Modification of a Previously Approved Contributing Zone Plan (CZP)

Highpoint at Vista Ridge

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

May 02, 2025

HR Green Project No: 224301.004

Prepared For:
GCP XXX, Ltd
12750 Merit Drive, Suite 1175
Dallas, Texas 75251

Prepared By:
HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735
TBPE Firm No. F-16384

05/02/2025



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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 if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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: Highpoint at Vista Ridge							**2. Regulated Entity No.:** RN111733267		
3. Customer Name: GCP XXX, Ltd						**4. Customer No.:** CN606137362			
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):**			21.482 ac (LOC = 13.1 ac)
9. Application Fee:	$6,500		**10. Permanent BMP(s):**					Jellyfish Filters, Vegetative Filter Strips	
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Williamson		**14. Watershed:**					Turkey Creek – Brushy Creek	

Application Distribution

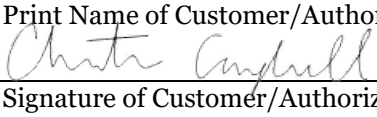
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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	N/A
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. Christine Campbell
Print Name of Customer/Authorized Agent  05/02/2025
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):	

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

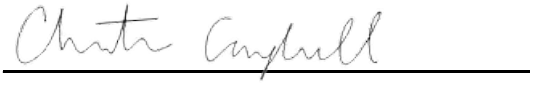
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Christine Campbell

Date: 05/02/2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Highpoint at Vista Ridge
   Original Regulated Entity Name: The Carlo at Vista Ridge
   Assigned Regulated Entity Number(s) (RN): RN111733267
   Edwards Aquifer Protection Program ID Number(s): 11003576
   ☒ The applicant has not changed and the Customer Number (CN) is: CN606137362
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	21.482	21.482
Type of Development	Non-res (MF & Comm.)	Non-res (MF & Comm.)
Number of Residential Lots	0	0
Impervious Cover (acres)	6.59 ac	6.66 ac
Impervious Cover (%)	30.7%	31.0%
Permanent BMPs	2 Jellyfish Filter Systems	2 Jellyfish & 1 VFS
Other	_____	_____

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Other	_____	_____

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

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

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

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

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

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 23, 2023

Mr. David Castilla
GCP XXX, Ltd
12750 Merit Drive, Suite 1175
Dallas, Texas 75251

Re: Approval of a Contributing Zone Plan (CZP)
Carlo at Vista Ridge; Located at SW corner of E Whitestone Blvd and N Vista Ridge Blvd, Cedar Park, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003576, Regulated Entity No. RN111733267

Dear Mr. Castilla:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by HR Green Development TX, LLC on behalf of the applicant, GCP XXX, Ltd on May 3, 2023. Final review of the application was completed after additional material was received on June 12, 2023.

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

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

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

PROJECT DESCRIPTION

The proposed mixed-use project will have an area of approximately 21.5 acres. The project will include the construction of a 6-story residential apartment building and parking structure along with a 1-story commercial building. The impervious cover will be 6.59 acres (30.65 percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek East Regional Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two (2) JellyFish Filter Systems, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,736 pounds of TSS generated from the 6.59 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

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

STANDARD CONDITIONS

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

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

Prior to Commencement of Construction:

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

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

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

During Construction:

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

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

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

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

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

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

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

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

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

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Dianne Pavlicek-Mesa, P.G. of the Edwards Aquifer Protection Program at 210-403-4074 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

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

LIB/dpm

cc: Ms. Christine Campbell, P.E., HR Green Development TX, LLC

ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION

This project has been renamed “Highpoint at Vista Ridge” from the original regulated entity name of “The Carlo at Vista Ridge.” The proposed modification for Highpoint at Vista Ridge consists of the addition of parkland improvements for Block A, Lot 4A on the west end of the site. The previously approved CZP did not include improvements or impervious cover for this lot. The layout of the southeast end of the project site was also modified. Due to these modifications, the drainage areas and the associated impervious covers and TSS calculations have been updated. The addition of these parkland improvements paired with modifications to the southeast end of the site result in a total proposed impervious cover of 6.66 acres (31.0%) for the project. The previously approved CZP proposed 6.59 acres (30.7%) of impervious cover. In order to treat this increase in proposed impervious cover, one 15’ wide engineered vegetative filter strip has been added.

The project remains a non-residential development (mixed-use consisting of multifamily and commercial areas) and the overall project acreage remains 21.482 acres, as previously approved.

OWNER / DEVELOPER:
GCP XXX, LTD.
NICK CASTILLA
12750 MERIT DRIVE,
SUITE 1175
DALLAS, TEXAS 75251
(972) 671-9120

OWNER / DEVELOPER:
GCP CP COMMERCIAL SOUTH, LTD.
NICK CASTILLA
12750 MERIT DRIVE,
SUITE 1175
DALLAS, TEXAS 75251
(972) 671-9120

OWNER / DEVELOPER:
GCP CP COMMERCIAL NORTH, LTD.
NICK CASTILLA
12750 MERIT DRIVE,
SUITE 1175
DALLAS, TEXAS 75251
(972) 671-9120

ENGINEER/SURVEYOR:
HR GREEN DEVELOPMENT TX, LLC
SHERVIN NOOSHIN, P.E.
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
(512) 872-6696

ARCHITECT :
BOARMAN KROOS VOGEL GROUP, INC.
SHANEY MULLEN
1412 MAIN STREET
ADOLPHUS TOWER SUITE 700
DALLAS, TEXAS 75202
(612) 339-3752

LANDSCAPE ARCHITECT:
BOARMAN KROOS VOGEL GROUP, INC.
COLLIN KOONCE
1412 MAIN STREET
ADOLPHUS TOWER SUITE 700
DALLAS, TEXAS 75202
(612) 339-3752

SITE SUMMARY

PROJECT NAME: HIGHPOINT AT VISTA RIDGE
SITE ADDRESS: 2300 WHITESTONE BLVD. CEDAR PARK, TX 78619
CURRENT ZONING (Z21.22.02.24.E6) : PLANNED DEVELOPMENT - MIXED USE (PD-MU), Z-21-008

TOTAL SITE AREA: 21.48 AC.
AREA WITHIN LIMITS OF CONSTRUCTION: 13.10 AC.

IMPERVIOUS COVER: 31.0%
IMPERVIOUS COVER: 289,962 SF / 6.66 AC.

FLOODPLAIN INFORMATION:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NO. 48491C0470F, EFFECTIVE 12/20/2019.

WATERSHED:

THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED.

BENCHMARK:

CITY OF CEDAR PARK GPS MONUMENTS:

GPS MONUMENT-22
3" BRASS DISK IN CONCRETE
GRID NORTHING: 10165081.83'
GRID EASTING: 3092268.19'
(NAVD88-GEOID12B) ELEV: 915.49'
(COCP RECORD)

GPS MONUMENT-41
3" BRASS DISK IN CONCRETE
GRID NORTHING: 10166207.91'
GRID EASTING: 3094596.00'
(NAVD88-GEOID12B) ELEV: 875.08'
(COCP RECORD)

NAVD 88 - OPUS
BM#1: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'
BM#2: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'
BM#3: MAG W/ "HRGREEN" WASHER ELEV = 886.27'
BM#201:IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

TOPOGRAPHIC AND TREE SURVEY PERFORMED BY HR GREEN IN MAY 2022.

BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

GENERAL NOTES:

1. 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.

2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE CEDAR PARK AREA "ONE CALL" SYSTEM @ 472-2822, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.

4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, CEDAR PARK, TEXAS).

5. THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).

6. 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.

7. THIS SITE IS COMPOSED OF THREE (3) LOTS (LAND STATUS DETERMINATION).

8. ALL DETENTION BASINS AND APPURTENANCES WHICH RECEIVE STORM WATER RUNOFF FROM COMMERCIAL OR MULTIFAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE CITY OF AUSTIN'S DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.

9. WATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK.

10. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK.

11. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

12. THE APPLICANT WILL CONDUCT SOIL TESTING IN ACCORDANCE WITH TEST II OR TEST III AS DESCRIBED UNDER THE REQUIREMENTS OF CHAPTER 330, SUBCHAPTER T OF THE TCEQ DURING CONSTRUCTION TO DETERMINE WHETHER THE SITE OVERLIES A CMSWL.

13. 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.

