May 22, 2025

City of Cedar Park
450 Cypress Creek Rd
Cedar Park, TX 78613

RE: Cypress Creek Retail
703 Cypress Creek Rd
Cedar Park, TX 78613

To whom it may concern:

Please accept this *Comment Response Letter* in reply to the Texas Commission on Environmental Quality's review, dated May 20, 2025, regarding the above referenced project's Contributing Zone Plan review. Original comments have been included below for reference. All Kimley-Horn responses are listed in **maroon.**

Sarah Patterson – EAAdmin@tceq.texas.gov - 512-239-7009

Contributing Zone Plan Application (TCEQ-10257)

TCEQ1. Please include the entire form.
Response: The entire form has been included in the submittal.

TCEQ2. The following attachments are missing and must be included:

- Attachment A - Road Map
- Attachment B - USGS Quadrangle Map
- Attachment C - Project Narrative
- Attachment D - Factors Affecting Surface Water Quality
- Attachment E - Volume and Character of Stormwater
- Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
- Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
- Attachment H - AST Containment Structure Drawings (if AST is proposed)
- Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
- Attachment J - BMPs for Upgradient Stormwater
- Attachment K - BMPs for On-site Stormwater
- Attachment L - BMPs for Surface Streams
- Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
- Attachment P - Measures for Minimizing Surface Stream Contamination

Response: All the attachments have been included in the resubmittal.

Agent Authorization Form (TCEQ-0599)
TCEQ3. Missing and must be included.
Response: Agent Authorization Form is included in the resubmittal.

Application Fee Form (TCEQ-0574)
TCEQ4. Missing and must be included.
Response: Application Fee Form is included in the resubmittal.

Core Data Form (TCEQ-10400)
TCEQ5 Please include entire form.
Response: Core Data Form is included in the resubmittal.

Should you have any questions or additional comments, please feel free to contact me using the information in my signature below.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Thomas J. Lombardi Jr., P.E.
(512) 774-6190

CONTRIBUTING ZONE PLAN

CYPRESS CREEK RETAIL

Cedar Park, Williamson County, TEXAS

Prepared For:

Cypress Creek Fortune, LLC
3620 Aquamarine Dr
Round Rock, TX 78681
(832-875-9525)

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.
501 S Austin Avenue, Suite 1310
Georgetown, TX 78626
(512) 520-0768

5/22/2025

Firm No. 928
KHA Project No. 065011800

May 2025

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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 Creek Retail						**2. Regulated Entity No.: N/A**			
3. Customer Name: Cypress Creek Fortune LLC						**4. Customer No.: N/A**			
5. Project Type: **(Please circle/check one)**	**New**		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	**CZP**	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		**Non-residential**			**8. Site (acres):**		5.753 AC	
9. Application Fee:	$5000		**10. Permanent BMP(s):**			Water Quality/Detention Pond			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			Turkey Creek-Brushy Creek			

Application Distribution

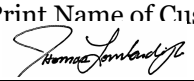
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Thomas Lombardi Jr., PE
Print Name of Customer/Authorized Agent
 2/7/25
Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Thomas Lombardi Jr

Date: 3/4/25

Signature of Customer/Agent:

Regulated Entity Name: Cypress Creek Retail

Project Information

1. County: Williamson
2. Stream Basin: Cluck Creek
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):

   Contact Person: Praveen Katapally
   Entity: Cypress Creek Fortune LLC
   Mailing Address: 3620 Aquamarine Drive
   City, State: Round Rock, TX Zip: 78681
   Telephone: 832-875-9525 Fax: _____
   Email Address: praveenkvl147@gmail.com

5. Agent/Representative (If any):

   Contact Person: Thomas Lombardi Jr.
   Entity: Kimley-Horn
   Mailing Address: 501 S Austin Avenue, Suite 1310
   City, State: Georgetown, TX Zip: 78626
   Telephone: 512-518-6534 Fax: _____
   Email Address: thomas.lombardi@kimley-horn.com

6. Project Location:

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

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

   703/705 Cypress Creek Road, Cedar Park, TX 78613 (NE corner of intersection of Cypress Creek Rd and Cluck Creek Trl)

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

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

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

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

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

11. Existing project site conditions are noted below:

    ☐ Existing commercial site
    ☐ Existing industrial site

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

12. The type of project is:

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

13. Total project area (size of site): 5.82 Acres

Total disturbed area: 5.82 Acres

14. Estimated projected population: _____

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	44,945	÷ 43,560 =	1.032
Parking	120,541.269	÷ 43,560 =	2.767
Other paved surfaces	11,685.777	÷ 43,560 =	0.268
Total Impervious Cover	177,172.046	÷ 43,560 =	4.07

Total Impervious Cover 4.07 **÷ Total Acreage** 5.82 **X 100 =** 70**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Cedar Park 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" = 40'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Flood Map FIRM Panel No. 48491C0605F (Revised Dec 20, 2019).

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

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

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

Administrative Information

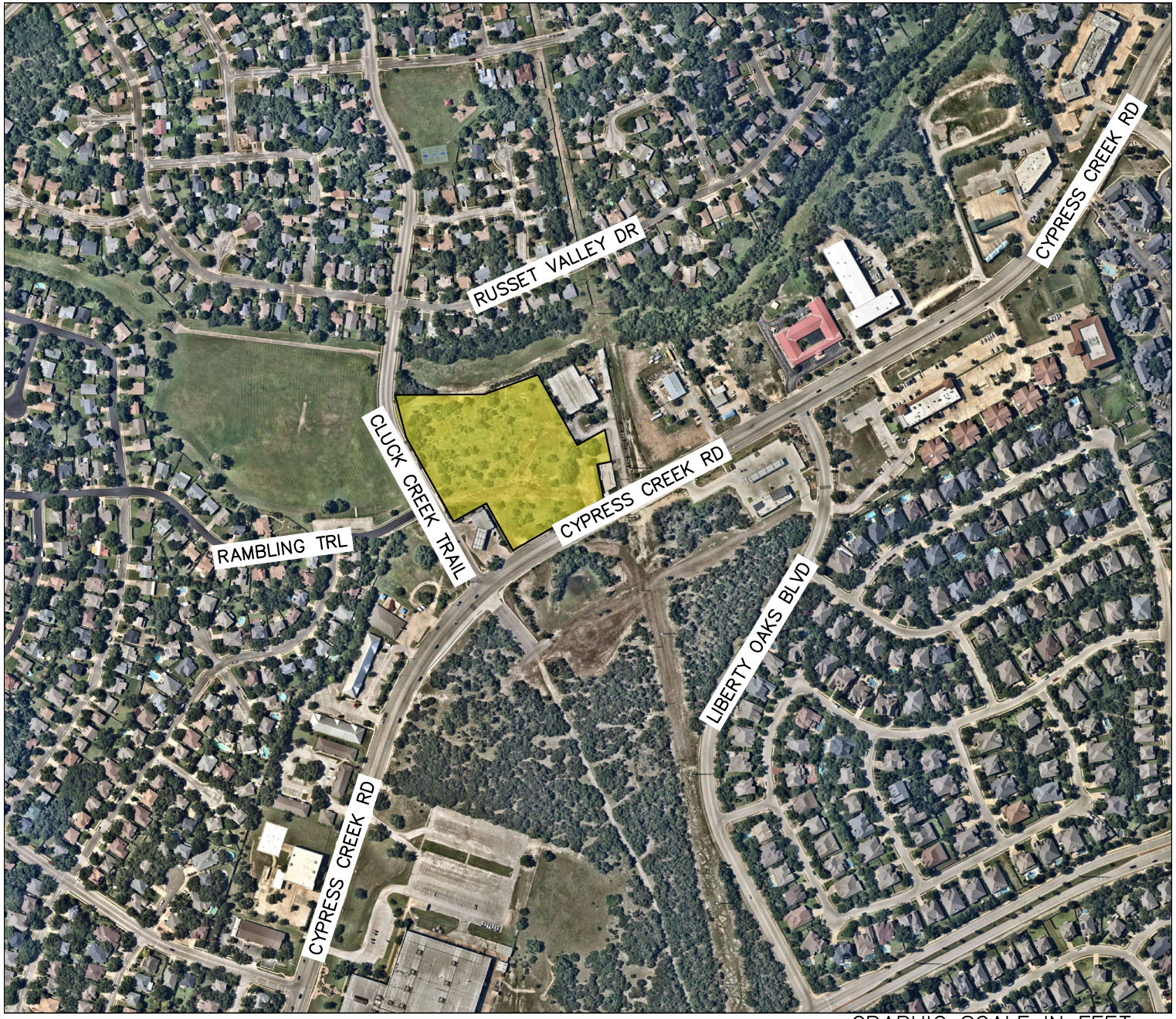
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

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

ATTACHMENT A
ROAD MAP



N
W E
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THE PROJECT IS LOCATED WEST OF US HWY 183A AND NORTHEAST OF THE INTERSECTION OF CYPRESS CREEK ROAD AND CLUCK CREEK TRAIL, SOUTHEAST OF THE INTERSECTION BETWEEN CLUCK CREEK TRAIL AND RUSSET VALLEY DRIVE

703/705 CYPRESS CREEK RD, CEDAR PARK, TX 78613

GRAPHIC SCALE IN FEET
0 250 500 1000

Road Map

Cedar Park, Texas
August 2024

Kimley»Horn
6800 BURLESON ROAD
BUILDING 312, SUITE 150
AUSTIN, TX 78744
512-616-9942
STATE OF TEXAS REGISTRATION NO. F-928

DWG NAME:
LAST SAVED:
K:\EAU_CIVIL\065511600 - 705 CYPRESS CREEK ROAD\DOC\REPORTS\TCEQ\TCEQ CZP\COMPONENTS\EXHIBITS CAD\CAD\20240814 ROADMAP.DWG
8/14/2024 2:17 PM

ATTACHMENT B
USGS QUADRANGLE MAP

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

The National Map
OnDemand Topo

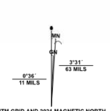
7.5-MINUTE TOPO QUADRANGLE
Custom Extent
7.5-MINUTE TOPO

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

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov



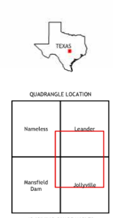
UTM GRID AND 2021 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium



ROAD CLASSIFICATION

Expressway		Local Connector	
Secondary Hwy		Local Road	
Ramp		4WD	

Interstate Route — US Route — State Route

7.5-MINUTE TOPO, TX
2024

PROJECT NARRATIVE

The Cypress Creek Retail project is located at the northeast corner of the intersection of Cypress Creek Road and Cluck Creek Trail in Cedar Park, Williamson County, Texas. The proposed project will add a stacked water quality and detention pond to account for the impervious cover associated with the development of the property (City of Cedar Park, 2024-24-SD). The site improvements also include development of five retail buildings and adding a detention pond on site to convey the Atlas-14 flows.

No portion of the site is located within the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map number 48491C0605F, dated December 20, 2019, Williamson County, Texas. The site is located within the Edwards Aquifer Contributing Zone or Transition Zones according to the Texas Commission on Environmental Quality (TCEQ). The site is in the Turkey Creek-Brushy Creek watershed.

Per the Site Plan, the proposed water quality and detention basin will be designed with a project area of 5.82 acres, with 5.13 acres draining to the detention basin.

Per the Site Plan, 4.07 Acres of impervious cover were proposed and constructed under its site plan and CZP application

The wet basin proposed for this project will provide water quality and detention for the site plan with the City of Cedar Park; Cypress Creek Retail. Cypress Creek Commercial is proposed commercial office and business condos, associated parking, and utilities. The partial sedimentation pond has been designed in accordance with TCEQ water quality requirements for the 5.13 acres project area. The drainage basins include: a 5.13-acre drainage basin with 4.07 acres of impervious cover.

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. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

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

1. Refueling construction equipment.

2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.

3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

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 the TCEQ. During business hours report spills to TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes parking, driveways, future buildings and associate site improvements. Oil and fuel discharges from vehicles is anticipated. A partial sedimentation filtration pond is proposed to mitigate these features.

VOLUME AND CHARACTER OF STORMWATER

The subject site slopes generally toward the northside of the property, and the elevation ranges from 931 to 914 feet. Drainage from the property drains into an existing channel adjacent to the site to the North.

In the proposed condition a partial sedimentation basin with stacked detention will be constructed. Both the existing and proposed drainage area maps are provided within the construction plans included with this report.

The first flush of runoff will contain small amounts of oil, gas, and suspended solids, which will be captured and treated by the pond. The proposed basin will be deigned to provide water quality and detention.

The existing and proposed flows were analyzed using Atlas-14 rainfall data and compared the existing conditions. Flows were calculated using the SCS method and HEC-HMS modeling program. Below are the tables for the existing and proposed flows:

EXISTING DRAINAGE AREA CALCULATIONS								
DRAINAGE AREA	**AREA (ac.)**	**IMPERVIOUS COVER (%)**	**CN (COMPOSITE)**	**TC (MIN)**	**Q_2 (CFS)**	**Q_{10} (CFS)**	**Q_{25} (CFS)**	**Q_{100} (CFS)**
EX-1	5.82	5.9%	80	12.23	14.9	28.3	37.8	54.3
OS-1	0.46	80%	94	10.79	1.9	3.0	3.7	5.0

PROPOSED DRAINAGE AREA CALCULATIONS								
DRAINAGE AREA	**AREA (ac.)**	**IMPERVIOUS COVER (%)**	**CN (COMPOSITE)**	**TC (MIN)**	**Q_2 (CFS)**	**Q_{10} (CFS)**	**Q_{25} (CFS)**	**Q_{100} (CFS)**
PR-1	5.13	78%	94	5	25.5	39.8	49.7	66.9
PR-2	0.69	10%	82	9.84	2.1	3.8	5.0	7.1
OS-1	0.46	80%	95	5	2.3	3.6	4.5	6.0

The proposed pond design uses the project site area of 5.13 acres. Based on the proposed improvements the site will require TSS load removal of 3,482 pounds.

The drainage basin that is conveyed to the proposed pond has a drainage are of 5.13 acres and 4 acres of impervious cover.

There is approximately 0.69 acres of the onsite drainage area that does not drain to the pond. This area includes approximately 0.07 acres of impervious cover from an existing parking lot.

The proposed water quality pond provides 23,737 cubic feet. The remaining volume of the pond is used for detention.

BMPs FOR UPGRADIENT STORMWATER

Stormwater originating up-gradient of the project site will travel through the site via sheet flow and proposed storm sewer to be conveyed to the proposed sedimentation filtration pond to the northwest of the site development. Please refer to the proposed drainage area map that is provided at the end of this report under the appropriate tab.

BMPs FOR ON-SITE STORMWATER

A wet basin will be utilized as the permanent best management practice on this site. All stormwater runoff from impervious areas will be collected by an underground storm sewer system or sheet flow and conveyed to the sedimentation filtration pond to the required overall removal of a minimum of 89% of the increase in Total Suspended Solids.

Construction plans, calculations, and specifications are provided at the end of this report under the appropriate tab.

BMPs FOR UPGRADIENT STORMWATER

There are no existing surface streams or sensitive features on site. All permanent BMPs have been designed to remove 80% of the increase in Total Suspended Solids as per current TCEQ requirements.

CONSTRUCTION PLANS

Calculations for the load removal requirements for the project and the load removal provided by the permanent BMP's are provided at the end of this report. The calculations have been signed and sealed by a professional engineer licensed in the state of Texas. The load removal requirements are derived from the equations from the technical guidance manual based upon project area and increase in impervious cover. All stormwater runoff from impervious areas will be treated by the proposed permanent BMP's to provide the overall required removal of 80% of the increase in Total Suspended Solids. Provided within the calculations is a summary of the amount of pollutant load required to be removed from the drainage areas and the amount of removal provided by the permanent BMP's.

Construction plans, details, specifications, calculations, and construction notes are provided in at the end of this report under the appropriate tab.

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Inspection, Maintenance, Repair and Retrofit Plan

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Cypress Creek Fortune LLC
Mailing Address: 3620 Aquamarine Dr
City, State: Round Rock, Texas Zip: 78681
Telephone: (832-875-9525) Fax: N/A

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 3/24/2024

By: _____ Date 3/4/2025

MEASURE FOR MINIMIZING SURFACE STREAM CONTAMINATION

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

Spill Response Actions

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

Cleanup

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

Minor Spills

- 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 the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929
  - (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

  - 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 services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Potential Sources of Contamination

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

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.
Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.
Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.
Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

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

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.
Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel and excavated materials stock piled on site.
Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

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

Sequence of Major Activities

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

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.03 Acres)
2. Installation of Temporary BMPs (5.82 Acres)
3. Initiate Grubbing and Topsoil Stripping of Site (5.82 Acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (5.82 Acres)
5. Wet and Dry Utility Construction (0.70 Acres)
6. Final Subgrade Preparation (2.849 Acres)
7. Installation of Base Materials (2.849 Acres)
8. Paving Activities (2.849 Acres)
9. Site cleanup and Removal of Temporary BMPs (5.82 Acres) Maximum total construction time is not expected to exceed 12 months.

Temporary Best Management Practices and Measures

A. The stormwater originating upgradient from the site will surface flow to the existing storm sewer system and be conveyed to the rough cut wet pond area

B. 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.

   BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in stormwater 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.

C. 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.

D. 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

Request to Temporarily Seal a Feature

There are no known naturally occurring sensitive features on the site, therefore a request for temporarily a feature is not included.

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 the structural temporary BMP's are shown on the Overall Erosion Control Plan (sheet 8) and details and specifications are provided on the Erosion Control Details (sheet 32) which can be found at the end of this report in the construction plans.

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 traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. 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 points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Silt Fence

The purpose of a silt fence is to intercept and detain water-borne 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.

Inlet Protection

Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging 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 site and not on public thoroughfares.

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.

Refer to Existing and Proposed Drainage Area Maps in Construction Plans

Temporary Sediment Pond's Plans and Calculations

The proposed pond will be rough cut to serve as a temporary sediment pond.

Inspection and Maintenance for BMPs

Inspections

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
The primary operator is required to choose one of the two inspections listed below.

- □ **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 of 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 permittee 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);
- sediment and erosion control measures identified in the SWP3 (to ensure they 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. 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, inspections 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 non-compliance, 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 the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever 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 the 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.

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 that 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 a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

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

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)

- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

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

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

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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.*

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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.

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Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

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Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

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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:

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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		

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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		

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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:

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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:	

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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:	

Kimley»Horn

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:** _____

SECTION 3:

Temporary Stormwater Section

TEMPORARY STORMWATER SECTION

Cypress Creek Retail
Cedar Park, Texas

MAY 2025

Project Owner:

Cypress Creek Fortune, LLC
3620 Aquamarine Dr
Round Rock, TX
(832) 875-8525

Prepared By:

Kimley-Horn
501 S Austin Avenue, Suite 1301
Georgetown, Texas 78626
(512) 520-0768

Firm No. 928
KHA No. 067786605

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.

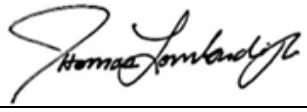
Signature

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: Thomas Lombardi Jr.

Date: 3/4/2025

Signature of Customer/Agent:



Regulated Entity Name: Cypress Creek Retail

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: Cluck Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

SPILL RESPONSE ACTIONS

(NOT APPLICABLE)

POTENTIAL SOURCES OF CONTAMINATION

(NOT APPLICABLE)

SEQUENCE OF MAJOR ACTIVITIES

1. Assign an environmental project manager who will be onsite greater than 90% of the time during construction activity and be responsible for the items listed under section 1.2.3.3 of the environmental criteria manual. **(0 acres of disturbed area)**

2. Install erosion controls and tree protection per approved plans. **(5.81 acres of disturbed area)**

3. The environmental project manager must contact the watershed protection department to schedule and hold pre-construction conference on site. **(5.81 acres of disturbed area)**

4. Rough cut all required or necessary ponds. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of any embankment or excavation that leads to ponding conditions. The outlet system must consist of a low-level outlet and an emergency overflow meeting the requirements of the drainage criteria manual (section 8.3) and/or the environmental criteria manual (section 1.4.2.k) as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until final restoration is achieved. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the storm water pollution prevention plan (SWPPP) posted on the site. **(5.81 acres of disturbed area)**

5. Temporary control to be inspected and maintained weekly and prior to anticipated rainfall events and after rainfall events, as needed. **(5.81 acres of disturbance)**

6. Storm drains will be installed along with the other wet utilities after all rough grading operations are complete. Storm drains will be operational prior to any paving being constructed on site. **(5.81 acres of disturbance)**

7. Environmental project manager will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effective ness of the erosion control plan after possible construction alterations to the site. Participants shall include the city inspector, project engineer, general contractor, and environmental project manager. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate city inspector. A mid construction conference is required for each phase, if phasing is proposed, with the watershed protection department staff, which will be coordinated based upon completion of buildings, drainage facilities, water quality controls and temporary erosion controls by phase. **(5.81 acres of disturbance)**

8. Complete and clean out permanent erosion control, filter media will be installed prior to /concurrently with rev-vegetation of site. Re-vegetate disturbed areas including removal of temporary erosion /sedimentation controls and tree protection. Restore any areas disturbed during removal of erosion/sedimentation controls. **(5.81 acres of disturbance)**

Construction Activity Schedule

Activities	Start Date	Finish Date
1. Assign Environmental Project Manager		
2. Install Erosion Controls and Tree Protection		
3. Environmental Project Manager to Contact the Watershed Protection Department		
4. Rough Cut All Required or Necessary Ponds		
5. Temporary Control to be Inspected and Maintained Weekly		
6. Storm Drain and Wet Utility Installation		
7. Environmental Project Manager to Schedule Mid-Construction Conference		
8. Complete and Clean Out Permanent Erosion Control		

*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.

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

All runoff directed to the stream will be treated per TCEQ requirements and no increase in peak flows are anticipated. The project site is upstream of Cluck Creek. All drainage from the project site will be conveyed into Cluck Creek via private storm infrastructure in compliance with TCEQ and City of Cedar Park regulations. These procedures will limit erosion and contamination of the surface stream. All disturbed areas will be re-vegetated as soon as practical. Temporary erosion controls will be utilized during construction to reduce the potential for construction related run-off to enter the creek.

Best Management Practice (BMP)	In Use	Maintained Post Construction?
Tree Protection		
Triangular Sediment Filter Dike		
Rock Berm		
Dry Stack Rock Wall		
Storm Inlet Sediment Trap		
Tree Wells		
Silt Fence		
Dust Control		
Silt Fence and J-Hooks		
Stabilized Construction Entrance		
Grate Inlet Protection		
Curb Inlet Protection		
Concrete Truck Washout Pit		
Mulch Sock		
Temporary Dewatering Skimmer		

REQUEST TO TEMPORARILY SEAL A FRACTURE

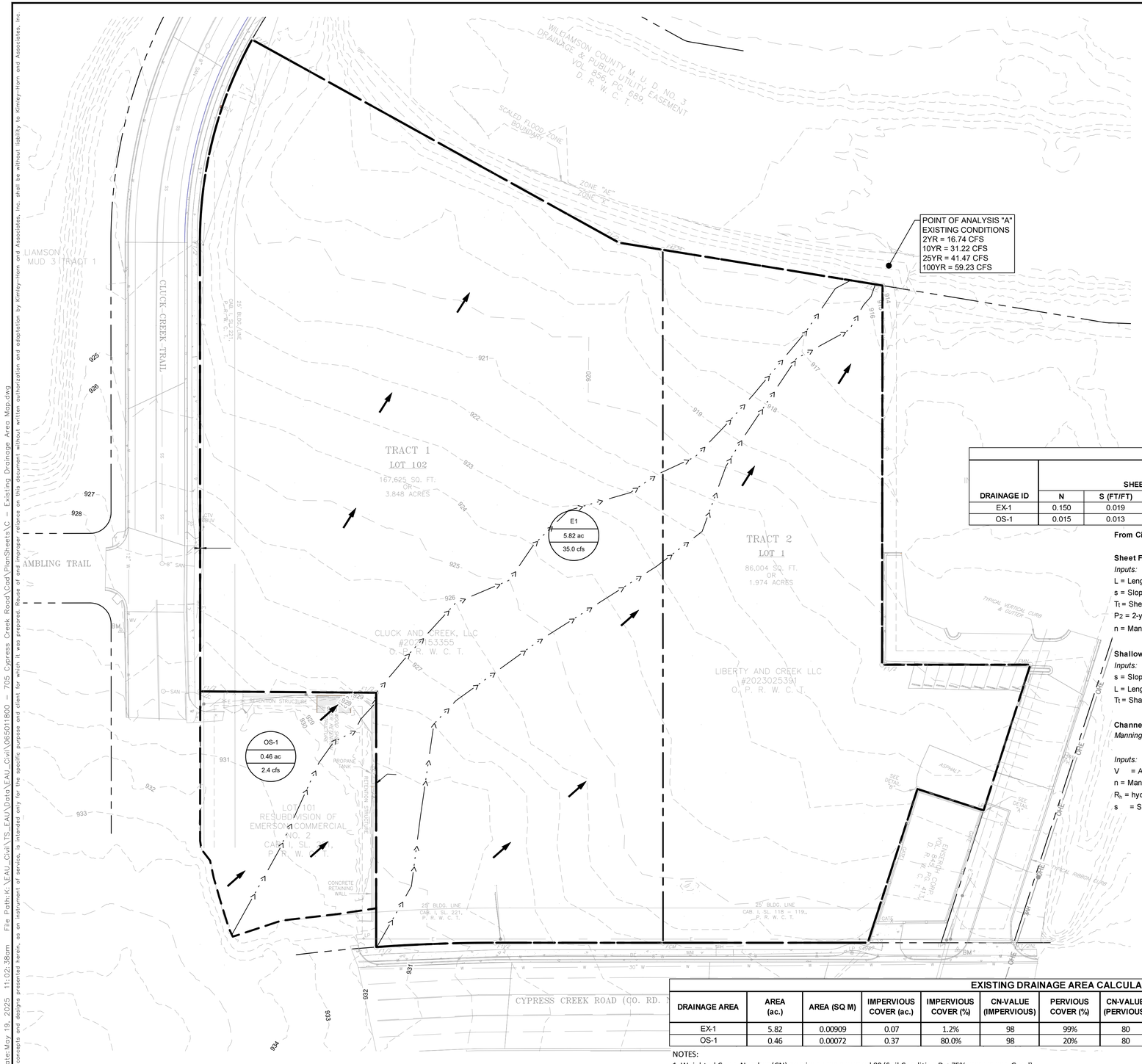
(NOT APPLICABLE)

STRUCTURAL PRACTICES

A permanent water quality and detention pond will be utilized as a best management practice on-site to intercept disturbed soils from leaving the site via stormwater runoff. All stormwater runoff from impervious areas will be collected by an underground storm sewer system and routed through the structures to provide the required overall removal of 80% of the increase in Total Suspended Solids.

Best Management Practice (BMP)	In Use	Maintained Post Construction?
Water Quality/Detention Pond		

DRAINAGE AREA MAP



0 40' 80'

GRAPHIC SCALE 40'

LEGEND

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

NOTES:

1. EXISTING CONDITIONS ASSUMED TO BE PREDEVELOPED CONDITIONS OF DRAINAGE AREAS EX-1 AND OS-1, USING ATLAS 14 RAINFALL DATA FOR CEDAR PARK.
2. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.

TIME OF CONCENTRATION

DRAINAGE ID	SHEET FLOW N	SHEET FLOW S (FT/FT)	SHEET FLOW L (FT)	SHEET FLOW T1 (MIN)	SHALLOW CONCENTRATED FLOW PAVED (Y/N)	SHALLOW CONCENTRATED FLOW S (FT/FT)	SHALLOW CONCENTRATED FLOW L (FT)	SHALLOW CONCENTRATED FLOW T2 (MIN)	CHANNEL FLOW V (FT/S)	CHANNEL FLOW L (FT)	CHANNEL FLOW T4 (MIN)	TOTAL TC (MIN)
EX-1	0.150	0.019	100.0	9.01	N	0.029	527.0	3.22	5.00	0.00	0.00	12.23
OS-1	0.015	0.013	100.0	1.64	N	0.029	570.0	3.47	5.00	0.00	0.00	5.11

From City of Austin Drainage Criteria Manual

Sheet Flow

Inputs:

L = Length of the reach (feet)
s = Slope (ft/ft)
T_t = Sheet flow travel time (min)
P_2 = 2-year, 24-hour rainfall (in) **3.96**
n = Manning's n

$$T_t = 0.42(nL)^{0.8} / \left((P_2)^{0.5} s^{0.4}\right)$$

Shallow Concentrated Flow

Inputs:

s = Slope (ft/ft)
L = Length of the reach (feet)
T_t = Shallow Concentrated flow travel time (min)

$$Unpaved\ T_t = L / (60(16.1345)(s^{0.5}))$$

$$Paved\ T_t = L / (60(20.3282)(s^{0.5}))$$

Channel Flow

Manning's Equation $V = (1.49/n)R_h^{2/3} S^{1/2}$

Inputs:

V = Average velocity, ft/s
n = Manning's n (*see table below*)
R_h = hydraulic radius, ft (cross sectional area of flow divided by wetted perimeter)
s = Slope of the ground in ft/ft

Cypress Creek Commercial

DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed ≤ Existing?
A	2	16.74	16.27	YES
	10	31.22	28.88	YES
	25	41.47	39.38	YES
	100	59.23	59.05	YES

EXISTING DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	AREA (ac.)	AREA (SQ M)	IMPERVIOUS COVER (ac.)	IMPERVIOUS COVER (%)	CN-VALUE (IMPERVIOUS)	PERVIOUS COVER (%)	CN-VALUE (PERVIOUS)	CN (COMPOSITE)	TC (MIN)	LAG (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
EX-1	5.82	0.00909	0.07	1.2%	98	99%	80	80.2	12.23	7.34	14.9	28.3	37.8	54.3
OS-1	0.46	0.00072	0.37	80.0%	98	20%	80	94.4	5.11	3.07	1.9	3.0	3.7	5.0

NOTES:
1. Weighted Curve Number (CN) pervious area assumed 80 (Soil Condition D, >75% grass cover, Good).
2. Weighted CN impervious areas assumed 98 (Paved parking and roofs).
3. Time of Concentration (Tc) utilizes TR-55 Method.
4. Peak flowrates were calculated using HEC-HMS SCS Method.
5. Atlas 14 City of Cedar Park was used for the rainfall data.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

5/19/25

STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

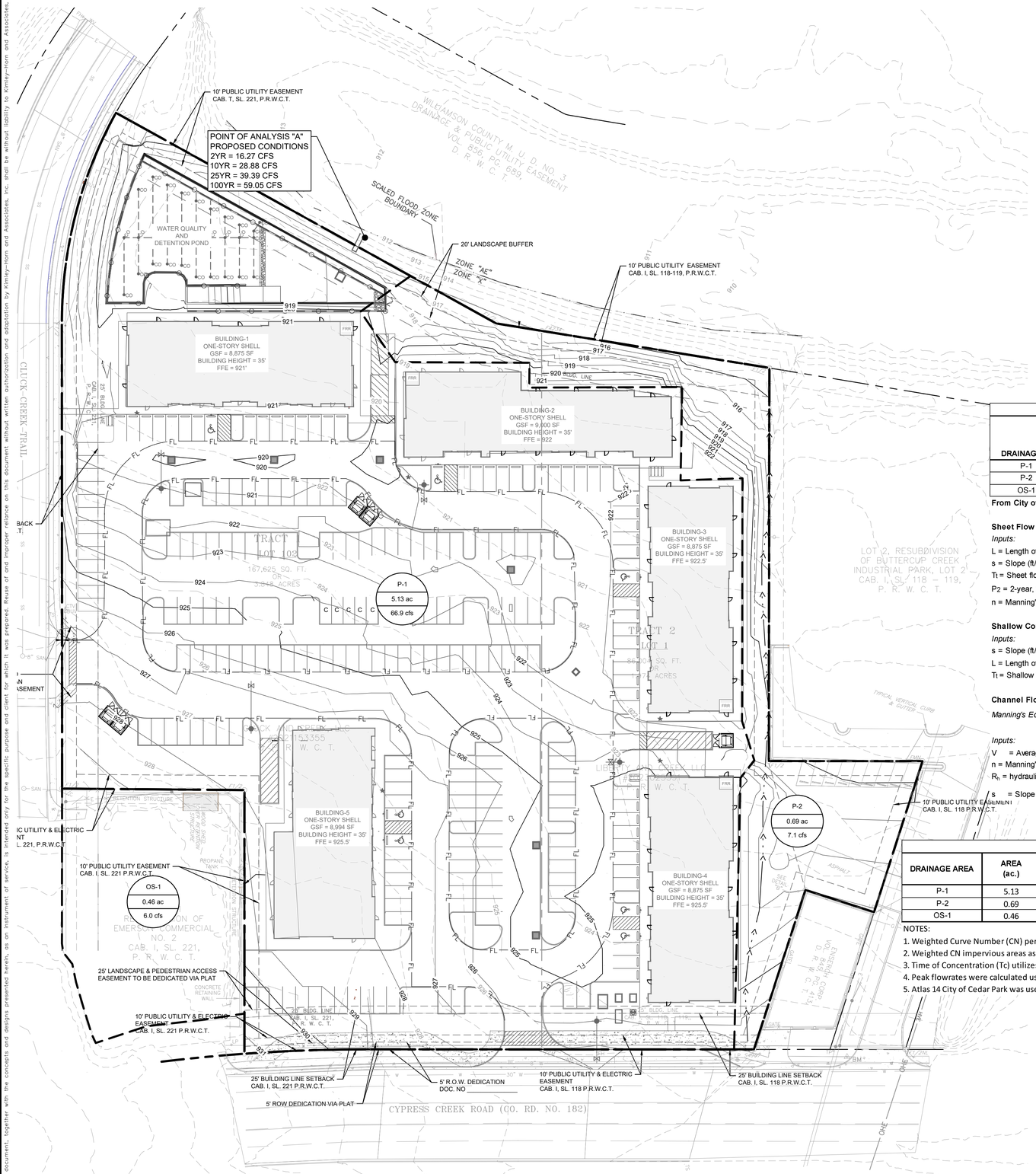
EXISTING DRAINAGE AREA MAP

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
20 OF 44

2024-42-SD



LEGEND

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

NORTH

0 40' 80'

GRAPHIC SCALE 40'

NOTES:

1. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.

TIME OF CONCENTRATION

DRAINAGE ID	SHEET FLOW N	SHEET FLOW S (FT/FT)	SHEET FLOW L (FT)	SHEET FLOW T1 (MIN)	SHALLOW CONCENTRATED FLOW PAVED (Y/N)	SHALLOW CONCENTRATED FLOW S (FT/FT)	SHALLOW CONCENTRATED FLOW L (FT)	SHALLOW CONCENTRATED FLOW T2 (MIN)	CHANNEL FLOW V (FT/S)	CHANNEL FLOW L (FT)	CHANNEL FLOW T4 (MIN)	TOTAL TC (MIN)
P-1	0.016	0.010	100.0	1.94								5.00
P-2	0.150	0.031	100.0	7.36	N	0.023	368.0	2.48				9.84
OS-1	0.015	0.013	100.0	1.64				0.00				5.00

From City of Austin Drainage Criteria Manual

Sheet Flow

Inputs:

$$T_t = 0.42(nL)^{0.8} / \left((P_2)^{0.5} s^{0.4}\right)$$

L = Length of the reach (feet)
s = Slope (ft/ft)
Tt = Sheet flow travel time (min)
P2 = 2-year, 24-hour rainfall (in) **3.96**
n = Manning's n

Shallow Concentrated Flow

Inputs:

$$Unpaved\ T_t = {}^{L}/_{(60(16.1345)(s^{0.5}))} \qquad Paved\ T_t = {}^{L}/_{(60(20.3282)(s^{0.5}))}$$

s = Slope (ft/ft)
L = Length of the reach (feet)
Tt = Shallow Concentrated flow travel time (min)

Channel Flow

Manning's Equation $V = (1.49/n)R_h^{2/3} * S^{1/2}$

Inputs:

V = Average velocity, ft/s
n = Manning's n (*see table below*)
R_h = hydraulic radius, ft (cross sectional area of flow divided by wetted perimeter)
s = Slope of the ground in ft/ft

PROPOSED DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	AREA (ac.)	AREA (SQ M)	IMPERVIOUS COVER (ac.)	IMPERVIOUS COVER (%)	CN-VALUE (IMPERVIOUS)	PERVIOUS COVER (%)	CN-VALUE (PERVIOUS)	CN (COMPOSITE)	TC (MIN)	LAG (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
P-1	5.13	0.00802	4.00	78%	98	22%	80	94.0	5.00	3.00	25.5	39.8	49.7	66.9
P-2	0.69	0.00108	0.07	10%	98	90%	80	81.8	9.84	5.91	2.1	3.8	5.0	7.1
OS-1	0.46	0.00072	0.37	80%	98	20%	80	94.5	5.00	3.00	2.3	3.6	4.5	6.0

NOTES:

1. Weighted Curve Number (CN) pervious area assumed 80 (Soil Condition D, >75% grass cover, Good).
2. Weighted CN impervious areas assumed 98 (Paved parking and roofs).
3. Time of Concentration (Tc) utilizes TR-55 Method.
4. Peak flowrates were calculated using HEC-HMS SCS Method.
5. Atlas 14 City of Cedar Park was used for the rainfall data.

Cypress Creek Commercial

DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed ≤ Existing?
A	2	16.7	16.3	YES
	10	31.2	28.9	YES
	25	41.5	39.4	YES
	100	59.2	59.0	YES

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TBPE Firm No. 928

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

PROPOSED DRAINAGE AREA MAP

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21OF 44

2024-42-SD

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

(NOT APPLICABLE)

INSPECTION AND MAINTENANCE FOR BMPS

(NOT APPLICABLE)

SCHEDULE FOR INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

(NOT APPLICABLE)

SECTION 4:
ADDITIONAL FORMS

Agent Authorization Form

ADDITIONAL FORMS

(TCEQ-0599)

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

I Praveen Katapally ,
Print Name

Owner ,
Title - Owner/President/Other

of Cypress Creek Fortune LLC ,
Corporation/Partnership/Entity Name

have authorized Thomas Lombardi Jr
Print Name of Agent/Engineer

of Kimley-Horn and Associates
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:

K.V. Praveen
Applicant's Signature

9/17/2024
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Praveen Katapally 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 17 day of Sept., 2024.

NOTARY PUBLIC

Hetal Patel
Typed or Printed Name of Notary

HETAL PATEL
My Notary ID # 124406090
Expires November 27, 2026

MY COMMISSION EXPIRES: 11.27.2026

Application Fee Form

ADDITIONAL FORMS

(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Cypress Creek Retail
Regulated Entity Location: _____
Name of Customer: Cypress Creek Fortune LLC
Contact Person: Madhuri Movva Phone: 832-875-9525
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	5.753 Acres	$ 5000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 2/7/25

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

Check Payable to the "Texas Commission on Environmental Quality"

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) 02/06/2025

☒ 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:*

Cypress Creek Fortune 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)*
0805472635			

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:	Cypress Creek Fortune LLC						
	3620 Aquamarine Dr						
	City	Round Rock	**State**	TX	**ZIP**	78681	**ZIP + 4**

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

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

(832) 875-9525		( ) -

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.)*

Cypress Creek Retail

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	3620 Aquamarine Dr							
	City	Round Rock	**State**	TX	**ZIP**	78681	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**
Cedar Park			TX		78613

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

27. Latitude (N) In Decimal:	30.495067		**28. Longitude (W) In Decimal:**	97.826494	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	29	42.24	97	49	35.38

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)
3599	3585	45511	45811

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

General retail sales

34. Mailing Address:	703 Cypress Creek Road							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
35. E-Mail Address:								

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

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

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

SECTION IV: Preparer Information

40. Name:	Thomas Lombardi Jr., PE	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512)518 6534		( ) -	Thomas.Lombardi@Kimley-Horn.com

SECTION V: Authorized Signature

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

Company:	Kimley-Horn	Job Title:	Project Manager	
Name *(In Print)*:	Thomas Lombardi Jr.		Phone:	(512)518 6534
Signature:			Date:	2/6/25

PROJECT SUMMARY
THE CYPRESS CREEK COMMERCIAL PROJECT PROPOSED A COMMERCIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE ON A 5.82-ACRE SITE

THE PROPOSED 5 BUILDINGS WILL CONSIST OF 44,945 GSF OF GROUND FLOOR COMMERCIAL USE. THIS PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF UTILITIES, DRIVEWAYS, AND PARKING NECESSARY TO SERVE THE DEVELOPMENT.

CIVIL SITE DEVELOPMENT PLANS
FOR
CYPRESS CREEK COMMERCIAL
703/705 CYPRESS CREEK ROAD
CEDAR PARK, TX 78613

SP-42-SD

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0605F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF CEDAR PARK, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
6. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
7. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
8. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
9. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
10. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
11. THIS PROJECT IS SUBJECT TO THE 2021 INTERNATIONAL FIRE CODE WITH AMENDMENTS APPROVED BY THE CITY OF CEDAR PARK.

REVISIONS/CORRECTIONS							
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 CEDAR PARK APPROVAL DATE	DATE IMAGED

LEGAL DESCRIPTION

EMERSON COMM # 2 RESUB, LOT 102, ACRES 3.85

S3325 - BUTTERCUP CREEK IND PARK RESUB LOT 2, LOT 1, ACRES 1.972

OWNER/DEVELOPER NAME AND ADDRESS:
CYPRESS CREEK FORTUNE LLC
3620 AQUAMARINE DR, ROUND ROCK, TX 78681
CONTACT: MADHURI MOVVA
PH: (832) 875-9525

ACREAGE:
5.822 ACRES

TOTAL IMPERVIOUS COVER
2.953 ACRES

LAND USE SUMMARY:
COMMERCIAL - 44,945 SF

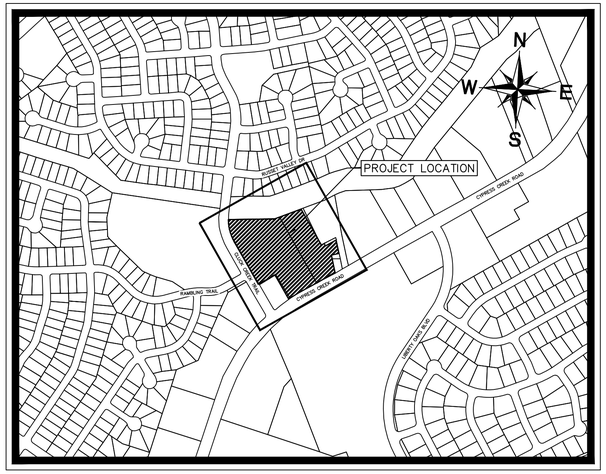
WATERSHED:
CLUCK CREEK WATERSHED

SUBMITTAL DATE:
FEBRUARY 3, 2025

TABS REGISTRATION NO.: 2025008197

TCEQ APPROVAL:
CONTRIBUTING ZONE PLAN: TCEQ LETTER DATED XXXXXX
EDWARDS AQUIFER PROTECTION PROGRAM ID NO. XXXX
REGULATED ENTITY NO. RNXXXXX

ZONING: GENERAL BUSINESS (GB)



VICINITY MAP
SCALE: 1" = 500'

MAPSCO: 1489
TABS: 2025008197

MAY 2025

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DESIGNERS:

ARCHITECT
MAT DESIGN STUDIO
14618 MANSFIELD DAM CT
AUSTIN, TX 78734
PH. (469) 951-0614

LANDSCAPE ARCHITECT
GREEN EYE STUDIO
STACIE E. HOLT
AUSTIN, TX
PH. (512) 484-1105

SURVEYOR
DELTA LAND SURVEYING
LARRY W. BUSBY
14900 AVERY RANCH BLVD,
STE C200 #241
AUSTIN, TX 78717
PH. (512) 781-9800

LISTS OF CONTACTS:

WATER & SANITARY SEWER
CITY OF CEDAR PARK
450 CYPRESS CREEK RD
CEDAR PARK, TX 78613
PH. (512) 401-5300

STORM SEWER
CITY OF CEDAR PARK
PUBLIC WORKS DEPARTMENT
2401 BRUSHY CREEK LP
CEDAR PARK, TX 78613
PH. (512) 401-5550

FIRE
CEDAR PARK FIRE DEPARTMENT
450 CYPRESS CREEK RD
CEDAR PARK, TX 78613
PH. (512) 401-5220

GAS
TEXAS GAS SERVICE
LINDA BARGAR
5613 AVENUE F
AUSTIN, TX 78751
PH. (512) 465-1134
LBARGAR@TXGAS.COM

ELECTRIC
PEDERNALES ELECTRIC
1949 W WHITESTONE BLVD,
CEDAR PARK, TX 78613
PH. (512)331-8883

PREPARED BY:

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 Tel. No. (512) 626-2237
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928

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

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

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

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

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

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

BENCHMARKS

1. MAG NAIL WITH WASHER MARKED "JPH BENCHMARK" AT BACK OF SIDEWALK +/- 65' EAST OF MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1 IN RESUBMISSION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
   ELEVATION = 926.27'
2. 3" BRASS DISK IN CONCRETE. STANDING ON WEST ROW OF CLUCK CREEK TRL., NORTH OF CYPRESS CREEK ROD. LOOKING NORTH TO RAMBLING TRAIL
   ELEVATION = 928.55

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

COVER SHEET

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 44

2024-42-SD

REPLAT OF LOT 102 RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1 RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2

SHORT FORM FINAL PLAT

OWNER INFORMATION:
CYPRESS CREEK FORTUNE LLC
705 CYPRESS CREEK ROAD
CEDAR PARK, TX 78613

ENGINEER INFORMATION:
KIMLEY-HORN AND ASSOCIATES, INC.
6800 BURLESON ROAD
BUILDING 312, SUITE 150
AUSTIN, TX 78744
(512) 616-9942

SURVEYOR INFORMATION:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TX 78759
(512) 418-1771

FILING DATE: 05/08/2025

INDEX:
PAGE 1 - COVER SHEET
PAGE 2 - FINAL PLAT SHEET
PAGE 3 - NOTES & SIGNATURES

SUBDIVISION INFORMATION

TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 5.821 ACRES
LINEAR FOOTAGE OF NEW STREETS: N/A
LAND USE: COMMERCIAL

LEGAL DESCRIPTION:
BEING ALL OF LOT 102, RESUBDIVISION OF EMERSON COMMERCIAL NO. 2, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD UNDER CAB. I, SL. 221, AND ALL OF LOT 1, RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD UNDER CAB. I, SL. 118, SITUATED IN THE R. DUTY SURVEY, ABSTRACT 183, WILLIAMSON COUNTY, TEXAS.

REPLAT OF LOT 102 RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1 RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
BEING 5.821 ACRES OUT OF THE
R. DUTY SURVEY, ABSTRACT 183
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624
WWW.KIMLEY-HORN.COM

XXX-XXXX-XXXX.0APA

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMI	5/8/2025	065011800	1 OF 3

NORTH

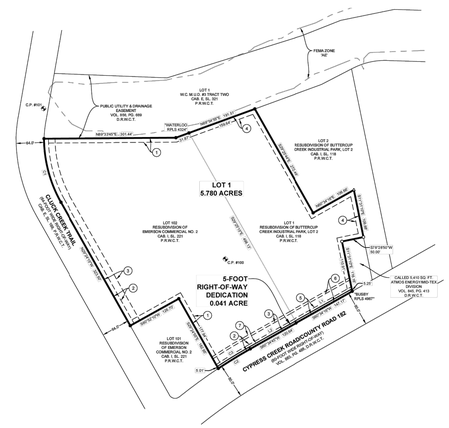
GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 11X24

CONTROL POINTS				
POINT NO.	NORTHING (FT.)	EASTING (FT.)	ELEVATION (FT.)	DESCRIPTION
100	10153582.392	3086427.182	924.617	1/2-INCH IRON ROD W/ CAP STAMPED "SURVEY CONTROL" SET
101	10154226.026	3086011.867	922.824	MAG NAIL W/ WASHER STAMPED "101" SET IN CONCRETE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S60°34'18"W	148.79'
L2	S60°34'45"W	120.64'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°38'32"	300.00'	151.72'	N14°54'59"W	150.10'
C2	4°00'47"	1196.83'	85.57'	S58°31'51"W	85.55'
C3	4°04'46"	1201.83'	85.57'	S58°32'22"W	85.55'

1. 10-FOOT PUBLIC UTILITY EASEMENT CAB. I, SL. 221 P.R.W.C.T.
2. 10-FOOT PUBLIC UTILITY & ELECTRIC EASEMENT CAB. I, SL. 221 P.R.W.C.T.
3. 25-FOOT BUILDING LINE SETBACK CAB. I, SL. 221 P.R.W.C.T.
4. 10-FOOT PUBLIC UTILITY EASEMENT CAB. I, SL. 118 P.R.W.C.T.
5. 10-FOOT PUBLIC UTILITY & ELECTRIC EASEMENT CAB. I, SL. 118 P.R.W.C.T.
6. 25-FOOT BUILDING LINE SETBACK CAB. I, SL. 118 P.R.W.C.T.
7. 25-FOOT LANDSCAPE/ PEDESTRIAN EASEMENT (DEDICATED BY PLAT)



LINE TYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE
	REPLAT LINE

LEGEND

O	= 1/2-INCH IRON ROD W/ "KHA" CAP SET
●	= 1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	= PK NAIL FOUND
C.P.	= CONTROL POINT
D.R.W.C.T.	= DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	= PLAT RECORDS WILLIAMSON COUNTY, TEXAS

REPLAT OF LOT 102 RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1 RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
BEING 5.821 ACRES OUT OF THE
R. DUTY SURVEY, ABSTRACT 183
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624
WWW.KIMLEY-HORN.COM

XXX-XXXX-XXXX.0APA

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MSB	MMI	5/8/2025	065011800	2 OF 3

STANDARD NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CEDAR OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 1/2) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0605F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.06.057 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.
23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
24. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
25. A DETAILED REVIEW OF THE DRAINAGE ANALYSIS WILL BE PERFORMED AT SITE PLAN SUBMISSION.

SURVEYOR'S NOTES:

1. ACCORDING TO COMMUNITY PANEL NO. 48123C0605F, MAP NO. 48491C0605F, EFFECTIVE DATE: DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (SHADED) AND ZONE "AE" ARE DEFINED BY FEMA AS "SPECIAL FLOOD HAZARD AREAS." THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I, CYPRESS CREEK FORTUNE LLC, SOLE OWNER OF LOT 102, RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1, RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2 SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024027915 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO DELINQUENT TAXES OWED ON THE PROPERTY; AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON; AND DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 102 RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1 RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20__.

_____
CYPRESS CREEK FORTUNE LLC, OWNER
PRAVEEN KATAPULLY, SIGNING AUTHORITY

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC-STATE OF TEXAS
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

ENGINEER'S CERTIFICATION:

I, THOMAS J. LOMBARDI JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48123C0605F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 20__.

_____
THOMAS J. LOMBARDI JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 131071
KIMLEY-HORN AND ASSOCIATES, INC.
6800 BURLESON ROAD
BUILDING 312, SUITE 150
AUSTIN, TEXAS 78744
PH: (512) 616-9934
THOMAS.LOMBARDI@KIMLEY-HORN.COM

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, AND EASEMENT AND RIGHT-OF-WAY INTERSECTIONS SHOWN AS NOTED WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE TITLE SURVEY OR SURVEYS DIRECTED TO BE PREPARED IN CONJUNCTION WITH THE RECENT PURCHASE OF THIS PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 20__.

_____
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

THIS SUBDIVISION TO BE KNOWN AS REPLAT OF LOT 102 RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1 RESUBDIVISON OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE CUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE CEDAR PARK PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20___ A.D.

_____ ATTEST:_____
RALPH E. STRADER, II, CHAIR — KIMBERLY BRADFORD-BROWN, SECRETARY
PLANNING AND ZONING COMMISSION — PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS — CITY OF CEDAR PARK, TEXAS

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF CEDAR PARK, COUNTY OF TRAVIS, ON THIS THE _____ DAY OF _____, 20__ A.D.

