL
13	0.209	± 9,100	SINGLE-FAMILY RESIDENTIAL
14	0.210	± 9,144	SINGLE-FAMILY RESIDENTIAL
15	0.217	± 9,438	SINGLE-FAMILY RESIDENTIAL
16	0.209	± 9,111	SINGLE-FAMILY RESIDENTIAL
17	0.209	± 9,106	SINGLE-FAMILY RESIDENTIAL
18	0.251	± 10,913	SINGLE-FAMILY RESIDENTIAL
19	0.219	± 9,551	SINGLE-FAMILY RESIDENTIAL
20	0.177	± 7,700	SINGLE-FAMILY RESIDENTIAL
21	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
22	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
23	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
24	0.166	± 7,222	SINGLE-FAMILY RESIDENTIAL
25	0.183	± 7,970	SINGLE-FAMILY RESIDENTIAL
26	0.167	± 7,260	SINGLE-FAMILY RESIDENTIAL
27	0.237	± 10,321	SINGLE-FAMILY RESIDENTIAL
28	0.166	± 7,243	SINGLE-FAMILY RESIDENTIAL
29	0.168	± 7,316	SINGLE-FAMILY RESIDENTIAL
30	0.168	± 7,317	SINGLE-FAMILY RESIDENTIAL
31	0.206	± 8,993	SINGLE-FAMILY RESIDENTIAL
32	0.186	± 8,121	SINGLE-FAMILY RESIDENTIAL
33	0.286	± 12,474	SINGLE-FAMILY RESIDENTIAL
34	0.396	± 17,253	PUBLIC UTILITY
35	1.721	± 74,984	GENERAL COMMERCIAL
36	1.016	± 44,245	DETENTION POND
37	7.712	± 335,925	HOA DRAINAGE/PARKLAND
38	1.685	± 73,413	DETENTION POND

BLOCK B LOT TABLE

LOT	ACREAGE	SQUARE FEET	USE
1	0.168	± 7,320	SINGLE-FAMILY RESIDENTIAL
2	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
3	0.165	± 7,200	SINGLE-FAMILY RESIDENTIAL
4	0.192	± 8,352	SINGLE-FAMILY RESIDENTIAL
5	0.213	± 9,296	SINGLE-FAMILY RESIDENTIAL
6	0.169	± 7,358	SINGLE-FAMILY RESIDENTIAL
7	0.171	± 7,449	SINGLE-FAMILY RESIDENTIAL
8	0.186	± 8,083	SINGLE-FAMILY RESIDENTIAL
9	0.187	± 8,158	SINGLE-FAMILY RESIDENTIAL
10	0.218	± 9,490	SINGLE-FAMILY RESIDENTIAL
11	0.207	± 9,000	SINGLE-FAMILY RESIDENTIAL
12	0.207	± 9,000	SINGLE-FAMILY RESIDENTIAL
13	0.219	± 9,525	SINGLE-FAMILY RESIDENTIAL
14	0.637	± 27,763	HOA LANDSCAPE
15	0.344	± 14,970	PUBLIC UTILITY EASEMENT
16	4.491	± 195,630	HOA DRAINAGE/PARKLAND

BLOCK C LOT TABLE

LOT	ACREAGE	SQUARE FEET	USE
1	0.211	± 9,177	SINGLE-FAMILY RESIDENTIAL
2	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
3	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
4	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
5	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
6	0.206	± 8,951	SINGLE-FAMILY RESIDENTIAL
7	0.206	± 8,951	SINGLE-FAMILY RESIDENTIAL
8	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
9	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
10	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
11	0.179	± 7,800	SINGLE-FAMILY RESIDENTIAL
12	0.218	± 9,493	SINGLE-FAMILY RESIDENTIAL

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: CYPRESS MEADOWS
CLIENT: MMK VENTURES, LLC
DATE: 05/30/2023
SCALE: N/A
BY: rc/cmb
SHEET 08 of 09

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY LIMITS WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: FINAL PLAT SHEET 8 OF 9

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 11 of 116
REV 0

P:\PROJECTS\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION PLANS\24010 COVER & GENERAL NOTES

CYPRESS MEADOWS PHASE I AND II

(PRELIMINARY, FINAL PLAT OF A 44.035 ACRE (APPROX. 1,918,158 Sq. Ft.) TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT 168, LOCATED IN WILLIAMSON COUNTY, TEXAS.)

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT MMK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 44.035 ACRE TRACT OF LAND RECORDED UNDER DOCUMENT No. 2021076957 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, TO BE KNOW AS:

CYPRESS MEADOWS PHASE I AND II

TO CERTIFY WHICH, WITNESS MY HAND THIS THE _____ DAY OF JUNE, 2023.

MMK VENTURES, LLC

_____
SAEED A. MINHAS, MANAGER
MMK VENTURES, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAEED A. MINHAS, AS MANAGER OF MMK VENTURES, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID MMK VENTURES, LLC., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOW TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF JUNE, 2023.

_____
SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES ON:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACED DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED DECEMBER 22, 2021, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, UNDER DOCUMENT No. 2021195382.

_____
GAVIN PARKER, TRUSTEE
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE BOULEVARD, BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GAVIN PARKER, AS TRUSTEE OF CENTURY LAND HOLDINGS II, LLC., ON BEHALF OF CENTURY LAND HOLDINGS II, LLC., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOW TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF JUNE, 2023.

_____
SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES ON:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACED DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED MAY 20, 2021, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, UNDER DOCUMENT No. 2021076958.

_____
REX G. BAKER III, TRUSTEE
KEYSTONE BANK, S.S.B.
P.O. BOX 341539
AUSTIN, TEXAS 78734

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED REX G. BAKER III, AS TRUSTEE OF KEYSTONE BANK, S.S.B., ON BEHALF OF SAID KEYSTONE BANK, S.S.B., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOW TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF JUNE, 2023.

_____
SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES ON:

SURVEYOR 'S CERTIFICATION
STATE OF TEXAS

THAT I, CHARLES M. BENSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTIVE THE PROFESSION OF LAND SURVEYING AND HERBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-TH-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY, DATED SEPTEMBER 10, 2021 AND RECORDED UNDER FILE No. 1405188.

_____
CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

ENGINEER 'S CERTIFICATION
STATE OF TEXAS

THAT I, WILLIAM J. BUZZELLI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

_____
WILLIAM J. BUZZELLI
REGISTERED PROFESSIONAL ENGINEER No. 133535
KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
COUNTY OF WILLIAMSON

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME(s) AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF JUNE, 2023.

_____
SIGNATURE
WILLIAMSON COUNTY ADDRESSING COORINATOR

_____
PRINTED

STATE OF TEXAS
COUNTY OF WILLIAMSON

PLANNING AND ZONING COMMISSION

APPROVED THIS THE _____ DAY OF JUNE, 2023, AT THE PUBLIC MEETING OF THE PLANNING AND ZONING COMMISION OF THE CITY OF LEANDER, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

_____
JOHN COSGROVE, CHAIRMAN

_____
ELLEN COUFAL, SECRETARY

STATE OF TEXAS
COUNTY OF WILLIAMSON

WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THE CERTIFICATION IS MADE SOLELY UPON SUCH RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

_____ DATE: _____
J. TERRON EVERTSON, P.E., D.R., C.F.M.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

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 JUNE, 2023, AT _____ O'CLOCK ___M., AND DULY RECORDED THIS THE _____ DAY OF JUNE, 2023, AT _____ O'CLOCK ___M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER

DOCUMENT No._____.

FILED FOR RECORD ON THE _____ DAY OF JUNE 2023.

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

APPROVAL

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: CYPRESS MEADOWS
CLIENT: MMK VENTURES, LLC
DATE: 05/30/2023
SCALE: N/A
BY: rc/cmb
SHEET 09 of 09

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

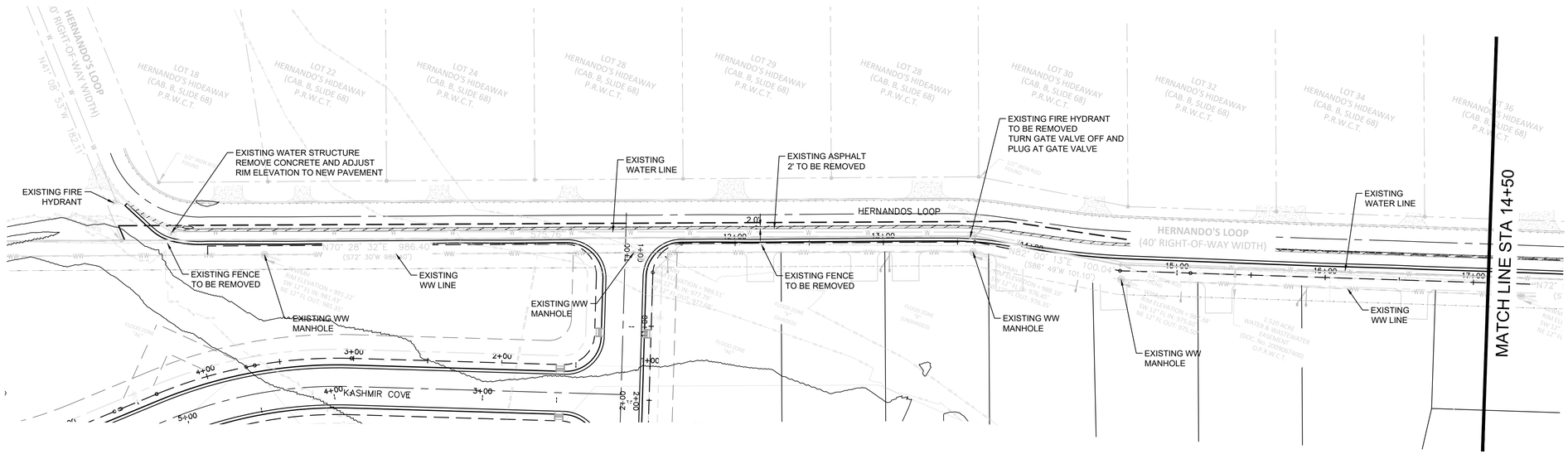
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS

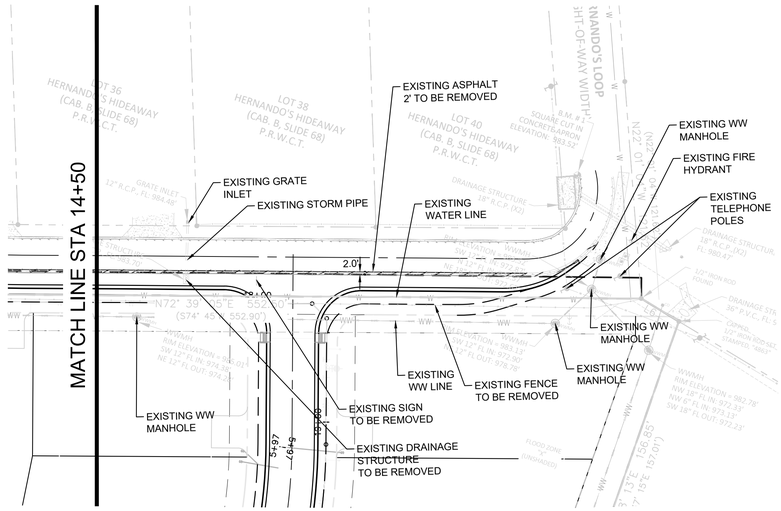
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

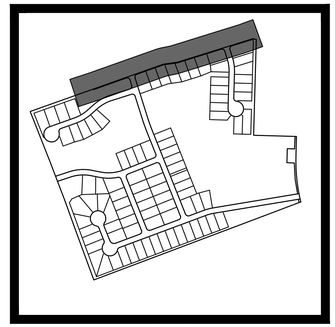
TITLE: FINAL PLAT SHEET 9 OF 9

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 12 of 116
REV 0


HERNANDOS LOOP
KASHMIR COVE
PHASE 1
COUNTY CORK LANE
MACNAB LANE
KASHMIR WAY
GOWEN DRIVE
HERON COVE
SOLIX TRAIL
(50' RIGHT-OF-WAY WIDTH)
EXISTING CONC DRIVEWAY
EXISTING CONC DRIVEWAY
EXISTING CONC DRIVEWAY







APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

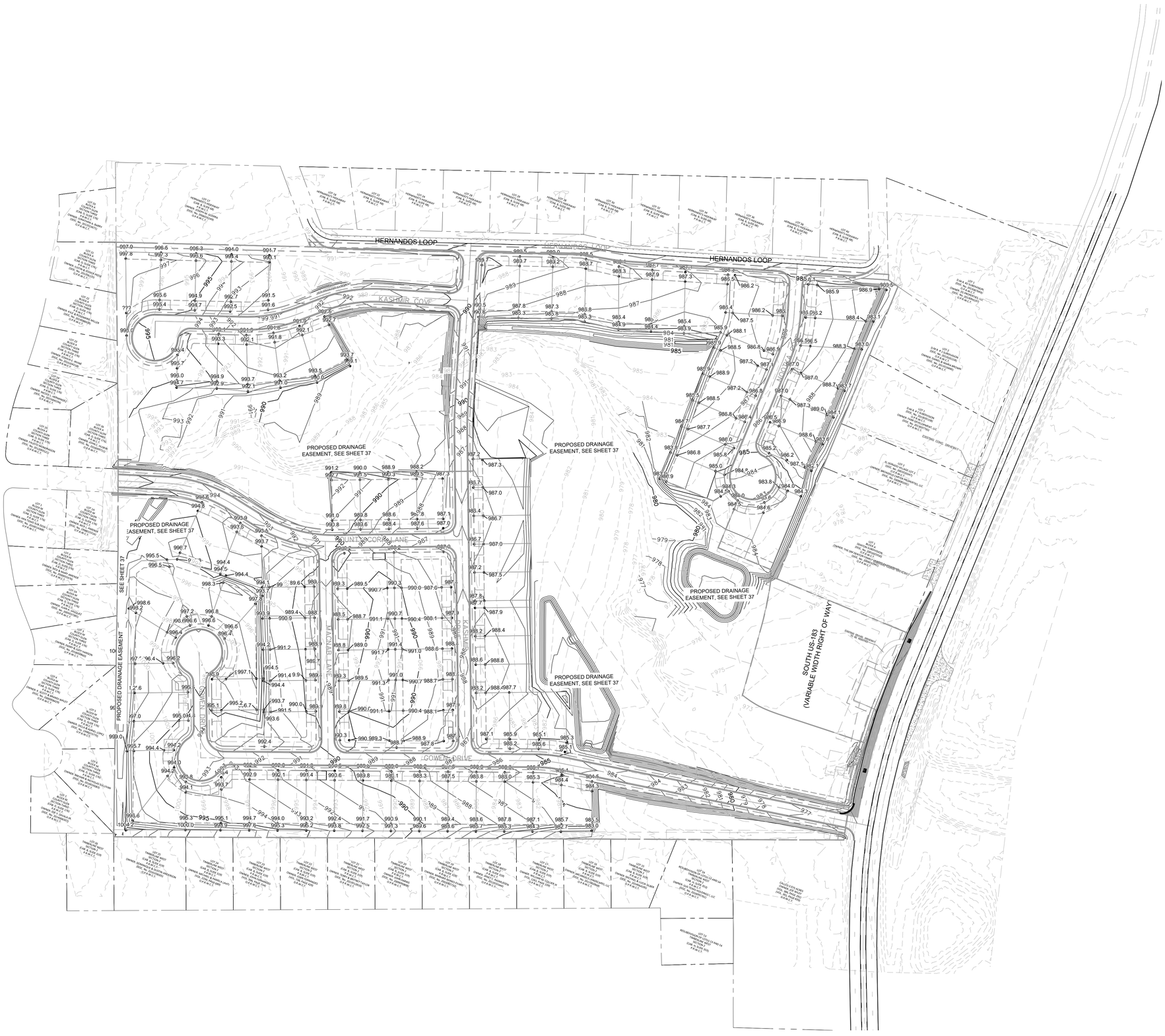
STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2307 W. PARMER LN. AUSTIN, TX 78727
TITLE: DEMO AND PAVEMENT ADDITION PLAN

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 19 of 116
REV 0



N

W E

S

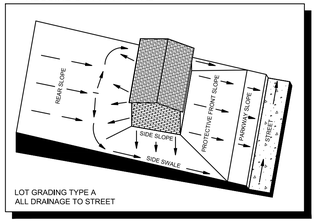
0 100' 200'

GRAPHIC SCALE 100'

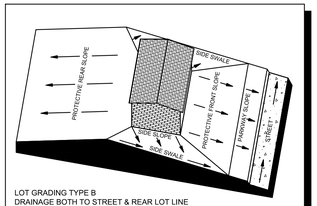
LEGEND

- PROPERTY LINE
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED SWALE
- LOT DRAINAGE FLOW DIRECTION
- STREET DRAINAGE FLOW DIRECTION

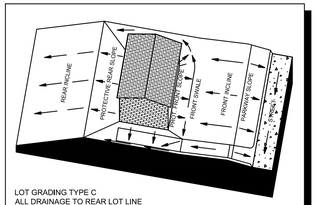
NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
   TW = TOP OF GRADE
   SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.
3. ANY REVISIONS TO RETAINING WALLS WILL REQUIRE CITY APPROVAL



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

APPROVAL

REV	DATE	DESCRIPTION	INT

REVISIONS

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: **CYPRESS MEADOWS CONSTRUCTION PLANS**
CITY OF LAKEWAY
WILLIAMSON COUNTY, TEXAS

APPLICANT: **MMK VENTURES, LLC.**
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: OVERALL GRADING PLAN

PROJECT NO. **24010**
DATE **MAY 1, 2024**
SHEET # **20** of 116
REV **0**

HERNANDOS LOOP

15.0' DRAINAGE EASEMENT

KASHMIR COVE

COUNTY CORK LANE

PROPOSED DRAINAGE EASEMENT, SEE SHEET 37

PROPOSED DRAINAGE EASEMENT, SEE SHEET 37

SEE SHEET 37

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 23

N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED SWALE
- LOT DRAINAGE FLOW DIRECTION
- STREET DRAINAGE FLOW DIRECTION

NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
   TW = TOP OF GRADE
   SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.
3. ANY REVISIONS TO RETAINING WALLS WILL REQUIRE CITY APPROVAL

KEYMAP
SCALE 1:500

NORTH

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

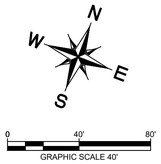
PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY LIMITS
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: GRADING PLAN (SHEET 1 OF 3)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 21
REV 0
of 116





LEGEND

	PROPERTY LINE
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	PROPOSED RETAINING WALL
	PROPOSED SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION

NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
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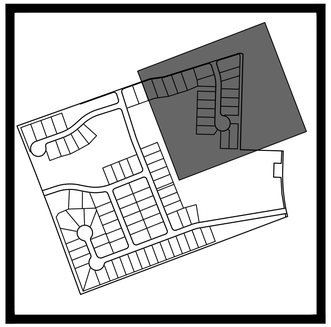


KEYMAP
SCALE 1:500

NORTH

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

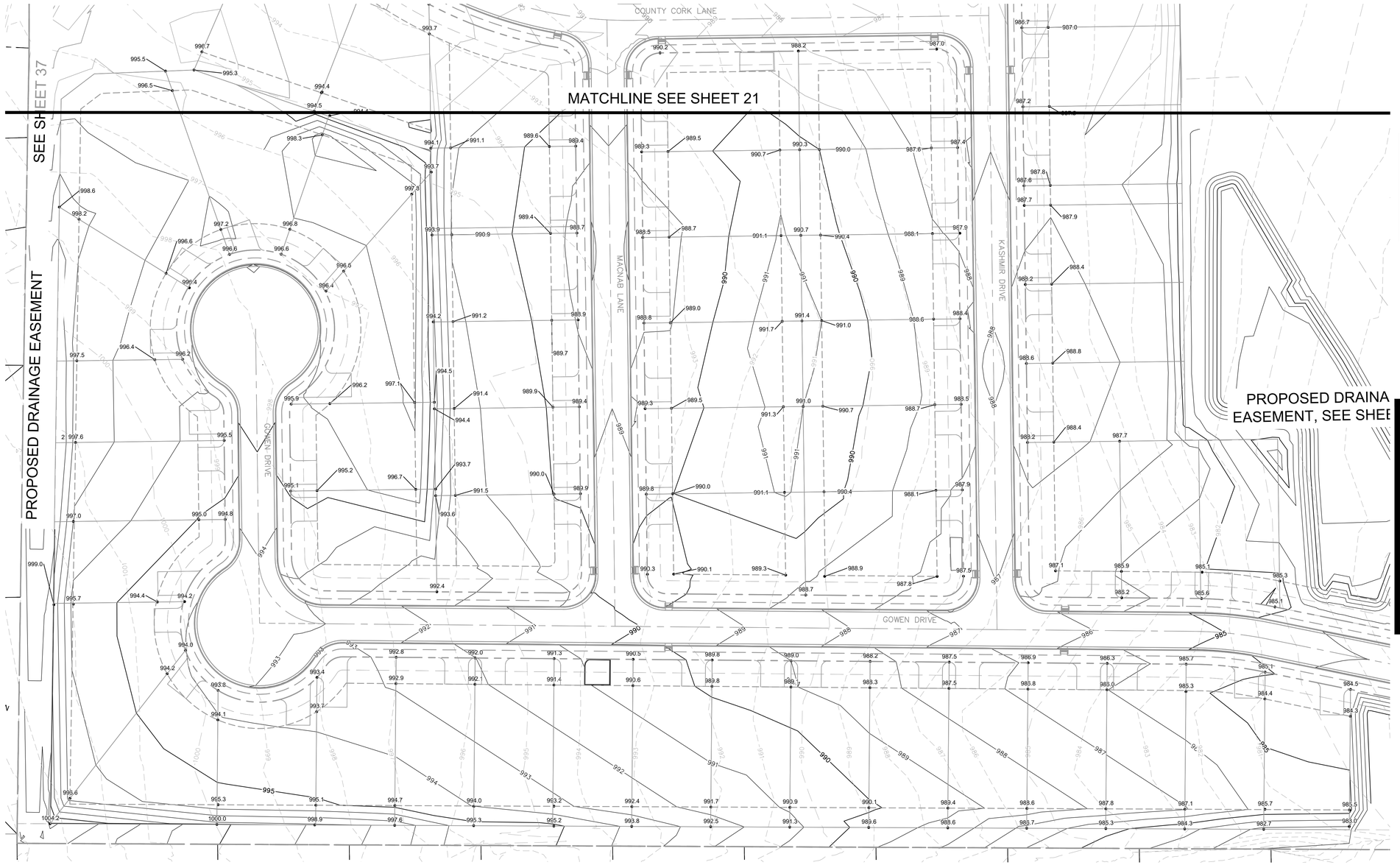
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

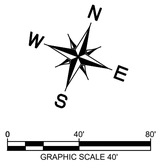
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: GRADING PLAN (SHEET 2 OF 3)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 22 of 116
REV 0

P:\VPE3\HDR\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 GRADING PLAN





LEGEND

	PROPERTY LINE
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	PROPOSED RETAINING WALL
	PROPOSED SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION

NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
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   SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.
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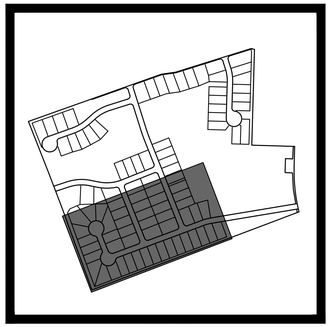


KEYMAP
SCALE 1:500

NORTH

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

CYPRUS MEADOWS CONSTRUCTION PLANS

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: GRADING PLAN (SHEET 3 OF 3)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 23 of 116
REV 0



EXISTING DRAINAGE LEGEND

- DRAINAGE BOUNDARY
- EX 1 / 0.0 ac — AREA DESIGNATOR / AREA IN ACRES
- FLOW DIRECTION ARROW
- 999 — EXISTING CONTOUR
- TIME OF CONCENTRATION FLOW PATH

NOTE: ELECTING TO FOLLOW OPTION 2: FLOODPLAIN BUFFER ZONE PER ARTICLE III SECTION 49.B.2 OF THE CITY OF LEANDER SUBDIVISION ORDINANCE, THE BUFFER ZONE SHALL BE CONSIDERED EQUAL TO THE 100-YEAR FLOODPLAIN AS DESIGNATED BY AN ENGINEERED FLOODPLAIN STUDY APPROVED BY CITY OF LEANDER.

IMPERVIOUS COVER
Existing Condition

Drainage Area	Total Drainage Area (Acres)	Building Impervious Area (Sq. Ft.)	Building Impervious Area (Acres)	Driveway Impervious Area (Sq. Ft.)	Driveway Impervious Area (Acres)	Roadway Impervious Area (Sq. Ft.)	Roadway Impervious Area (Acres)	Total Impervious Cover Area (Sq. Ft.)	Total Impervious Cover Area (Acres)	Impervious Area (Ft/Ft)	Pervious Curve Number CN	Impervious Curve Number CN
EX A	10.64	0	0	0	0	18045	0.41	18045	0.41	0.04	84	98
EX B	16.28	0	0	0	0	0	0.00	0	0.00	0.00	84	98

TIME OF CONCENTRATION
Existing Condition

Drainage Area Name	Rainfall (in), 2-yr 24hr: 3.92 — Area (Ac.)	Sheet Flow n	Sheet Flow S	Sheet Flow L	Sheet Flow T1	Shallow Concentrated Flow Unpaved L	Unpaved S	Unpaved T2	Paved L	Paved S	Paved T2	Channel Flow V	Channel Flow L	Channel Flow T3	Actual Tt, min	Design Tt, min
EX A	10.64	0.20	1.00%	100	14.7	615	1.25%	5.7	0	1.25%	0	6.00	536	1.5	21.9	21.9
EX B	16.29	0.20	2.25%	100	10.6	1225	2.50%	8.0	0	2.50%	0	6.00	0	0.0	18.6	18.6

Flow (CFS)
Existing Condition

Drainage Area Name	Area (Ac.)	Impervious Cover (%)	Time of Concentration (min)	C-Value 2-yr	C-Value 10-yr	C-Value 25-yr	C-Value 100-yr	Intensities (in/hr) 2-yr	Intensities (in/hr) 10-yr	Intensities (in/hr) 25-yr	Intensities (in/hr) 100-yr	Flow(cfs) 2-yr	Flow(cfs) 10-yr	Flow(cfs) 25-yr	Flow(cfs) 100-yr
EXA	10.64	3.89%	21.9	0.25	0.30	0.34	0.41	3.46	5.20	6.41	8.52	9.21	16.59	23.18	37.15
EXB	16.29	0.00%	18.6	0.33	0.38	0.42	0.49	3.76	5.64	6.95	9.22	20.23	34.91	47.53	73.63

Existing Conditions

Drainage Area	Total Drainage Area (Acres.)	Total Impervious Cover (Acres.)	Total Impervious Cover (%)	Curve Number	Storm Event	Existing Runoff cfs
EX A	10.64	0.42	4%	84	2	32.1
					10	56
					25	72.3
					100	99.9
EX B	16.28	0	0%	84	2	48.3
					10	85.1
					25	110.1
					100	152.4

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

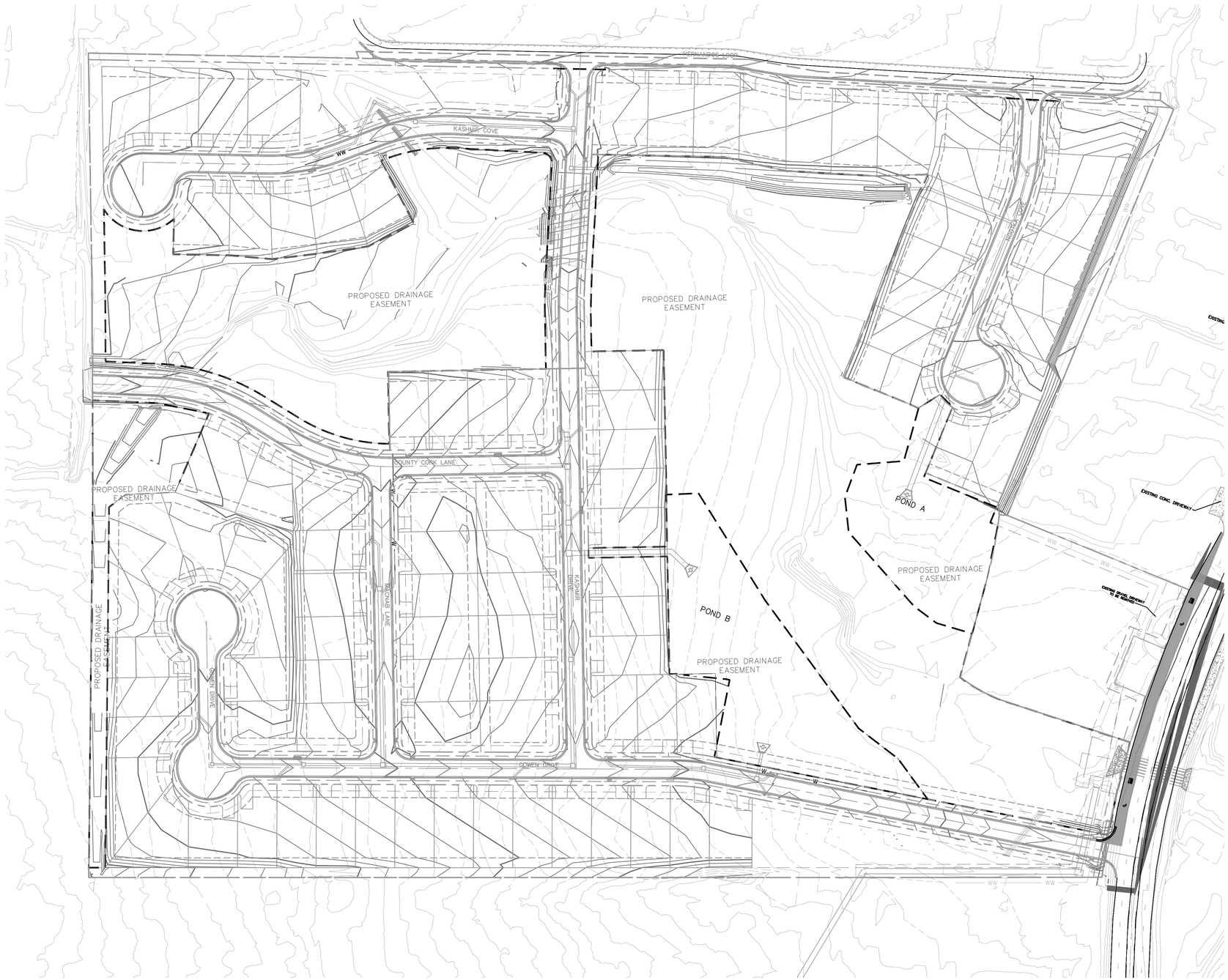
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS — CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. — 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: EXISTING DRAINAGE MAP

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 36 of 116
REV 0

CYPRUS MEADOWS CONSTRUCTION PLANS

K:\HOME\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 Existing Drainage Map



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

DRAINAGE EASEMENT LEGEND

DRAINAGE EASEMENT BOUNDARY

APPROVAL

REV	DATE	DESCRIPTION	INIT

REVISIONS

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

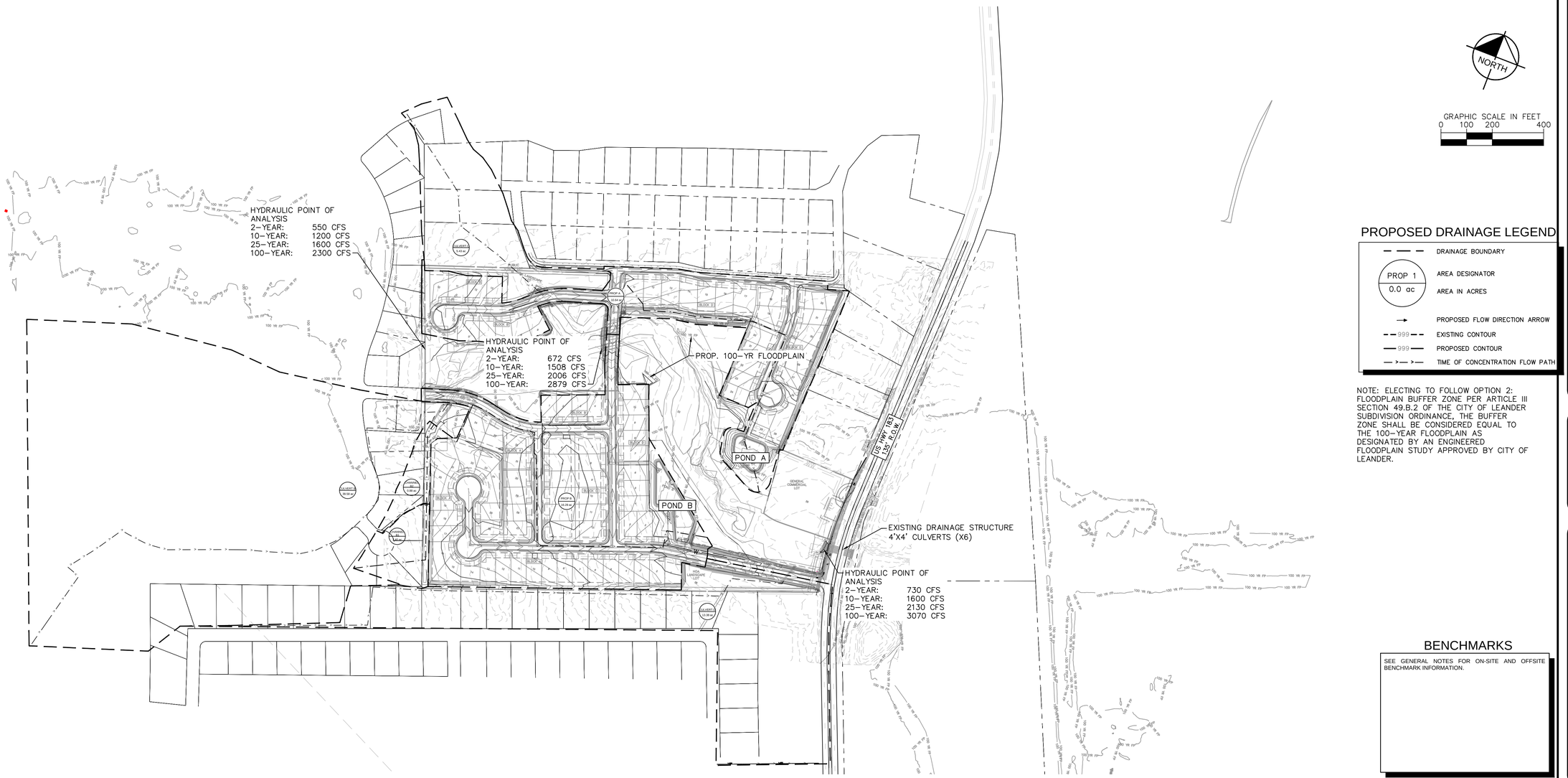
PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: PROPOSED DRAINAGE EASEMENTS

PROJECT NO.	24010
DATE	MAY 1, 2024
SHEET #	37
REV	0

of 116



PROPOSED DRAINAGE LEGEND

- DRAINAGE BOUNDARY
- PROP 1 / 0.0 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPOSED FLOW DIRECTION ARROW
- 999 — EXISTING CONTOUR
- 999 — PROPOSED CONTOUR
- TIME OF CONCENTRATION FLOW PATH

NOTE: ELECTING TO FOLLOW OPTION 2: FLOODPLAIN BUFFER ZONE PER ARTICLE III SECTION 49.B.2 OF THE CITY OF LEANDER SUBDIVISION ORDINANCE, THE BUFFER ZONE SHALL BE CONSIDERED EQUAL TO THE 100-YEAR FLOODPLAIN AS DESIGNATED BY AN ENGINEERED FLOODPLAIN STUDY APPROVED BY CITY OF LEANDER.

BENCHMARKS

SEE GENERAL NOTES FOR ON-SITE AND OFFSITE BENCHMARK INFORMATION.