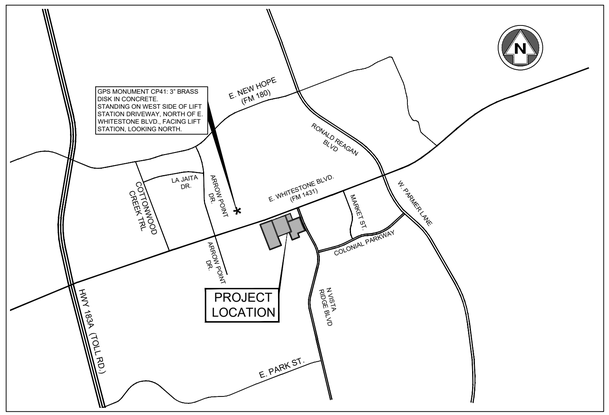
REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Cedar Park Approval Date	Date Imaged

SITE DEVELOPMENT PLANS FOR HIGHPOINT AT VISTA RIDGE

2300 WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613

INITIAL SUBMITTAL:
MARCH 20, 2023



LOTS 2, 3, 8, 9, 10 AMENDED PLAT OF THE SHOPS AT VISTA RIDGE SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET GG, SLIDES 12-13, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. THESE LOTS ARE TO BE RESUBDIVIDED INTO BLOCK A, LOTS 1A, 2A, 3A AND 4A - HIGHPOINT AT VISTA RIDGE.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF ONE (1) SIX-STORY RESIDENTIAL BUILDING WITH PARKING GARAGE APPROXIMATELY 613,006 SF (GSF) ON A 6.198 ACRE SITE AND A COMMERCIAL BUILDING TOTALING APPROXIMATELY 4,732 SF (GSF) ON A 1.043 ACRE SITE WITH ASSOCIATED PARKING, WATER QUALITY, DETENTION AND UTILITY IMPROVEMENTS.

05/02/2025
DATE

SHERVIN NOOSHIN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 96807
HR GREEN DEVELOPMENT TX - FIRM NO 16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

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

ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Owner GCP XXX LTD. / GCP CP COMMERCIAL NORTH LTD. / GCP CP COMMERCIAL SOUTH, LTD.
Address: 12750 MERIT DRIVE SUITE 1175
DALLAS, TX 75251
Phone: (972) 671-9120 Cell: Acreage: 21.48 AC. Total Impervious Cover: 6.66 AC.
Legal Description: 21.482 ACRES IN LOTS 2,3,8,9,10 OF THE SHOPS AT VISTA RIDGE AMENDED PLAT WILLIAMSON COUNTY, TEXAS
Address: 2300 WHITESTONE BLVD. CEDAR PARK, TEXAS 78613
Land Use Summary: Multifamily residential building with parking garage, 613,006 SF, 377 units
Commercial building, 4,732 SF
Zoning: PLANNED DEVELOPMENT - MIXED USE (PD-MU) Date:
Person Preparing Plan : Shervin Nooshin Company: HR GREEN DEVELOPMENT TX, LLC
Address: 5508 Highway 290 West Suite 150 Austin, Texas 78735
Phone: (512) 872-6696 Cell:
Engineer: Shervin Nooshin Company: HR GREEN DEVELOPMENT TX, LLC
Phone: (512) 872-6696 Cell:
Address: 5508 Highway 290 West Suite 150 Austin, Texas 78735

REVIEWED FOR CODE COMPLIANCE
SIGNATURE REQUIRED FROM ALL DEPARTMENTS

PLANNING DATE
ENGINEERING SERVICES DATE
INDUSTRIAL PRETREATMENT DATE
FIRE PROTECTION DATE
LANDSCAPE PLANNER DATE
ADDRESSING DATE
SITE DEVELOPMENT PERMIT NUMBER **2023-9-SD**
TDLR REGISTRATION PROJECT NUMBER TABS 2023012044

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3	FINAL PLAT (2 OF 2)
4	GENERAL NOTES (1 OF 3)
5	GENERAL NOTES (2 OF 3)
6	GENERAL NOTES (3 OF 3)
7	TCEQ GENERAL CONSTRUCTION NOTES
8	EXISTING CONDITIONS PLAN
9	TREE LIST 1
10	TREE LIST 2
11	EROSION & SEDIMENTATION CONTROL PLAN
12	EROSION CONTROL DETAILS
13	OVERALL SITE PLAN
14	DETAILED SITE PLAN A
15	DETAILED SITE PLAN B
16	SITE PLAN TABLES
17	DIMENSIONAL CONTROL SITE PLAN A
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19	OVERALL PAVING PLAN
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23	EXISTING DRAINAGE AREA MAP
24	PROPOSED DRAINAGE AREA MAP
25	INLET DRAINAGE AREA MAP
26	INLET DRAINAGE CALCULATIONS
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30	GRADING PLAN C
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32	STORM SEWER PLAN A
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DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

COVER SHEET

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 1 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh22430\1 COVER.dwg, COVER, May 02, 2025, 11:51 AM, mvelasquez

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

"PRELIMINARY"
This Document shall not be Recorded for any purpose

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

ENGINEER: SHERVIN NOOSHIN, P.E. 96807
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
SHERVIN.NOOSHIN@HRGREEN.COM
TBPE FIRM NO. F-16384

OWNER: GCP XXX, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

GCP CP COMMERCIAL NORTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

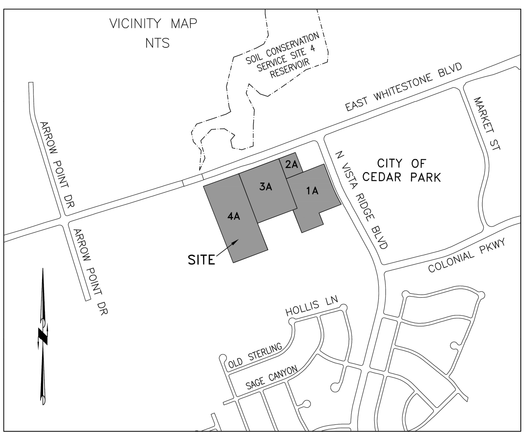
GCP CP COMMERCIAL SOUTH, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

ACREAGE: 21.482 ACRES
PATENT SURVEY: SAMUEL DAMON SURVEY, ABSTRACT NO. 170

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 4

MULTI-FAMILY/RESIDENTIAL: 1
COMMERCIAL: 2
OPEN SPACE: 1

VICINITY MAP
NTS



NOTES:

1. BEARINGS BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE PROJECT COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999878.
4. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
5. EASEMENTS SHOWN ON PREVIOUS PLAT OF RECORD IN CABINET GG, SLIDES 12–13, DOCUMENT NO. 2009060947, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS HAVE BEEN REMOVED FROM THE FACE OF THE PLAT AND VACATED PER DOCUMENT NOS. 2023032614, 2023032615, AND 2023032616, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
6. SUBJECT TRACTS SHOWN HEREON ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING UNIFIED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES, UTILITIES AND ACCESS DATED JUNE 22, 2009, RECORDED UNDER DOCUMENT NO. 2009045652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; STORM WATER DETENTION AND INUNDATION EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, BY INSTRUMENT DATED MARCH 18, 1957, RECORDED IN VOLUME 430, PAGE 699 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN PARKLAND AGREEMENT DATED OCTOBER 3, 2001, RECORDED UNDER DOCUMENT NO. 2001072326 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TABLE OF LAND USES		
BLOCK A, LOT 1A	COMMERCIAL	5.879 AC.
BLOCK A, LOT 2A	COMMERCIAL	1.043 AC.
BLOCK A, LOT 3A	MULTI–FAMILY	6.198 AC.
BLOCK A, LOT 4A	OPEN SPACE	8.362 AC.

LOT SUMMARY	
RIGHT–OF–WAY (STREETS & ALLEYS)	N/A
M.F. LOTS (1)	6.198 ACRES
OPEN SPACE (1)	8.362 ACRES
COMMERCIAL (2)	6.922 ACRES
TOTAL	21.482 ACRES

BENCHMARK: NAVD 88 – GEOID12B

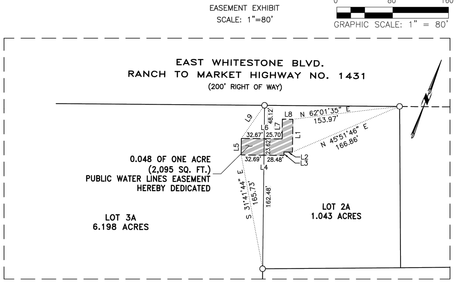
BM(1453)–3:
MAG–NAIL WITH A WASHER STAMPED "HR GREEN" SET IN THE NORTHWEST CORNER OF A CONCRETE CURB INLET ALONG THE WEST RIGHT–OF–WAY LINE OF NORTH VISTA RIDGE BLVD.
ELEV. = 886.33'

BM(1453)–300:
MAG–NAIL WITH A WASHER STAMPED "HR GREEN" SET AT THE END OF A CONCRETE "FIRE LANE/TOW AWAY ZONE" CURB
ELEV = 893.35'