_____
AMY LINK, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20__ AD, AT _____ O'CLOCK__.M., AND DULY RECORDED ON THIS THE DAY OF _____, 20__ AD, AT _____ O'CLOCK __.M. IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY:_____ DEPUTY

REPLAT OF LOT 102 RESUBDIVISION OF EMERSON COMMERCIAL NO. 2 AND LOT 1 RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
BEING 5.821 ACRES OUT OF THE
R. DUTY SURVEY, ABSTRACT 183
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624
WWW.KIMLEY-HORN.COM

XXX-XXXX-XXXX.0APA

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMI	5/8/2025	065011800	3 OF 3

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771
FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

KHA PROJECT 065011800

DATE MAY 2025

SCALE: AS SHOWN

DESIGNED BY: IC

DRAWN BY: IC

CHECKED BY: TLJ

FINAL PLAT

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 44

2024-42-SD

CITY OF CEDAR PARK STANDARD CONSTRUCTION AND SITE PLAN NOTES

REVISED 04/02/2024

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1- 800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEO- REFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON-NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00

    a.m. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE

    REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY TERRADYNE, 1608 ROYSTON LANE, BUILDING 2 (PH. 512-252-1218) ON NOVEMBER 1, 2024. THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTORS ARE TO BE CONSTRUCTED AS FOLLOWS:

PARKING AREA DESIGN ESALS: 35,000

Flexible Pavement Section	Thickness in Inches		
	Alt 1	Alt 2	Alt 3
Hot Mix Asphaltic Concrete	2.0	2.0	2.0
Aggregate Base	8.0	8.0	12.0
Lime Stabilized Subgrade	--	6.0	--
Tensar HX5.5 Geogrid*	Yes	--	--
Compacted Subgrade	--	--	8.0

Rigid Pavement Section	Thickness in Inches
Portland Cement Concrete	6.0
Lime Stabilized Subgrade	8.0

DRIVES AND FIRE LANE DESIGN ESALS: 150,000

Flexible Pavement Section	Thickness in Inches		
	Alt 1	Alt 2	Alt 3
Hot Mix Asphaltic Concrete	3.0	3.0	3.0
Aggregate Base	10.0	10.0	16.0
Lime Stabilized Subgrade	--	8.0	--
Tensar HX5.5 Geogrid*	Yes	--	--
Compacted Subgrade	--	--	8.0

Rigid Pavement Section	Thickness in Inches
Portland Cement Concrete	7.0
Lime Stabilized Subgrade	8.0

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO.

340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.

13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE

    CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48-INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:

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

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
    - WATER - DUCTILE IRON OR C900 DR 14 PVC

      COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.

      MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.
7. APPROVED 5 ¼" FIRE HYDRANTS:
    - § AMERICAN FLOW CONTROL, B84B
    - § MUELLER COMPANY, SUPER CENTURION 250
    - § CLOW MEDALLION HYDRANT

      - REQUIREMENTS FOR PRIVATE FIRE HYDRANTS (BEHIND DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY): MUST BE IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.
    - § ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
    - § BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
    - § ALL PRIVATE HYDRANTS TO BE PAINTED RED.
8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS

    FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.
9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST

    LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING. INITIAL WATER LINE DISINFECTION MUST MEET A CHLORINE RESIDUAL OF 50PPM, AND A CHLORINE RESIDUAL OF 25 PPM AFTER A 24 HOUR DETENTION PERIOD. SECTIONS THAT ARE 20 - 30 FEET CAN USE GRANULAR OR TABLET DISINFECTION, BUT ANYTHING BEYOND THAT MUST BE LIQUID DISINFECTION TO EVENLY CLEAN THE PIPE.
10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO PIPE INSTALLATION.
11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
12. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
    - SINGLE G-148-233
    - DUAL DG-148-243
    - 1" METER YL111 - 444
    - 1 ½" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
15. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
17. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN

    SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
18. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
19. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE

    ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
20. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
23. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
24. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED

    $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
25. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
26. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
27. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
28. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
29. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES:

1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED.
5. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
6. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING

    UTILITIES.
7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
8. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
9. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.
10. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.
11. ALL CURB INLETS SHALL HAVE AN ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER.

SEQUENCE OF CONSTRUCTION NOTES:

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. THE GENERAL CONTRACTOR MUST CONTACT THE CITY INSPECTOR AT 512-401-5000, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
3. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. UNDERGROUND UTILITIES WILL BE INSTALLED, INCLUDING FIRE HYDRANTS.
8. FIRE DEPARTMENT ACCESS WILL BE INSTALLED WHERE REQUIRED BY APPROVED SITE PLAN.
9. VERTICAL CONSTRUCTION MAY OCCUR AFTER THE PRE-VERTICAL INSPECTION HAS BEEN CLEARED BY THE FIRE MARSHAL.
10. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
11. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
12. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE CITY INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
13. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE CITY INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
14. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES:

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES – LEGAL DISCLAIMER: THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
    a. THE NAME OF THE APPROVED PROJECT;
    b. THE ACTIVITY START DATE; AND
    c. THE CONTACT INFORMATION OF THE PRIME CONTRACTOR
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ONSITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    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.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    a. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    b. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    c. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    d. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

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TBPE Firm No. 928

5/19/25
THOMAS J. LOMBARDI JR.
131071
Thomas Lombardi Jr

KHA PROJECT
065011800
DATE
MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

CITY OF CEDAR PARK GENERAL NOTES

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 44

2024-42-SD

Plotted By: Campos, Ivan Date: May 19, 2025 10:58:03am File Path: K:\EAU_Civil\TS_EAU\Data\EAU_Civil\065011800 – 705 Cypress Creek Road\Cad\PlanSheets\C – General Notes.dwg

KH GENERAL NOTES

OVERALL:

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

EROSION CONTROL:

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

STORM WATER DISCHARGE AUTHORIZATION:

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

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:

a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.

5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

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

RETAINING WALLS:

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

PAVING:

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

STORM DRAINAGE:

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

POND NOTES:

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

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:

a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.

24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

THESE PLAN AND GENERAL NOTES REFER TO:

GEOTECHNICAL ENGINEERING REPORT

(FIRM) ____________

______

(DATE)____________

INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

No.	REVISIONS	DATE	BY

Kimley»Horn

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5/19/25
THOMAS J. LOMBARDI JR.
131071
Thomas Lombardi Jr.

KHA PROJECT
065011800

DATE
MAY 2025

SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

KIMLEY-HORN GENERAL NOTES

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 44

2024-42-SD

SURVEY SCALE SHOWN WHEN SURVEY SHEETS PLOTTED AT 24"X36". IMAGES SCALED TO FIT PLANS AT 40%.

No.	REVISIONS	DATE	BY

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5/19/25
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SCALE: AS SHOWN
DESIGNED BY: IC
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CHECKED BY: TLJ

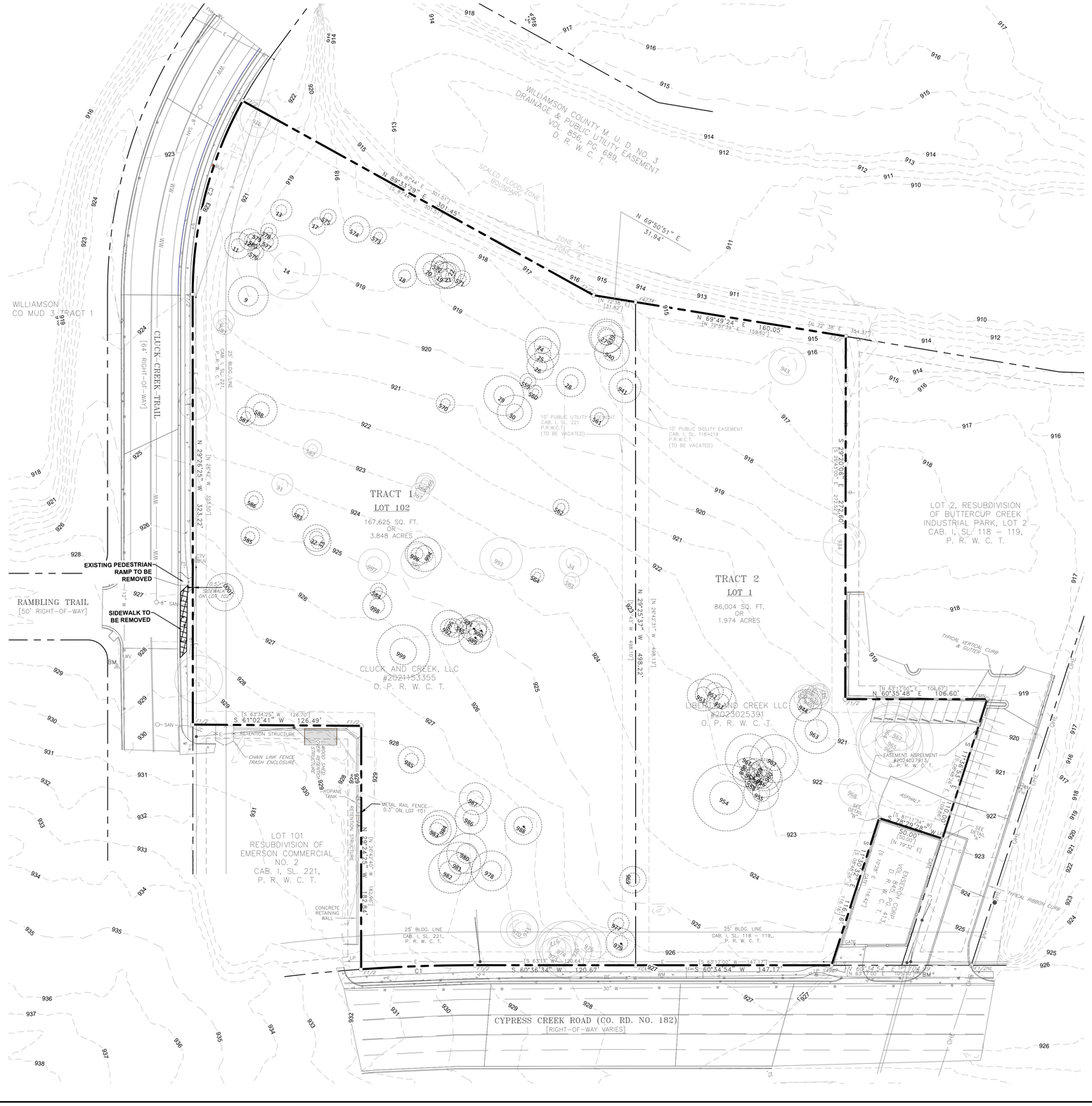
SURVEY SHEET

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 44

2024-42-SD

Plotted By:Campos, Ivan Date:May 19, 2025 10:58:13am File Path:K:\EAU_Civil\TS_EAU\Data\EAU_Civil\065011800 – 705 Cypress Creek Road\Cad\PlanSheets\C – Survey Sheet.dwg



0 40' 80'
GRAPHIC SCALE 40'

LEGEND

– – – – –	PROPOSED PROPERTY LINE
— – — –	PROPERTY LINE
— LOC —	LIMITS OF CONSTRUCTION AREA
— OHE —	EXISTING OVERHEAD POWER LINE
— W —	EXISTING WATER LINE
— WW —	EXISTING WASTEWATER LINE
═══	EXISTING STORM SEWER LINE
◈	BENCHMARK
⊘	EXISTING POWER POLE
✦	EXISTING FIRE HYDRANT
◐	EXISTING WATER VALVE
(W)	EXISTING WATER METER
(WW)	EXISTING WASTEWATER MANHOLE
— x — x —	EXISTING FENCE
▨	DEMOLITION AREA: ITEMS TO BE REMOVED
◎	TREE TO REMAIN
◌	TREE TO BE REMOVED

DEMOLITION NOTES

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

NOTES:

1. PROPERTY LINES SHOWN PER PROPOSED PLAT, WHICH IS CONCURRENTLY UNDER REVIEW WITH THE CITY OF CEDAR PARK.
2. ALL ABOVE GROUND IMPROVEMENTS SHOW PER SURVEY PROVIDED BY 4WARD LAND SURVEYING, DATED 02/04/2024. REF. SHEET 5
3. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED PRIOR TO CONSTRUCTION.

Know what's below.
Call before you dig.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE FIRM No. 928

THOMAS J. LOMBARDI JR.
131071
5/19/25

KHA PROJECT	065011800
DATE	MAY 2025
SCALE:	AS SHOWN
DESIGNED BY:	IC
DRAWN BY:	IC
CHECKED BY:	TLJ

EXISTING CONDITIONS AND DEMO PLAN

CYPRESS CREEK
COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 44

2024-42-SD

TREE DATA			TREE DATA		
NO.	SPECIES	DIAMETER (INCHES)	NO.	SPECIES	DIAMETER (INCHES)
1	Live Oak	18	1	~~Live Oak~~	18
3	Oak	12	951	~~Live Oak~~	11
6	Oak	8	952	~~Live Oak~~	13
9	~~Live Oak~~	15	953	~~Live Oak~~	12
11	~~Oak~~	10	954	~~Live Oak~~	25
12	~~Oak~~	8	955	~~Oak~~	13
13	~~Oak~~	8	956	~~Live Oak~~	14
14	Oak	24	957	~~Live Oak~~	8
17	~~Oak~~	8	958	~~Live Oak~~	11
18	~~Oak~~	9	959	~~Live Oak~~	9
19	~~Live Oak~~	10	960	~~Live Oak~~	12
20	~~Live Oak~~	12	961	~~Live Oak~~	18
21	~~Live Oak~~	10	962	~~Live Oak~~	18
22	~~Live Oak~~	13	963	~~Live Oak~~	17
24	Live Oak	13	964	Live Oak	23
25	~~Live Oak~~	12	965	Live Oak	29
26	~~Live Oak~~	10	966	Live Oak	24
27	~~Oak~~	13	967	Live Oak	13
28	~~Oak~~	11	968	Live Oak	12
29	~~Live Oak~~	15	969	~~Cedar Elm~~	10
30	~~Live Oak~~	13	970	Live Oak	14
31	Oak	8	971	Live Oak	12
32	~~Pecan~~	10	972	Live Oak	14
33	~~Pecan~~	10	973	Live Oak	12
34	Live Oak	11	974	Live Oak	21
557	~~Live Oak~~	7	975	Live Oak	22
558	~~Live Oak~~	6	976	Live Oak	12
559	~~Oak~~	6	977	~~Cedar Elm~~	8
560	~~Oak~~	5	978	~~Live Oak~~	15
561	~~Live Oak~~	7	979	~~Cedar Elm~~	11
562	~~Live Oak~~	6	980	~~Live Oak~~	15
563	Oak	6	981	~~Live Oak~~	16
564	~~Oak~~	5	982	~~Live Oak~~	16
565	~~Live Oak~~	6	983	~~Live Oak~~	11
566	~~Live Oak~~	7	984	~~Live Oak~~	13
567	Oak	7	985	~~Live Oak~~	10
568	Oak	7	986	~~Live Oak~~	12
569	Oak	7	987	~~Live Oak~~	12
570	~~Oak~~	7	988	~~Live Oak~~	14
571	~~Oak~~	6	989	~~Live Oak~~	12
572	~~Oak~~	6	990	~~Live Oak~~	9
573	~~Cedar Elm~~	6	991	~~Live Oak~~	10
574	~~Oak~~	10	992	~~Live Oak~~	13
575	~~American Elm~~	6	993	Oak	16
576	~~American Elm~~	6	994	~~Live Oak~~	13
577	~~Oak~~	7	995	Live Oak	13
578	~~American Elm~~	6	996	~~Live Oak~~	9
579	~~American Elm~~	7	997	Live Oak	12
580	~~American Elm~~	6	998	~~Oak~~	11
581	Cedar Elm	6	999	~~Live Oak~~	20
582	Oak	7	1000	~~Pecan~~	14
583	~~Oak~~	6			
584	~~Live Oak~~	6			
585	~~Live Oak~~	7			
586	~~Cedar Elm~~	7			
587	~~Cedar Elm~~	7			
588	~~Oak~~	12			
934	Oak	16			
936	Sycamore	14			
939	~~Oak~~	12			
940	~~Oak~~	13			
941	~~Oak~~	12			
943	Live Oak	14			
944	~~Live Oak~~	12			
945	Live Oak	9			
946	Live Oak	8			
947	Live Oak	8			
948	Live Oak	9			
949	Live Oak	8			
950	Live Oak	9			

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

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

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

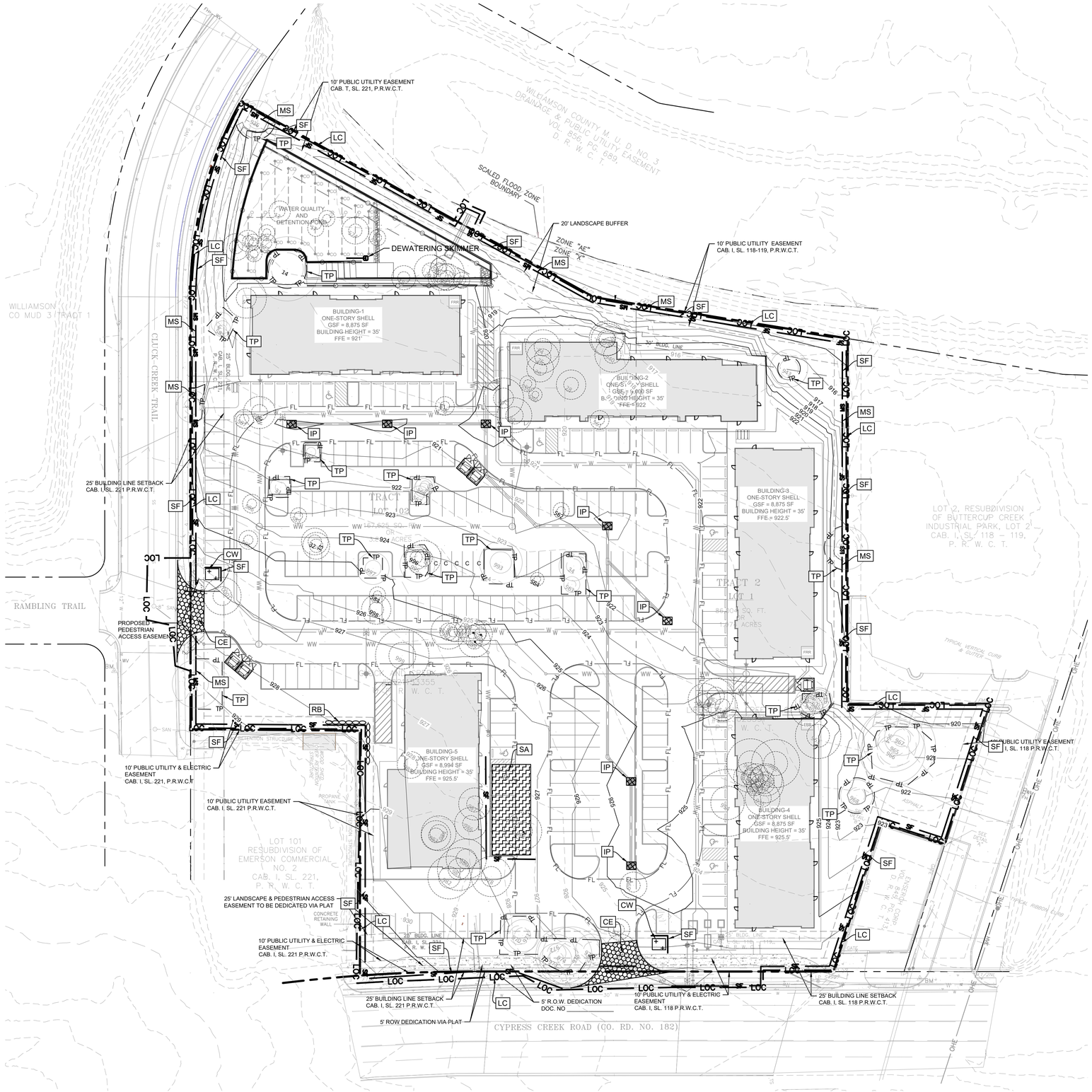
KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

TREE LIST

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 44

2024-42-SD



0 40' 80'
GRAPHIC SCALE 40'

LEGEND

		PROPERTY LINE
LOC	LC	LIMITS OF CONSTRUCTION AREA
SF	SF	SILT FENCE
MS	MS	MULCH SOCK
TP TP	TP	TREE PROTECTION
	IP	PROPOSED AREA INLET PROTECTION
	CW	CONCRETE WASHOUT PIT
	CE	CONSTRUCTION ENTRANCE
	RB	ROCK BERM
450		EXISTING CONTOURS
450		PROPOSED CONTOURS
		TREE TO REMAIN
		TREES TO BE REMOVED
	SA	STAGING AND SPOILS AREA

NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. CONTRACTOR SHALL PROVIDE THE FOLLOWING PRIOR TO SCHEDULING THE PRECONSTRUCTION MEETING:
   - NOTICE OF INTENT APPROVED BY TCEQ TO THE CITY'S MS4 COORDINATOR (DENNIS NEILSON)
   - UPLOAD TCEA NOI TO MGO
   - POST ON SITE WITH CGP AND SWPPP
4. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS
5. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
6. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
7. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
8. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT THE TIME OF CONSTRUCTION.
9. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 35.
10. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING (ECM 1.4.4.B.3, SECTION 5, I.). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
11. ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF CEDAR PARK STANDARDS.
12. SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.
13. CONSTRUCTION SCREENING SHOULD BE PROVIDED ALONG THE PROPERTY LINE ADJACENT TO RESIDENTIAL LOTS.
14. DURING CONSTRUCTION OF ANY STRUCTURE, THE CITY SERVICE ADDRESS MUST BE POSTED ON A SIGN IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET INDICATED IN THE CITY'S SERVICE ADDRESS.
15. CONCRETE WASHOUT SHOULD BE LOCATED A MINIMUM OF 50' AWAY FROM ANY ENVIRONMENTAL SENSITIVE FEATURES OR STORM INLETS.
16. STABILIZED CONSTRUCTION ENTRANCE TO BEGIN SOUTH OF TEMPORARY SIDEWALK.

EROSION CONTROL SCHEDULE AND SEQUENCING

I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND STONE OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

AREA OF DISTURBANCE = 5.81 AC.

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

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Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

No.	REVISIONS	DATE	BY

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

EROSION CONTROL PLAN

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 44

2024-42-SD

SITE DATA TABLE

ZONING	GENERAL BUSINESS
ADDRESS	703/705 CYPRESS CREEK CEDAR PARK, TX 78613
LEGAL DESCRIPTION	EMERSON COMM #2 RESUB, LOT 102 ACRES 3.85 S3325-BUTTERCUP CREEK IND PARK RESUB LOT 2, LOT 1 ACRES 1.972
FIRE DESIGN CODES	2021 INTERNATIONAL FIRE CODE (IFC) CHAPTER 5 AND APPENDIX D, AND CITY OF CEDAR PARK CODE OF ORDINANCES SECTION 5.01.001
CONSTRUCTION CLASSIFICATION	TYPE II
BUILDING FIRE AREA (SF)	44,945 SF
FIRE FLOW DEMAND @ 20 PSI (GPM)	3000 GPM
REDUCED (75%) FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	750 GPM
MINIMUM FIRE FLOW DEMAND	750 GPM
FIRE HYDRANT FLOW TEST DATE	9/4/2024
HIGH-RISE	NO

PARKING TABLE

REQUIRED*	
TOTAL BUILDING SQUARE FOOTAGE	44,945 SF
TOTAL REQUIRED PARKING RETAIL - 1 SPOT FOR 250 SF	180 SPACES
PROPOSED	
STANDARD PARKING	217 SPACES
COMPACT PARKING	5 SPACES
ADA PROVIDED	7 SPACES
TOTAL PARKING	229 SPACES
BIKE	20 SPACES

NORTH

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FL — FIRE LANE
- CONC. SIDEWALK PER CITY DETAIL ST-01.1
- WW — PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- BICYCLE PARKING
- WHEEL STOP
- DUMPSTER
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TREE

BENCHMARKS

1. MAG NAIL WITH WASHER MARKED "UPH BENCHMARK" AT BACK OF SIDEWALK +/- 65' EAST OF MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1 IN RESUBMISSION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2 ELEVATION = 926.27'
2. 3" BRASS DISK IN CONCRETE, STANDING ON WEST ROW OF CLUCK CREEK TRL, NORTH OF CYPRESS CREEK ROD. LOOKING NORTH TO RAMBLING TRAIL ELEVATION = 928.55

Know what's below. Call before you dig.

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PHONE: 512-418-1771 FAX: 512-418-1791
64-237 WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

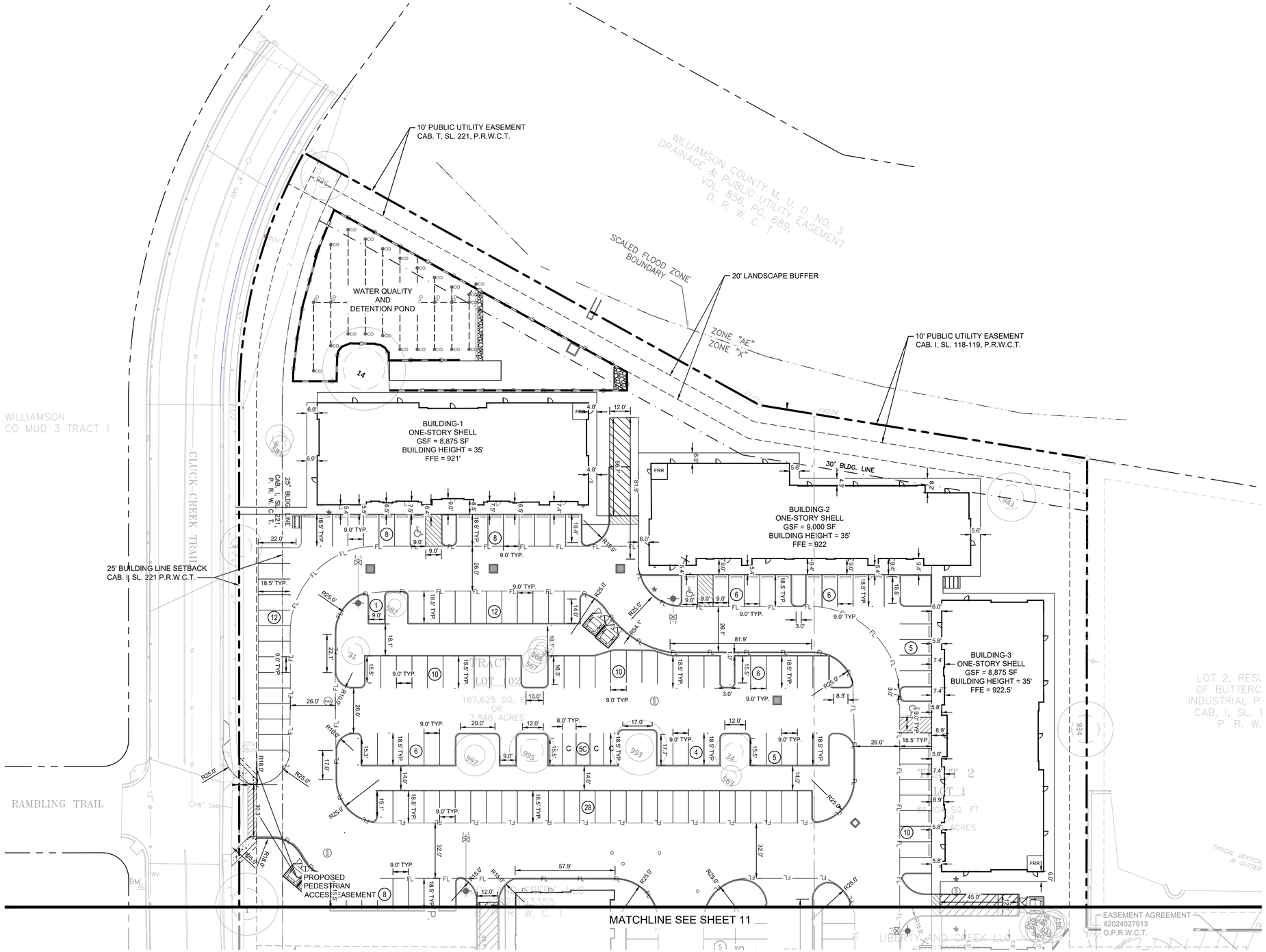
KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: JC
DRAWN BY: JC
CHECKED BY: TLJ

OVERALL SITE PLAN

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 44

2024-42-SD



NORTH

0 30' 60'

GRAPHIC SCALE 30'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FIRE LANE (FL)
- CONC. SIDEWALK PER CITY DETAIL ST-01.1
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- BICYCLE PARKING
- WHEEL STOP
- DUMPSTER
- EXISTING OVERHEAD POWER LINE (OHP)
- EXISTING WATER LINE (W)
- EXISTING WASTEWATER LINE (SS)
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TREE

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6/19/25

STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

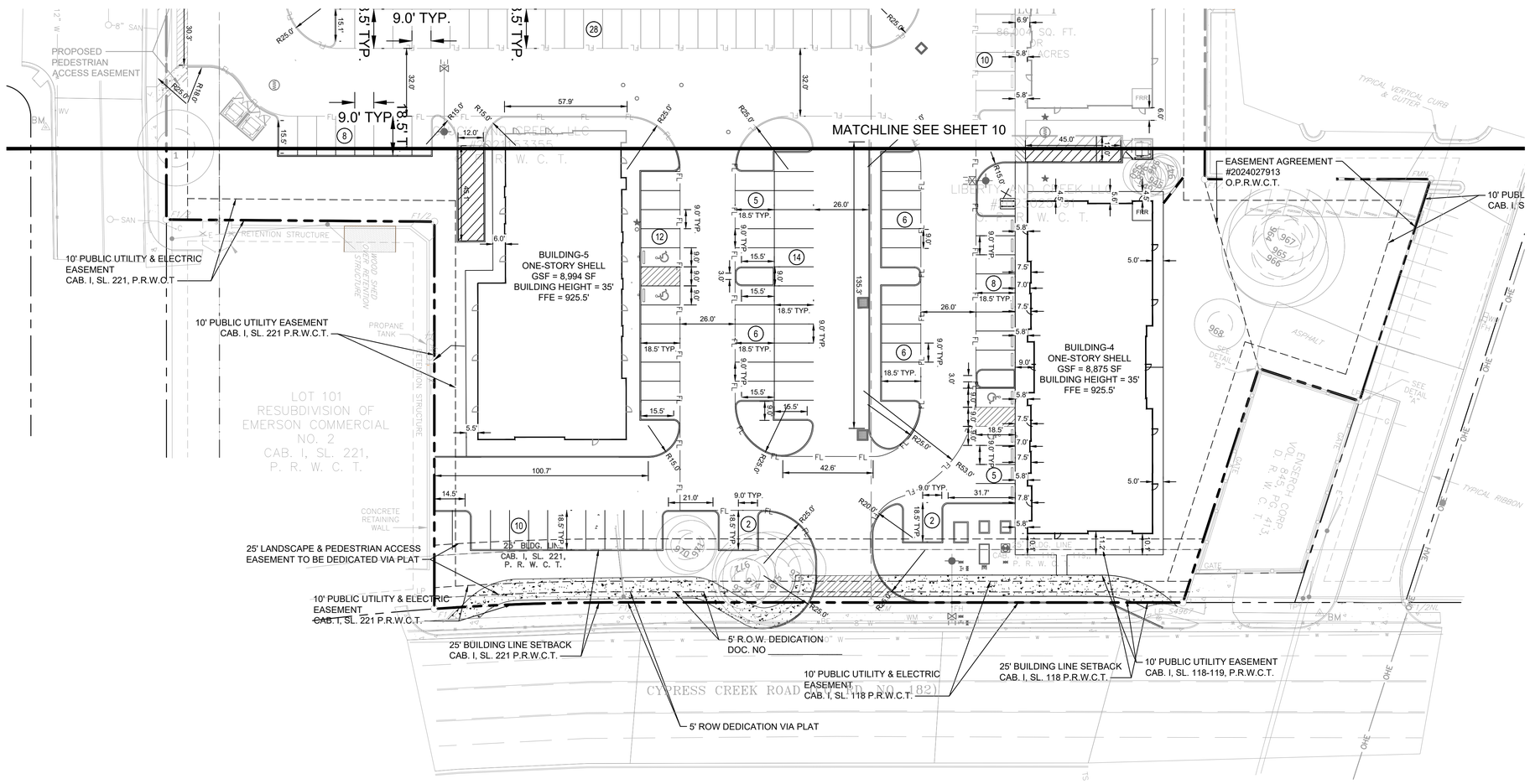
SITE PLAN (SHEET 1 OF 2)

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 44

2024-42-SD



0 30' 60'
GRAPHIC SCALE 30'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FIRE LANE
- CONC. SIDEWALK PER CITY DETAIL ST-01.1
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
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- EXISTING STORM MANHOLE
- EXISTING TREE

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6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

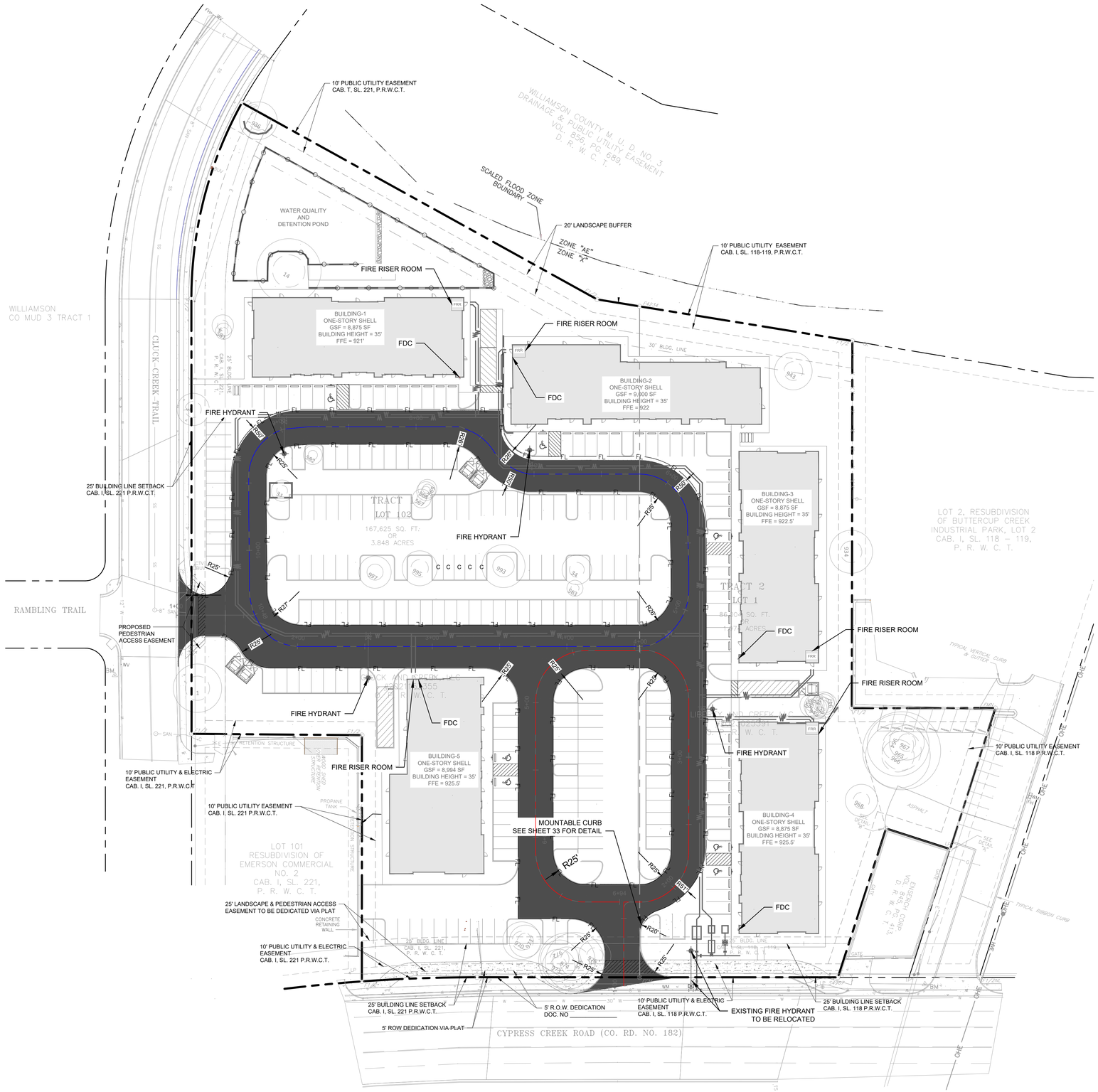
KHA PROJECT 065011800	DATE MAY 2025	SCALE: AS SHOWN	DESIGNED BY: IC	DRAWN BY: IC	CHECKED BY: TLJ

SITE PLAN
(SHEET 2 OF 2)

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 44

2024-42-SD



CEDAR PARK

Public Works | 3401 Brushy Creek Loop | Cedar Park, Texas 78613
Office 512-401-5050 | Fax 512-258-1843 | www.cedarparktexas.gov

HYDRANT FLOW TEST REQUEST

TEST DATE 6/16/23 TIME 7:30 am EMP UNIT # 2227

RESIDUAL HYDRANT

Hydrant # HY003328 Address 400 W. Pecan St.

Static Pressure (PSI) 78 Residual Pressure (PSI) 72

FLOW HYDRANT # HY003329

Main Size 12" Address 400 W. Pecan St.

Static Pressure (PSI) 78 Velocity Pressure (PSI) 50 Flow Rate (GPM) 1190

Requestor Name Parvaiz Shaikh Company Kimley-Horn

Email Parvaiz.Shaikh@kimley-horn.com Telephone 512-418-1581

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Cedar Park does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's duty of the project to responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

NORTH

0 40' 80'

GRAPHIC SCALE 40'

LEGEND

W	EXISTING WATER LINE
G	EXISTING GAS LINE
UGE	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
W	PROPOSED WATER LINE
FL FL	PROPOSED FIRE LANE STRIPING
	PROPOSED FIRE HYDRANT MARKER
	PROPOSED FDC

FLOW TEST RESULTS
STATIC - 78 PSI
RESIDUAL - 72 PSI
FLOW - 50 PSI, 1190 GPM

NOTES:

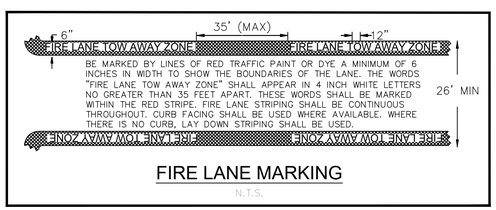
1. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE MARSHAL.
2. FIRE LANE WILL BE CONSTRUCTED USING MATERIALS AND DESIGN SPECIFICATIONS IN COMPLIANCE WITH THE 2021 INTERNATIONAL FIRE CODE. THE FIRE LANE PAVEMENT IS RATE FOR 150,000 EQUIVALENT SINGLE AXEL LOADS (ESALS).
3. REFER TO FIRE PROTECTION NOTES (SHEET 14) FOR CITY OF CEDAR PARK FIRE PREVENTION STANDARD NOTES FOR SITE DEVELOPMENT AND LOCAL AMENDMENT NOTES.

FIRE LANE GRADING NOTE

GRADES. SHALL NOT EXCEED A GRADE OF MORE THAN 10% ALONG ANY SECTION OF FIRE LANE. GRADES SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF MORE THAN 8% ALONG THE ANGLES OF APPROACH AND DEPARTURE, MEASURED ON A ROLLING 50-STRETCH OF FIRE LANE. THIS INCLUDES TRANSITIONS ACROSS SIDEWALKS AND CROSS-CONNECTING STREETS, DRIVES, AND FIRE LANES.

FIRE DATA TABLE

ZONING	GENERAL BUSINESS (GB)
ADDRESS	703/705 CYPRESS CREEK RD
LEGAL DESCRIPTION	LOT 1 OF THE CPSL SUBDIVISION AS RECORDED IN DOCUMENT NO____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
FIRE DESIGN CODES	2021 INTERNATIONAL FIRE CODE (IFC) CHAPTER 5 AND APPENDIX D, AND CITY OF CEDAR PARK CODE OF ORDINANCES SECTION 5.01.001
CONSTRUCTION CLASSIFICATION	V-A
BUILDING FIRE AREA (SF)	44,945 SF
HIGH-RISE	NO
MINIMUM FIRE FLOW DEMAND	8000 GPM
REDUCED (75%) FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	2000 GPM
FIRE HYDRANT FLOW TEST DATE	06/16/2023
FIRE FLOW AVAILABLE @ 20 PSI (GPM)	4041 GPM



FIRE LANE MARKING

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

5/19/25

STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

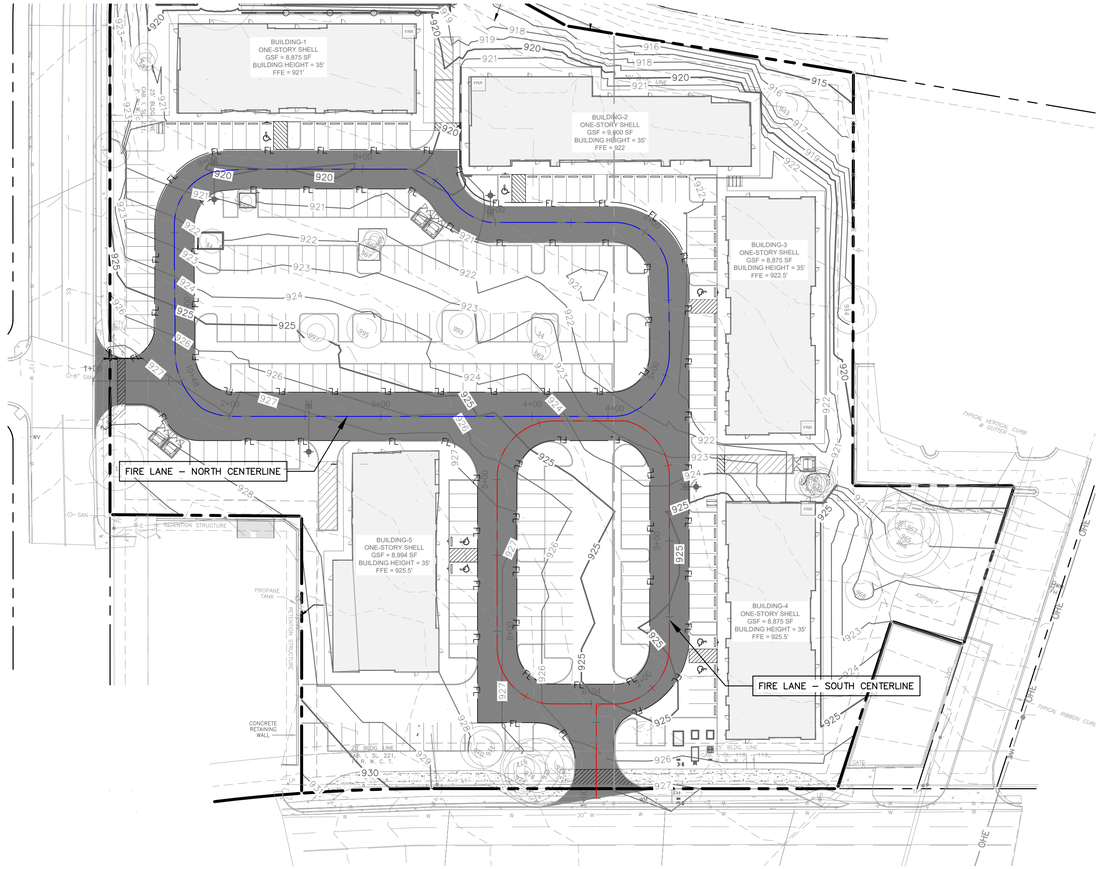
FIRE PROTECTION PLAN

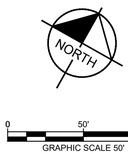
CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 44

2024-42-SD





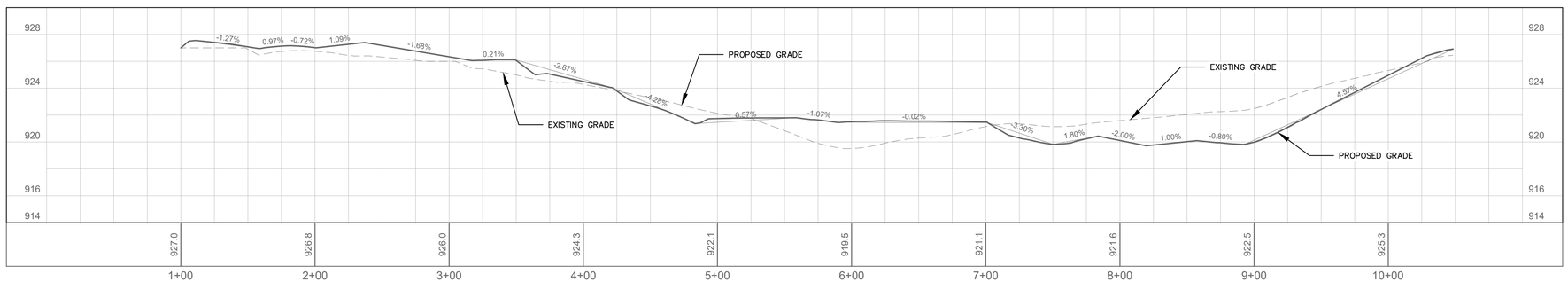
LEGEND

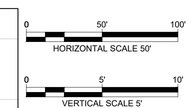
- PROPOSED FIRE LANE STRIPING
- PROPOSED FIRE LANE CENTERLINE
- PROPOSED CONTOURS
- EXISTING CONTOURS

NOTES:

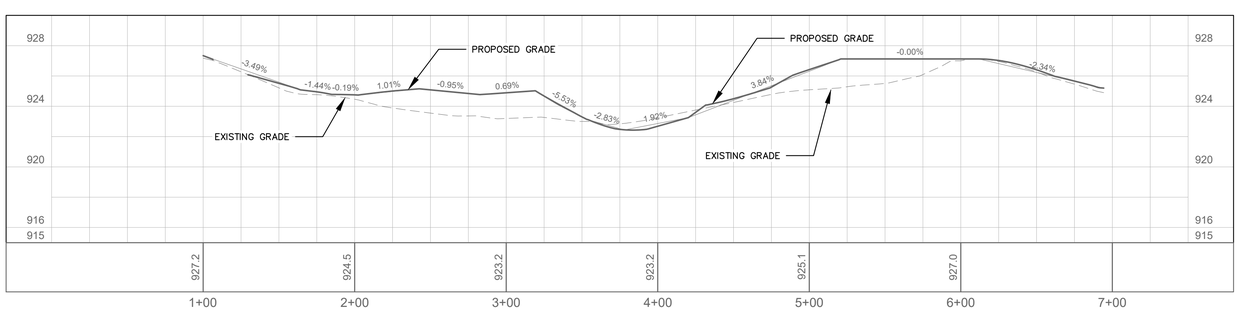
1. FIRE LANE WILL BE CONSTRUCTED USING MATERIALS AND DESIGN SPECIFICATIONS IN COMPLIANCE WITH THE 2021 INTERNATIONAL FIRE CODE. THE FIRE LANE PAVEMENT IS RATE FOR 150,000 EQUIVALENT SINGLE AXEL LOADS (ESALS).

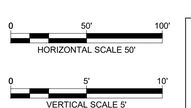
FIRE LANE - NORTH





FIRE LANE - SOUTH





No.	REVISIONS	DATE	BY

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6/19/25
STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT
065011800
DATE
MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
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FIRE PROFILE VIEW

CYPRESS CREEK
COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 44

2024-42-SD

City of Cedar Park Fire Prevention Document			
Standard Notes – Site Development			
Number: FP-2	Revision: 3	Effective Date: June 28, 2022	Pages: 3

0.1 Purpose

A. This document is intended to provide an applicant for a site development plan with the list of common notes that must be included on the Fire Protection sheet.

B. Please list all of the following notes on the Fire Protection sheet contained within the site development plan. List in the order and format shown below.

1. Emergency Responder Radio Coverage (ERCC) is a critical component of all site development and building construction and must be contemplated early in the development process. ERCC is required for all new and existing buildings.
   a. Testing for ERCC is the responsibility of the building owner or representative.
   b. Testing must be in compliance with 2021 IFC Section 510.
   c. Testing is required for:
      i. Buildings with any sub-grade floor, including parking.
      ii. Any building over 50,000 square feet.
      iii. Any building more than 3 stories above grade plane.
      iv. Any multi-story tilt wall building.
      v. Any building where loss of signal strength becomes evident.
         1. Exception: 1- and 2-family dwellings and townhomes.
   d. Testing must be completed after the building has the interior walls, exterior walls, elevator shafts, stair shafts, and roof completed, and remediation, if necessary, must be complete prior to issuance of a Certificate of Occupancy.
   e. Remediation must be in compliance with 2021 IFC Section 510.
      i. Exception: Plans may state that testing and remediation will be in accordance with 2021 IFC Section 510, however a combination of the two codes will not be allowed. Testing and remediation must both be in accordance with the same standard.
2. Fire Apparatus Access Roads (Fire Lanes)
   a. Must comply with 2021 International Fire Code (IFC) Chapter 5 and Appendices B through I, L and N, and City of Cedar Park Code of Ordinances Section 5.01 (fire code amendments).
   b. Must be constructed of asphalt or concrete to support an imposed vehicle load of 90,000 pounds.
      i. Grass pavers and other alternative materials are not allowed.
   c. Must provide access to within 150 feet of all portions of the exterior of the building.
      i. Access allowance is extended to 175 feet for a fully-sprinkled building.
   d. Must have an unobstructed width of not less than 20 feet, except that at least 26 feet shall be required where hydrants are required along the fire lane or dead-end distances reach 500 feet or greater, or 30 meters required by other departments for mobility purposes.
   e. Must have a minimum inside turning radius of 25 feet, and a minimum outside turning radius of 50 feet.
      i. The minimum radii must be carried throughout the turning movement, from and to all required fire lanes. Example: a fire lane that turns 180-degrees must have a median depth of at least 50 feet.

   f. Must not have a dead-end of more than 150 feet without an approved turn-around at the dead-end.
      i. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended.
         1. Must be 26 feet wide if the dead end is 500 feet or longer.
         2. Must have enlarged radii, per illustration.
         3. 150-500-foot dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead.
         4. 501-750-foot dead end requires 96-foot diameter cul-de-sac
         5. 751-1000-foot dead end requires 108-foot diameter cul-de-sac
         6. Dead-ends over 1000 feet not allowed.
   g. Shall not exceed a grade of more than 10% along any section of fire lane.
   h. Shall not exceed an algebraic difference of more than 8% along the angles of approach and departure, measured on a rolling 50-stretch of fire lane. This includes transitions across sidewalks and cross-connecting streets, drives, and fire lanes.
   i. Must be marked with red traffic paint or dye along both sides of the fire lane in an continuous stripe a minimum of 6 inches wide.
      i. Stripe must use the curb face where available, and must continue along the pavement where no curb face is present.
      ii. Must stencil FIRE LANE TOW AWAY ZONE in white letters a minimum of 4 inches high, no further than 35 feet between stencils. Place on curb face where available.
3. Fire Lanes During Construction
   a. All fire lanes shown on the Fire Protection sheet must be in place prior to the onset of vertical construction, and prior to the delivery of any combustible materials to the site.
      i. Compacted base may be used as fire apparatus access road during construction if approved by the Fire Prevention Division.
         1. Permission must be granted in writing.
         2. A compaction report shall be submitted by a third-party group prior to vertical construction and at any time throughout the construction process when deemed necessary by the Fire Prevention Division. Report must show 100% of optimal density throughout the fire lane, measured every 50 feet.
         3. Failure to maintain compacted base may result in a halt in construction until access is restored according to these standards.
         4. Even with compacted base, ALL CONCRETE DRIVEWAY APPROACHES MUST BE INSTALLED.
         5. Temporary fire lanes must still be identified as fire lanes – method to be approved by the Fire Prevention Division.
   b. Fire lanes must be maintained throughout the construction process, and must be kept clear at all time. Blocking the fire lane with construction equipment or materials is not permitted.
4. Fire Protection During Construction
   a. In addition to the fire lane, all fire hydrants need to be installed, tested, and functional prior to the onset of vertical construction, and prior to the delivery of combustible materials.
   b. No burning of materials on site allowed.

   c. No smoking allowed inside any building under construction, nor within 10 feet of combustible construction. Site supervisor shall designate smoking areas away from the building under construction.
   d. Site and building shall be kept free of debris and waste materials.
   e. Standpipe for fire protection, if required, shall be installed before a building under construction reaches 40 feet in height, and shall be extended per floor up to one floor below the highest progressed floor.
   f. Buildings shall not be occupied, nor shall any combustible items not related to the construction process be brought into the building prior to acceptance of all required fire protection systems.
   g. All construction vehicles and those driven by the contractors and their sub-contractors shall be maintained on the lot that is under construction.
   h. Buildings under construction shall have portable fire extinguishers:
      i. At each stairway on all floor levels.
      ii. In every storage and construction shed.
      iii. Anywhere a special hazard exists, such as flammable liquid storage or use.
5. Fire Hydrants
   a. Fire hydrants shall be installed in accordance with 2021 IFC Chapter 5 and Appendices B and C, including all footnotes in Table C102.1.
   b. Any hydrant used to serve the fire flow for a building must be within 400 feet of the building, and must be positioned along a fire lane.
   c. Hydrants shall be installed at least 3 feet from back of curb on the fire lane, but not more than 6 feet.
   d. Hydrants shall be installed such that the center of the 5" cap measures at least 18 inches from finished grade, but not more than 24 inches.
   e. Hydrants are required within 100 feet of a fire department connection or standpipe system, measured as the hose would lay along the fire lane. This hydrant shall not substitute for the hydrant(s) required by section 507.5.1.
   f. The 5" cap must face the fire lane.
6. Approved Fire Apparatus Turn-arounds
   a. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended.
      i. 150-500-foot dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead.
      ii. 501-750-foot dead end requires 96-foot diameter cul-de-sac
      iii. 751-1000-foot dead end requires 108-foot diameter cul-de-sac
      iv. Dead-ends over 1000 feet not allowed.