IMPERVIOUS COVER
Proposed Condition

Drainage Area	Total Drainage Area (Acres)	Building Impervious Area (Sq. Ft.)	Building Impervious Area (Acres)	Driveway Impervious Area (Sq. Ft.)	Driveway Impervious Area (Acres)	Roadway Impervious Area (Sq. Ft.)	Roadway Impervious Area (Acres)	Total Impervious Cover Area (Sq. Ft.)	Total Impervious Cover Area (Acres)	Impervious Area (Ft/Ft)	Pervious Curve Number CN	Impervious Curve Number CN
PR A	10.64	130950	3.01	12400	0.28	66595	1.53	209945	4.82	0.45	84	98
PR B	16.28	240700	5.53	27630	0.63	125886	2.89	394216	9.05	0.56	84	98
CHANNEL B1	1.4	13220	0.30	2000	0.05	4260	0.10	19480	0.45	0.32	84	98
CHANNEL B2	0.88	13220	0.30	2000	0.05	4260	0.10	19480	0.45	0.51	84	98
CULVERT B	39.58	236820	5.44	78940	1.81	99715	2.29	415475	9.54	0.24	84	98
CULVERT C	5.43	15337	0.35	10183	0.23	2495	0.06	28015	0.64	0.12	84	98
CULVERT D	13.38	156140	3.58	141808	3.26	15605	0.36	313553	7.20	0.54	84	98

Proposed Condition

Drainage Area Name	Rainfall (in), 2-yr 24hr: 3.92 — Area (Ac.)	Sheet Flow n	Sheet Flow S	Sheet Flow L	Sheet Flow T1	Shallow Concentrated Flow Unpaved L	Unpaved S	Unpaved T2	Paved L	Paved S	Paved T2	Channel Flow V	Channel Flow L	Channel Flow T3	Actual Tt, min	Design Tt, min
PR A	10.64	0.20	1.00%	100	14.7	0	2.00%	0.0	389	1.50%	2.6	6.00	1169	3.2	20.6	20.6
PR B	16.28	0.20	1.00%	100	14.7	0	0.00%	0.0	0	0.00%	0.0	6.00	1018	2.8	17.5	17.5
CHANNEL B1	1.4	0.20	1.36%	100	13.0	182	2.14%	1.3	0	0.00%	0.0	6.00	217	0.6	14.9	14.9
CHANNEL B2	0.88	0.20	1.90%	100	11.4	113	2.78%	0.7	0	0.00%	0.0	6.00	315	0.9	12.9	12.9
CULVERT B	39.58	0.20	7.30%	100	6.6	1000	2.50%	6.5	1290	2.00%	7.5	6.00	0	0.0	20.7	20.7
CULVERT C	5.43	0.20	1.63%	100	12.1	790	2.10%	5.6	0	0.00%	0.0	6.00	0	0.0	17.7	17.7
CULVERT D	13.38	0.20	1.23%	100	13.5	533	1.47%	4.5	0	0.00%	0.0	6.00	1646	4.6	22.6	22.6

Flow (CFS)
Proposed Condition

Drainage Area Name	Area (Ac.)	Impervious Cover (%)	Time of Concentration (min)	C-Value 2-yr	C-Value 10-yr	C-Value 25-yr	C-Value 100-yr	Intensities (in/hr) 2-yr	Intensities (in/hr) 10-yr	Intensities (in/hr) 25-yr	Intensities (in/hr) 100-yr	Flow (cfs) 2-yr	Flow (cfs) 10-yr	Flow (cfs) 25-yr	Flow (cfs) 100-yr
PRA	10.64	45.30%	20.6	0.52	0.58	0.62	0.70	3.58	5.37	6.61	8.79	19.80	33.12	43.63	65.45
PRB	16.28	55.59%	17.5	0.54	0.60	0.65	0.73	3.88	5.81	7.16	9.50	34.09	56.76	75.72	112.88
CHANNELB1	1.40	31.94%	14.9	0.42	0.48	0.52	0.60	4.19	6.27	7.72	10.24	2.46	4.22	5.62	8.60
CHANNELB2	0.88	50.82%	12.9	0.42	0.48	0.52	0.60	4.46	6.67	8.21	10.88	1.65	2.82	3.76	5.75
CULVERTB	39.58	24.10%	20.7	0.41	0.47	0.51	0.59	3.57	5.35	6.60	8.77	57.93	99.61	133.20	204.74
CULVERTC	5.43	11.84%	17.7	0.37	0.42	0.46	0.53	3.86	5.78	7.12	9.45	23.25	13.18	17.78	27.19
CULVERTD	13.38	53.80%	22.6	0.52	0.59	0.63	0.71	3.40	5.10	6.29	8.36	28.80	40.29	53.05	79.48

Proposed Conditions

Drainage Area	Total Drainage Area (Acres.)	Total Impervious Cover (Acres.)	Total Impervious Cover (%)	Curve Number	Storm Event	Existing Runoff cfs
PR A (w/ detention)	10.64	4.82	45%	84	2	24.8
					10	41.4
					25	52.3
					100	70.7
PR B (w/ detention)	16.28	9.05	56%	84	2	38.8
					10	64
					25	81
					100	109.2

Offsite Drainage Area Impervious Cover

	Homes (sf)	Driveways (sf)	Roads (sf)	Buildings (sf)	Parking Lot (sf)	Misc. (sf)
Culvert B (39.58 ac.)	222000	81400	105522			0
Total	*408922*					
Impervious Cover (%)	*23.7%*					
Culvert C (5.43 ac.)	14964	14000	0			0
Total	*28964*					
Impervious Cover (%)	*12.25%*					
Culvert D (13.38 ac.)	30000	12750	19866	75052	118169	58000
Total	*313837*					
Impervious Cover (%)	*53.85%*					

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

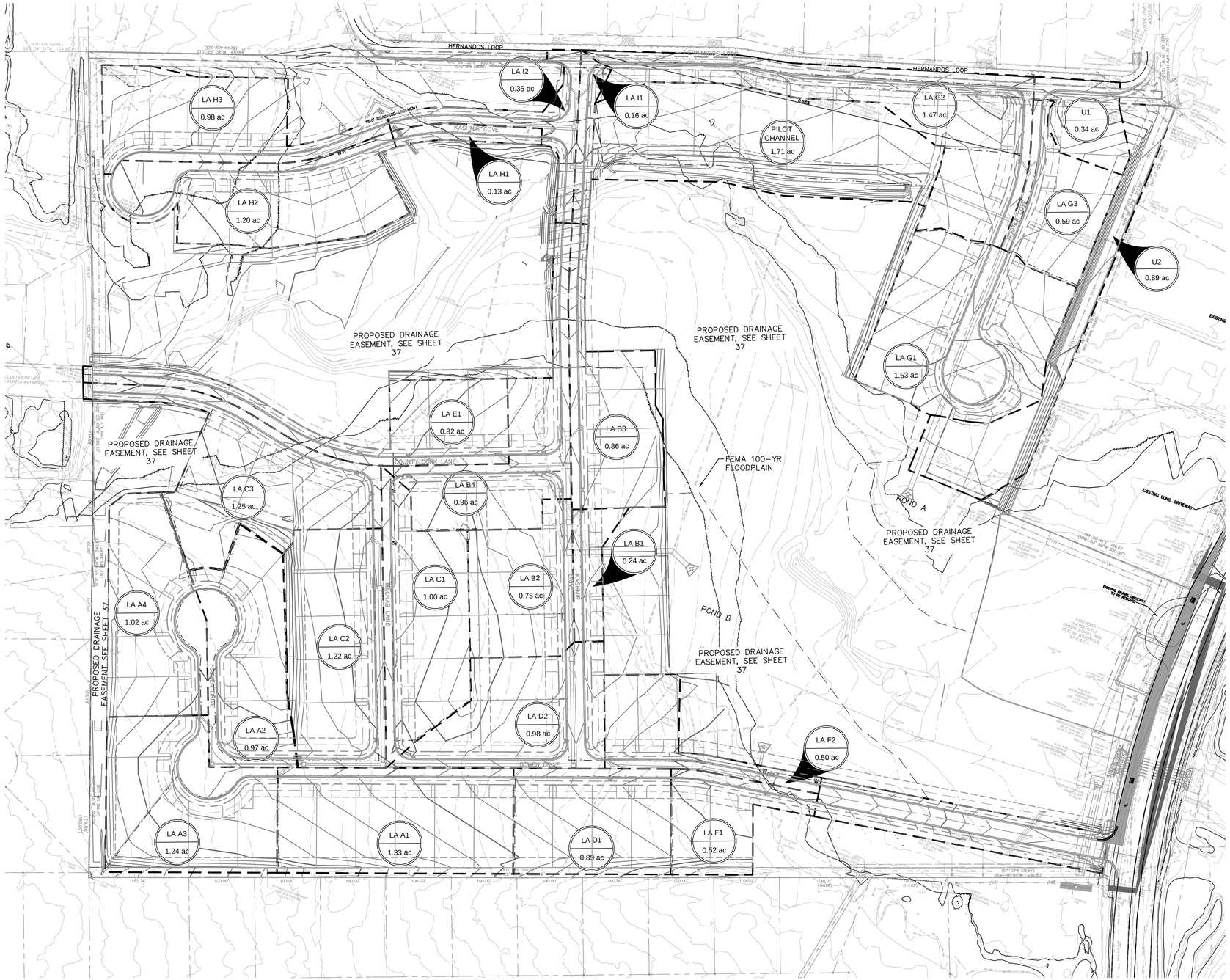
STATE OF TEXAS — WILLIAM BUZZELLI — 133535 — LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS — CITY OF LEANDER — WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. — 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: PROPOSED DRAINAGE MAP

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 38 of 116
REV 0



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

PROPOSED DRAINAGE LEGEND

- DRAINAGE BOUNDARY
- LA A# / 0.00 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPOSED FLOW DIRECTION ARROW
- 999 — EXISTING CONTOUR
- 999 — PROPOSED CONTOUR
- TIME OF CONCENTRATION FLOW PATH

NOTE: ELECTING TO FOLLOW OPTION 2: FLOODPLAIN BUFFER ZONE PER ARTICLE III SECTION 49.B.2 OF THE CITY OF LEANDER SUBDIVISION ORDINANCE, THE BUFFER ZONE SHALL BE CONSIDERED EQUAL TO THE 100-YEAR FLOODPLAIN AS DESIGNATED BY AN ENGINEERED FLOODPLAIN STUDY APPROVED BY CITY OF LEANDER.

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

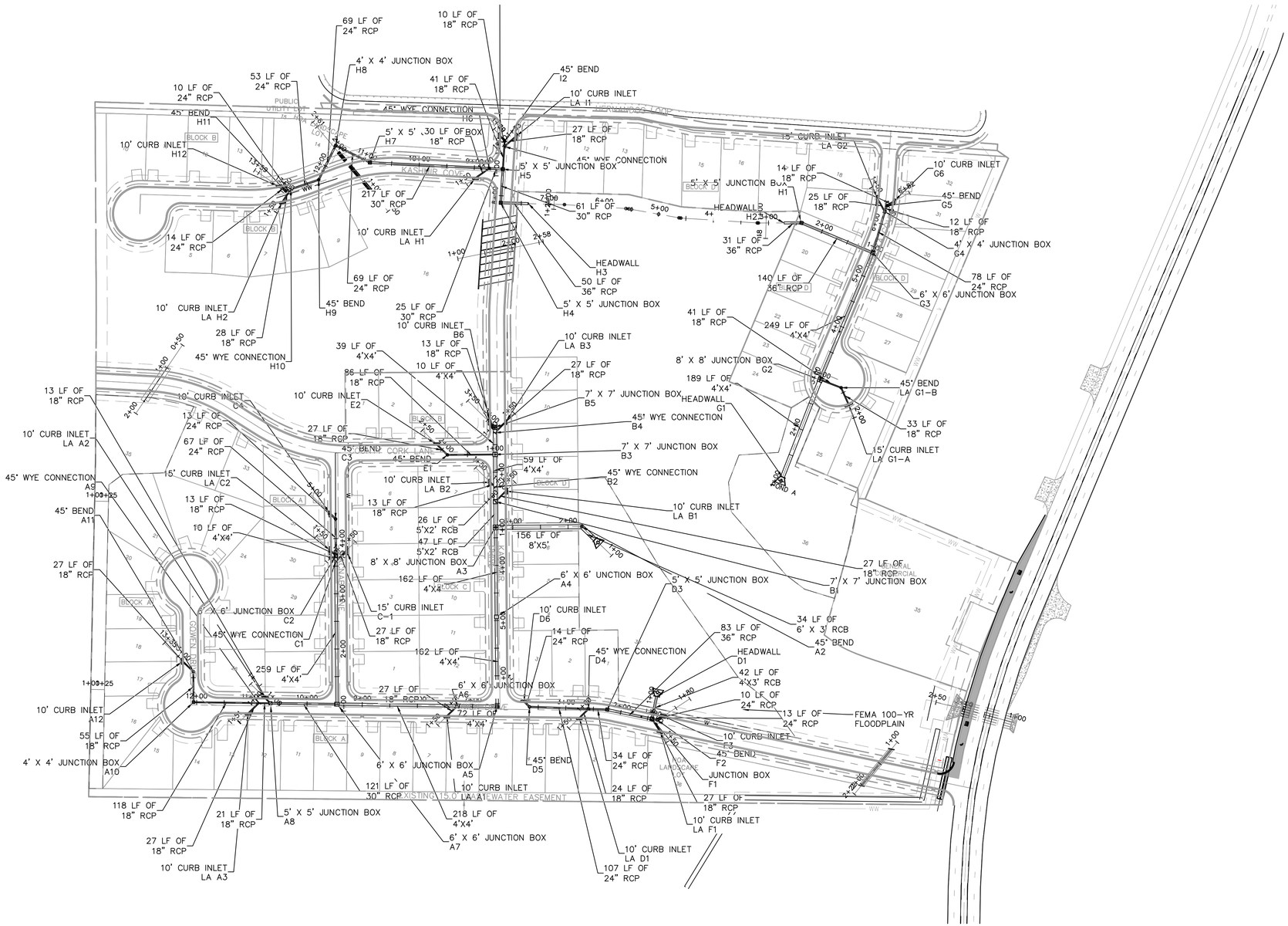
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: INLET DRAINAGE MAP

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 39 of 116
REV 0



REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

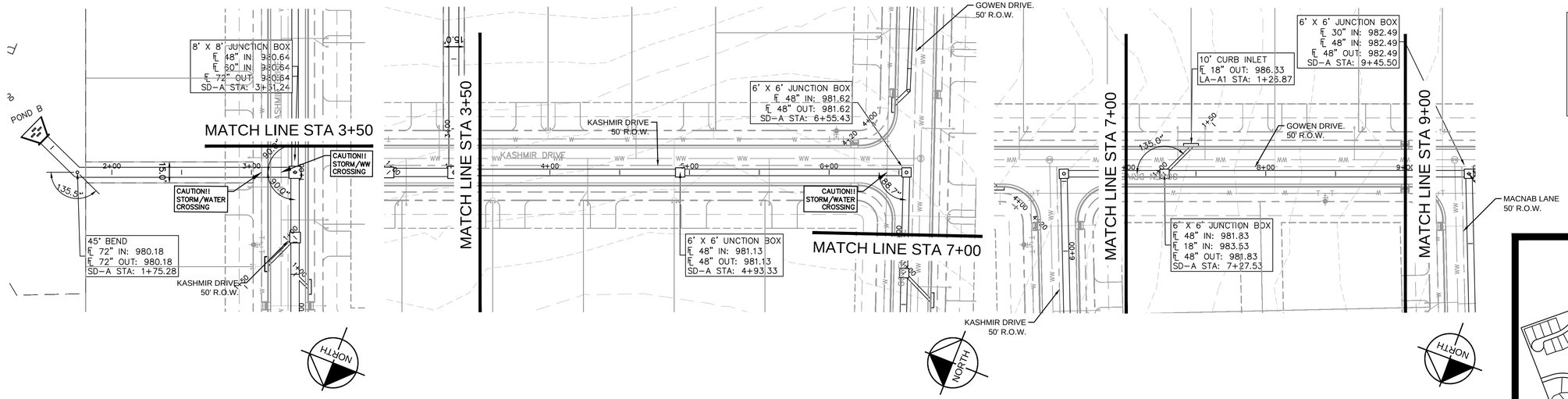
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

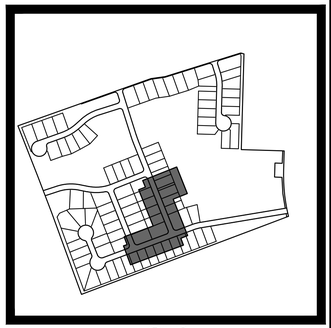
TITLE: OVERALL STORM

PROJECT NO. 24010
DATE: MAY 1, 2024
SHEET # 40 of 116
REV 0

APPROVAL

P:\PROJECTS\CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\CM10 STORM OVERALL





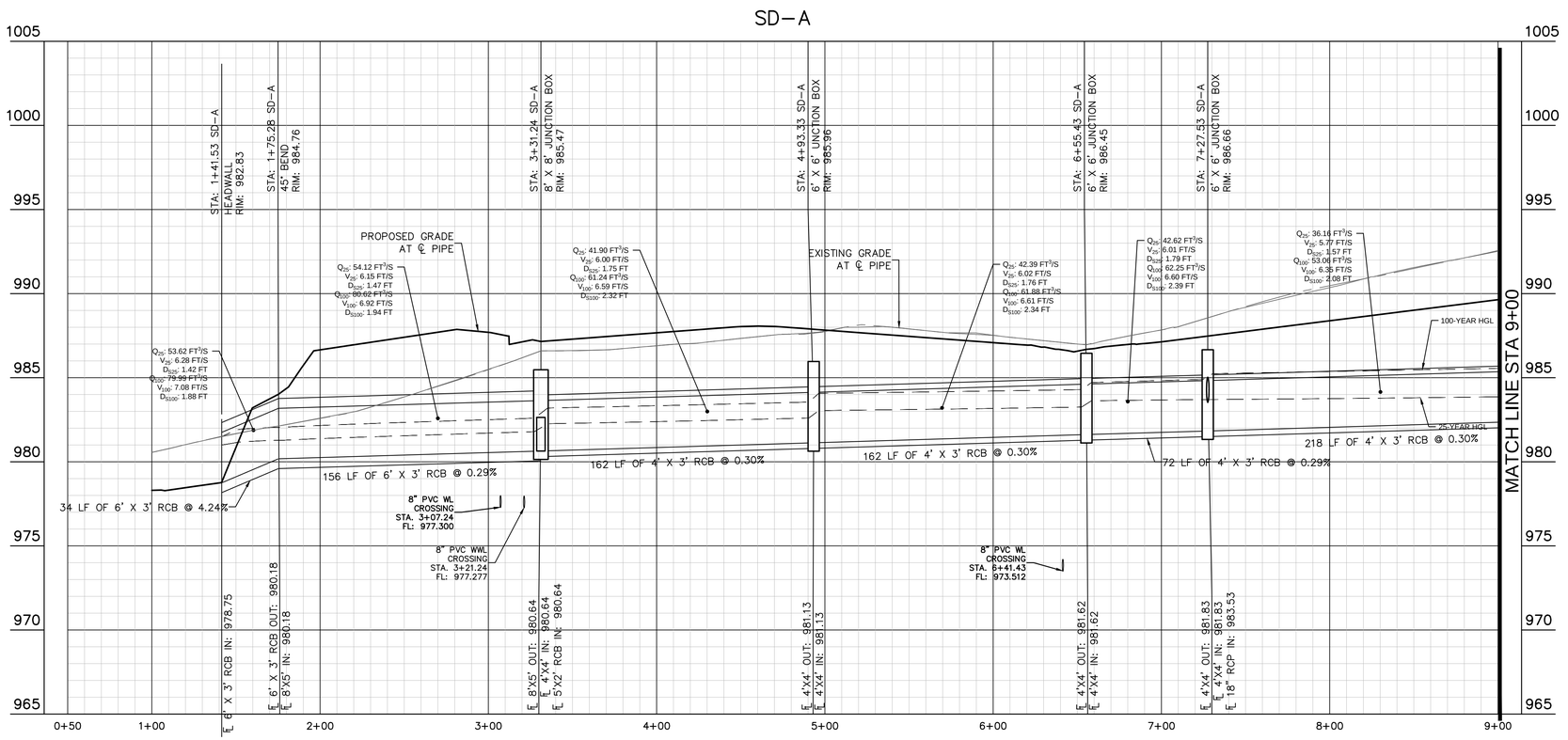
KEYMAP
SCALE 1:500

NORTH

GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW PROPOSED WASTE WATER LINE
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE EXISTING OVERHEAD POWER LINE



APPROVAL

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LAKE WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: SD-A PLAN AND PROFILE (SHEET 1 OF 2)

PROJECT NO.	24010
DATE	MAY 1, 2024
SHEET #	41 of 116
REV	0

CYPRUS MEADOWS CONSTRUCTION PLANS

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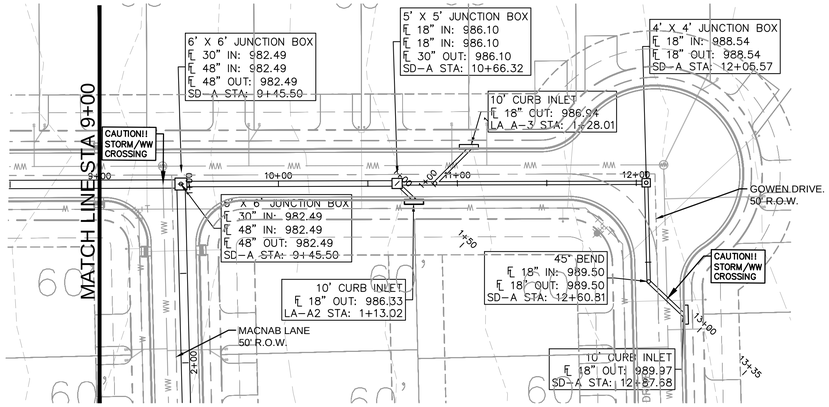

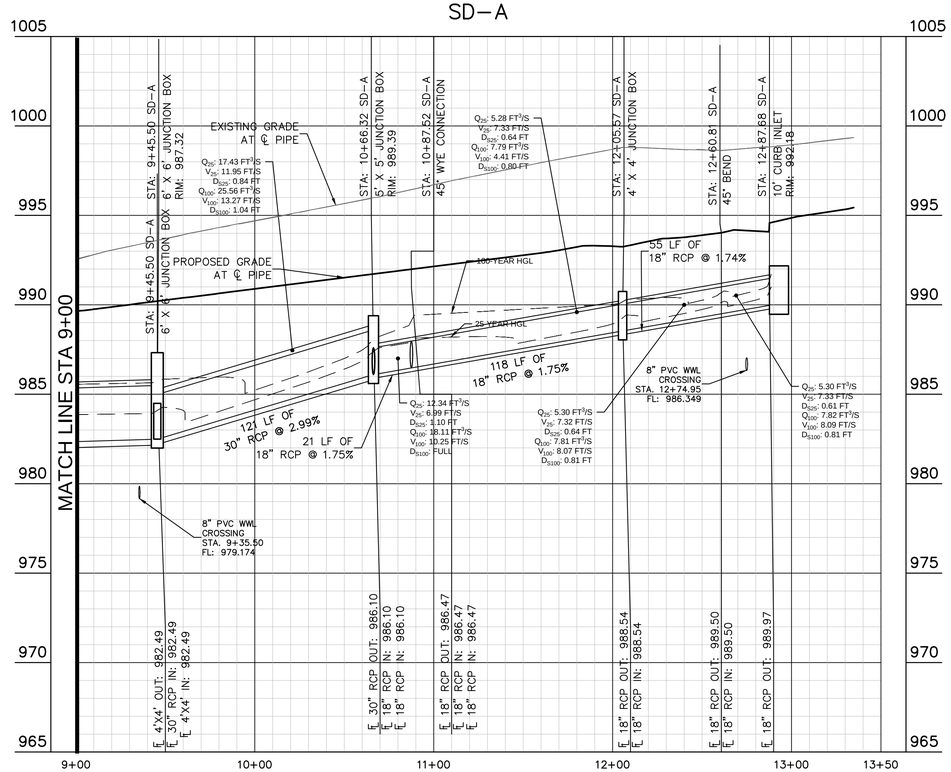

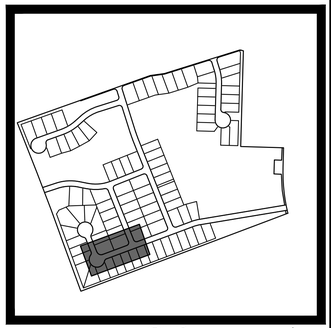

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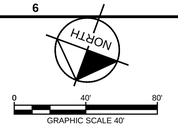

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

APPROVAL

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LAGO VISTA WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: SD-A PLAN & PROFILE (SHEET 2 OF 2)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 42 of 116
REV 0

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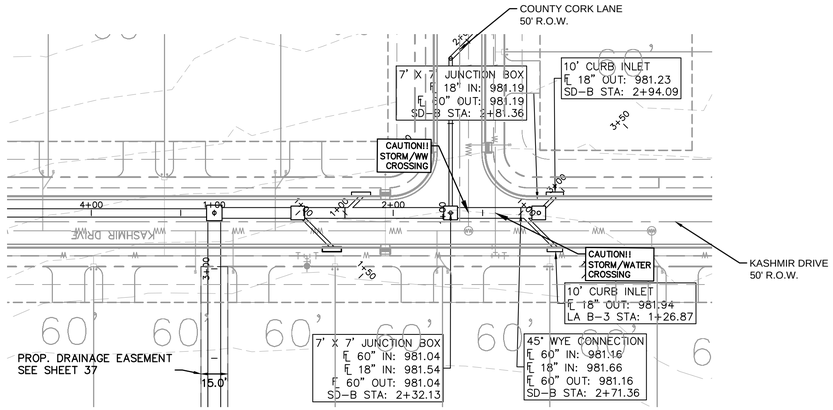
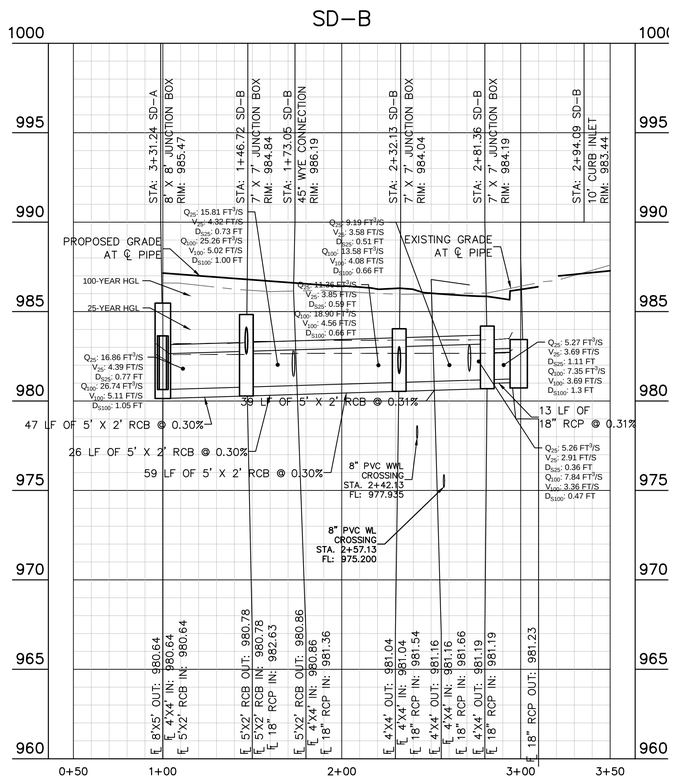
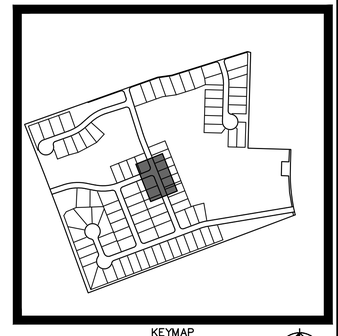






KEYMAP
SCALE 1:500

NORTH

0 40' 80'
GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- WW — PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

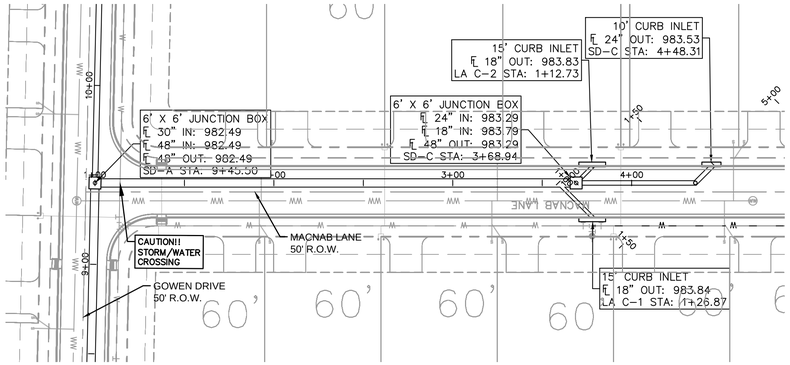
ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

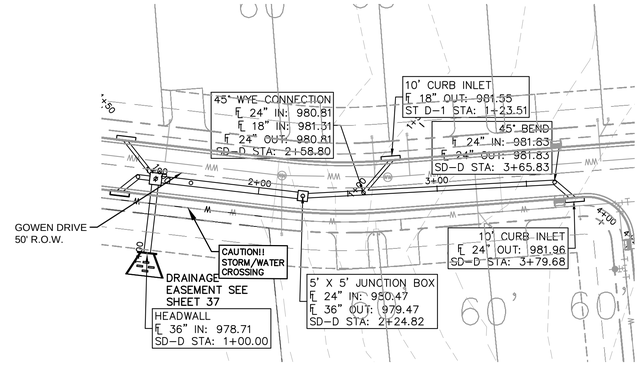
VPE PROJECT NO. 24010

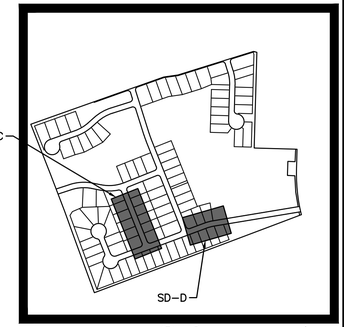
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: **CYPRESS MEADOWS CONSTRUCTION PLANS** CITY OF LAKE WILLIAMSON COUNTY, TEXAS
APPLICANT: **MMK VENTURES, LLC.** 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: SD-B PLAN & PROFILE

PROJECT NO. **24010**
DATE **MAY 1, 2024**
SHEET # **43** of 116
REV **0**







KEYMAP
SCALE 1:500

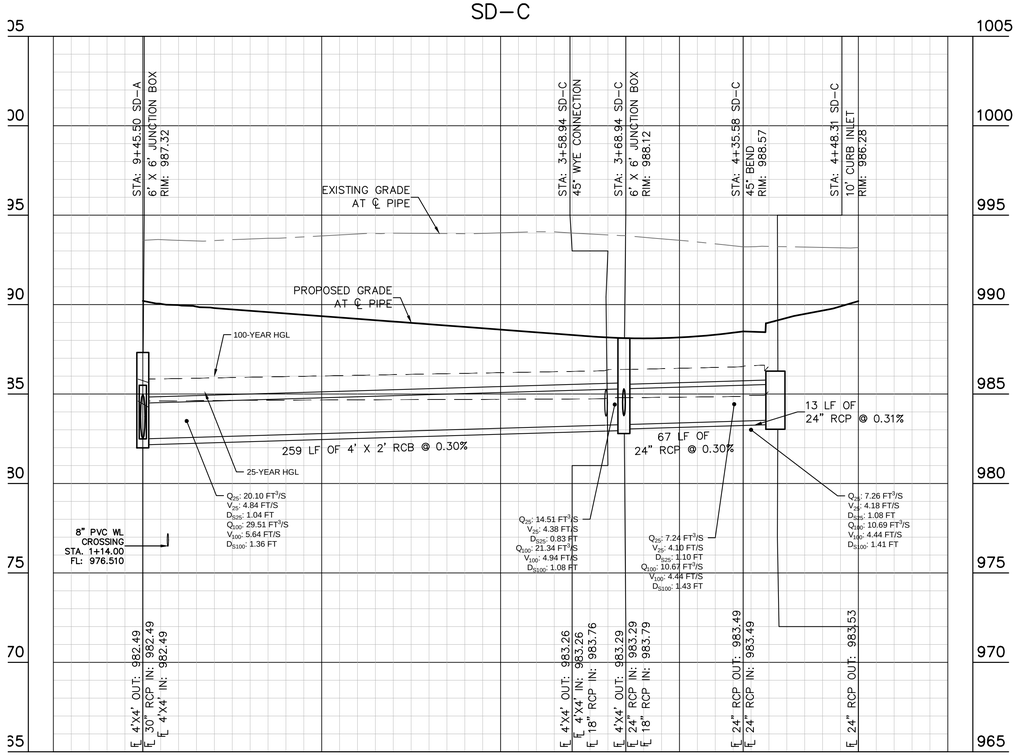
NORTH

0 40' 80'
GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW PROPOSED WASTE WATER LINE
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE EXISTING OVERHEAD POWER LINE

SD-C



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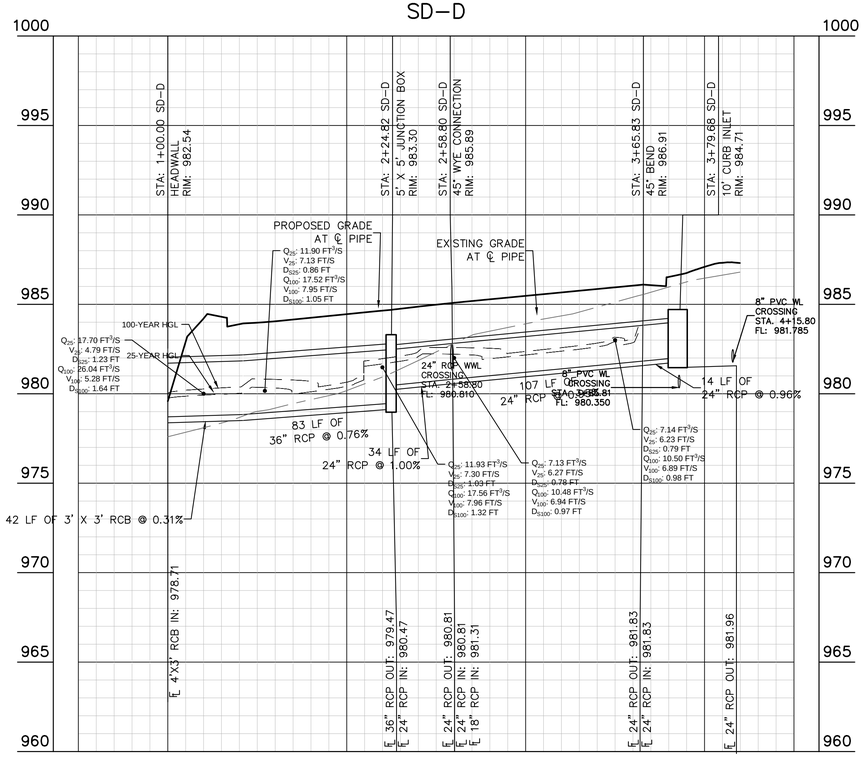

APPROVAL

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

REV	DATE	DESCRIPTION	INIT
		REVISIONS	

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRUS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: SD-C & SD-D PLAN & PROFILE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 44 of 116
REV 0

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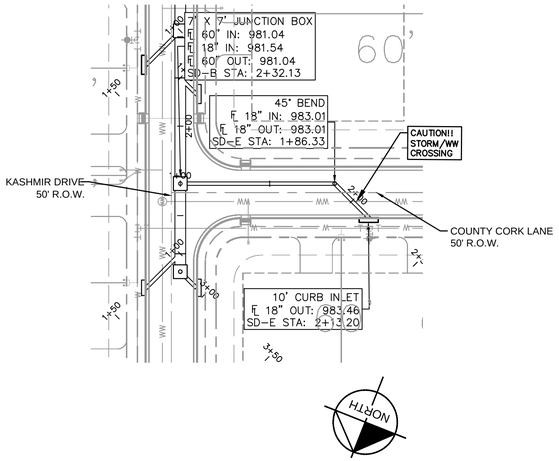

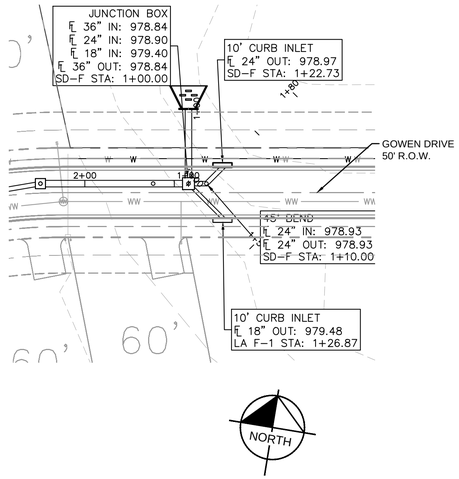

0 40' 80'
GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
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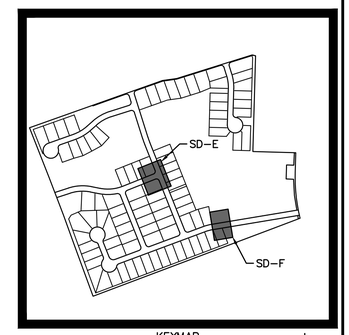
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



KEYMAP
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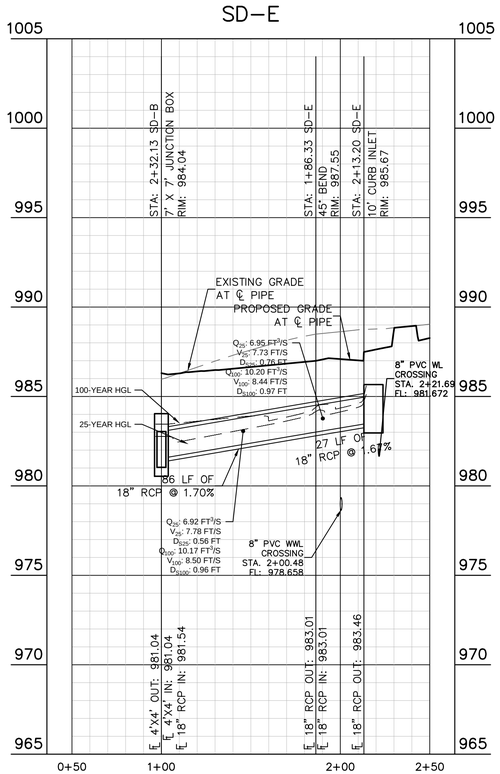
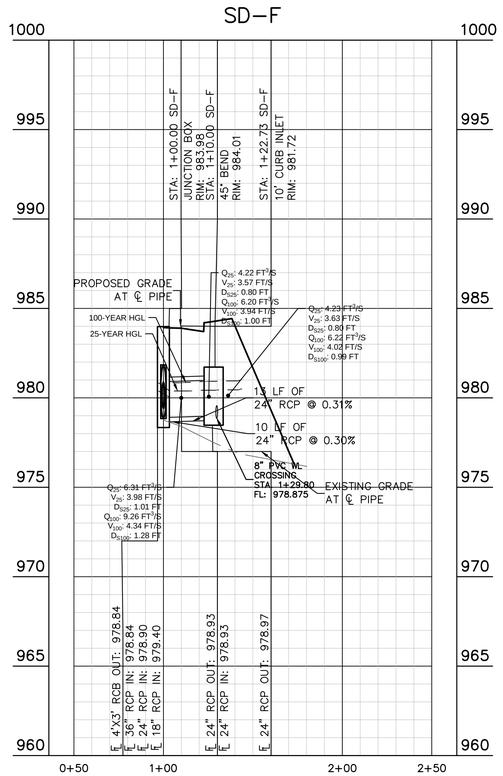
NORTH





APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

VPE PROJECT NO. 24010

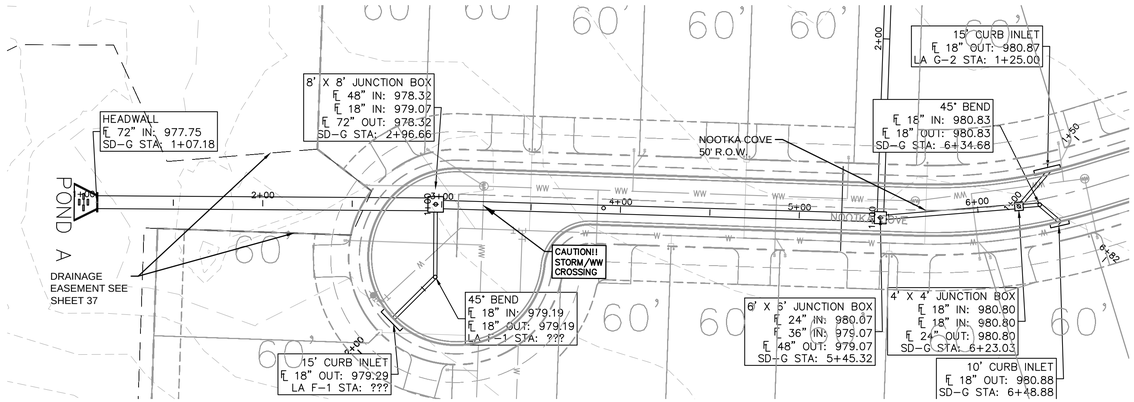
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