BM(1453)–301:
MAG–NAIL WITH A WASHER STAMPED "HR GREEN" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ALONG THE SOUTH RIGHT–OF–WAY LINE OF EAST WHITESTONE BLVD.
ELEV = 861.25'

EASEMENT EXHIBIT
SCALE: 1"=80'

GRAPHIC SCALE: 1" = 80'


EAST WHITESTONE BLVD.
RANCH TO MARKET HIGHWAY NO. 1431
(200' RIGHT OF WAY)
0.048 OF ONE ACRE
(2,095 SQ. FT.)
PUBLIC WATER LINES EASEMENT
HEREBY DEDICATED
LOT 3A
6.198 ACRES
LOT 2A
1.043 ACRES
L8
N 62°01'35" E
153.97'
L9
N 40°51'40" E
166.86'
L10
S 27°48'57" E
L11
S 14°56'16" W
L12
S 02°48'31" W
L13
S 03°55'26" E
L14
S 08°36'09" E
L15
S 19°58'08" E
L16
S 18°12'18" E
L17
S 18°11'37" E
L18
S 08°56'16" W
L19
S 48°51'16" E
L20
S 80°00'30" E
L21
S 87°02'44" W
L22
S 59°04'44" W
L23
S 85°13'26" W
L24
S 13°48'18" E
L25
S 31°22'32" W
L26
S 01°37'47" W
L27
S 68°57'44" W
100.05'
(S 68°53'13" W)
(100.12')
33.67'
25.70'
32.69'
28.45'
S 21°19'23" W
547.99'
(S 21°19'23" W
547.99')
S 21°19'23" W
168.42'
S 21°19'23" W
379.57'
S 21°23'27" E
312.17'
S 68°32'55" E
246.27'
S 20°47'01" E
224.38'
S 69°16'01" W
109.94'
S 68°35'58" W
261.31'
(261.36')
S 68°35'31" W
261.31'
(261.36')
S 68°36'20" W
254.71'
(N 68°35'58" E)
(254.69')
S 68°35'58" W
286.69'
(S 68°35'58" W
286.72')
S 68°35'58" W
304.01'
(S 68°35'58" W
304.01')
S 68°35'58" W
316.94'
(S 68°35'58" W
316.94')
S 68°35'58" W
338.43'
(S 68°35'58" W
338.46')
S 21°24'27" E
S 21°24'27" E
S 21°24'27" E

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) 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. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE 8.362 ACRE LOT 4 IS SHOWN TO BE IN FLOOD ZONE AE, REGULATORY FLOODWAY, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ALSO FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ALSO FLOOD ZONE X (SHADED AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48491C0470F, MAP REVISED 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 **NOT** SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009
23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

ADDITIONAL PLAT NOTES:

1. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.
2. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
3. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
4. CURRENT ZONING OF THE TRACT IS PD–PLANNED DEVELOPMENT–MU (ORDINANCE NO. 221.22.02.24.E6)
5. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS
6. ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS FROM TIME TO TIME EXISTING WITHIN THE LOTS COVERED BY THIS SUBDIVISION PLAT.
7. THERE ARE A NUMBER OF EASEMENTS SHOWN ON THIS PLAT THAT ARE CREATED BY SEPARATE RECORDED INSTRUMENT ("SEPARATE EASEMENTS"). THESE SEPARATE EASEMENTS ARE NOT DEDICATED BY THIS PLAT. THESE SEPARATE EASEMENTS ARE SHOWN ON THIS PLAT FOR ILLUSTRATION ONLY. ANY OF THESE SEPARATE EASEMENTS MAY BE MODIFIED, AMENDED, TERMINATED, RELOCATED OR OTHERWISE ALTERED BY AMENDMENT TO THE SEPARATE EASEMENT AND ANY ALTERATION OF THE SEPARATE EASEMENT WILL BE EFFECTIVE WITHOUT THE REQUIREMENT THAT THIS PLAT BE AMENDED TO CONFORM THIS PLAT TO THE SEPARATE EASEMENT AS ALTERED.

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 21.482 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 8.362 ACRE TRACT DESIGNATED "TRACT 1" AND THAT CERTAIN CALLED 6.198 ACRE TRACT DESIGNATED "TRACT 2" AND BOTH TRACTS DESCRIBED IN THE SPECIAL WARRANTY DEED TO GCP XXX, LTD., OF RECORD IN DOCUMENT NO. 2022104065, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.482 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 1.043 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL NORTH, LTD., OF RECORD IN DOCUMENT NO. 2022104064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.482 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 5.879 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO GCP CP COMMERCIAL SOUTH, LTD., OF RECORD IN DOCUMENT NO. 2022104063, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; ALL OF THE ABOVE REFERENCED TRACTS BEING A PORTION OF LOT 2, LOT 3, LOT 8, LOT 9, AND LOT 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET GG, SLIDES 12–13, DOCUMENT NO. 2006069947, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.482 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH RIGHT–OF–WAY LINE OF EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), A 300–FOOT WIDE RIGHT–OF–WAY, FOR THE NORTHEAST CORNER OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF SAID LOT 11, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHEAST CORNER OF THE SAID 1.043 ACRE TRACT, AND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD FOUND AT THE SURVEYING WEST INTERSECTION OF NORTH VISTA RIDGE BLVD., A 110–FOOT WIDE RIGHT–OF–WAY, AS SHOWN ON THE PLAT OF RECORDING IN CABINET GG, SLIDES 215–216, OF THE RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SAME BEING THE WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), IN THE NORTH LINE OF SAID LOT 1, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, BEARS N 71°19'23" E, A DISTANCE OF 86.72 FEET;

THENCE S 21°20'33" E, LEAVING THE SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), WITH THE EAST LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE WEST LINE OF SAID LOT 1, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF THE SAID 1.043 ACRE TRACT, AND WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 231.00 FEET TO A 1/2–INCH IRON ROD FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE SOUTHWEST CORNER OF SAID LOT 1, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHWEST CORNER OF SAID LOT 2, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE SOUTHEAST CORNER OF THE SAID 1.043 ACRE TRACT, AND FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 68°32'05" E, WITH THE SOUTH LINE OF SAID LOT 1, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF SAID LOT 2, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE SAID 5.879 ACRE TRACT, AND WITH A NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 246.27 FEET TO A MAG–NAIL FOUND IN AN ASPHALT DRIVEWAY IN THE WEST RIGHT–OF–WAY LINE OF SAID NORTH VISTA RIDGE BLVD. AT THE SOUTHEAST CORNER OF SAID LOT 1, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF SAID LOT 2, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, AND FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST RIGHT–OF–WAY LINE OF SAID NORTH VISTA RIDGE BLVD., WITH THE EAST LINES OF SAID LOT 2 AND SAID LOT 3, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF THE SAID 5.879 ACRE TRACT, AND WITH THE MOST EASTERLY EAST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 20°43'01" E, A DISTANCE OF 224.38 FEET TO A 1/2–INCH IRON ROD WITH AN ILLEGIBLE PLASTIC CAP FOUND AT A POINT–OF–CURVATURE IN THE WEST RIGHT–OF–WAY LINE OF SAID NORTH VISTA RIDGE BLVD., AT THE SOUTHEAST CORNER OF SAID LOT 2, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHEAST CORNER OF SAID LOT 3, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND FOR A POINT–OF–CURVATURE;
2. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,555.00 FEET, AN ARC DISTANCE OF 216.71 FEET, AND A CHORD WHICH BEARS S 24°47'24" E, A DISTANCE OF 216.54 FEET TO A COTTON GIN SPINDLE WITH A WASHER STAMPED "3DS SURVEYORS" FOUND AT A POINT–OF–TANGENCY, AND
3. S 28°44'27" E, A DISTANCE OF 39.77 FEET TO A MAG–NAIL WITH A WASHER STAMPED "HR GREEN" PREVIOUSLY SET IN THE ASPHALT DRIVEWAY FOR THE SOUTHEAST CORNER OF SAID LOT 3, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHEAST CORNER OF LOT 4, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE EASTERLY SOUTHEAST CORNER OF THE SAID 5.879 ACRE TRACT, AND FOR THE EASTERLY SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD FOUND IN THE WEST RIGHT–OF–WAY LINE OF SAID NORTH VISTA RIDGE BLVD., AT THE SOUTHEAST CORNER OF LOT 6, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, BEARS S 28°44'27" E, A DISTANCE OF 587.05 FEET;