Article 5.01 Fire Code

Sec. 5.01.001 Adopted

There is hereby adopted the 2021 edition of International Fire Code, published by the International Code Council, including appendices "B" through "I," "L and N," be and is hereby adopted as the Fire Code of the City and within 5,000 feet thereof regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor and each and all regulations, provisions, penalties, conditions and terms of said Fire Code hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in section 5.01.002 of this Article. One (1) copy of said Code is on file in the office of the Fire Marshal and the same is hereby adopted and incorporated as fully as if set out at length herein.

Sec. 5.01.002 Amendments

The 2021 International Fire Code shall be amended to read as follows:

(1) Section 101.1 Title. These regulations shall be known as the Fire Code of the City of Cedar Park, herein after referred to as "this Code."

(2) Section 101.2 Scope. The provisions of this Code shall supplement any and all laws relating to fire safety and shall apply to all persons without restriction, unless specifically exempted. This Code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding:

(3) Section 112.4 Violation: penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor offense punishable by a fine of not more than $2,000.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(4) Section 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than $200.00 or more than $2,000.00.

(5) Section 202. General Definitions, shall be amended by adding or amending definitions to read as follows:

Jurisdiction is the City of Cedar Park, Texas.

Fire prevention division. The division of the Cedar Park Fire Department that is designated as the entity responsible for reviewing, applying and enforcing this Code and investigating or causing to be investigated all fires within the jurisdiction of the City, and areas outside the City as delegated by special agreement.

Animal Housing or Care Facility. Facilities used for temporary or permanent housing of animals for the purpose of providing a service, participating in a sport, or for providing general board and care. Animal care or housing facilities do not include animal or pet care by pet owners caring for their own animals at their owned or rented residential property, and these facilities do not include Group U agricultural uses for the care and feeding of the agricultural business owner's own livestock.

Constant Supervision. For Group B animal housing or care facilities, constant supervision means 24 hour on-

Article 5.01 Fire Code

site staff capable of responding to problems or emergencies that could impact the safety or lives of the animals being housed or cared for.

Group B, Business. Group B, Business is hereby amended to add the following: Animal housing or care facilities including hospitals, kennels and pounds.

(6) Section 503 Fire Apparatus Access Roads, shall be amended to read as follows:

Section 503.1. "Where required," shall be amended by adding a new subsection 503.1.4, so that such subsection shall read as follows:

503.1.4. Maintenance generally.

(a) The Fire Code Official shall report any negligent surface conditions, markings, or signs to the owner or person in control of property upon which a fire lane exists and shall issue instructions for repair.

(b) It shall be unlawful for the owner or person in control of property upon which a fire lane has been designated or exists to fail to maintain the surface of the fire lane in good condition, free of potholes and other nonapproved obstructions.

(c) It shall be unlawful for the owner or person in control of property on which a fire lane has been designated or exists to fail to maintain any marking of the fire lane as required by this Code in a condition which is not clearly legible.

Section 503.2.3 shall be amended by adding a new subsection 503.2.3.1, so that such subsection shall read as follows:

503.2.3.1 Fire apparatus access roads shall be constructed of asphalt or concrete designed to meet the criteria of 503.2.3 unless otherwise approved for the fire code official.

Section 503.3 Marking. Where required by the Fire Code Official, approved striping or, when allowed by the Fire Chief, signs, or both, or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs, notices and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Subsection 503.3.1 Striping shall be added to read as follows: Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches in width to show the boundaries of the lane. The words "FIRE LANE TOW-AWAY ZONE" shall appear in four inch white letters at thirty-five (35) feet intervals on the red border markings along both sides of the fire lanes. Curb facing shall be used when available; fire lane striping shall be continuous throughout the designated fire lane and shall lay down along backside of head in parking spaces.

Subsection 503.3.2 Signs shall be added to read as follows: Signs shall read "FIRE LANE TOW-AWAY ZONE" and shall be twelve (12) inches wide and eighteen (18) inches high. Signs shall be painted on a white background with letters and borders in red, using not less than two (2) inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches above finished grade. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls if approved by the Fire Code Official.

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Section 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including parking, stopping or standing of any nonemergency vehicle, whether attended or unattended, in a fire lane. The minimum widths and clearances established in section 503.2.1 and any area marked as a fire lane as described in section 503.3 shall be maintained at all times. The operator of a premises shall maintain, free of obstruction, all fire lanes on the premises. No person may mark, post or otherwise identify a nonfire lane private vehicular passageway as a fire lane or in such a manner as tends to create confusion as to whether the passageway is a fire lane. Any unauthorized vehicle on a fire lane is:

(1) Subject to removal by the operator of the premises, with the expense of removal and storage to be borne by the registered owner of the vehicle;

(2) Subject to citation, as well as removal, by the Fire Code Official or a police officer; and

(3) Prima facie evidence that the person in whose name the vehicle is registered is guilty of a violation of the parking provisions of this section.

(7) Section 505 .1.1 Shall be added to read as follows:

In buildings containing more than one occupancy, suite numbers identifying each occupant shall be placed on each exterior door (minimum 3 inch numbers). Each number shall have a minimum stroke width of 1/4". Numbers shall contrast with the background and be of a material as approved by the Fire Code Official.

(8) Section 507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe system installed in accordance with section 905 shall have a fire hydrant within 100 feet (30.480 mm) of the fire department connections. This hydrant shall not substitute for the hydrant(s) required by section 507.5.1.

(9) Section 507.5.1.2 Hydrant for fire department connections for automatic fire extinguishing systems shall be added to read as follows:

A fire hydrant shall be located no further than one hundred (100) feet from the Fire Department Connection and shall be located on the same side of the fire apparatus access road as the Fire Department Connection. This hydrant shall not substitute for the hydrant(s) required by section 507.5.1.

(10) Section 507.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants or those hydrants supplied through or by a fire pump shall be painted red. (Or equal).

2. All private fire hydrant locations shall be identified by the installation of a blue reflective marker, according to City specifications.

(11) Section 509.2.1 Sprinkler riser rooms, shall be added to read as follows:

Sprinkler risers shall be contained in rooms with a minimum fire resistive rating of I-hour and shall have access from the exterior of the building being served. Riser room shall be large enough to accommodate a 36 inch clear space on at least two sides of the sprinkler riser. Rooms not dedicated solely as sprinkler riser

Article 5.01 Fire Code

rooms shall be sized according to the determination of the Fire Code Official. (Sprinkler riser rooms shall be allowed to accommodate fire alarm control panels without necessitating an increase in the size of the room, provided that the FACP remains completely accessible). An additional, approved key box may be required to provide access to the sprinkler riser room where required by the Fire Code Official.

(12) Section 603.2 Abatement of electrical hazards, shall be amended by adding a new subsection 605. I. I, so that such subsection shall read as follows:

603.2.3 Main electrical shut off. A single means of electrical disconnect shall be provided on the exterior of the building. Shut off shall be located in an accessible area and properly labeled.

Exceptions:

1. Two means of electrical disconnect may be allowed by the Fire Code Official when the disconnects are located within 3 feet of each other with no other features installed between them and they are clearly marked to indicate that both disconnects must be utilized to terminate power to the building.

2. Where an enclosed room with an exterior door is provided, an additional, approved key box may be required to provide access to the electric room where required by the Fire Code Official.

(13) Section 606 Commercial Kitchen Hoods shall be amended to read as follows:

606.2 Where required. A type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Exceptions: A type I hood is not required for a commercial cooking appliance if:

a. the commercial cooking appliance complies with sections 4.1.1.1 and 4.1.1.2 of NFPA 96;

b. the building containing the commercial cooking appliance is fully sprinklered as required by NFPA 13;

c. the average daily use of the commercial cooking appliance is less than five (5) hours; and

d. certified fire suppression staff is on site at all times during operation of the commercial cooking appliance.

(14) Section 703.1 Maintenance shall be amended by adding new section 703.1.4 Tenant Separations to read as follows:

Walls separating two or more tenants in a multi-tenant building shall be constructed as a continuous membrane that extends from the top of the foundation to the underside of the floor or roof sheathing that is designed and constructed to restrict the movement of smoke. Walls shall be continuous and shall be sealed in accordance with the 2021 International Building Code, sections 714 and 715.

(15) Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided when the sum square footage of the building or structure, or the sum of all fire areas within the building or structure, reaches or exceeds 12,000 square feet. Where specific occupancy thresholds require automatic fire sprinklers at lower square footages as described in sections 903.2.1 through 903.2.12, those requirements will prevail. Fire walls shall be not used to expand the square footage of a building without

Article 5.01 Fire Code

providing an automatic fire sprinkler system when the specific thresholds described herein have been reached.

Occupancy Evaluation

F-2 (Factory, low hazard, ceramics)	12,000
S-2 (storage, low hazard, food products)	12,000
B (business office)	12,000

(16) Section 907 Fire Alarm and Detection Systems shall be amended as follows:

A new subsection 907.1.4 Design standards shall be added to read as follows: All alarm systems, whether new or replacement, that serves twenty-five (25) or more alarm initiating devices shall be an intelligent addressable fire detection system.

A new subsection 907.2.2.2 Animal Housing or Care Facility shall be added to read as follows: Fire areas containing an animal housing or care facility shall be provided with an electronically supervised automatic smoke detection system when animals are restrained in kennels or crates, or by other equipment that would prevent the animals from escaping to an exterior area of safety. In unconditioned spaces, in lieu of smoke detection, the alarm system may be activated by quick response heat detectors with a response time index of less than 100 (E.G. RTI classification of Quick, Ultra Fast or V-Fast).

Exceptions

a) Smoke detectors and or quick response heat detectors are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with sections 903.3 and 903.4 and activation of the automatic sprinkler system activates notification appliances as required by section 907.2.2.2.1.

b) Where animals are provided constant supervision.

A new subsection 907.2.2.1 Notification Appliances shall be added to read as follows: Notification appliances shall provide audible and visual alarm signals in office areas and other areas within the fire area where no animals are housed or cared for. Notification appliances within areas where animals are housed or cared for, shall provide only visual alarm signals.

(17) Section 915.1.1 Where Required shall be amended to read as follows: Carbon monoxide detection shall be provided in Group 1-1, 1-2, 1-4, and R occupancies, in Group B fire areas containing an animal housing or care facility and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Section 915.1.2 through 915.I.6 exist.

Exceptions:

a. Carbon monoxide detection shall not be required in dwelling units, sleeping units, rooms of animal housing or care facilities where animal s are housed or cared for, and classrooms where there are no

Article 5.01 Fire Code

communicating openings between the fuel-burning appliance or fuel burning fireplace and the dwelling unit, sleeping unit, room of animal housing or care facility where animals are housed or cared for, or classroom.

b. Carbon monoxide detection shall not be required in dwelling units, sleeping units, animal housing or care facilities where animals are housed or cared for, and classrooms where carbon monoxide detection is provided in one of the following locations:

a. In an approved location between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit, animal housing or care facilities where animals are housed or cared for, or classroom.

b. On the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.

(18) Section 915.3 Carbon Monoxide Detection shall be amended to read as follows: Carbon monoxide detection required by Sections 915 .1 through 915 .2.3 shall be provided by carbon monoxide alarms complying with Section 915.4 or carbon monoxide detection systems complying with Section 915.5. Electronically supervised carbon monoxide detection systems complying with Section 915.5, shall be provided in Group B fire areas containing an animal housing or care facility where animals are not provided with constant supervision.

(19) Section 1103 Fire Safety Requirements for Existing Buildings shall be amended as follows:

A new subsection 1103.1.2 Group B Animal Housing or Care Facilities shall be added to read as follows: Group B occupancies used for the purpose of animal housing or care facilities shall have interior wall and ceiling finishes that comply with table 803.3 in Chapter 8.

A new subsection 1103.7.7 Group B Animal Housing or Care Facilities shall be added to read as follows: An electronically supervised automatic smoke detection system complying with Section 907.2.2.2 shall be installed in all fire areas containing an existing Group B animal housing or care facility.

Subsection 1103.9 Carbon Monoxide Detection shall be amended to read as follows: Carbon Monoxide detection shall be installed in existing Group 1-1, 1-2, 1-4 and R occupancies, in Group B fire areas containing animal housing or care facilities or in classrooms in Group E occupancies where those units include any of the conditions identified in Sections 915.1.2 through 915.1.6. The carbon monoxide alarms shall be installed in the locations specified in Section 915.2 and the installation shall be in accordance with Sections 915.3 and 915.4.

Exception:

A carbon monoxide detection system in accordance with Section 915.5 shall be an acceptable alternative to carbon monoxide alarms.

(20) Chapter 61 Liquefied petroleum gases. This section will be deleted in its entirety due to State regulations that disallow jurisdictions from adopting ordinances related to the LPG industry that are more stringent than State requirements. This industry is regulated by the Railroad Commission.

(22) Appendix D, section D103 Fire Apparatus Access Road Minimum Specifications shall be amended as

Article 5.01 Fire Code

follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn-around provisions in accordance with table D103.4 and the approval of the Fire Code Official.

(Ordinance CO20-18-03-22-E3 adopted 3/22/18)

Sec. 5.01.003 Geographic limits

The geographic limits referred to in certain sections of the 2021 edition of the International Fire Code are hereby established as follows:

Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited shall be amended to read as follows:

The geographic limits for the storage of class I and class II liquids in above-ground tanks outside of buildings are hereby established and applicable to storage of I 0,000 gallons or more. Storage of flammable or combustible liquids in outside above ground tanks is prohibited within each and every zoning district within the City of Cedar Park, with the exception of those districts which are zoned for industrial use. Installation of above around tanks in industrial districts shall be permitted at the discretion of the Fire Marshal or the Fire Chief following his/her review of the proposed installation area. When used in conjunction with Chapter 22, above-ground storage tanks will be allowed at the discretion of the Fire Marshal or the Fire Chief Tanks shall not be located within 100' of the property line of any group E, I or R occupancies.

Section 5706.2.4.4 Locations where above-ground tanks are prohibited shall be amended to read as follows:

The geographic limits for the storage of class I and class II liquids in above-ground tanks are hereby established and applicable to storage of 10,000 gallons or more. Storage of class I and II liquids in above ground tanks is prohibited within the City of Cedar Park, with the exception of areas that are zoned for industrial use. Storage of class I and II liquids may be permitted at the discretion of the Fire Marshal or Fire Chief following his/her review of the proposed location and the fire protection for the storage area. Storage shall not be allowed within 100' of the property line on any group E, I or R occupancies.

Section 5806.2 Limitations shall be amended to read as follows:

The geographic limits for the storage of flammable cryogenic fluids in stationary containers are hereby established and applicable to storage of 10,000 gallons or more. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the City of Cedar Park, with the exception of areas zoned for industrial use. Storage of flammable cryogenic fluids may be permitted at the discretion of the Fire Marshal or Fire Chief following his/her review of the proposed location and the fire protection for the storage area. Storage shall not be allowed within I 00' of the property line of any group E, I or R occupancies.

(Ordinance CO20-18-03-22-E3 adopted 3/22/18)

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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

5/19/25

STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

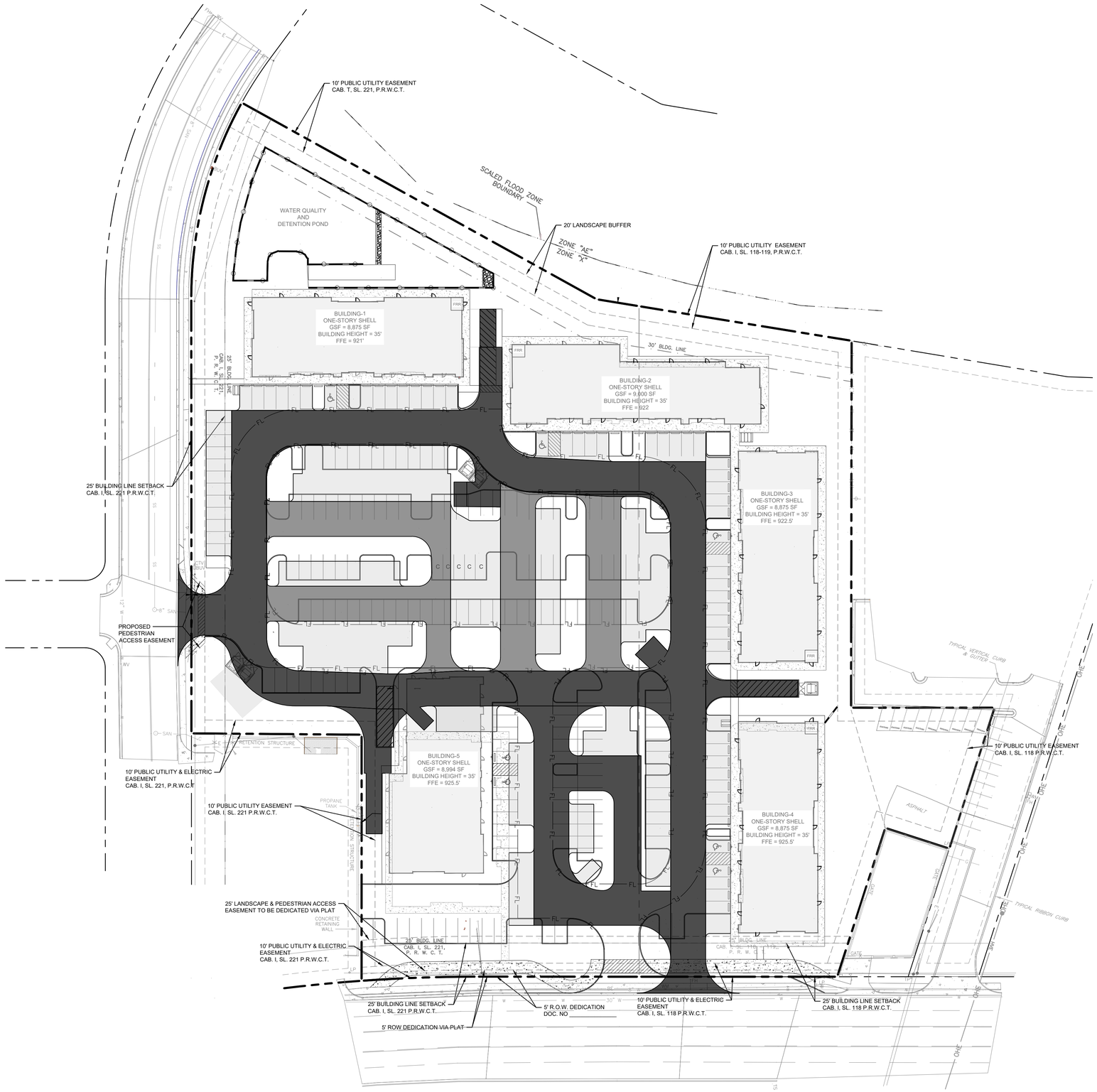
KHA PROJECT 065011800			
DATE	MAY 2025		
SCALE:	AS SHOWN	DESIGNED BY:	JC
		DRAWN BY:	JC
		CHECKED BY:	TLJ

FIRE PROTECTION NOTES

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 44

2024-42-SD



NOTES:

1. FIRE LANE WILL BE CONSTRUCTED USING MATERIALS AND DESIGN SPECIFICATIONS IN COMPLIANCE WITH THE 2021 INTERNATIONAL FIRE CODE. THE FIRE LANE PAVEMENT IS RATE FOR 150,000 EQUIVALENT SINGLE AXEL LOADS (ESALS).

NORTH

0 40' 80'
GRAPHIC SCALE 40'

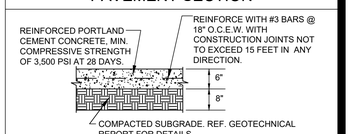
LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- LIGHT DUTY PAVEMENT
- MEDIUM DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- PROPOSED ADA STRIPING
- PROPOSED SIDEWALK

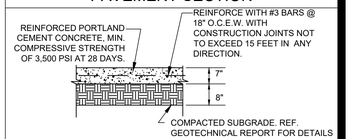
REFER TO GEOTECHNICAL REPORT
BY TERRADYNE
GEOTECH PROJECT NO. A241157
DATED: NOVEMBER 1, 2024

SHOWN FOR REFERENCE ONLY, CONTRACTOR TO CONFIRM WITH GEOTECH PRIOR TO CONSTRUCTION

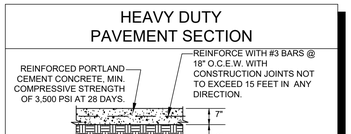
LIGHT DUTY PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION



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

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

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	065011800
DATE	MAY 2025
SCALE:	AS SHOWN
DESIGNED BY:	IC
DRAWN BY:	IC
CHECKED BY:	TLJ

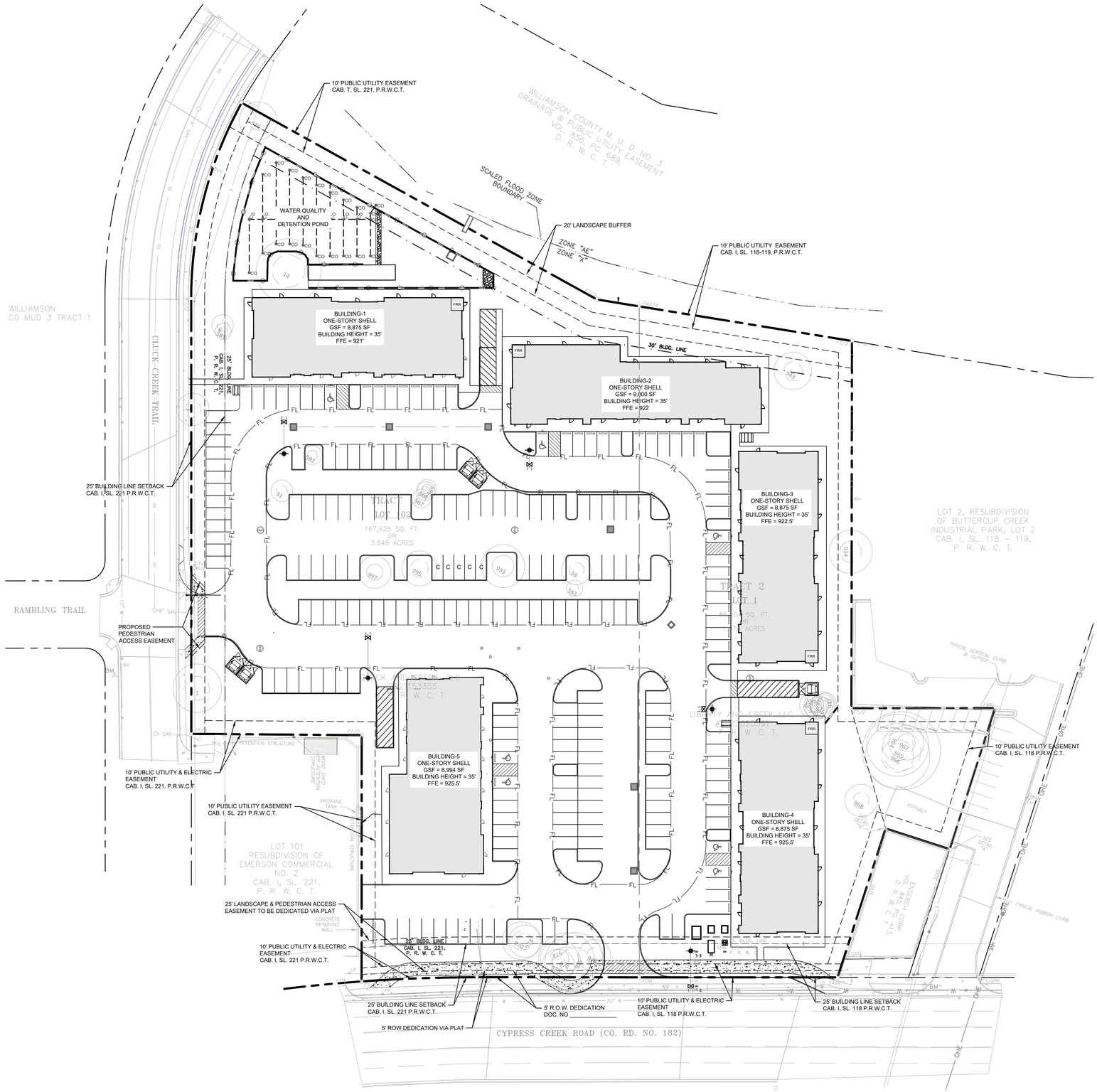
PAVING PLAN

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15 OF 44

2024-42-SD



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FIRE LANE (FL)
- CONC. SIDEWALK PER CITY DETAIL ST-01.1
- PROPOSED WASTEWATER MANHOLE (WW)
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- BICYCLE PARKING
- WHEEL STOP
- DUMPSTER
- EXISTING OVERHEAD POWER LINE (OHP)
- EXISTING WATER LINE (W)
- EXISTING WASTEWATER LINE (SS)
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TREE

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BENCHMARKS

1. MAG NAIL WITH WASHER MARKED "JPH BENCHMARK" AT BACK OF SIDEWALK +/- 65' EAST OF MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1 IN RESUBMISSION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
   ELEVATION = 926.27'
2. 3" BRASS DISK IN CONCRETE. STANDING ON WEST ROW OF CLUCK CREEK TRL., NORTH OF CYPRESS CREEK ROD. LOOKING NORTH TO RAMBLING TRAIL
   ELEVATION = 928.55

No.	REVISIONS	DATE	BY

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6/19/25
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PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
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CHECKED BY: TLJ

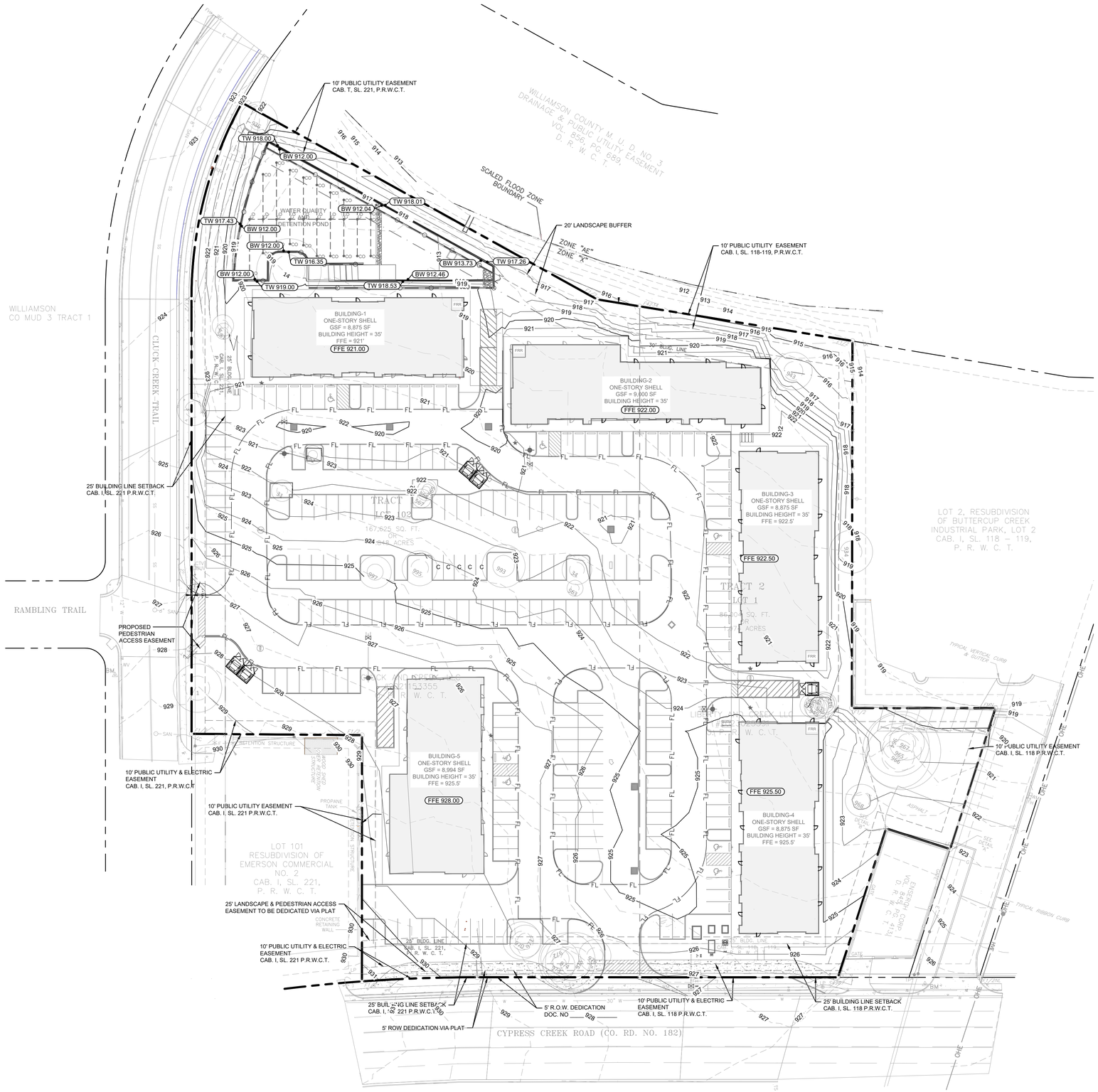
PHOTOMETRIC PLAN

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16 OF 44

2024-42-SD



0 40' 80'
GRAPHIC SCALE 40'

LEGEND

	PROPERTY LINE
FFE=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.XX	PROPOSED TOP GRADE / TOP OF PAVEMENT ELEVATION
ME XXX.XX	MATCH EXISTING ELEVATION
TG XXX.XX	PROPOSED TOP OF GRATE
TW XXX.XX	PROPOSED GRADE AT TOP OF WALL
BW XXX.XX	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.XX	PROPOSED GRADE AT END OF WALL
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN
	ADA ROUTE

NOTES:

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

Know what's below. Call before you dig.

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PROFESSIONAL ENGINEER

KHA PROJECT 065011800			
DATE MAY 2025			
SCALE: AS SHOWN	DESIGNED BY:	IC	
	DRAWN BY:	IC	
	CHECKED BY:	TLJ	

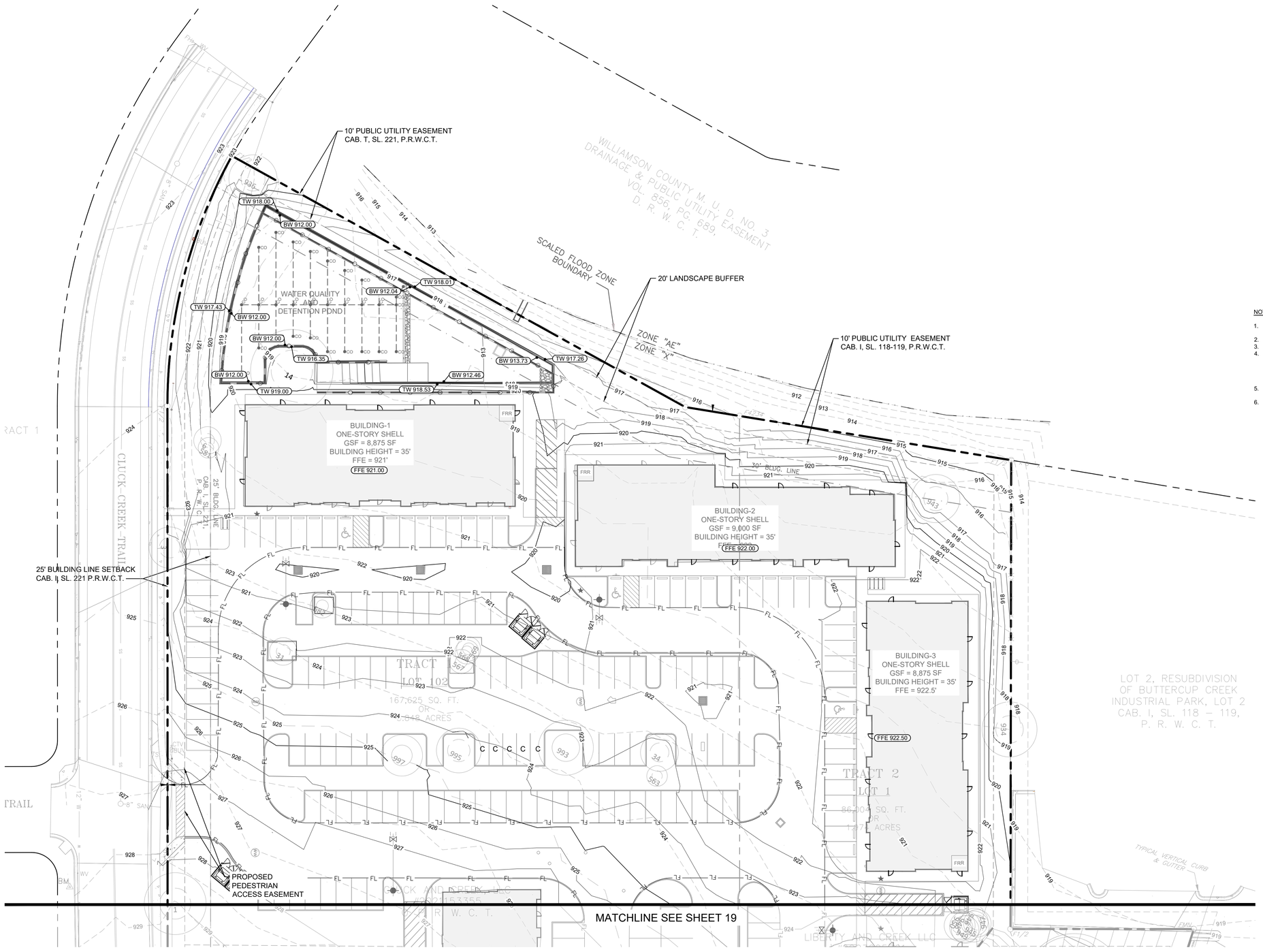
OVERALL GRADING PLAN

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17 OF 44

2024-42-SD



0 30' 60'

GRAPHIC SCALE 30'

LEGEND

	PROPERTY LINE
FFE=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.XX	PROPOSED TOP GRADE / TOP OF PAVEMENT ELEVATION
ME XXX.XX	MATCH EXISTING ELEVATION
TG XXX.XX	PROPOSED TOP OF GRATE
TW XXX.XX	PROPOSED GRADE AT TOP OF WALL
BW XXX.XX	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.XX	PROPOSED GRADE AT END OF WALL
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN
	ADA PATH

NOTES:

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6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

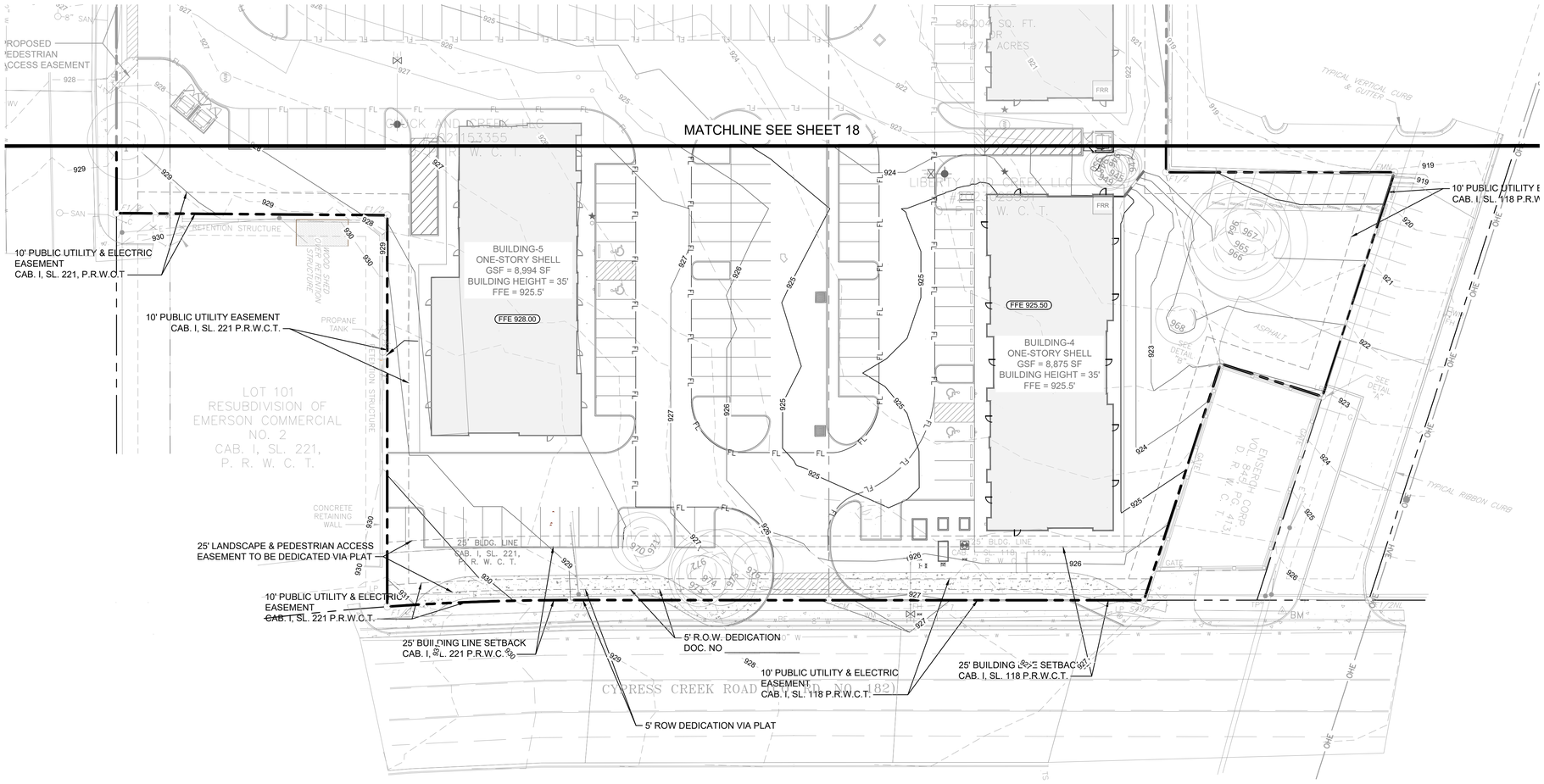
KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: JC
DRAWN BY: JC
CHECKED BY: TLJ

GRADING PLAN (SHEET 1 OF 2)

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18 OF 44

2024-42-SD



NORTH

0 30' 60'

GRAPHIC SCALE 30'

LEGEND

	PROPERTY LINE
FFE=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.XX	PROPOSED TOP GRADE / TOP OF PAVEMENT ELEVATION
ME XXX.XX	MATCH EXISTING ELEVATION
TG XXX.XX	PROPOSED TOP OF GRATE
TW XXX.XX	PROPOSED GRADE AT TOP OF WALL
BW XXX.XX	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.XX	PROPOSED GRADE AT END OF WALL
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN
	ADA PARKING

NOTES:

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6/19/25

STATE OF TEXAS
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KHA PROJECT 065011800
DATE MAY 2025
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DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

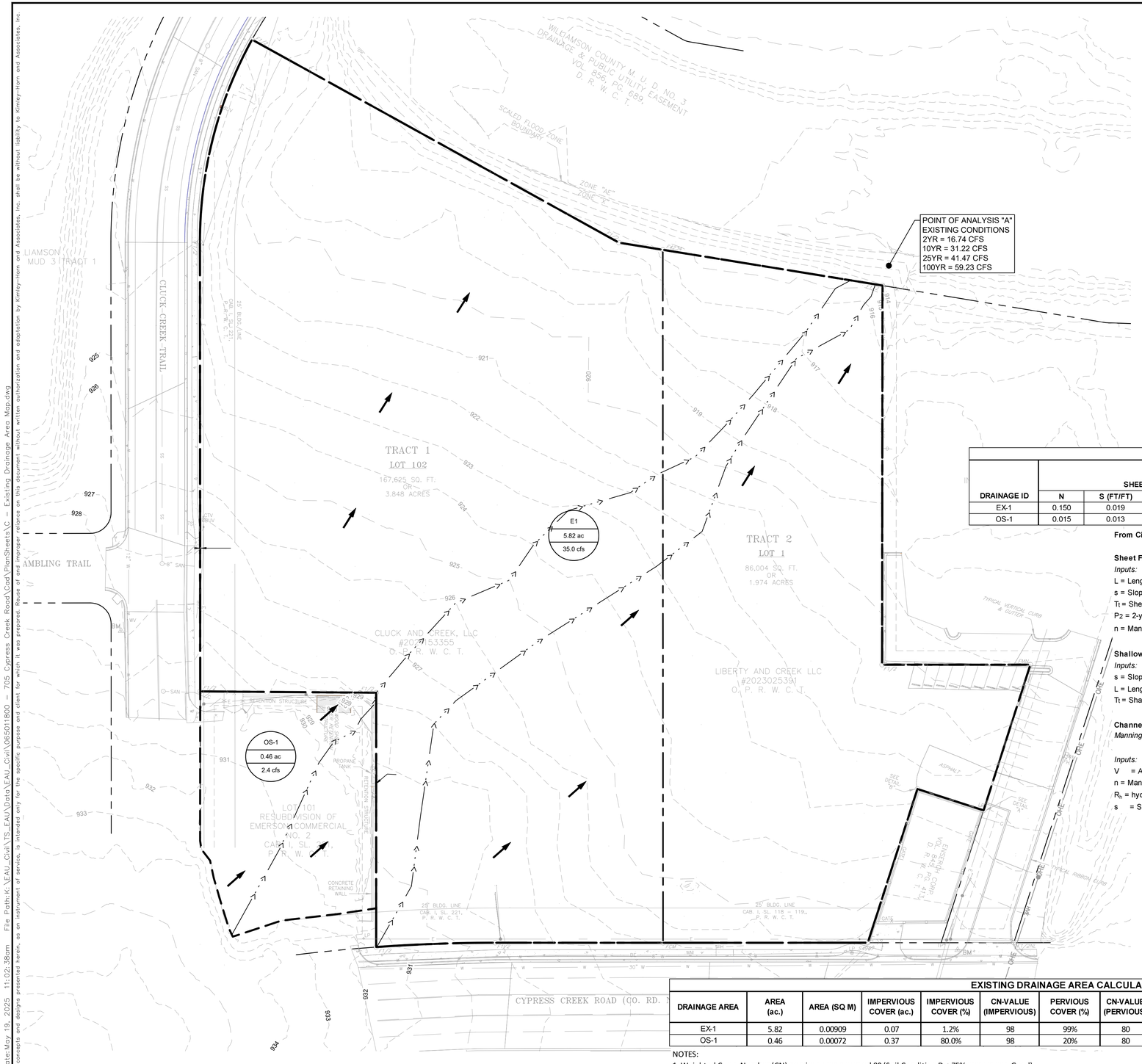
GRADING PLAN (SHEET 2 OF 2)

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF 44

2024-42-SD



0 40' 80'

GRAPHIC SCALE 40'

LEGEND

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

NOTES:

1. EXISTING CONDITIONS ASSUMED TO BE PREDEVELOPED CONDITIONS OF DRAINAGE AREAS EX-1 AND OS-1, USING ATLAS 14 RAINFALL DATA FOR CEDAR PARK.
2. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.

TIME OF CONCENTRATION

DRAINAGE ID	SHEET FLOW N	SHEET FLOW S (FT/FT)	SHEET FLOW L (FT)	SHEET FLOW T1 (MIN)	SHALLOW CONCENTRATED FLOW PAVED (Y/N)	SHALLOW CONCENTRATED FLOW S (FT/FT)	SHALLOW CONCENTRATED FLOW L (FT)	SHALLOW CONCENTRATED FLOW T2 (MIN)	CHANNEL FLOW V (FT/S)	CHANNEL FLOW L (FT)	CHANNEL FLOW T4 (MIN)	TOTAL TC (MIN)
EX-1	0.150	0.019	100.0	9.01	N	0.029	527.0	3.22	5.00	0.00	0.00	12.23
OS-1	0.015	0.013	100.0	1.64	N	0.029	570.0	3.47	5.00	0.00	0.00	5.11

From City of Austin Drainage Criteria Manual

Sheet Flow

Inputs:

L = Length of the reach (feet)
s = Slope (ft/ft)
T_t = Sheet flow travel time (min)
P_2 = 2-year, 24-hour rainfall (in) **3.96**
n = Manning's n

$$T_t = 0.42(nL)^{0.8} / \left((P_2)^{0.5} s^{0.4}\right)$$

Shallow Concentrated Flow

Inputs:

s = Slope (ft/ft)
L = Length of the reach (feet)
T_t = Shallow Concentrated flow travel time (min)

$$Unpaved\ T_t = L / (60(16.1345)(s^{0.5}))$$

$$Paved\ T_t = L / (60(20.3282)(s^{0.5}))$$

Channel Flow

Manning's Equation $V = (1.49/n)R_h^{2/3} S^{1/2}$

Inputs:

V = Average velocity, ft/s
n = Manning's n (*see table below*)
R_h = hydraulic radius, ft (cross sectional area of flow divided by wetted perimeter)
s = Slope of the ground in ft/ft

Cypress Creek Commercial

DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed ≤ Existing?
A	2	16.74	16.27	YES
	10	31.22	28.88	YES
	25	41.47	39.38	YES
	100	59.23	59.05	YES

EXISTING DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	AREA (ac.)	AREA (SQ M)	IMPERVIOUS COVER (ac.)	IMPERVIOUS COVER (%)	CN-VALUE (IMPERVIOUS)	PERVIOUS COVER (%)	CN-VALUE (PERVIOUS)	CN (COMPOSITE)	TC (MIN)	LAG (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
EX-1	5.82	0.00909	0.07	1.2%	98	99%	80	80.2	12.23	7.34	14.9	28.3	37.8	54.3
OS-1	0.46	0.00072	0.37	80.0%	98	20%	80	94.4	5.11	3.07	1.9	3.0	3.7	5.0

NOTES:
1. Weighted Curve Number (CN) pervious area assumed 80 (Soil Condition D, >75% grass cover, Good).
2. Weighted CN impervious areas assumed 98 (Paved parking and roofs).
3. Time of Concentration (Tc) utilizes TR-55 Method.
4. Peak flowrates were calculated using HEC-HMS SCS Method.
5. Atlas 14 City of Cedar Park was used for the rainfall data.

No.	REVISIONS	DATE	BY

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5/19/25

STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

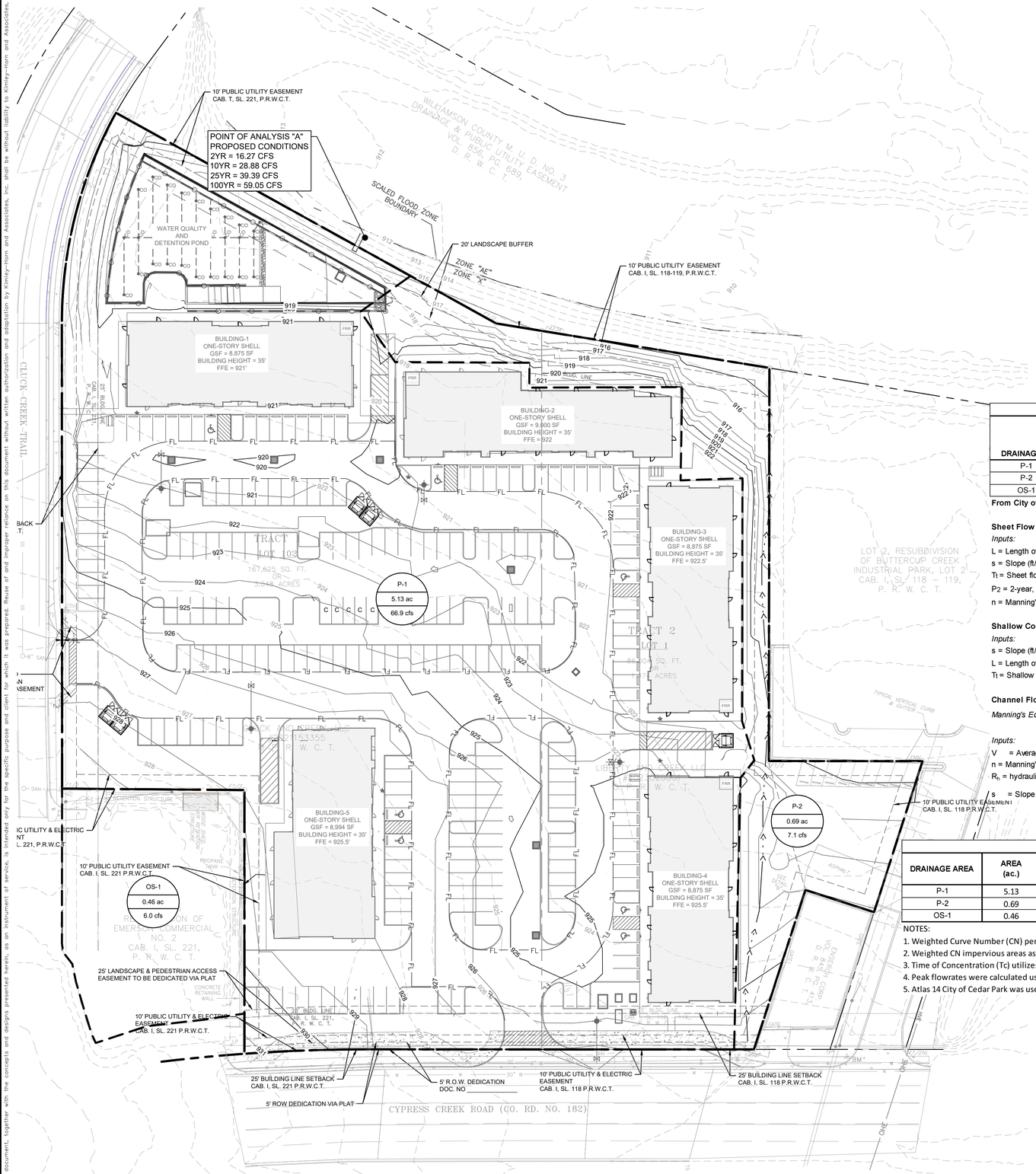
EXISTING DRAINAGE AREA MAP

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
20 OF 44

2024-42-SD



LEGEND

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

NORTH

0 40' 80'

GRAPHIC SCALE 40'

NOTES:

1. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.

TIME OF CONCENTRATION

DRAINAGE ID	SHEET FLOW N	SHEET FLOW S (FT/FT)	SHEET FLOW L (FT)	SHEET FLOW T1 (MIN)	SHALLOW CONCENTRATED FLOW PAVED (Y/N)	SHALLOW CONCENTRATED FLOW S (FT/FT)	SHALLOW CONCENTRATED FLOW L (FT)	SHALLOW CONCENTRATED FLOW T2 (MIN)	CHANNEL FLOW V (FT/S)	CHANNEL FLOW L (FT)	CHANNEL FLOW T4 (MIN)	TOTAL TC (MIN)
P-1	0.016	0.010	100.0	1.94								5.00
P-2	0.150	0.031	100.0	7.36	N	0.023	368.0	2.48				9.84
OS-1	0.015	0.013	100.0	1.64				0.00				5.00

From City of Austin Drainage Criteria Manual

Sheet Flow

Inputs:

$$T_t = 0.42(nL)^{0.8} / \left((P_2)^{0.5} s^{0.4}\right)$$

L = Length of the reach (feet)
s = Slope (ft/ft)
Tt = Sheet flow travel time (min)
P2 = 2-year, 24-hour rainfall (in) **3.96**
n = Manning's n

Shallow Concentrated Flow

Inputs:

$$Unpaved\ T_t = {}^{L}/_{(60(16.1345)(s^{0.5}))} \qquad Paved\ T_t = {}^{L}/_{(60(20.3282)(s^{0.5}))}$$

s = Slope (ft/ft)
L = Length of the reach (feet)
Tt = Shallow Concentrated flow travel time (min)

Channel Flow

Manning's Equation $V = (1.49/n)R_h^{2/3} * S^{1/2}$

Inputs:

V = Average velocity, ft/s
n = Manning's n (*see table below*)
R_h = hydraulic radius, ft (cross sectional area of flow divided by wetted perimeter)
s = Slope of the ground in ft/ft

PROPOSED DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	AREA (ac.)	AREA (SQ M)	IMPERVIOUS COVER (ac.)	IMPERVIOUS COVER (%)	CN-VALUE (IMPERVIOUS)	PERVIOUS COVER (%)	CN-VALUE (PERVIOUS)	CN (COMPOSITE)	TC (MIN)	LAG (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
P-1	5.13	0.00802	4.00	78%	98	22%	80	94.0	5.00	3.00	25.5	39.8	49.7	66.9
P-2	0.69	0.00108	0.07	10%	98	90%	80	81.8	9.84	5.91	2.1	3.8	5.0	7.1
OS-1	0.46	0.00072	0.37	80%	98	20%	80	94.5	5.00	3.00	2.3	3.6	4.5	6.0

NOTES:

1. Weighted Curve Number (CN) pervious area assumed 80 (Soil Condition D, >75% grass cover, Good).
2. Weighted CN impervious areas assumed 98 (Paved parking and roofs).
3. Time of Concentration (Tc) utilizes TR-55 Method.
4. Peak flowrates were calculated using HEC-HMS SCS Method.
5. Atlas 14 City of Cedar Park was used for the rainfall data.