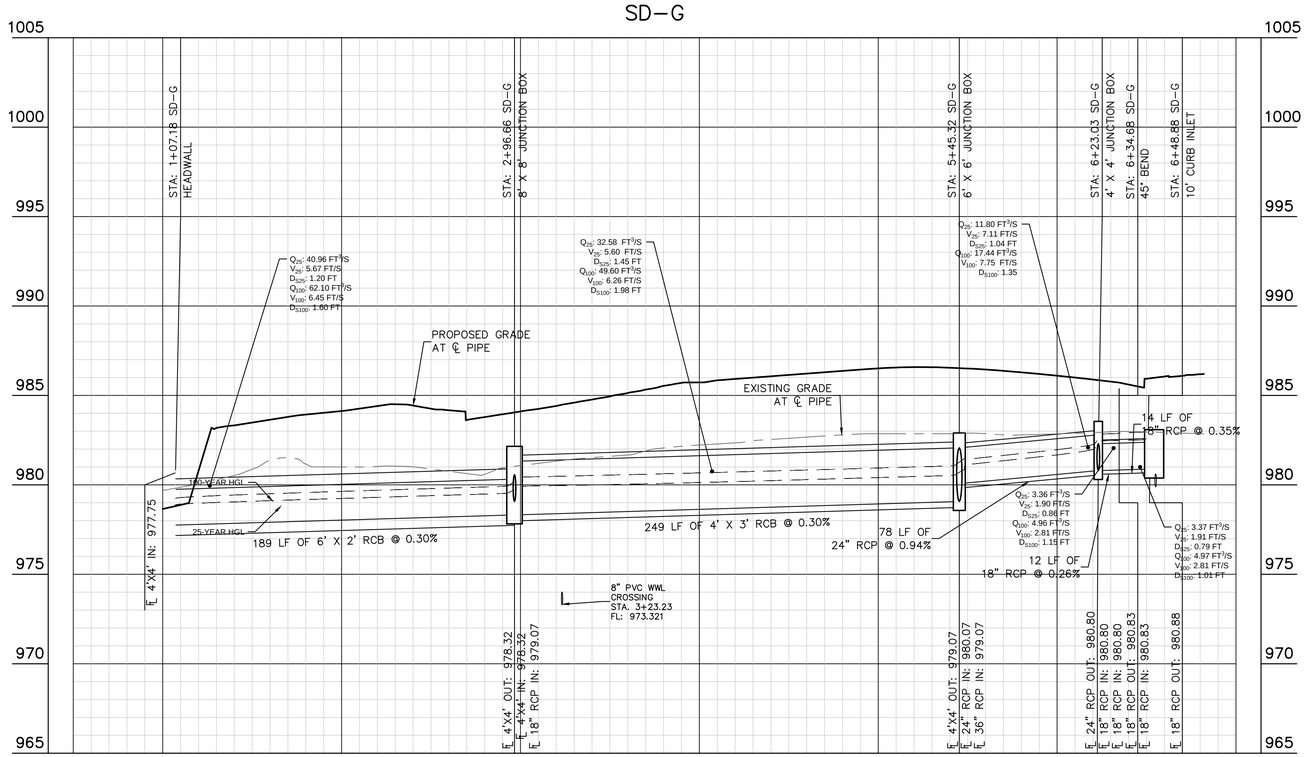
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

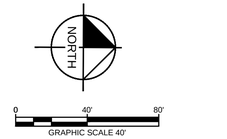
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: SD-E & SD-F PLAN & PROFILE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 45 of 116
REV 0







STORM LEGEND

- PROPERTY LINE
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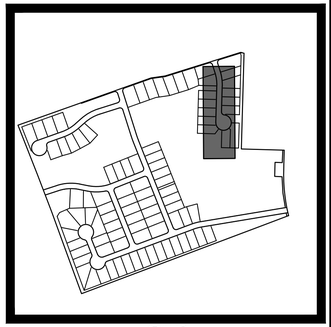

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SCALE 1:500

APPROVAL

P:\PROJECTS\2010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\2010 STORM.DWG

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

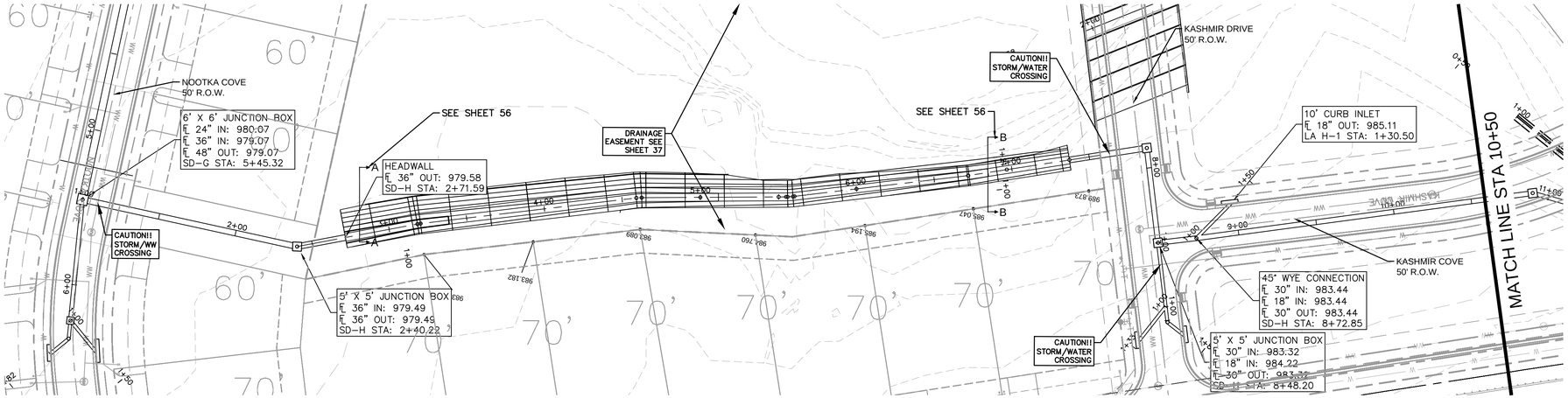
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

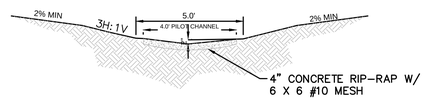
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LAGO VISTA WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC. 2307 W. PARMER LN. AUSTIN, TX 78727

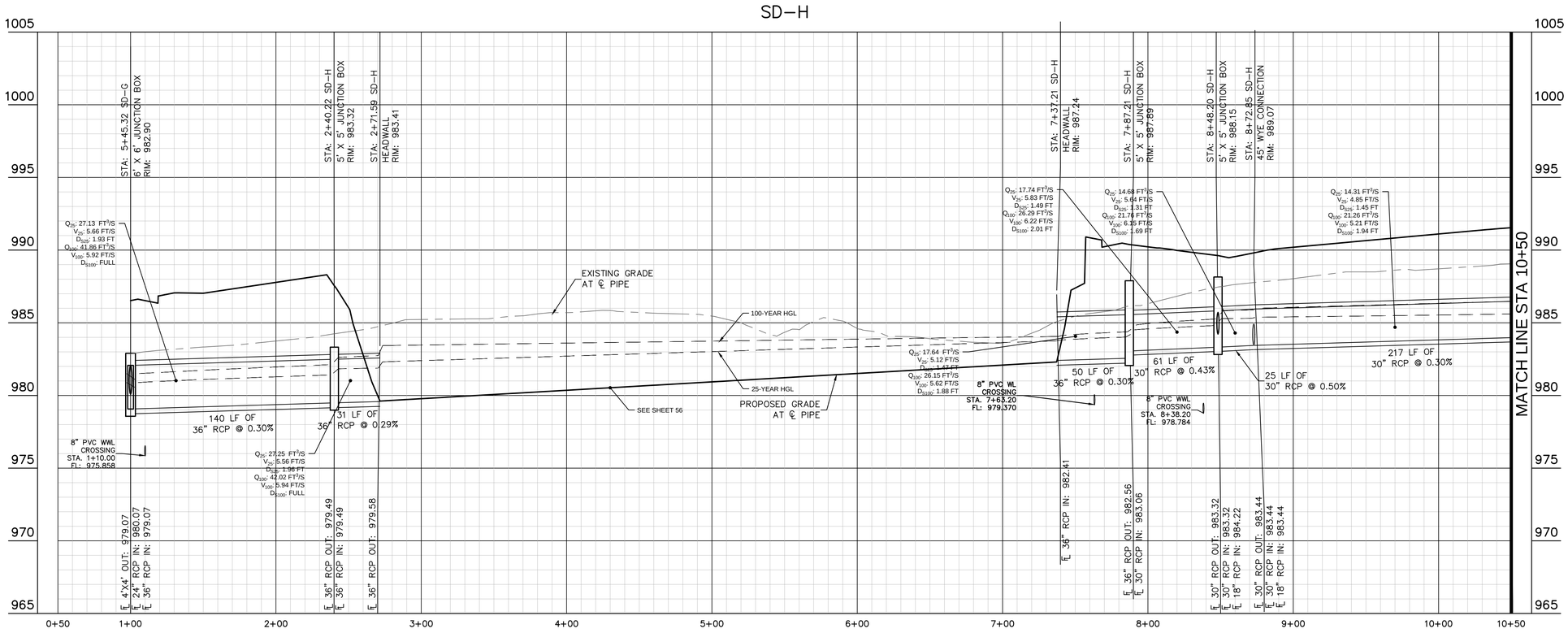
TITLE: SD-G PLAN & PROFILE

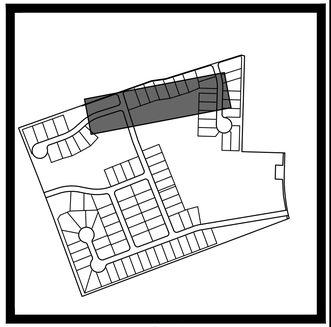
PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 46 of 116
REV 0





STORM CHANNEL B EARTHEN SECTION W/ PILOT CHANNEL"A-A" & "B-B"





KEYMAP
SCALE 1:500

NORTH

0 40' 80'
GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

VPE PROJECT NO. 24010

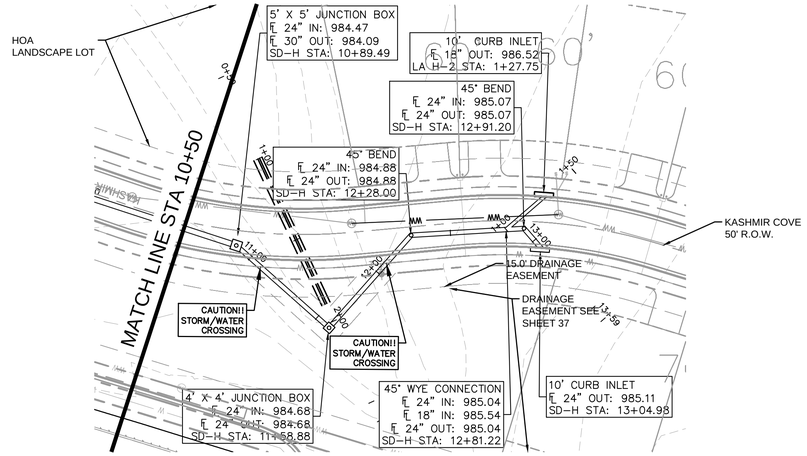
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

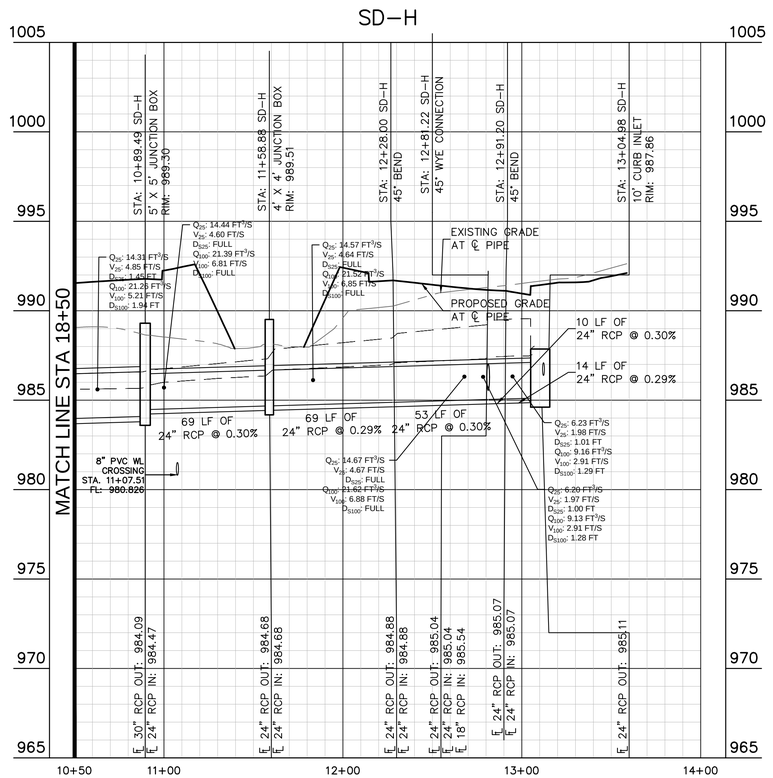
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: SD-H PLAN & PROFILE (SHEET 1 OF 2)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 47 of 116
REV 0

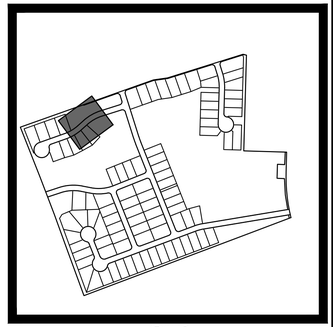






STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



KEYMAP
SCALE 1:500

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LAGO VISTA
WILLIAMSON COUNTY, TEXAS

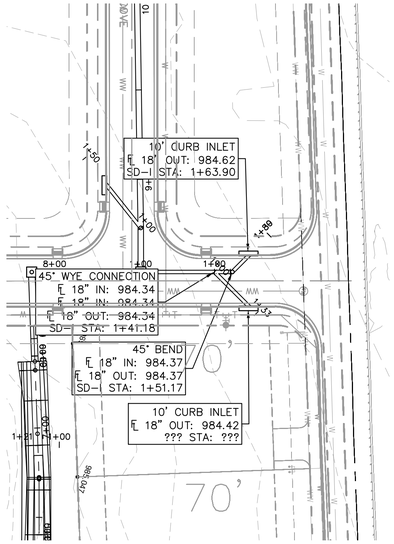
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: SD-H PLAN & PROFILE (SHEET 2 OF 2)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 48 of 116
REV 0

CYPRUS MEADOWS CONSTRUCTION PLANS

P:\WORK\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 STORM.DWG

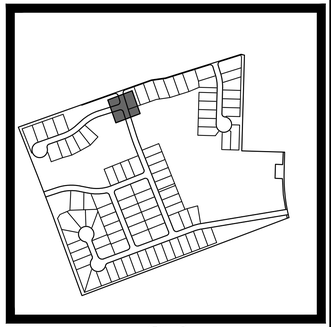




0 40' 80'
GRAPHIC SCALE 40'

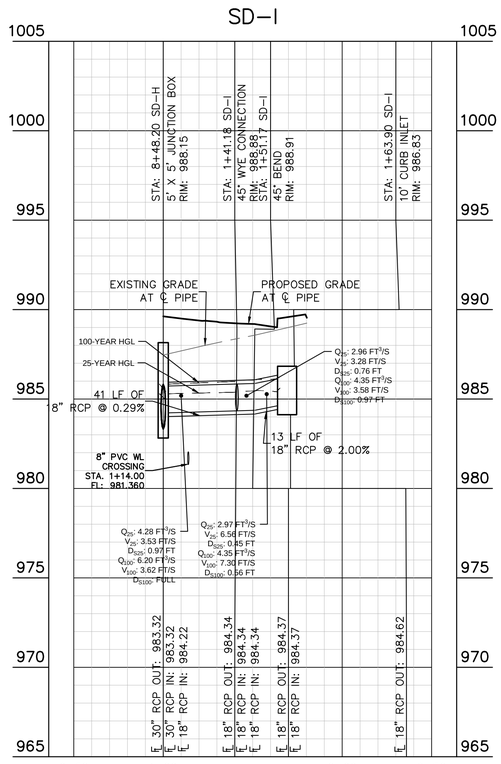
STORM LEGEND

	PROPERTY LINE
	PROPOSED STORM SEWER
WW	PROPOSED WASTE WATER LINE
W	PROPOSED WATER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED WASTE WATER MANHOLE
	PROPOSED FIRE HYDRANT
OHE	EXISTING OVERHEAD POWER LINE



KEYMAP
SCALE 1:500





APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

VPE PROJECT NO. 24010

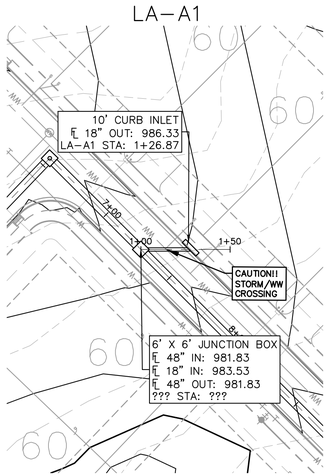
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

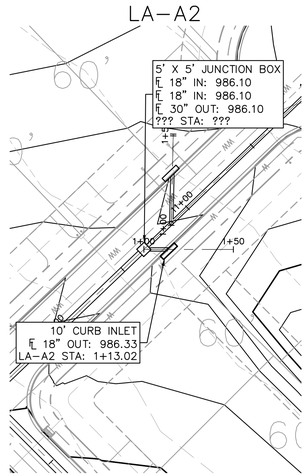
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

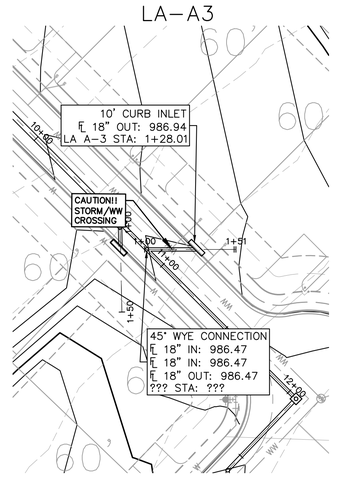
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

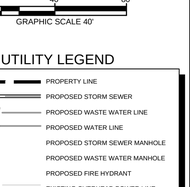
TITLE: SD-I PLAN & PROFILE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 49 of 116
REV 0









UTILITY LEGEND

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- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
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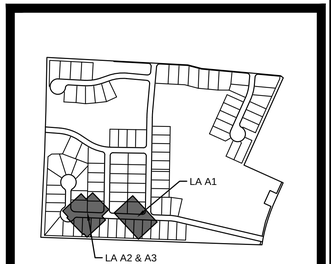
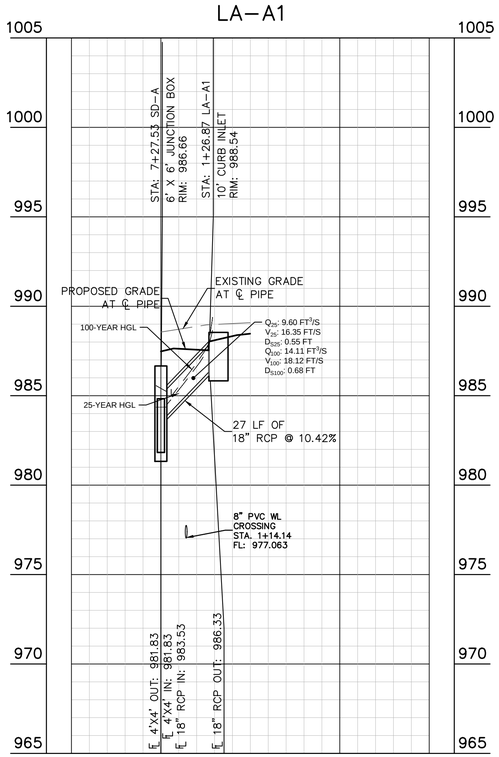
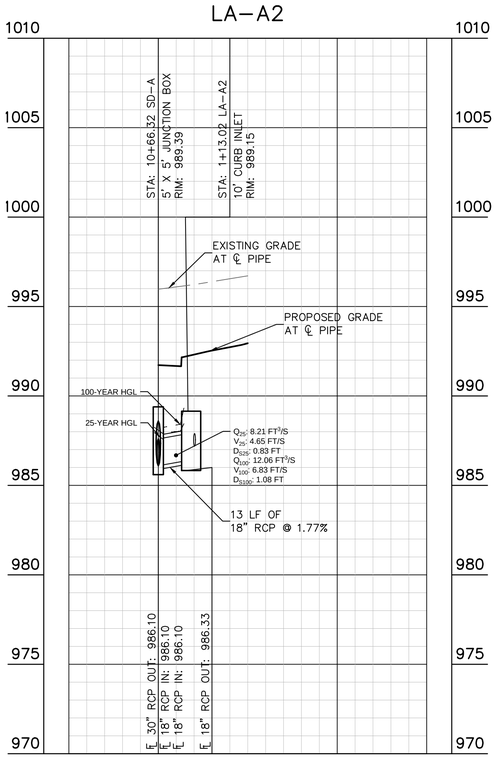
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE

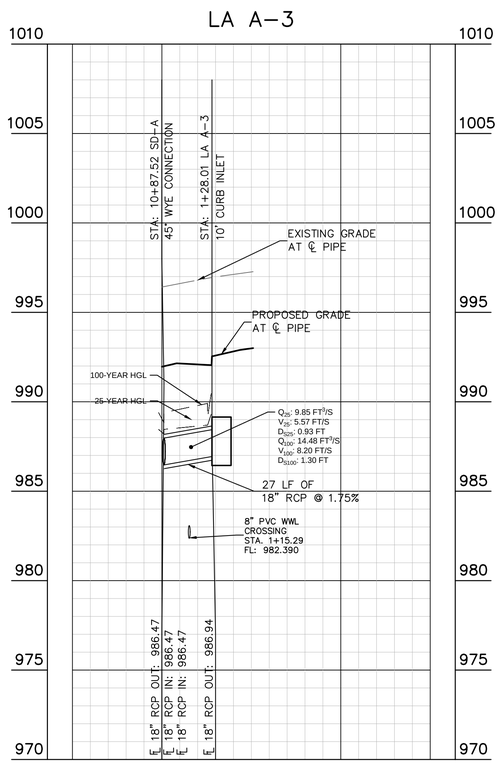


KEYMAP
SCALE 1:500









APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS



ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

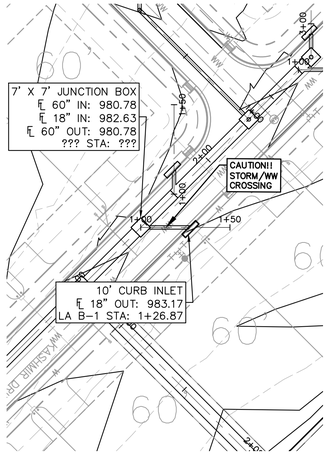
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

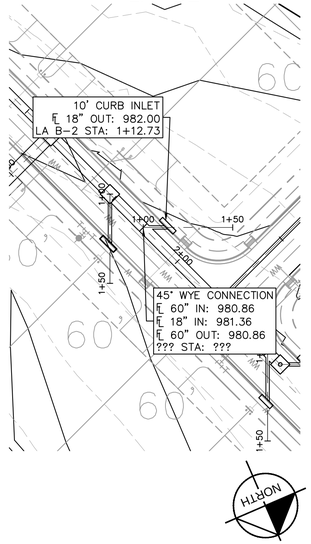
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS

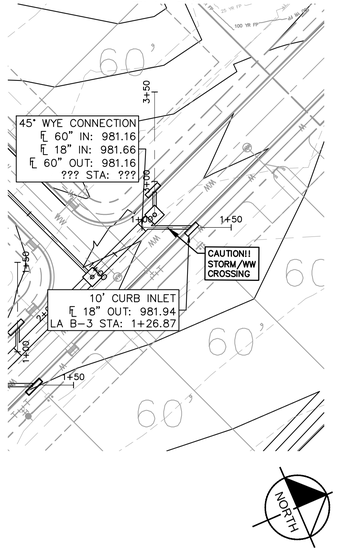
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

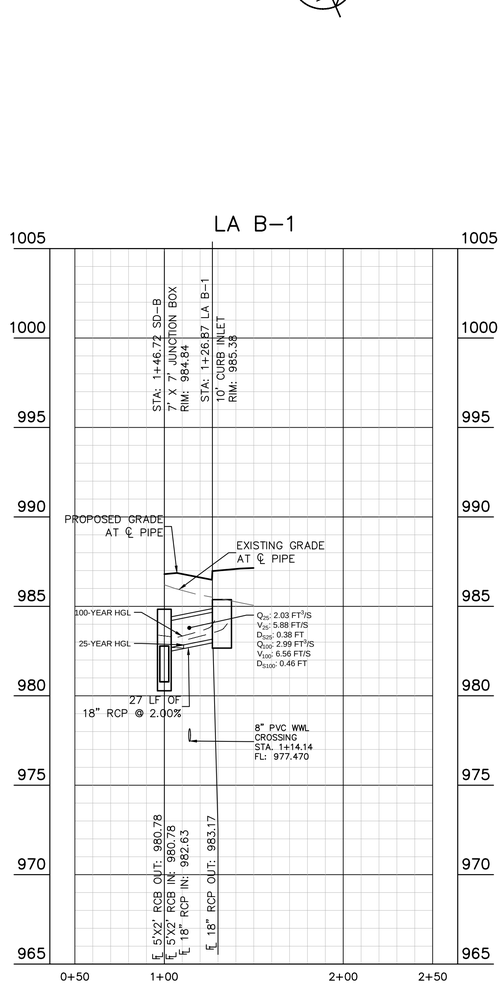
TITLE: LA-A1-A3 PLAN & PROFILE

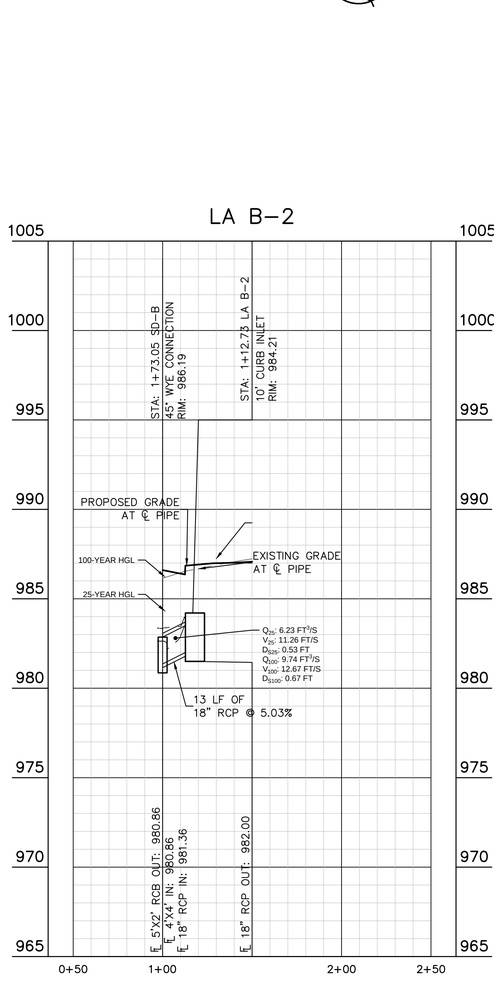
PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 50 of 116
REV 0

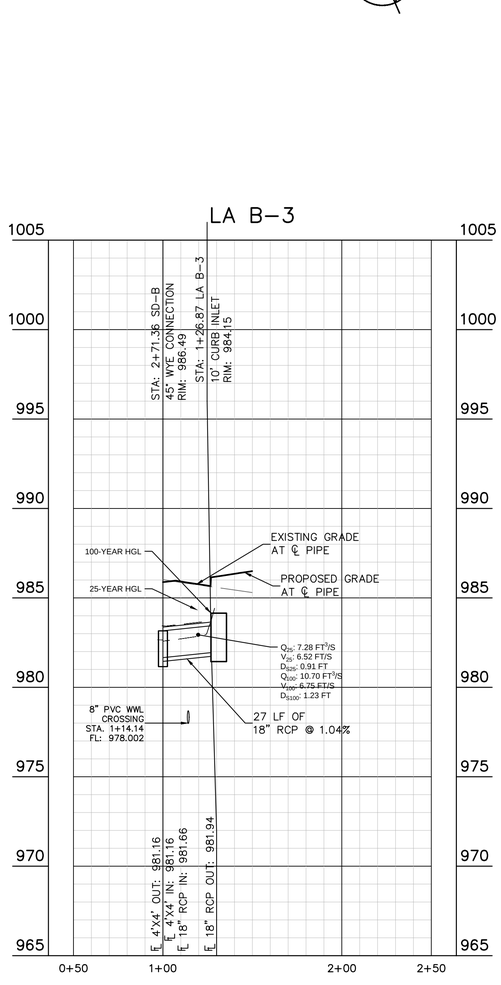








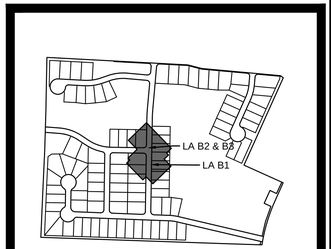




0 40' 80'
GRAPHIC SCALE 40'

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



KEYMAP
SCALE 1:500

NORTH

APPROVAL

REV	DATE	DESCRIPTION	INIT

REVISIONS

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

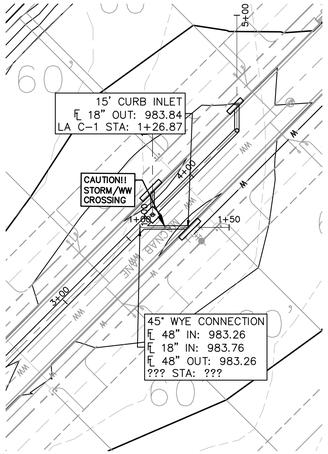
DWN BY: **E HALL, D MORALES**
CHK BY: **W BUZZELLI**

PROJECT: **CYPRESS MEADOWS CONSTRUCTION PLANS** — CITY OF LAKE WILLIAMSON COUNTY, TEXAS
APPLICANT: **MMK VENTURES, LLC.** 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: LA-B1-B3 PLAN & PROFILE

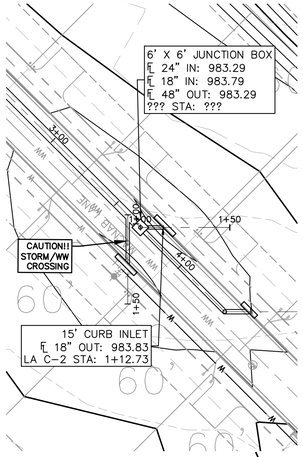
PROJECT NO. **24010**
DATE **MAY 1, 2024**
SHEET # **51** of 116
REV **0**

P:\2024\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 MMK LA.DWG

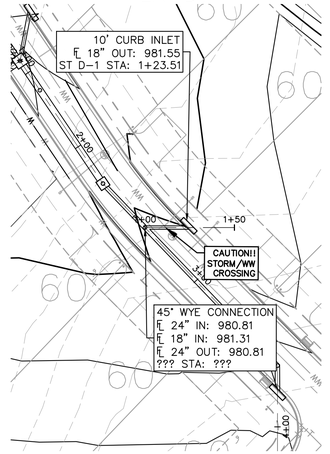
LA–C1



LA–C2



LA–D1



0 40' 80'
GRAPHIC SCALE 40'

UTILITY LEGEND

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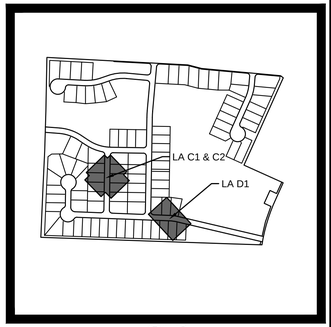
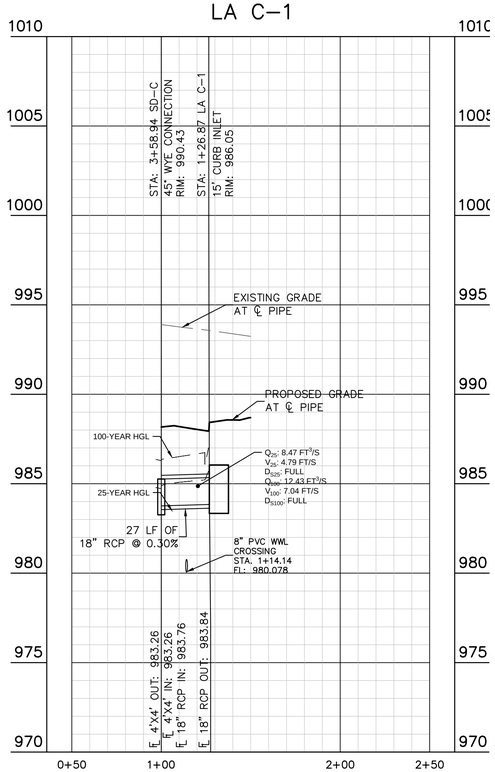
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



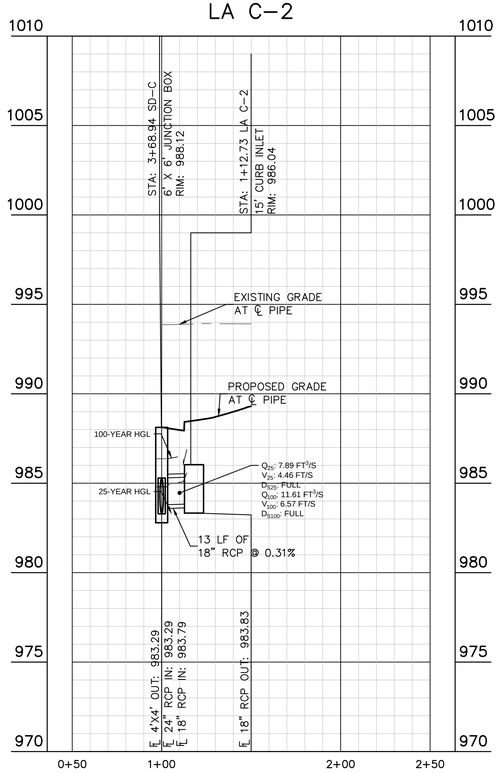
KEYMAP
SCALE 1:500

NORTH

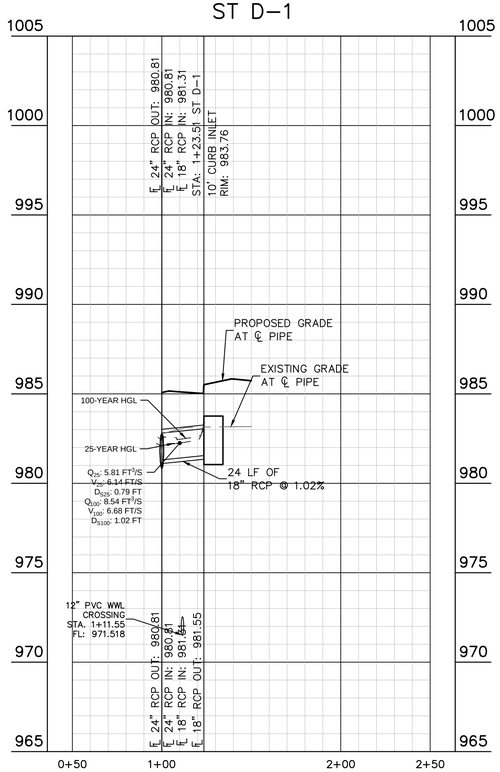
LA C–1



LA C–2



ST D–1



APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

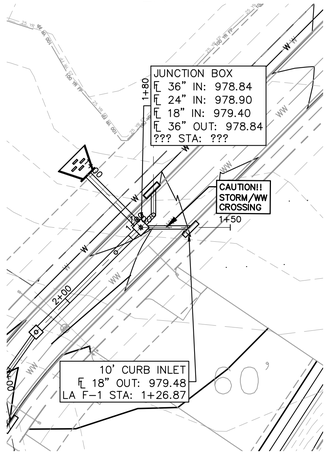
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LAGO VISTA WILLIAMSON COUNTY, TEXAS

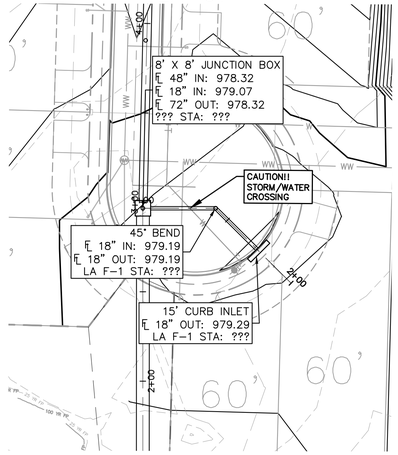
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

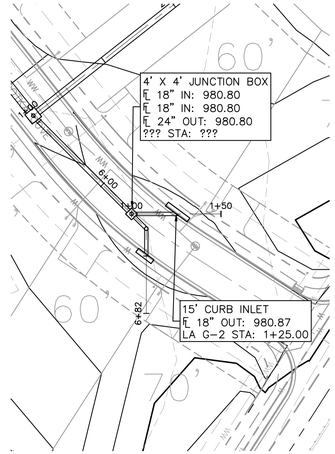
TITLE: LA-C1-C2 & D1 PLAN & PROFILE

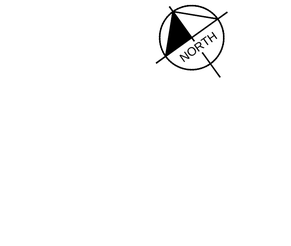
PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 52 of 116
REV 0

P:\2024\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 300W 24X36.DWG

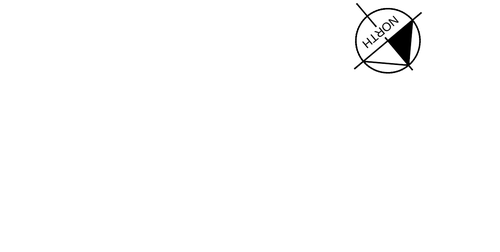












0 40' 80'
GRAPHIC SCALE 40'

UTILITY LEGEND

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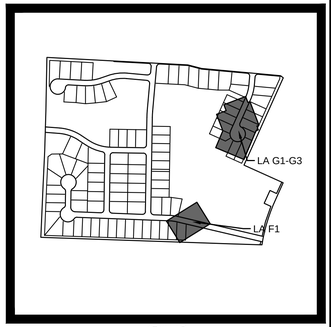


KEYMAP
SCALE 1:500

NORTH

APPROVAL

REV	DATE	DESCRIPTION	INIT

REVISIONS

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: **CYPRESS MEADOWS**
CONSTRUCTION PLANS
CITY OF LAKE WILLIAMSON COUNTY, TEXAS

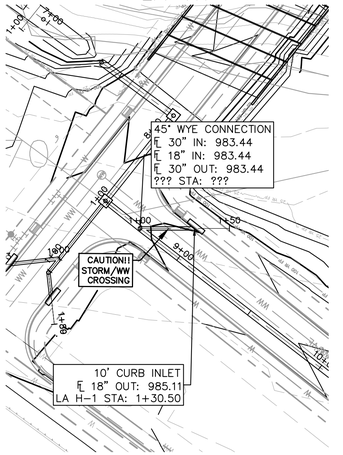
APPLICANT: **MMK VENTURES, LLC.**
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: LA-F1 & G1-G2 PLAN & PROFILE

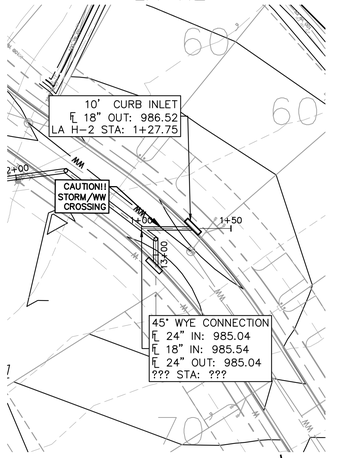
PROJECT NO.: **24010**
DATE: **MAY 1, 2024**
SHEET #: **53** of 116
REV: **0**

P:\2024\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 300W 24X36.DWG

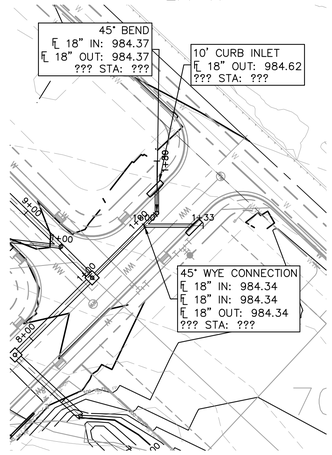
LA–H1



LA–H2



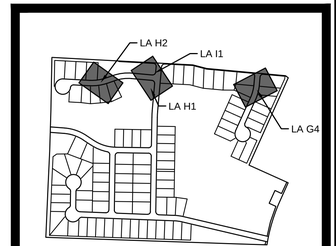
LA–I1



0 40' 80'
GRAPHIC SCALE 40'