THENCE S 68°35'31" W, LEAVING THE WEST RIGHT–OF–WAY LINE OF SAID NORTH VISTA RIDGE BLVD., WITH THE SOUTH LINE OF SAID LOT 3, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF SAID LOT 4, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE SAID 5.879 ACRE TRACT, AND WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 261.31 FEET TO A MAG–NAIL WITH A WASHER STAMPED "HR GREEN" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID LOT 3, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF SAID LOT 4, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE EAST LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING A RE–ENTRANT CORNER OF THE SAID 5.879 ACRE TRACT, AND FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 21°23'46" E, WITH THE WEST LINE OF SAID LOT 4, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH AN EAST LINE OF THE SAID 5.879 ACRE TRACT, AND WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 133.21 FEET TO A MAG–NAIL WITH AN ILLEGIBLE WASHER FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 4, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF LOT 7, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE SOUTHERLY SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°36'20" W, WITH THE SOUTH LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF SAID LOT 7, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE SAID 5.879 ACRE TRACT, AND WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 254.71 FEET TO A 5/8–INCH IRON ROD WITH A PLASTIC CAP STAMPED "RL SURVEYING" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHWEST CORNER OF SAID LOT 7, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT AN ANGLE POINT IN THE EAST LINE OF LOT 11, SAID AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE SOUTHWEST CORNER OF THE SAID 5.879 ACRE TRACT, AND FOR AN INTERIOR SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°20'40" W, WITH THE WEST LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE WEST LINE OF THE SAID 5.879 ACRE TRACT, AND WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 268.32 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2", FOR THE NORTHEAST CORNER OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING A NORTHWEST CORNER OF THE SAID 5.879 ACRE TRACT, AND FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE NORTH LINE OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE SOUTH LINE OF THE SAID 6.198 ACRE TRACT 2", AND WITH AN INTERIOR EAST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 68°32'14" W, A DISTANCE OF 313.40 FEET TO A CALCULATED ANGLE POINT IN A 14" DIAMETER LIVE OAK TREE FOUND IN THE NORTH LINE OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND THE SOUTH LINE OF THE SAID 6.198 ACRE "TRACT 2", AND
2. S 68°57'44" W, A DISTANCE OF 100.05 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS AUSTIN" FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE SOUTHWEST CORNER OF THE SAID 6.198 ACRE "TRACT 2", SAME BEING AN ANGLE POINT IN THE EAST LINE OF THE SAID 8.362 ACRE "TRACT 1", AND FOR A RE–ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST AND NORTH LINES OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE EAST LINE OF THE SAID 8.362 ACRE "TRACT 1", AND WITH AN INTERIOR EAST LINE AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 21°23'27" E, A DISTANCE OF 312.27 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET FOR A RE–ENTRANT CORNER OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE SOUTHEAST CORNER OF THE SAID 8.632 ACRE "TRACT 1", AND FOR A SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. S 69°29'34" W, A DISTANCE OF 405.68 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE EAST LINE OF LOT 1, E. WHITESTONE COMMERCIAL, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2021195224, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERLY NORTHWEST CORNER OF SAID LOT 11, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE SOUTHWEST CORNER OF THE SAID 8.632 ACRE "TRACT 1", AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "BOUNDARY" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, E. WHITESTONE COMMERCIAL, BEARS S 21°19'23" E, A DISTANCE OF 86.72 FEET;

THENCE N 21°19'23" W, WITH THE EAST LINE OF SAID LOT 1, E. WHITESTONE COMMERCIAL, WITH THE WEST LINE OF THE SAID 8.362 ACRE "TRACT 1", AND WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 547.99 FEET TO A 3/8–INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, E. WHITESTONE COMMERCIAL, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, 2200 EAST WHITESTONE SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2020131957, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FOR AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°20'04" W, WITH THE EAST LINE OF SAID LOT 1, 2200 EAST WHITESTONE SUBDIVISION, WITH THE WEST LINE OF THE SAID 8.362 ACRE TRACT 1, AND WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 350.60 FEET TO A 3/8–INCH IRON ROD FOUND IN THE CURVING SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, 2200 EAST WHITESTONE SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF SAID 8.362 ACRE "TRACT 1", AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), WITH THE NORTH LINE OF THE SAID 8.362 ACRE "TRACT 1", AND WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,559.16 FEET, AN ARC DISTANCE OF 374.32 FEET, AND A CHORD WHICH BEARS N 70°24'17" E, A DISTANCE OF 374.31 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–I CONCRETE RIGHT–OF–WAY MARKER FOUND AT A POINT–OF–TANGENCY, AND
2. N 69°23'52" E, A DISTANCE OF 37.01 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND IN THE SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), AT THE NORTHWEST CORNER OF SAID LOT 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AT THE NORTHEAST CORNER OF THE SAID 8.362 ACRE "TRACT 1", SAME BEING THE NORTHWEST CORNER OF THE SAID 6.198 ACRE "TRACT 2", AND FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), WITH THE NORTH LINES OF SAID LOT 8, SAID LOT 9, AND SAID LOT 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE SAID 6.198 ACRE "TRACT 2", AND WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 69°33'44" E, A DISTANCE OF 169.77 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND AT THE NORTHEAST CORNER OF SAID LOT 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 9, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND FOR AN ANGLE POINT,
2. N 69°28'52" E, A DISTANCE OF 238.88 FEET TO A 1/2–INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 9, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND FOR AN ANGLE POINT, AND
3. N 69°29'18" E, A DISTANCE OF 61.45 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" PREVIOUSLY SET IN THE SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), FOR AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, FOR THE NORTHWEST CORNER OF THE SAID 1.043 ACRE TRACT, AND FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

THENCE N 69°29'18" E, WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID EAST WHITESTONE BLVD. (RANCH TO MARKET HIGHWAY NO. 1431), WITH THE NORTH LINE OF SAID LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, WITH THE NORTH LINE OF THE SAID 1.043 ACRE TRACT, AND WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 193.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.482 ACRES OF LAND, MORE OR LESS.

FILE No: 1453

SHEET 3 OF 4

PLAT PREPARATION DATE: DECEMBER 15, 2022		
APPLICATION SUBMITTAL DATE:		
No:	REVISION:	BY: DATE:

HRGreen. DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
THE CARLO AT VISTA RIDGE
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
WILLIAMSON COUNTY, TEXAS

P:\Projects\1453 Vista Ridge\800 Survey\827 CAD\Plats\1453 Vista Ridge Replat_REPLAT OF LOTS 1-3 AND 7, BLOCK A AND Vista Ridge Replat_The Carlo at Vista Ridge.dwg

THE CARLO AT VISTA RIDGE

WILLIAMSON COUNTY, TEXAS

A 21.482 ACRE SUBDIVISION BEING A RESUBDIVISION OF LOTS 2, 3, 8, 9 AND 10, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, AND A SUBDIVISION OF 8.362 ACRES OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
§ KNOWN TO ALL MEN BY THESE PRESENTS
THE COUNTY OF §

THAT WE GCP XXX, LTD., GCP CP COMMERCIAL NORTH, LTD. AND GCP CP COMMERCIAL SOUTH, LTD., BEING THE OWNERS OF **21.482 ACRES** OF LAND IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

14.560 ACRES OF LAND, BEING ALL OF THAT CERTAIN CALLED 8.362 ACRE TRACT OF LAND, DESIGNATED AS "TRACT 1", AND BEING ALL OF LOTS 9 AND 10, AND A PORTION OF LOT 8, AMENDED PLAT OF THE SHOPS AT VISTA RIDGE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET GG, SLIDES 12–13, AND DOCUMENT NO. 2006069947, DESCRIBED BY METES AND BOUNDS AS 6.198 ACRES OF LAND AND

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

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1- 800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
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 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 CONSTRUCTION TO BE RECOVERED 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 RONE ENGINEERING SERVICES, LTD. RONE REPORT NO. 22-26429 REVISED, DATED APRIL 2023. THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Table 7: Minimum Pavement Sections and Allowable Traffic

Traffic Use	Portland Cement Concrete (inches)	Calculated Design ESAL for Flexural/Compressive Strength (psi)		
		540/3,500	580/4,000	627/4,500
Parking Areas for Autos and Light Trucks	5	225,000	279,000	355,000
Drive Lanes for Autos and Light Trucks / Fire Lanes [1]	6	564,000	706,000	905,000
Dumpster Areas	7	1,277,000	1,605,000	2,069,000

1. Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more durable pavement section.

The concrete minimum 28-day compressive strength should be selected based on the expected traffic. As a minimum, reinforcing steel should consist of #3 bars spaced at a maximum of 18 inches on center, each way.

7. DENSITY TESTING OF SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCD TABLE 2D-2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES 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.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WASTEWATER- 150 PSI SDR 26 PVC PIPE
   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.