Cypress Creek Commercial

DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed ≤ Existing?
A	2	16.7	16.3	YES
	10	31.2	28.9	YES
	25	41.5	39.4	YES
	100	59.2	59.0	YES

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TBPE Firm No. 928

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

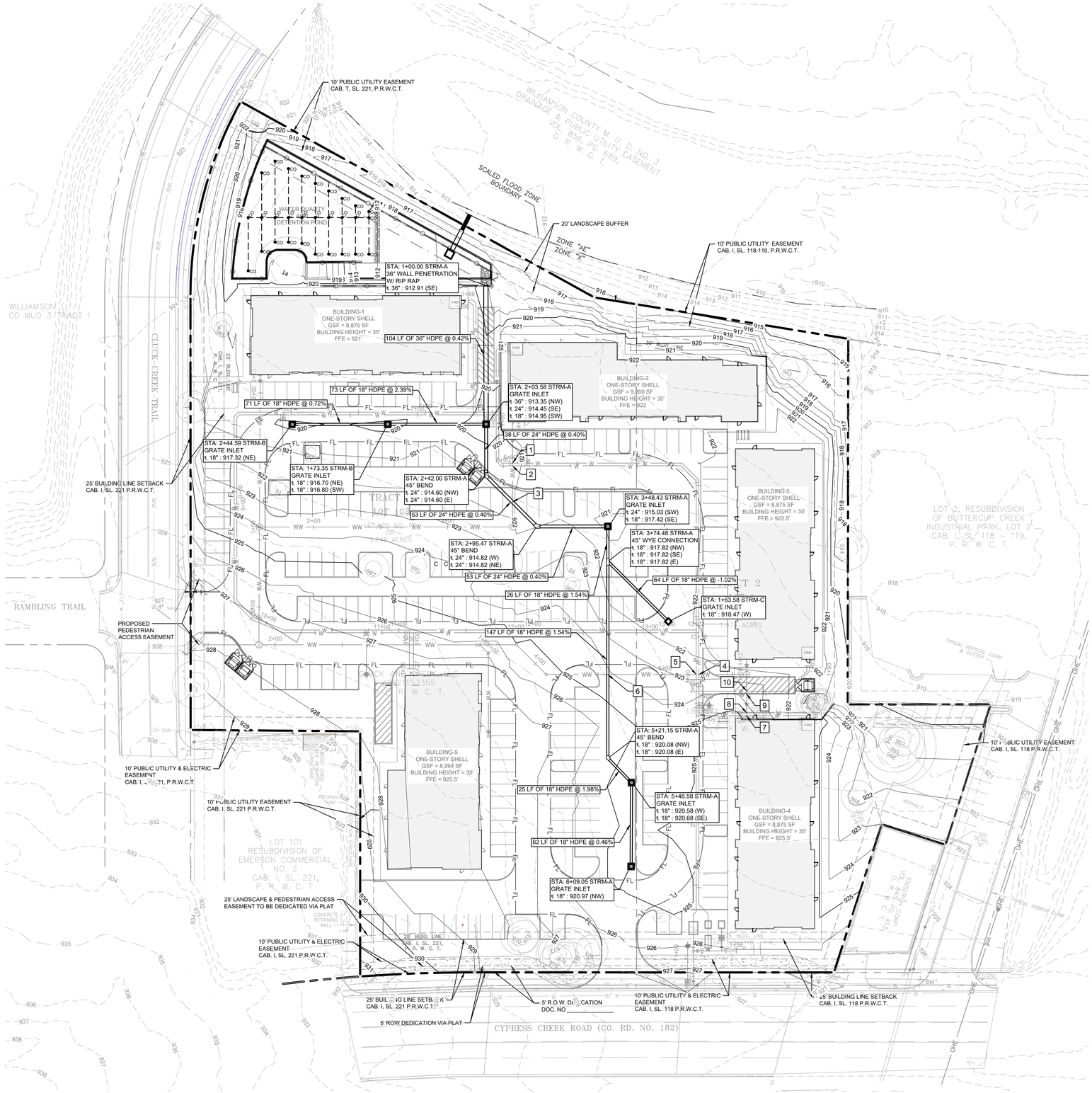
PROPOSED DRAINAGE AREA MAP

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21OF 44

2024-42-SD



0 40' 80'

GRAPHIC SCALE 40'

LEGEND

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

UTILITY CROSSING TABLE					
CROSSING NUMBER	TYPE OF HIGHER PIPE	INVERT ELEVATION	TYPE OF LOWER PIPE	CROWN ELEVATION	VERTICAL SEPARATION (FT)
1	WASTEWATER	917.93	WATER	915.52	2.41
2	WASTEWATER	917.93	WATER	915.69	2.24
3	WASTEWATER	917.78	STORM	916.80	0.97
4	WASTEWATER	917.37	WATER	915.69	1.69
5	WASTEWATER	917.37	WATER	915.86	1.51
6	STORM	919.06	WASTEWATER	917.71	1.35
7	WASTEWATER	918.46	WATER	915.69	2.77
8	WASTEWATER	918.46	WATER	915.52	2.94
9	WASTEWATER	917.77	WATER	915.52	2.25
10	WASTEWATER	917.77	WATER	915.69	2.08

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KHA PROJECT 065011800
DATE MAY 2025
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OVERALL STORM PLAN

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
22 OF 44

2024-42-SD

LEGEND

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

NORTH

0 30' 60'
GRAPHIC SCALE 30'

10' PUBLIC UTILITY EASEMENT
CAB. T, SL. 221, P.R.W.C.T.

WILLIAMSON COUNTY M. U. D. NO. 3
DRAINAGE & PUBLIC UTILITY EASEMENT
VOL. 656, PG. 689,
D. R. W. C. T.

SCALED FLOOD ZONE BOUNDARY

20' LANDSCAPE BUFFER

ZONE "AE"
ZONE "X"

10' PUBLIC UTILITY EASEMENT
CAB. I, SL. 118-119, P.R.W.C.T.

WATER QUALITY AND DETENTION POND

STA: 1+00.00 STRM-A
36" WALL PENETRATION
W/ RIP RAP
t 36" : 912.91 (SE)

BUILDING-1
ONE-STORY SHELL
GSF = 8,875 SF
BUILDING HEIGHT = 35'
FFE = 921'

104 LF OF 36" HDPE @ 0.42%

BUILDING-2
ONE-STORY SHELL
GSF = 9,000 SF
BUILDING HEIGHT = 35'
FFE = 922

BUILDING-3
ONE-STORY SHELL
GSF = 8,875 SF
BUILDING HEIGHT = 35'
FFE = 922.5'

30' BLDG. LINE

25' BUILDING LINE SETBACK
CAB. I, SL. 221 P.R.W.C.T.

73 LF OF 18" HDPE @ 2.39%

71 LF OF 18" HDPE @ 0.72%

STA: 2+03.58 STRM-A
GRATE INLET
t 36" : 913.35 (NW)
t 24" : 914.45 (SE)
t 18" : 914.95 (SW)

38 LF OF 24" HDPE @ 0.40%

STA: 2+44.59 STRM-B
GRATE INLET
t 18" : 917.32 (NE)

STA: 1+73.35 STRM-B
GRATE INLET
t 18" : 916.70 (NE)
t 18" : 916.80 (SW)

STA: 2+42.00 STRM-A
45° BEND
t 24" : 914.60 (NW)
t 24" : 914.60 (E)

53 LF OF 24" HDPE @ 0.40%

STA: 3+48.43 STRM-A
GRATE INLET
t 24" : 915.03 (SW)
t 18" : 917.42 (SE)

STA: 2+95.47 STRM-A
45° BEND
t 24" : 914.82 (W)
t 24" : 914.82 (NE)

53 LF OF 24" HDPE @ 0.40%

STA: 3+74.48 STRM-A
45° WYE CONNECTION
t 18" : 917.82 (NW)
t 18" : 917.82 (SE)
t 18" : 917.82 (E)

64 LF OF 18" HDPE @ -1.02%

26 LF OF 18" HDPE @ 1.54%

STA: 1+63.58 STRM-C
GRATE INLET
t 18" : 918.47 (W)

147 LF OF 18" HDPE @ 1.54%

PROPOSED
PEDESTRIAN
ACCESS EASEMENT

LOT 2, RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2 CAB. I, SL. 118 – 119, P. R. W. C. T.

TYPICAL VERTICAL CURB & GUTTER

MATCHLINE SEE SHEET 24

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

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5/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

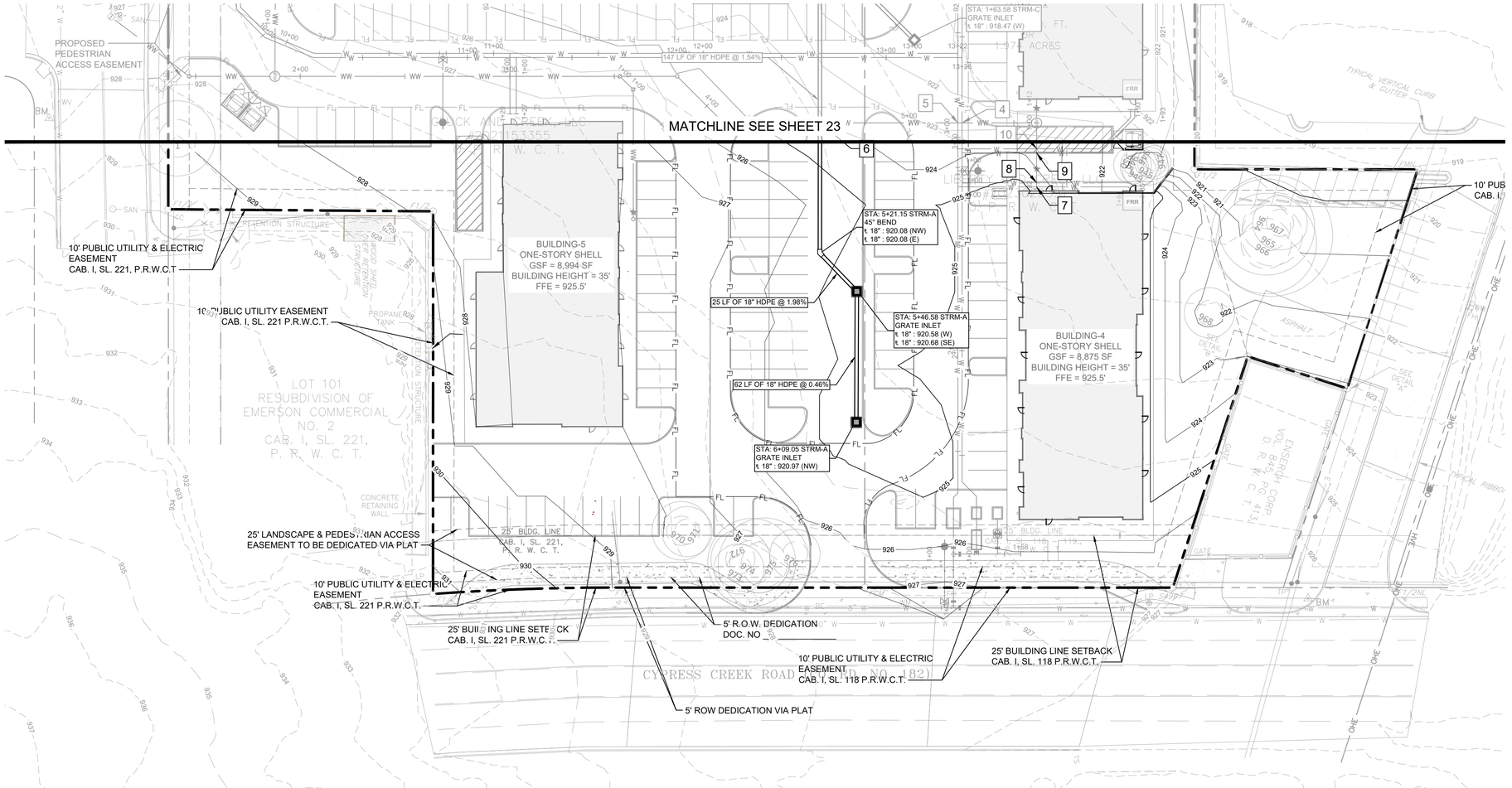
KHA PROJECT 065011800	DATE MAY 2025	SCALE: AS SHOWN	DESIGNED BY: IC	DRAWN BY: IC	CHECKED BY: TLJ

STORM PLAN (SHEET 1 OF 2)

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
23 OF 44

2024-42-SD



LEGEND

- PROPERTY LINE
- WASTEWATER LINE
- WATER LINE
- WASTEWATER MANHOLE
- FIRE HYDRANT
- STORM DRAIN LINE
- STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- FEMA FLOODPLAIN
- CORR ULTIMATE 1% FLOODPLAIN

No.	REVISIONS	DATE	BY

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KHA PROJECT	065011800
DATE	MAY 2025
SCALE:	AS SHOWN
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DRAWN BY:	IC
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STORM PLAN (SHEET 2 OF 2)

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
24 OF 44

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

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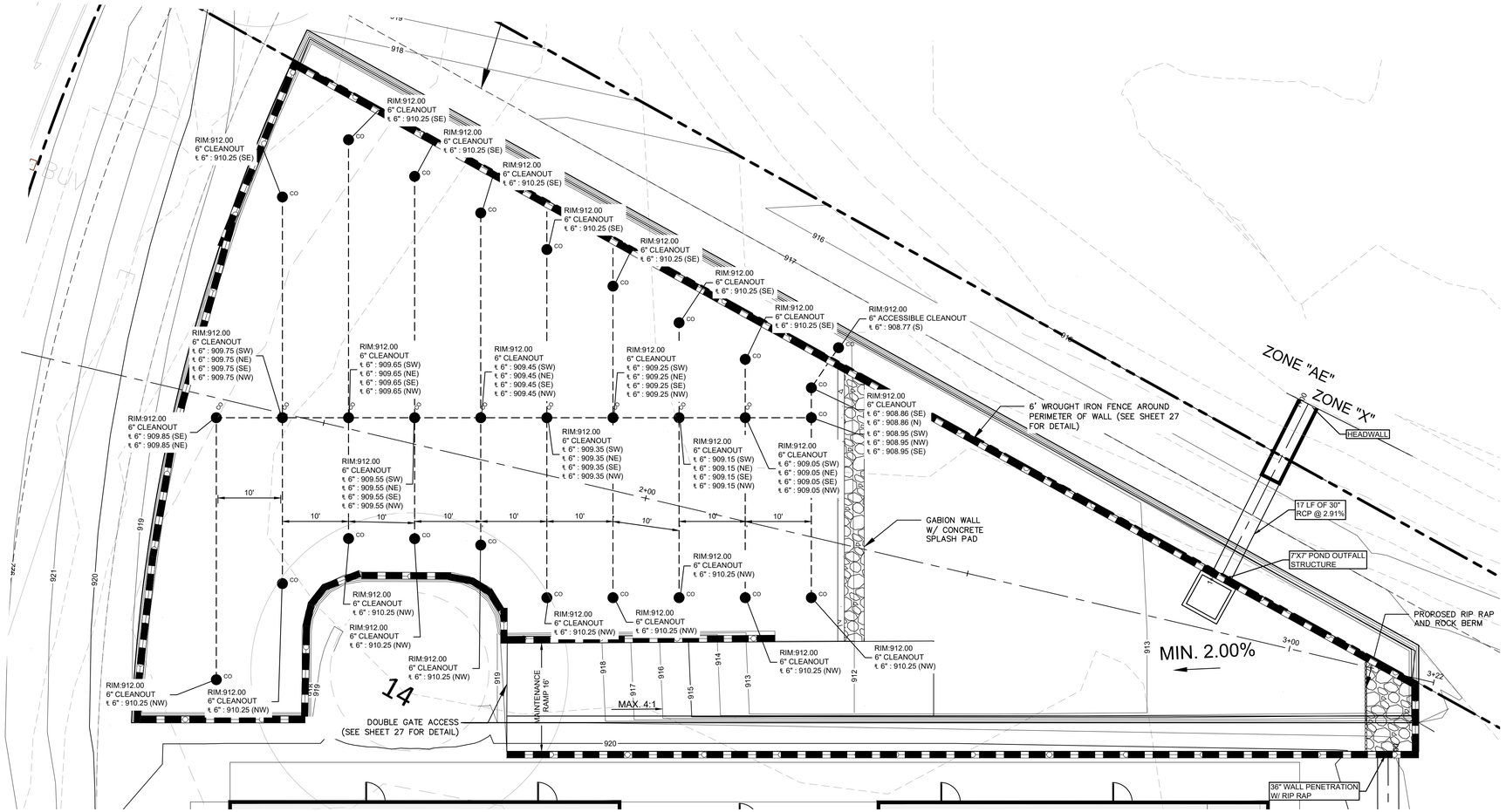
2024-42-SD



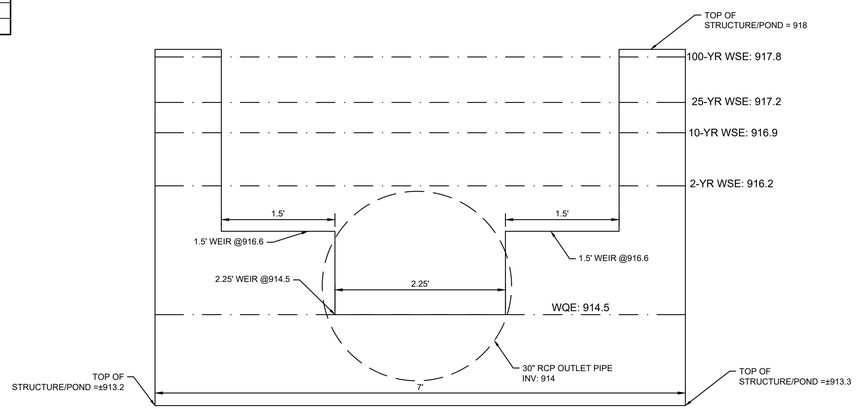
PROPOSED POND

TOTAL PROVIDED POND VOLUME							
STAGE STORAGE CALCULATION							
ELEVATION	AREA (SF)	AREA (AC)	DEPTH (FT)	INCR. VOLUME (CF)	INCR. VOLUME (AC-FT)	CUMULATIVE VOLUME (CF)	CUMULATIVE VOLUME (AC-FT)
912	7,690	0.177	0.00	0	0.000	0	0.00
913	9,457	0.217	1.00	8574	0.197	8,574	0.20
914	10,417	0.239	1.00	9937	0.228	18,511	0.42
914.5	**10,488**	**0.241**	**0.50**	**5226**	**0.120**	**23,737**	**0.54**
915	10,558	0.242	0.50	5262	0.121	28,999	0.67
916	10,696	0.246	1.00	10627	0.244	39,626	0.91
917	10,831	0.249	1.00	10763	0.247	50,389	1.16
918	10,962	0.252	1.00	10896	0.250	61,286	1.41

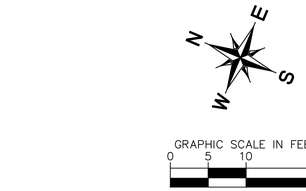
SEDIMENTATION VOLUME							
STAGE STORAGE CALCULATION							
ELEVATION	AREA (SF)	AREA (AC)	INCR. DEPTH (FT)	INCR. VOLUME (CF)	INCR. VOLUME (AC-FT)	CUMULATIVE VOLUME (CF)	CUMULATIVE VOLUME (AC-FT)
912	0	0.000	0.00	0	0.000	0	0.00
913	1,767	0.041	1.00	884	0.020	884	0.02
914	2,727	0.063	1.00	2247	0.052	3,131	0.07
914.5	2,798	0.064	0.50	1381	0.032	4,512	0.10

FILTRATION VOLUME							
STAGE STORAGE CALCULATION							
ELEVATION	AREA (SF)	AREA (AC)	INCR. DEPTH (FT)	INCR. VOLUME (CF)	INCR. VOLUME (AC-FT)	CUMULATIVE VOLUME (CF)	CUMULATIVE VOLUME (AC-FT)
912	7,690	0.177	0.00	0	0.000	0	0.00
913	7,690	0.177	1.00	7690	0.177	7,690	0.18
914	7,690	0.177	1.00	7690	0.177	15,380	0.35
914.5	7,690	0.177	0.50	3845	0.088	19,225	0.44

POND AND OUTLET CONTROL CALCULATIONS			
RETURN PERIOD (YR)	OUTFLOW (CFS)	VOLUME (AC-FT)	MAX WSEL (FT)
2	14.4	0.69	916.2
10	25.4	0.86	916.9
25	34.8	0.95	917.2
100	52.0	1.06	917.8



OUTLET CONTROL STRUCTURE

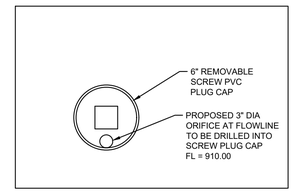


LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED 6" PERFORATED SCH 40 PVC UNDER DRAIN PIPE
- CO 6" CLEANOUT
- FLOODPLAIN BOUNDARY
- FENCE

NOTES:

1. ALL RIPRAP SHALLED BE MORTARED.



DRAWDOWN ORIFICE DETAIL
N.T.S.

PVC CAP CIRCULAR ORIFICE CALCULATION	
Falling Head Orifice Equation:	$A_o = \frac{2A}{C_d * t * \sqrt{2g}} * \left(\sqrt{h_1} - \sqrt{h_2}\right)$
SURFACE AREA (SF)	10,488
ORIFICE COEFFICIENT	0.60
H_1 (FT)	4.50
H_2 (FT)	0.00
DRAWDOWN TIME (HR)	48
Ao (SF)	0.053
ORIFICE DIAMETER (IN)	3.13

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

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BENCHMARKS

1. MAG NAIL WITH WASHER MARKED "JPH BENCHMARK" AT BACK OF SIDEWALK +/- 65' EAST OF MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1 IN RESUBMISSION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
   ELEVATION = 926.27'
2. 3" BRASS DISK IN CONCRETE. STANDING ON WEST ROW OF CLUCK CREEK TRL., NORTH OF CYPRESS CREEK ROD. LOOKING NORTH TO RAMBLING TRAIL
   ELEVATION = 928.55

No.	REVISIONS	DATE	BY

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POND PLAN

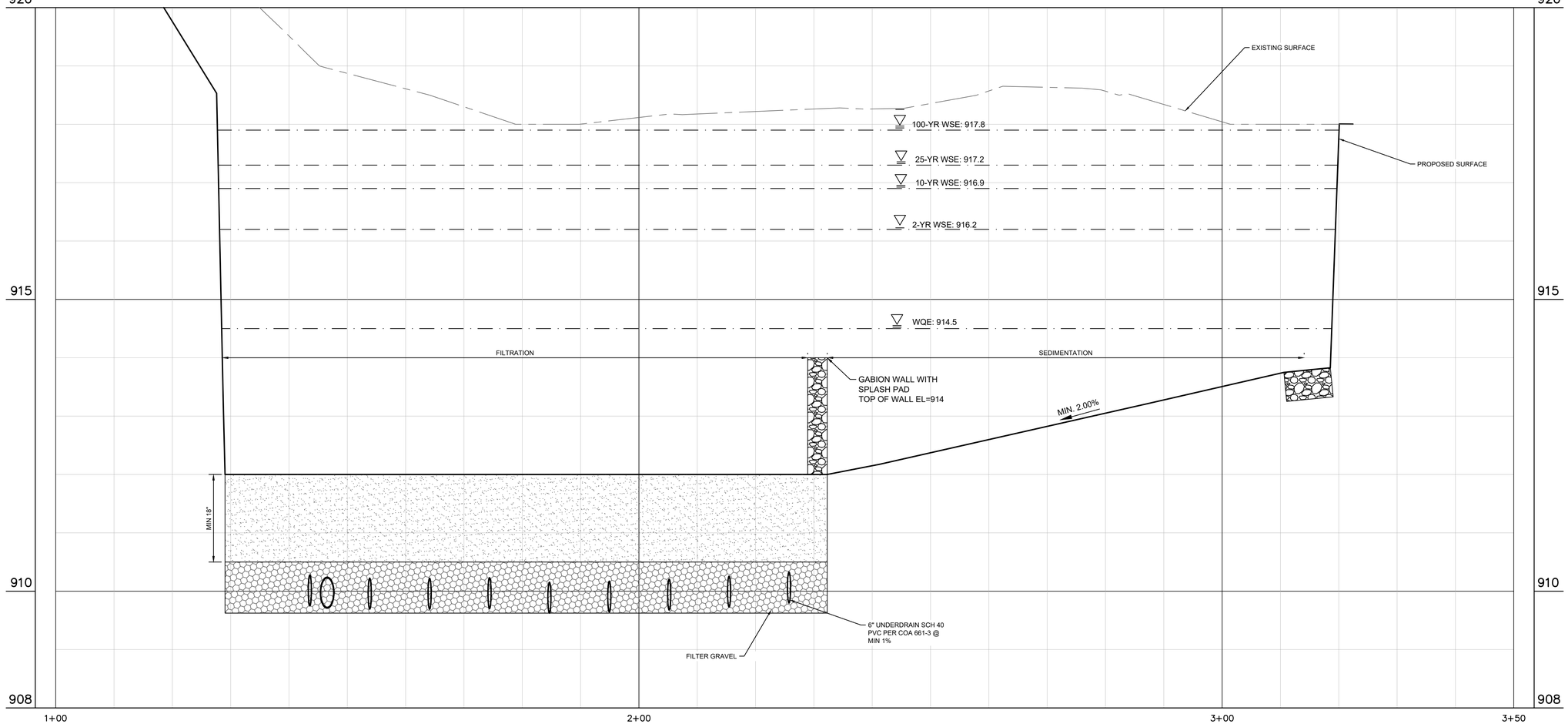
CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
25 OF 44

2024-42-SD

POND PROFILE



PROFILE SCALE

1" = 10' HORIZONTAL
1" = 1' VERTICAL

Know what's **below.**
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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

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POND PROFILE

CYPRESS CREEK
COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
26 OF 44

2024-42-SD

TCEQ CALCULATIONS

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Cypress Creek**
Date Prepared: **8/29/2024**

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 * =	**5.82**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**4.07**	acres
Total post-development impervious cover fraction * =	**0.70**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**3543**	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	**5.82**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**4.07**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.70**	
$L_{M\ THIS\ BASIN}$ =	**3543**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Sand Filter**
Removal efficiency = **89** percent

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

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

where:

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

A_C =	**5.13**	acres
A_I =	**4.00**	acres
A_P =	**1.13**	acres
L_R =	**3959**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **3482** lbs.

F = **0.88**

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 = **1.50** inches
Post Development Runoff Coefficient = **0.60**
On-site Water Quality Volume = **16668** cubic feet

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

Off-site area draining to BMP =	**0.46**	acres
Off-site Impervious cover draining to BMP =	**0.37**	acres
Impervious fraction of off-site area =	**0.80**	
Off-site Runoff Coefficient =	**0.63**	
Off-site Water Quality Volume =	**1578**	cubic feet
Storage for Sediment =	**3649**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**21895**	cubic feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = **21895** cubic feet

Minimum filter basin area = **1667** square feet

Maximum sedimentation basin area = **6667** square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area = **417** square feet **For maximum water depth of 8 feet**

POND MAINTENANCE NOTES:

DUE TO THE NATURE OF WET PONDS BEING FULL OF WATER WHEN IN OPERATION, THE NEED FOR MAINTENANCE IS NOT EASILY VISIBLE. HOWEVER, WHEN THE PONDS ARE BUILT IN STABLE UPLAND AREAS, THE NEED FOR MAINTENANCE OF THESE PONDS SHOULD BE INFREQUENT. ACCUMULATION OF SEDIMENT IN THE BASIN IS THE PRIMARY REASON THE POND WILL REQUIRE INTENSIVE MAINTENANCE. BECAUSE OF THIS, VERY CAREFUL ATTENTION SHOULD BE PAID TO ADEQUATE, WELL-MAINTAINED EROSION AND SEDIMENTATION CONTROLS IN THE CONTRIBUTING DRAINAGE AREA DURING CONSTRUCTION. THIS, IN COMBINATION WITH THE SEDIMENT FOREBAY, SHOULD PREVENT THE REQUIREMENT OF MAINTENANCE OF THE MAIN POOL SOON AFTER THE POND IS PUT ONLINE. THE FOLLOWING ARE GUIDELINES FOR POND MAINTENANCE:

DURING SITE CONSTRUCTION - THE SEDIMENT LOAD TO THE SEDIMENT FOREBAY SHALL BE CLOSELY MONITORED AFTER EVERY STORM EVENT. IF HEAVY SEDIMENT LOADS ARE DETECTED DURING AN INSPECTION, THE SOURCE SHOULD BE CORRECTED. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT FOREBAY WHEN ONE-THIRD OF THE FOREBAY VOLUME IS LOST.

UPON COMPLETION OF SITE REVEGETATION - ANY SEDIMENT BUILD-UP (GREATER THAN 5% VOLUME LOSS) SHALL BE REMOVED FROM THE FOREBAY UPON COMPLETION OF SITE REVEGETATION. THE SEDIMENT BUILD-UP IN THE MAIN POOL SHALL BE CHECKED AND IF MORE THE TEN-PERCENT OF THE VOLUME IS LOST, IT SHOULD BE CLEANED AT THAT TIME.

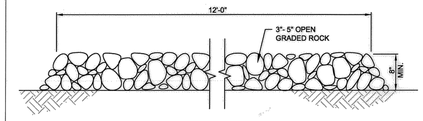
EVERY THREE MONTHS FOR THE FIRST TWO YEARS - DURING THE THREE MONTH INITIAL INSPECTION CYCLE, IF MORE THAN FIFTEEN PERCENT OF THE VOLUME OF THE FOREBAY IS LOST, IT SHALL BE CLEANED AT THAT TIME.

EVERY THREE MONTHS - TURF AREAS AROUND THE POND SHOULD BE MOWED. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY THREE MONTHS OR AS NECESSARY. CATTAILS, COTTONWOODS, AND WILLOWS CAN QUICKLY COLONIZE SHALLOW WATER AND THE EDGE OF THE POND. THESE SPECIES OR ANY AREAS OF PLANT OVERGROWTH MAY BE THINNED AT THIS TIME OR AS NEEDED.

ANNUALLY - THE BASIN SHOULD BE INSPECTED ANNUALLY FOR SIDE SLOPE EROSION AND DETERIORATION OR DAMAGE TO THE STRUCTURAL ELEMENTS. ANY DAMAGE SHALL BE REPAIRED. LARGE AREAS, WHICH HAVE DEAD OR MISSING VEGETATION, SHALL BE REPLANTED.

EVERY THREE YEARS - THE SEDIMENT BUILD-UP IN THE SEDIMENT FOREBAY SHALL BE CHECKED. THE SEDIMENT FOREBAY SHALL BE CLEANED IF MORE THAN ONE-THIRD OF THE FOREBAY VOLUME IS LOST.

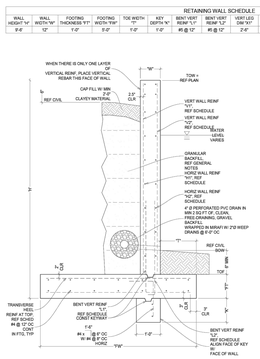
EVERY SIX YEARS - THE SEDIMENT BUILD-UP IN THE MAIN POOL SHALL BE CHECKED. SEDIMENT SHALL BE REMOVED FROM THE MAIN POOL WHEN TWENTY PERCENT OF THE MAIN POOL VOLUME IS LOST.

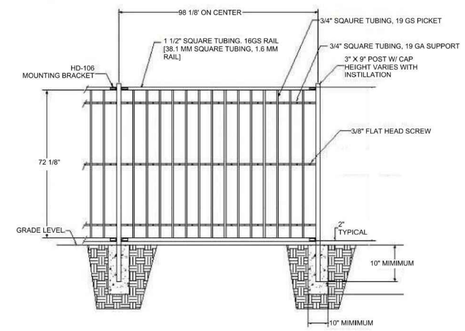


NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

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

RETAINING WALL SCHEDULE													
WALL HEIGHT "H"	WALL WIDTH "W"	FOOTING THICKNESS "FT"	FOOTING WIDTH "FW"	TOE WIDTH "T"	KEY DEPTH "K"	BENT VERT. REINF. "L1"	BENT VERT. REINF. "L2"	VERT.LEG DIM."V1"	VERT.LEG DIM."V2"	VERT WALL REINF "V1"	VERT WALL REINF "V2"	VERT WALL REINF "V3"	HORIZ WALL REINF "H1"	HORIZ WALL REINF "H2"	TRANSVERSE HEEL REINF
9'-0"	12"	12"	7'-0"	2'-0"	1'-0"	#5 @ 12"	#5 @ 12"	2'-0"	2'-0"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#4 @ 12"	#4 @ 12"	#5 @ 12"

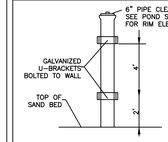




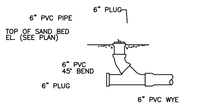
WROUGHT IRON FENCE DETAIL

NOTE: CONCRETE WALL OF THE WATER QUALITY POND SHALL BE CONSTRUCTED WITH WATER TIGHT JOINTS. SEE STRUCTURAL PLANS FOR REINFORCING, JOINTS, AND OTHERS DETAILS.

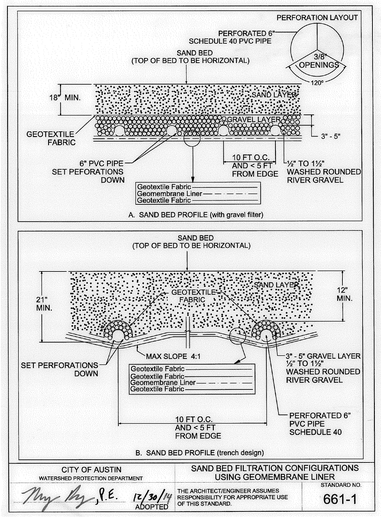
NOTE: WHERE A GEOMEMBRANE LINER IS USED IT SHALL HAVE A MINIMUM THICKNESS OF THIRTY (30) MILS HDPE. IT SHALL ALSO BE DOUBLE FUSION WELDED AT ALL SEAMS WITHIN THE LINER. EXTRUSION WELD TO BE KEPT TO A MINIMUM. ALL WELDS ARE TO BE AIR TESTED AS PER MANUFACTURERS RECOMENDATIONS. IF TEST FAILS REWELD SEAM AND TEST AGAIN. GEOTEXTILE FABRIC SHALL BE PLACED ON BOTH SIDES OF GEOMEMBRANE LINER.



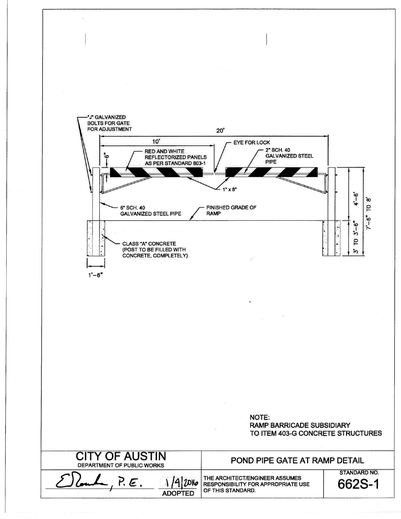
ACCESSIBLE CLEANOUT DETAIL
N.T.S.



FILTRATION POND DRAIN PIPE CLEANOUT
N.T.S.

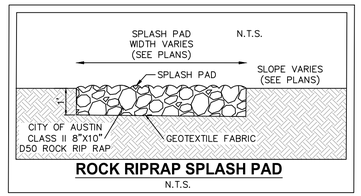


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SAND BED FILTRATION CONFIGURATIONS USING GEOMEMBRANE LINER
12/30/14 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 661-1

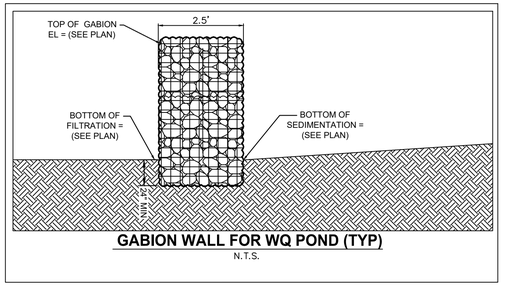


NOTE:
RAMP BARRICADE SUBSIDIARY TO ITEM 403-G CONCRETE STRUCTURES

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



ROCK RIPRAP SPLASH PAD
N.T.S.



GABION WALL FOR WQ POND (TYP)
N.T.S.

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

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BENCHMARKS

1. MAG NAIL WITH WASHER MARKED "JPH BENCHMARK" AT BACK OF SIDEWALK +/- 65' EAST OF MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1 IN RESUBMISSION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 2
   ELEVATION = 926.27
2. 3" BRASS DISK IN CONCRETE. STANDING ON WEST ROW OF CLUCK CREEK TRL., NORTH OF CYPRESS CREEK ROD. LOOKING NORTH TO RAMBLING TRAIL
   ELEVATION = 928.55

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

5/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

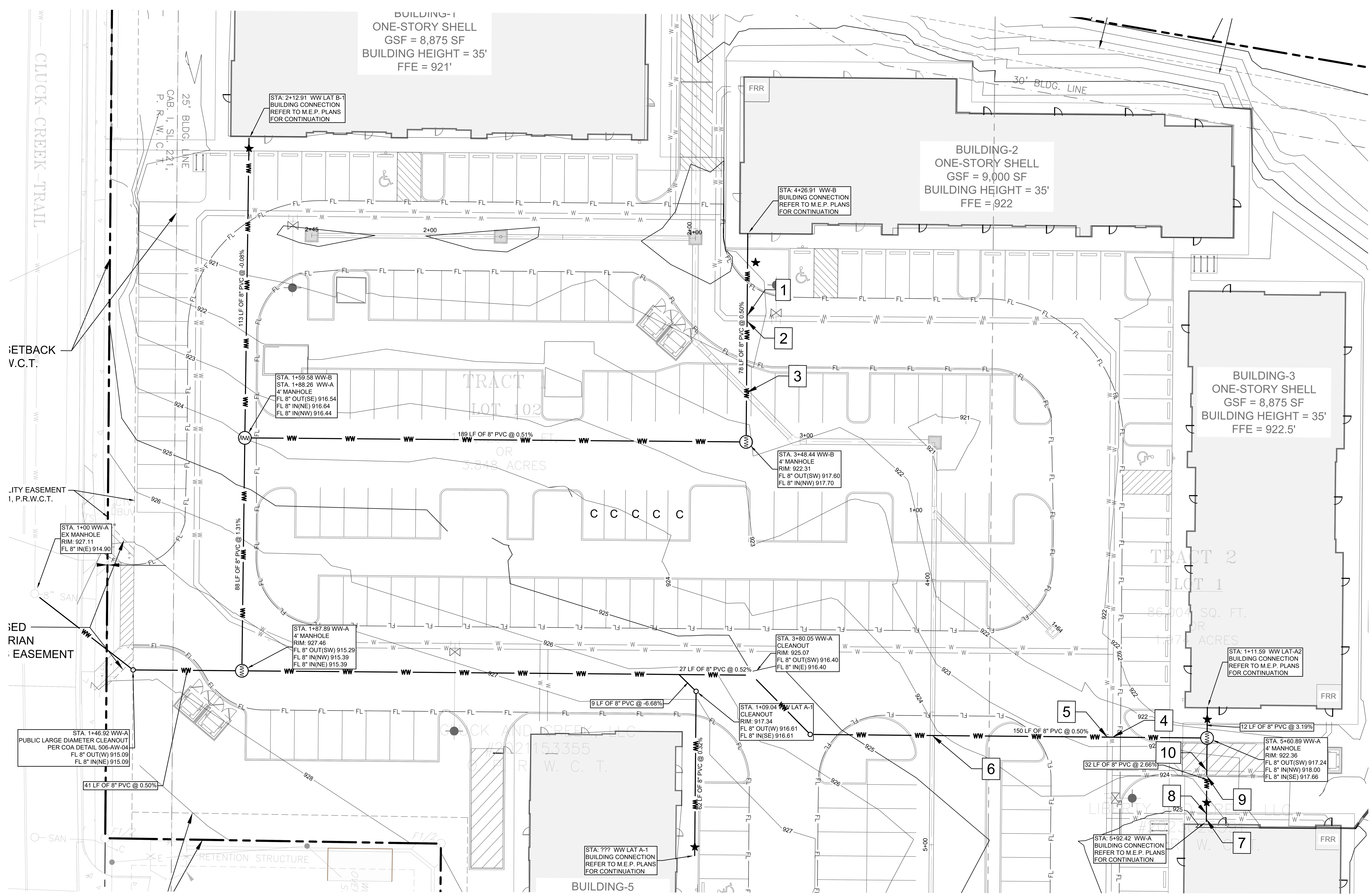
KHA PROJECT 065011800	SCALE: AS SHOWN	DESIGNED BY: IC	DRAWN BY: IC	CHECKED BY: TLJ
DATE MAY 2025				

POND DETAILS

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
27 OF 44

2024-42-SD



LEGEND

- PROPERTY LINE
- WASTEWATER LINE
- WATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- STORM DRAIN LINE
- STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- FEMA FLOODPLAIN
- CORR 1% ULTIMATE FLOODPLAIN
- PROPOSED INSPECTION PORTAL

WASTEWATER NOTES

1. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18"
2. ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
3. ALL WASTEWATER LINES ARE TO BE CONSTRUCTED OF SDR 26.
4. ALL SEGMENTS OF PIPE LOCATED IN ENCASEMENT SHALL BE FULLY RESTRAINED.
5. THE DRY UTILITY ALIGNMENTS ARE PRELIMINARY. TO HAVE PRELIMINARY STATUS REMOVED FROM PDS PERMIT, THE PERMIT MUST BE REVISED ONCE DRY ALIGNMENTS ARE APPROVED BY THE FRANCHISED UTILITY. THEN INSTALLATION OF DRY UTILITIES MAY COMMENCE.
6. LUE CALCULATIONS FOR THIS DEVELOPMENT WERE CALCULATED UTILIZING LUE CONVERSIONS PROVIDED BY CITY OF AUSTIN UTILITY DEVELOPMENT SERVICES DIVISION (1660 SF OF RETAIL/LUE). THIS PROJECT PROPOSES 28 LUES.

WASTEWATER/WATER CROSSING NOTE

1. ALL WASTEWATER PIPE CROSSING WATER LINES SHALL BE ENCASED IN HDPE DR-17 (DIPS) IN ACCORDANCE WITH TAC 290.44[e][4][B][ii][II].

UTILITY CROSSING TABLE

CROSSING NUMBER	TYPE OF HIGHER PIPE	INVERT ELEVATION	TYPE OF LOWER PIPE	CROWN ELEVATION	VERTICAL SEPARATION (FT)
1	WASTEWATER	917.93	WATER	915.52	2.41
2	WASTEWATER	917.93	WATER	915.69	2.24
3	WASTEWATER	917.78	STORM	916.80	0.97
4	WASTEWATER	917.37	WATER	915.69	1.69
5	WASTEWATER	917.37	WATER	915.86	1.51
6	STORM	919.06	WASTEWATER	917.71	1.35
7	WASTEWATER	918.46	WATER	915.69	2.77
8	WASTEWATER	918.46	WATER	915.52	2.94
9	WASTEWATER	917.77	WATER	915.52	2.25
10	WASTEWATER	917.77	WATER	915.69	2.08

811
Know what's **below.**
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TBPE Firm No. 928

STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED PROFESSIONAL ENGINEER
5/19/25

KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

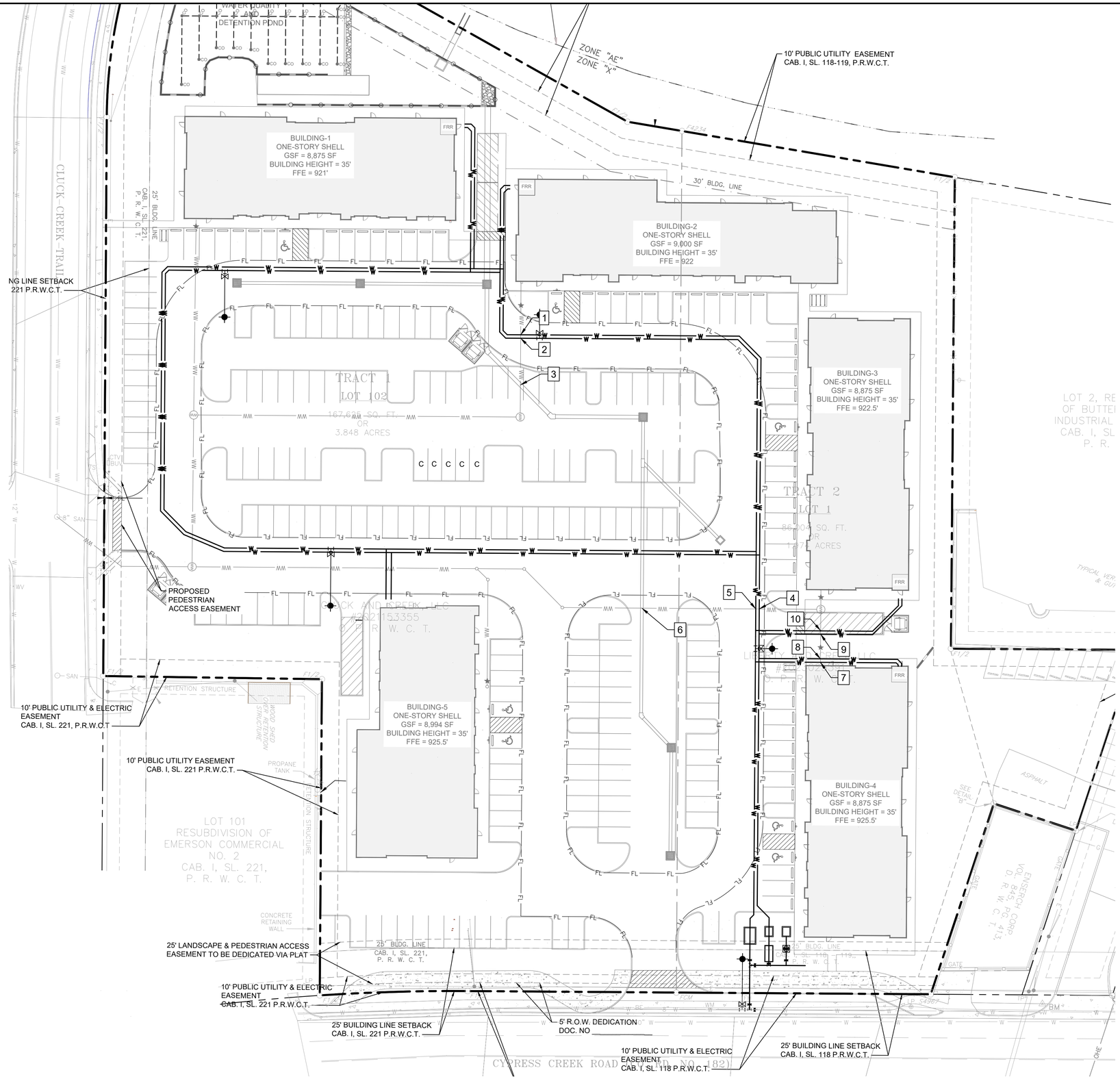
WASTEWATER PLAN

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

2024-42-SD



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- WASTEWATER LINE
- WATER LINE
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9. CONTRACTOR IS REQUIRED TO USE A CERTIFIED ASBESTOS CEMENT REMOVAL CONTRACTOR AND CONDUCT AIR MONITORING BY A STATE CERTIFIED INSPECTOR. THESE ENVIRONMENTAL MITIGATION STEPS WILL BE TAKEN TO ENSURE THE SAFETY OF WORKERS AND CUSTOMERS DURING THE REMOVAL.
10. REMOVE ASBESTOS CEMENT PIPE SECTION TO NEAREST JOINT/BELL IN BOTH DIRECTIONS. LOCATE AND REMOVE BELLS AT BOTH OF YOUR CONNECTION POINTS TO THE EXISTING ASBESTOS CEMENT WATER LINE, AND SAW CUT 1' BACK ON BELL END SIDE OF THE ASBESTOS CEMENT PIPE. CONNECT THE AC PIPE TO PVC WITH 8" MACRO HP TWO BOLT EXTEND RANGE COUPLING.