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



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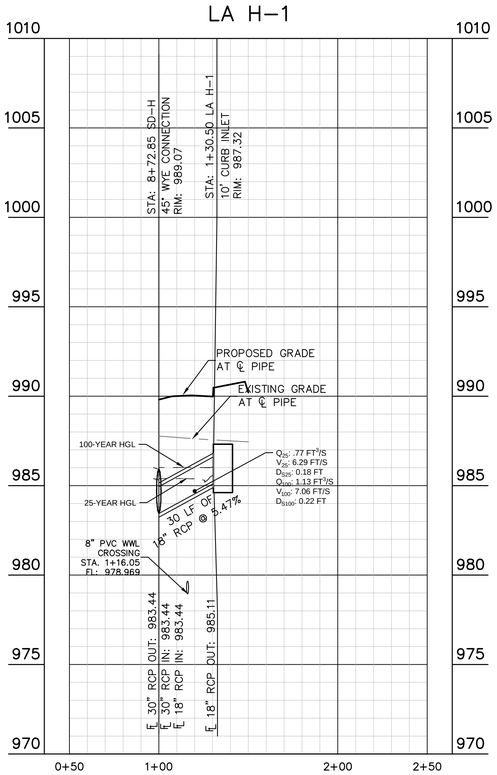
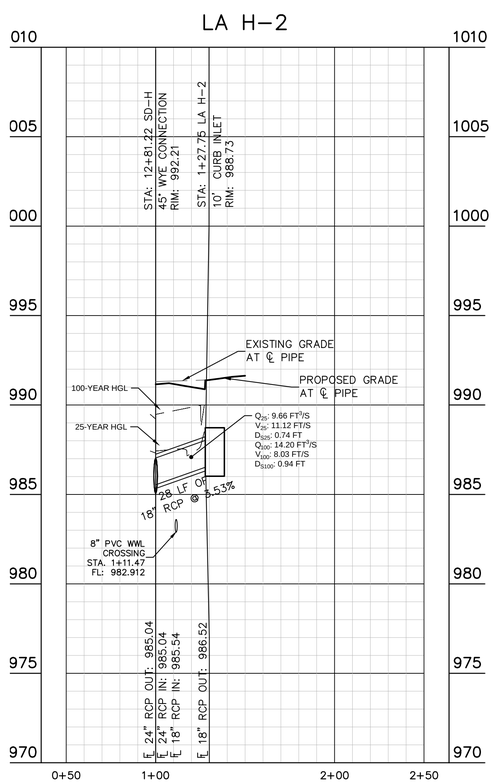
SCALE 1:500

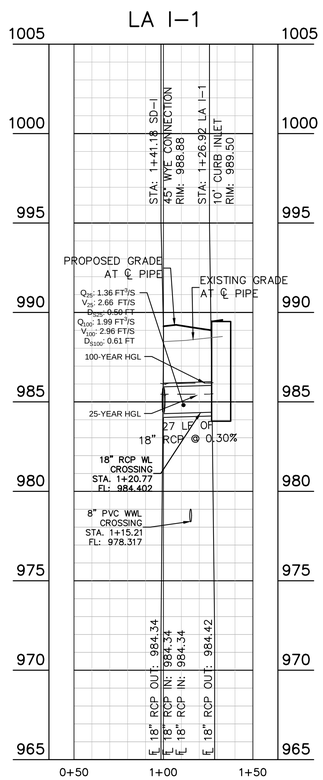
LA H–1



LA H–2



LA I–1



APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

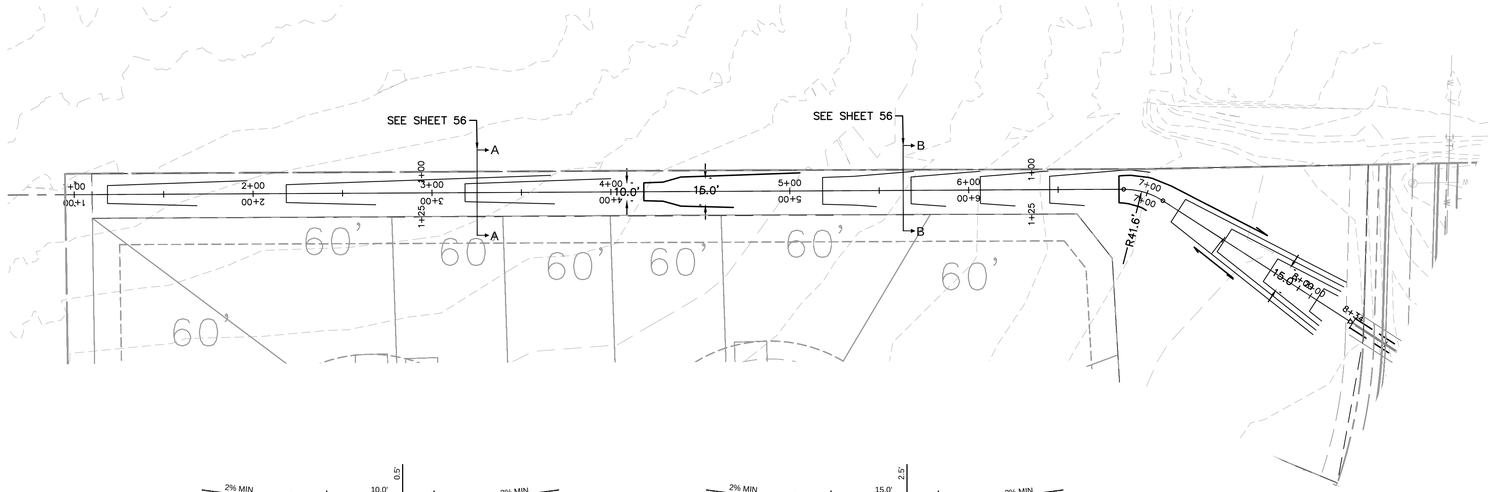
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LAKE WORTH
WILLIAMSON COUNTY, TEXAS

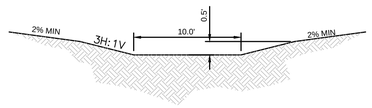
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN, AUSTIN, TX 78727

TITLE: LA-H1 & H2 & I1 PLAN & PROFILE

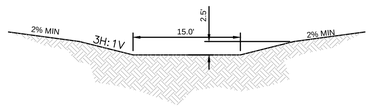
PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 54 of 116
REV 0

P:\2024\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 SHEET LA1.DWG





STORM CHANNEL B EARTHEN SECTION "A-A"



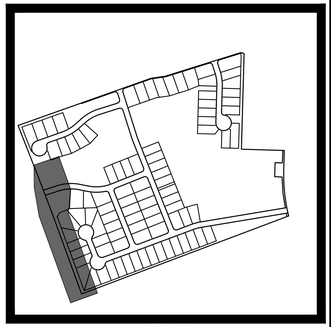
STORM CHANNEL B EARTHEN SECTION "B-B"



GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



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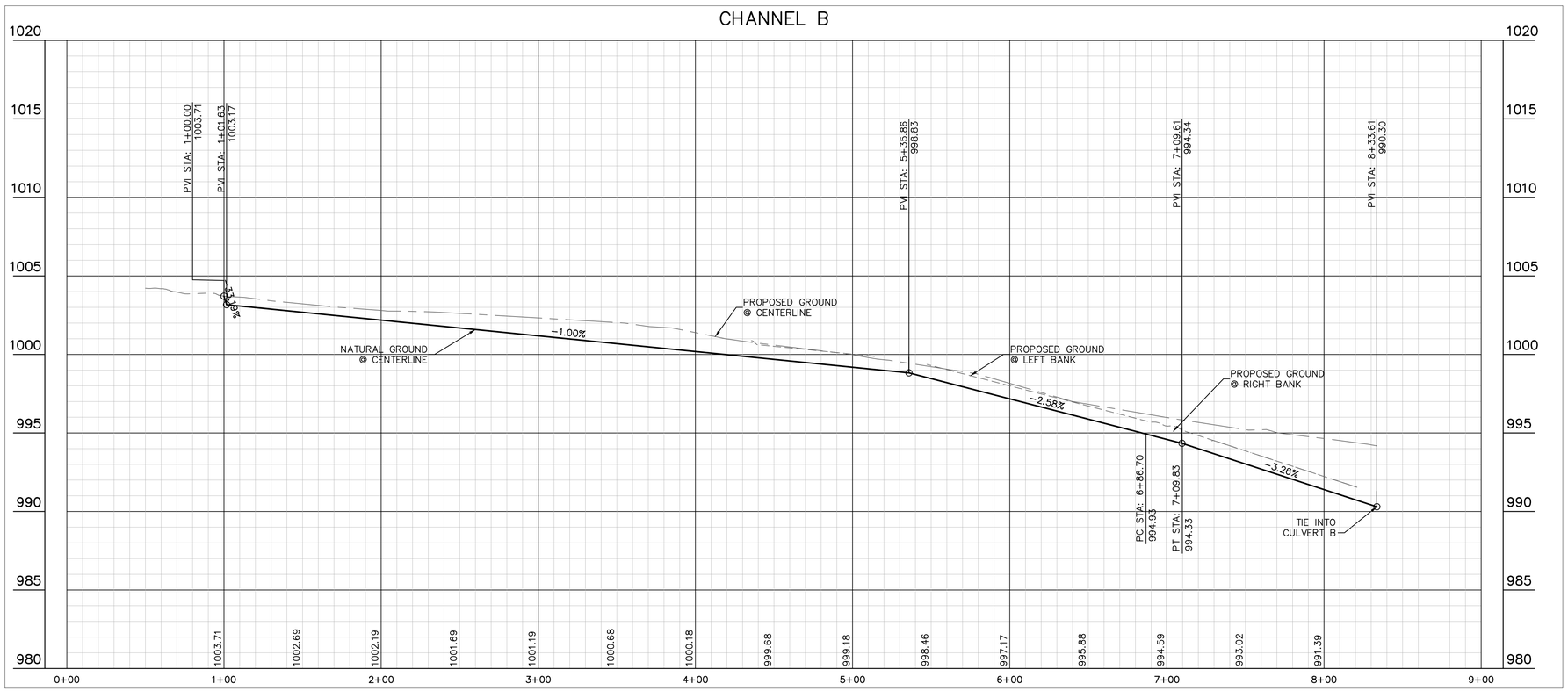
SCALE 1:500



APPROVAL

REV	DATE	DESCRIPTION	INIT

REVISIONS

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

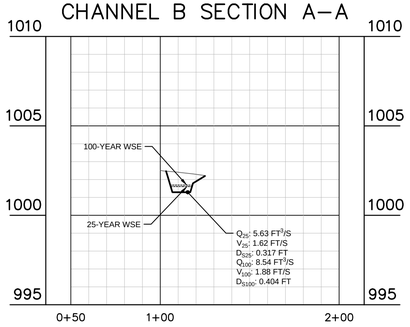
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

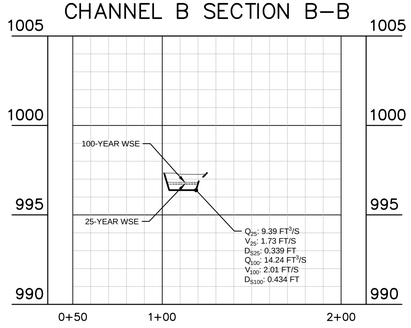
TITLE: CHANNEL B PLAN & PROFILE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 55 of 116
REV 0

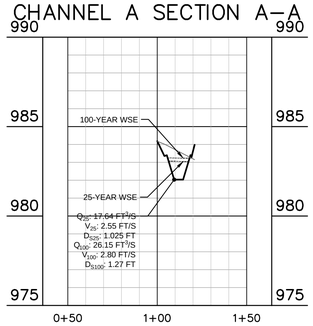
CHANNEL B SECTION A–A



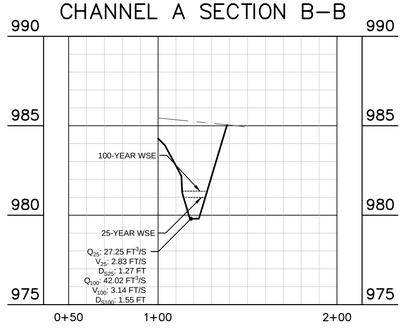
CHANNEL B SECTION B–B

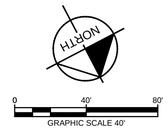


CHANNEL A SECTION A–A



CHANNEL A SECTION B–B





REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LAGO VISTA
WILLIAMSON COUNTY, TEXAS

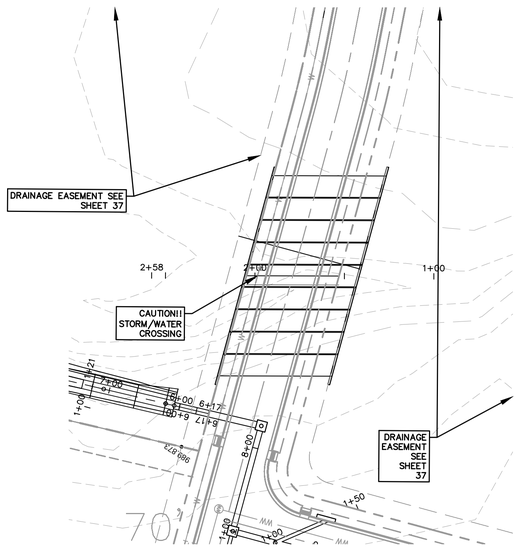
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN, AUSTIN, TX 78727

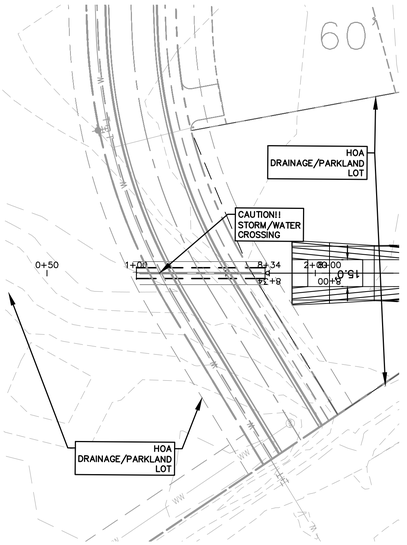
TITLE: CHANNEL A & B CROSS SECTIONS

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 56 of 116
REV 0

APPROVAL

P:\PROJECTS\2010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 SHEETS.DWG

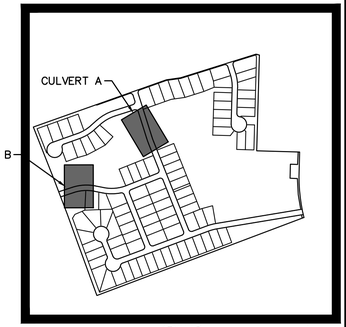






STORM LEGEND

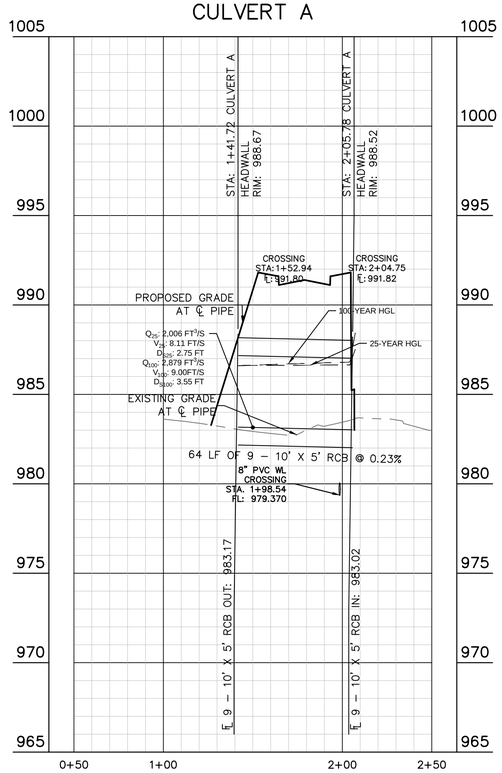
	PROPERTY LINE
	PROPOSED STORM SEWER
WW	PROPOSED WASTE WATER LINE
W	PROPOSED WATER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED WASTE WATER MANHOLE
	PROPOSED FIRE HYDRANT
OHE	EXISTING OVERHEAD POWER LINE



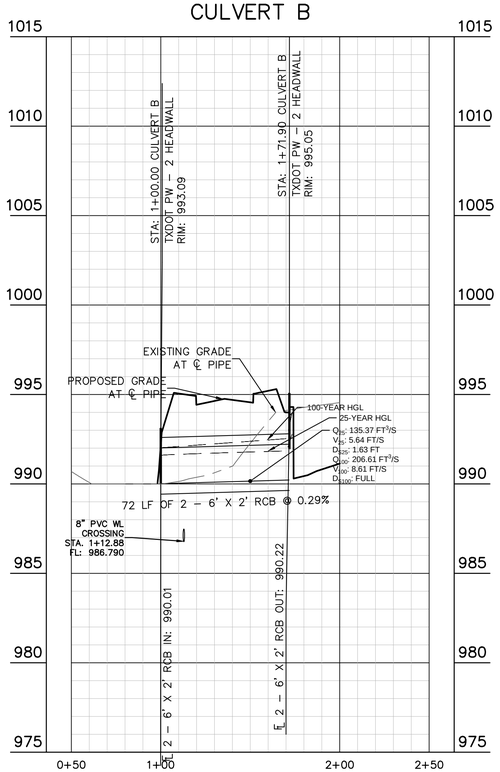
KEYMAP
SCALE 1:500

NORTH

CULVERT A



CULVERT B



APPROVAL

REV	DATE	DESCRIPTION	INIT
		REVISIONS	

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LIBERTY HILL WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: CULVERT A & B PLAN & PROFILE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 57 of 116
REV 0

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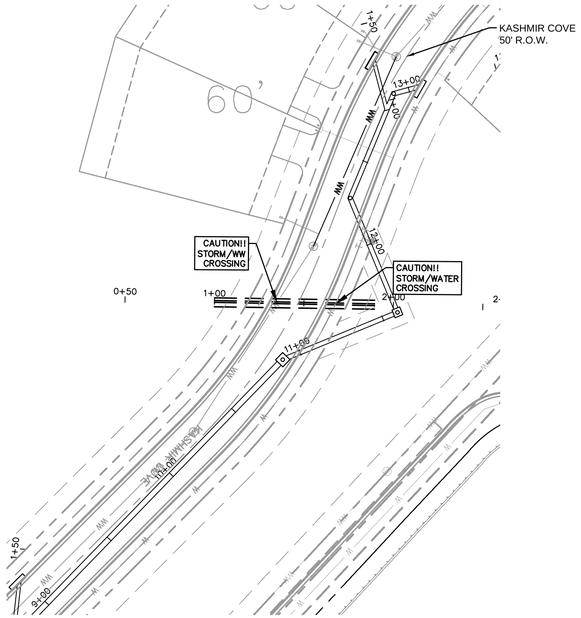
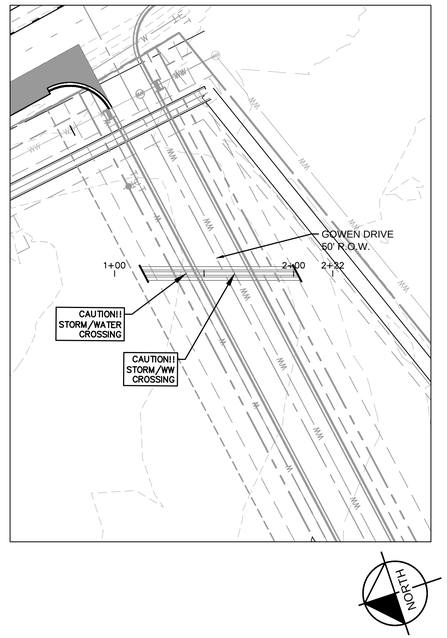
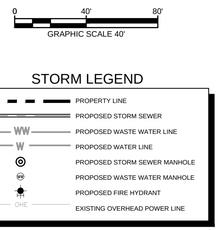
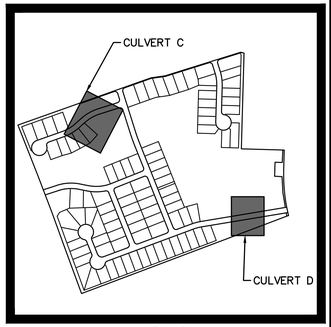






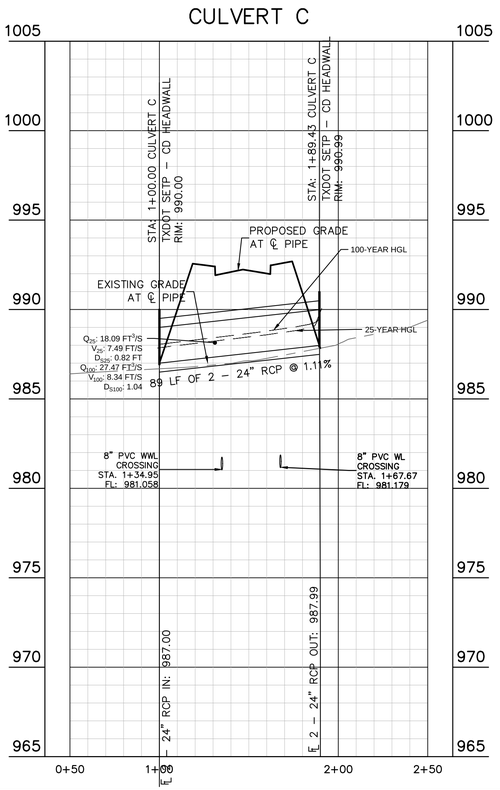
STORM LEGEND

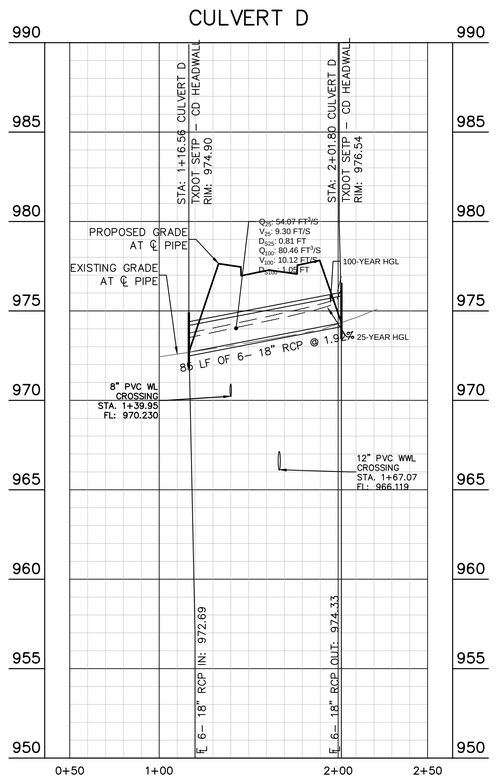
- PROPERTY LINE
- PROPOSED STORM SEWER
- WW — PROPOSED WASTE WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE — EXISTING OVERHEAD POWER LINE



KEYMAP
SCALE 1:500

NORTH





APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS



5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

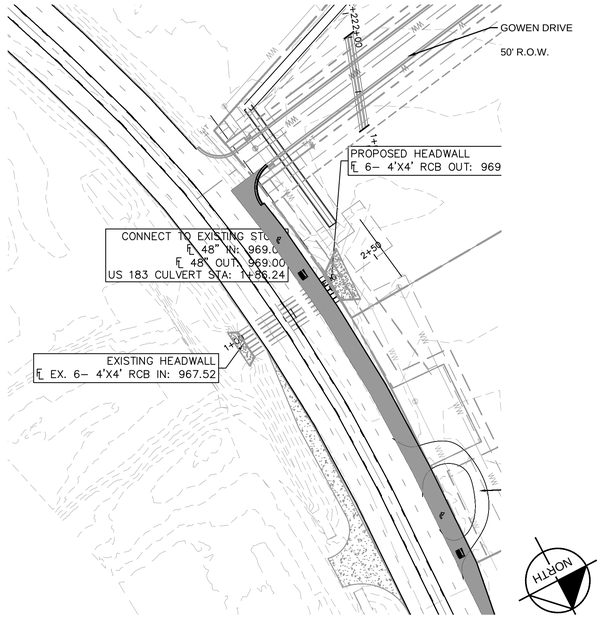
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN, AUSTIN, TX 78727

TITLE: CULVERT C & D PLAN & PROFILE

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 58 of 116
REV 0



0 40' 80'
GRAPHIC SCALE 40'

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- WW PROPOSED WASTE WATER LINE
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- OHE EXISTING OVERHEAD POWER LINE

KEYMAP
SCALE 1:500

NORTH

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LAKE WORTH
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2307 W. PARMER LN. AUSTIN, TX 78727

TITLE: US 183 CULVERT

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 59 of 116
REV 0

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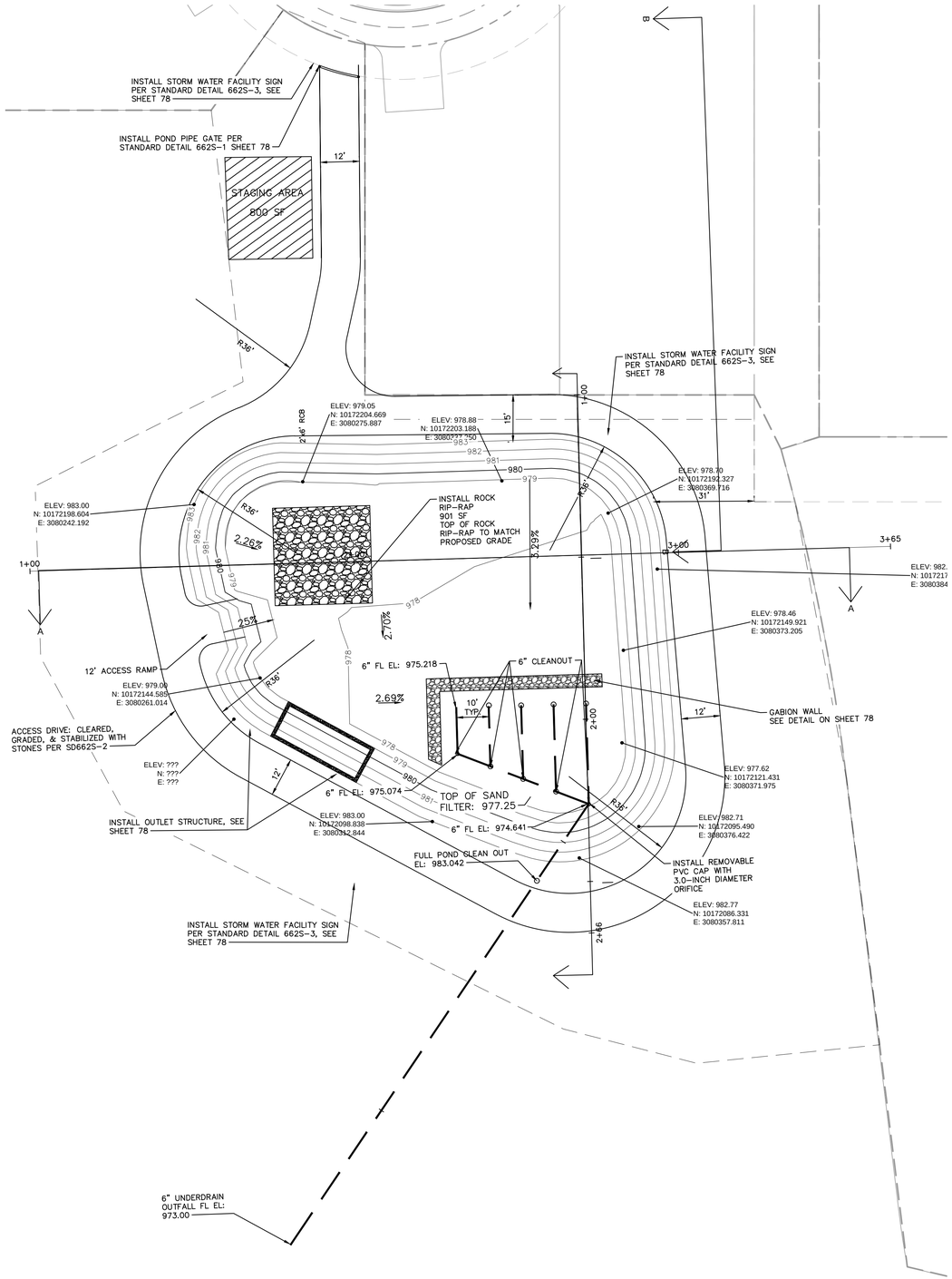
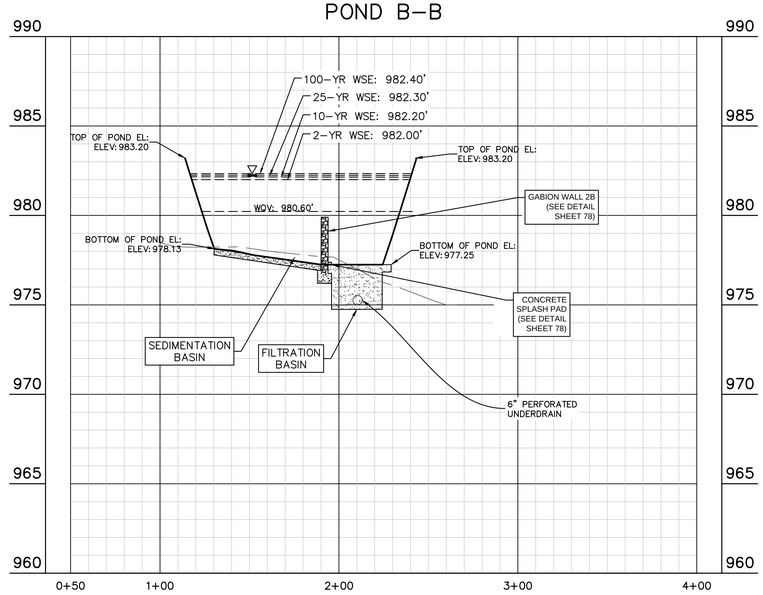
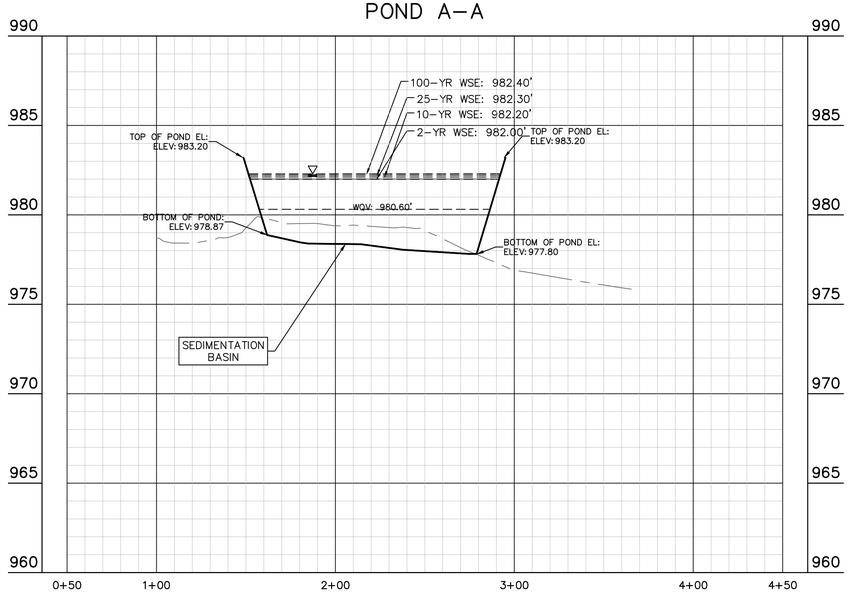
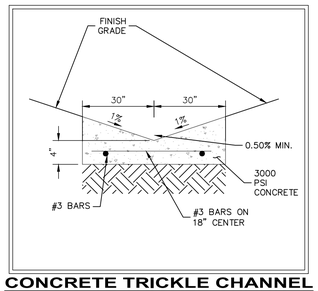


POND B–B



POND A–A





CONCRETE TRICKLE CHANNEL
N.T.S.

GRAPHIC SCALE IN FEET
0 10 20 40

STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER LINE

NOTE:

POND BOTTOM, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY.

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

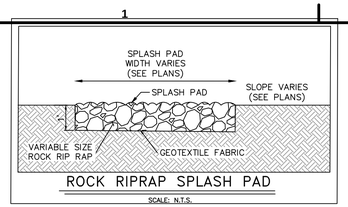
ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

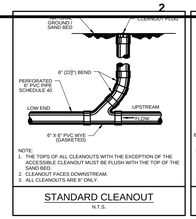
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: POND A PLAN

PROJECT NO. 24010
DATE: MAY 1, 2024
SHEET # 77 of 116
REV 0



ROCK RIPRAP SPLASH PAD

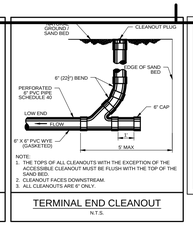
SCALE: N.T.S.



NOTE:
1. THE TOPS OF ALL CLEANOUTS WITH THE EXCEPTION OF THE ACCESSIBLE CLEANOUT MUST BE FLUSH WITH THE TOP OF THE SAND BED.
2. CLEANOUT FACES DOWNSTREAM.
3. ALL CLEANOUTS ARE 6" ONLY.

STANDARD CLEANOUT

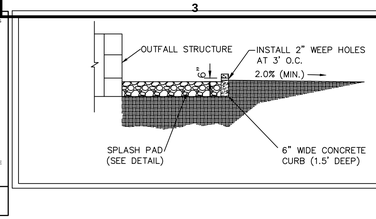
N.T.S.



NOTE:
1. THE TOPS OF ALL CLEANOUTS WITH THE EXCEPTION OF THE ACCESSIBLE CLEANOUT MUST BE FLUSH WITH THE TOP OF THE SAND BED.
2. CLEANOUT FACES DOWNSTREAM.
3. ALL CLEANOUTS ARE 6" ONLY.

TERMINAL END CLEANOUT

N.T.S.



WQ POND LEVEL SPREADER DETAIL (TYP)

N.T.S.

NOTE:

1. CONTRACTOR TO REFERENCE RETAINING WALL PLANS FOR STRUCTURAL DETAILS. DETAILS PROVIDED FOR REFERENCE ONLY.
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING.

GABION WALL NOTES

594S DESCRIPTION

THIS ITEM SHALL INCLUDE FURNISHING, ASSEMBLING, FILLING, AND TYING ROCK-FILLED WIRE MESH COMPARTMENTED GABIONS AND REVET MATTRESSES IN ACCORDANCE WITH THE LINES, GRADES, AND DIMENSIONS SHOWN ON THE DRAWINGS OR OTHERWISE ESTABLISHED IN THE FIELD BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.

594S.2 MATERIALS

(1) GABION AND REVET MATTRESS WIRE

GABION WIRE SHALL BE GALVANIZED STEEL, CLASS 3 OR A COATING, SOFT TEMPER CONFORMING TO ASTM A 641, AND SHALL SPECIFICALLY MEET THE REQUIREMENTS GIVEN BELOW FOR GABIONS (12 GUAGE WIRE) AND/OR REVET MATTRESSES (13.5 WIRE GUAGE) AS CALLED OUT IN DRAWINGS. PVC COATING OF WIRE MAY BE FUSEBONDED OR EXTRUDED ONTO THE WIRE. GALVANIZATION OF WELDED WIRE SHALL BE PERFORMED EITHER BEFORE OR AFTER WELDING.

CHARACTERISTIC	GABIONS	REVET MATTRESSES
WIRE GUAGE	12 GUAGE	13.5 GUAGE
MAX. TENSILE STRENGTH (ASTM 641)	70,000 PSI (483 mPa)	75,000 PSI (517 mPa)
NOMINAL WIRE DIAMETER (ASTM A 641)	0.106 INCH (2.7 mm)	0.0866 INCH (2.2 mm)
MINIMUM DIAMETER (ASTM A 641, TABLE 3)	0.102 INCH (2.6 mm)	0.0826 INCH (2.9 mm)
GALVANIZED, ZINC (ASTM A 641, TABLE 1)	0.80 OZ./FT² (245 GR/M²)	0.70 OZ./FT² (215 GR/M²)

(2) GABION MESH

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 3.25 INCHES BY 4.5 INCHES (83 mm BY 144mm). SELVEDGE WIRE SHALL BE 10 GUAGE (NOMINAL DIAMETER OF 3.4 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 3 INCHES BY 3 INCHES (75 mm BY 75 mm). STRENGTH OF WELDS SHALL BEET THE FOLLOWING REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A-974:

TYPE OF STRUCTURE	WIRE SIZE (DIAMETER)	MINIMUM AVERAGE WELD SHEAR STRENGTH
	GUAGE (mm)	ENGLISH UNITS (SI UNITS)
GABIONS	12 (2.7)	475 lbf (2.10 kN)
REVET MATRESS	13.5 (2.2)	292 lbf (1.30 kN)

(C) MANUFACTURING
TWISTED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-975, WHILE WELDED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-974.

(3) REVET MATTRESSES

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 2.5 INCHES BY 3.25 INCHES (64 mm BY 83mm). SELVEDGE WIRE SHALL BE 12 GUAGE (NOMINAL DIAMETER OF 2.7 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 1.5 INCHES BY 3 INCHES (38 mm BY 76 mm). STRENGTH OF WELDS SHALL BEET THE REQUIREMENTS LISTED IN TABLE 2 FOR 13.5 GUAGE (2.2 mm) WIRE WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A-974:

(C) MANUFACTURING
TWISTED WIRE MESH REVET MATTRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-975, WHILE WELDED WIRE MESH REVET MATTRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-974.

(4) PVC COATING

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(5) STONE

(A) GABION BASKET STONES
STONE FILL SHALL BE DURABLE AND OF SUITABLE QUALITY TO ENSURE PERMINANENCE IN THE STRUCTURE. THE STONE USED TO FILL THE GABION BASKETS SHALL BE A CLEAN, SOUND, AND DURABLE ROCK MEETING THE FOLLOWING REQUIREMENTS. IT SHALL HAVE A WEARING LOSS LESS THAN 35% WHEN THE STONE IS TESTED WITH THE LOS ANGELES ABRASION MACHINE IN ACCORDANCE WITH ASTM TEST METHOD C535 (TxDOT TEST METHOD TEX-410A).THE LOSS OF MATERIAL EXPERIENCED DURING FIVE CYCLES OF MAGNESIUM SULFATE EXPOSURE CONDUCTED IN ACCORDANCE WITH TxDOT TEST METHOD TEX-411A FOR ROCK RIP RAP SHALL NOT EXCEED 18%. THE STONE SHALL BE WELL GRADED TO PRODUCE A DENSE FILL, ANGULAR IN TEXTURE, WHILE MEETING THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE US (SI)	PERCENT BY WEIGHT (MASS) % PASSING EACH INDIVIDUAL SIEVE
8 INCH (200 mm)	100
4 INCH (100 mm)	0–5
3 INCH (75 mm)	0

THE MINIMUM UNIT WEIGHT (UNIT MASS) OF A ROCKFILLED GABION SHALL BE 120 pcf (1.92 MEGAGRAMS (mg) PER CUBIC METER). VERIFICATION OF UNIT WEIGHT (MASS) SHALL BE PERFORMED WHEN ORDERED BY THE ENGINEER, BY CONSTRUCTING A TEST GABION WITH MATERIALS SUPPLIED FOR CONSTRUCTION WITH THE SAME EFFORT AND METHOD INTENDED FOR PRODUCTION GABIONS.