WASTEWATER NOTES: (CONTINUED)

   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. POLIBRID 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 - C-900 PVC
     - COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.
     - MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" 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.
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

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

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-SIRE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THE 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 CONSTRUCTIONS PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY O CEDAR PARK PUBLIC WORKS DEPARTMENTS.
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 HE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NO. 48491C0470F, EFFECTIVE 12/20/2019.
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 PLAN WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENT. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH 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.

PAVING NOTES:

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/CITY. 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. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
8. 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.
9. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION
10. 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.
11. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
12. 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.
13. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
14. 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.
15. ALL JOINTS SHALL EXTEND THROUGH THE CURB. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
16. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
17. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
18. 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.
19. 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.
20. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE 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.
21. 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.

TRAFFIC MARKING NOTES:

1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

STORM DRAINAGE NOTES:

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.
7. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE.
9. 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.
10. ALL PUBLIC STORM SEWER LINES SHALL BE CLASS III RCP.
10. ALL PRIVATE STORM SEWER LINES SHALL BE HDPE.
11. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
12. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
13. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
14. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
15. 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.
16. 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 NOTES:

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.
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. ALL PUBLIC WATER LINES SHALL BE PVC C900. ALL PRIVATE WATER LINES SHALL BE PVC C900.
12. ALL PUBLIC WASTEWATER LINES SHALL BE PVC SDR 26. ALL PRIVATE WASTEWATER LINES SHALL BE PVC SDR 26.
13. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
14. ALL WATER AND WASTEWATER SERVICES SHALL BE COORDINATED WITH THE BUILDING PLUMBING PLANS.
15. 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.
16. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
17. 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.
18. 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.
19. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
20. 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.
21. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
22. 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.
23. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
24. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
25. 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: 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. 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.
26. 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.
27. 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.
28. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
29. 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.
30. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
31. 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.
32. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

NO.	REVISION	BY	DATE

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05/02/25

GENERAL NOTES (2 OF 3)

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY:	AS
DRAWN BY:	KS
CHECKED BY:	CC
APPROVED BY:	SN
SHEET	5 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Pamela\224301 GNTS.dwg, GENERAL NOTES (2 OF 3), May 02, 2025, 12:22 PM, mvelasquez

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF CEDAR PARK STANDARD CONSTRUCTION SPECIFICATIONS.
2. THESE PLANS AND GENERAL NOTES REFER TO THE GEOTECHNICAL REPORT "MULTIFAMILY AND COMMERCIAL SWC OF N. VISTA RIDGE BOULEVARD" BY RONE ENGINEERING SERVICES, PROJECT NO. 22-26429, FROM SEPTEMBER 2022, INCLUDING ALL REVISIONS AND ADDENDA THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.
3. TREE AND TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY HR GREEN DEVELOPMENT TX MAY 2022.
4. 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.
5. AVAILABLE BENCHMARK(S) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE LISTED ON THE COVER SHEET.
6. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION.
7. 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.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
12. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
20. 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.
21. 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.
22. 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.
23. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
24. 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 AND ENGINEER.
25. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES IN THE PROXIMITY OF THE BUILDINGS. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
26. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
27. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO THE ENGINEER 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 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 THE ENGINEER IMMEDIATELY.
28. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
29. 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. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
30. 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.
31. 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.
32. 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. THE CONTRACTOR SHALL IMMEDIATELY REPAIR 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.
33. 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.
34. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
35. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
36. 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.
37. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
38. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. 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.
39. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
40. 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.
41. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
42. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
43. 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. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
44. 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.
45. CONTRACTOR IS RESPONSIBLE FOR PREPARATION (IF NOT INCLUDED IN THE CONSTRUCTION PLANS), SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
46. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. 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.
47. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, 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 AND DETAIL SHALL BE FOLLOWED.
48. IF A VOID IS ENCOUNTER WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
49. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
50. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFFSITE.
51. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER'S PROPERTY PRIOR TO ACCEPTANCE OF THE PROJECT.
52. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND CITY OF GEORGETOWN STANDARD SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE REQUESTED BY THE OWNER.
53. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
54. WHEN REQUIRED, CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
55. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN STRAIGHT EDGE.
56. WHEN REQUIRED, CONTRACTOR SHALL REMOVE EXISTING PAVEMENT STRIPING BY SAND BLASTING FROM EXISTING PAVEMENT IN ACCORDANCE WITH ITEM 678 OF THE TxDOT LATEST EDITION.
57. ALL WORK IN STATE R.O.W. AND EASEMENTS SHALL BE IN ACCORDANCE WITH TxDOT STANDARD SPECIFICATIONS, LATEST EDITION.
58. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND THE REMOVAL OF ALL LITTER WITHIN THE PROJECT LIMITS SO AS TO KEEP THE SITE OF THE WORK IN A NEAT AND PRESENTABLE CONDITION AT ALL TIMES. THIS WORK WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
59. THE CONTRACTOR SHALL PROTECT ALL AREAS WHICH ARE NOT INCLUDED IN THE ACTUAL LIMITS OF THE PROPOSED CONSTRUCTION AREAS FROM DESTRUCTION. CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO TREES, VEGETATION, FENCES, POWER POLES, AND OTHER NATURAL SURROUNDINGS. THE AREAS NOT TO BE DISTURBED INCLUDE ALL GOLF COURSE AREAS, UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL, AT HIS EXPENSE, RESTORE ANY AREA DISTURBED AS A RESULT OF HIS OPERATIONS TO A CONDITION AS GOOD AS, OR BETTER THAN, THAT PRESENT PRIOR TO CONSTRUCTION.
60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING EVERY 100 FOOT ROAD STATION, AND SHALL MAINTAIN THE MARKINGS FOR THE DURATION OF THE PROJECT. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMIZED CONSTRUCTION CONTRACT.
61. THE SUPERINTENDENT SHALL BE AVAILABLE ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING PERFORMED.
62. NO BLASTING IS ALLOWED ON THIS PROJECT.
63. NO STORAGE OF HYDROCARBONS OR HAZARDOUS MATERIAL IS ALLOWED ON SITE.

DEMOLITION NOTES:

1. THE ENGINEER 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. THE ENGINEER 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:
   - ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   - GEOTECHNICAL REPORT PROVIDED BY THE OWNER,
   - 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. THE ENGINEER 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.

EROSION AND SEDIMENTATION CONTROL NOTES:

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. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. AND SPECIFICATIONS FOR THE PROJECT. 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.
4. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
5. 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.
6. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
7. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
8. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
9. 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.
10. 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 BMPS 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
16. 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.
17. 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.
18. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
19. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF GEORGETOWN, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
20. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
21. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVI

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.

2. AN APPOINTED ENGINEER SHALL NOTIFY IN WRITING THE LOCAL TCEQ'S REGIONAL OFFICE WHEN CONSTRUCTION WILL START. PLEASE KEEP IN MIND THAT UPON COMPLETION OF THE WATER WORKS PROJECT, THE ENGINEER OR OWNER SHALL NOTIFY THE COMMISSION'S WATER SUPPLY DIVISION, IN WRITING, AS TO ITS COMPLETION AND ATTEST TO THE FACT THAT THE WORK HAS BEEN COMPLETED ESSENTIALLY ACCORDING TO THE PLANS AND CHANGE ORDERS ON FILE WITH THE COMMISSION AS REQUIRED IN 30 TAC §290.39(H)(3).

3. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC §290.44(A)(1).

4. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC §290.44(A)(2).

5. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY, AS REQUIRED BY 30 TAC §290.44(A)(3).

6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC §290.44(A)(4).

7. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

   - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

     $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

     WHERE:

     Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
     L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
     D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
     P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

   - THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

     $$L = \frac{SD\sqrt{P}}{148{,}000}$$

     WHERE:

     L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
     S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
     D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
     P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

8. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY, IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC §290.44(D).

9. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT AS REQUIRED BY 30 TAC §290.44(D)(1).

10. PURSUANT TO 30 TAC §290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN ON THE PLANS.

11. PURSUANT TO 30 TAC §290.44(D)(5), SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING REPORT SHALL ESTABLISH CRITERIA FOR THIS DESIGN.

12. PURSUANT TO 30 TAC §290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.

13. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAINFIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC §290.44(E)(1 - 4) OF THE CURRENT RULES.

14. PURSUANT TO 30 TAC §290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.

15. PURSUANT TO 30 TAC §290.44(E)(6), FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.

16. PURSUANT TO 30 TAC §290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.

17. PURSUANT TO 30 TAC §290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.

18. PURSUANT TO 30 TAC §290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.

19. PURSUANT TO 30 TAC §290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.

20. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC §290.44(F)(3).

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.

3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET IF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.

4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.

5. 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).

6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.

7. 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).

8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.