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TBPE Firm No. 928

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

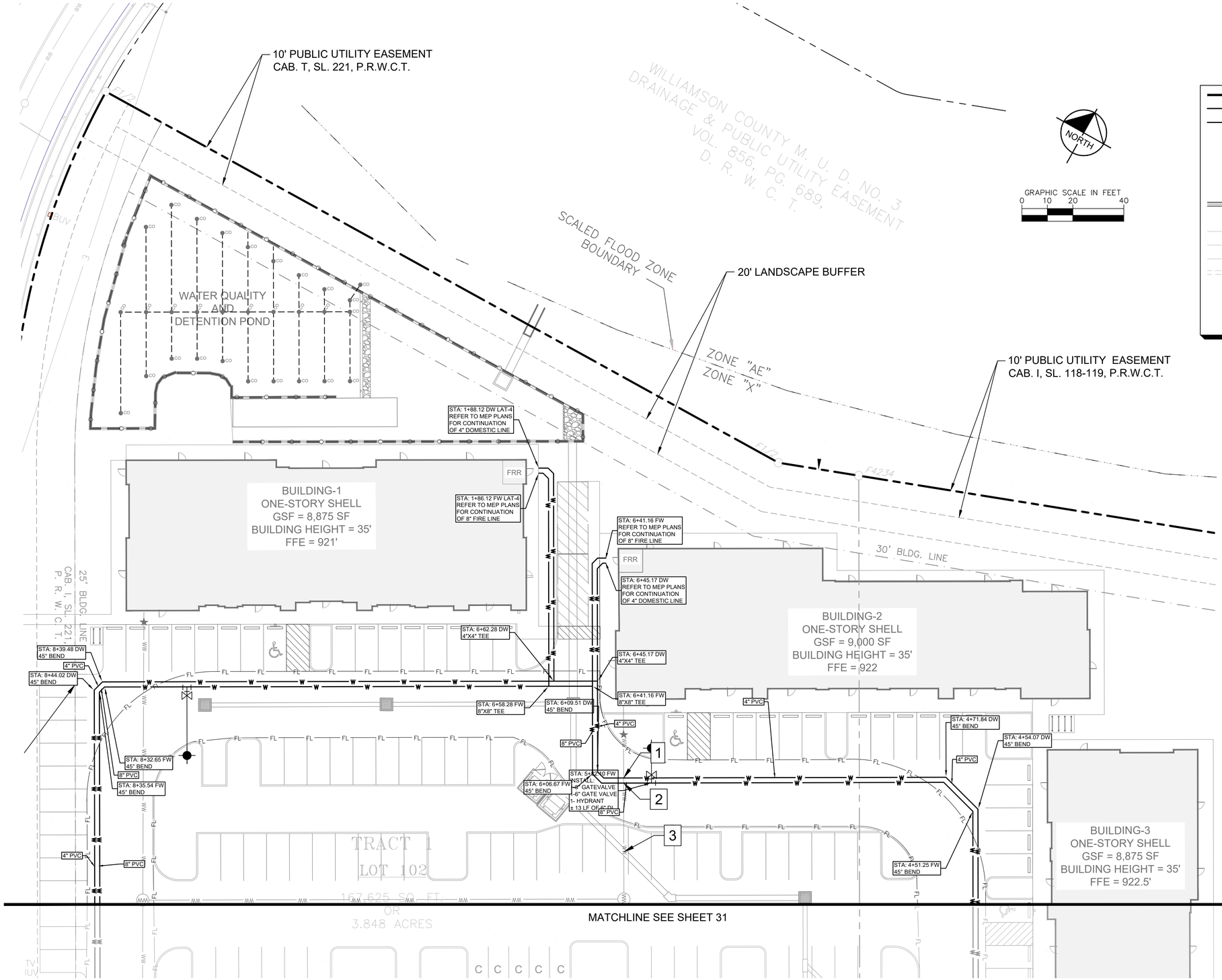
KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

OVERALL WATER PLAN

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
29 OF 44

2024-42-SD



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WATER NOTES

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KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
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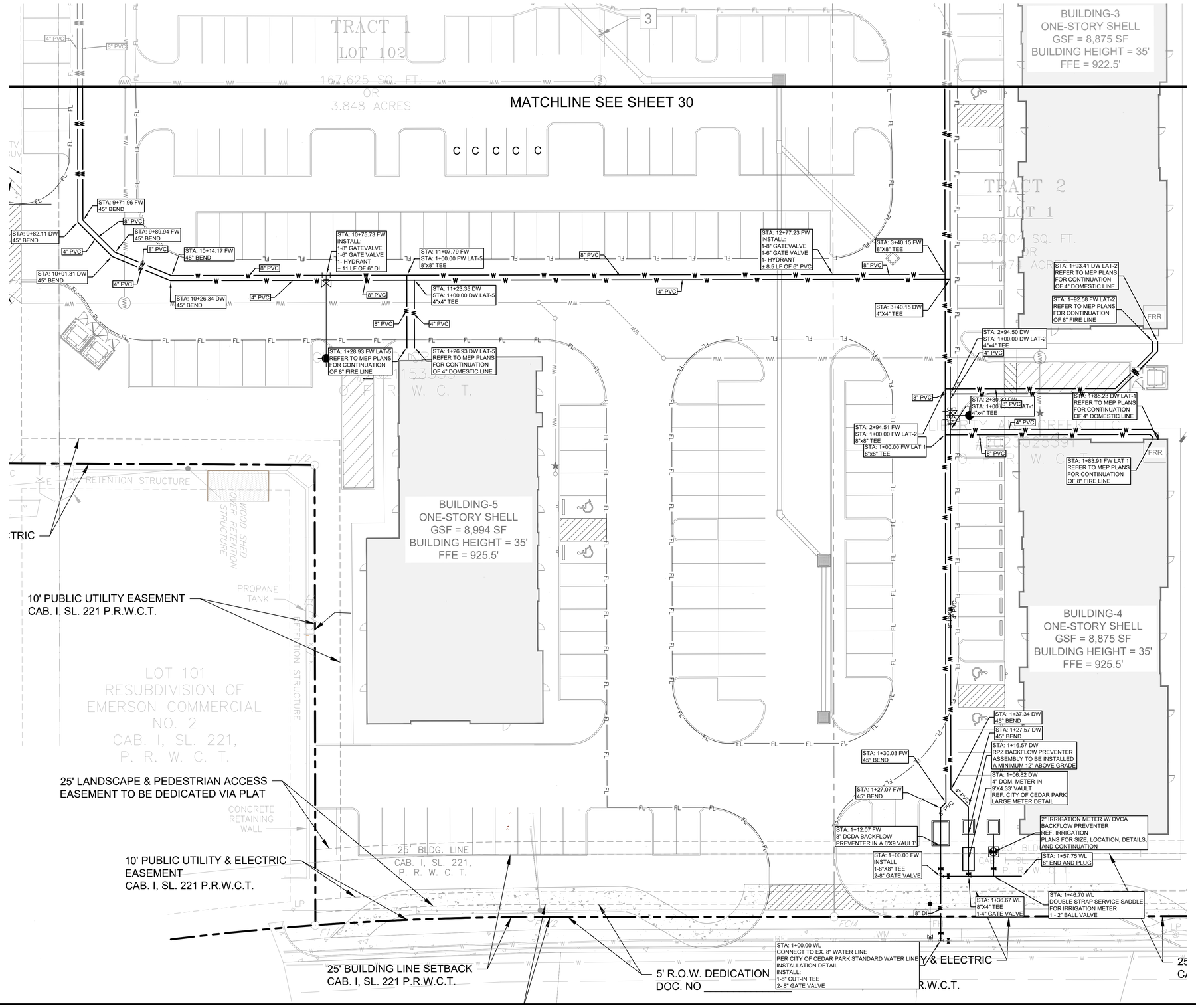
WATER PLAN (1 OF 2)

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
30 OF 44

2024-42-SD



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7. THE DRY UTILITY ALIGNMENTS ARE PRELIMINARY. TO HAVE PRELIMINARY STATUS REMOVED FROM PDS PERMIT, THE PERMIT MUST BE REVISED ONCE DRY ALIGNMENTS ARE APPROVED BY THE FRANCHISE UTILITY. THEN, INSTALLATION OF DRY UTILITIES MAY COMMENCE.
8. LUE CALCULATIONS FOR THIS DEVELOPMENT WERE CALCULATED UTILIZING LUE CONVERSIONS PROVIDED BY CITY OF AUSTIN UTILITY DEVELOPMENT SERVICES DIVISION (1660 SF OF RETAIL/LUE). THIS PROJECT PROPOSES 28 LUES.
9. CONTRACTOR IS REQUIRED TO USE A CERTIFIED ASBESTOS CEMENT REMOVAL CONTRACTOR AND CONDUCT AIR MONITORING BY A STATE CERTIFIED INSPECTOR. THESE ENVIRONMENTAL MITIGATION STEPS WILL BE TAKEN TO ENSURE THE SAFETY OF WORKERS AND CUSTOMERS DURING THE REMOVAL.
10. REMOVE ASBESTOS CEMENT PIPE SECTION TO NEAREST JOINT/BELL IN BOTH DIRECTIONS. LOCATE AND REMOVE BELLS AT BOTH OF YOUR CONNECTION POINTS TO THE EXISTING ASBESTOS CEMENT WATER LINE, AND SAW CUT 1' BACK ON BELL END SIDE OF THE ASBESTOS CEMENT PIPE. CONNECT THE AC PIPE TO PVC WITH 8" MACRO HP TWO BOLT EXTEND RANGE COUPLING.

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

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

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

5/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 065011800		
DATE MAY 2025		
SCALE: AS SHOWN	DESIGNED BY:	IC
	DRAWN BY:	IC
	CHECKED BY:	TLJ

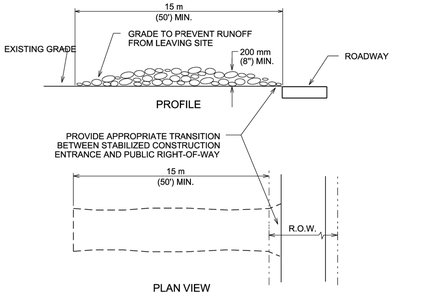
WATER PLAN (2 OF 2)

CYPRESS CREEK COMMERCIAL

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

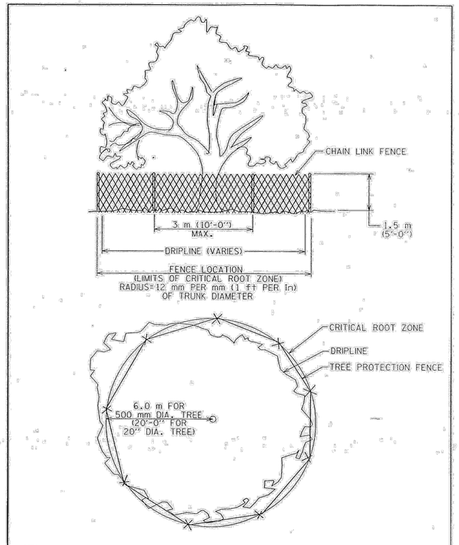
SHEET NUMBER
31 OF 44

2024-42-SD

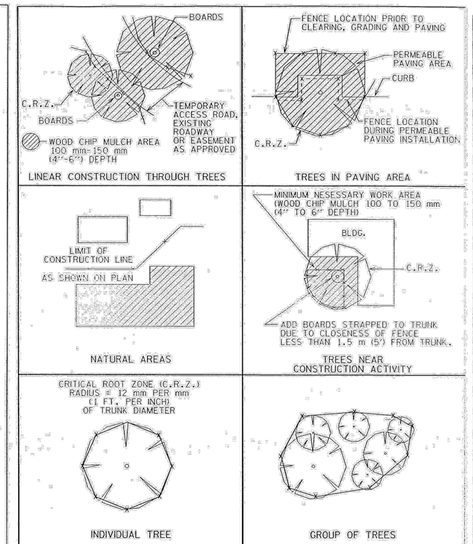


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

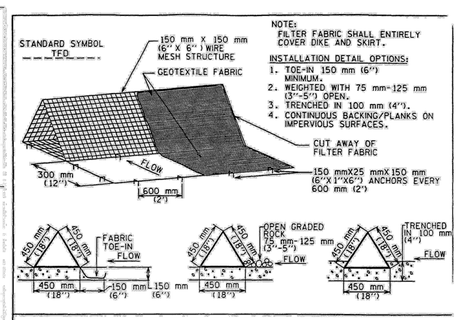
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY	5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



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

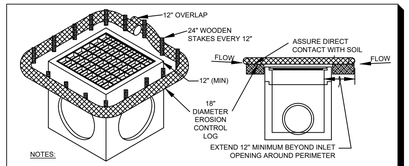


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TREE PROTECTION FENCE LOCATIONS	
ADOPTED	11/15/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

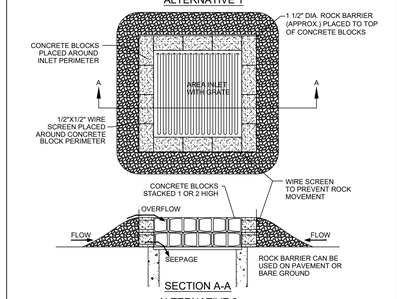


GENERAL NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (⅜") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETLY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TRIANGULAR SEDIMENT FILTER DIKE	
ADOPTED	3.27.00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



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



GRATED STORM DRAIN INLET PROTECTION
N.T.S.

TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

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

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

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

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

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

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

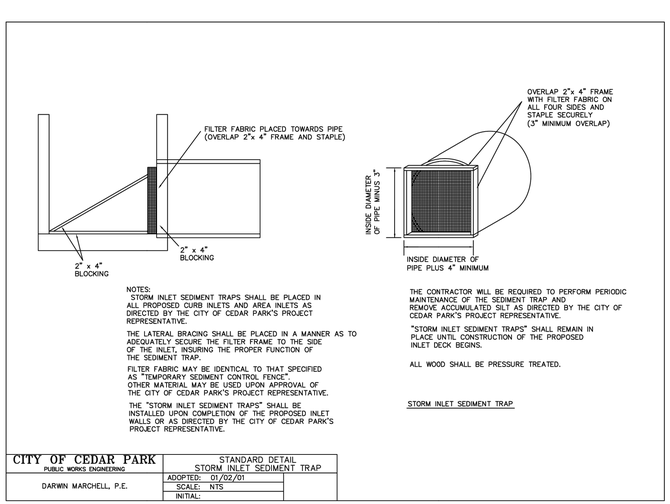
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

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

STANDARD SYMBOL SF L=

REV. DATE: 09/13/01

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



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

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

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

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

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

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

ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP

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

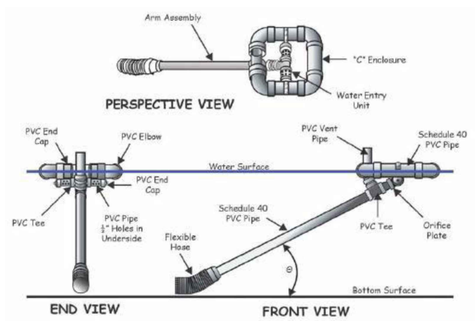
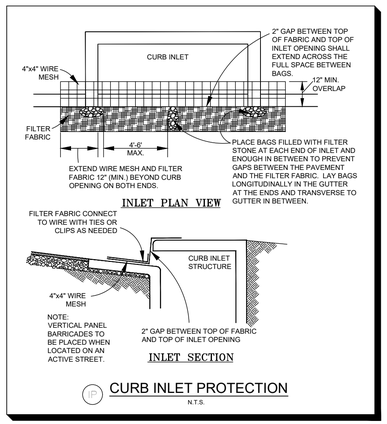


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.



CURB INLET PROTECTION
N.T.S.

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

6/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

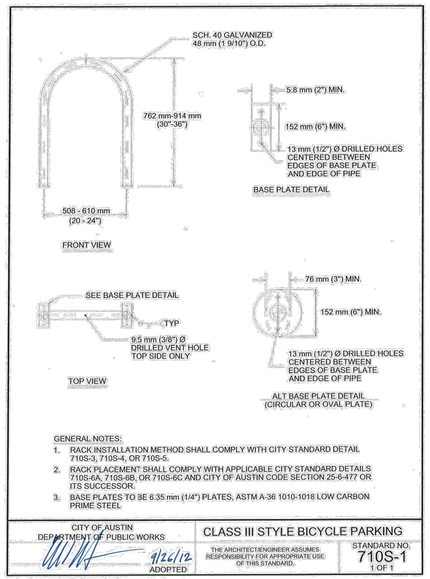
KHA PROJECT 065011800			
DATE MAY 2025			
SCALE: AS SHOWN	DESIGNED BY:	IC	
	DRAWN BY:	IC	
	CHECKED BY:	TLJ	

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

EROSION CONTROL DETAILS

SHEET NUMBER
32 OF 44

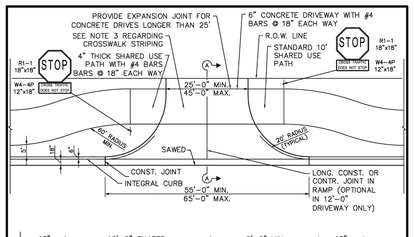
2024-42-SD



GENERAL NOTES:

1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	STANDARD NO.
9/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	710S-1 1 OF 1

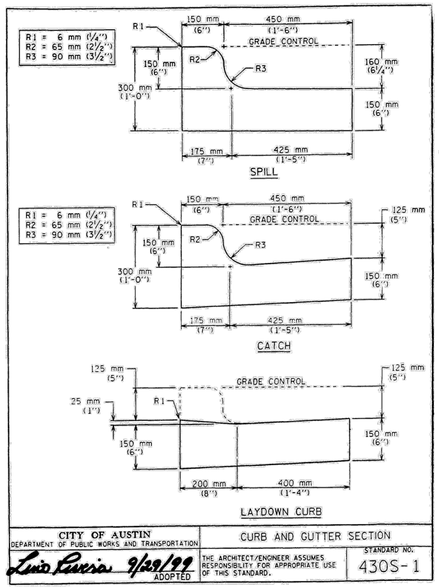


SECTION A-A

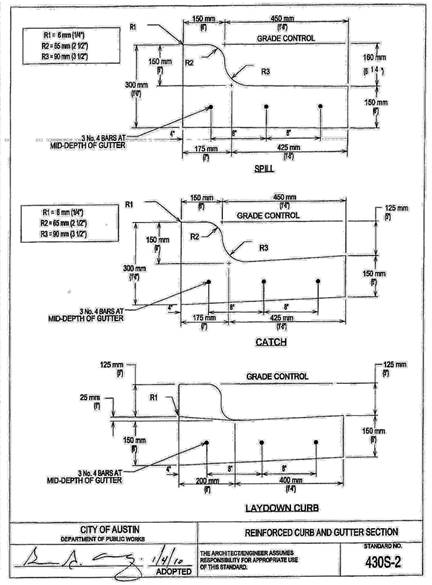
NOTES:

1. SHARED USE PATH SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH (EXISTING SIDEWALK/SHARED USE PATH, IF ANY, SHALL BE REMOVED AND REPLACED).
2. MAX GRADE BREAK TO BE 8% FROM THE ROAD TO THE DRIVEWAY.
3. PROVIDE CONTINENTAL CROSSWALK STRIPING IN ACCORDANCE WITH STANDARD DETAILS RD-01.

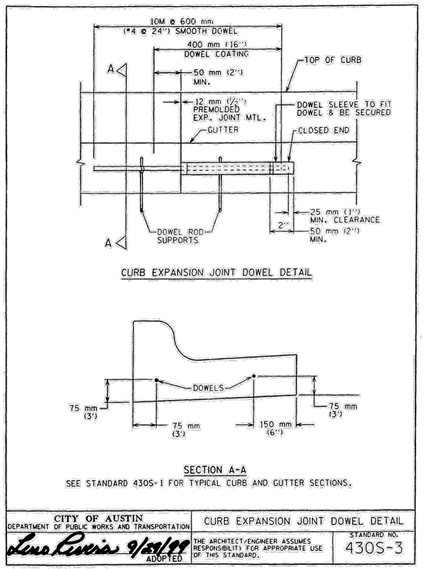
CEDAR PARK Construction Standards	STANDARD TYPE II COMMERCIAL DRIVEWAY	REVISED MAY 2023
		RD-03



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	STANDARD NO.
9/29/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	STANDARD NO.
11/1/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-2

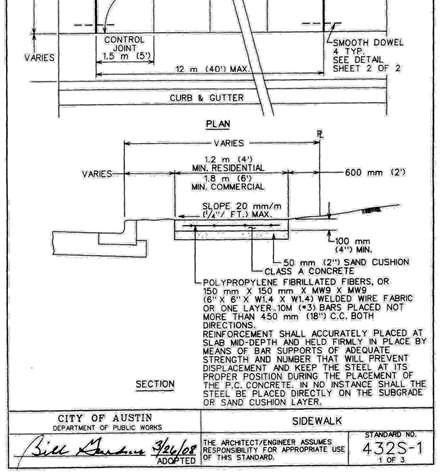


CURB EXPANSION JOINT DOWEL DETAIL

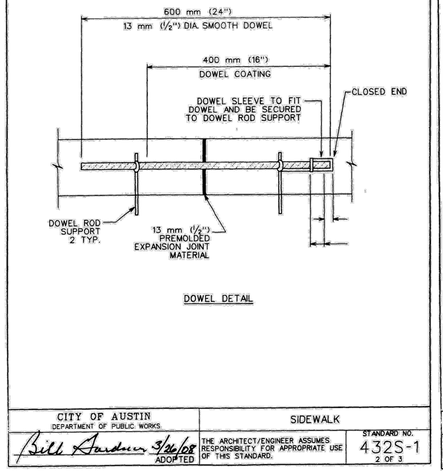
SECTION A-A

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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB EXPANSION JOINT DOWEL DETAIL	STANDARD NO.
9/29/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-3

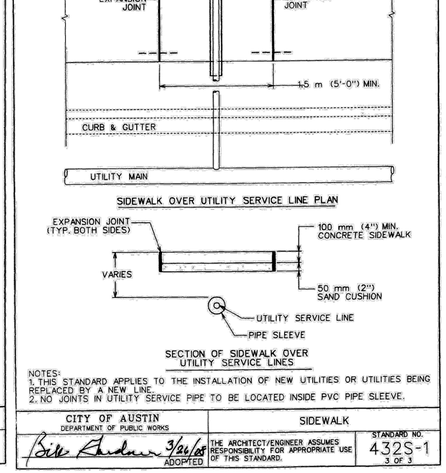


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO.
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	432S-1 1 OF 3



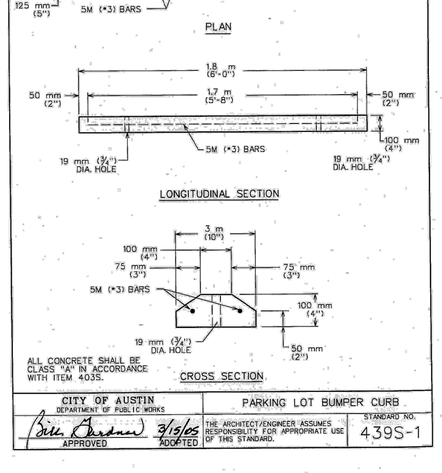
DOWEL DETAIL

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



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

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



ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	STANDARD NO.
3/15/05 APPROVED ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	439S-1

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

5/19/25
STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

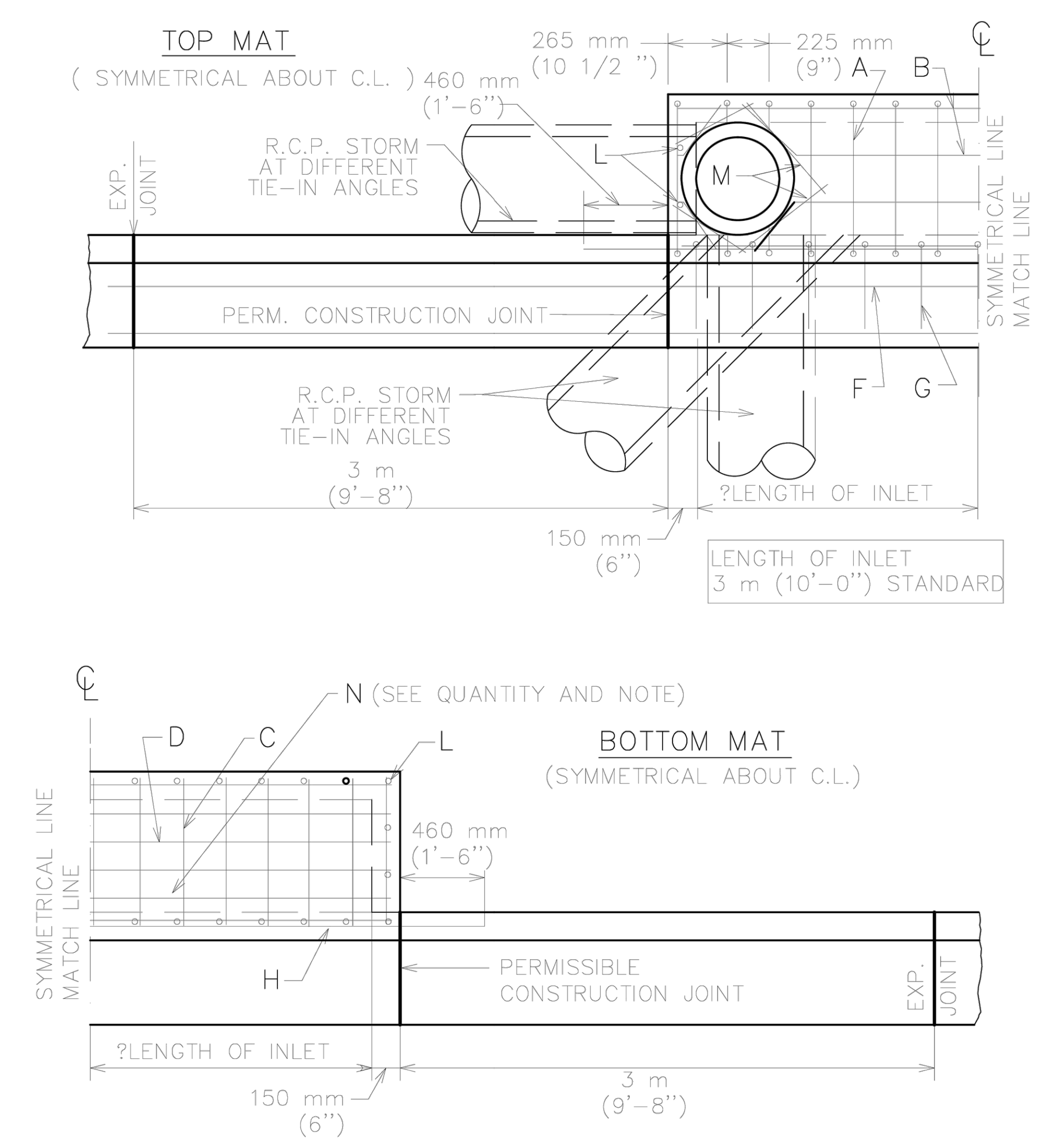
KHA PROJECT 065011800	DATE MAY 2025	SCALE: AS SHOWN	DESIGNED BY: IC	DRAWN BY: IC	CHECKED BY: TLJ

SITE DETAILS

CYPRESS CREEK
COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
33 OF 44

2024-42-SD



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

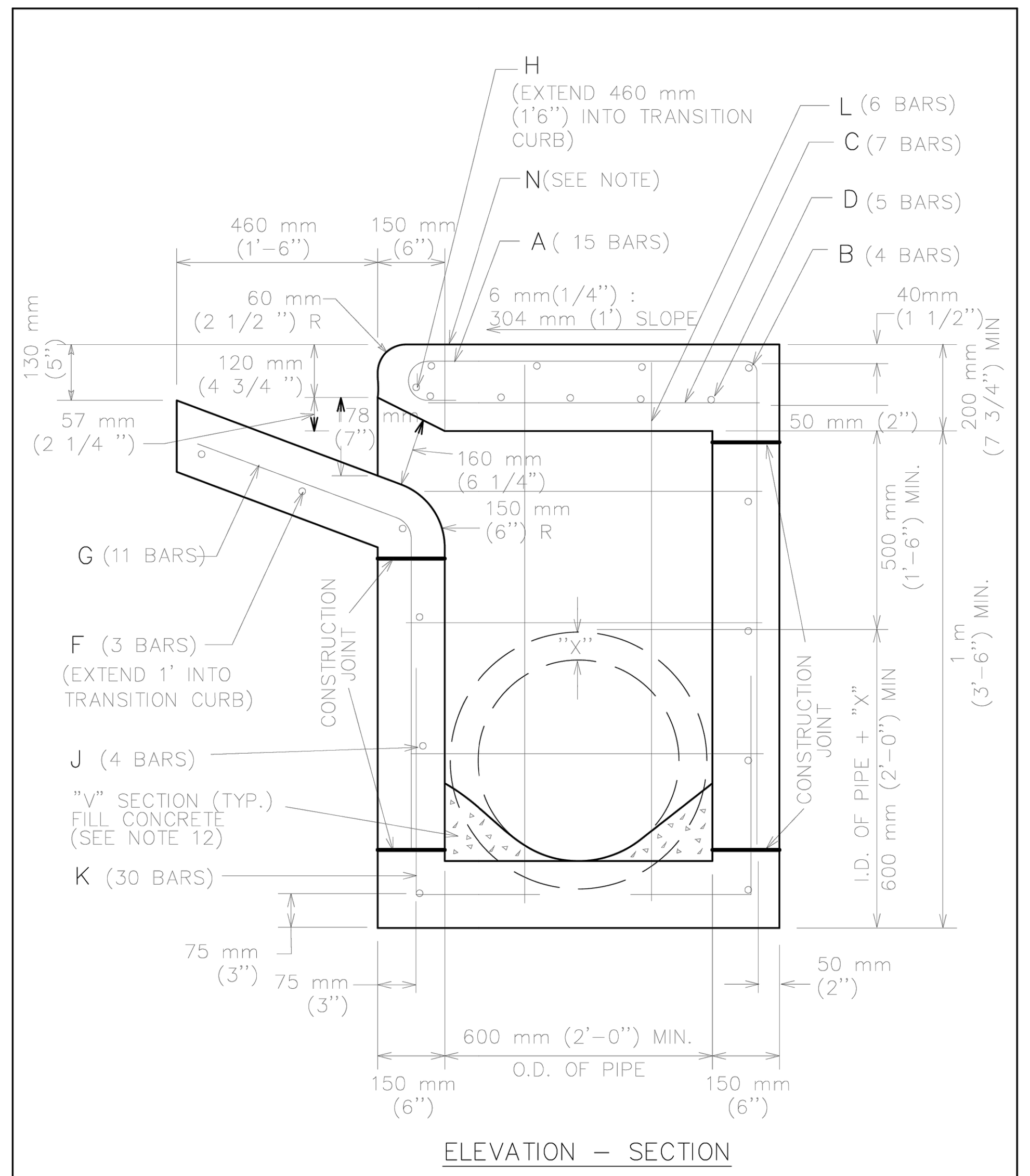
CITY OF CEDAR PARK
DEPARTMENT OF PUBLIC WORKS

TYPICAL DETAILS FOR CURB INLET

12/03/09 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1 OF 4



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

CITY OF CEDAR PARK
DEPARTMENT OF PUBLIC WORKS

TYPICAL DETAILS FOR CURB INLET

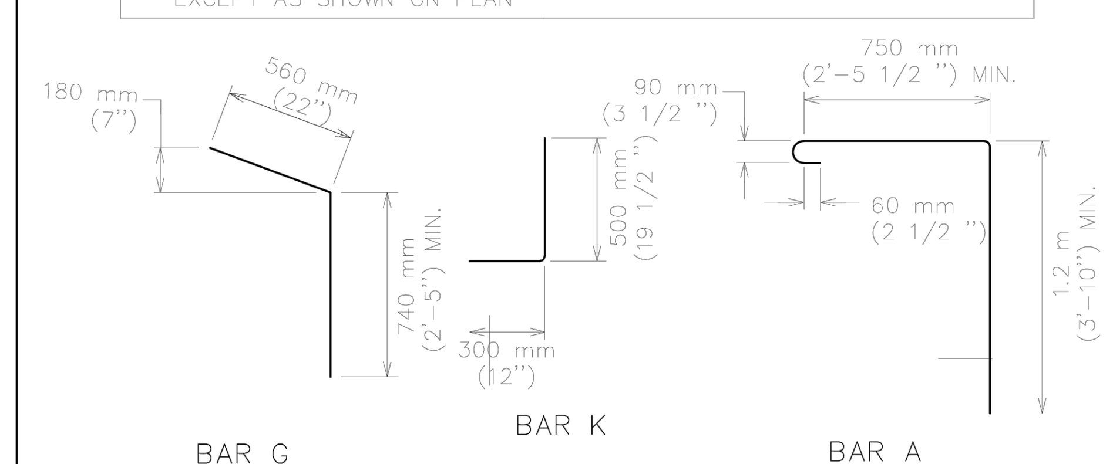
12/03/09 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 2 OF 4

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

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



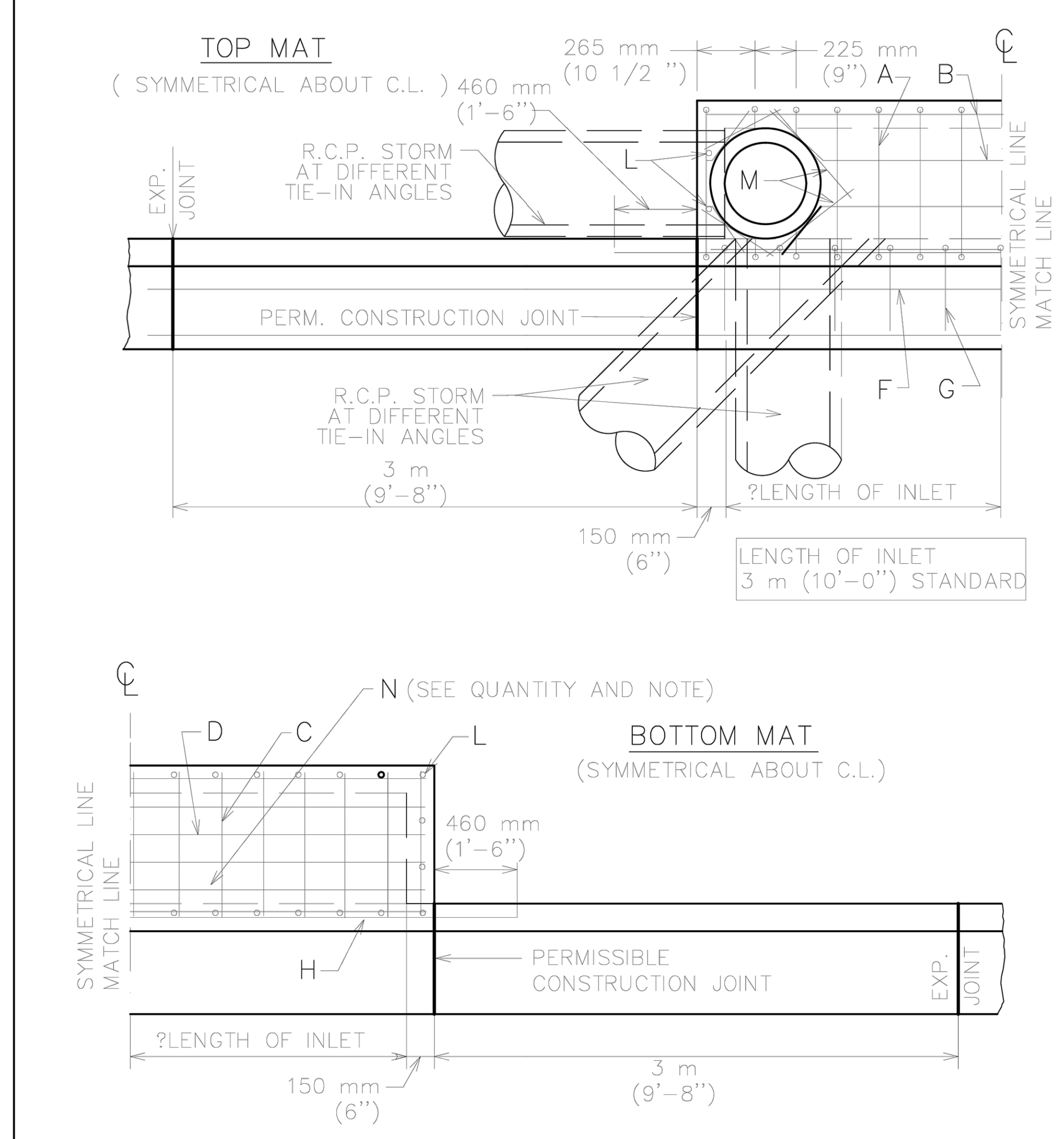
CITY OF CEDAR PARK
DEPARTMENT OF PUBLIC WORKS

TYPICAL DETAILS FOR CURB INLET

12/03/09 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 3 OF 4



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

CITY OF CEDAR PARK
DEPARTMENT OF PUBLIC WORKS

TYPICAL DETAILS FOR CURB INLET

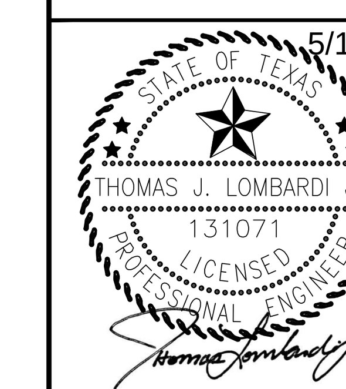
12/03/09 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 1 OF 4

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928



5/19/25

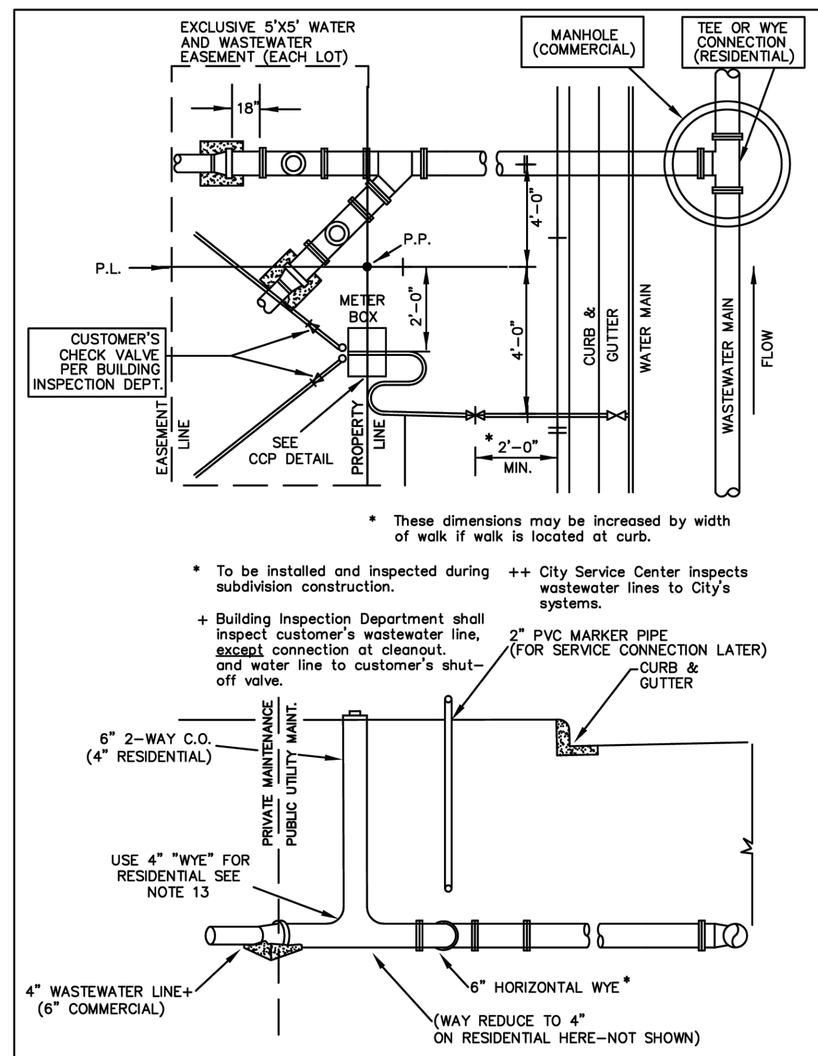
KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

STORM DRAIN DETAILS

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
34 OF 44

2024-42-SD



CITY OF CEDAR PARK	STANDARD CONNECTION DETAIL FOR WASTE WATER SERVICE
ENGINEERING DEPARTMENT	ADOPTED: 9-18-2020 / SCALE: NTS / INITIAL: TD

1. UTILITY CONTRACTOR LEAVE ONE 6" HORIZONTAL WYE AS SHOWN FOR DOUBLE SERVICE CONNECTION – OPENINGS PLUGGED. FOR DOUBLE SERVICE AND NEW INSTALLS OF METER BOX, WATER PIPE, FITTINGS AND VALVE TO INLET SIDE OF METER(S) IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DETAIL SHEET. INSTALLATION TO BE COMPLETED DURING SUBDIVISION CONSTRUCTION – INSPECTION BY WATER AND WASTEWATER CONSTRUCTION INSPECTION PERSONNEL.

2. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEMS UNTIL METER IS INSTALLED AND WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIALS. CUSTOMER HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND VERTICAL WYE REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS

3. CITY OF CEDAR PARK ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO THE CITY'S WATER AND WASTEWATER SYSTEMS FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE METER BOX AND AT THE WASTEWATER CONNECTION TO THE HORIZONTAL WYE.

4. ALL WASTEWATER SERVICE LATERALS SHALL SLOPE 1 PERCENT (1/8 INCH PER FOOT) MINIMUM TO MAIN.

5. PIPE IN STREET RIGHT-OF-WAY AND IN EASEMENT AREAS SHALL BE BEDDED WITH MATERIALS REQUIRED BY CITY OF AUSTIN SPECIFICATIONS; AND TO HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES. THE ENGINEERING DEPARTMENT MUST SPECIFICALLY APPROVE ANY EXCEPTION.

6. CUSTOMER TO PROVIDE CLEANOUT WITHIN 5' P.U.E.

7. CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR UNLESS DIRECTED OTHERWISE BY THE CITY UTILITY INSPECTOR.

8. FOR COMMERCIAL SITES, COORDINATE ALL W/WW TAPS WITH THE UTILITY INSPECTOR. 512-401-5550.

9. DO NOT USE DOUBLE WYE OR 4"X6"X4" WYE. SINGLE SERVICES SHALL NOT HAVE ANY WYE INSTALLED.

10. ALL WW FITTINGS UPSTREAM OF THE SERVICE LATERAL FROM THIS POINT TO BE SOLVENT WELD. DO NOT USE GASKET-TYPE OR PUSH ON FITTINGS FOR SERVICE LATERALS.

11. GENERAL CONTRACTOR/HOME OR COMMERCIAL BUILDER/PLUMBER SHALL INSTALL AND MAINTAIN A PLUG ON THE CITY SIDE OF THE SERVICE LATERAL AT ALL TIMES UNTIL FINISHED DEVELOPMENT IS APPROVED AND CONNECTED TO THE WASTE WATER SYSTEM.

12. INSTALL A 6-INCH INSPECTION PORTAL AT EACH SERVICE CONNECTION FOR EACH NON-RESIDENTIAL BUILDING AT LEAST FIVE FEET OFF THE BUILDING. CLEAN OUT REQUIRED AT PROPERTY LINE OF NON-RESIDENTIAL DEVELOPMENT SHALL MEET INSPECTION PORT CRITERIA. DEPICT THE INSPECTION PORTAL AS A SINGLE "STAR" SYMBOL ON THE WASTEWATER LINE, LABEL AS AN "INSPECTION PORTAL". THE INSPECTION PORTAL SHALL NOT BE INSTALLED AT A CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT OF THE SEWER LINE AND NOT ON THE EDGE OF A CURB, SIDEWALK OR OTHER HARDSCAPE. AN INSPECTION PORTAL LOCATED IN A TRAFFIC AREA WILL NEED TO HAVE AN APPROPRIATE TRAFFIC BEARING CAST IRON LID COVERING THE "PVC" THREADED CAP. AN "INSPECTION PORTAL" IS A SINGLE RISER WITH A "TWO-WAY" CLEANOUT AT THE BOTTOM, NOT A DOUBLE CLEANOUT WHICH HAS TWO RISERS.

13. RESIDENTIAL TO USE 4"(MIN) VERTICAL WYE FITTING FACING THE MAIN IN PLACE OF THE 6" 2-WAY CO REQUIRED BY THE IPT PROGRAM AND COMMERCIAL CODE. (NON RESIDENTIAL APPLICATION SHOWN IN SKETCH.)

14. CONNECTIONS CLASSIFIED AS "HEALTH HAZARD" BY INDUSTRIAL PRETREATMENT PROGRAM SHALL HAVE REDUCED PRESSURE ZONE ASSEMBLY (RPZ) AS REQUIRED BY 30 TAC 290.47(f) REF TO 18.09.

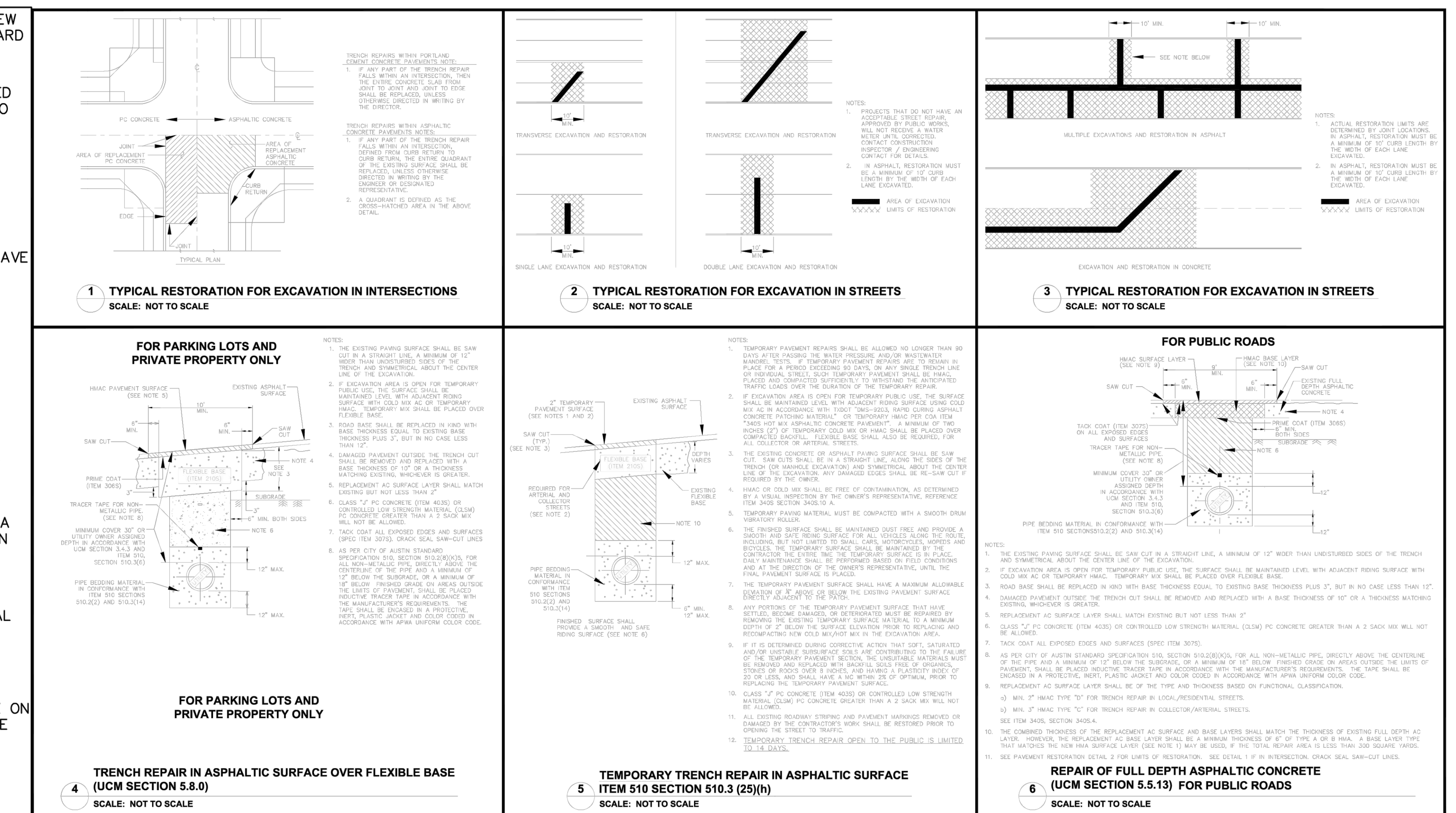
15. SITE THAT UTILIZES AN AUXILIARY WATER SOURCE (WELL, RAINWATER HARVESTER, ETC.) ARE CLASSIFIED AS HIGH HAZARD AND SHALL INSTALL AN RPZ ON ALL WATER SERVICES TO THE SITE (DOMESTIC AND IRRIGATION). WELLS SHALL BE PLUGGED IN ACCORDANCE WITH 16 TAC SECTION 17.104 AND LISTED IN THE STATE WELL DATABASE.

16. COMMERCIAL DEVELOPMENT REQUIRING A GRINDER PUMP SHALL LOCATE THE GRINDER PUMP INSIDE THE BUILDING.

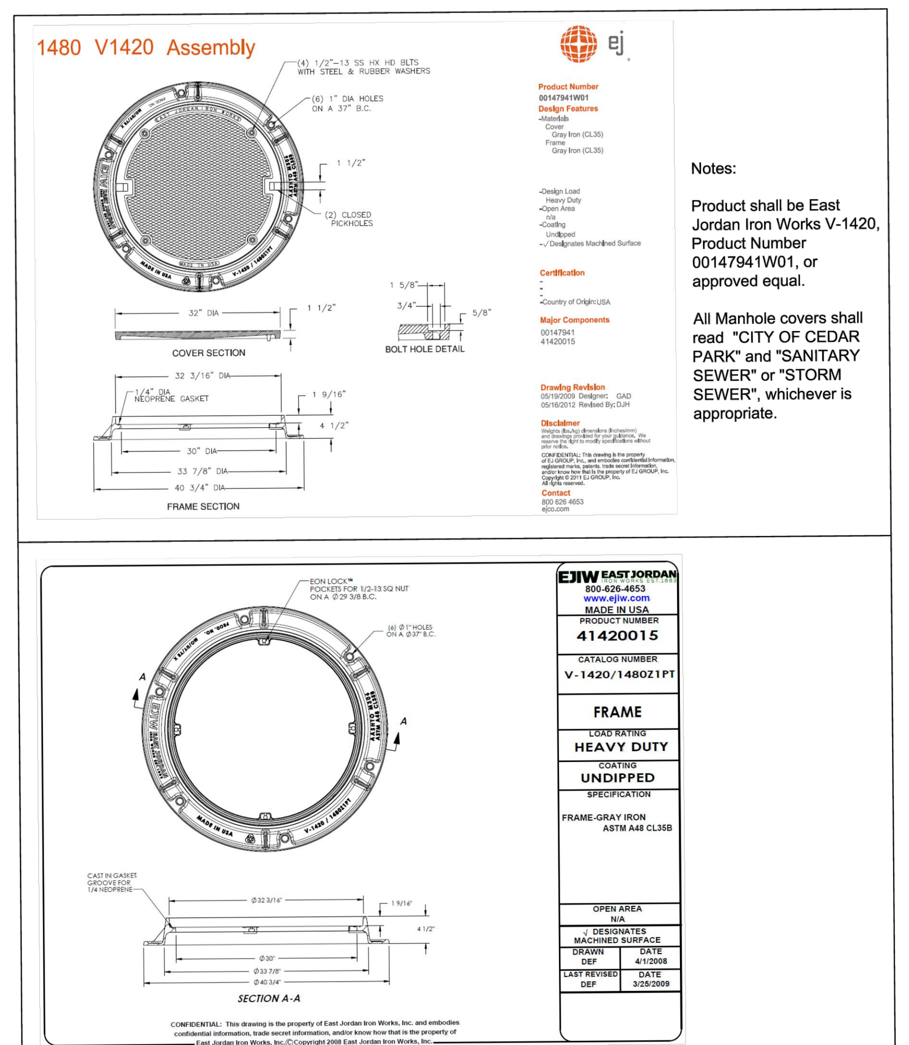
17. ALL PIPE DOWNSTREAM OF THE C.O. NEAR THE R-O-W, IS CITY-MAINTAINED. CONTACT CITY FOR PUBLIC UTILITY ISSUE AT 512-401-5550

18. NO METER, CLEAN-OUT, VALVE, VAULT, OR UTILITY APPURTENANCE, MAY BE UNDER OR WITHIN A DRIVEWAY, SIDEWALK, OR IMPERVIOUS HARDSCAPE.

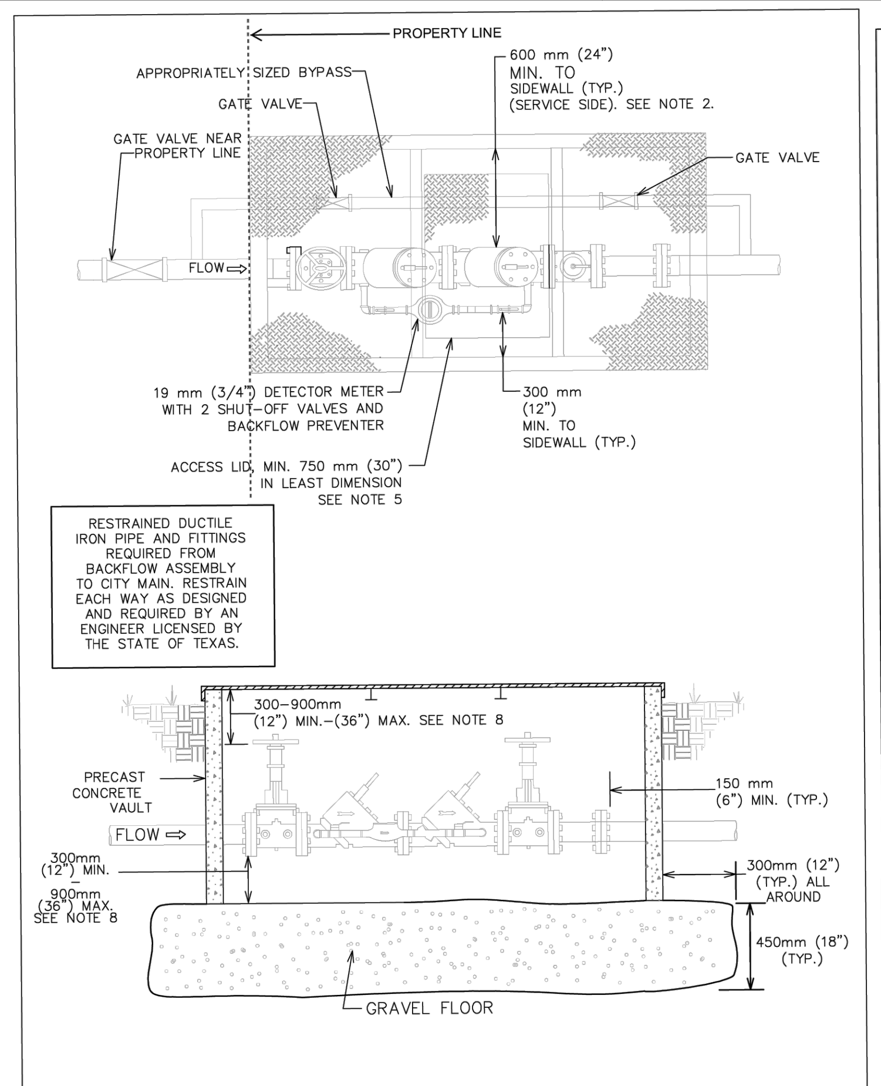
19. NO SIGNS SHALL BE PERMITTED IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY.



CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	TEMPORARY AND FINAL REPAIR OF STREETS AND PUBLIC TRAFFIC AREAS SHEET 1 OF 1



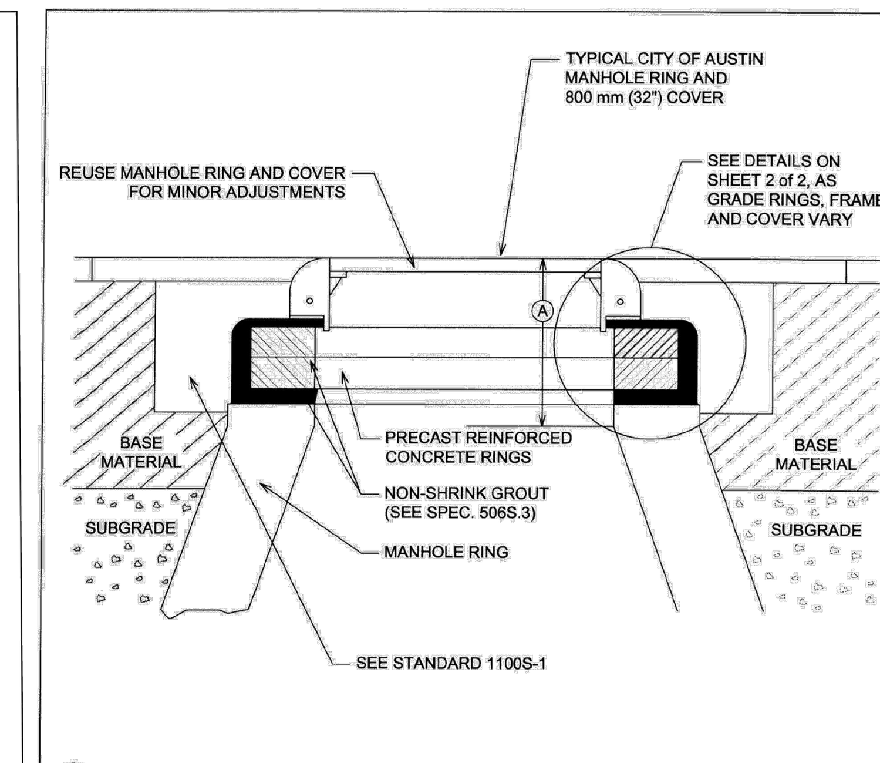
CITY OF CEDAR PARK ENGINEERING DEPARTMENT	MANHOLE RING AND COVER OUTSIDE OF PAVED AREAS	
DARWIN MARCHELL 09/02/16	ADOPTED: 09/02/2016	1 OF 1
APPROVED DATE	SCALE: N.T.S. / INITIAL:	



CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: TBD / SCALE: NTS / INITIAL: TD

NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
14. Detector water meter shall be a Sensus SR II 3/4" meter with AMI radio read capability. The City of Cedar Park will provide this meter.

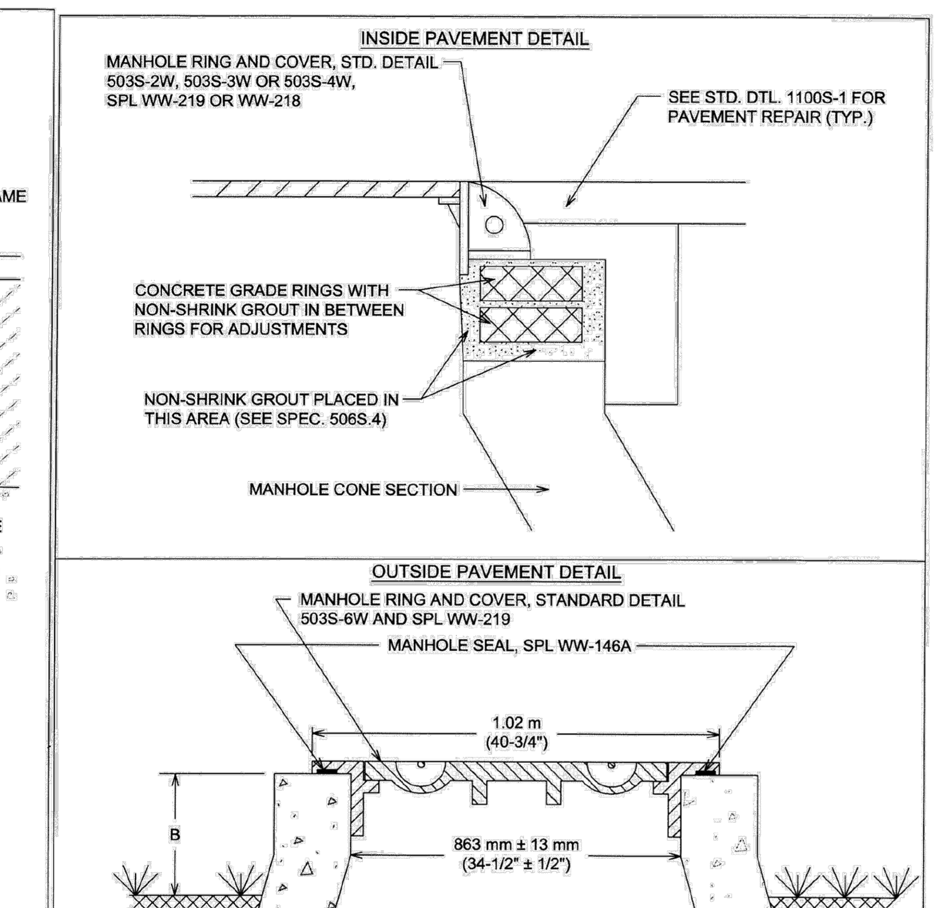
CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: TBD / SCALE: NTS / INITIAL: TD



(A) VERTICAL FACE = ALLOWABLE THROAT OR CHIMNEY HEIGHT
= NEW CONSTRUCTION = 525mm = (21") Max.
= EXISTING CONSTRUCTION = 675mm (27") Max.

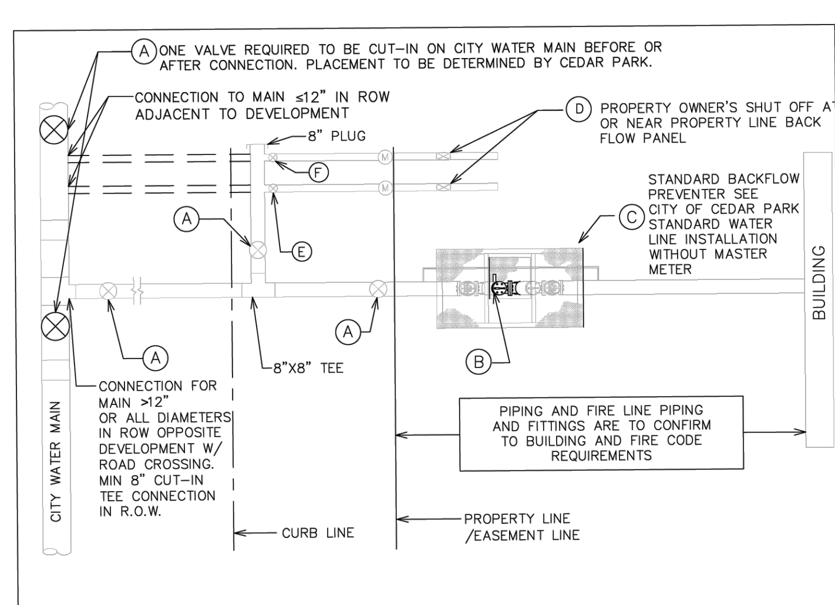
NOTES:
1. NON-SHRINK GROUT SHALL NOT EXCEED 25 mm (1") IN ANY DIMENSION.
2. SUB-GRADE AND BASE MATERIALS SHALL BE COMPACTED ACCORDING TO ITEMS 201S AND 210S, RESPECTIVELY, OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. REFER TO STANDARD 1100S-1 FOR REPAIRS AROUND MANHOLES.
4. SEE STANDARD 506S-4A FOR HDPE RING INSTALLATION (FOR USE IN PAVED AREAS ONLY).

CITY OF AUSTIN AUSTIN WATER UTILITY	MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-4 1 OF 2



NOTES:
1. FOR USE IN UNPAVED AREAS ONLY
2. WHEN USED WITHIN 100-YEAR FLOODPLAIN, SEE DTL. 506S-6 FOR ADDITIONAL M.H. REQUIREMENTS.
3. DIMENSION B=150-300 mm (6"-12") FOR M.H. LOCATED IN 100-YR FLOOD PLAN.
=50-300 mm (2"-12") FOR M.H. OUTSIDE 100-YR FLOOD PLAN.

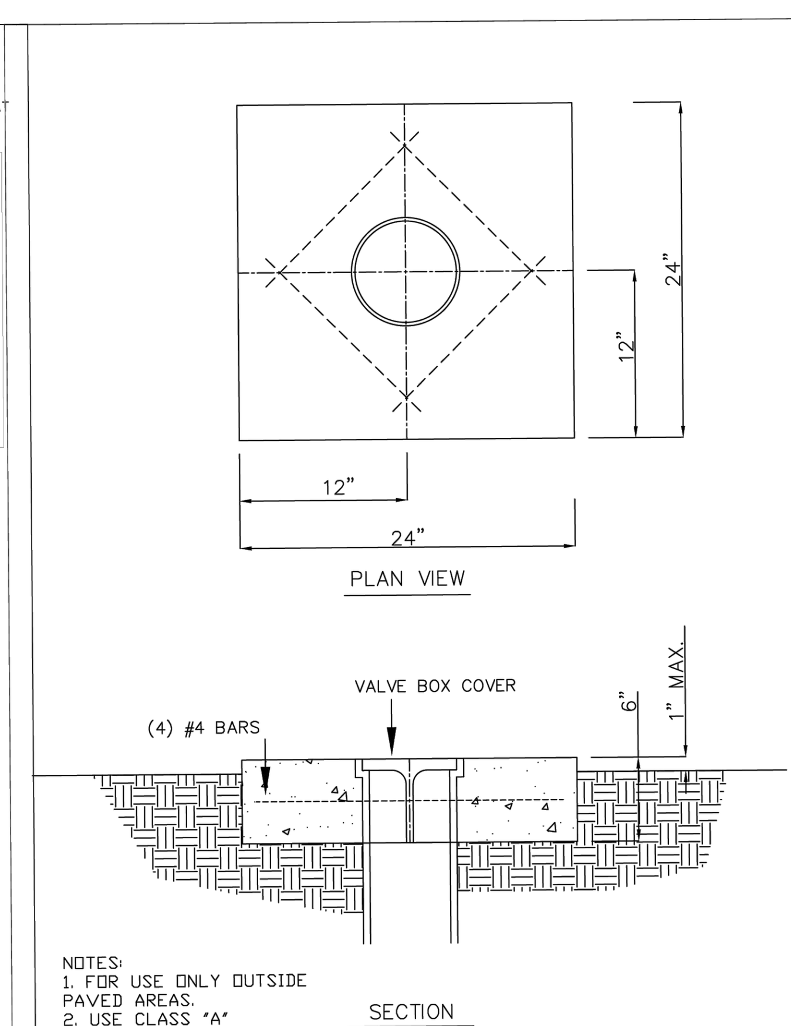
CITY OF AUSTIN AUSTIN WATER UTILITY	MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-4 2 OF 2



MATERIALS:
(A) RESTRAINED GATE VALVE. SEE CITY OF AUSTIN SPL WW-27, WW-27A, AND/OR WW-27B.
(B) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVED EQUAL.
(C) VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
(D) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
(E) DOMESTIC WATER SERVICE LINE, SEE STD DETAIL FOR WATER SERVICE.
(F) OPTIONAL IRRIGATION WATER SERVICE, SEE STD DETAIL FOR IRRIGATION SERVICE.

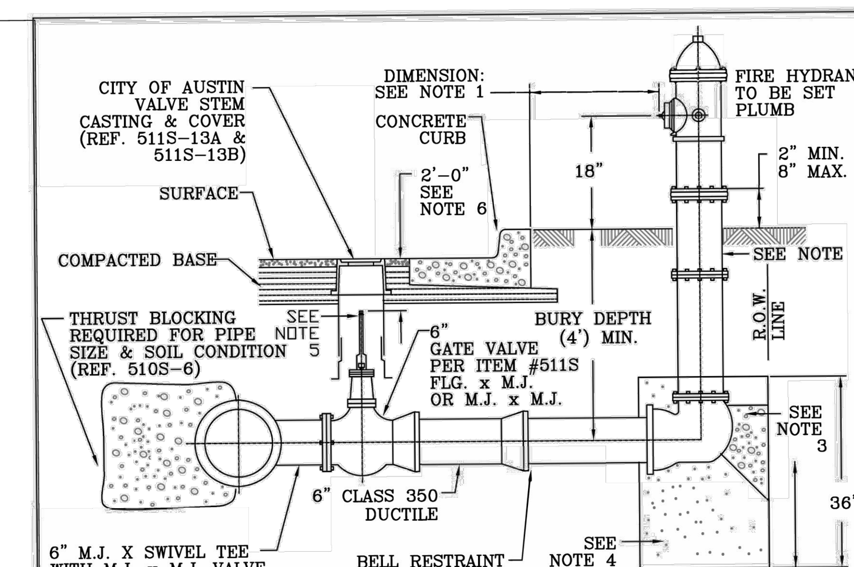
NOTES:
1. FIRE LINE SHALL BE A MINIMUM OF (8") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
5. NO TAPPING SADDLES > 2".
6. NO WATER SERVICES, METER BOXES, METERS, VAULTS, OR VALVES IN DRIVEWAYS OR SIDEWALKS.

CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITH OR WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: 03/19/2020 / SCALE: NTS / INITIAL: TD



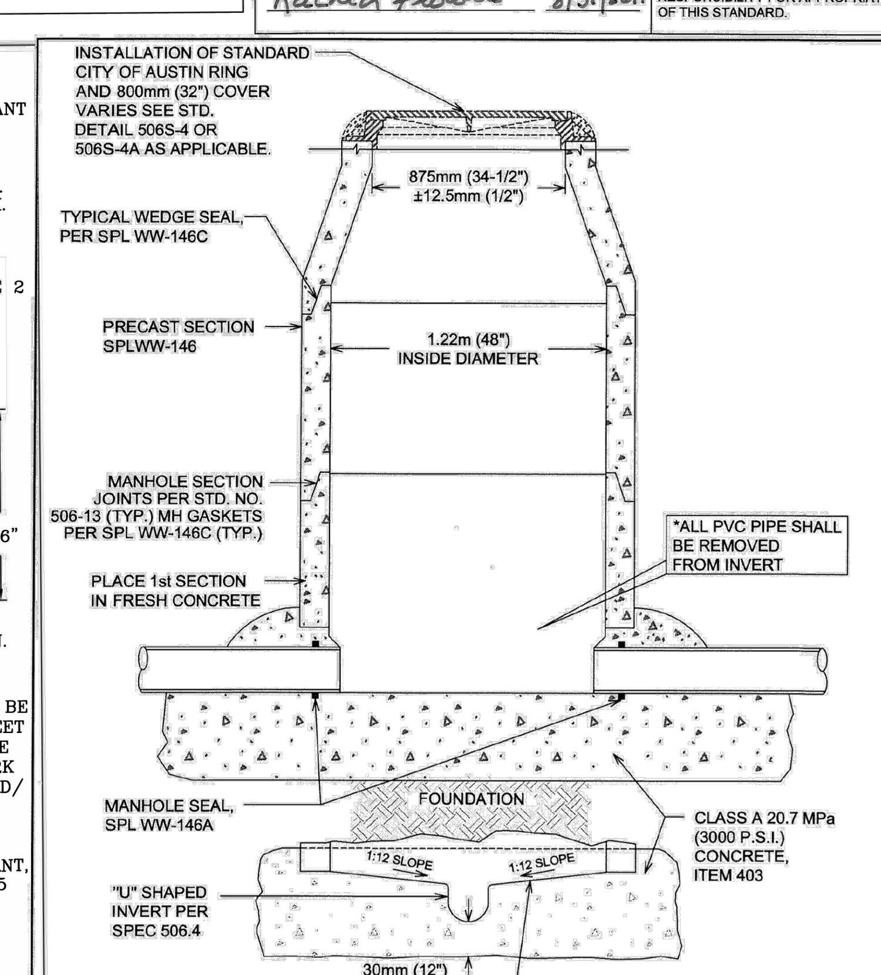
NOTES:
1. FOR USE ONLY OUTSIDE PAVED AREAS.
2. USE CLASS "A" CONCRETE.

CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	VALVE BOX PAD
	ADOPTED: 10/23/00 / SCALE: NTS / INITIAL: ESR



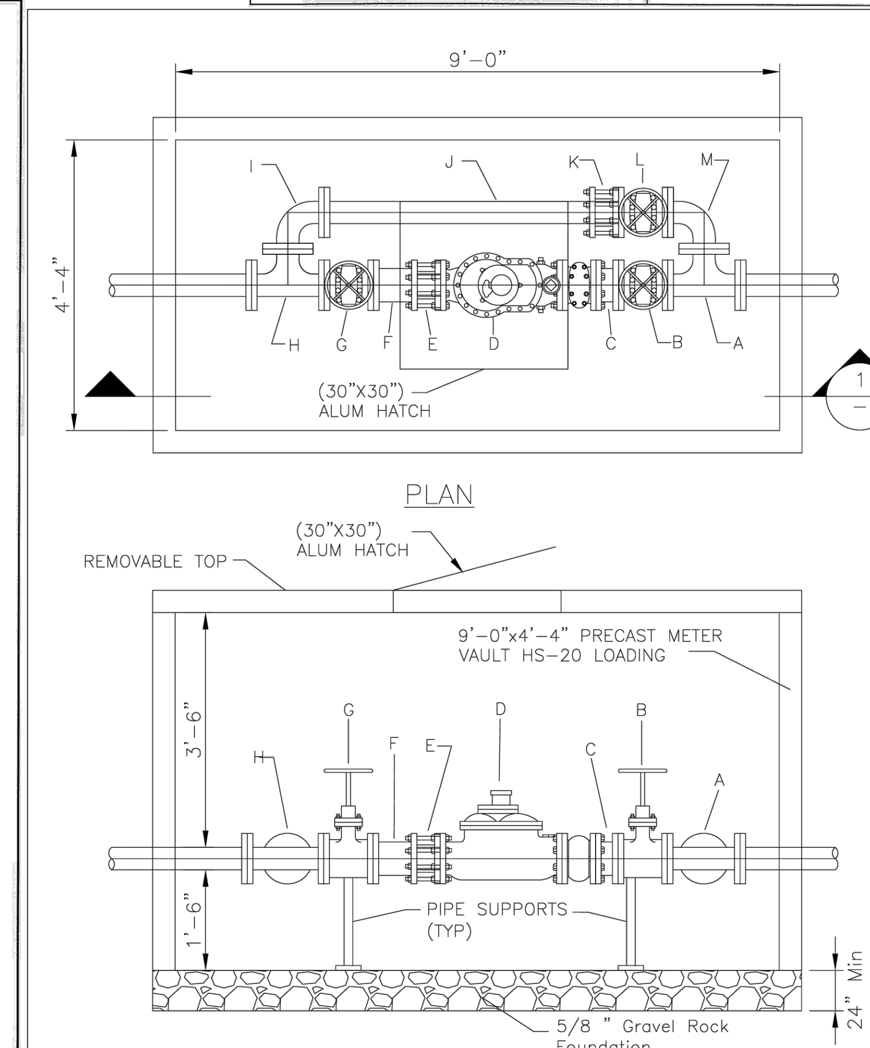
NOTES:
1. ONLY 4.5 INCH NST HYDRANTS ARE ALLOWED.
2. HYDRANTS MUST BE PLACED TO FACE THE FIRE LANE.
3. IN RIGHT OF WAY AREAS, PLACE HYDRANTS AT ROW LINE. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS. HYDRANTS SHOULD NOT BE PLACED CLOSER THAN 3 FEET OR FURTHER THAN 6 FEET FROM THE BACK OF CURB. WHERE POSSIBLE, PLACE VALVE IN PAVEMENT. IF NOT POSSIBLE, PLACE A VALVE BOX PAD (DETAIL FROM CEDAR PARK WEBSITE) AROUND VALVE. NO VALVES ARE TO BE PLACED IN CONFLICT WITH PROPOSED/EXISTING CURBS OR GUTTERS.
4. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2 FOOT IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
5. ALL PIPE AND FITTINGS SHALL HAVE JOINT RESTRAINT FROM MAIN TO FIRE HYDRANT, ALL INCLUSIVE. THRUST BLOCKING SHALL BE CLASS A CONCRETE WITH A MINIMUM 1.5 SQUARE FOOT SURFACE AREA AGAINST PIPE. DO NOT BLOCK DRAIN HOLES.
6. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
7. WELD SOCKET 2-½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
8. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
9. VALVE SPECIFICATION PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 511.

CITY OF CEDAR PARK	STANDARD FIRE HYDRANT INSTALLATION
ISSUED: JULY 8, 2014 REVISED: MARCH 11, 2022	THE ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTES:
1. FOR EXISTING WW LINES ONLY.
2. MANHOLE FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B
3. FIRST RISER SECTION SHALL BE PLACED PLUMB & LEVEL PRIOR TO SETTING ANY ADDITIONAL SECTIONS.

CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE ON. CAST IN PLACE BASE	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-9



A. 3" X 3" TEE (FL X FL) 11" RUN X 5.5" BRANCH
4" X 3" TEE (FL X FL) 13" RUN X 5.5" BRANCH
6" X 4" TEE (FL X FL) 16" RUN X 8.0" BRANCH
B. 3" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 8")
4" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 9")
6" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 10.5")
C. 3" X 6" (FL X FL) SPOOL (D.I.) (C.I.)
4" X 6" (FL X FL) SPOOL (D.I.) (C.I.)
6" X 6" (FL X FL) SPOOL (D.I.) (C.I.)
D. 3" OMNI T2 (TURBINE) OR OMNI C2 (COMPOUND) (length 17")
4" OMNI T2 (TURBINE) OR OMNI C2 (COMPOUND) (length 20")
6" OMNI T2 (TURBINE) OR OMNI C2 (COMPOUND) (length 24")
E. 3" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER
4" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER
6" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER
F. 3" X 18" (FL X PL) (CUT IF NEEDED)
4" X 18" (FL X PL) (CUT IF NEEDED)
6" X 18" (FL X PL) (CUT IF NEEDED)
G. 3" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 8")
4" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 9")
6" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 10.5")
H. 3" X 3" TEE (FL X FL) 11" RUN X 5.5" BRANCH
4" X 3" TEE (FL X FL) 13" RUN X 5.5" BRANCH
6" X 4" TEE (FL X FL) 16" RUN X 8.0" BRANCH
I. 3" 90 degree BEND (FL X FL)
4" 90 degree BEND (FL X FL)
J. 3" X 4' (FL X PL) (D.I.) (C. I.) PIPE (CUT IF NEEDED)
4" X 4' (FL X PL) (D.I.) (C. I.) PIPE (CUT IF NEEDED)
K. 3" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER (912)
4" X 5" SMITH & BLAIR FLANGE COUPLING ADAPTER (912)
L. 3" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 8")
4" MUELLER FL X FL A-2360 RESILIENT WEDGE (length 9")
M. 3" 90 degree BEND (FL X FL)
4" 90 degree BEND (FL X FL)

CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	LARGE WATER METER SERVICE DETAIL
ADOPTED: 12-2009 / SCALE: NTS / INITIAL: BP	DARWIN MARCHELL, P.E. DIRECTOR OF ENGINEERING

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED PROFESSIONAL ENGINEER
5/19/25

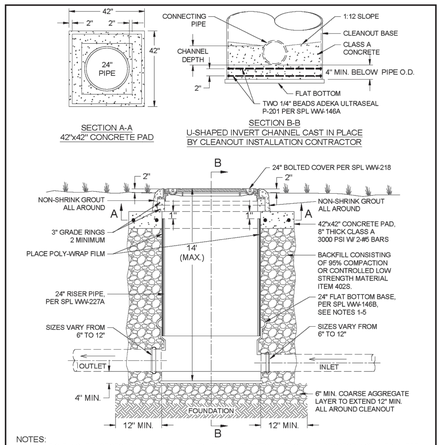
KHA PROJECT 065011800
DATE MAY 2025
SCALE: AS SHOWN
DESIGNED BY: IC
DRAWN BY: IC
CHECKED BY: TLJ

UTILITY DETAILS (SHEET 1 OF 2)

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
35 OF 44

2024-42-SD

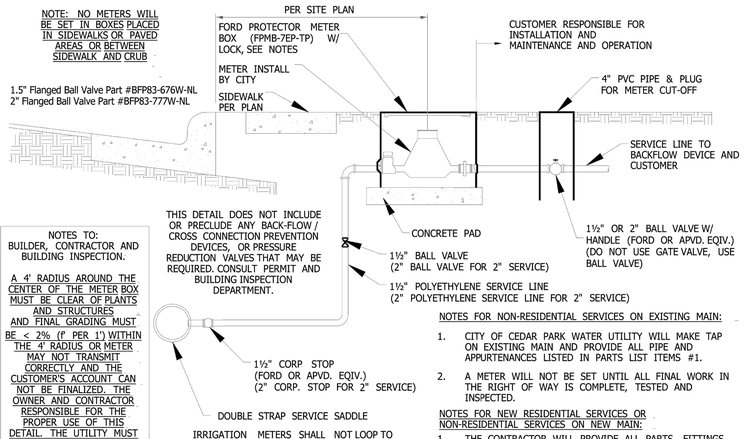


NOTES:

1. THE CLEANOUT BASE SECTION SHALL BE SUPPLIED WITH A FLAT BOTTOM WITHOUT A FABRICATOR-INSTALLED INVERT.
2. A U-SHAPED INVERT CHANNEL CONNECTING THE FLOWLINES OF THE INLET AND OUTLET PIPES SHALL BE CAST IN PLACE BY THE CLEANOUT INSTALLATION CONTRACTOR.
3. THE CHANNEL DEPTH SHALL BE 3/4 OF THE DIAMETER OF THE LARGEST PIPE CONNECTING TO THE CLEANOUT.
4. USE CLASS A CONCRETE FOR THE CAST IN PLACE INVERT AND COAT IT WITH AN ORGANIC SPRAY LINER LISTED ON SPL WW-511.
5. THE CLEANOUT FOUNDATION SHALL MEET OR EXCEED STANDARD SPECIFICATION ITEM 506.5B.
6. IN CASES WHERE THE WASTEWATER SERVICE LINE IS LARGER THAN 12" DIAMETER, THE CONTRACTOR MUST INSTALL A MINIMUM 48" DIAMETER MANHOLE IN LIEU OF THE LARGE DIAMETER CLEANOUT. THE ENGINEER MUST PROVIDE AN ACCEPTABLE SAMPLE PORT AND RECEIVE APPROVAL IN WRITING FROM THE INDUSTRIAL WASTE REVIEWER BEFORE INSTALLATION. THE 48" DIA. MANHOLE SHALL CONFORM TO STD. 506S-10 AND INCLUDE A SAMPLE PORT.

CITY OF AUSTIN AUSTIN WATER		LARGE DIAMETER CLEANOUT
JEFF A. KYLE *08/14/2020* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD DETAIL 506-AW-04 1 OF 1

NOTE: NO METERS WILL BE SET IN BOXES PLACED IN SIDEWALKS OR PAVED AREAS OR BETWEEN SIDEWALK AND CRUB



THIS DETAIL DOES NOT INCLUDE OR PRECLUDE ANY BACK-FLOW / CROSS CONNECTION PREVENTION DEVICES, OR PRESSURE REDUCTION VALVES THAT MAY BE REQUIRED. CONSULT PERMIT AND BUILDING INSPECTION DEPARTMENT.

IRRIGATION METERS SHALL NOT LOOP TO OTHER IRRIGATION METERS

CITY WILL DRILL A HOLE IN LID FOR ANTENNA.

NOTES TO:
BUILDER, CONTRACTOR AND BUILDING INSPECTION.

A 4' RADIUS AROUND THE CENTER OF THE METER BOX MUST BE CLEAR OF PLANTS AND STRUCTURES AND FINAL GRADING MUST BE < 2% (1' PER 1') WITHIN THE 4' RADIUS OR METER MAY NOT TRANSMIT CORRECTLY AND THE CUSTOMER'S ACCOUNT CAN NOT BE FINALIZED. THE OWNER AND CONTRACTOR RESPONSIBLE FOR THE PROPER USE OF THIS DETAIL. THE UTILITY MUST REJECT ANY INSTALL REQUEST WHERE COMMUNICATION CAN NOT BE ACHIEVED.

NOTES FOR NON-RESIDENTIAL SERVICES ON EXISTING MAIN:

1. CITY OF CEDAR PARK WATER UTILITY WILL MAKE TAP ON EXISTING MAIN AND PROVIDE ALL PIPE AND APPURTENANCES LISTED IN PARTS LIST ITEMS #1.
2. A METER WILL NOT BE SET UNTIL ALL FINAL WORK IN THE RIGHT OF WAY IS COMPLETE, TESTED AND INSPECTED.

NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:

1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.

CITY OF CEDAR PARK **DEPARTMENT OF PUBLIC WORKS** **VER: 200918**	**STANDARD DETAIL FOR 1½" OR 2" WATER METER SERVICE**

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

5/19/25

STATE OF TEXAS
THOMAS J. LOMBARDI IV
131071
LICENSED
PROFESSIONAL ENGINEER

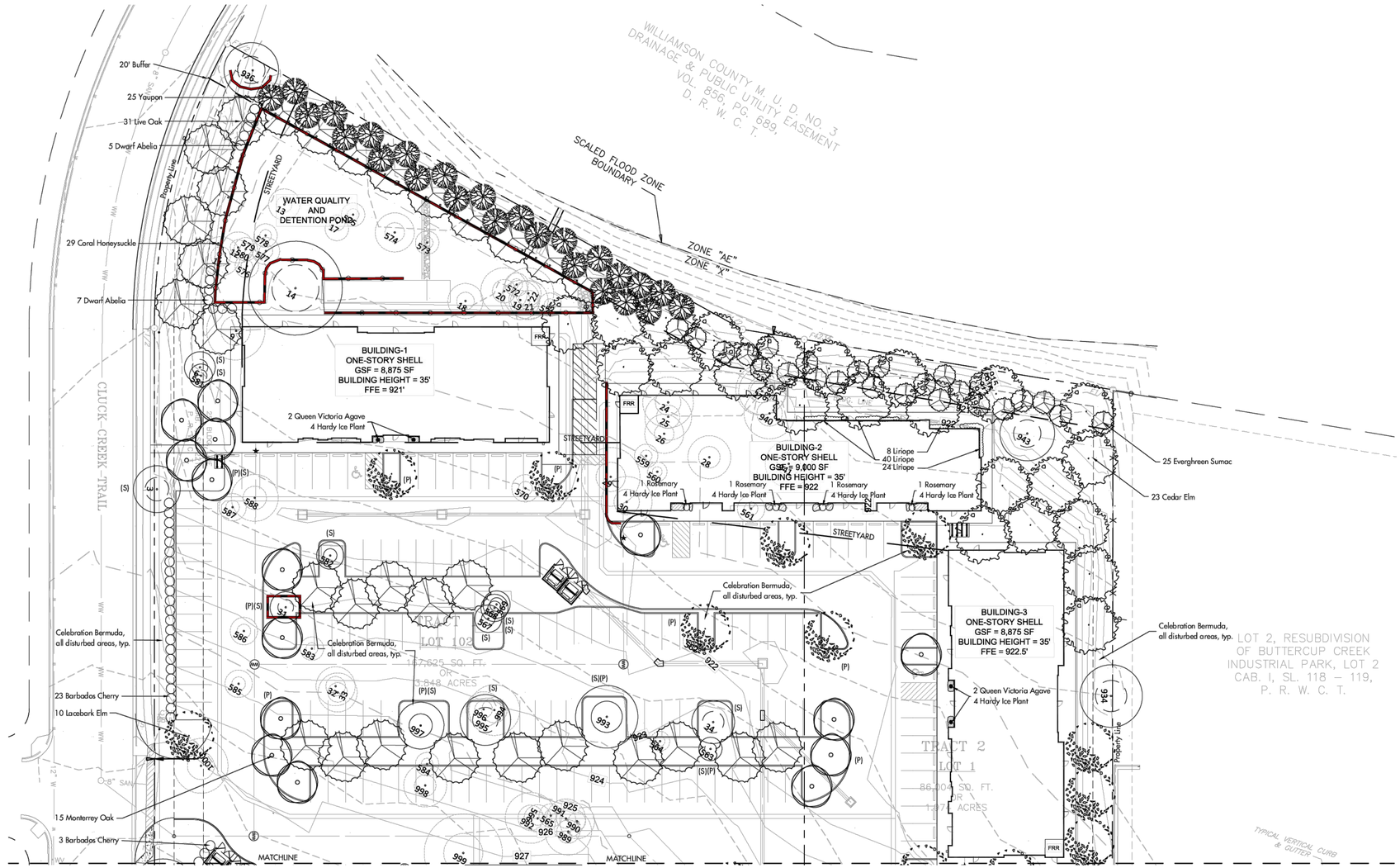
KHA PROJECT 065011800	
DATE MAY 2025	
SCALE: AS SHOWN	
DESIGNED BY:	IC
DRAWN BY:	IC
CHECKED BY:	TLJ

UTILITY DETAILS (SHEET 2 OF 2)

CYPRESS CREEK COMMERCIAL
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
36 OF 44

2024-42-SD



TREE DATA			
	NO.	SPECIES	DIAMETER (INCHES)
	1	Live Oak	18
	3	Oak	12
	6	Oak	8
R	9	Live Oak	15
R	11	Oak	10
R	12	Oak	8
R	13	Oak	8
	14	Oak	24
R	17	Oak	8
R	18	Oak	9
R	19	Live Oak	10
R	20	Live Oak	12
R	21	Live Oak	10
R	22	Live Oak	13
R	24	Live Oak	13
R	25	Live Oak	12
R	26	Live Oak	10
R	27	Oak	13
R	28	Oak	11
R	29	Live Oak	15
R	30	Live Oak	13
	31	Oak	8
R	32	Pecan	10
R	33	Pecan	10
	34	Live Oak	11
R	557	Live Oak	7
R	558	Live Oak	6
R	559	Oak	6
R	560	Oak	5
R	561	Live Oak	7
R	562	Live Oak	6
	563	Oak	6
R	564	Oak	5
R	565	Live Oak	6
R	566	Live Oak	7
	567	Oak	7
	568	Oak	7
	569	Oak	7
R	570	Oak	7
R	571	Oak	6
R	572	Oak	6
R	573	Cedar Elm	6
R	574	Oak	10
R	575	American Elm	6
R	576	American Elm	6
R	577	Oak	7
R	578	American Elm	6
R	579	American Elm	7
R	580	American Elm	6
	581	Cedar Elm	6
	582	Oak	7
R	583	Oak	6
R	584	Live Oak	6
R	585	Live Oak	7
R	586	Cedar Elm	7
R	587	Cedar Elm	7
R	588	Oak	12
	934	Oak	16
	936	Sycamore	14
R	939	Oak	12
R	940	Oak	13
R	941	Oak	12
	943	Live Oak	14
R	944	Live Oak	12
	945	Live Oak	9
	946	Live Oak	8
	947	Live Oak	8
	948	Live Oak	9
	949	Live Oak	8
	950	Live Oak	9
R	951	Live Oak	11
R	952	Live Oak	13
R	953	Live Oak	12
R	954	Live Oak	25
R	955	Oak	13
R	956	Live Oak	14
R	957	Live Oak	8
R	958	Live Oak	11
R	959	Live Oak	9
R	960	Live Oak	12
R	961	Live Oak	18
R	962	Live Oak	18
R	963	Live Oak	17
	964	Live Oak	23
H	965	Live Oak	29
	966	Live Oak	24
	967	Live Oak	13
	968	Live Oak	12
R	969	Cedar Elm	10
	970	Live Oak	14
	971	Live Oak	12
	972	Live Oak	14
	973	Live Oak	12
	974	Live Oak	21
	975	Live Oak	22
	976	Live Oak	12
R	977	Cedar Elm	8
R	978	Live Oak	15
R	979	Cedar Elm	11
R	980	Live Oak	15
R	981	Live Oak	16
R	982	Live Oak	16
R	983	Live Oak	11
R	984	Live Oak	13
R	985	Live Oak	10
R	986	Live Oak	12
R	987	Live Oak	12
R	988	Live Oak	14
R	989	Live Oak	12
R	990	Live Oak	9
R	991	Live Oak	10
R	992	Live Oak	13
	993	Oak	16
R	994	Live Oak	13
	995	Live Oak	13
R	996	Live Oak	9
	997	Live Oak	12
R	998	Oak	11
R	999	Live Oak	20
R	1000	Pecan	14

PLANT LIST

QTY				
	TREES			
34	Cedar Elm	Ulmus crassifolia	4" cal. 10' Ht. 6' Spread	Container Grown
25	Evergreen Sumac	Rhus virens	15 gal.	Container Grown
28	Lacebark Elm	Ulmus parvifolia	4" cal. 10' Ht. 6' Spread	Container Grown
31	Live Oak	Quercus virginiana	4" cal. 10' Ht. 6' Spread	Container Grown
37	Monterey Oak	Quercus polymorpha	4" cal. 10' Ht. 6' Spread	Container Grown
25	Yaupon	Yaupon vomitoria	15 gal.	Container Grown
	SHRUBS & GROUNDCOVERS			
30	Barbados Cherry	Malpighia glabra	5 gal.	
30	Dwarf Abelia	Abelia x grandiflora 'Sherwood'	5 gal	
34	Hardy Ice Plant	Delosperma cooperi	5 gal.	
72	Liriope	Liriope muscari	5 gal	
6	Queen Victoria Agave	Agave victoriae-reginae	5 gal	
4	Rosemary	Rosemarinus officinalis	5 gal	
	VINES			
29	Coral Honeysuckle	Lonicera sempervirens	5 gal.	
	TURF			
	Celebration Bermuda Sod (all disturbed areas)			

LANDSCAPE CALCULATIONS

		Required	Provided
(S)	Street Yard 150,128 s.f (pond is 0.009%)		
	Street Yard lscp area	30,026 sf	38,526 (pond not included)
	Street Yard trees	22	22 (existing)
	Street Yard shrubs	30	30
	Parking Area lscp streetyard (230 spaces)	1,725 sf	18,752 sf
	Parking Area lscp non-streetyard (0 spaces)	0 sf	-----
(M)	Major corridor lscp area 8,856 s.f.		
	Major corridor trees	9	9 (5 existing)
	Major corridor shrubs	18	18
	Residential buffer length - 501'	Required	Provided
	Shade trees	17	17 (1 existing)
	Ornamental trees	50	50

	Inches for replacement
New shade trees for mitigation - 95 @ 4" cal.	380
Parking & Streetyard overages - 18"	18
6" & 7" saved: 12"/2	6
	404

Fee-in-lieu - 322" @ $150 - $48,300

LANDSCAPE CERTIFICATION

I, Stacie Holt, do hereby certify that the plans for this development project satisfy the requirements of the Cedar Park Landscape and Tree Ordinance.

Existing Streetyard trees: 970, 971, 563, 34, 993, 995, 997, 567, 568, 569, 582, 31, 1, 3, 6, 581

Existing Major Corridor trees: 972, 973, 974, 975, 976

North
Scale 1"= 30'-0"
0 15 30

TOTAL INCHES	1305
INCHES SAVED	379
PERCENTAGE SAVED	34%

ON-SITE MITIGATION		
		INCHES
8"-18"	1:1	681
19"-25"	2:1	46
26" AND UP	3:1	0

ALTERNATIVE COMPLIANCE

1. All trees provided are shade trees.
2. All trees provided at 4" caliper.
3. 6"-7" trees saved where possible.

GREEN EYE STUDIO
Austin, TX 512.484.1105
stacie@rush.com

REGISTERED LANDSCAPE ARCHITECT
STACIE E. HOLT
2376
STATE OF TEXAS

2-8-25

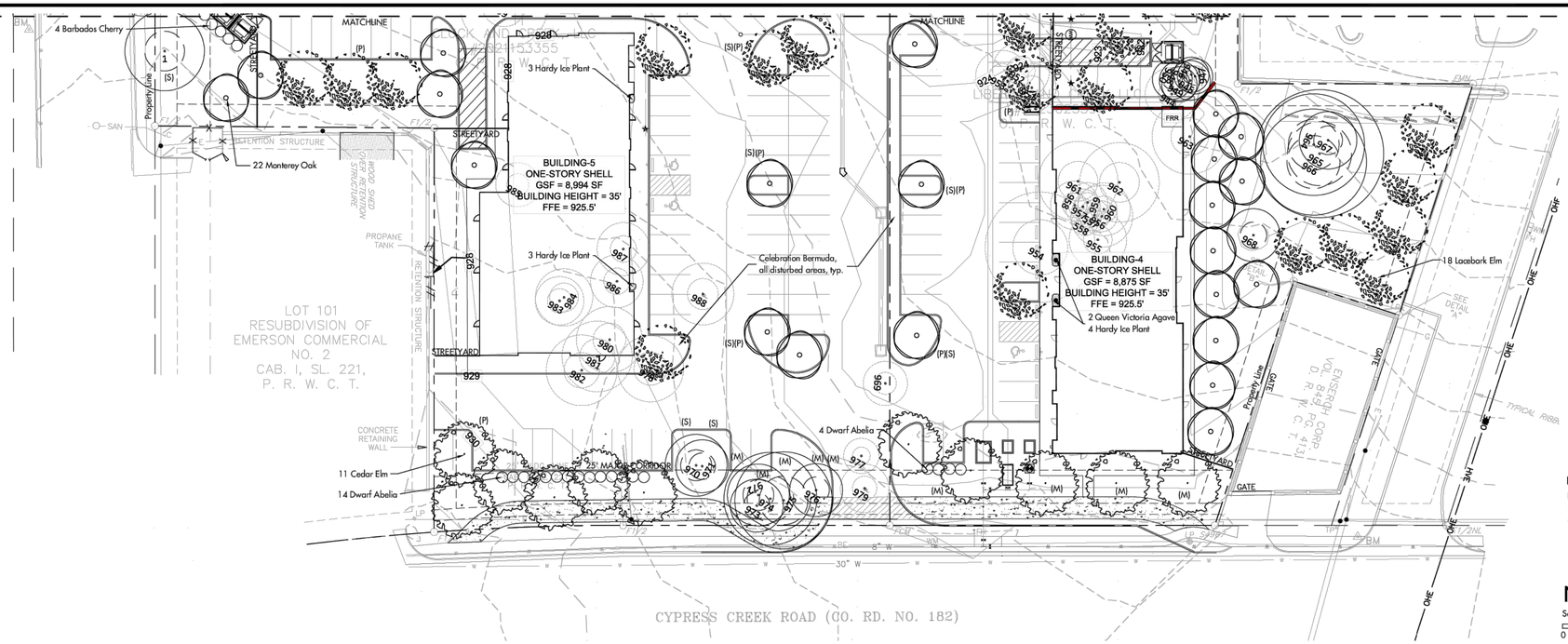
Cypress Creek Office/Retail
Cedar Park, TX

Landscape Plan

DATE: February 8, 2025

SHEET NUMBER:
37 OF 44

2024.42.SD



LANDSCAPE NOTES

1. Shrubs to be planted a minimum of three feet from the curb.

2. Outdoor mechanical equipment such as compressors, above ground utilities, and other building service equipment are required to be completely screened from view on all sides using a privacy fence, parapet wall, or vegetative screen using at least two varieties of plant material from the preferred plant list.

3. Do not exceed 4" maximum cut or fill within the 1/2 CRZ of any preserved tree.

4. All trees overhanging a drive aisle, fire lane or loading zone shall be limbed up 13.5'. All trees overhanging a pedestrian walk way or sidewalk shall be limbed up 8'.

5. These plans are in full compliance with the Landscape and Tree ordinance of the City of Cedar Park, Texas.

LANDSCAPE MAINTENANCE:

The Owner shall be responsible for:

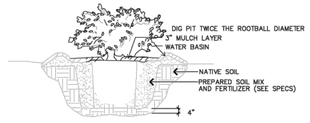
a) Regular maintenance of all required landscaped areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching, or other needed maintenance, in accordance with generally accepted horticultural practice.
b) The repair or replacement of required landscape sructures (walls, fences, etc.) to a sctructurally sound condition.
c) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.

IRRIGATION NOTES

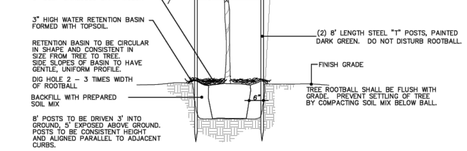
Automatic irrigation systems shall comply with the following guidelines.

1. Adjustable flow controls shall be required on circuit remote control valves and pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
2. Valve and circuits shall be separated based on water use, so that turf areas are watered separately from shrub and ground cover areas. Irrigation heads in the turf areas will be valved separately from shrub and/or ground cover areas.
3. Sprinkler heads shall have matched precipitation rates within each control valve circuit.
4. Serviceable check valves shall be required adjacent to paved areas where elevation differences may cause low head drainage.
5. Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed so that irrigation is not applied to vehicular traffic lanes, other pavement or structures.
6. All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shut-off device.
7. Irrigation construction plans shall include a water budget. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door. Water budget shall include:

A. Chart containing zone number, precipitation rate and gpm.
B. Location of emergency irrigation system shut-off valve.



Pit-Planted Shrub
NOT TO SCALE



Tree Planting & Staking
NOT TO SCALE

LANDSCAPE CERTIFICATION

I, Stacie Holt, do hereby certify that the plans for this development project satisfy the requirements of the Cedar Park Landscape and Tree Ordinance.

North
Scale 1"= 30'-0"
0 15 30

GREEN EYE STUDIO
Austin, TX 512.484.1105
stacie@hush.com
REGISTERED LANDSCAPE ARCHITECT
STACIE E. HOLT
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STATE OF TEXAS
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Cypress Creek Office/Retail
Cedar Park, TX

Landscape Plan

DATE: February 8, 2025

SHEET NUMBER:
38 OF 44

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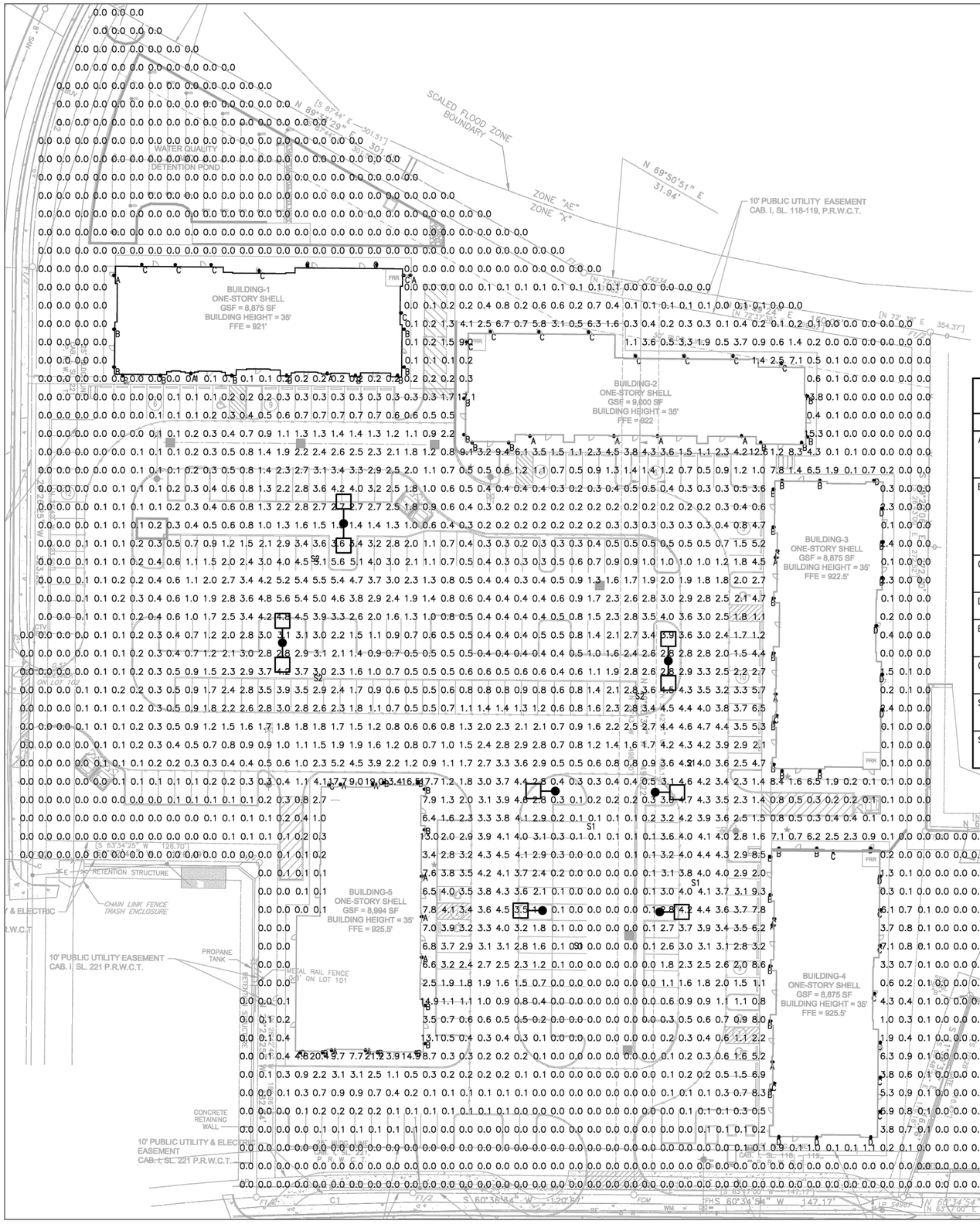


1

SITE PLAN - PHOTOMETRICS

SCALE: 1/32" = 1'-0"

SHEET NOTES:

GENERAL: REFER ALSO TO GENERAL ELECTRICAL NOTES ON SHEET E1.0.

1. LIGHT SOURCES TO BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
2. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES.
3. LIGHT FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE. (REFERENCE SECTION 14.08.006 AND SITE DEVELOPMENT PERMIT APPLICATION CHECKLIST)

Disclaimer: The lighting for this site is designed to meet the City of Cedar Park's requirement of 0.0 lighting at the property line. This requirement does not allow for the standard appropriate lighting for the site.