(6) CONNECTIONS

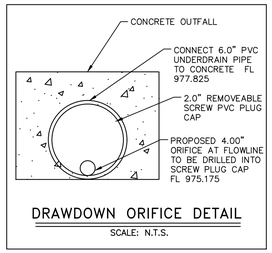
SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(7) FASTENER SYSTEM

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

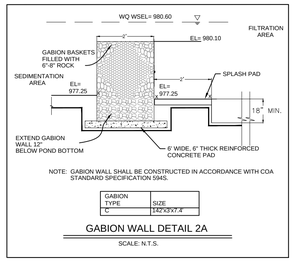
(8) PANEL TO PANEL JOINT STRENGTH
SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND

POND 2



DRAWDOWN ORIFICE DETAIL

SCALE: N.T.S.

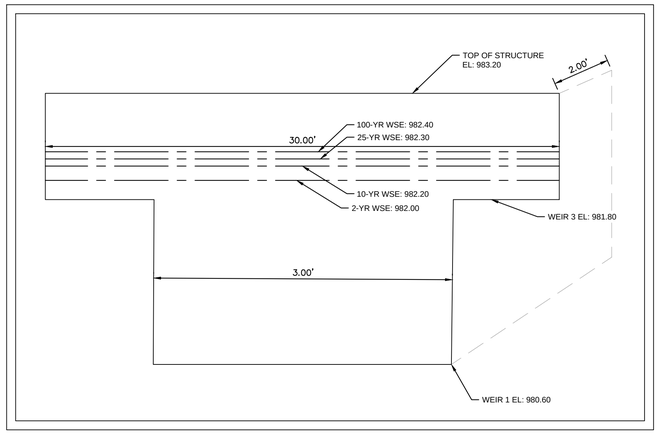


NOTE: GABION WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA STANDARD SPECIFICATION 594S.

GABION TYPE	SIZE
C	142'x3'x7.4'

GABION WALL DETAIL 2A

SCALE: N.T.S.

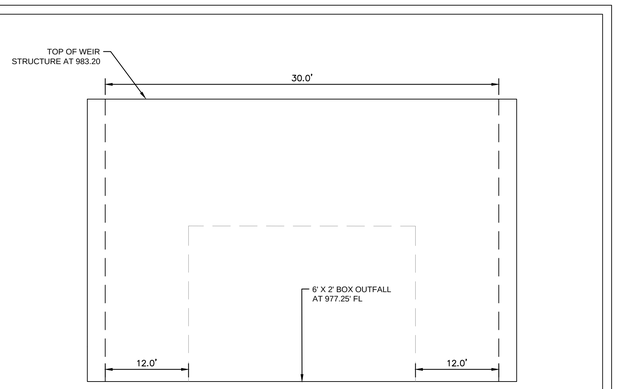


DETENTION POND OUTLET STRUCTURE

N.T.S.

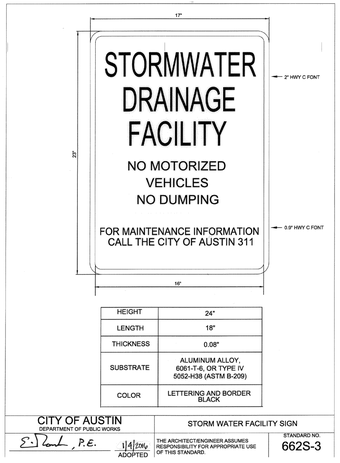
NOTE:

-CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN BY STRUCTURAL ENGINEER. PRIOR TO CONSTRUCTION OF THIS STRUCTURE, SHOP DRAWING MUST BE PROVIDED TO CIVIL ENGINEER FOR REVIEW AND APPROVAL.



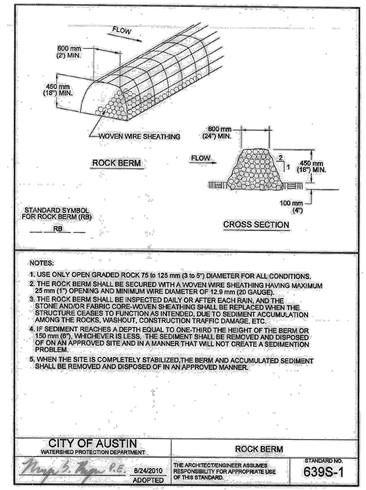
DETENTION POND OUTLET STRUCTURE

N.T.S.



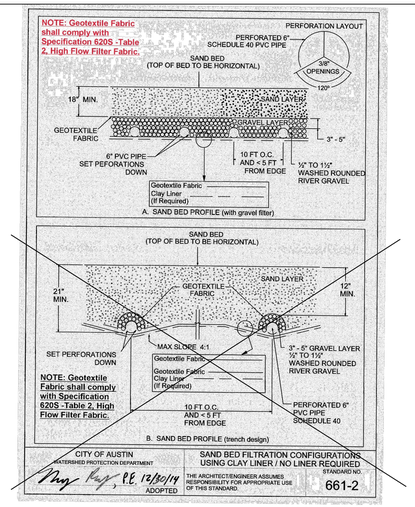
HEIGHT	24"
LENGTH	18"
THICKNESS	0.08"
SUBSTRATE	ALUMINUM ALLOY, 6061-T-6, OR TYPE IV 5052-H38 (ASTM B-209)
COLOR	LETTERING AND BORDER BLACK

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	STORM WATER FACILITY SIGN	
E. Clark, P.E. 1/4/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-3

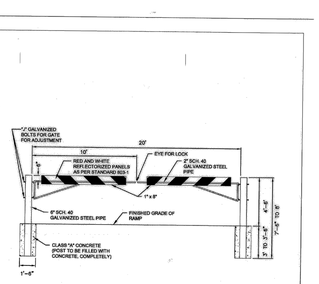


NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC/CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN	ROCK BERM	
Mary B. Myers P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1

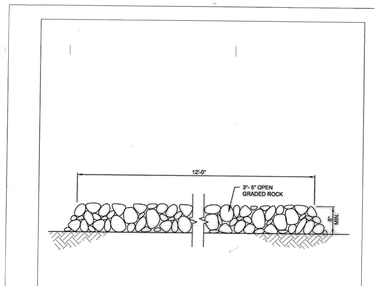


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SAND BED FILTRATION CONFIGURATIONS USING CLAY LINER / NO LINER REQUIRED	
Mary Myers P.E. 12/20/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 661-2



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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND PIPE GATE AT RAMP DETAIL	
E. Clark, P.E. 1/4/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-1



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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
E. Clark, P.E. 1/4/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2

APPROVAL

REV	DATE	DESCRIPTION	INIT

REVISIONS

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS FOR LOT 1, BLOCK A WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: POND A DETAILS

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 78 of 116
REV 0

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Cypress Meadows
Date Prepared: 2/28/2024

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 * =	44.04	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	13.87	acres
Total post-development impervious cover fraction * =	0.31	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	12072	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = B

Total drainage basin/outfall area =	10.64	acres
Predevelopment impervious area within drainage basin/outfall area =	0.42	acres
Post-development impervious area within drainage basin/outfall area =	4.82	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	3830	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 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 = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	10.64	acres
A_I =	4.82	acres
A_P =	5.82	acres
L_R =	4839	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	4195	lbs.
F =	0.87	

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 =	1.44	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	18511	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 =	3702	
Total Capture Volume (required water quality volume(s) x 1.20) =	22213	cubic feet

Water Quality Pond A

Stage Storage

Filtration

Elevation (Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)	Cumulative Volume (Cu. Ft.)
977.25	1682		0
		1261.5	
978	1682		1261.5
		1682	
979	1682		2943.5
		1682	
980	1682		4625.5
		1682	
981	1682		6307.5
		1682	
982	1682		7989.5
		1682	
983	1682		9671.5
		336.4	
983.2	1682		10007.9

Sedimentation

Total Elev Area (SF)	Total Elev Area (AC)	Elevation (Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)	Cumulative Volume (Cu. Ft.)
1682	0.039	977.25	0		0
				1167.375	
4795	0.110	978	3113		1167.375
				5768	
10105	0.232	979	8423		6935.375
				9039.5	
11338	0.260	980	9656		15974.875
				10289	
12604	0.289	981	10922		26263.875
				11573	
13906	0.319	982	12224		37836.875
				12903	
15264	0.350	983	13582		50739.875
				2744.4	
15544	0.357	983.2	13862		53484.275

STORM STAGE STORAGE FLOW

STORM EVENT YEAR	ELEVATION (FT)	STORAGE (AC-FT)	PEAK FLOW (CFS)
2	982	1.05	24.8
10	982.2	1.12	41.4
25	982.3	1.15	52.3
100	982.4	1.19	70.7

POND B OUTFALL STRUCTURE

STRUCTURE	COEFFICIENT (FT^0.5)/S	ELEVATION (FT)	LENGTH (FT)
WEIR 1	3.33	980.6	3
WEIR 2	3.33	981.8	30

WQ SURFACE AREA (SQ. FT)	**9779**
ORIFICE COEFFICIENT	**0.6**
H1 (FT)	**3.15**
H2 (FT)	**0**
T (HRS)	**48**
Ao ORIFICE AREA (SQ FT)	**0.042**
ORIFICE DIAMETER (IN.)	**2.77**

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

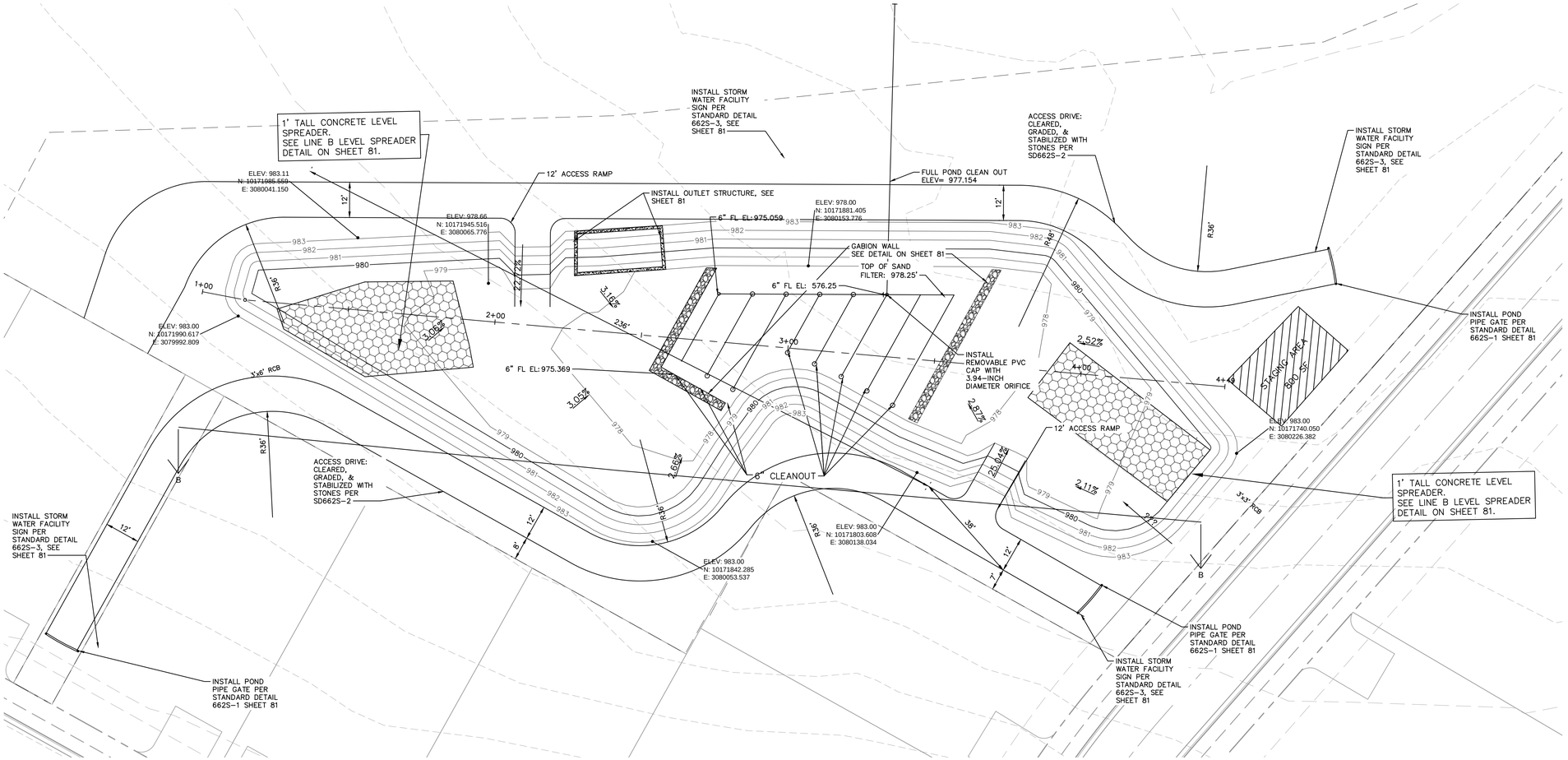
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: POND A CALCULATIONS

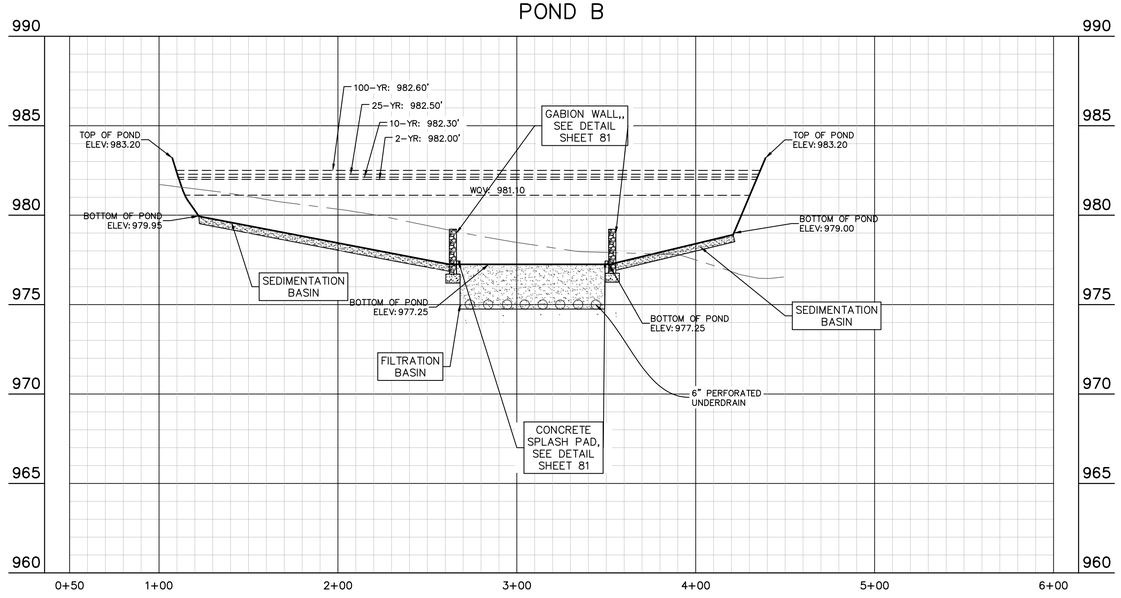
PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 79 of 116
REV 0



STORM LEGEND

- PROPERTY LINE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER LINE

POND B



APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
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FIRM No. F-23395
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VPE PROJECT NO. 24010

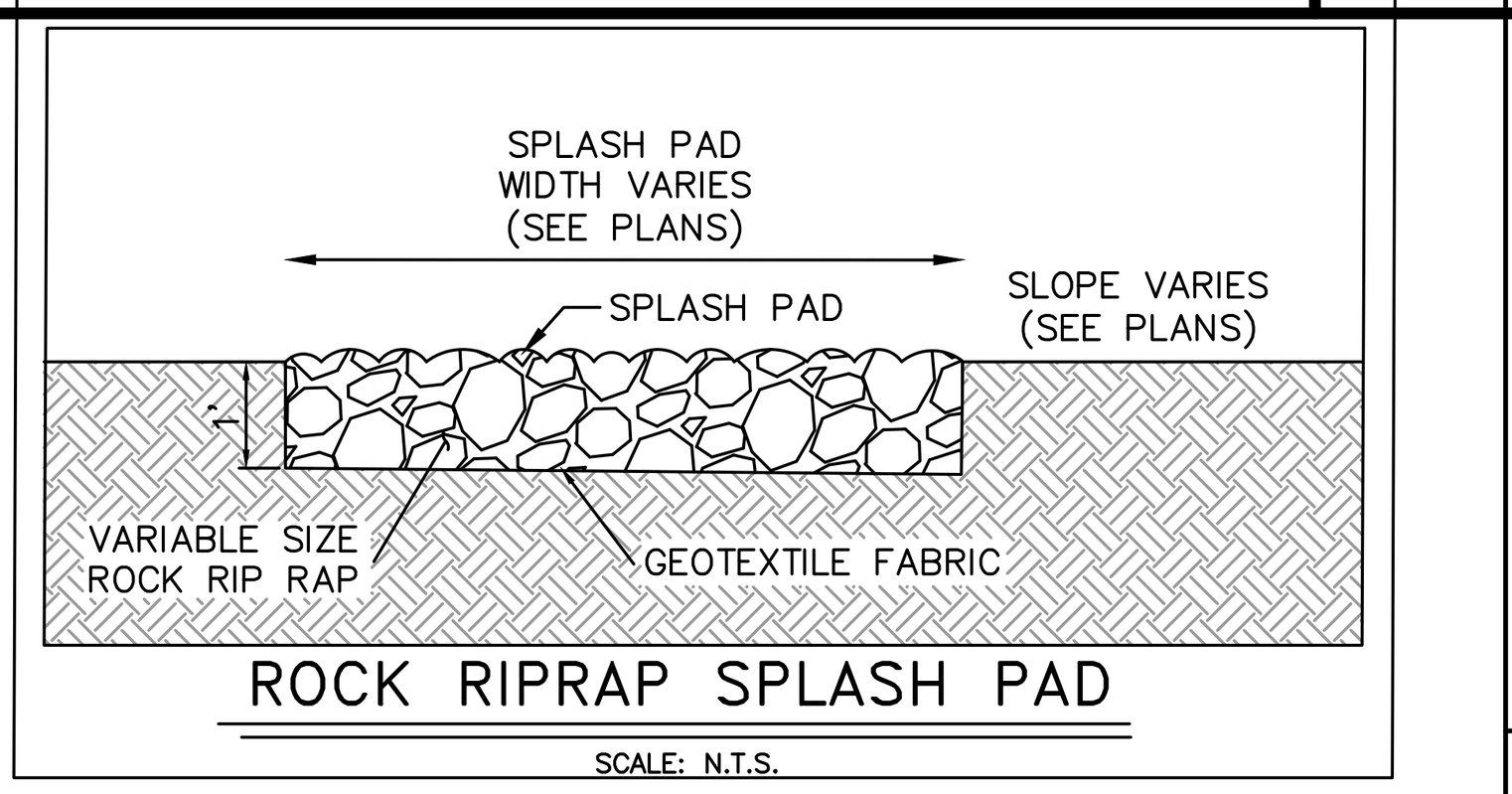
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRUS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

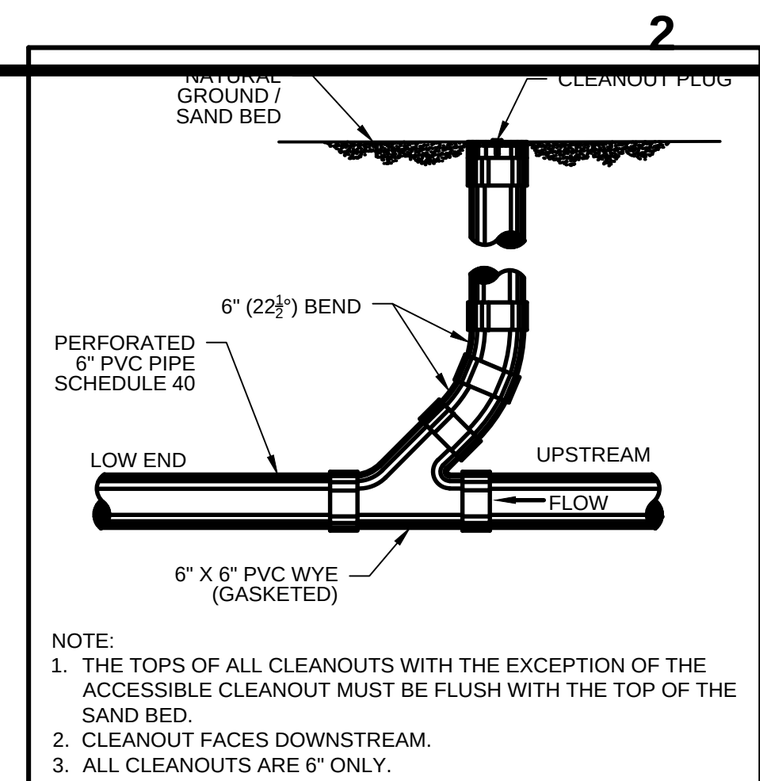
TITLE: POND B PLAN

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 80 of 116
REV 0



ROCK RIPRAP SPLASH PAD

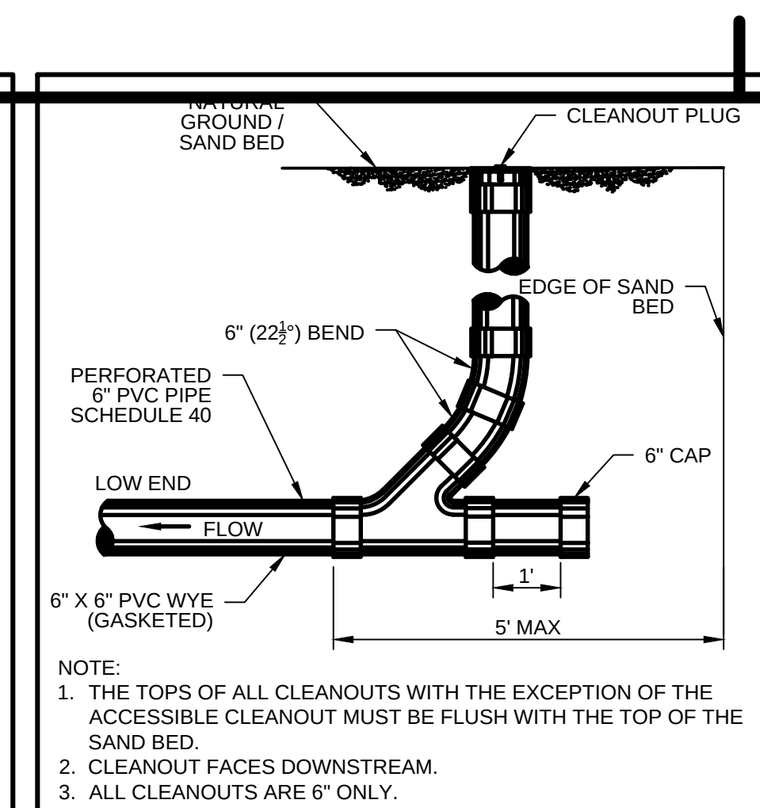
SCALE: N.T.S.



NOTE:
1. THE TOPS OF ALL CLEANOUTS WITH THE EXCEPTION OF THE ACCESSIBLE CLEANOUT MUST BE FLUSH WITH THE TOP OF THE SAND BED.
2. CLEANOUT FACES DOWNSTREAM.
3. ALL CLEANOUTS ARE 6" ONLY.

STANDARD CLEANOUT

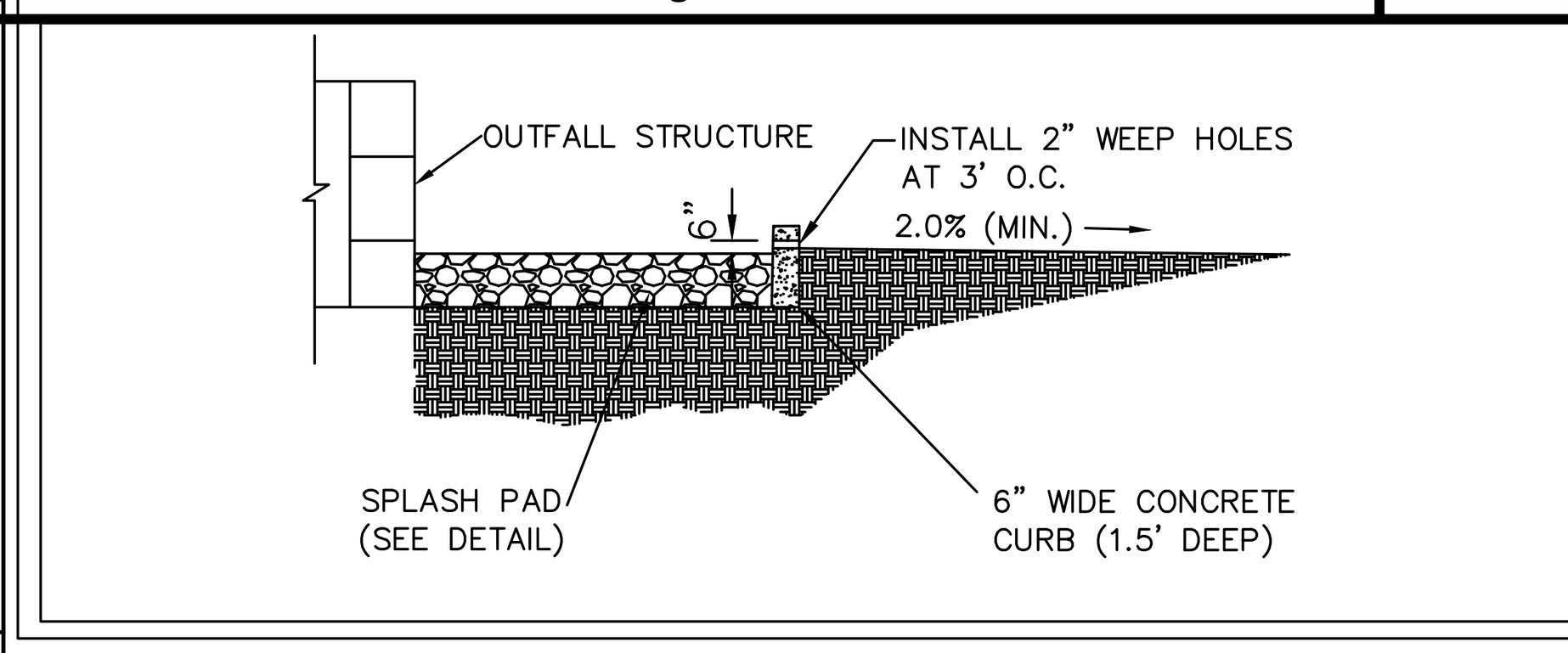
N.T.S.



NOTE:
1. THE TOPS OF ALL CLEANOUTS WITH THE EXCEPTION OF THE ACCESSIBLE CLEANOUT MUST BE FLUSH WITH THE TOP OF THE SAND BED.
2. CLEANOUT FACES DOWNSTREAM.
3. ALL CLEANOUTS ARE 6" ONLY.

TERMINAL END CLEANOUT

N.T.S.



WQ POND LEVEL SPREADER DETAIL (TYP)

N.T.S.

NOTE:

1. CONTRACTOR TO REFERENCE RETAINING WALL PLANS FOR STRUCTURAL DETAILS. DETAILS PROVIDED FOR REFERENCE ONLY.
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING.

GABION WALL NOTES

594S DESCRIPTION

THIS ITEM SHALL INCLUDE FURNISHING, ASSEMBLING, FILLING, AND TYING ROCK–FILLED WIRE MESH COMPARTMENTED GABIONS AND REVET MATTRESSESS IN ACCORDANCE WITH THE LINES, GRADES, AND DIMENSIONS SHOWN ON THE DRAWINGS OR OTHERWISE ESTABLISHED IN THE FIELD BY THE ENGINEER OR DESIGNATED REPRESENATIVE.

594S.2 MATERIALS

(1) GABION AND REVET MATTRESS WIRE

GABION WIRE SHALL BE GALVANIZED STEEL, CLASS 3 OR A COATING, SOFT TEMPER CONFORMING TO ASTM A 641, AND SHALL SPECIFICALLY MEET THE REQUIREMENTS GIVEN BELOW FOR GABIONS (12 GUAGE WIRE) AND/OR REVET MATTRESSES (13.5 WIRE GUAGE) AS CALLED OUT IN DRAWINGS. PVC COATING OF WIRE MAY BE FUSEBONDED OR EXTRUDED ONTO THE WIRE. GALVANIZATION OF WELDED WIRE SHALL BE PERFORMED EITHER BEFORE OR AFTER WELDING.

CHARACTERISTIC	GABIONS	REVET MATTRESSES
WIRE GUAGE	12 GUAGE	13.5 GUAGE
MAX. TENSILE STRENGTH (ASTM 641)	70,000 PSI. (483 mPa)	75,000 PSI. (517 mPa)
NOMINAL WIRE DIAMETER (ASTM A 641)	0.106 INCH (2.7 mm)	0.0866 INCH (2.2 mm)
MINIMUM DIAMETER (ASTM A 641, TABLE 3)	0.102 INCH (2.6 mm)	0.0826 INCH (2.9 mm)
GALVANIZED, ZINC (ASTM A 641, TABLE 1)	0.80 OZ/F² (245 GR/M²)	0.70 OZ/F² (215 GR/M²)

(2) GABION MESH

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 3.25 INCHES BY 4.5 INCHES (83 mm BY 144mm). SELVEDGE WIRE SHALL BE 10 GUAGE (NOMINAL DIAMETER OF 3.4 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 3 INCHES BY 3 INCHES (75 mm BY 75 mm). STRENGTH OF WELDS SHALL BEET THE FOLLOWING REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A–974:

TYPE OF STRUCTURE	WIRE SIZE (DIAMETER) GUAGE (mm)	MINIMUM AVERAGE WELD SHEAR STRENGTH ENGLISH UNITS (SI UNITS)
GABIONS	12 (2.7)	475 lbf (2.10 kN)
REVET MATRESS	13.5 (2.2)	292 lbf (1.30 kN)

(C) MANUFACTURING
TWISTED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–975, WHILE WELDED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–974.

(3) REVET MATRESSES

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 2.5 INCHES BY 3.25 INCHES (64 mm BY 83mm). SELVEDGE WIRE SHALL BE 12 GUAGE (NOMINAL DIAMETER OF 2.7 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 1.5 INCHES BY 3 INCHES (38 mm BY 76 mm). STRENGTH OF WELDS SHALL BEET THE REQUIREMENTS LISTED IN TABLE 2 FOR 13.5 GUAGE (2.2 mm) WIRE WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A–974:

(C) MANUFACTURING
TWISTED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–975, WHILE WELDED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–974.

(4) PVC COATING

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(5) STONE

(A) GABION BASKET STONES
STONE FILL SHALL BE DURABLE AND OF SUITABLE QUALITY TO ENSURE PERMINANENCE IN THE STRUCTURE. THE STONE USED TO FILL THE GABION BASKETS SHALL BE A CLEAN, SOUND, AND DURABLE ROCK MEETING THE FOLLOWING REQUIREMENTS. IT SHALL HAVE A WEARING LOSS LESS THAN 35% WHEN THE STONE IS TESTED WITH THE LOS ANGELES ABRASION MACHINE IN ACCORDANCE WITH ASTM TEST METHOD C535 (TxDOT TEST METHOD TEX–410A).THE LOSS OF MATERIAL EXPERIENCED DURING FIVE CYCLES OF MAGNESIUM SULFATE EXPOSURE CONDUCTED IN ACCORDANCE WITH TxDOT TEST METHOD TEX–411A FOR ROCK RIP RAP SHALL NOT EXCEED 18%. THE STONE SHALL BE WELL GRADED TO PRODUCE A DENSE FILL, ANGULAR IN TEXTURE, WHILE MEETING THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE US (SI)	PERCENT BY WEIGHT (MASS) % PASSING EACH INDIVIDUAL SIEVE
8 INCH (200 mm)	100
4 INCH (100 mm)	0–5
3 INCH (75 mm)	0

THE MINIMUM UNIT WEIGHT (UNIT MASS) OF A ROCKFILLED GABION SHALL BE 120 pcf [1.92 MEGAGRAMS (mg) PER CUBIC METER]. VERIFICATION OF UNIT WEIGHT (MASS) SHALL BE PERFORMED WHEN ORDERED BY THE ENGINEER, BY CONSTRUCTING A TEST GABION WITH MATERIALS SUPPLIED FOR CONSTRUCTION WITH THE SAME EFFORT AND METHOD INTENDED FOR PRODUCTION GABIONS.

(6) CONNECTIONS

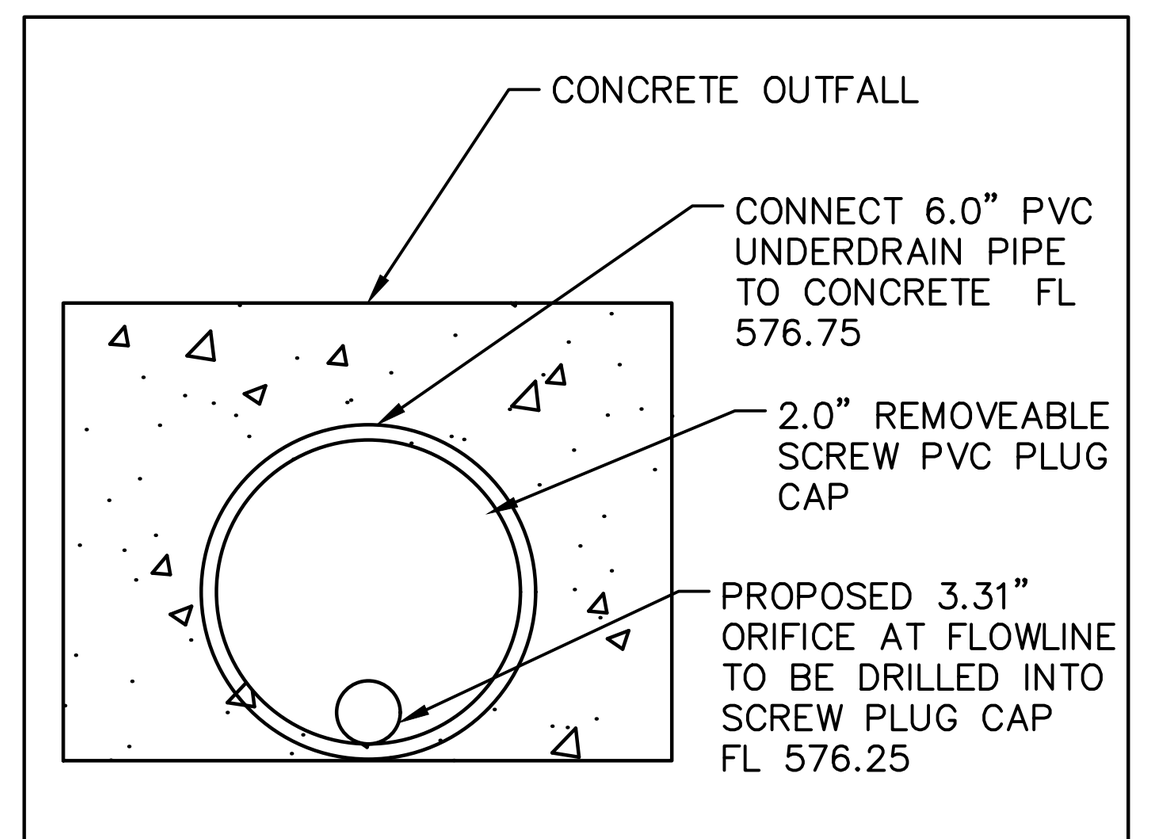
SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(7) FASTENER SYSTEM

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

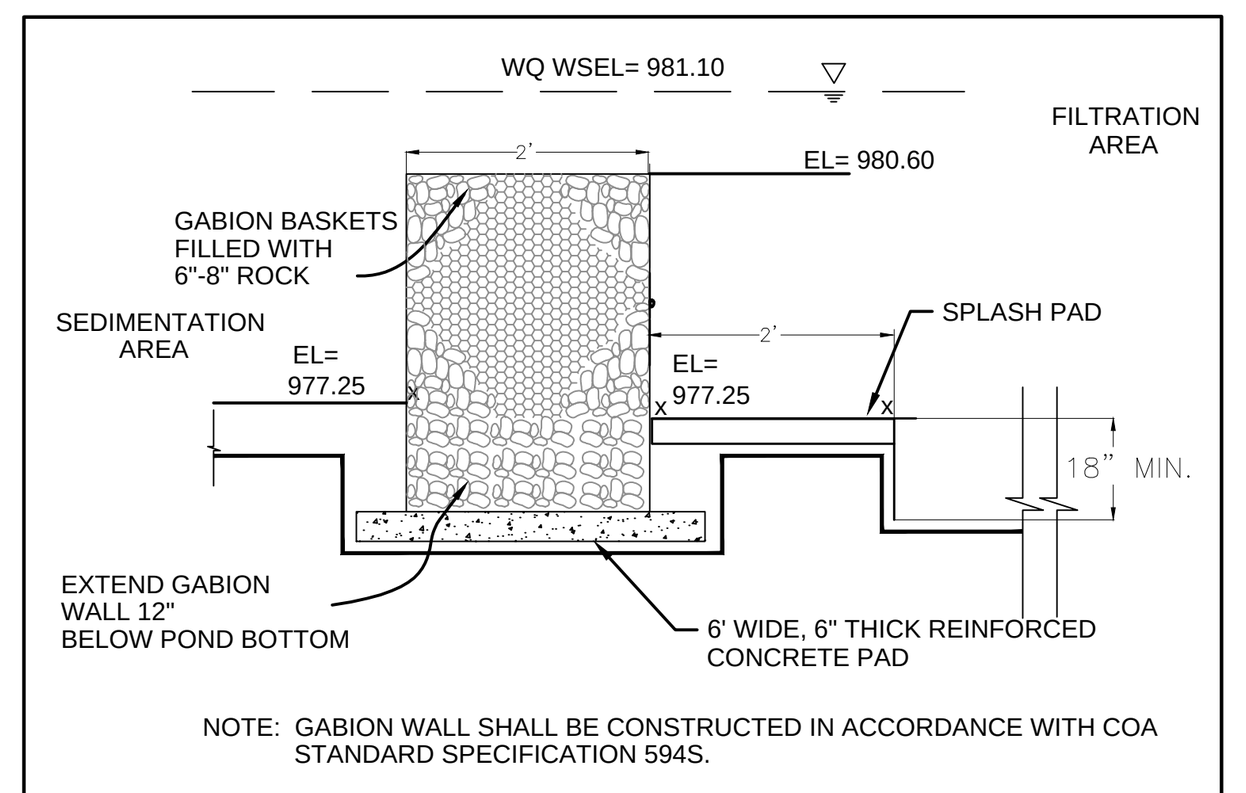
(8) PANEL TO PANEL JOINT STRENGTH
SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND

POND 2



DRAWDOWN ORIFICE DETAIL

SCALE: N.T.S.



NOTE: GABION WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA STANDARD SPECIFICATION 594S.

GABION TYPE	SIZE
C	142'x3'x7.4'

GABION WALL DETAIL 2A

SCALE: N.T.S.

SAND BED WITH TRENCH DESIGN:
THE TOP LAYER SHALL BE A MINIMUM OF TWELVE (12) INCHES OF 0.02 - 0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM C-33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF ONE-HALF (0.5) TO TWO (2) INCH GRAVEL AND GEOTEXTILE FABRIC. THE BASIN SHALL BE UNDERLAIN BY GEOTEXTILE FABRIC.