9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

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

11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN 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 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 AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR

    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

AUSTIN REGIONAL OFFICE
2800 S. IH 35, SUITE 100
AUSTIN, TEXAS 78704-5712
PHONE (512) 339-2929
FAX (512) 339-3795

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

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NO.	REVISION	BY	DATE

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

TCEQ GENERAL CONSTRUCTION NOTES

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 7 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Planish\224301 GNTS.dwg, TCEQ NOTES, May 02, 2025, 12:22 PM, mvelasquez

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

0 60' 120'
SCALE: 1" = 60'

ALL EXISTING UNDERGROUND UTILITIES SHOULD BE LOCATED PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES

P.O.B. TRACT 1
P.O.B. TRACT 2

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'

N 10165878
E 3095747

N 10165740
E 3095360

LOT 1,
BLOCK A,
2200 EAST WHITESTONE SUBDIVISION
DOCUMENT NO. 2020131957,
O.P.R.W.C.TX.

VDESI PLAZA LLC
PER WCAD

REMAINDER OF
(139.53 AC.)
SPECIAL WARRANTY DEED
CAROLVILLE, LTD.
VOLUME 1918, PAGE 196,
O.R.W.C.TX.

[TRACT 1: 5.020 ACRES]
SPECIAL WARRANTY DEED
JOSEPH HOOVER/CTX, LLC
DOCUMENT NO. 2021061859,
O.P.R.W.C.TX.

LOT 10

LOT 9

LOT 8

LOT 11

LOT 2

LOT 3

LOT 4
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

LOT 1

YON ROACH TRUSTEES LL
PER WCAD

LOT 1,
BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 3, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 4, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

1.4095 ACRES,
CHRISTIAN BROTHERS
AUTOMOTIVE
CABINET DD, SLIDES
277-278,
P.R.W.C.TX.

ALLURE ACQUISITION LLC
PER WCAD

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

NORTH VISTA RIDGE BLVD.
[110' RIGHT-OF-WAY]

BM#2:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'

BM#201:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

BM#3:
MAG W/ "HRGREEN" WASHER
ELEV = 886.27'

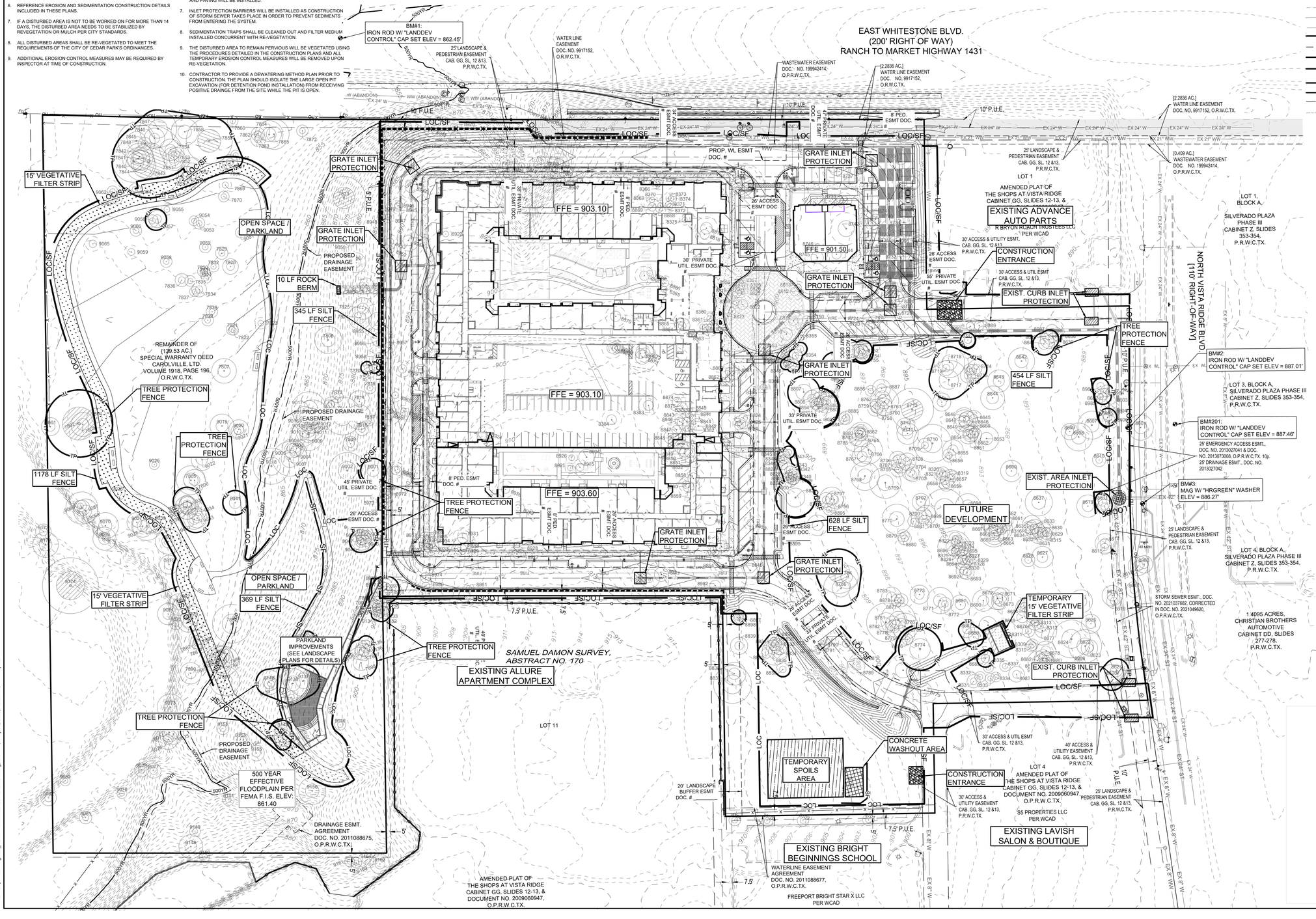
EXIST. CONCRETE RET. WALL
EXIST. CONCRETE BRIDGE
EXIST. CONCRETE BRIDGE BARRIER WALL
STEEL WALK PLATE
EXIST. CONCRETE STORM INLET
ASPHALT
EXISTING CONCRETE RET. WALL
EXIST. CONCRETE STORM INLET
EXIST. FORCE MAIN (ABANDONED) PORTION OF THIS LINE WILL BE REMOVED DUE TO RETAINING WALL CONSTRUCTION
EXIST CONCRETE STORM INLET
CONCRETE SIDEWALK
EXISTING FIBER OPTICS MARKER
EXISTING ELECTRIC MANHOLES
EXISTING POWER POLE
EXISTING CONC. RETAINING WALL
EXISTING FOR SALE SIGN TO BE REMOVED
EXIST. ROCK RIP RAP TO BE REMOVED
EXISTING 21" WASTEWATER
EXISTING 4' WASTEWATER MANHOLE
EXIST. OVERHEAD UTILITY LINE
EXISTING 4' WASTEWATER MANHOLE
EXISTING WASTEWATER CLEANOUT
EXIST. 8" WASTEWATER PER SD-12-00029
EXISTING 8" WASTEWATER STUB
EXIST. ATT JUNCTION BOX & MARKER
EXISTING CONCRETE STORM INLET
EXISTING CURB & GUTTER
EXISTING WATER MANHOLES WITH RISERS
EXISTING POWER POLE
EXISTING CONC. RETAINING WALL
EXISTING CURB & GUTTER
EXISTING CONCRETE SIDEWALK
EXISTING 4" WASTEWATER MANHOLE
EXIST. FIRE HYDRANT
EXISTING CONCRETE SIDEWALK
EXISTING CURB & GUTTER
EXISTING SILT FENCE TO BE REMOVED
EXIST. REFLECTOR POST BARRICADE TO BE REMOVED
EXISTING CONCRETE STORM INLET
EXISTING 8" WATER STUB
EXISTING AIR RELEASE VALVE
EXIST. POWER POLES
EXISTING CONCRETE STORM INLET
EXIST. FIRE HYDRANT
EXIST. 42" RCP
EXIST. CONCRETE STORM INLET
EXIST. CONCRETE STORM INLET
EXISTING CONCRETE SIDEWALK
EXISTING CURB & GUTTER
EXISTING FIRE HYDRANT
APPROXIMATE LOCATION EXISTING 24" WATER MAIN
EXISTING AIR RELEASE VALVE
APPROXIMATE LOCATION EXISTING 24" RCP
APPROXIMATE LOCATION EXISTING 24" WATER LINE
EXISTING CURB & GUTTER
EXISTING 8" WATER STUB (PER SI-20-002)
EXIST. POWER POLES
EXISTING CONCRETE STORM INLET
EXISTING WATER VALVE
EXIST. CONCRETE SIDEWALK
EXIST. ASPHALT DRIVEWAY
N 68°35'31" E 261.31'
(S 68°35'58" W 261.36')
EXIST. EDGE OF ASPHALT
EXIST. CONC PAD W/ HYDRO-GUARD
EXIST. CONC UTILITY VAULT
EXISTING CURB & GUTTER
EXISTING 8" WATER STUB
EXIST BILLBOARD SIGN
EXISTING CONCRETE STORM INLET
EXIST. ASPHALT DRIVEWAY
EXISTING SILT FENCE TO BE REMOVED
EXIST. POWER POLES
EXISTING CONCRETE STORM INLET
EXIST. 42" RCP PER SD-20-00016
EXISTING FENCE TO BE REMOVED
EXIST. CONCRETE STORM INLET
EXIST. CONCRETE SIDEWALK
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE IMPLEMENTATION, MAINTENANCE AND EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROLS.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE, MODIFICATION AND REMOVAL DATES OF EACH EROSION AND SEDIMENTATION CONTROLS AND BMP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD, MODIFY AND REMOVE ANY EROSION AND SEDIMENTATION CONTROL ON THE SITE.
4. CONTRACTOR SHOULD UTILIZE DUST CONTROL MEASURES DURING THE SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME.
6. REFERENCE EROSION AND SEDIMENTATION CONSTRUCTION DETAILS INCLUDED IN THESE PLANS.
7. IF A DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, THE DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION OR MULCH PER CITY STANDARDS.
8. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