LIGHT FIXTURE SCHEDULE

CALLOUT	LAMP	DESCRIPTION	MODEL	INPUT WATTS	VOLTS	NOTE 1
A	(1) 39W LED	GOOSENECK PENDANT	SPECTRUM LTG WS1210GV-55L-30K-D010X-TF2-CP104-PA15-MWI-MB-WLKA	39	120V 1P 2W	COORDINATE EXACT MOUNTING HEIGTH WITH ARCHITECT PRIOR TO INSTALLING
B	(1) 20W LED	WALL MOUNT DOWNLIGHT ONLY	SPECTRUM LTG CW0612PC-30L-30K-XW-D010X-CL-WM-MB	20	120V 1P 2W	COORDINATE EXACT MOUNTING HEIGTH WITH ARCHITECT PRIOR TO INSTALLING. COORDINATE FINISH WITH ARCHTIECT PRIOR TO ORDERING/PURCHASING.
C	(1) 27W LED	FULL CUTOFF WALL PACK	LITHONIA LTG WDGE1 LED-P2-30K-80CRI-VW-MVOLT-SRM-FINISH	27	120V 1P 2W	COORDINATE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLING
D	(1) 5.8W LED	FULL CUTOFF WALL SCONCE	BEGA 33817	5.8	120V 1P 2W	MOUNT AT 8'-0"
E	(1) 11W LED	EXTERIOR EGRESS WITH EMER. BATTERY BACKUP PACK	TRITON TRL-ACEM-BL	11	120V 1P 2W	COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT
GE	(1) 42W LED	LED STRIP W/ BATTERY BACK-UP	LITHONIA LIGHTING ZL2N L48 3000LM MDD MVOLT 35K 80CRI WH IE7WCP	42	120V 1P 2W	
S1	(1) 163W LED	FULL CUTOFF 30-FT POLE W SPECIAL BACKSIDE CUTTOFF	LITHONIA LIGHTING DSX1-LED-P6-30K-BLC-208-SPA-NLTAIR2-PIRHN-DBLXD POLE: SSS-30-5C-DM19AS FINISH	163	208V 2P 2W	COORDINATE FINISH WITH ARCHITECT
S2	(1) 326W LED	2-HEAD FULL CUTOFF 30-FT POLE	LITHONIA LIGHTING DSX1-LED-P6-30K-T5W-208-SPA-NLTAIR2-PIRHN-DBLXD POLE: SSS-30-5C-DM28AS FINISH	326	208V 2P 2W	COORDINATE FINISH WITH ARCHITECT

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.04
MAXIMUM FOOT-CANDLES	21.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	21.20 / 0.00
AVERAGE TO MINIMUM FC RATIO	1.04 / 0.00

AYS
Engineering, LLC
MEP CONSULTING ENGINEERING
411 W. Main Street, Suite 310• Round Rock• TX 78664
www.AYSeng.com•512-961-6835
TBPE Firm F-10298

AARON DENNINGTON
111364

Issue Log

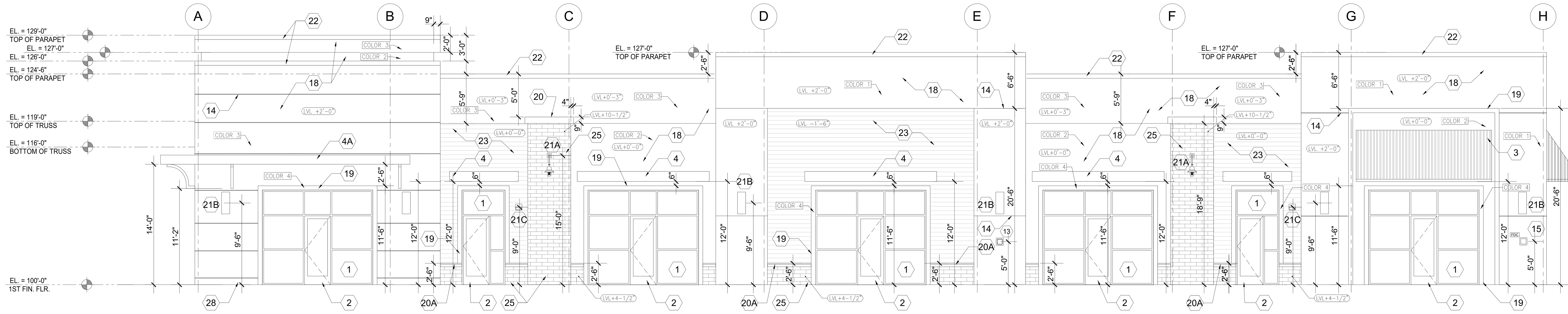
Original Date:
03/28/2025

DRAWN BY: AYS
CHECKED BY: AYS

CYPRESS CREEK
RETAIL CENTER, BUILDING 1
703 CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613

Sheet Number:
39 OF 44

Project Number:
24-023

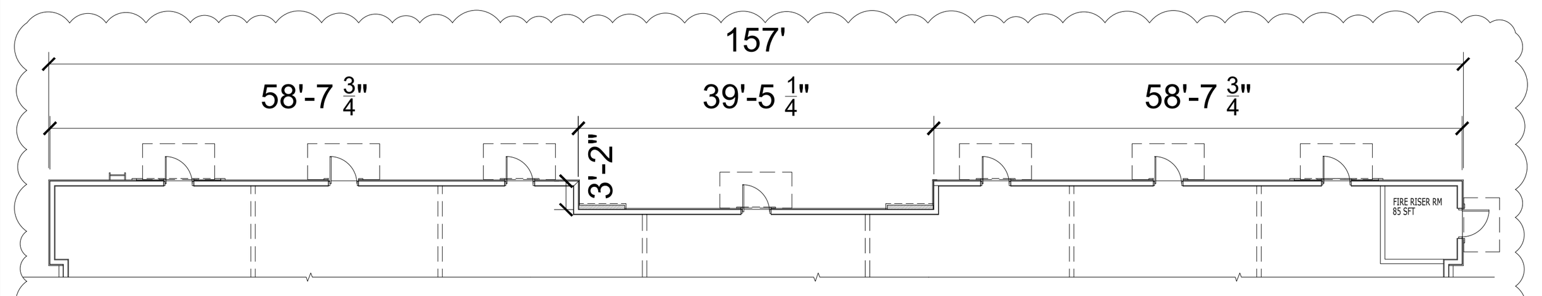


APPROACH-FRONT ELEVATION BUILDING 1

SCALE = 1/8"-1'-0" SOUTH-CYPRESS CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

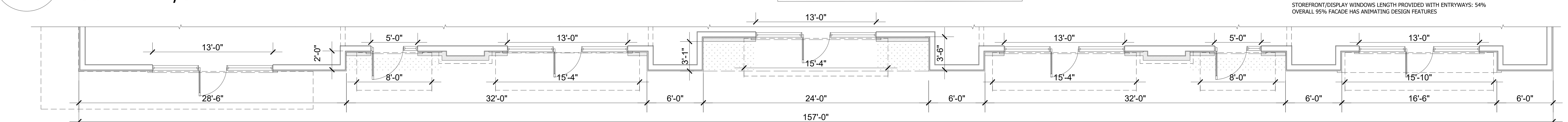
1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE

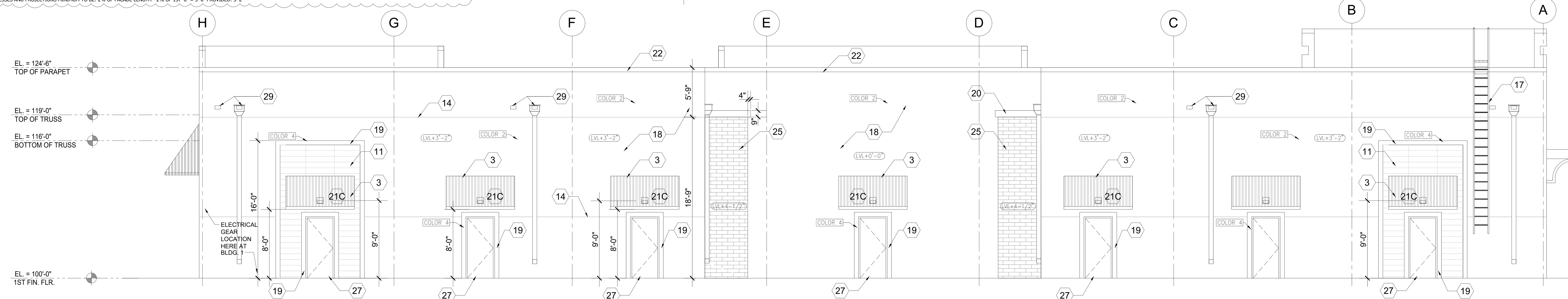


FACADE CALCULATIONS FOR BLDG 1, REAR-NORTH ELEVATION

to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 157'-0"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS = 39'
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 118' WHICH EQUALS 75% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 157'-0" = 3'-0" PROVIDED: 3'-2"



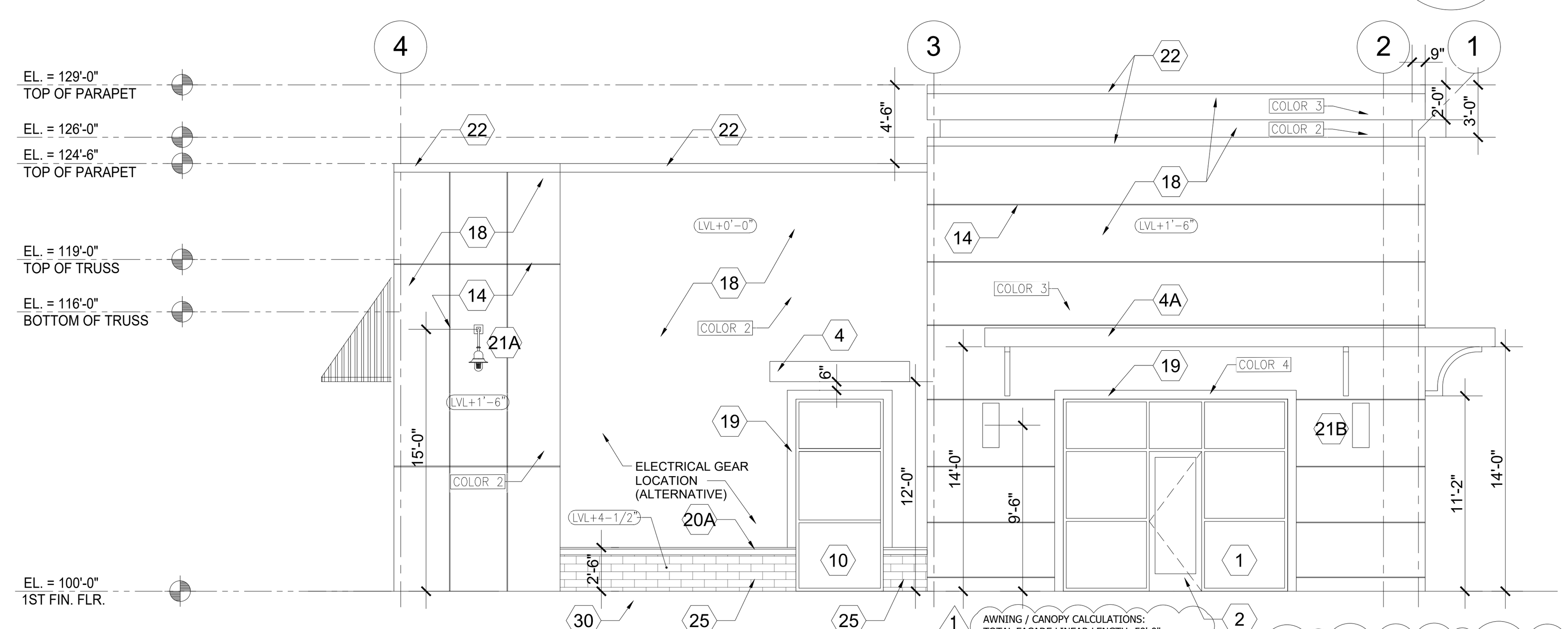


REAR ELEVATION BUILDING 1

SCALE = 1/8"-1'-0" NORTH ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. 4' DEEP CANOPIES
4. BRICK PILASTERS



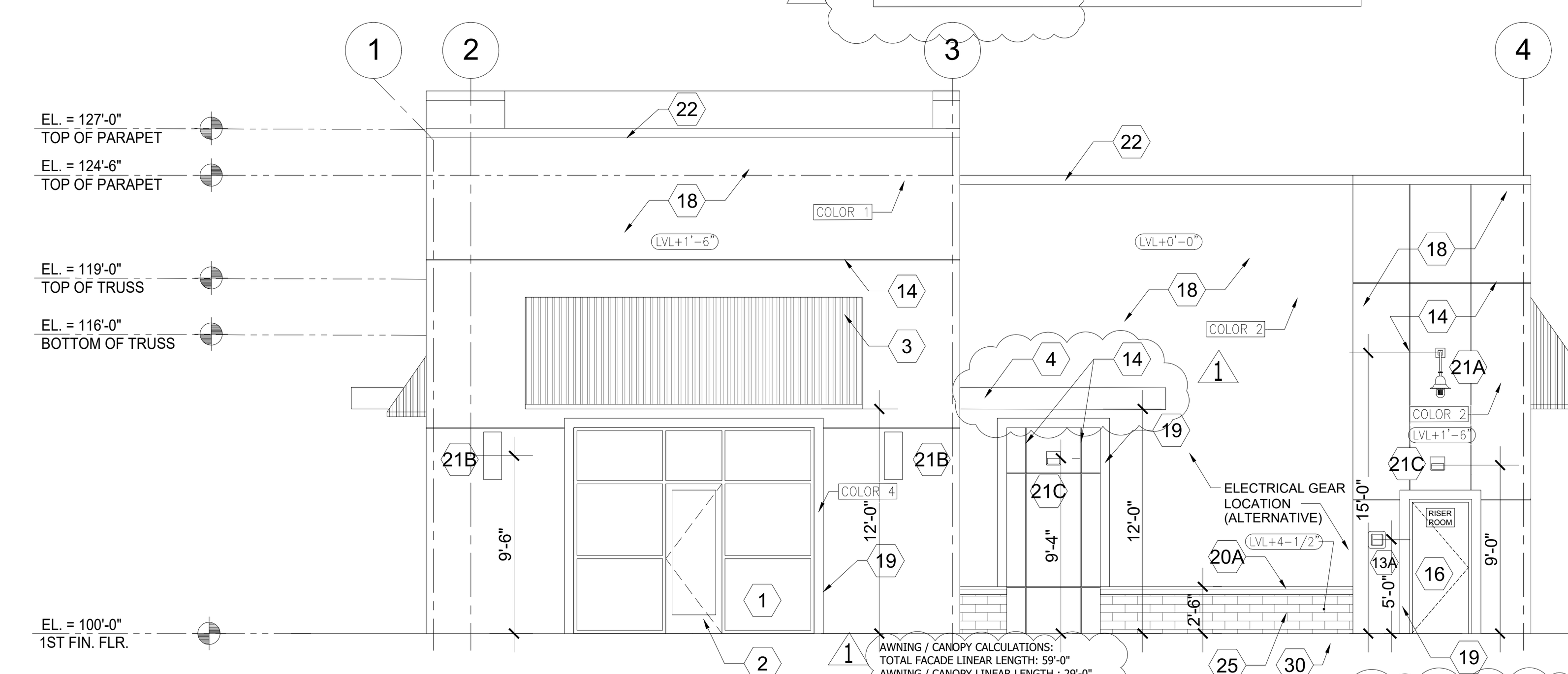
AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 59'-0"
AWNING / CANOPY LINEAR LENGTH : 37'-0"
WHICH IS AT LEAST 50% OF FACADE LENGTH.

LEFT SIDE ELEVATION BUILDING 1

SCALE = 1/8"-1'-0" WEST-CLUCK CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE



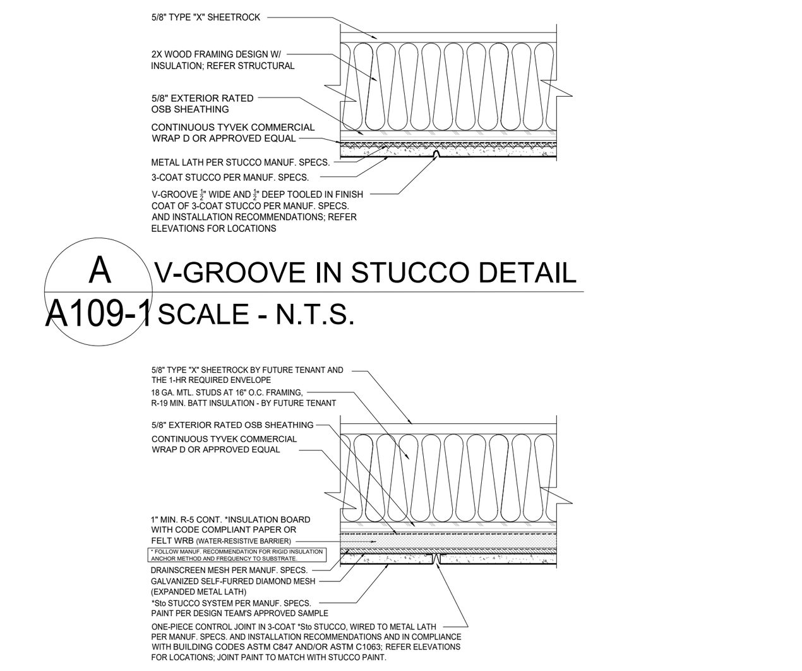
AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 59'-0"
AWNING / CANOPY LINEAR LENGTH : 29'-0"
WHICH IS AT LEAST 50% OF FACADE LENGTH.

RIGHT SIDE ELEVATION BUILDING 1

SCALE = 1/8"-1'-0" EAST ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE



A V-GROOVE IN STUCCO DETAIL
A109-1 SCALE - N.T.S.

B VERT. & HORI. DETAIL STUCCO CONTROL JOINT
A109-1 SCALE - N.T.S.

FACADE CALCULATIONS

to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 157'-0"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 120' WHICH EQUALS 75% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 157'-0" = 3'-0" PROVIDED: 3'-1"
MAXIMUM UNINTERRUPTED LENGTH OF FACADE DOES NOT EXCEED 28'-0"

b. TOTAL FACADE LENGTH: 157'-0"
CANOPIES AND SHADE PROVIDED FOR THE TOTAL LENGTH OF 106'-0"
TOTAL PERCENTAGE OF CANOPY/AWNINGS PROVIDED 68%

STOREFRONT/DISPLAY WINDOWS LENGTH PROVIDED WITH ENTRYWAYS: 54%
OVERALL 95% FACADE HAS ANIMATING DESIGN FEATURES

NOTE:
If there are multiple buildings on one lot, building numbers will need to be attached to each structure. A building number contained in a city service address must be plainly visible and legible from any common entrance into the property, or in the event that multiple buildings are not visible from a common entrance, a building directory shall be erected so as to be visible from any common entrance. (Ref. Section 12.21 Uniform City Service System).

NOTE:
Light sources shall be completely concealed within opaque housings and shall not be visible from adjacent streets or properties. All exterior lighting fixtures shall be full cut-off type fixtures. Lighting fixtures shall be no more than twenty-five (25) feet in height as measured from adjacent, finished grade. (Sec. 12.12.021 (a)(6)(8))

NOTE:
Building Signage should be located on the front Facade of the building, facing the fire lane and viewed from the most common point of travel. It must contrast the background and be large enough to be visible from the fire lane. Field verify with the Fire Marshal for the best location on Building elevation. (2021 IFC Ch.5)

NOTE:
Per (Sec.11.03.154(B)(1)(c)(2) of Cedar Park ordinance, Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing, landscaping, or painted to match the building facade:
a. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment such that the equipment cannot be seen by pedestrian-level at the property line or
b. Add screening walls of adequate height to fully screen the equipment by using materials and colors that match with or are consistent with the design of the principal building.

NOTE:
Roof-mounted mechanical equipment shall be fully screened from ground-level views from all adjacent property and rights-of-way.

KEYNOTE LEGEND

- 1 GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
- 2 GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE.
- 2A FIXED GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
- 3 EXTERIOR SHEATHING AND STANDING SEAM SLOPING CANOPY ON TOP, 4' DEEP. REFER ELEVATIONS FOR HEIGHTS. CANOPY SCOPE WILL BE DESIGN BUILD BY CANOPY SUBCONTRACTOR, PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING.
- 4 4' DEEP CANOPY DESIGN IN ALUMINUM DESIGN. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILD BY THE CANOPY SUBCONTRACTOR. PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING FOR REVIEW.
- 4A 4' DEEP CANOPY DESIGN IN ALUMINUM DESIGN WITH METAL SUPPORT BRACKET. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILD BY THE CANOPY SUBCONTRACTOR. PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING FOR REVIEW.
- 10 FIXED GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
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- 11 DECORATIVE ARCHITECTURAL TILE. REFER ELEVATIONS.
- 12 NOT USED.
- 13 FIRE DEPARTMENT APPROVED KNOX-KEY-BOX (4400 SERIES) - RECESSED INTO THE MASONRY. MOUNT AT 60" HT. (MINIMUM)) CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
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- 14 STUCCO V - GROOVE PER MANUF. SPECS
- 14A STUCCO GROOVE EXPANSION JOINTS AT DOOR/WINDOW LOCATIONS PER MANUF. SPECS
- 15 PROVIDE AN APPROVED FIRE DEPARTMENT CONNECTION PER FIRE DEPT. CODES AND SPECS. REFER TO CIVIL PLANS FOR EXACT LOCATION. ALL FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC FIRE SPRINKLERS WILL REQUIRE LOCKING KNOX FDC CAPS. CONTRACTOR TO COORDINATE THE FDC LOCATION WITH CIVIL PLANS. THE FIRE DEPARTMENT CONNECTION (FDC) NEEDS A SIGN TO ASSIST WITH IDENTIFYING IT'S LOCATION. IT SHALL HAVE A RED BACKGROUND WITH 6" WHITE LETTERS THAT READ "FDC". IT SHALL BE MOUNTED HIGH ABOVE THE CONNECTION AS TO NOT BE OBSTRUCTED BY VEHICLES, LANDSCAPING, ETC.
- 16 FIRE RISER ROOM DOOR.
- 17 ROOF ACCESS LADDER PER BUILDER'S SPECS. AIR & WEATHER BARRIER TO BE PROPERLY DETAILED AROUND LADDER WALL ANCHORS PER AIR BARRIER MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
- 18 3 COAT 3/4" STUCCO FINISH OVER METAL LATHE ON FELT PAPER. STUCCO ON WALLS WITH JOINTS PER MANUF. SPECS.
- 19 6" STUCCO TOP TRIM W/ 6" SIDE TRIM AS PER ELEVATION.
- 20 6" STUCCO PILASTER BOOT, SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
- 20A 5" STUCCO BOOT, SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
- 21A STEM LIGHT FIXTURE PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
- 21B DECORATIVE WALL LIGHT FIXT. PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXT. HEIGHTS.
- 21C WALL-PACK LIGHT FIXTURE PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
- 22 BREAK METAL CLADDING 18 GAUGE COPING CAP. CONTRACTOR TO PROVIDE ENOUGH BACKING/SUPPORT TO GAUGE METAL TO PREVENT OIL CANNING.
- 23 ARCHITECTURAL WOOD PANEL.
- 24 FOUNDATION PER ENGINEER'S DRAWINGS.
- 25 MASONRY. REFER ELEVATION DWG FOR SPECS. VERIFY STYLE & COLOR W/ OWNER. PROVIDE WEEP HOLES AT LUG PER CODE, PROVIDE VERT. & HOR. REINF. PER ENGINEER. MORTAR COLOR TO BE APPROVED BY DESIGN TEAM (REF. ELEV. FOR HT'S.)
- 27 REAR/SIDE DOORS PER DOOR SCHEDULE
- 28 GRADING PER SITE PLAN - ENSURE POSITIVE DRAINAGE AWAY FROM BLDG.
- 29 24 GA CONDUCTOR HEAD AND DOWNSPOUT AND OVERFLOW SCUPPER DISCHARGE AT GRADE - SEE PLUMBING DRAWINGS.
- 30 FOUNDATION PLANTERS, REF CIVIL SITE PLAN AND LANDSCAPE PLAN FOR DETAILS
- 40 NOT USED.
- 42 NOT USED.

NOTE:
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EXTERIOR MATERIAL LIST

NOTE: ALL STEEL EXPOSED TO THE ELEMENTS OF NATURE TO BE HOT DIPPED GALVANIZED. ALL EXTERIOR WOOD, METAL SURFACES ARE TO BE PRIMED AND PAINTED PER COLOR SELECTIONS BY DESIGN TEAM.

ALUMINUM STOREFRONT
CRL U.S ALUMINUM SERIES
400SF CENTER GLAZED STOREFRONT OR APPROVED EQUAL

METAL COPING
COLOR: SLATE GRAY 22-18 GAUGE
UNA CLAD OR APPROVED EQUAL
P: (800) 426-7737

GLASS
KILLEEN GLASS OR APPROVED EQUAL
(254) 526 4157

PAINT
COLOR 1 TBD
COLOR 2 TBD
COLOR 3 TBD
COLOR 4 TBD

STUCCO WALL SYSTEM
SYNTHETIC STUCCO FINISH SYSTEM

BRICK
MANUFACTURER: TBD

TILE
DECORATIVE ARCHITECTURAL TILE
DALTILE GOLDEN MEADOW BROWN 6 IN. X 36 IN. GLAZED PORCELAIN FLOOR AND WALL TILE - Model# TM07636HDPL1PR

METAL AWNING
PROVIDE SAMPLES FOR APPROVAL

ARCHITECTURAL WOOD PANELS
NICHIHA FIBER CEMENT OR APPROVED EQUAL
VINTAGEWOOD CEDAR AWP1818

NOTES
PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. G.C. TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. G.C. TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

LIST OF ARCHITECTURAL FEATURES

1. BUILDING WALL OFFSETTING
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. AWNING/CANOPIES COVERING 50% FACADE CANOPIES.
4. DECORATIVE LIGHTING ON FACADE.

FACADE	MATERIALS										
TOTAL / PERCENTAGE (APPROX.)		STUCCO (APPROX.)		MASONRY (APPROX.)		FENESTRATION (DOORS/WINDOWS)		WOOD PANEL (APPROX.)		TILE (APPROX.)	
	AREA	SF.	%	SF.	%	SF.	%	SF.	%	SF.	%
FRONT ELEV.	4130SF.	2408SF.	58%	242SF.	6%	815SF.	20%	665SF.	16%	-	-
REAR ELEV.	3847SF.	3293SF.	86%	188SF.	5%	120SF.	3%	-	-	246SF.	6%
LEFT SIDE ELEV.	1572SF.	1319SF.	84%	33SF.	2%	220SF.	14%	-	-	-	-
RIGHT SIDE ELEV.	1517SF.	1312SF.	86%	41SF.	3%	164SF.	11%	-	-	-	-

CREATIVE QUALITY DESIGN
MAT DESIGN STUDIO
14618 MANSFIELD DAM CT 19
AUSTIN , TX 78734
(469) 951 0614
matdesignstudio@gmail.com

Issue Log
12/01/2024

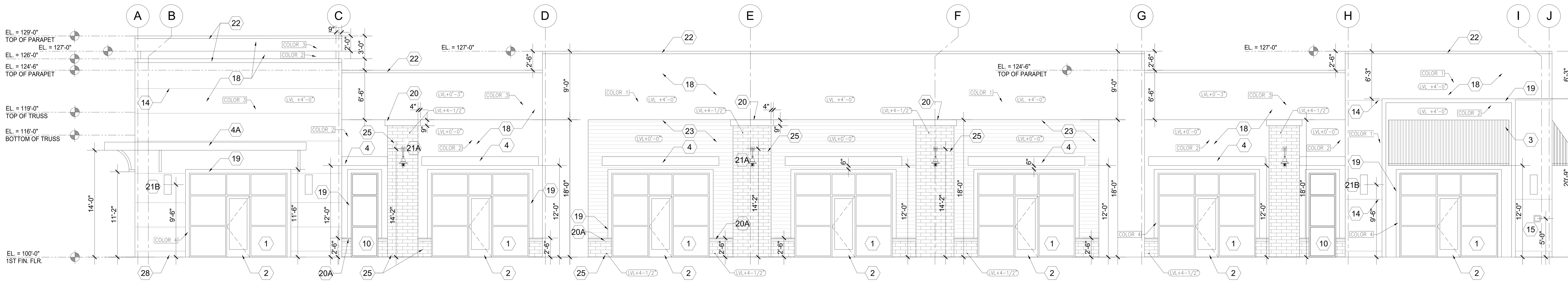
Original Date:
ISSUED FOR PERMIT: 00/00/2025
ISSUED FOR CONSTRUCTION: 00/00/2025
2 CITY COMMENTS: 05/19/2025

DRAWN BY: RB
CHECKED BY: MA

CYPRESS RETAIL
RETAIL CENTER, BUILDING 1
CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613

Sheet Number:
40 OF 44

Project Number:
2024-42-SD

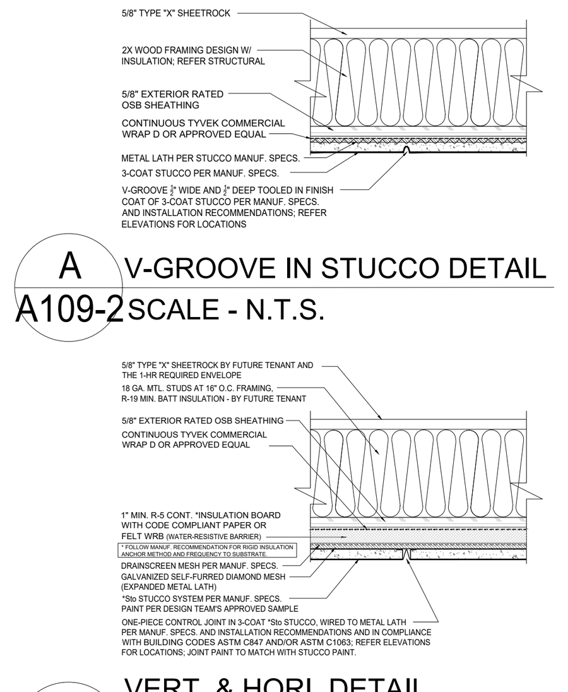


APPROACH-FRONT ELEVATION BUILDING 2

SCALE = 1/8"-1'-0" SOUTH-CYPRESS CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. DISPLAY WINDOWS.



A V-GROOVE IN STUCCO DETAIL
A109-2 SCALE - N.T.S.

B VERT. & HORI. DETAIL STUCCO CONTROL JOINT
A109-2 SCALE - N.T.S.

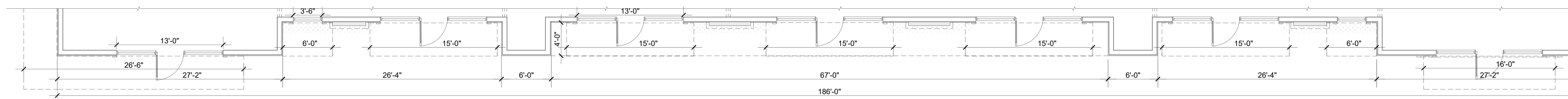
FACADE CALCULATIONS

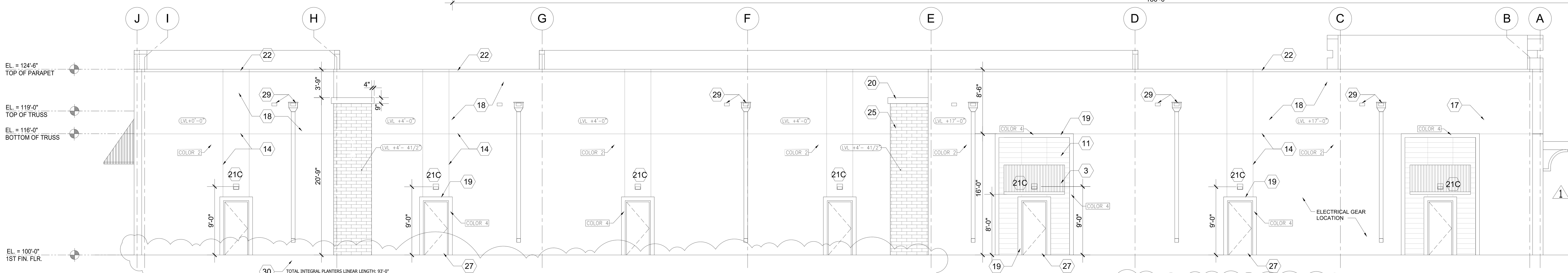
to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 186'-0"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 143' WHICH EQUALS 78% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 186'-0" = 3'-6" PROVIDED: 4'-0"
MAXIMUM UNINTERRUPTED LENGTH OF FACADE DOES NOT EXCEED 27'-0"

b. TOTAL FACADE LENGTH: 186'-0"
CANOPIES AND SHADE PROVIDED FOR THE TOTAL LENGTH OF 128'-0"
TOTAL PERCENTAGE OF CANOPY/AWNINGS PROVIDED 69%

STOREFRONT/DISPLAY WINDOWS LENGTH PROVIDED WITH ENTRYWAYS: 53%
OVERALL 95% FACADE HAS ANIMATING DESIGN FEATURES





REAR ELEVATION BUILDING 2

SCALE = 1/8"-1'-0" NORTH ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. INTEGRAL PLANTERS COVERING MIN. 50% OF FACADE.
4. BRICK PILASTERS

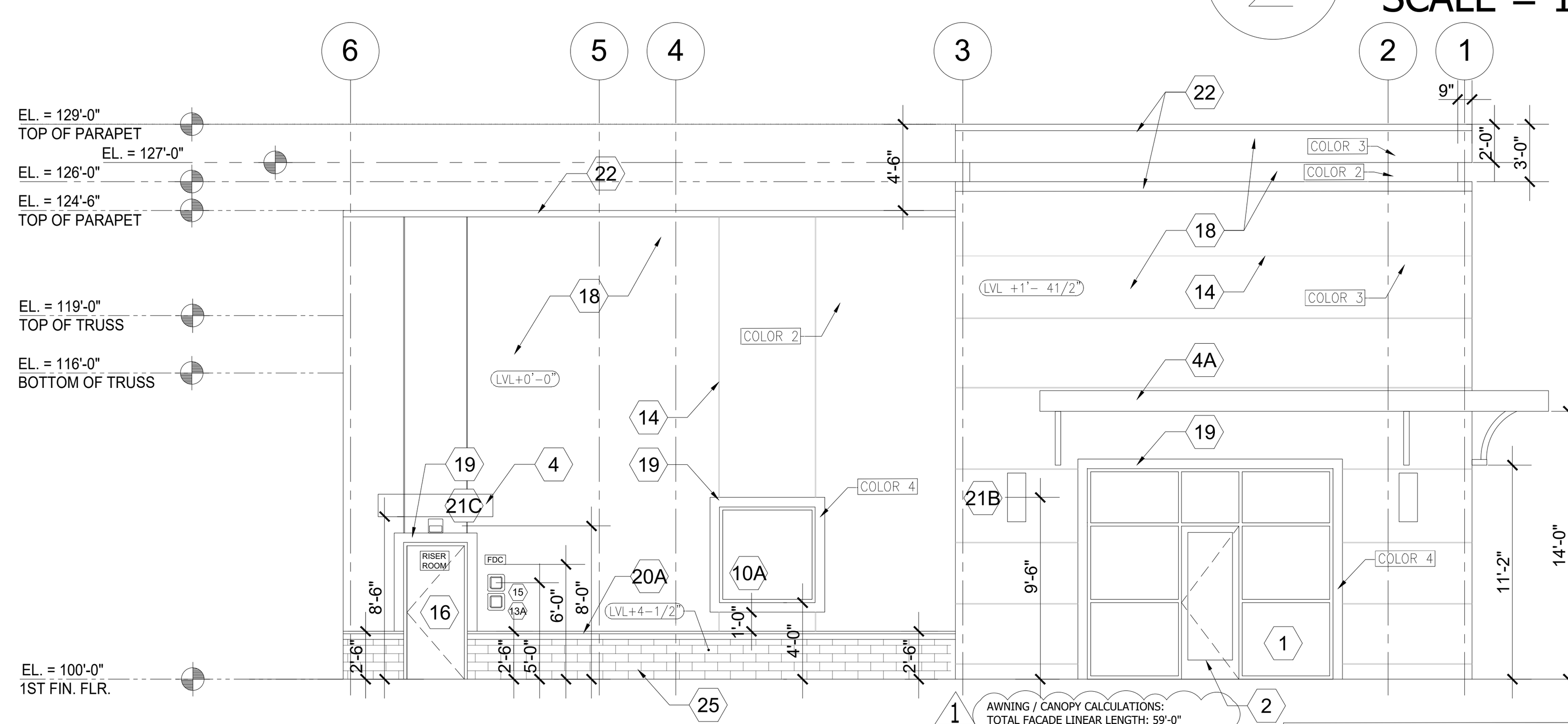
NOTE:
If there are multiple buildings on one lot, building numbers will need to be attached to each structure. A building number contained in a city service address must be plainly visible and legible from any common entrance into the property, or in the event that multiple buildings are not visible from a common entrance, a building directory shall be erected so as to be visible from any common entrance. (Ref. Section 12.21 Uniform City Service System).

NOTE:
Light sources shall be completely concealed within opaque housings and shall not be visible from adjacent streets or properties. All exterior lighting fixtures shall be full cut-off type fixtures. Lighting fixtures shall be no more than twenty-five (25) feet in height as measured from adjacent, finished grade. (Sec. 12.12.021 (a)(6)(8))

NOTE:
Building Signage should be located on the front Facade of the building, facing the fire lane and viewed from the most common point of travel. It must contrast the background and be large enough to be visible from the fire lane. Field verify with the Fire Marshal for the best location on Building elevation. (2021 IFC Ch.5)

NOTE:
Per (Sec.11.03.154(B)(1)(c)(2) of Cedar Park ordinance, Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing, landscaping, or painted to match the building facade:
a. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment such that the equipment cannot be seen by pedestrian-level at the property line or
b. Add screening walls of adequate height to fully screen the equipment by using materials and colors that match with or are consistent with the design of the principal building.

NOTE:
Roof-mounted mechanical equipment shall be fully screened from ground-level views from all adjacent property and rights-of-way.



LEFT SIDE ELEVATION BUILDING 2

SCALE = 1/8"-1'-0" WEST-CLUCK CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

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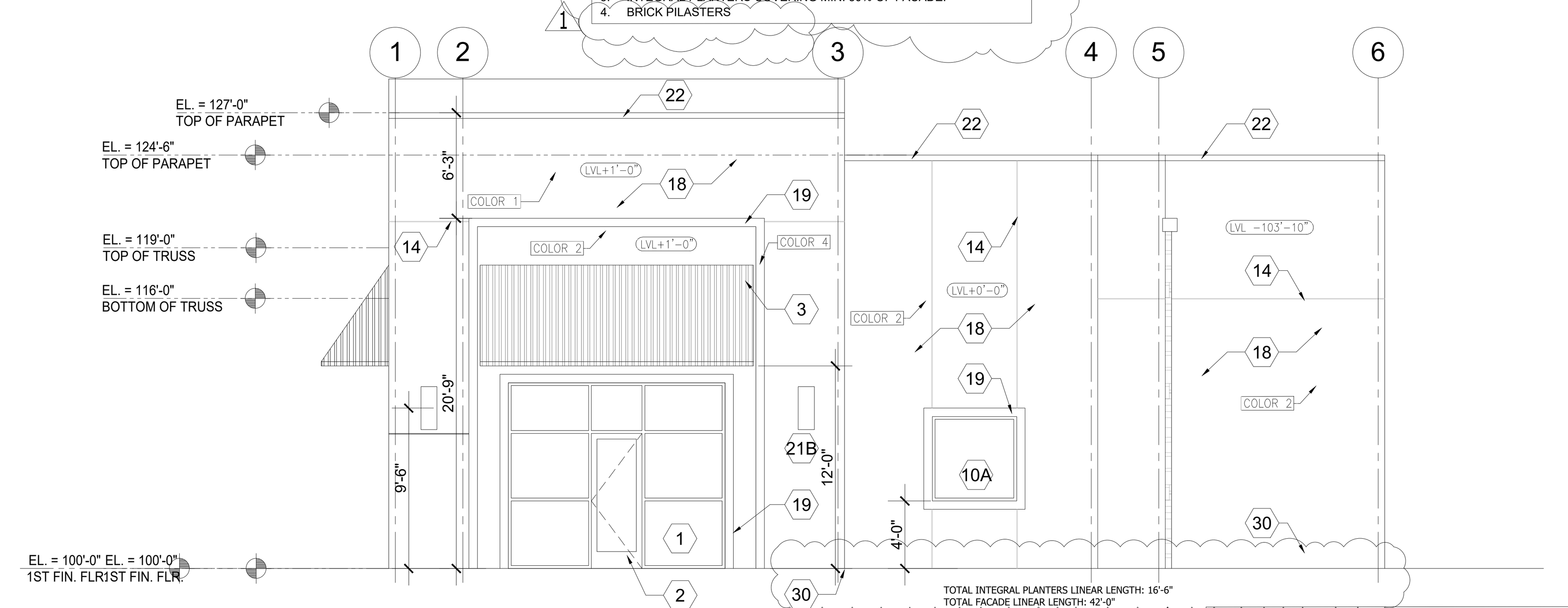

RIGHT SIDE ELEVATION BUILDING 2

SCALE = 1/8"-1'-0" EAST ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. INTEGRAL PLANTERS COVERING MIN. 50% OF FACADE.

KEYNOTE LEGEND

- 1 GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
- 2 GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE.
- 2A FIXED GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
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CRL U.S ALUMINUM SERIES
400SF CENTER GLAZED STOREFRONT OR APPROVED EQUAL

GLASS
KILLEEN GLASS OR APPROVED EQUAL
(254) 526 4157

PAINT
COLOR 1 TBD
COLOR 2 TBD
COLOR 3 TBD
COLOR 4 TBD

METAL COPING
COLOR: SLATE GRAY 22-18 GAUGE
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P: (800) 426-7737

STUCCO WALL SYSTEM
SYNTHETIC STUCCO FINISH SYSTEM

MANUFACTURED MASONRY
MANUFACTURER: TBD

ARCHITECTURAL WOOD PANELS
NICHIHA FIBER CEMENT OR APPROVED EQUAL
VINTAGEWOOD CEDAR AWP1818

METAL AWNING

TILE
DECORATIVE ARCHITECTURAL TILE
DALTILE GOLDEN MEADOW BROWN 6 IN. X 36 IN. GLAZED PORCELAIN FLOOR AND WALL TILE - Model# TM07636HDPL1PR

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LIST OF ARCHITECTURAL FEATURES

1. BUILDING WALL OFFSETTING
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DISPLAY WINDOWS.
4. DECORATIVE LIGHTING ON FACADE.
5. CANOPIES COVERING 50% FACADE.
6. INTEGRAL PLANTERS.

FACADE	MATERIALS										
TOTAL / PERCENTAGE (APPROX.)		STUCCO (APPROX.)		MASONRY (APPROX.)		FENESTRATION (DOORS/WINDOWS)		WOOD PANEL (APPROX.)		TILE (APPROX.)	
	AREA	SF.	%	SF.	%	SF.	%	SF.	%	SF.	%
FRONT ELEV.	4943SF.	2854SF.	58%	373SF.	7%	1065SF.	22%	651SF.	13%	-	-
REAR ELEV.	4557SF.	3947SF.	87%	200SF.	4%	168SF.	4%	-	-	242SF.	5%
LEFT SIDE ELEV.	1567SF.	1314SF.	84%	60SF.	4%	190SF.	12%	-	-	-	-
RIGHT SIDE ELEV.	1513SF.	1347SF.	89%	-	-	166SF.	11%	-	-	-	-

CREATIVE QUALITY DESIGN
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CYPRESS RETAIL

RETAIL CENTER, BUILDING 2
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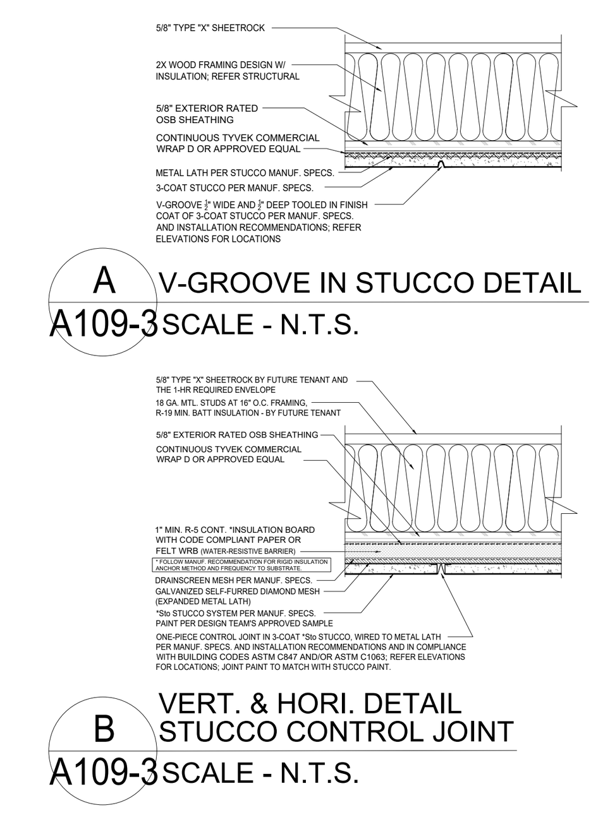
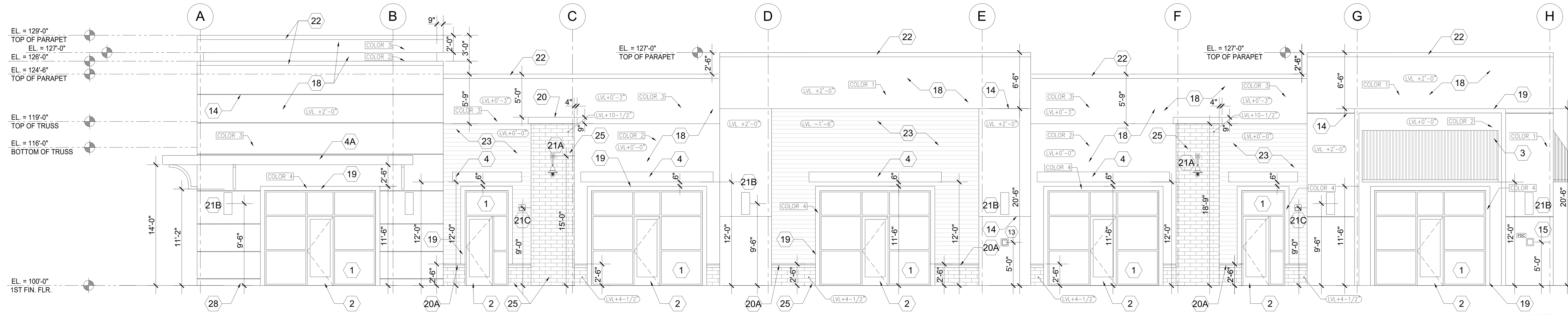


A — V-GROOVE IN STUCCO DETAIL
A109-3 SCALE - N.T.S.

B — VERT. & HORI. DETAIL STUCCO CONTROL JOINT
A109-3 SCALE - N.T.S.



1 APPROACH-FRONT ELEVATION — BUILDING 3

SCALE = 1/8"-1'-0" — WEST-CLUCK CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE

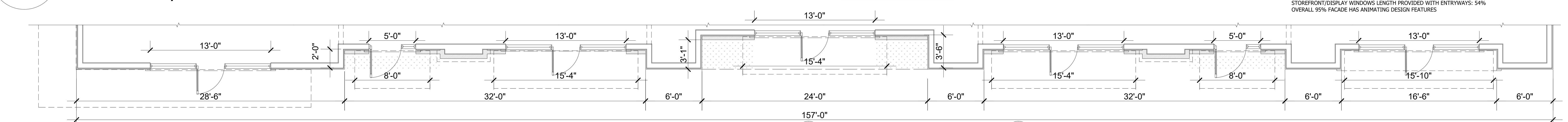
FACADE CALCULATIONS

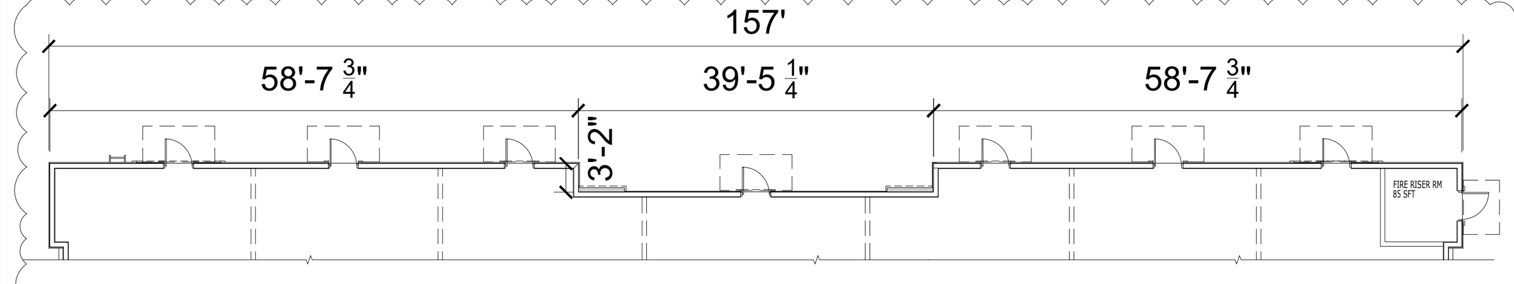
to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 157'-0"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 120' WHICH EQUALS 75% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 157'-0" = 3'-0" PROVIDED: 3'-1"
MAXIMUM UNINTERRUPTED LENGTH OF FACADE DOES NOT EXCEED 28'-0"

b. TOTAL FACADE LENGTH: 157'-0"
CANOPIES AND SHADE PROVIDED FOR THE TOTAL LENGTH OF 106'-0"
TOTAL PERCENTAGE OF CANOPY/AWNINGS PROVIDED 68%

STOREFRONT/DISPLAY WINDOWS LENGTH PROVIDED WITH ENTRYWAYS: 54%
OVERALL 95% FACADE HAS ANIMATING DESIGN FEATURES

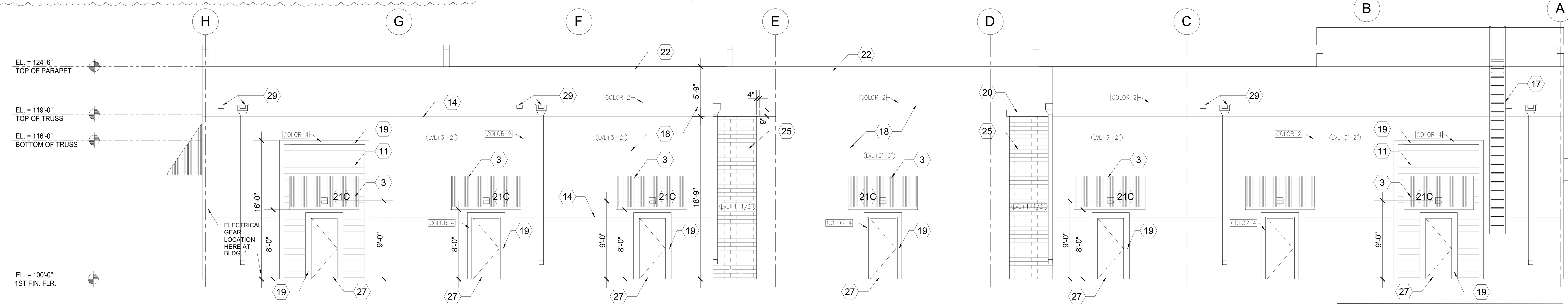




FACADE CALCULATIONS FOR BLDG 3, REAR-NORTH ELEVATION

to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 157'-0"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS = 39'
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 118' WHICH EQUALS 75% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 157'-0" = 3'-0" PROVIDED: 3'-2"



2 REAR ELEVATION — BUILDING 3

SCALE = 1/8"-1'-0" — EAST ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. 4' DEEP CANOPIES
4. BRICK PILASTERS

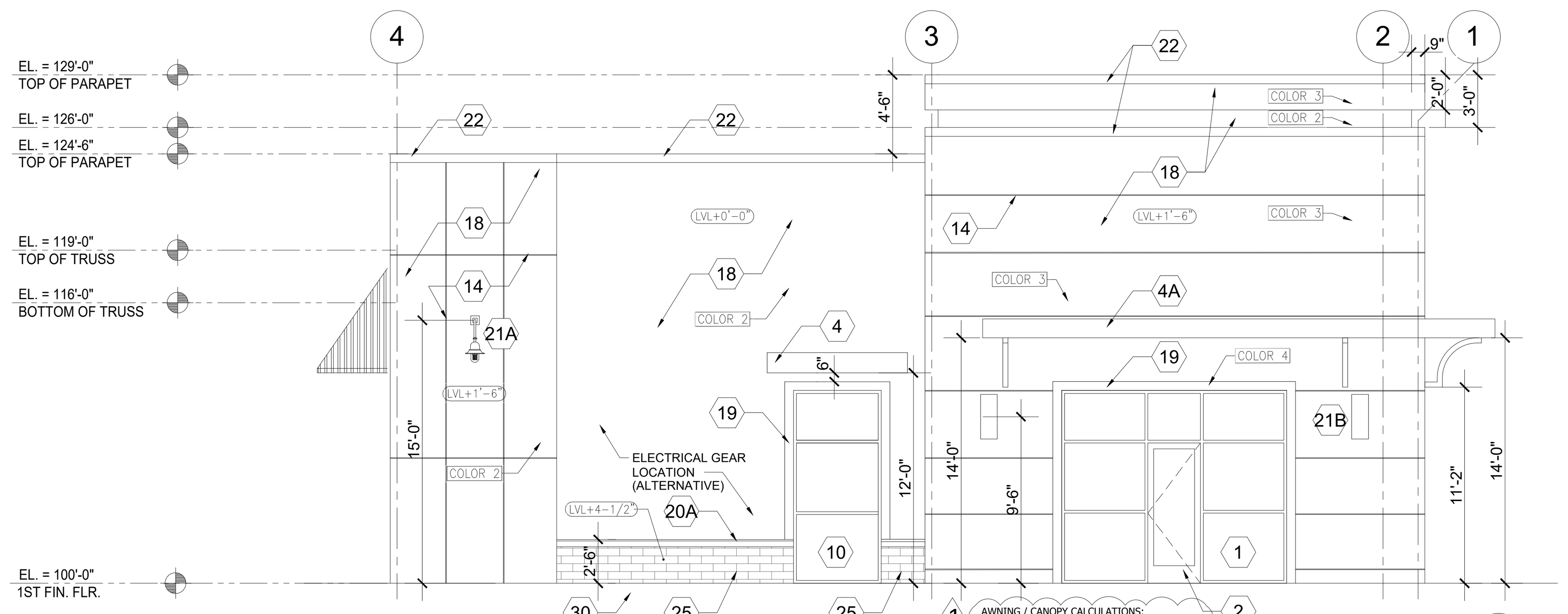
NOTE:
If there are multiple buildings on one lot, building numbers will need to be attached to each structure. A building number contained in a city service address must be plainly visible and legible from any common entrance into the property, or in the event that multiple buildings are not visible from a common entrance, a building directory shall be erected so as to be visible from any common entrance. (Ref. Section 12.21 Uniform City Service System).

NOTE:
Light sources shall be completely concealed within opaque housings and shall not be visible from adjacent streets or properties. All exterior lighting fixtures shall be full cut-off type fixtures. Lighting fixtures shall be no more than twenty-five (25) feet in height as measured from adjacent, finished grade. (Sec. 12.12.021 (a)(6)(8))

NOTE:
Building Signage should be located on the front Facade of the building, facing the fire lane and viewed from the most common point of travel. It must contrast the background and be large enough to be visible from the fire lane. Field verify with the Fire Marshal for the best location on Building elevation. (2021 IFC Ch.5)

NOTE:
Per (Sec.11.03.154(B)(1)(c)(2) of Cedar Park ordinance, Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing, landscaping, or painted to match the building facade:
a. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment such that the equipment cannot be seen by pedestrian-level at the property line or
b. Add screening walls of adequate height to fully screen the equipment by using materials and colors that match with or are consistent with the design of the principal building.