UNDERDRAIN PIPING:
THE UNDERDRAIN PIPING CONSISTS OF THE MAIN COLLECTOR PIPE(S) AND PERFORATED LATERAL BRANCH PIPES. THE PIPING SHOULD BE REINFORCED TO WITHSTAND THE WEIGHT OF THE OVERBURDEN. INTERNAL DIAMETERS OF LATERAL BRANCH PIPES SHOULD BE SIX (6) INCHES AND PERFORATIONS SHOULD BE THREE-EIGHTHS (3/8) INCH. THE MAXIMUM SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED SIX (6) INCHES. ALL PIPING IS TO BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR GREATER STRENGTH. THE MAXIMUM SPACING FOR THE LATERALS SHOULD BE TEN (10) FEET BETWEEN LATERALS AND FIVE (5) FEET FROM A WALL OR SIDE. LESSER SPACES ARE ACCEPTABLE.

THE MINIMUM GRADE OF PIPING SHALL BE ONE-EIGHTS (1/8) INCH PER FOOT (ONE (1) PERCENT SLOPE). ACCESS FOR CLEANING ALL UNDERDRAIN PIPING IS NEEDED. CLEANOUTS ARE REQUIRED WITHIN FIFTY (50) FEET OF EVERY PORTION OF LATERAL AND COLLECTOR DRAIN LINES AND AT EVERY BEND. IN ADDITION, AT LEAST ONE LATERAL MUST BE ACCESSIBLE FOR CLEANING WHEN THE POND IS FULL.

GABIONS:
GABIONS SHALL BE CONSTRUCTED OF GALVANIZED STEEL WIRE WITH POLYVINYLCHLORIDE (PVC) FLEXIBLE COATING. GABIONS SHALL BE FURNISHED IN THE SPECIFIED DIMENSIONS WITHIN A TOLERANCE OF ± 5 PERCENT. GABION WIRE SHALL BE GALVANIZED STEEL, CLASS 3 OR A COATING, SOFT TEMPER CONFORMING TO ASTM A 641, AND SHALL SPECIFICALLY MEET THE REQUIREMENTS GIVEN BELOW FOR GABIONS (12 GAGE WIRE). PVC COATING OF THE WIRE MAY BE FUSEBONDED OR EXTRUDED ONTO THE WIRE. GALVANIZATION OF WELDED WIRE SHALL BE PERFORMED EITHER BEFORE OR AFTER WELDING.
TABLE 1: REQUIREMENTS - MESH WIRE FOR GABIONS (ASTM 641)
WIRE GAGE: 12 GAGE
MAXIMUM TENSILE STRENGTH: 70,000 PSI
NOMINAL WIRE DIAMETER: 0.106 INCH
MINIMUM DIAMETER: 0.102 INCH
GALVANIZING, ZINC: 0.80 OZ/FT²

GABION MESH:
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 3.25 INCHES BY 4.5 INCHES (83 MM BY 114 MM).
SELVEDGE WIRE SHALL BE 10 GAGE (NOMINAL DIAMETER OF 3.4 MM).

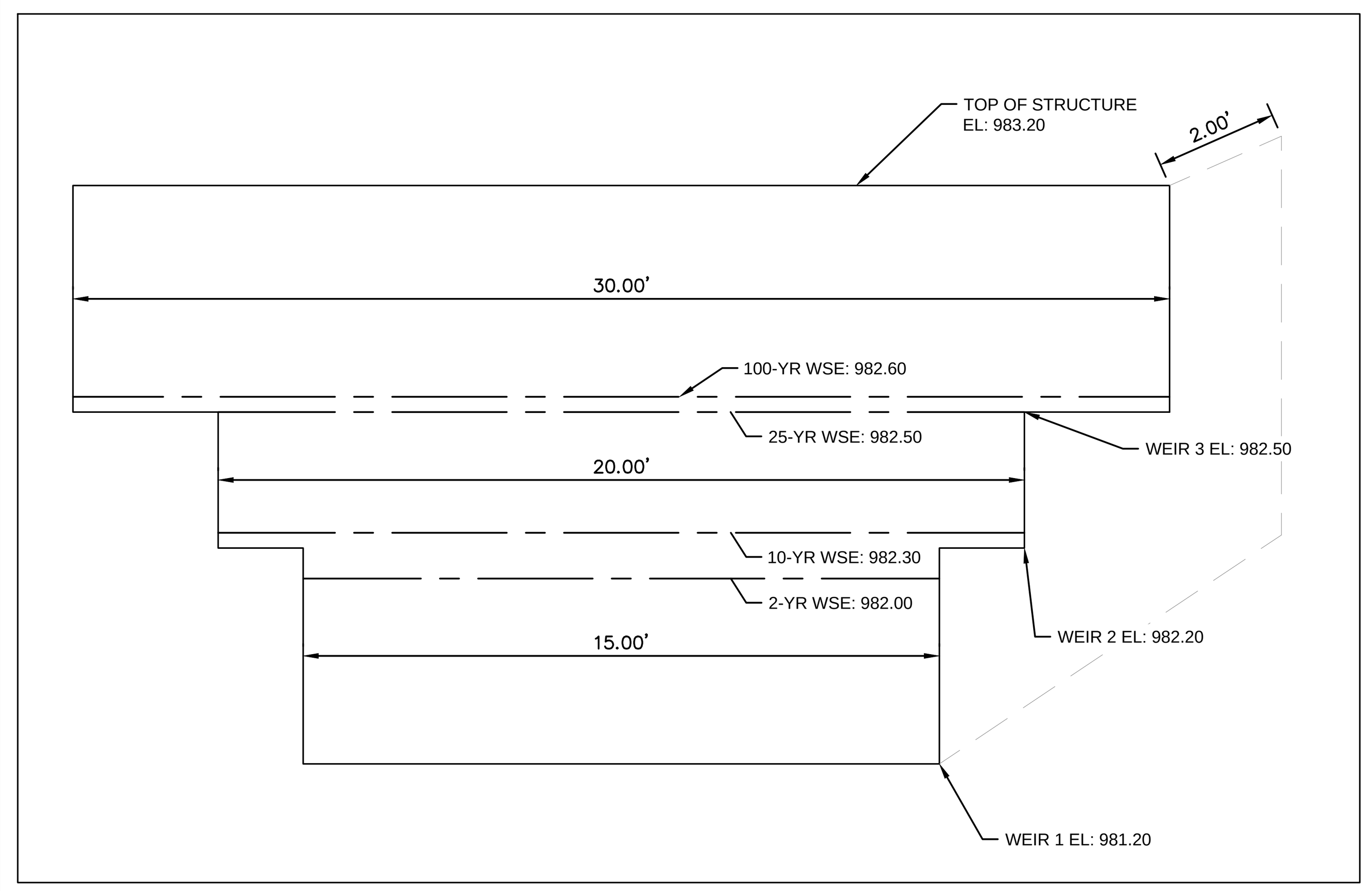
WELDED MESH:
MESH OPENING SHALL BE NOMINALLY 3 INCHES BY 3 INCHES (75 MM BY 75 MM). STRENGTH OF WELDS SHALL MEET THE FOLLOWING REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM A-974:
TABLE 2:
MINIMUM WELD STRENGTH REQUIREMENTS
WIRE SIZE: 12 GAGE
MINIMUM AVG. WELD SHEAR STRENGTH: 472 LBF

GABION BASKET STONES:
STONE FILL SHALL BE DURABLE AND OF SUITABLE QUALITY TO ENSURE PERMANENCE IN THE STRUCTURE. THE STONE USED TO FILL THE GABION BASKETS SHALL BE A CLEAN, SOUND, AND DURABLE ROCK MEETING THE FOLLOWING REQUIREMENTS.IT SHALL HAVE A WEARING LOSS LESS THAN 35 PERCENT WHEN THE STONE IS TESTED WITH THE LOS ANGELES ABRASION MACHINE IN ACCORDANCE WITH ASTM TEST METHOD C535 (TXDOT TEST METHOD TEX-410A). THE LOSS OF MATERIAL EXPERIENCED DURING FIVE CYCLES OF MAGNESIUM SULFATE EXPOSURE CONDUCTED IN ACCORDANCE WITH TXDOT TEST METHOD TEX411A FOR ROCK RIPRAP SHALL NOT EXCEED 18 PERCENT. THE STONE SHALL BE WELL GRADED TO PRODUCE A DENSE FILL, ANGULAR IN TEXTURE, WHILE MEETING THE FOLLOWING GRADATION REQUIREMENTS:
TABLE 3: GABION STONE GRADATION REQUIREMENTS

SIEVE SIZE US (SI)	PERCENT BY WEIGHT (MASS) % PASSING EACH INDIVIDUAL SIEVE
8 INCH (200 MM)	100
4 INCH (100 MM)	0-5
3 INCH (75 MM)	0

THE MINIMUM UNIT WEIGHT (UNIT MASS) OF A ROCKFILLED GABION SHALL BE 120 PCF [1.92 MEGAGRAMS (MG) PER CUBIC METER]. VERIFICATION OF UNIT WEIGHT (MASS) SHALL BE PERFORMED WHEN ORDERED BY THE ENGINEER, BY CONSTRUCTING A TEST GABION WITH MATERIALS SUPPLIED FOR CONSTRUCTION WITH THE SAME EFFORT AND METHOD INTENDED FOR PRODUCTION GABIONS.

NOTES:
1. POND TO BE SURROUNDED BY A 6-FOOT HIGH PEDESTRIAN FENCE WITH GATES.
2. CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS FOR SPLITTER BOX AND OUTFALL STRUCTURES.
3. EXPANSION JOINTS ON FREE STANDING WALS SHALL HAVE WATER TIGHT SEALS AS NEEDED.

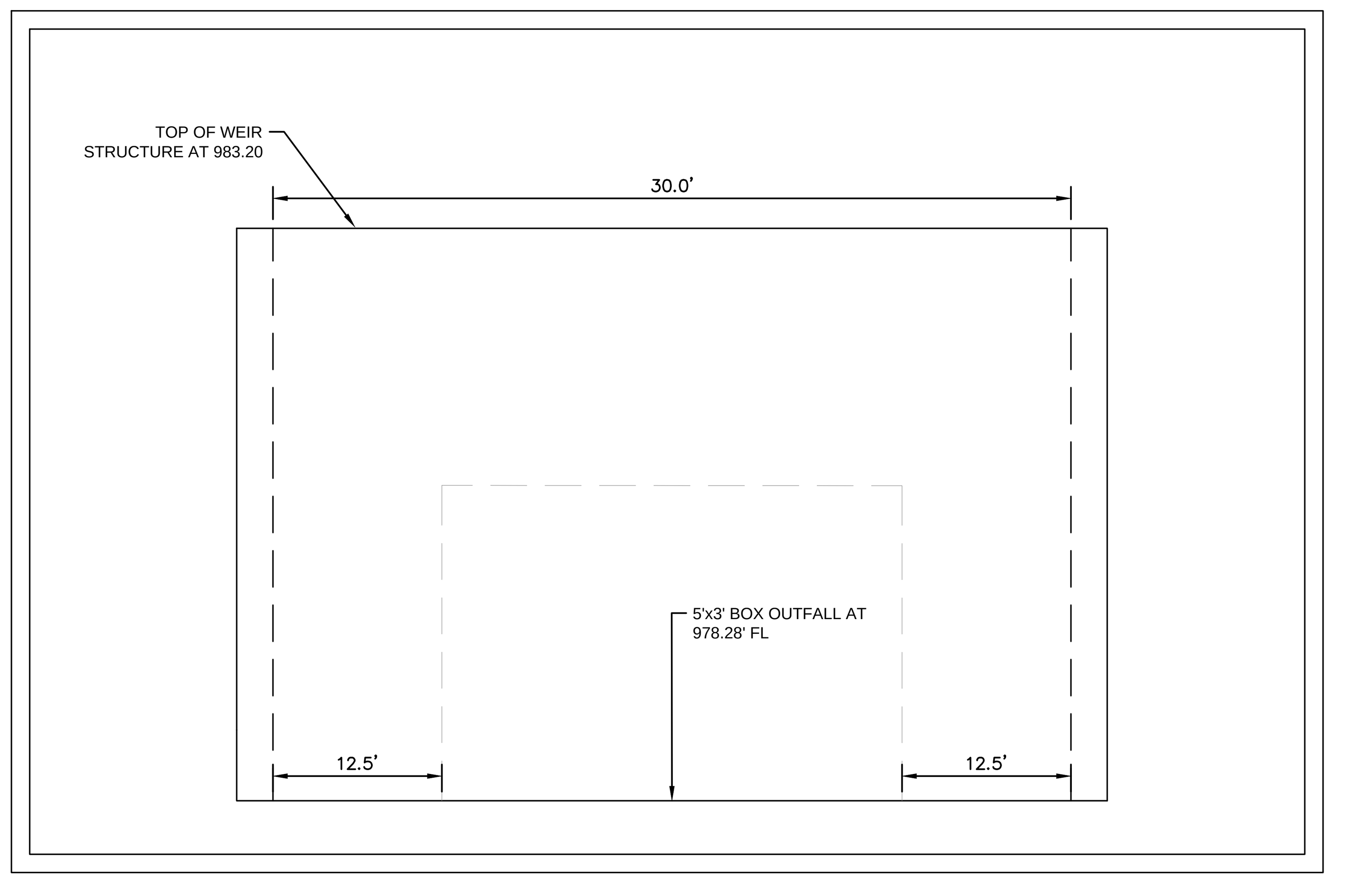


DETENTION POND OUTLET STRUCTURE

N.T.S.

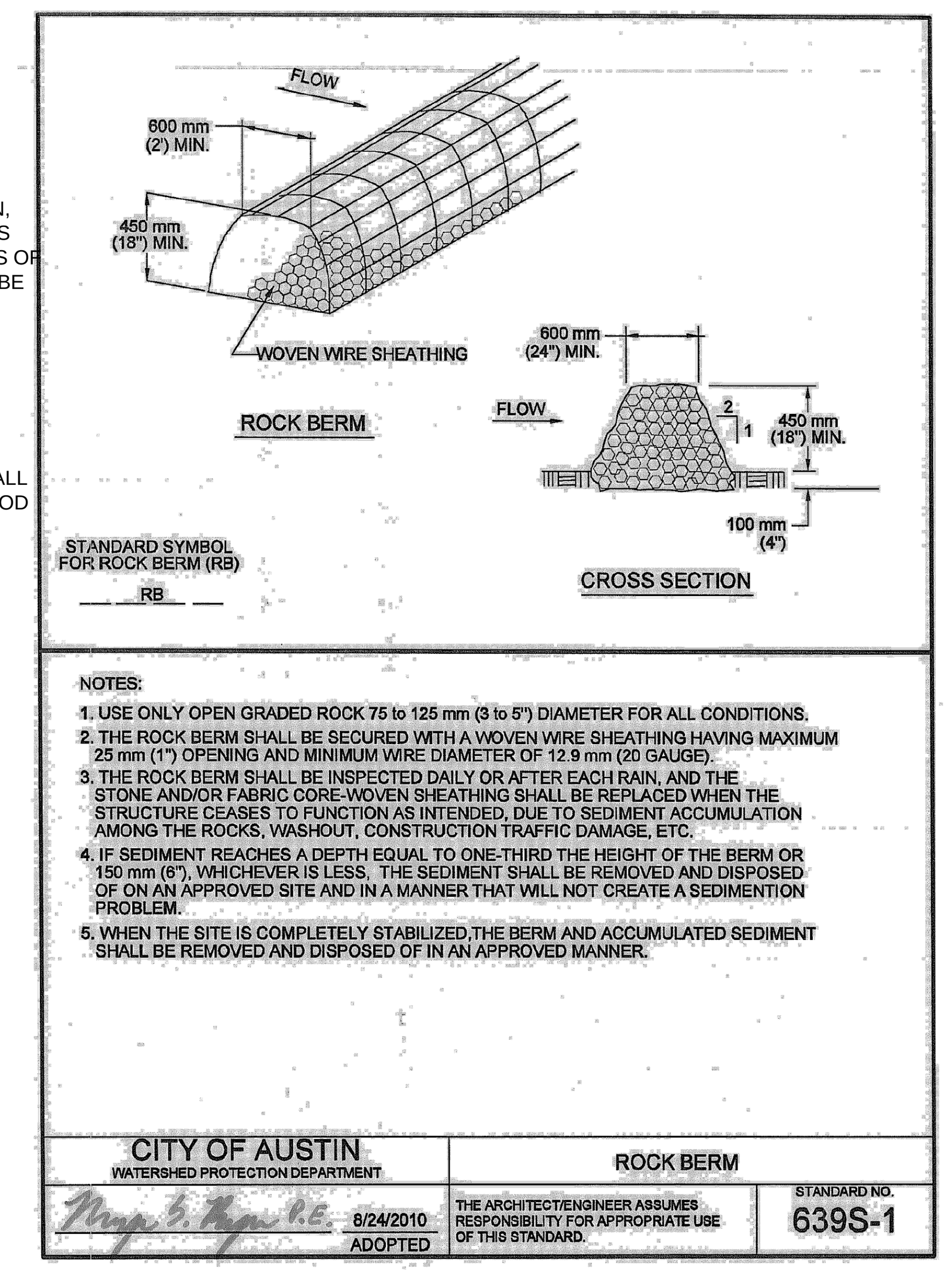
NOTE:

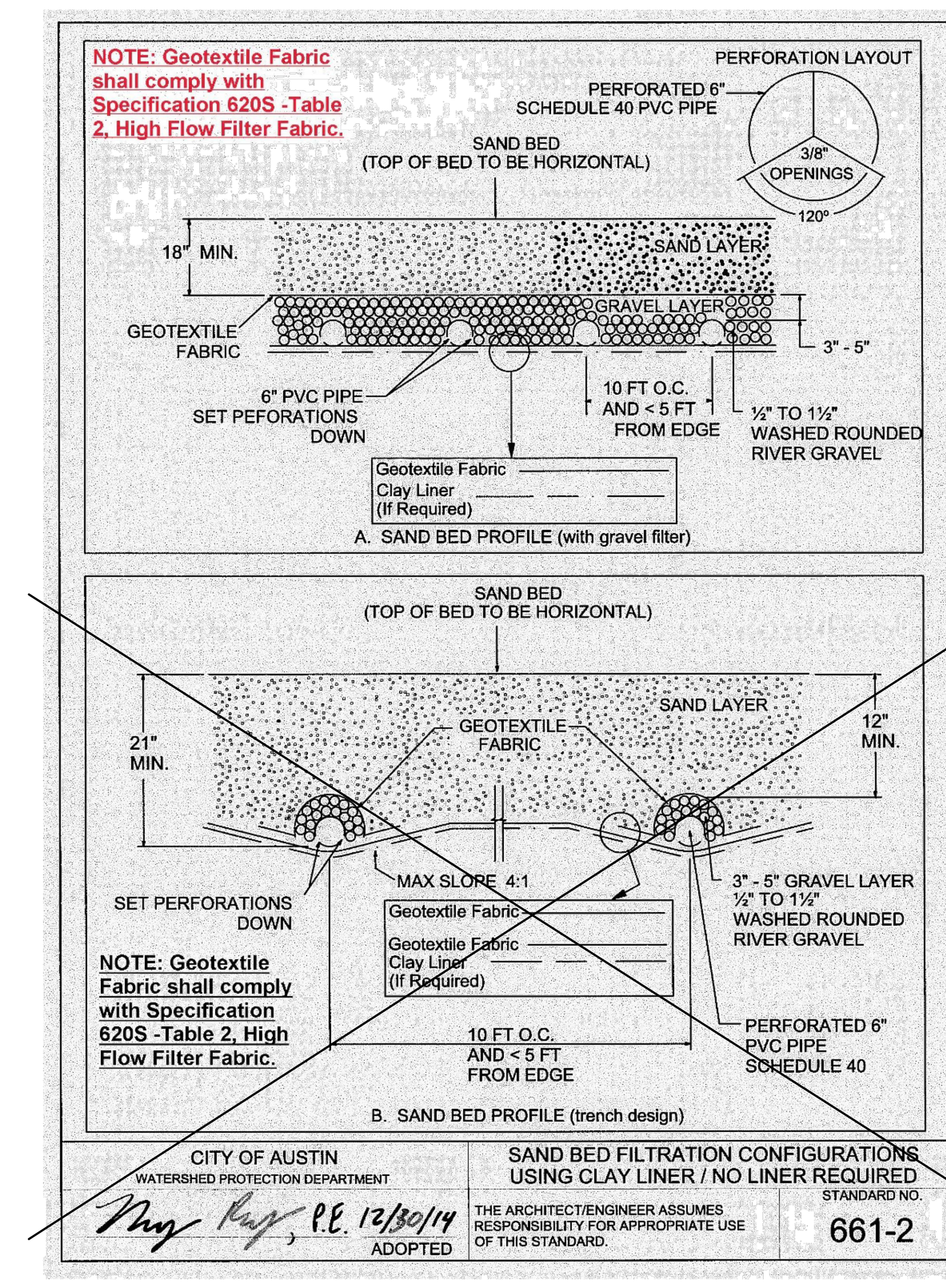
-CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN BY STRUCTURAL ENGINEER. PRIOR TO CONSTRUCTION OF THIS STRUCTURE, SHOP DRAWING MUST BE PROVIDED TO CIVIL ENGINEER FOR REVIEW AND APPROVAL.

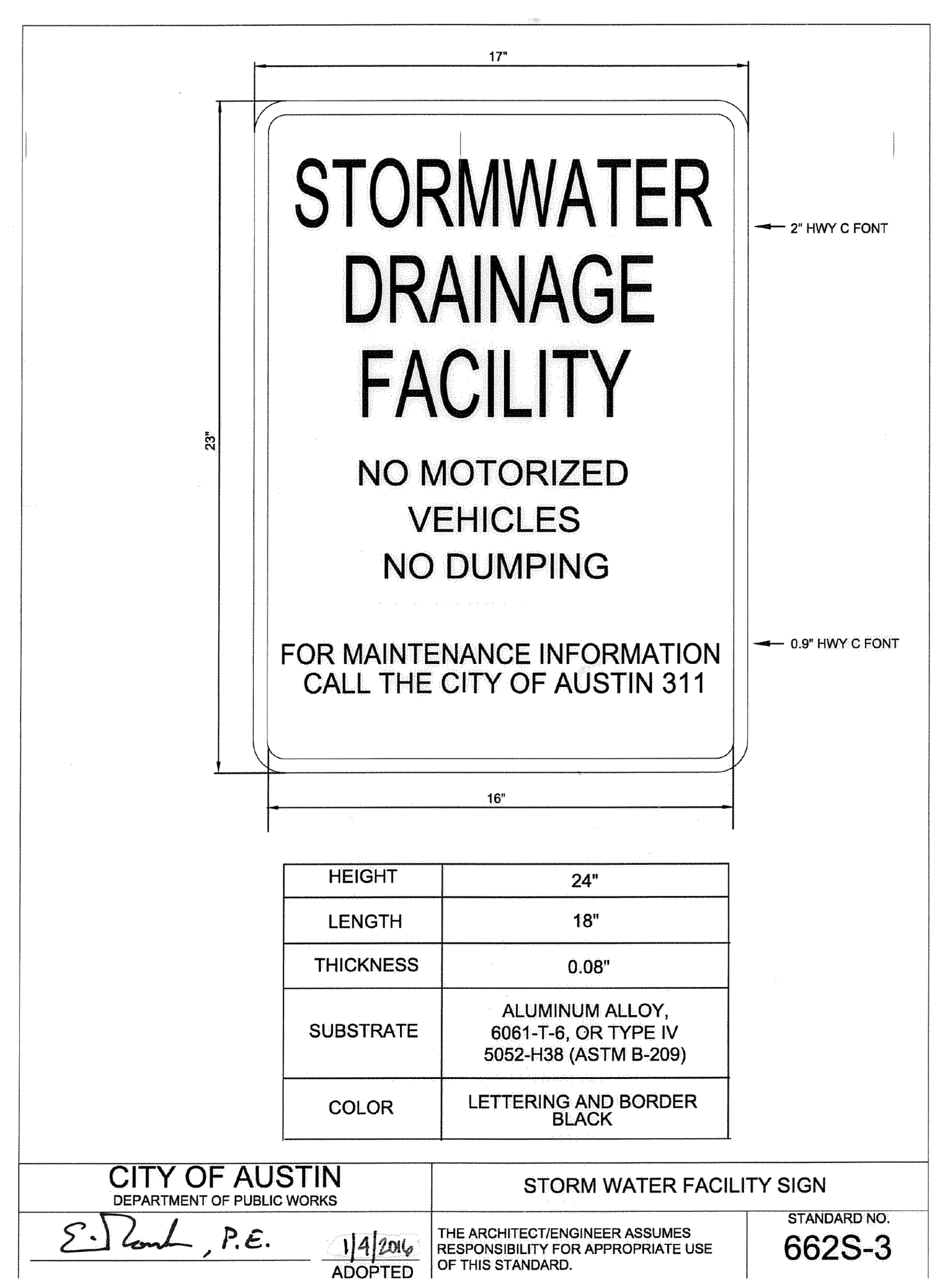


DETENTION POND OUTLET STRUCTURE

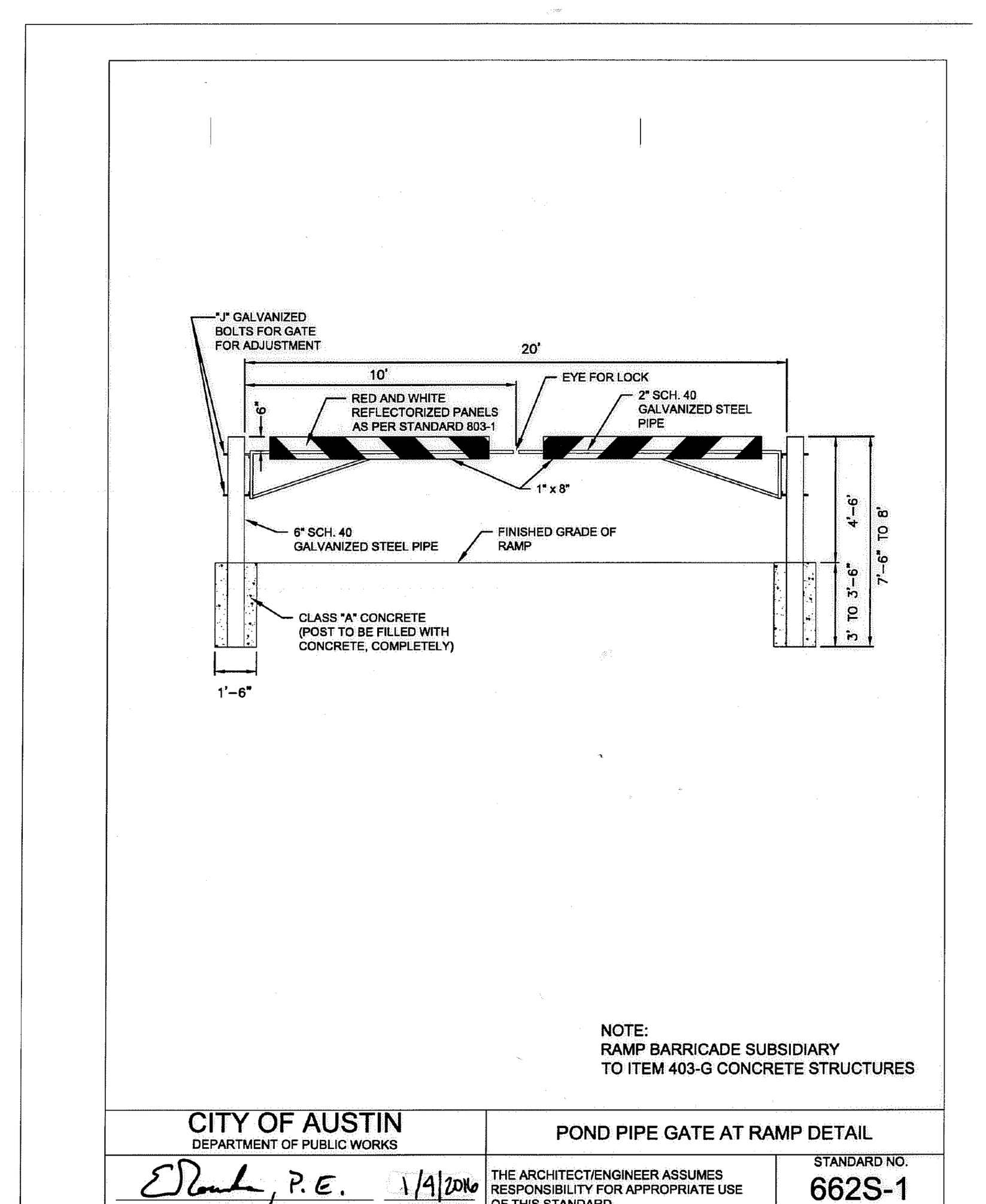
N.T.S.

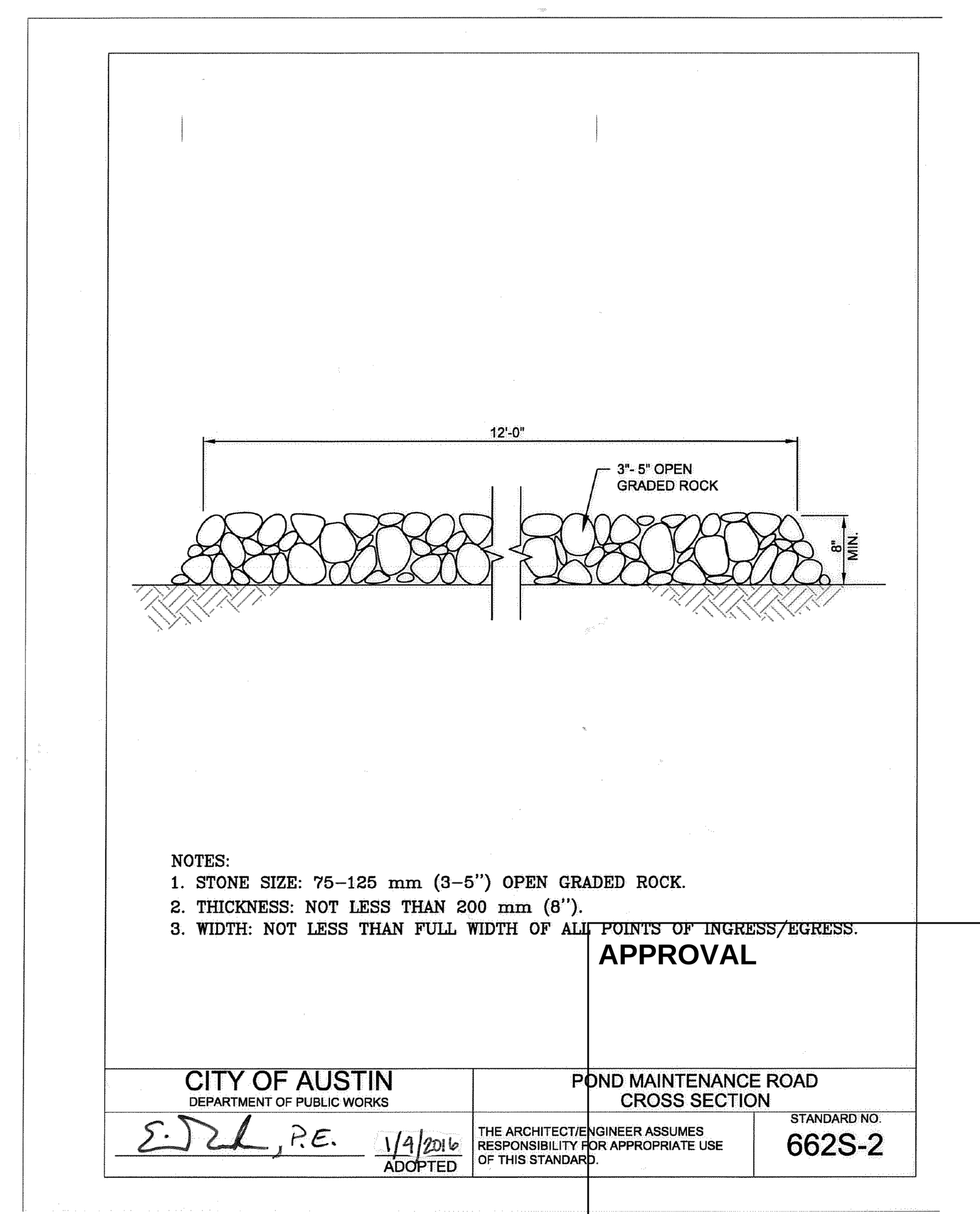






HEIGHT	24"
LENGTH	18"
THICKNESS	0.08"
SUBSTRATE	ALUMINUM ALLOY, 6061-T-6, OR TYPE IV 5052-H38 (ASTM B-209)
COLOR	LETTERING AND BORDER BLACK



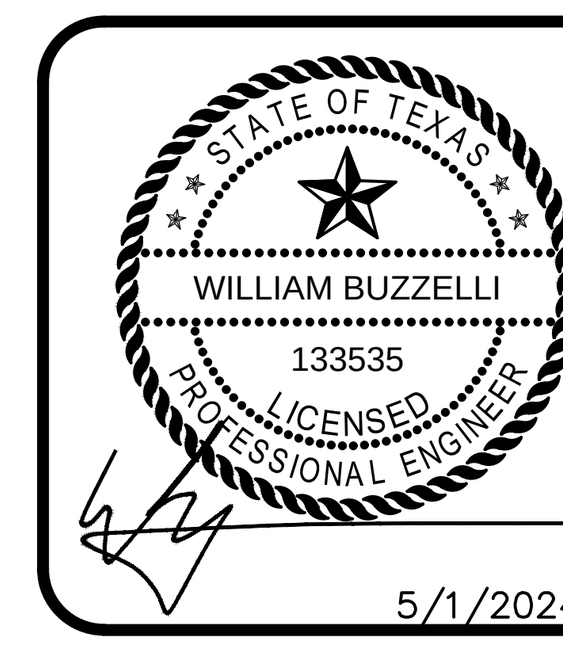


APPROVAL

CYPRUS MEADOWS CONSTRUCTION PLANS

REVISIONS

REV	DATE	DESCRIPTION	INIT



ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC., 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: POND B DETAILS

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 81 of 116
REV 0

V:\HORIZ\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 POND PLAN B

TCEQ—CWQZ REQUIREMENTS

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Cypress Meadows
Date Prepared: 2/28/2024

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 * =	44.04	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	13.87	acres
Total post-development impervious cover fraction * =	0.31	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	12072	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = B

Total drainage basin/outfall area =	16.92	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.05	acres
Post-development impervious fraction within drainage basin/outfall area =	0.53	
$L_{M\ THIS\ BASIN}$ =	7877	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 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 = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	16.92	acres
A_I =	9.05	acres
A_P =	7.87	acres
L_R =	9039	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 7877 lbs.