SEQUENCE OF MAJOR ACTIVITIES:

1. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO INCLUDE SILT FENCE, ROCK BERMS, AND STABILIZED CONSTRUCTION ENTRANCES WILL BE INSTALLED ACCORDING TO CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. TREE PROTECTION MEASURES WILL ALSO BE INSTALLED FOR ALL TREES WITH CONSTRUCTION ACTIVITIES WITHIN CRITICAL ROOT ZONE.
3. TEMPORARY SPOILS, CONSTRUCTION STAGING AND CONCRETE WASHOUT AREA WILL BE CONSTRUCTED.
4. FILTER FABRIC WILL BE USED TO COVER THE OVERFLOW WEIR TO PREVENT UNFILTERED RUNOFF FROM ENTERING THE LAND DOWNSTREAM.
5. TEMPORARY SEDIMENTATION BASIN WILL BE CONSTRUCTED.
6. AFTER THE SITE IS MASS GRADED, THE ONSITE DRAINAGE, UTILITIES, AND PAVING WILL BE INSTALLED.
7. INLET PROTECTION BARRIERS WILL BE INSTALLED AS CONSTRUCTION OF STORM SEWER TAKES PLACE IN ORDER TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM.
8. SEDIMENTATION TRAPS SHALL BE CLEANED OUT AND FILTER MEDIUM INSTALLED CONCURRENT WITH RE-VEGETATION.
9. THE DISTURBED AREA TO REMAIN PERVIOUS WILL BE VEGETATED USING THE PROCEDURES DETAILED IN THE CONSTRUCTION PLANS AND ALL TEMPORARY EROSION CONTROL MEASURES WILL BE REMOVED UPON RE-VEGETATION.
10. CONTRACTOR TO PROVIDE A DEWATERING METHOD PLAN PRIOR TO CONSTRUCTION. THE PLAN SHOULD ISOLATE THE LARGE OPEN PIT EXCAVATION (FOR DETENTION POND INSTALLATION) FROM RECEIVING POSITIVE DRAINGE FROM THE SITE WHILE THE PIT IS OPEN.



0 60' 120'

SCALE: 1" = 60'

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- LOC — LIMITS OF CONSTRUCTION
- LOC/SF — LIMITS OF CONSTRUCTION / SILT FENCE
- SF — SILT FENCE
- TP — TREE PROTECTION
- 100 YR FLOODPLAIN
- FLOW DIRECTION
- EXISTING TREES
- EXISTING HERITAGE TREES
- EXISTING AREA INLET PROTECTION
- EXISTING CURB INLET PROTECTION
- PROP. GRATE INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK BERM
- TEMPORARY SPOILS AREA
- CONCRETE WASHOUT AREA
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101
HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED PROFESSIONAL ENGINEER
05/02/25

NO.	REVISION	BY	DATE

EROSION & SEDIMENTATION CONTROL PLAN

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

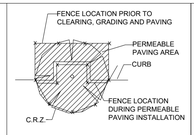
DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 11 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sht\224301 EROSOV.dwg, E and S, May 02, 2025, 12:23 PM, mvelasquez



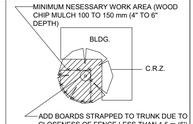
LINEAR CONSTRUCTION THROUGH TREES



TREES IN PAVING AREA



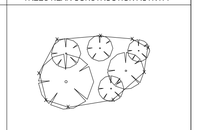
NATURAL AREAS



TREES NEAR CONSTRUCTION ACTIVITY

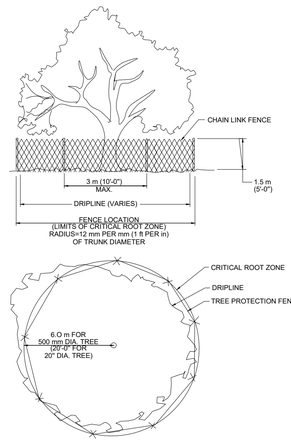


INDIVIDUAL TREE



GROUP OF TREES

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TREE PROTECTION FENCE LOCATIONS	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-1
ADOPTED			



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TREE PROPTECTION FENCE TYPE A - CHAIN LINK	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-2
ADOPTED			

Figure 1.4-F Silt Fence Typical Placement – Two Slopes

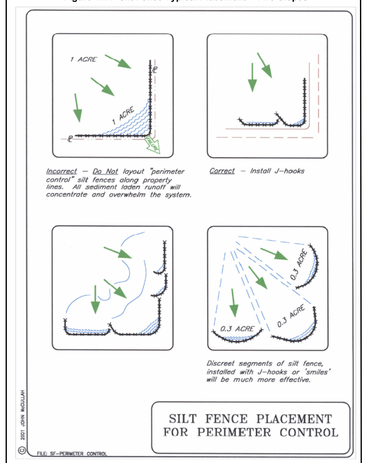
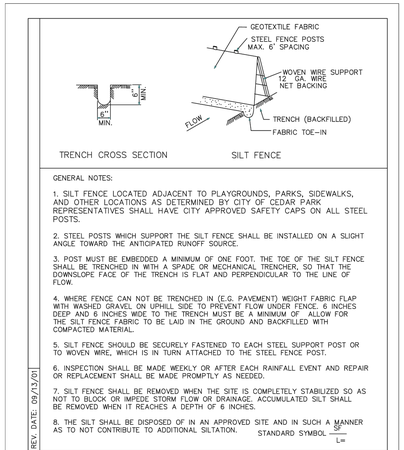


Figure 1.4-G Silt Fence Placement for Perimeter Control

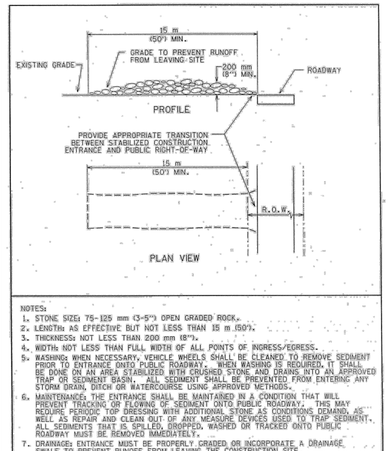


GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE, 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. STANDARD SYMBOL SF

REV. DATE: 09/13/01

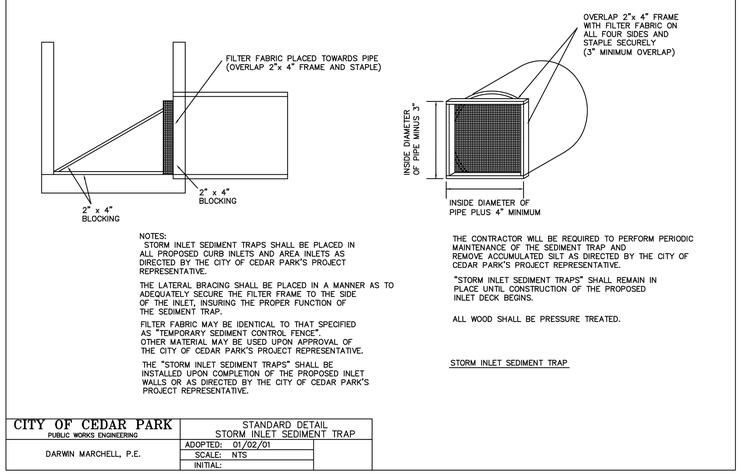
CITY OF CEDAR PARK	SILT FENCE
DARWIN MARCHELL 09/13/2001	ADOPTED: 09/13/2001
APPROVED DATE	SCALE: N.T.S.
	INITIAL:



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	STANDARD NO.
Tom Bosla	5/23/00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	641S-1
ADOPTED			



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.