NOTE:
Roof-mounted mechanical equipment shall be fully screened from ground-level views from all adjacent property and rights-of-way.



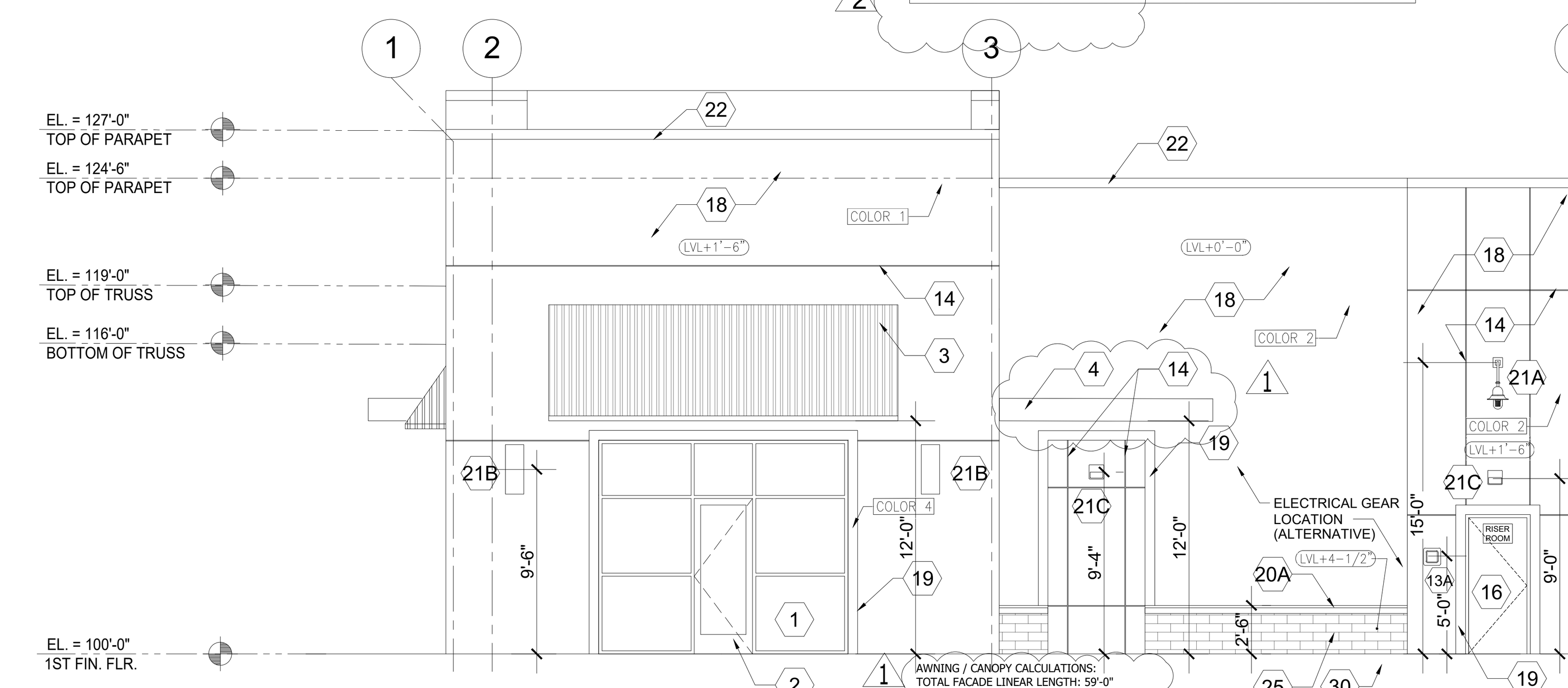
AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 59'-0"
AWNING / CANOPY LINEAR LENGTH : 37'-0"
WHICH IS AT LEAST 50% OF FACADE LENGTH.

3 LEFT SIDE ELEVATION — BUILDING 3

SCALE = 1/8"-1'-0" — NORTH ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE



AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 59'-0"
AWNING / CANOPY LINEAR LENGTH : 29'-0"
WHICH IS AT LEAST 50% OF FACADE LENGTH.

4 RIGHT SIDE ELEVATION — BUILDING 3

SCALE = 1/8"-1'-0" — SOUTH ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE

EXTERIOR MATERIAL LIST

NOTE: ALL STEEL EXPOSED TO THE ELEMENTS OF NATURE TO BE HOT DIPPED GALVANIZED. ALL EXTERIOR WOOD, METAL SURFACES ARE TO BE PRIMED AND PAINTED PER COLOR SELECTIONS BY DESIGN TEAM.

ALUMINUM STOREFRONT
CRL U.S ALUMINUM SERIES
400SF CENTER GLAZED STOREFRONT OR APPROVED EQUAL

METAL COPING
COLOR: SLATE GRAY 22-18 GAUGE
UNA CLAD OR APPROVED EQUAL
P: (800) 426-7737

GLASS
KILLEEN GLASS OR APPROVED EQUAL
(254) 526 4157

PAINT
COLOR 1 TBD
COLOR 2 TBD
COLOR 3 TBD
COLOR 4 TBD

STUCCO WALL SYSTEM
SYNTHETIC STUCCO FINISH SYSTEM

BRICK
MANUFACTURER: TBD

TILE
DECORATIVE ARCHITECTURAL TILE
DALTILE GOLDEN MEADOW BROWN 6 IN. X 36 IN. GLAZED
PORCELAIN FLOOR AND WALL TILE - Model# TM07636HDPL1PR

METAL AWNING
PROVIDE SAMPLES FOR APPROVAL

ARCHITECTURAL WOOD PANELS
NICHIHA FIBER CEMENT OR APPROVED EQUAL
VINTAGEWOOD CEDAR AWP1818

NOTES
PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. G.C. TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. G.C. TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

LIST OF ARCHITECTURAL FEATURES

1. BUILDING WALL OFFSETTING
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. AWNING/CANOPIES COVERING 50% FACADE CANOPIES.
4. DECORATIVE LIGHTING ON FACADE.

FACADE	MATERIALS										
TOTAL / PERCENTAGE (APPROX.)		STUCCO (APPROX.)		MASONRY (APPROX.)		FENESTRATION (DOORS/WINDOWS)		WOOD PANEL (APPROX.)		TILE (APPROX.)	
	AREA	SF.	%	SF.	%	SF.	%	SF.	%	SF.	%
FRONT ELEV.	4130SF.	2408SF.	58%	242SF.	6%	815SF.	20%	665SF.	16%	-	-
REAR ELEV.	3847SF.	3293SF.	86%	188SF.	5%	120SF.	3%	-	-	246SF.	6%
LEFT SIDE ELEV.	1572SF.	1319SF.	84%	33SF.	2%	220SF.	14%	-	-	-	-
RIGHT SIDE ELEV.	1517SF.	1312SF.	86%	41SF.	3%	164SF.	11%	-	-	-	-

KEYNOTE LEGEND

- 1 GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
- 2 GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE.
- 2A FIXED GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
- 3 EXTERIOR SHEATHING AND STANDING SEAM SLOPING CANOPY ON TOP, 4' DEEP. REFER ELEVATIONS FOR HEIGHTS. CANOPY SCOPE WILL BE DESIGN BUILD BY CANOPY SUBCONTRACTOR, PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING.
- 4 4' DEEP CANOPY DESIGN IN ALUMINUM DESIGN. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILD BY THE CANOPY SUBCONTRACTOR. PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING FOR REVIEW.
- 4A 4' DEEP CANOPY DESIGN IN ALUMINUM DESIGN WITH METAL SUPPORT BRACKET. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILD BY THE CANOPY SUBCONTRACTOR. PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING FOR REVIEW.
- 10 FIXED GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
- 10A FIXED GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
- 11 DECORATIVE ARCHITECTURAL TILE. REFER ELEVATIONS.
- 12 NOT USED.
- 13 FIRE DEPARTMENT APPROVED KNOX-KEY-BOX (4400 SERIES) - RECESSED INTO THE MASONRY. MOUNT AT 60" HT. (MINIMUM)) CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
- 13A FIRE DEPARTMENT APPROVED KNOX-KEY-BOX (3200 SERIES) - RECESSED INTO THE MASONRY. MOUNT AT 60" HT. (MINIMUM)) CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
- 14 STUCCO V - GROOVE PER MANUF. SPECS
- 14A STUCCO GROOVE EXPANSION JOINTS AT DOOR/WINDOW LOCATIONS PER MANUF. SPECS
- 15 PROVIDE AN APPROVED FIRE DEPARTMENT CONNECTION PER FIRE DEPT. CODES AND SPECS. REFER TO CIVIL PLANS FOR EXACT LOCATION. ALL FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC FIRE SPRINKLERS WILL REQUIRE LOCKING KNOX FDC CAPS. CONTRACTOR TO COORDINATE THE FDC LOCATION WITH CIVIL PLANS. THE FIRE DEPARTMENT CONNECTION (FDC) NEEDS A SIGN TO ASSIST WITH IDENTIFYING IT'S LOCATION. IT SHALL HAVE A RED BACKGROUND WITH 6" WHITE LETTERS THAT READ "FDC". IT SHALL BE MOUNTED HIGH ABOVE THE CONNECTION AS TO NOT BE OBSTRUCTED BY VEHICLES, LANDSCAPING, ETC.
- 16 FIRE RISER ROOM DOOR.
- 17 ROOF ACCESS LADDER PER BUILDER'S SPECS. AIR & WEATHER BARRIER TO BE PROPERLY DETAILED AROUND LADDER WALL ANCHORS PER AIR BARRIER MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
- 18 3 COAT 3/4" STUCCO FINISH OVER METAL LATHE ON FELT PAPER. STUCCO ON WALLS WITH JOINTS PER MANUF. SPECS.
- 19 6" STUCCO TOP TRIM W/ 6" SIDE TRIM AS PER ELEVATION.
- 20 6" STUCCO PILASTER BOOT, SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
- 20A 5" STUCCO BOOT, SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
- 21A STEM LIGHT FIXTURE PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
- 21B DECORATIVE WALL LIGHT FIXT. PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXT. HEIGHTS.
- 21C WALL-PACK LIGHT FIXTURE PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
- 22 BREAK METAL CLADDING 18 GAUGE COPING CAP. CONTRACTOR TO PROVIDE ENOUGH BACKING/SUPPORT TO GAUGE METAL TO PREVENT OIL CANNING.
- 23 ARCHITECTURAL WOOD PANEL.
- 24 FOUNDATION PER ENGINEER'S DRAWINGS.
- 25 MASONRY. REFER ELEVATION DWG FOR SPECS. VERIFY STYLE & COLOR W/ OWNER. PROVIDE WEEP HOLES AT LUG PER CODE, PROVIDE VERT. & HOR. REINF. PER ENGINEER. MORTAR COLOR TO BE APPROVED BY DESIGN TEAM (REF. ELEV. FOR HT'S.)
- 27 REAR/SIDE DOORS PER DOOR SCHEDULE
- 28 GRADING PER SITE PLAN - ENSURE POSITIVE DRAINAGE AWAY FROM BLDG.
- 29 24 GA CONDUCTOR HEAD AND DOWNSPOUT AND OVERFLOW SCUPPER DISCHARGE AT GRADE - SEE PLUMBING DRAWINGS.
- 30 FOUNDATION PLANTERS, REF CIVIL SITE PLAN AND LANDSCAPE PLAN FOR DETAILS
- 40 NOT USED.
- 42 NOT USED.

NOTE:
1. APPROVED ADDRESS NUMBERS WILL BE REQUIRED. BUILDING NUMBERS TO BE ATTACHED TO EACH STRUCTURE. CONTRACTOR TO COORDINATE LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS, 8" HIGH OR MAY BE LARGER FOR VISIBILITY, MINIMUM STROKE WIDTH OF 0.5" AND SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS TO BE VERIFIED. ENSURE PLACEMENT IS NOT OBSCURED BY CURRENT OR FUTURE LANDSCAPE GROWTH.

ASSIGNED CITY SERVICE ADDRESSES SHALL BE PERMANENTLY AFFIXED TO ALL BUILDINGS. BUILDING NUMBERS SHALL BE ATTACHED TO EACH STRUCTURE. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. ADDRESS IDENTIFICATION CHARACTERS SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 8 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

CREATIVE QUALITY DESIGN
MAT DESIGN STUDIO
14618 MANSFIELD DAM CT 19
AUSTIN , TX 78734
(469) 951 0614
matdesignstudio@gmail.com

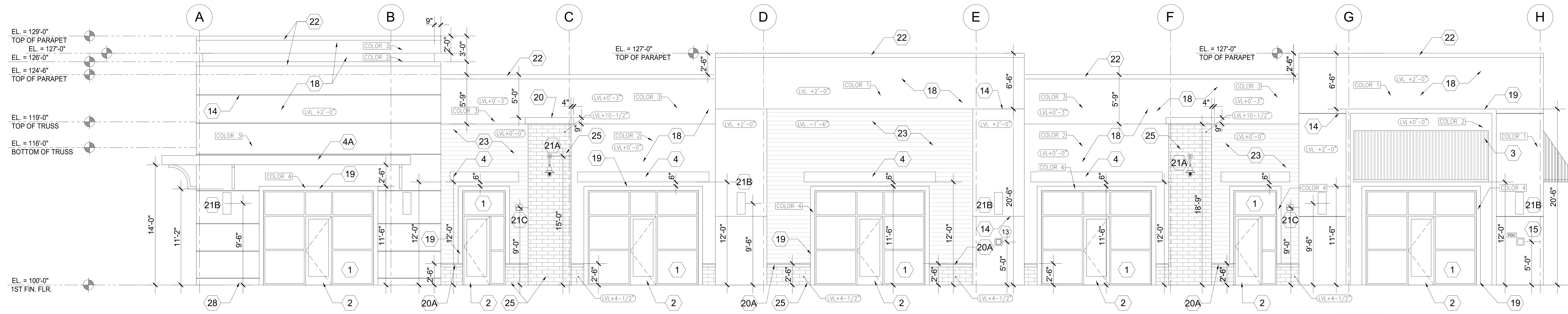
Issue Log
12/01/2024
Original Date:
ISSUED FOR PERMIT: 00/00/2025
ISSUED FOR CONSTRUCTION: 00/00/2025
2 CITY COMMENTS: 05/19/2025

DRAWN BY: RB
CHECKED BY: MA

CYPRESS RETAIL
RETAIL CENTER, BUILDING 3
CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613

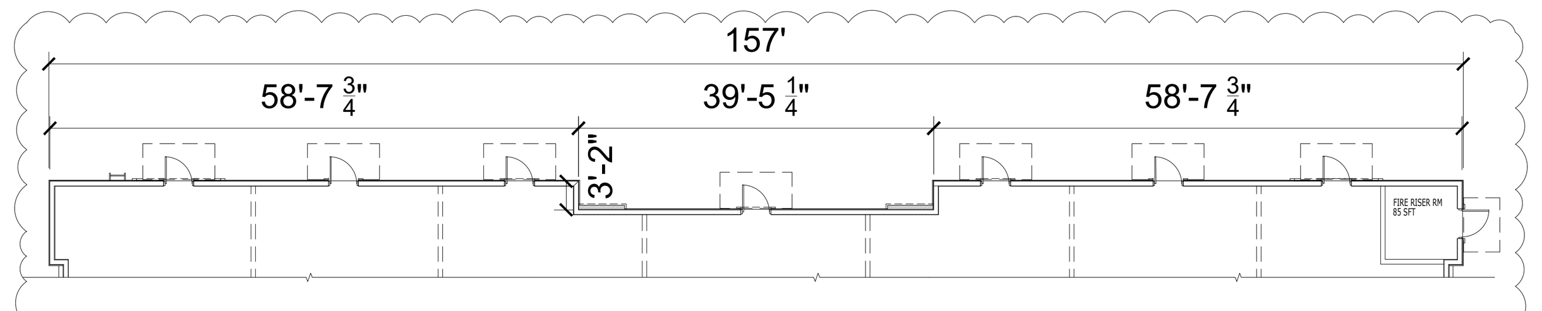
Sheet Number:

Project Number:
2024-42-SD



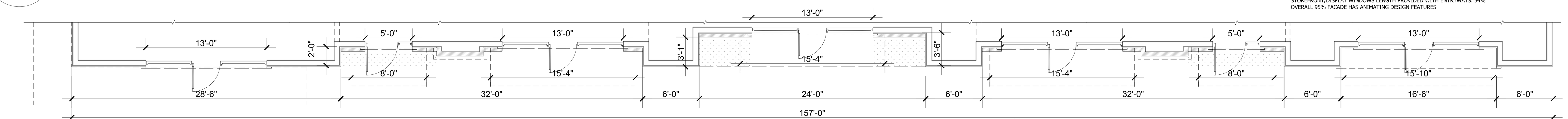
# APPROACH-FRONT ELEVATION BUILDING 4
SCALE = 1/8"-1'-0"   WEST-CLUCK CREEK ROAD FACING

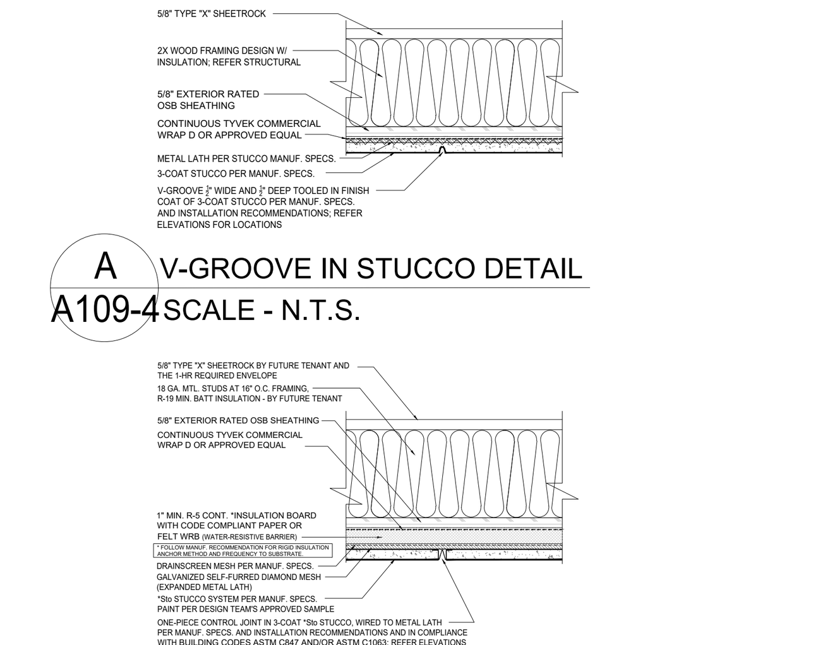
ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :
1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE



FACADE CALCULATIONS FOR BLDG 4, REAR-NORTH ELEVATION
to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 157'-0"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS = 39'
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 118' WHICH EQUALS 75% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 157'-0" = 3'-0" PROVIDED: 3'-2"





A V-GROOVE IN STUCCO DETAIL A109-4 SCALE - N.T.S.

B VERT. & HORI. DETAIL STUCCO CONTROL JOINT A109-4 SCALE - N.T.S.

FACADE CALCULATIONS
to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
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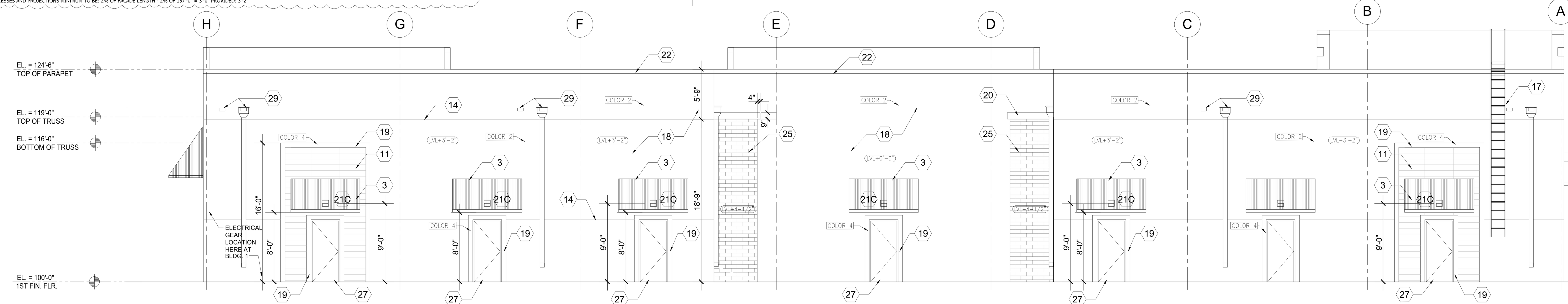
b. TOTAL FACADE LENGTH: 157'-0"
CANOPIES AND SHADE PROVIDED FOR THE TOTAL LENGTH OF 106'-0"
TOTAL PERCENTAGE OF CANOPY/AWNINGS PROVIDED 68%

STOREFRONT/DISPLAY WINDOWS LENGTH PROVIDED WITH ENTRYWAYS: 54%
OVERALL 95% FACADE HAS ANIMATING DESIGN FEATURES



# REAR ELEVATION BUILDING 4
SCALE = 1/8"-1'-0"   EAST ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :
1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. 4' DEEP CANOPIES
4. BRICK PILASTERS

NOTE:
If there are multiple buildings on one lot, building numbers will need to be attached to each structure. A building number contained in a city service address must be plainly visible and legible from any common entrance into the property, or in the event that multiple buildings are not visible from a common entrance, a building directory shall be erected so as to be visible from any common entrance. (Ref. Section 12.21 Uniform City Service System).

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NOTE:
Building Signage should be located on the front Facade of the building, facing the fire lane and viewed from the most common point of travel. It must contrast the background and be large enough to be visible from the fire lane. Field verify with the Fire Marshal for the best location on Building elevation. (2021 IFC Ch.5)

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a. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment such that the equipment cannot be seen by pedestrian-level at the property line or
b. Add screening walls of adequate height to fully screen the equipment by using materials and colors that match with or are consistent with the design of the principal building.

NOTE:
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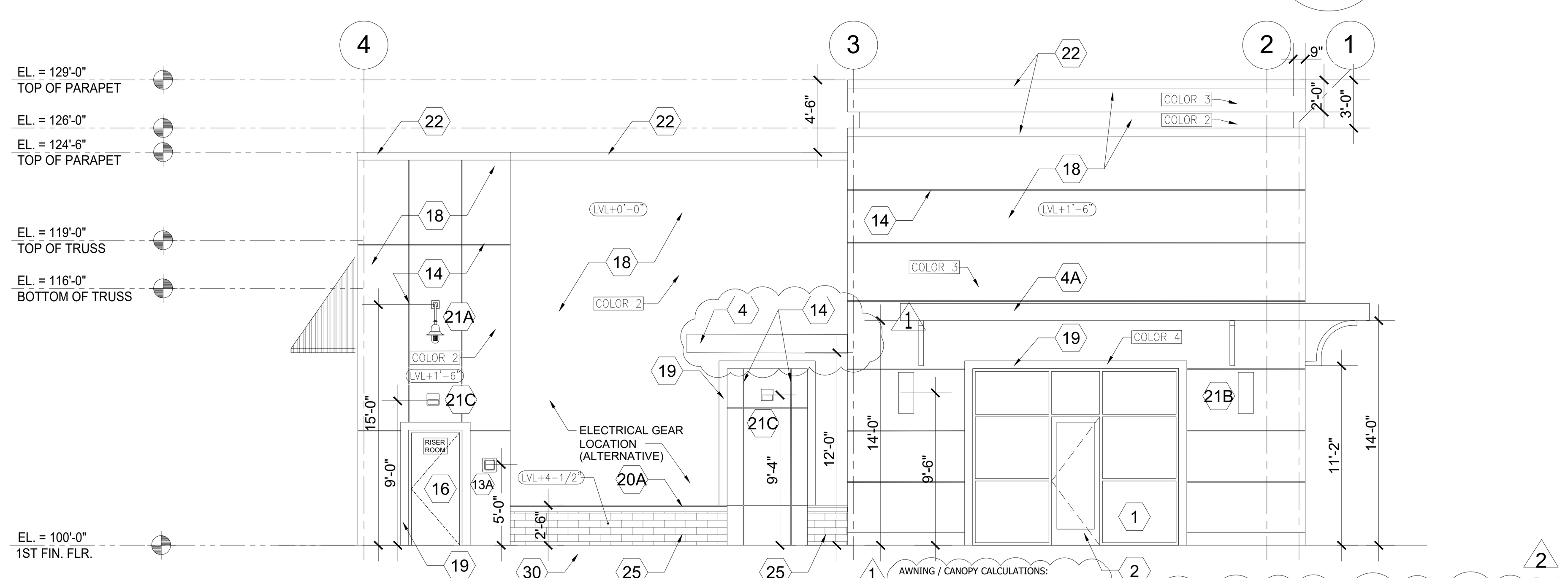

# LEFT SIDE ELEVATION BUILDING 4
SCALE = 1/8"-1'-0"   NORTH ELEVATION

AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 59'-0"
AWNING / CANOPY LINEAR LENGTH : 37'-0"
WHICH IS AT LEAST 50% OF FACADE LENGTH.

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :
1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
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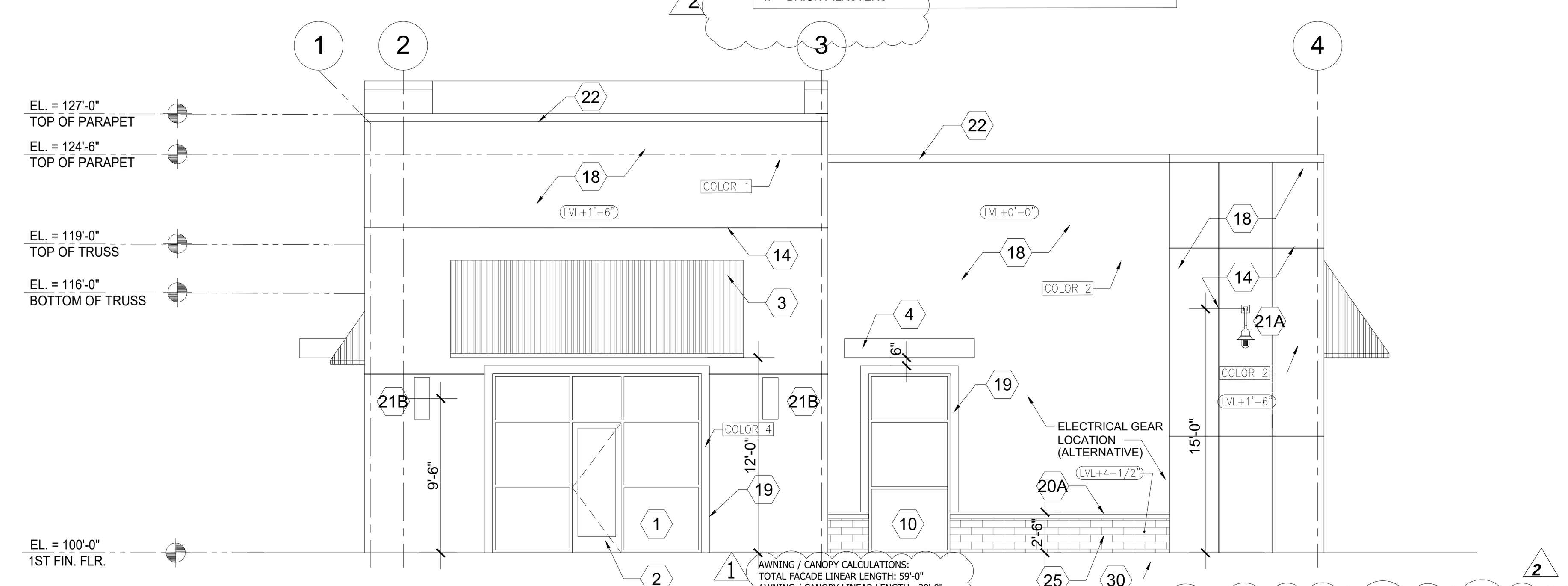

# RIGHT SIDE ELEVATION BUILDING 4
SCALE = 1/8"-1'-0"   SOUTH-CYPRESS CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :
1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE

EXTERIOR MATERIAL LIST

NOTE: ALL STEEL EXPOSED TO THE ELEMENTS OF NATURE TO BE HOT DIPPED GALVANIZED. ALL EXTERIOR WOOD, METAL SURFACES ARE TO BE PRIMED AND PAINTED PER COLOR SELECTIONS BY DESIGN TEAM.

ALUMINUM STOREFRONT
CRL U.S ALUMINUM SERIES
400SF CENTER GLAZED STOREFRONT OR APPROVED EQUAL

GLASS
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(254) 526 4157

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COLOR 4 TBD

METAL COPING
COLOR: SLATE GRAY 22-18 GAUGE
UNA CLAD OR APPROVED EQUAL
P: (800) 426-7737

STUCCO WALL SYSTEM
SYNTHETIC STUCCO FINISH SYSTEM

BRICK
MANUFACTURER: TBD

TILE
DECORATIVE ARCHITECTURAL TILE
DALTILE GOLDEN MEADOW BROWN 6 IN. X 36 IN. GLAZED PORCELAIN FLOOR AND WALL TILE - Model# TM07636HDPL1PR

METAL AWNING
PROVIDE SAMPLES FOR APPROVAL

ARCHITECTURAL WOOD PANELS
NICHIHA FIBER CEMENT OR APPROVED EQUAL
VINTAGEWOOD CEDAR AWP1818

NOTES
PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. G.C. TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. G.C. TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

LIST OF ARCHITECTURAL FEATURES
1. BUILDING WALL OFFSETTING
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. AWNING/CANOPIES COVERING 50% FACADE CANOPIES.
4. DECORATIVE LIGHTING ON FACADE.

FACADE	MATERIALS										
TOTAL / PERCENTAGE (APPROX.)		STUCCO (APPROX.)		MASONRY (APPROX.)		FENESTRATION (DOORS/WINDOWS)		WOOD PANEL (APPROX.)		TILE (APPROX.)	
	AREA	SF.	%	SF.	%	SF.	%	SF.	%	SF.	%
FRONT ELEV.	4130SF.	2408SF.	58%	242SF.	6%	815SF.	20%	665SF.	16%	-	-
REAR ELEV.	3847SF.	3293SF.	86%	188SF.	5%	120SF.	3%	-	-	246SF.	6%
LEFT SIDE ELEV.	1572SF.	1319SF.	84%	33SF.	2%	220SF.	14%	-	-	-	-
RIGHT SIDE ELEV.	1517SF.	1312SF.	86%	41SF.	3%	164SF.	11%	-	-	-	-

KEYNOTE LEGEND
1 GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
2 GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE.
2A FIXED GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
3 EXTERIOR SHEATHING AND STANDING SEAM SLOPING CANOPY ON TOP, 4' DEEP. REFER ELEVATIONS FOR HEIGHTS. CANOPY SCOPE WILL BE DESIGN BUILD BY CANOPY SUBCONTRACTOR, PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING.
4 4' DEEP CANOPY DESIGN IN ALUMINUM DESIGN. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILD BY THE CANOPY SUBCONTRACTOR. PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING FOR REVIEW.
4A 4' DEEP CANOPY DESIGN IN ALUMINUM DESIGN WITH METAL SUPPORT BRACKET. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILD BY THE CANOPY SUBCONTRACTOR. PROVIDE TEXAS RPE SIGNED AND SEALED SHOP DRAWING FOR REVIEW.
10 FIXED GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
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18 3 COAT 3/4" STUCCO FINISH OVER METAL LATHE ON FELT PAPER. STUCCO ON WALLS WITH JOINTS PER MANUF. SPECS.
19 6" STUCCO TOP TRIM W/ 6" SIDE TRIM AS PER ELEVATION.
20 6" STUCCO PILASTER BOOT, SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
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21B DECORATIVE WALL LIGHT FIXT. PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXT. HEIGHTS.
21C WALL-PACK LIGHT FIXTURE PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
22 BREAK METAL CLADDING 18 GAUGE COPING CAP. CONTRACTOR TO PROVIDE ENOUGH BACKING/SUPPORT TO GAUGE METAL TO PREVENT OIL CANNING.
23 ARCHITECTURAL WOOD PANEL.
24 FOUNDATION PER ENGINEER'S DRAWINGS.
25 MASONRY. REFER ELEVATION DWG FOR SPECS. VERIFY STYLE & COLOR W/ OWNER. PROVIDE WEEP HOLES AT LUG PER CODE, PROVIDE VERT. & HOR. REINF. PER ENGINEER. MORTAR COLOR TO BE APPROVED BY DESIGN TEAM (REF. ELEV. FOR HT'S.)
27 REAR/SIDE DOORS PER DOOR SCHEDULE
28 GRADING PER SITE PLAN - ENSURE POSITIVE DRAINAGE AWAY FROM BLDG.
29 24 GA CONDUCTOR HEAD AND DOWNSPOUT AND OVERFLOW SCUPPER DISCHARGE AT GRADE - SEE PLUMBING DRAWINGS.
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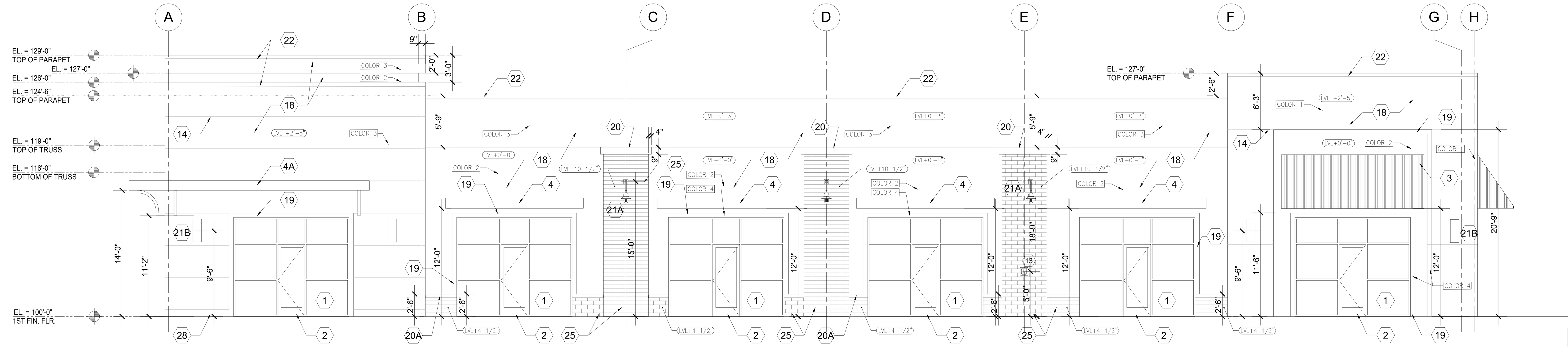
Issue Log
12/01/2024

Original Date:
ISSUED FOR PERMIT: 00/00/2025
ISSUED FOR CONSTRUCTION: 00/00/2025
2 CITY COMMENTS: 05/19/2025

DRAWN BY: RB   CHECKED BY: MA

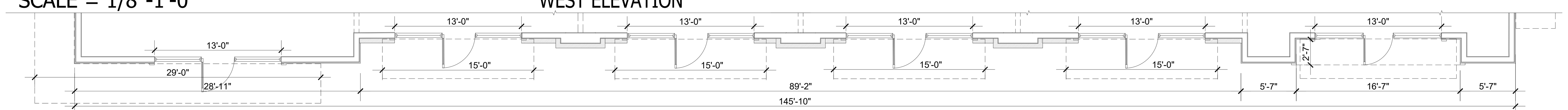
CYPRESS RETAIL
RETAIL CENTER, BUILDING 4
CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613

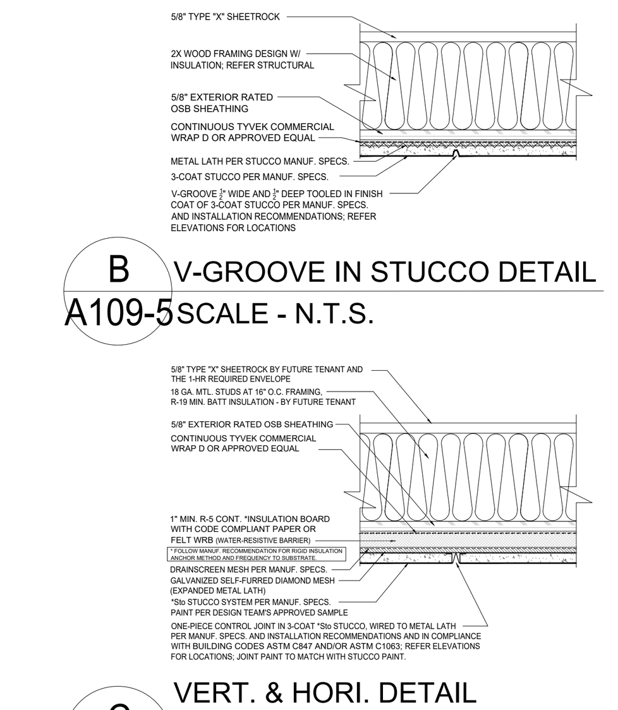
Project Number:
2024-42-SD



APPROACH-FRONT ELEVATION BUILDING 5

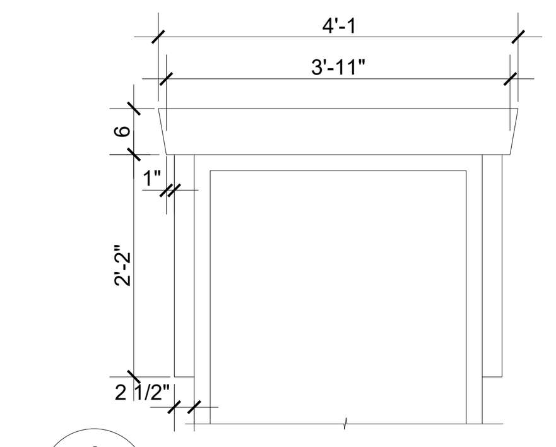
SCALE = 1/8"-1'-0" WEST ELEVATION





B V-GROOVE IN STUCCO DETAIL
A109-5 SCALE - N.T.S.

C VERT. & HORI. DETAIL STUCCO CONTROL JOINT
A109-5 SCALE - N.T.S.



A ENLARGED STUCCO TRIM DETAIL
A109-5 SCALE - N.T.S. BUILDING 5

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. DISPLAY WINDOWS.

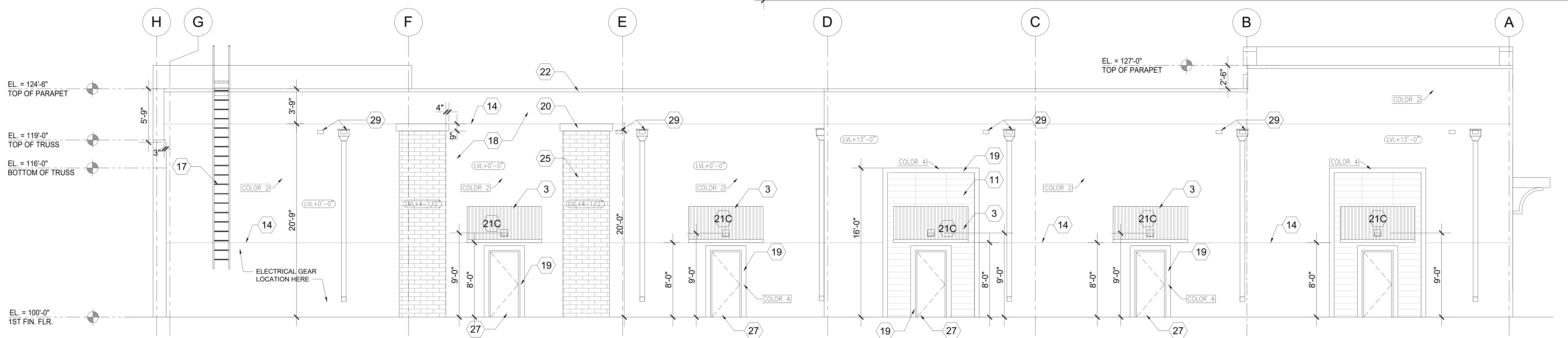
FACADE CALCULATIONS

to prove compliance with Sec.11.03.154A & Sec.11.03.154B

NOTE:
a.TOTAL FACADE LENGTH: 145'-10"
FACADES GREATER THAN 100' TO HAVE A MINIMUM OF 25% OF RECESSES AND PROJECTIONS
RECESSES AND PROJECTIONS PROVIDED ON FACADE LENGTH IS APPROX. 93' WHICH EQUALS 75% OF FACADE LENGTH.
RECESSES AND PROJECTIONS MINIMUM TO BE: 2% OF FACADE LENGTH - 2% OF 124'-0" = 2'-5" PROVIDED: 2'-7"
MAXIMUM UNINTERRUPTED LENGTH OF FACADE DOES NOT EXCEED 29'-0"

b. TOTAL FACADE LENGTH: 145'-10"
CANOPIES AND SHADE PROVIDED FOR THE TOTAL LENGTH OF 105'-0"
TOTAL PERCENTAGE OF CANOPY/AWNINGS PROVIDED 73%

STOREFRONT/DISPLAY WINDOWS LENGTH PROVIDED WITH ENTRYWAYS: 50%
OVERALL 95% FACADE HAS ANIMATING DESIGN FEATURES



REAR ELEVATION BUILDING 5

SCALE = 1/8"-1'-0" EAST ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. ~~4' DEEP CANOPIES.~~
4. BRICK PILASTERS

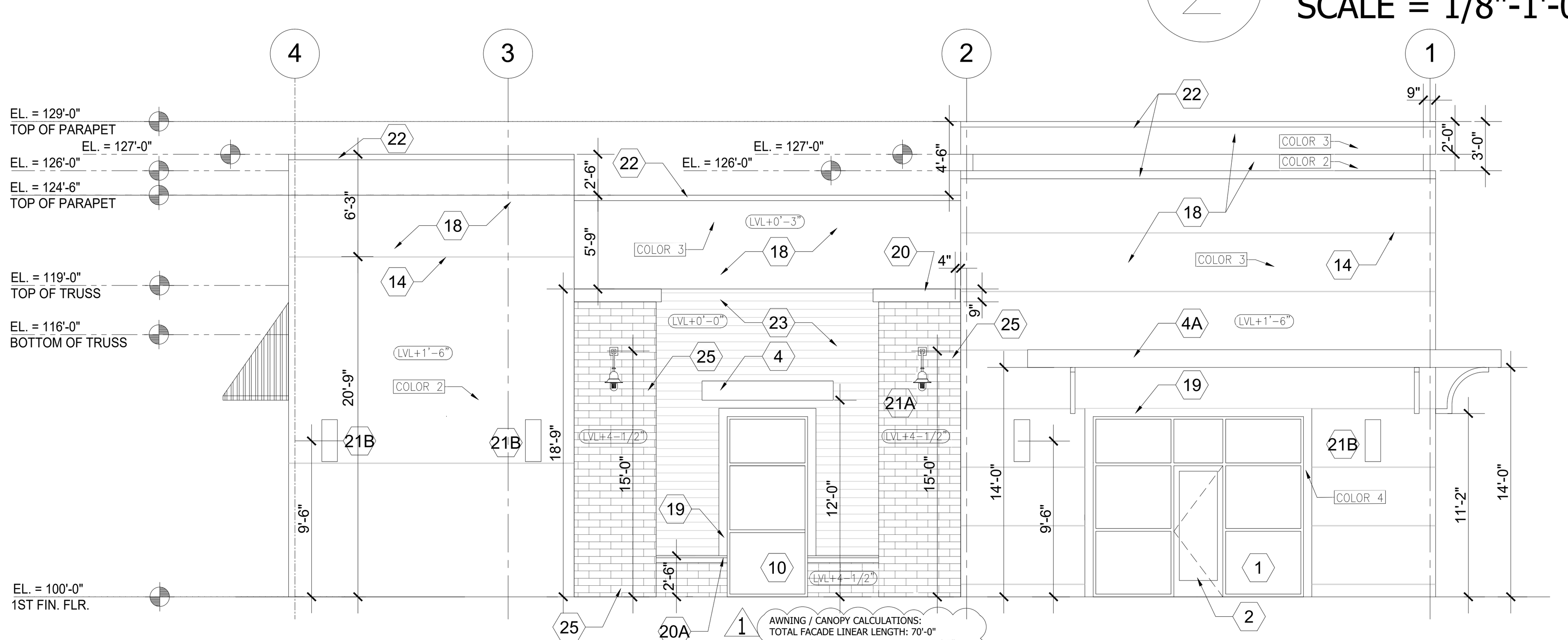
NOTE:
If there are multiple buildings on one lot, building numbers will need to be attached to each structure. A building number contained in a city service address must be plainly visible and legible from any common entrance into the property, or in the event that multiple buildings are not visible from a common entrance, a building directory shall be erected so as to be visible from any common entrance. (Ref. Section 12.21 Uniform City Service System).

NOTE:
Light sources shall be completely concealed within opaque housings and shall not be visible from adjacent streets or properties. All exterior lighting fixtures shall be full cut-off type fixtures. Lighting fixtures shall be no more than twenty-five (25) feet in height as measured from adjacent, finished grade. (Sec. 12.12.021 (a)(6)(8))

NOTE:
Building Signage should be located on the front Facade of the building, facing the fire lane and viewed from the most common point of travel. It must contrast the background and be large enough to be visible from the fire lane. Field verify with the Fire Marshal for the best location on Building elevation. (2021 IFC Ch.5)

NOTE:
Per (Sec.11.03.154(B)(1)(c)(2) of Cedar Park ordinance, Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing, landscaping, or painted to match the building facade:
a. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment such that the equipment cannot be seen by pedestrian-level at the property line or
b. Add screening walls of adequate height to fully screen the equipment by using materials and colors that match with or are consistent with the design of the principal building.

NOTE:
Roof-mounted mechanical equipment shall be fully screened from ground-level views from all adjacent property and rights-of-way.



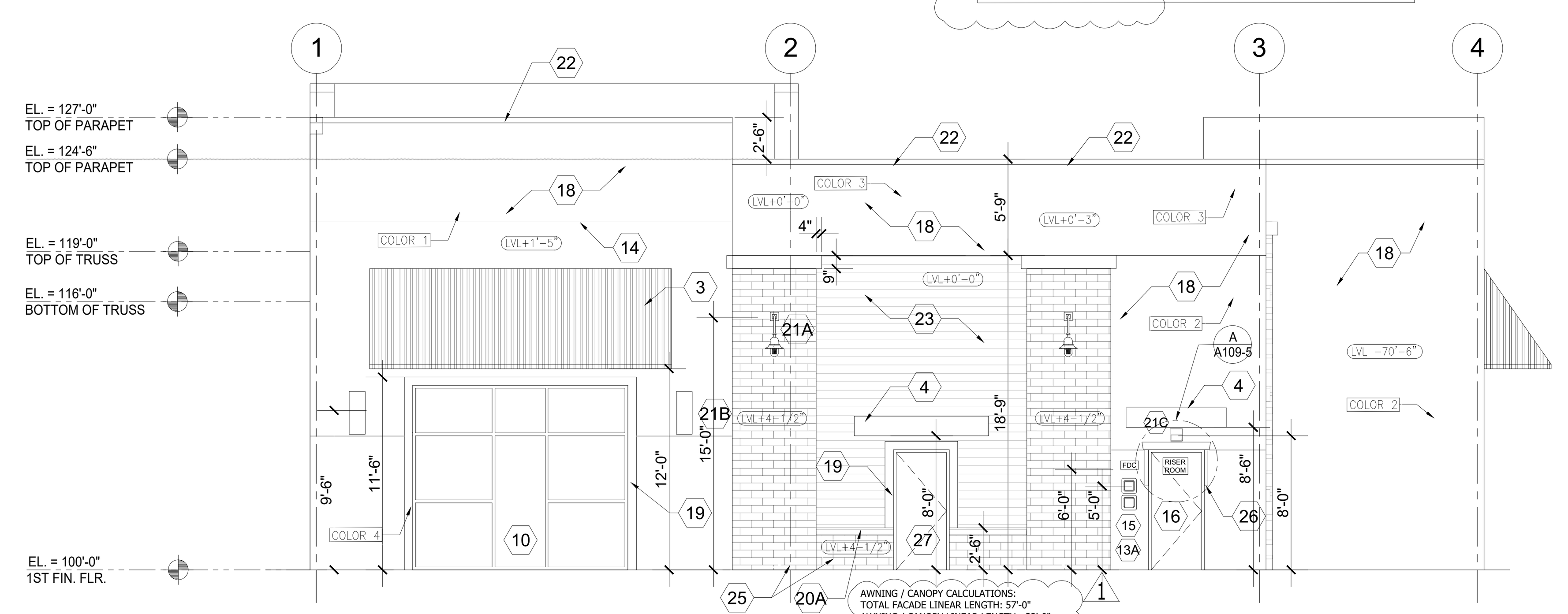
AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 70'-0"
AWNING / CANOPY LINEAR LENGTH : 37'-0"
WHICH IS AT LEAST 50% OF FACADE LENGTH.

LEFT SIDE ELEVATION BUILDING 5

SCALE = 1/8"-1'-0" NORTH- CYPRESS CREEK ROAD FACING

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE.



AWNING / CANOPY CALCULATIONS:
TOTAL FACADE LINEAR LENGTH: 57'-0"
AWNING / CANOPY LINEAR LENGTH : 32'-0"
WHICH IS ABOUT 50% OF FACADE LENGTH.

RIGHT SIDE ELEVATION BUILDING 5

SCALE = 1/8"-1'-0" SOUTH ELEVATION

ARCHITECTURAL FEATURES PURSUANT TO SECTION 11.03.0154.B.1.j - APPROACH ELEVATION :

1. BUILDING WALL OFFSETTING; MINIMUM 12" BUILDING WALL OFFSET.
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DECORATIVE LIGHTING ON FACADE.
4. AWNING / CANOPY COVERING 50% FACADE.

EXTERIOR MATERIAL LIST

NOTE: ALL STEEL EXPOSED TO THE ELEMENTS OF NATURE TO BE HOT DIPPED GALVANIZED. ALL EXTERIOR WOOD, METAL SURFACES ARE TO BE PRIMED AND PAINTED PER COLOR SELECTIONS BY DESIGN TEAM.

ALUMINUM STOREFRONT
CRL U.S ALUMINUM SERIES
400SF CENTER GLAZED STOREFRONT OR APPROVED EQUAL

GLASS
KILLEEN GLASS OR APPROVED EQUAL
(254) 526 4157

PAINT
COLOR 1 TBD
COLOR 2 TBD
COLOR 3 TBD

METAL COPING
COLOR: SLATE GRAY 22-18 GAUGE
UNA CLAD OR APPROVED EQUAL
P: (800) 426-7737

STUCCO WALL SYSTEM
SYNTHETIC STUCCO FINISH SYSTEM

MANUFACTURED MASONRY
MANUFACTURER: TBD

ARCHITECTURAL WOOD PANELS
NICHIHA FIBER CEMENT OR APPROVED EQUAL
VINTAGEWOOD CEDAR AWP1818

METAL AWNING

TILE
DECORATIVE ARCHITECTURAL TILE
DALTILE GOLDEN MEADOW BROWN 6 IN. X 36 IN. GLAZED PORCELAIN FLOOR AND WALL TILE - Model# TM07636HDPL1PR

NOTES
PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. G.C. TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. G.C. TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

LIST OF ARCHITECTURAL FEATURES

1. BUILDING WALL OFFSETTING
2. 2 OR MORE COLORS AND MORE THAN 3 EXTERIOR MATERIALS.
3. DISPLAY WINDOWS.
4. DECORATIVE LIGHTING ON FACADE.
5. CANOPIES.
6. INTEGRAL PLANTERS.

FACADE	MATERIALS										
TOTAL / PERCENTAGE (APPROX.)		STUCCO (APPROX.)		MASONRY (APPROX.)		FENESTRATION (DOORS/WINDOWS)		WOOD PANEL (APPROX.)		TILE (APPROX.)	
	AREA	SF.	%	SF.	%	SF.	%	SF.	%	SF.	%
FRONT ELEV.	3772SF.	2291SF.	61%	318SF.	8%	846SF.	22%	317SF.	8%	-	-
REAR ELEV.	3610SF.	3066SF.	85%	200SF.	6%	120SF.	3%	-	-	224SF.	6%
LEFT SIDE ELEV.	1886SF.	1326SF.	70%	198SF.	10%	195SF.	10%	167SF.	9%	-	-
RIGHT SIDE ELEV.	1459SF.	889SF.	61%	200SF.	14%	189SF.	13%	181SF.	12%	-	-

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Sheet Number:
44 OF 44

Project Number:
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