F = 0.87

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 =	1.44	inches
Post Development Runoff Coefficient =	0.38	
On-site Water Quality Volume =	33387	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 =	6677	
Total Capture Volume (required water quality volume(s) x 1.20) =	40065	cubic feet

Water Quality Pond B

Stage Storage

Filtration

Elevation (Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)	Cumulative Volume (Cu. Ft.)
977.25	3507		0
		2630.25	
978	3507		2630.25
		3507	
979	3507		6137.25
		3507	
980	3507		9644.25
		3507	
981	3507		13151.25
		3507	
982	3507		16658.25
		3507	
983	3507		20165.25
		701.4	
983.2	3507		20866.65

Sedimentation

Total Elev Area (SF)	Total Elev Area (AC)	Elevation (Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)	Cumulative Volume (Cu. Ft.)
3507	0.081	977.25	0		0
				1541.25	
7617	0.175	978	4110		1541.25
				7538	
14473	0.332	979	10966		9079.25
				13127.5	
18796	0.431	980	15289		22206.75
				16435.5	
21089	0.484	981	17582		38642.25
				18750.5	
23426	0.538	982	19919		57392.75
				21115.5	
25819	0.593	983	22312		78508.25
				4511.2	
26307	0.604	983.2	22800		83019.45

STORM STAGE STORAGE FLOW

STORM EVENT YEAR	ELEVATION (FT)	STORAGE (AC–FT)	PEAK FLOW (CFS)
2	982	1.73	38.8
10	982.3	1.90	64
25	982.5	2.02	81
100	982.6	2.07	109.2

POND B OUTFALL STRUCTURE

STRUCTURE	COEFFICIENT (FT^0.5)/S	ELEVATION (FT)	LENGTH (FT)
SPILLWAY 1	3.33	981.2	15
SPILLWAY 2	3.33	982	20
SPILLWAY 3	3.33	982.5	30

ORIFICE COEFFICIENT	**0.6**
H1 (FT)	**3.85**
H2 (FT)	**0**
T (HRS)	**48**
Ao ORIFICE AREA (SQ FT)	**0.085**
ORIFICE DIAMETER (IN.)	**3.94**

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

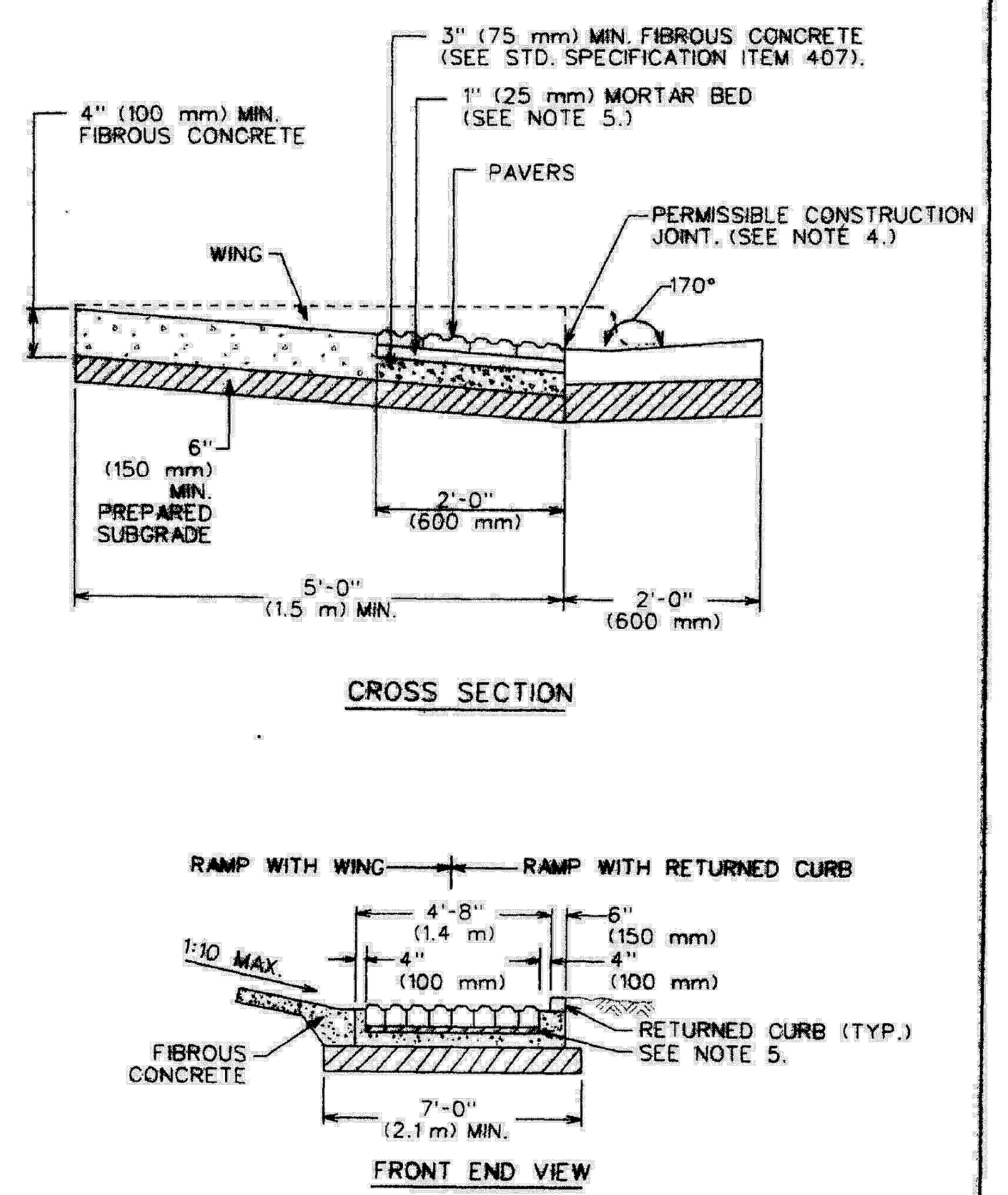
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LIBERTY HILL WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: POND B CALCULATIONS

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 82 of 116
REV 0

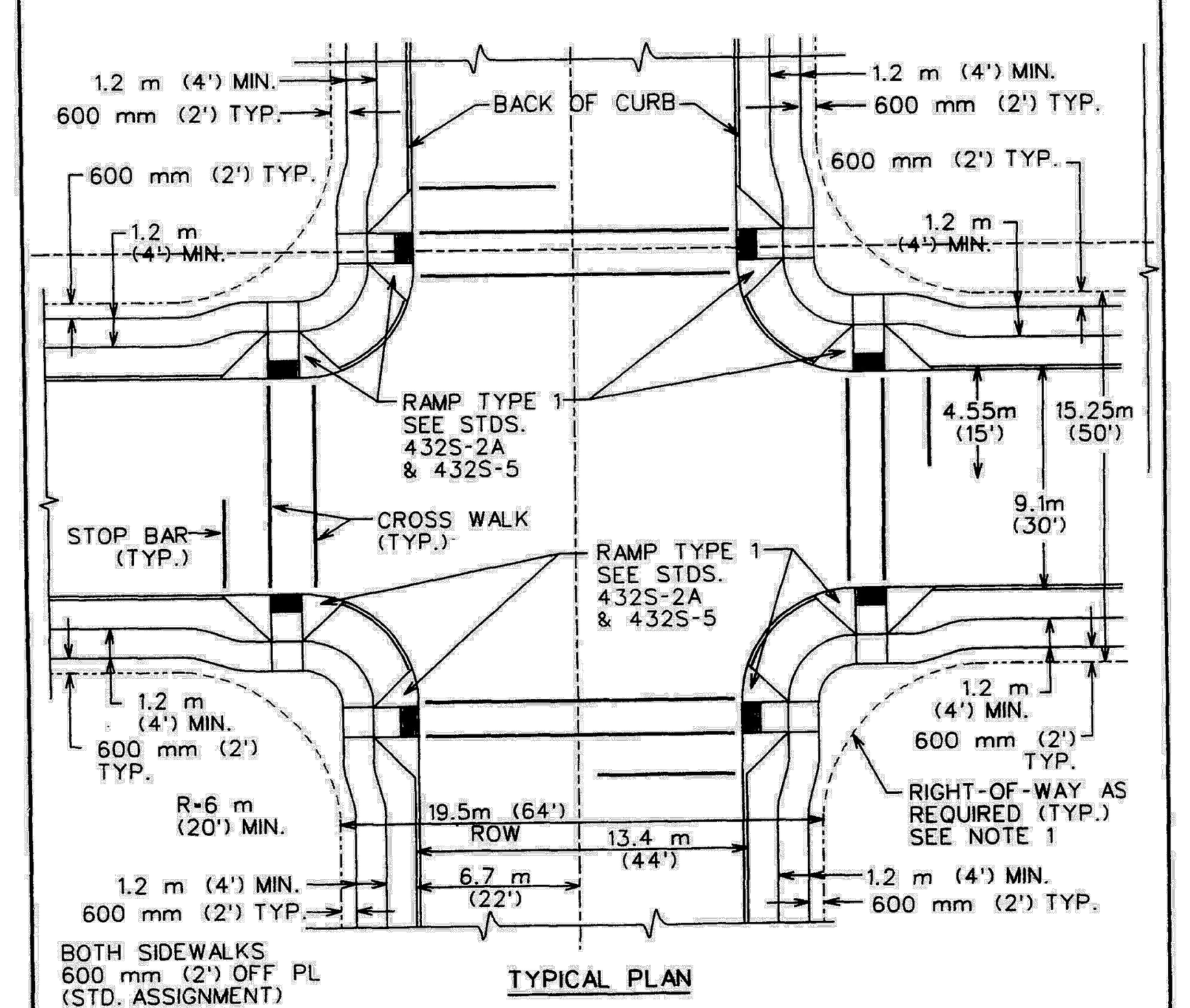


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

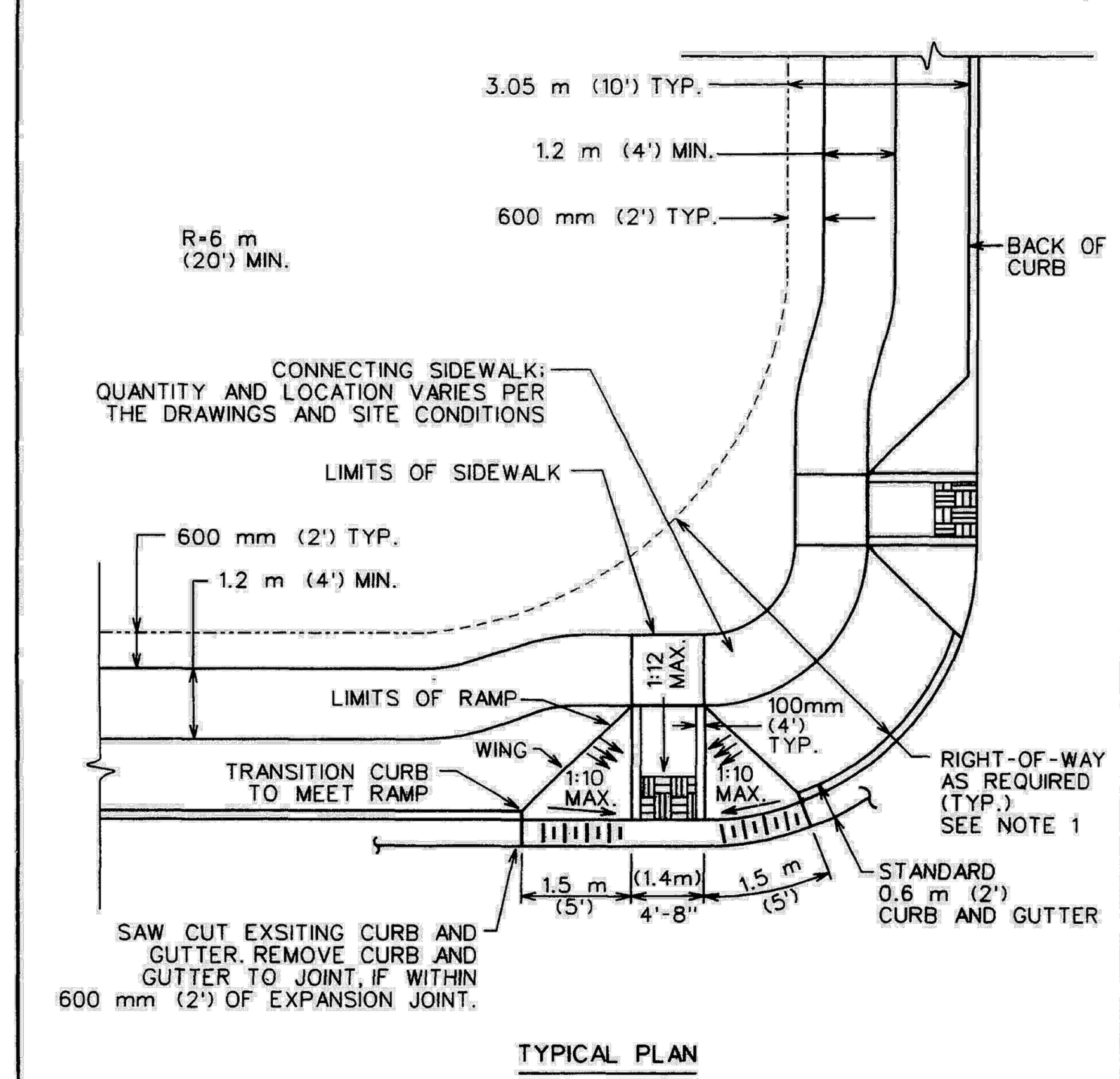
GENERAL NOTES:

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 1/4" (6 mm) JOINT SIZE. GAPS LARGER THAN 1/4" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

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



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION	
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3 1 OF 3

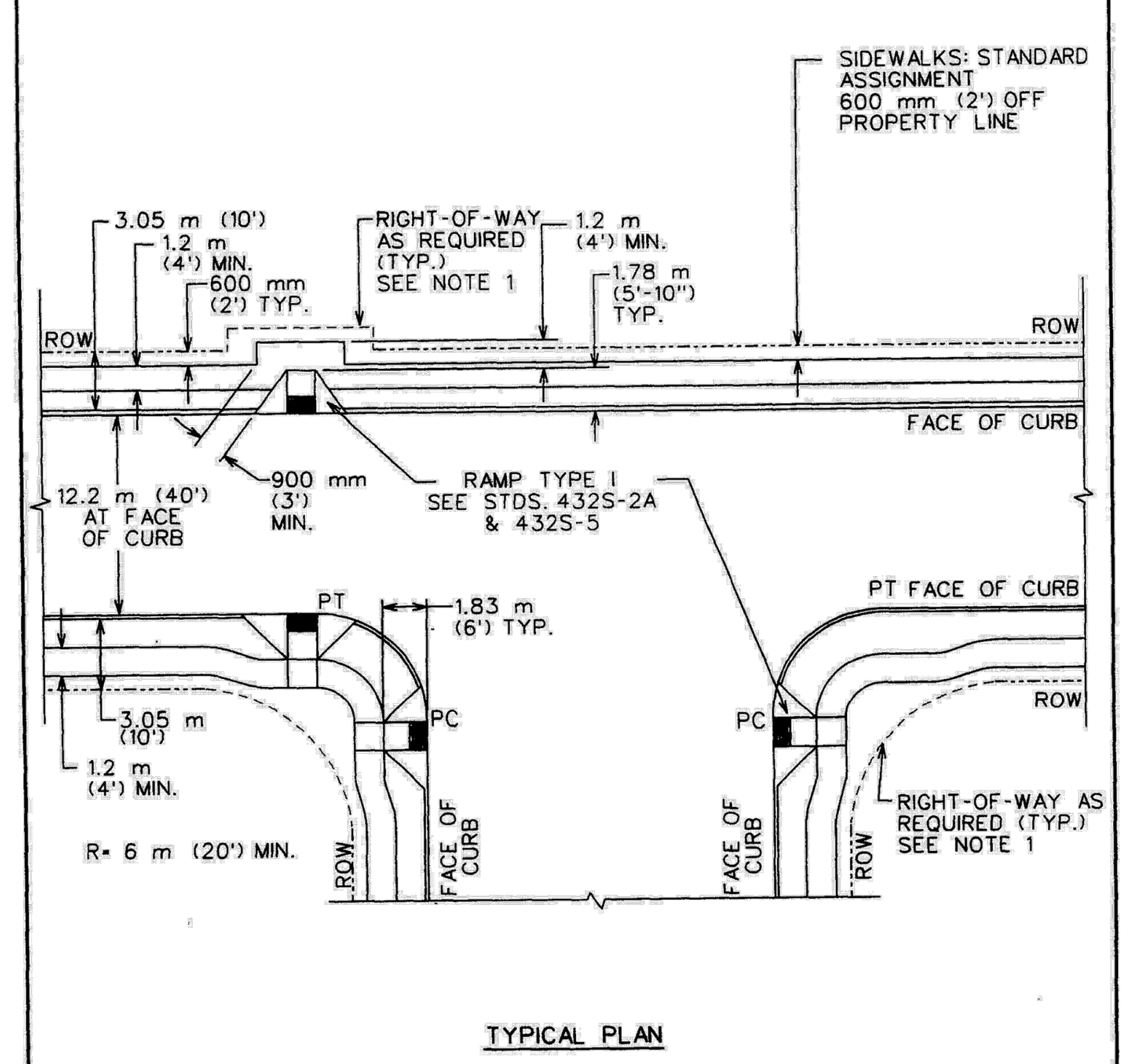


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION	
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3 2 OF 3

GENERAL NOTES:

1. THIS STANDARD IS APPICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 6 m (20') RADIUS. LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING LANDING, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B). WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (IE. ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 1:12 IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 600 mm (2') OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WINGS ARE REQUIRED ONLY IF PEDESTRIANS WOULD NORMALLY CROSS THE RAMP.
7. LANDINGS SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 1:20. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 1.2 m (4') FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA, AN OPENING SHALL BE PROVIDED IN THE MEDIAN THE SAME WIDTH AS THE CURB RAMP.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 3.0 m (10') OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH TRANSITION TO RAMPS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION	
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3 3 OF 3

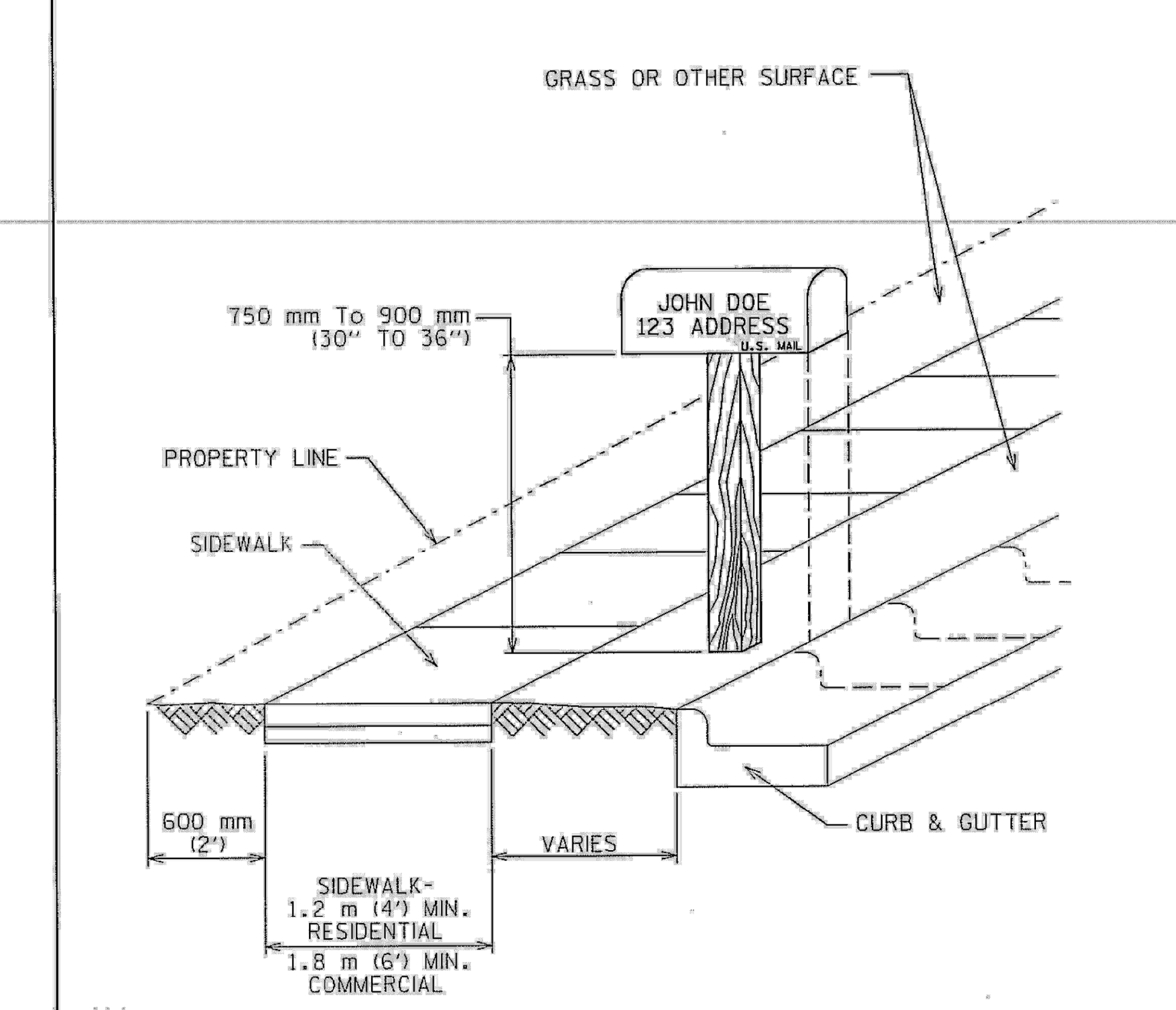


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS - "T" INTERSECTION	
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3A 1 OF 2

GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 6 m (20') RADIUS. LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING LANDING, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B). WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (IE. ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 1:12 IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 600 mm (2') OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WINGS ARE REQUIRED ONLY IF PEDESTRIANS WOULD NORMALLY CROSS THE RAMP.
7. LANDINGS SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 1:20. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 1.2 m (4') FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA, AN OPENING SHALL BE PROVIDED IN THE MEDIAN THE SAME WIDTH AS THE CURB RAMP.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 3.0 m (10') OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH TRANSITION TO RAMPS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS - "T" INTERSECTION	
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3A 2 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	MAILBOX PLACEMENT DETAIL	
Leon Barba, P.E. 2/21/01 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-10

ARTERIAL ROADWAYS	
DROPOFF HEIGHT/ CONDITION	RAIL OPTIONS
< 30" DROPOFF	TXDOT PRD-13 TY C or TY E
≥ 30" DROPOFF OR ALONG BICYCLE PATH	TXDOT PRD-13 TY E

ALL OTHER ROADWAY CLASSIFICATIONS	
DROPOFF HEIGHT/ CONDITION	RAIL OPTIONS
< 30" DROPOFF	TXDOT PRD-13 TY C, TXDOT PRD-13 TY E, or COA 707S-2
≥ 30" DROPOFF OR ALONG BICYCLE PATH	TXDOT PRD-13 TY E or COA 707S-2

NOTES:

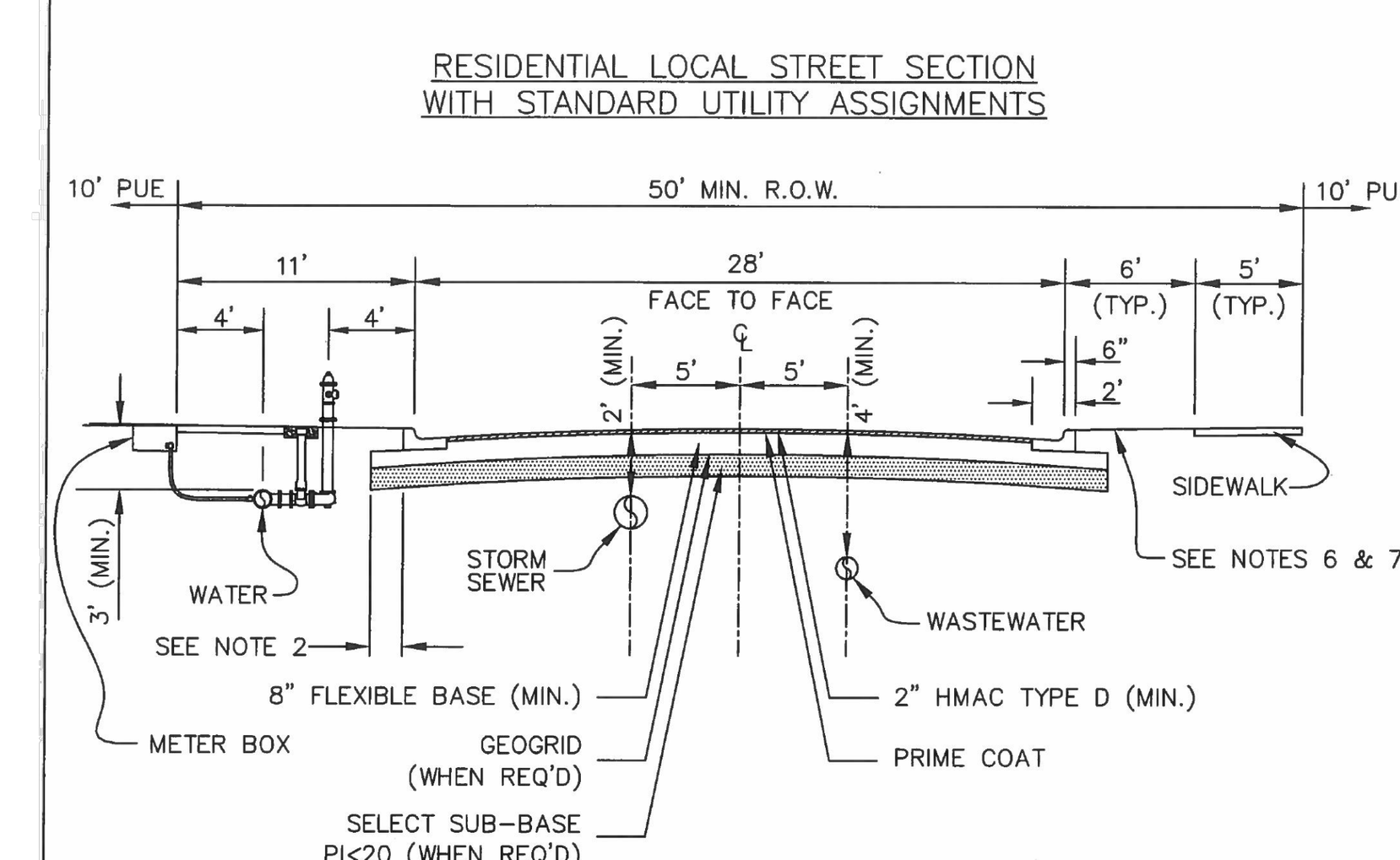
1. BICYCLE PATHS INCLUDE ALL SIDEWALKS OR PATHS GREATER THAN SIX FEET (6') IN WIDTH.
2. HANDRAIL TYPE AND FINISH SHALL REMAIN CONSISTENT AT EACH INSTALLATION LOCATION (CULVERT CROSSING, DROPOFF, ETC.).
3. ALL HANDRAIL INSTALLED ALONG ARTERIAL ROADWAYS SHALL BE GALVANIZED.
4. HANDRAIL INSTALLED ALONG ALL OTHER ROADWAYS SHALL BE GALVANIZED OR FACTORY POWDER-COATED BLACK.

REFERENCES:

1. CITY OF AUSTIN STANDARD NO. 707S-2 PEDESTRIAN HANDRAIL OPTION 1.
2. TEXAS DEPARTMENT OF TRANSPORTATION PEDESTRIAN HANDRAILS DETAIL PRD-13.

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER 2020-04-07

City Of Leander, Texas
DETAIL #202-4
PEDESTRIAN HANDRAIL



NOTES:

1. DIMENSIONS FOR ROW AND FOC-FOC ARE FOR RESIDENTIAL LOCAL STREETS ONLY. SEE TRANSPORTATION PLAN FOR ROADWAY AND RIGHT-OF-WAY WIDTHS FOR ALL OTHER ROADWAY CLASSIFICATIONS.
2. BASE COURSE TO EXTEND 1' (MINIMUM) PAST BACK OF CURB FOR SOILS WITH PI OF 20 OR LESS, 3' FOR ALL OTHER SOILS.
3. PAVEMENT STRUCTURAL SECTION SHALL, IN NO CASE, BE LESS THAN THE VALUES SHOWN ABOVE.
4. GEOTECHNICAL ENGINEER SHALL PROVIDE A PAVEMENT DESIGN TO DETERMINE THE NEED FOR ADDITIONAL ASPHALT THICKNESS, BASE THICKNESS, SUB-BASE AND GEOGRID BASED UPON ON-SITE SOIL CONDITIONS AND TRAFFIC PROJECTIONS.
5. SIDEWALK TO HAVE MAXIMUM 2% CROSS SLOPE.
6. SLOPE FROM BACK OF CURB TO RIGHT-OF-WAY SHALL BE 2% UNLESS OTHERWISE INDICATED ON THE GRADING PLAN.
7. STREET TREES, WHERE REQUIRED, SHALL BE PLACED BETWEEN SIDEWALK AND BACK OF CURB. SEE DETAIL 204-4.
8. METER BOXES AND SEWER SERVICE STUBS SHALL BE PLACED IN THE PUBLIC UTILITY EASEMENT ABUTTING THE SIDEWALK.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER 12/21/17

City Of Leander, Texas
DETAIL #204-3
RESIDENTIAL LOCAL STREET SECTION WITH STANDARD UTILITY ASSIGNMENTS

APPROVAL

CYPRUS MEADOWS CONSTRUCTION PLANS

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS WILLIAM BUZZELLI 133535 LICENSED PROFESSIONAL ENGINEER 5/1/2024

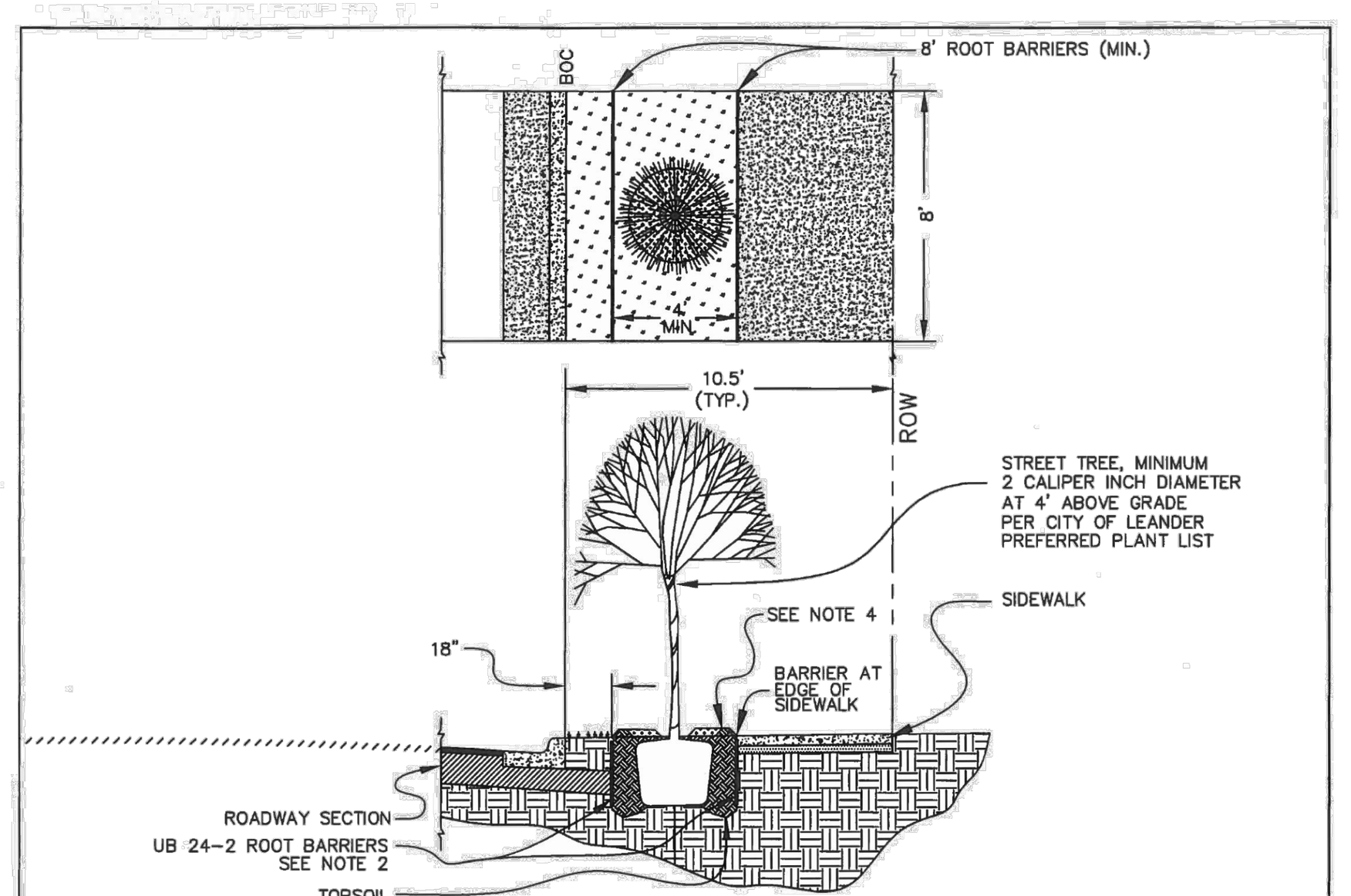
ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: PAVING DETAILS (SHEET 1 OF 3)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 85 of 116
REV 0

V:\HORIZ\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 PAVING DETAILS



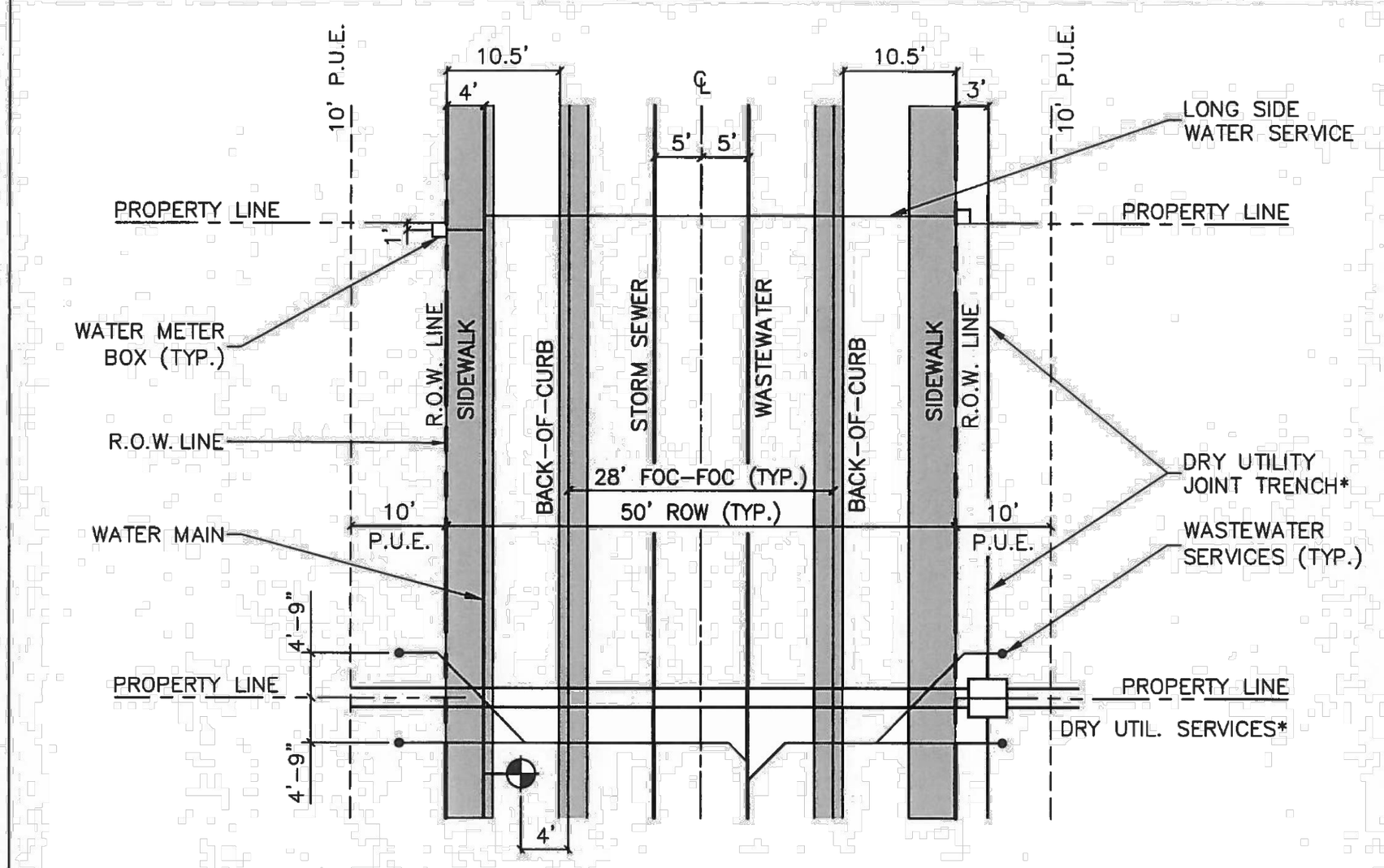
NOTES:

1. CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE THAT RESULTS FROM HIS WORK, INCLUDING ANY DAMAGE TO ROADWAY STRUCTURAL ELEMENTS SUCH AS CURB, FLEXIBLE BASE, GEOGRID, ETC.
2. "DEEPROOT" ROOT BARRIERS, OR APPROVED EQUAL, A MINIMUM OF TWENTY-FOUR INCHES (24") IN HEIGHT AND EIGHT FEET IN LENGTH (8') SHALL BE PROVIDED PARALLEL TO CURBLINE ON BOTH SIDES OF STREET TREES. ROOT BARRIERS SHALL BE PLACED WITH TOP OF ROOT BARRIER TWO INCHES (2") BELOW FINISHED GRADE AND RIBS FACING TOWARDS THE TREE.
3. TREES SHALL BE PLACED A MINIMUM OF TEN FEET (10') FROM ALL EXISTING AND PROPOSED WASTEWATER LINES, WATER SERVICES, STORM SEWER LINES, AND CURB INLETS.
4. A WATER RETENTION BASIN THREE INCHES (3") IN HEIGHT AND FOUR FEET (4') IN DIAMETER FORMED WITH TOPSOIL SHALL BE PROVIDED AROUND ALL TREES. INTERIOR OF BASIN SHALL BE FILLED WITH THREE INCH (3") LAYER OF SHREDDED BARK MULCH HELD THREE INCHES (3") BACK FROM THE TRUNK.
5. ALL TREES SHALL BE STAKED WITH 7' LENGTH STEEL "T" POSTS, PAINTED DARK GREEN. LOCATE POSTS 6" +/- FROM ROOTBALL. DO NOT DISTURB ROOTBALL. POSTS SHALL BE DRIVEN 2' INTO GROUND WITH 5' EXPOSED ABOVE GROUND. POSTS SHALL BE CONSISTENT HEIGHT AND ALIGNED PARALLEL TO ADJACENT CURBS. USE 12-GAUGE STRANDED CABLE WITH HOSE TO PROTECT TRUNK. ENSURE THERE IS NO SLACK IN WIRES.
6. IF SOLID ROCK IS ENCOUNTERED AT DEPTHS LESS THAN TWENTY-SIX INCHES (26") FROM FINISHED GRADE, INSTALL ROOT BARRIER TO TOP OF ROCK LAYER AND TRIM EXCESS LENGTH.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

STATE OF TEXAS — WAYNE S. WATTS — 86134 — LICENSED PROFESSIONAL ENGINEER — 08/07/18

City Of Leander, Texas
DETAIL #204-4
STREET TREE INSTALLATION



MINIMUM COVER BELOW FINISH-GRADE

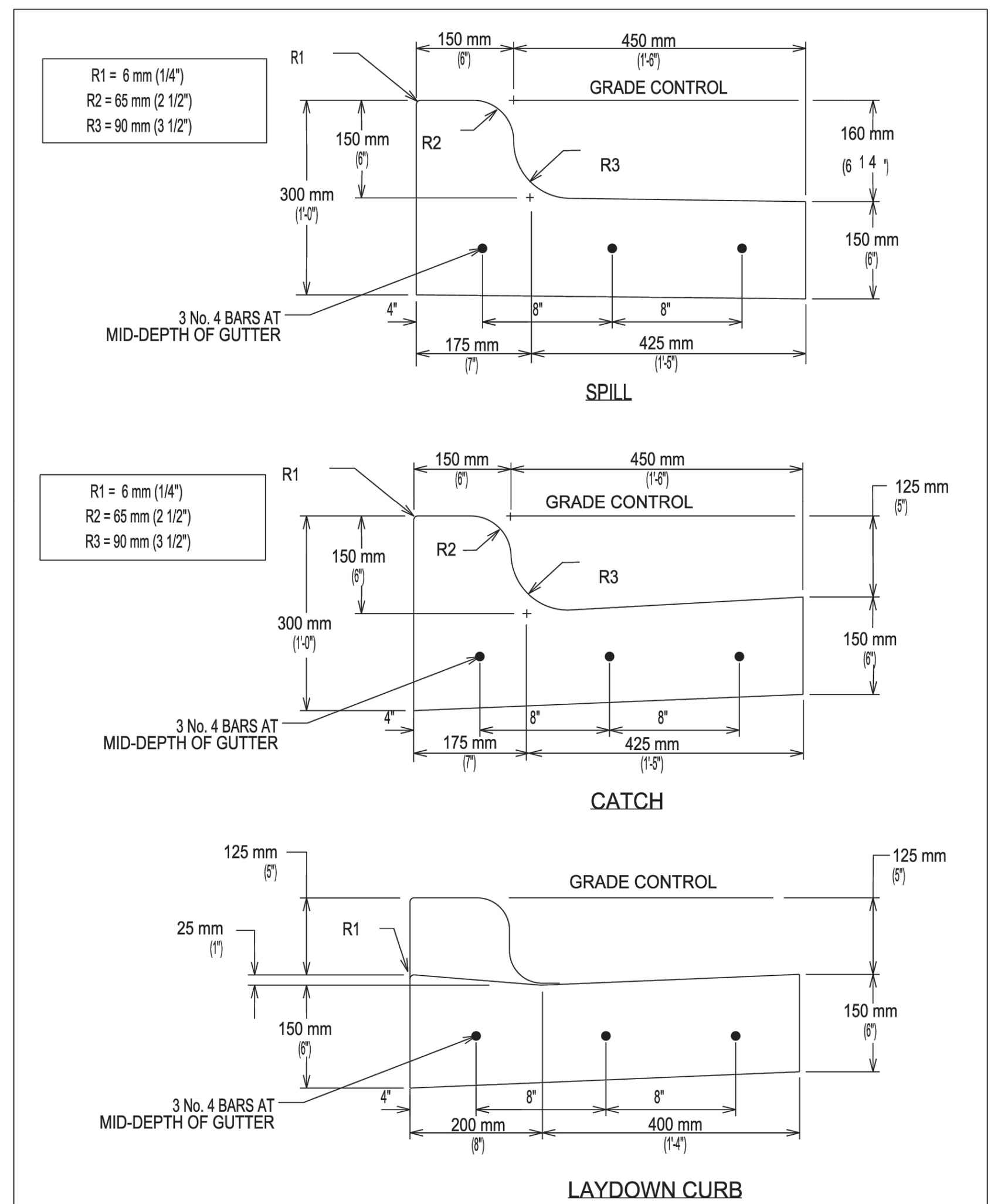
STORM SEWER	BELOW SUBGRADE
WASTEWATER	48"
WATER	36"
ELECTRIC PRIMARY*	30"
ELECTRIC SECONDARY*	24"
GAS*	24"
TELECOMMUNICATIONS*	24"

RESIDENTIAL STREET
NOT TO SCALE

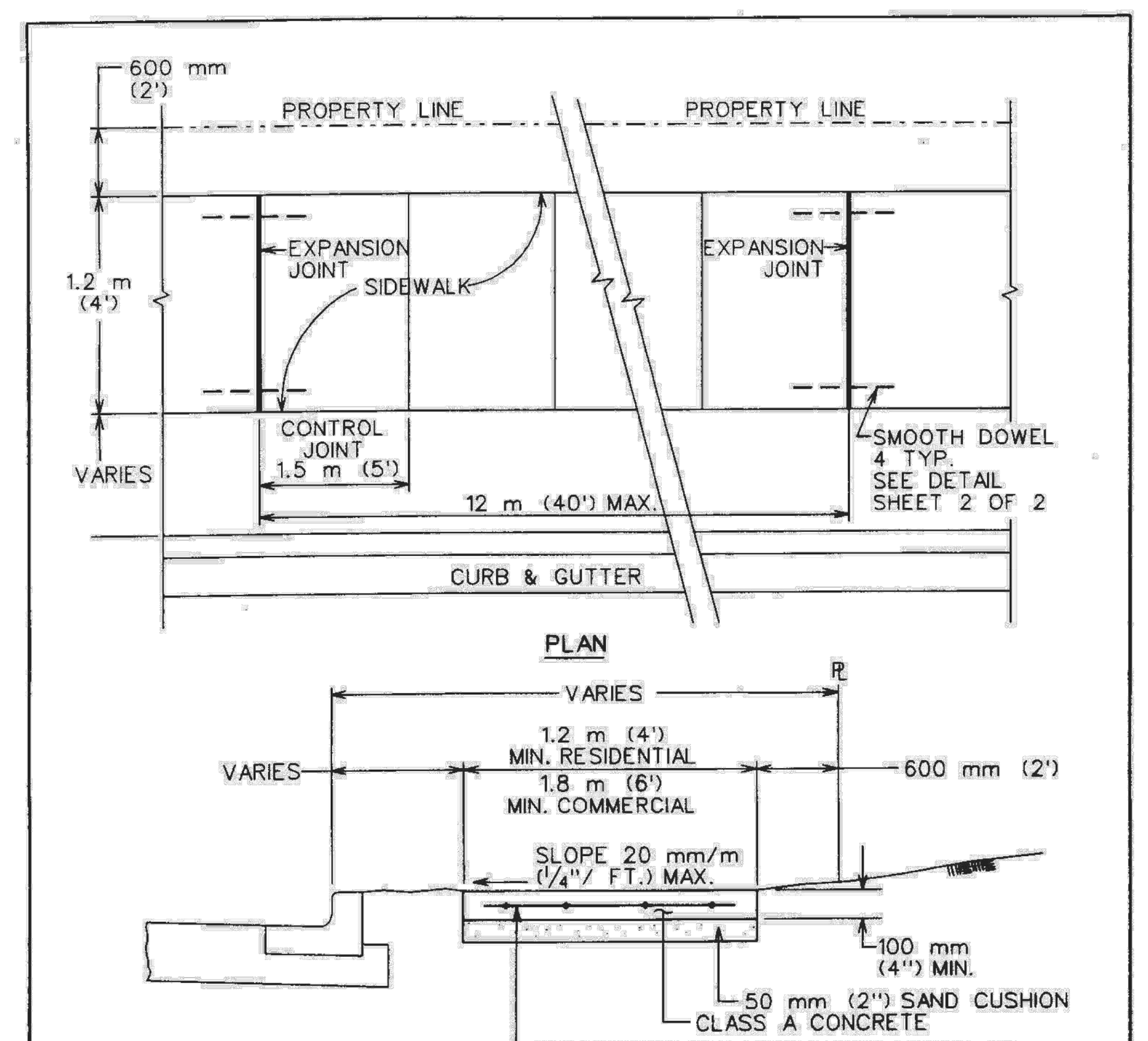
*NOTE:
ALL GAS, ELECTRIC, AND TELECOMMUNICATION LINES SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARDS AND SPECIFICATIONS.

STATE OF TEXAS — WAYNE S. WATTS — 86134 — LICENSED PROFESSIONAL ENGINEER — 08/05/18

City Of Leander, Texas
DETAIL #204-5
UTILITY ASSIGNMENTS
WITHIN RESIDENTIAL DEVELOPMENT

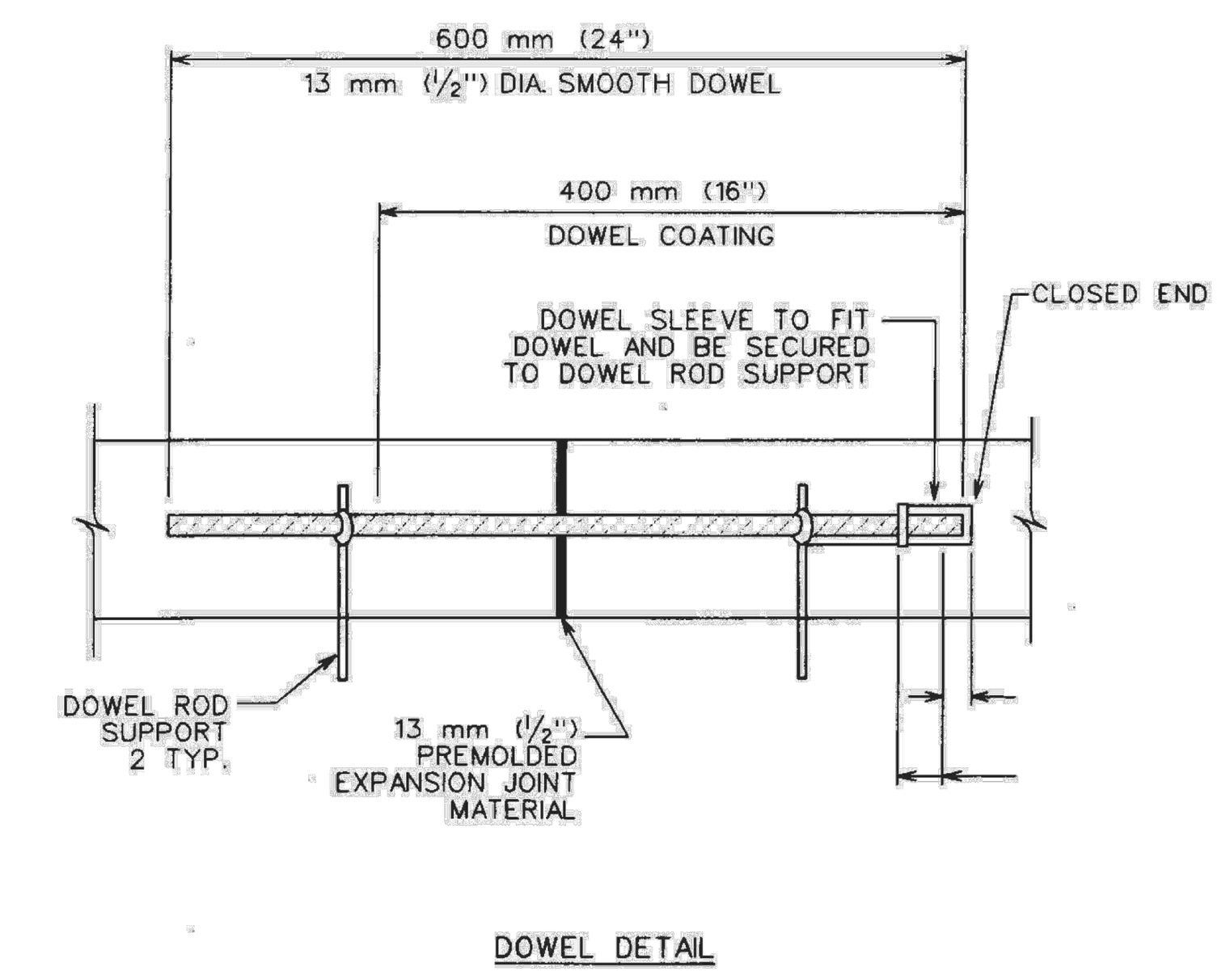


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
REINFORCED CURB AND GUTTER SECTION
RECORD COPY SIGNED BY SAM ANGOORI — 01/04/10 — ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 430S-2



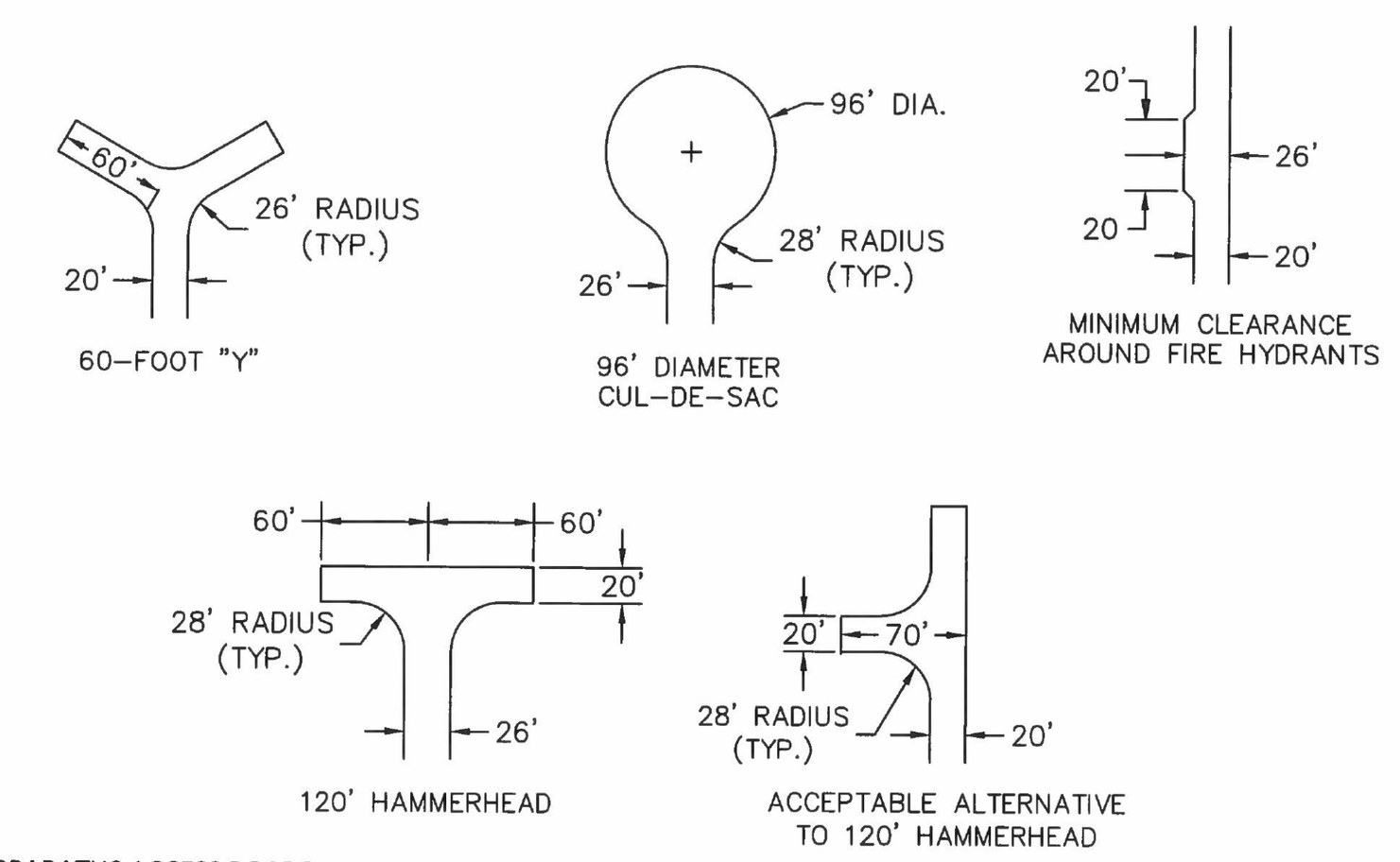
POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.
REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

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



DOWEL DETAIL

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



FIRE APPARATUS ACCESS ROADS:

1. ALL FIRE APPARATUS ACCESS ROADS AND TEMPORARY TURNAROUNDS SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD CONSTRUCTED WITH AN ASPHALT OR CONCRETE DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
3. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED TEN-PERCENT (10%) IN GRADE WITHOUT THE APPROVAL OF THE FIRE MARSHAL.
4. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF ONE HUNDRED AND FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH THE TABLE BELOW.

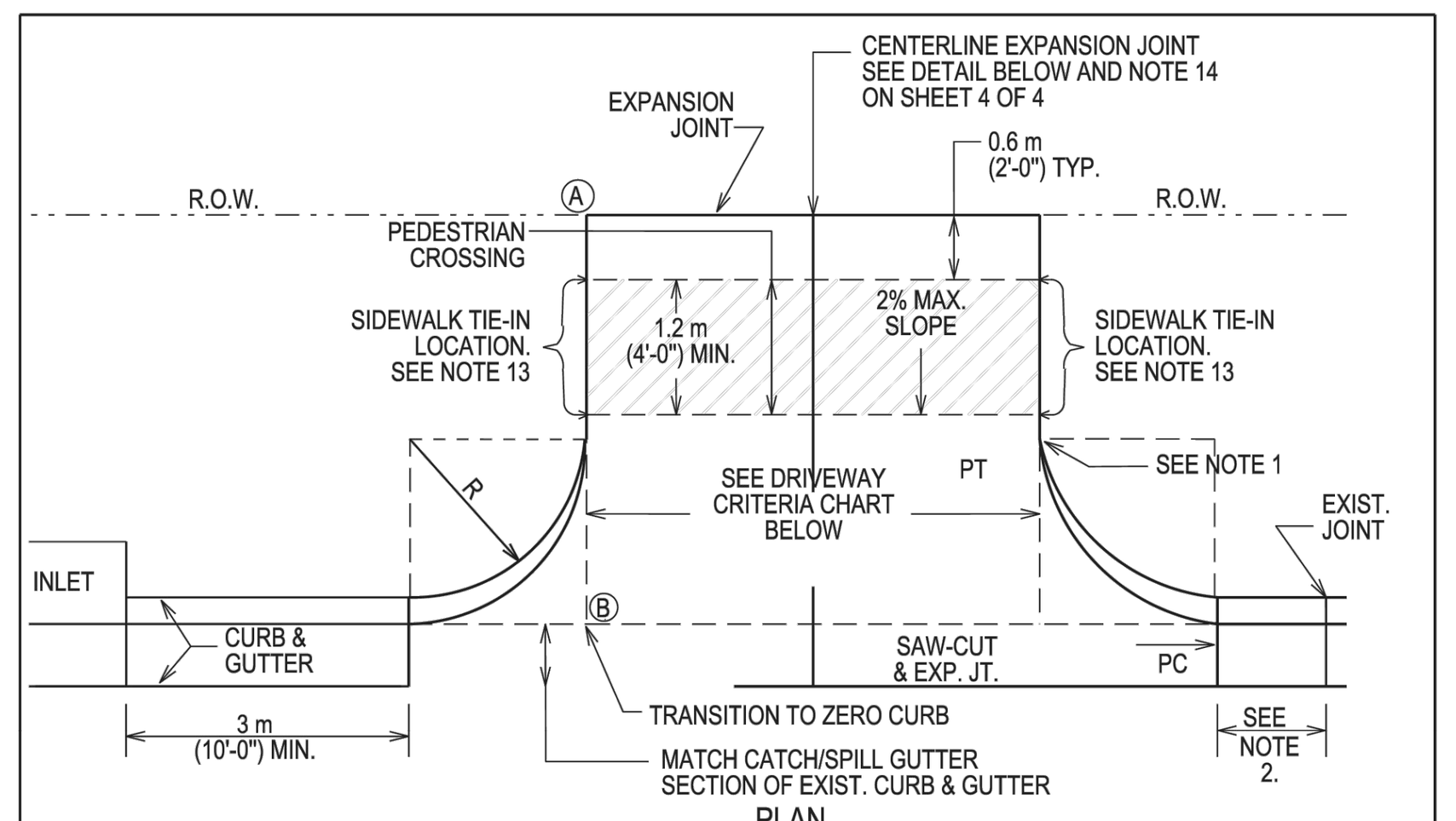
LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	NONE REQUIRED
151-500	20	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
501-750	26	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
OVER 750		SPECIAL APPROVAL REQUIRED

5. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH WHERE A SINGLE GATE IS PROVIDED. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN TWELVE FEET (12').
6. ALL GATE LOCKS SHALL COMPLY WITH CITY OF LEANDER CODE OF ORDINANCES SECTION 506.1.1.
7. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE OF THE SWINGING OR SLIDING TYPE.
8. FIRE APPARATUS ACCESS ROADS SHALL BE TWENTY-SIX FEET (26') IN WIDTH FOR TWENTY-FEET (20') IN BOTH DIRECTIONS FROM FIRE HYDRANTS, AT MINIMUM, TO PROVIDE MINIMUM CLEARANCE FOR EMERGENCY OPERATIONS.

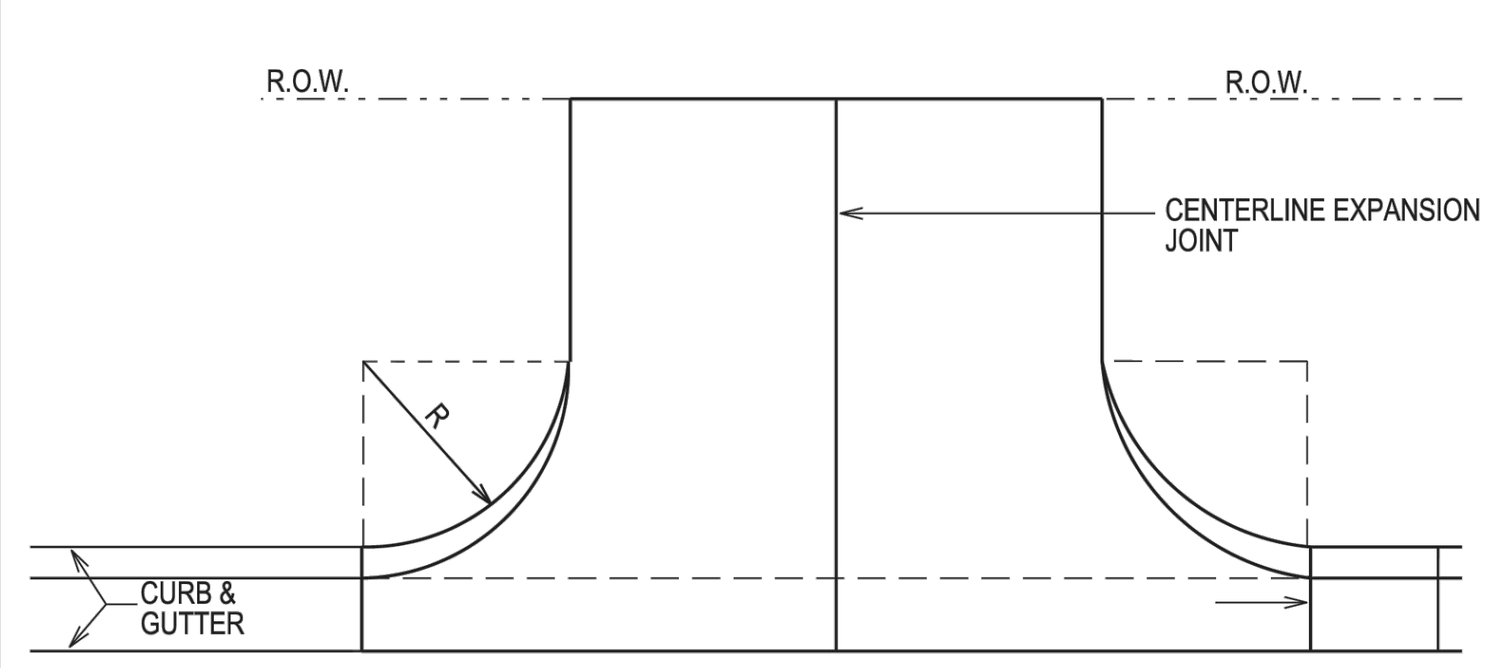
*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

STATE OF TEXAS — MICHAEL LAFFERTY — 118708 — LICENSED PROFESSIONAL ENGINEER — 2018-08-15
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-3
FIRE APPARATUS ACCESS
ROADS & TURNAROUNDS

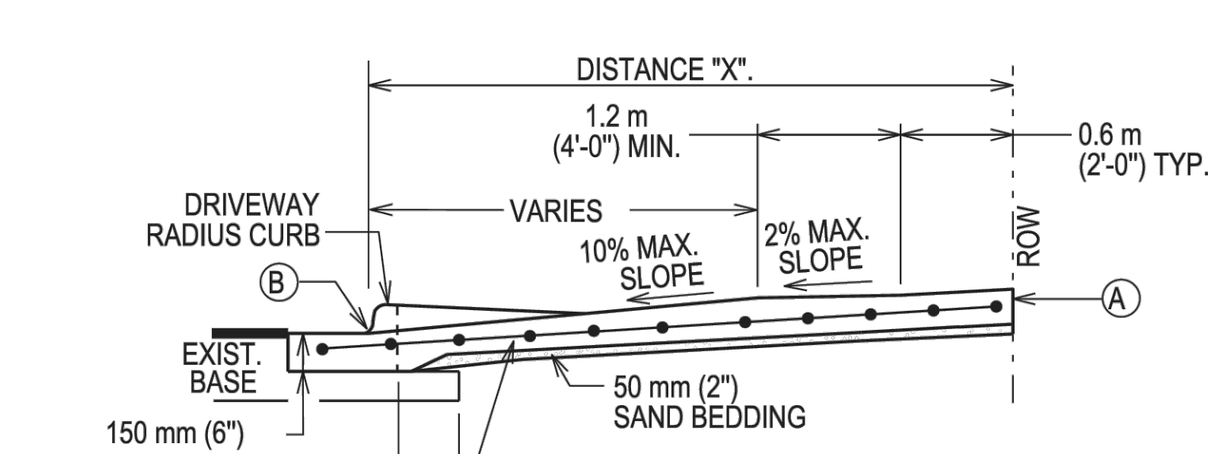


NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (1/4" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



PLAN

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
RECORD COPY SIGNED BY SAM ANGOORI — 10/19/09 — ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 433S-1
1 OF 4



125 mm (5") MIN. CLASS A CONCRETE WITH 10M @ 450 mm (#3 @ 18") C.C. OR 150 mm X 150 mm X MW10 X MW10 (6" X 6" X W1.5 X W1.5) MINIMUM.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

CROSS SECTION

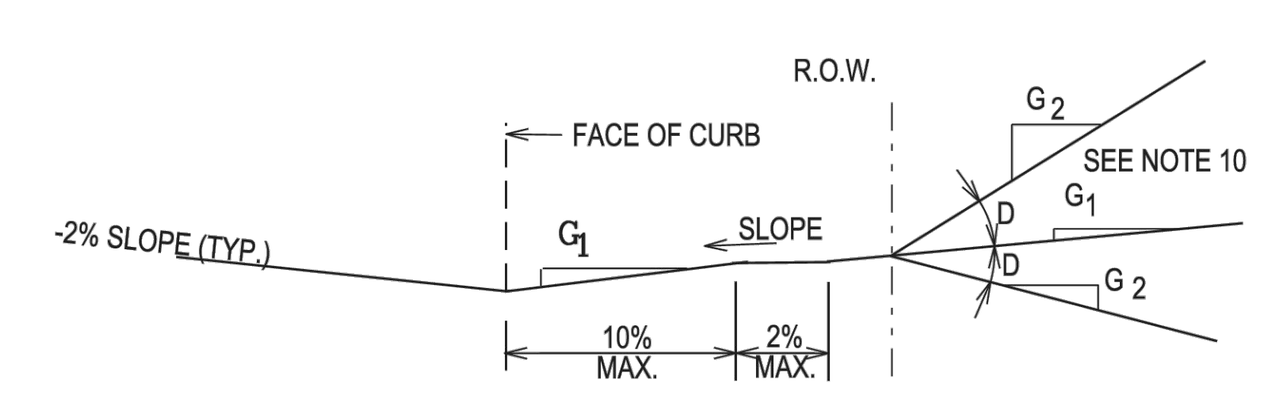
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
RECORD COPY SIGNED BY SAM ANGOORI — 10/19/09 — ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 433S-1
2 OF 4

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SIN. FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

RADIUS DIMENSION METERS (FEET)			
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)

*OPTIMUM



ALLOWABLE GRADES

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
RECORD COPY SIGNED BY SAM ANGOORI — 10/19/09 — ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 433S-1
3 OF 4

NOTES:

1. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
2. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
3. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
5. DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
6. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET); WHICHEVER IS LESS.
7. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
9. WHEN TWO DRIVEWAYS ARE USED (0NE PER UNIT; TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.
11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
12. USE 12 mm (1/2") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
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. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
15. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
RECORD COPY SIGNED BY SAM ANGOORI — 10/19/09 — ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 433S-1
4 OF 4

APPROVAL

V:\HORIZ\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 PAVING DETAILS

CYPRUS MEADOWS CONSTRUCTION PLANS

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS — WILLIAM BUZZELLI — 133535 — LICENSED PROFESSIONAL ENGINEER — 5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

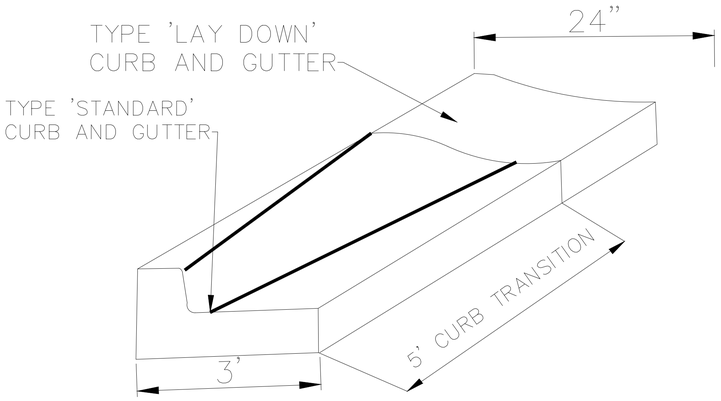
PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

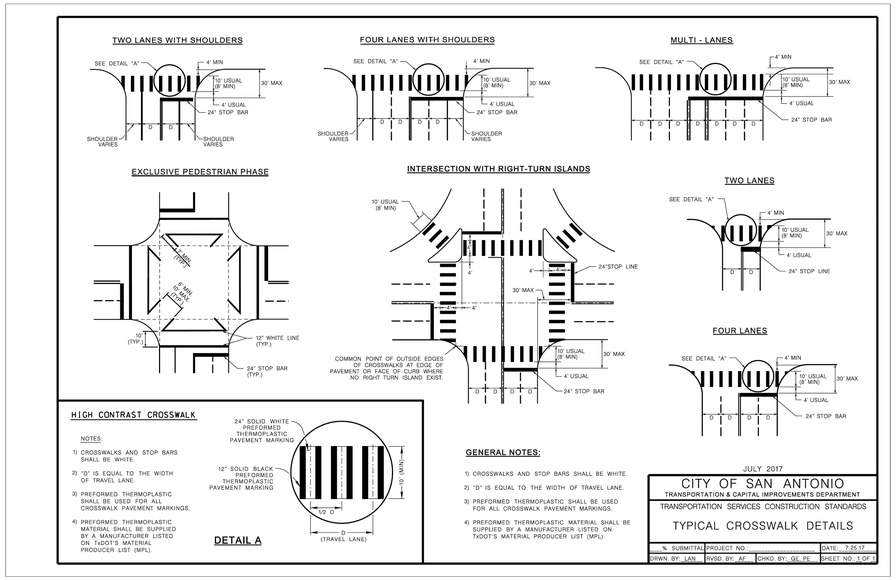
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: PAVING DETAILS (SHEET 2 OF 3)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 86 of 116
REV 0

CURB AND GUTTER TRANSITION





APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
FIRM No. F-23395
viewpointengineering.com
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

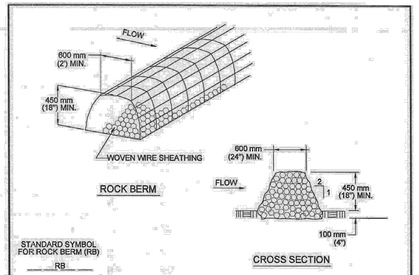
PROJECT: CYPRESS MEADOWS
CONSTRUCTION PLANS
CITY OF LAGO VISTA
WILLIAMSON COUNTY, TEXAS

APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: PAVING DETAILS (SHEET 3 OF 3)

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 86 of 116
REV 0

I:\WORK\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 PAVING DETAILS



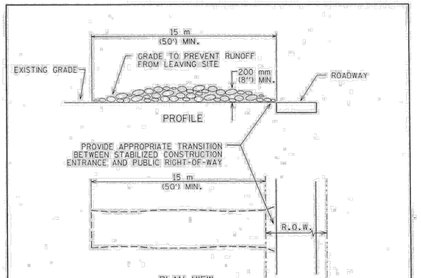
STANDARD SYMBOL FOR ROCK BERM (RB)

RB

NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

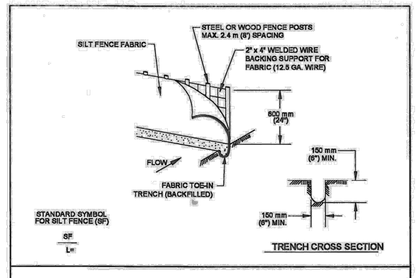
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		ROCK BERM
8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



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
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

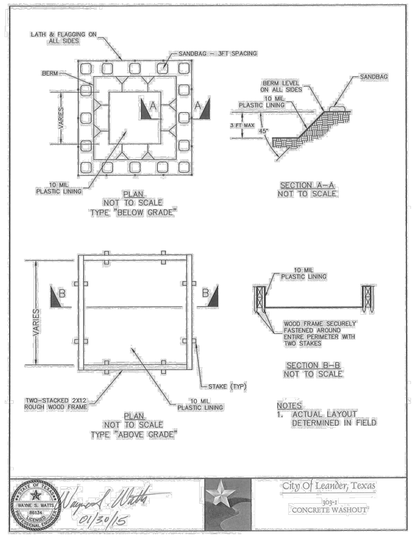


STANDARD SYMBOL FOR SILT FENCE (SF)

SF

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. 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.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

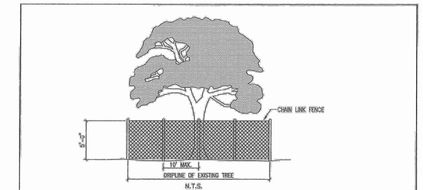
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD

WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER Wayne S. Watts 01/30/15		City Of Leander, Texas DETAIL #303 CONCRETE WASHOUT



1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.
4. CRITICAL ROOT ZONE REQUIREMENTS
   A. NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
   B. THIS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (½) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNIQUENESS OF THE SITUATION.
   C. CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
   D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
   E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER Wayne S. Watts 08/21/15		City of Leander, Texas 303-1 TREE PROTECTION



NOTES:

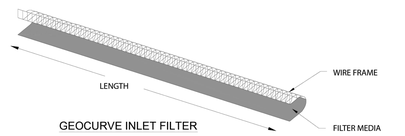
1. INSTALL 4" DIAMETER STAINLESS STEEL "NO DUMPING -- DRAINS TO CREEK" MARKER, FACTORY PAINTED BLUE AS SHOWN, 2" ABOVE VERTICAL FACE OF INLET AT MIDPOINT OF ALL INLETS.
2. MARKER SHALL BE AFFIXED TO SURFACE WITH ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS.
3. MARKER SHALL BE MANUFACTURED BY ALMATEK INDUSTRIES OR APPROVED EQUAL:
   ALMATEK INDUSTRIES, INC.
   2 JOY DRIVE
   HACKETTSTOWN, NJ 07840
   (800) 248-2080
   WWW.ALMATEK.COM

WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER Wayne S. Watts 06/20/18		City Of Leander, Texas DETAIL #303-1 STORM DRAIN MARKERS

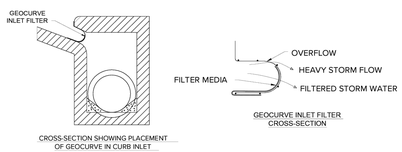
GeoCurve Product Data Sheet

GEOCURVE
STORMWATER CURB INLET FILTER

The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic and pedestrians.



GEOCURVE INLET FILTER



CROSS-SECTION SHOWING PLACEMENT OF GEOCURVE IN CURB INLET

GEOCURVE INLET FILTER CROSS-SECTION

GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040
(713) 714-8243 | www.geocurve.net

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRUS MEADOWS CONSTRUCTION PLANS

WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 24010

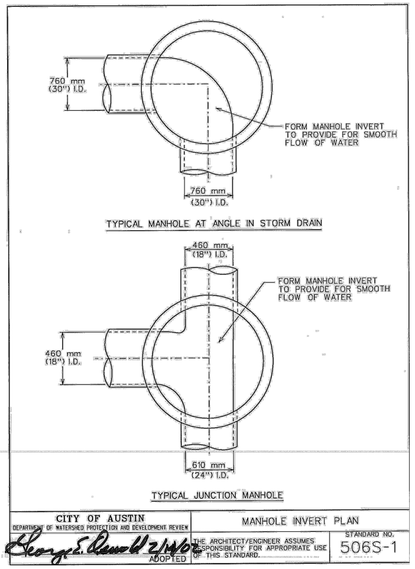
DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

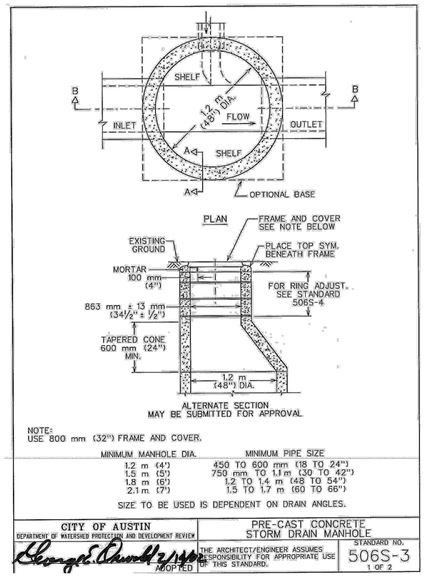
APPLICANT: MMK VENTURES, LLC.
2207 W. PARMER LN. AUSTIN, TX 78727

TITLE: EROSION CONTROL DETAILS

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 87 of 116
REV 0



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	MANHOLE INVERT PLAN	
George E. Dowell 2/14/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-1

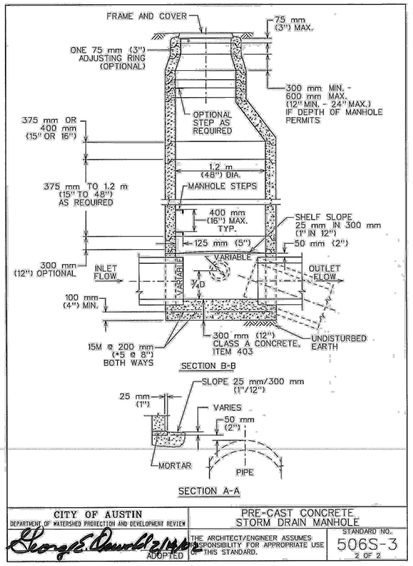


NOTE:
USE 800 mm (32") FRAME AND COVER.

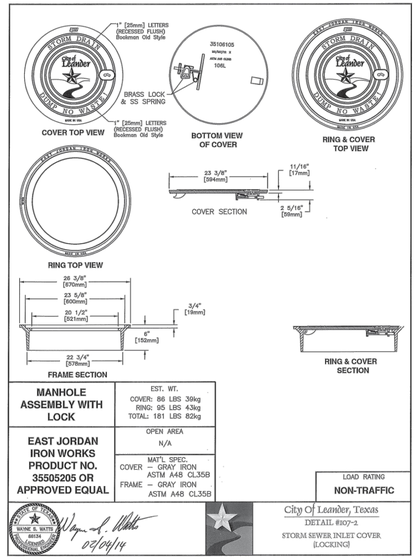
MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4') 1.5 m (5') 1.8 m (6') 2.1 m (7')	450 TO 600 mm (18 TO 24") 750 mm TO 1.1 m (30 TO 42") 1.2 TO 1.4 m (48 TO 54") 1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
George E. Dowell 2/14/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 1 OF 2



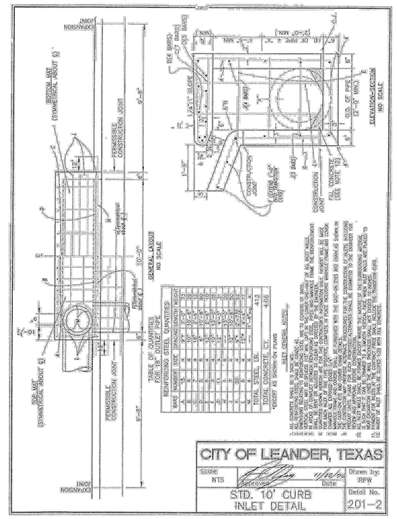
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
George E. Dowell 2/14/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 2 OF 2

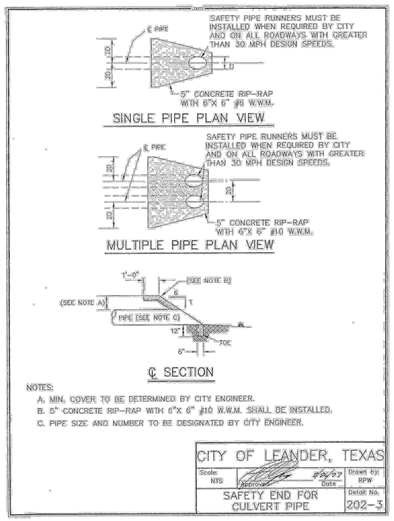


MANHOLE ASSEMBLY WITH LOCK	EST. WT. COVER: 86 LBS 39kg RING: 95 LBS 43kg TOTAL: 181 LBS 82kg	
EAST JORDAN IRON WORKS PRODUCT NO. 35505205 OR APPROVED EQUAL	OPEN AREA N/A	
	MAT'L SPEC. COVER — GRAY IRON ASTM A48 CL35B FRAME — GRAY IRON ASTM A48 CL35B	LOAD RATING NON-TRAFFIC

STATE OF TEXAS — WAYNE S. WATTS — 89574 — REGISTERED PROFESSIONAL ENGINEER
Wayne S. Watts 05/04/14

City Of Leander, Texas
DETAIL #202-3
STORM SEWER INLET COVER (LOCKING)





NOTES:
A. MIN. COVER TO BE DETERMINED BY CITY ENGINEER.
B. 5" CONCRETE RIP-RAP WITH 6"X 6" #10 W.W.M. SHALL BE INSTALLED.
C. PIPE SIZE AND NUMBER TO BE DESIGNATED BY CITY ENGINEER.

CITY OF LEANDER, TEXAS		
Scale: NTS Approved Date	4/26/07	Drawn by: RPW
SAFETY END FOR CULVERT PIPE		Detail No. 202-3

APPROVAL

REVISIONS

REV	DATE	DESCRIPTION	INIT

CYPRESS MEADOWS CONSTRUCTION PLANS

STATE OF TEXAS — WILLIAM BUZZELLI — 133535 — LICENSED PROFESSIONAL ENGINEER
5/1/2024

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 24010

DWN BY: E HALL, D MORALES
CHK BY: W BUZZELLI

PROJECT: CYPRESS MEADOWS CONSTRUCTION PLANS CITY OF LEANDER WILLIAMSON COUNTY, TEXAS
APPLICANT: MMK VENTURES, LLC. 2207 W. PARMER LN. AUSTIN, TX 78727
TITLE: STORM DRAIN DETAILS

PROJECT NO. 24010
DATE MAY 1, 2024
SHEET # 88 of 116
REV 0

P:\WORK\24010 CYPRESS MEADOWS\DRAWINGS\CONSTRUCTION\24010 STORM DRAIN DETAILS