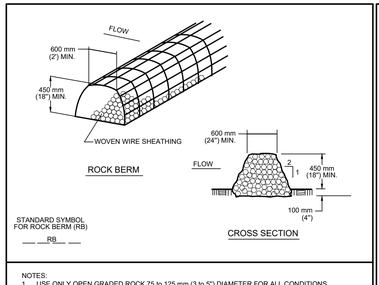
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"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

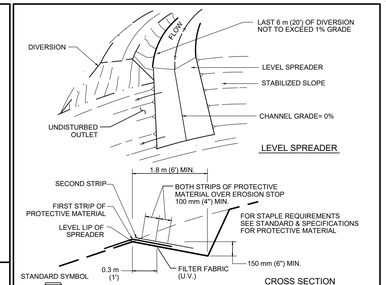
CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01
	SCALE: NTS
	INITIAL:



STANDARD SYMBOL FOR ROCK BERM (RB)
RB

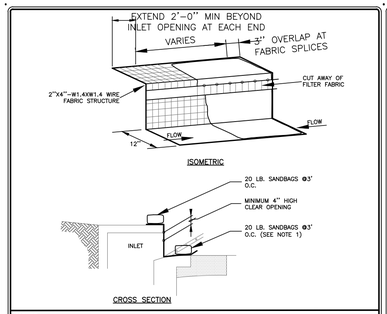
NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM .25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS. THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		ROCK BERM	STANDARD NO.
RECORD COPY SIGNED BY MORGAN BYARS	8/24/2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	639S-1
ADOPTED			



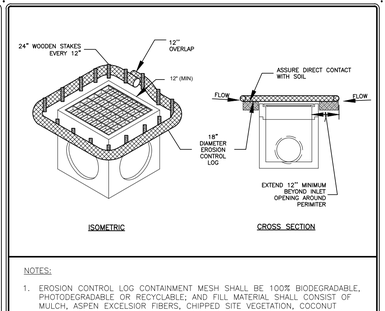
GENERAL NOTES:
1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUNOFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT ON FILL).
4. A MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST 150 mm (6") DEEP IN A SILT TRENCH 0.3 m (1') BACK OF AND PARALLEL WITH THE LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACKFILLING WITH TAMPED SOIL, SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.
5. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING 2 STRIPS OF JUTE, EXCELSIOR OR OTHER APPROVED PROTECTIVE MATERIAL AS SHOWN ABOVE.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 6 m (20') BEFORE ENTERING SPREADER.
7. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		LEVEL SPREADER	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	634S-1
ADOPTED			



NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-14
APPROVED 03-25-11 DATE	CURB INLET PROTECTION DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS DETAIL. COPY TO SCALE!		



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.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-16
APPROVED 03-25-11 DATE	AREA INLET PROTECTION WITH EROSION CONTROL LOG DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS DETAIL. COPY TO SCALE!		

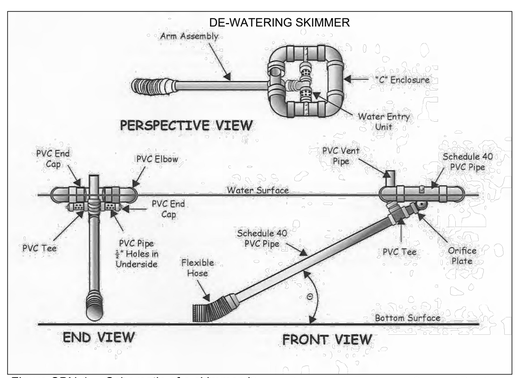


Figure SBN-1 Schematic of a skimmer (Source: Pennsylvania Erosion and Sediment Pollution Control Manual, March 2000)

NO.	REVISION	BY	DATE

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

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

EROSION CONTROL DETAILS

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 12 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\ab224301 DTEROS.dwg EROSION CONTORL DETAILS, May 02, 2025, 12:24 PM, mvelasquez

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'

P.O.B. TRACT 1
P.O.B. TRACT 2

N 10165878
E 3095747

N 69°23'52" E 37.01'

(N 71°19'30" E)

BEGIN FALL PROTECTION FENCE WHERE WALL IS HIGHER THAN 30"

PROPOSED LIGHT STANDARD (TYPICAL)

5' P.U.E.

SEATING AREA

OPEN SPACE / PARKLAND

6' CRUSHED GRANITE TRAIL

PROPOSED DRAINAGE EASEMENT

PROPOSED RETAINING WALL WITH FENCE (DESIGN BY OTHERS)

SEATING AREA

PARKING GARAGE ENTRANCE

REMAINDER OF
{139.53 AC.}
SPECIAL WARRANTY DEED
CAROLVILLE, LTD.
VOLUME 1918, PAGE 196,
O.R.W.C.TX.

S 20°40'00" E 960.37'

PROPOSED DRAINAGE EASEMENT

SEATING AREA

6' CRUSHED GRANITE TRAIL

BEGIN FALL PROTECTION FENCE WHERE WALL IS HIGHER THAN 30"

END OF ACCESSIBLE TRAIL

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

OPEN SPACE / PARKLAND

GATHERING SPACE / OVERLOOK

GATHERING SPACE / TRAIL HEAD

PARKLAND IMPROVEMENTS (SEE LANDSCAPE PLANS FOR DETAILS)

S 21°23'27" E 312.27'

PROPOSED DRAINAGE EASEMENT

500 YEAR EFFECTIVE FLOODPLAIN PER FEMA F.I.S. ELEV: 861.40

DRAINAGE ESMT. AGREEMENT DOC. NO. 2011088675, O.P.R.W.C.TX.

S 69°29'34" W 405.68'

AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.

LOT 7

LOT 11

EXISTING ALLURE APARTMENT COMPLEX

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

S 68°57'44" W 100.05'

PROPOSED RETAINING WALL (REF. STRUCTURAL PLANS)

PROPOSED LIGHT STANDARD (TYPICAL)

PROPOSED STANDARD CURB & GUTTER

S 69°32'14" W 313.40'

7.5' P.U.E.

PUBLIC ART

154' (7 PARALLEL SPACES)

APARTMENT PATIO (TYPICAL)

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

6' SIDEWALK

PROPOSED STEM WALL

PROPOSED STANDARD CURB & GUTTER

N 69°33'44" E 169.77'

10' P.U.E.

N 69°28'52" E 236.88'

PROPOSED RETAINING WALL WITH FENCE (DESIGN BY OTHERS)

BEGIN FALL PROTECTION FENCE WHERE WALL IS HIGHER THAN 30"

PROPOSED LIGHT STANDARD (TYPICAL)

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

P.O.B. TRACT 3

10' P.U.E.

N 69°29'

254.78'

8' PED. ESMT DOC. #

45' (6 PARKING SPACES)

TRANSFORMER PAD

PROP. SOLID SCREEN 3 SIDES MASONRY DUMPSTER ENCLOSURE (DESIGN BY OTHERS)

6' CONC. SDWK

81' (9 PARKING SPACES)

30' ACCESS & UTILITY ESMT. CAB. GG, SL. 12 &13, P.R.W.C.TX.

R BRYON ROACH TRUSTEES LLC PER WCAD

30' ACCESS ESMT DOC. #

55' PRIVATE UTIL. ESMT DOC. #

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

"ONE WAY" RIGHT ARROW SIGN R6-1R

N 68°32'55" E 246.27'

EXISTING ADVANCE AUTO PARTS

LOT 1
AMENDED PLAT OF
PS AT VISTA RIDGE
GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

LOT 1,
BLOCK A,
SILVERADO PLAZA
PHASE III
CABINET Z, SLIDES
353-354,
P.R.W.C.TX.

NORTH VISTA RIDGE BLVD.
[110' RIGHT-OF-WAY]

BM#2:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.01'

LOT 3, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

BM#201:
IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 887.46'

25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX, 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042

BM#3:
MAG W/ "HRGREEN" WASHER ELEV = 886.27'

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

LOT 4, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

STORM SEWER ESMT., DOC. NO. 2021037882, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

1.4095 ACRES,
CHRISTIAN BROTHERS
AUTOMOTIVE
CABINET DD, SLIDES
277-278,
P.R.W.C.TX.

PROPOSED 6-STORY RESIDENTIAL AND PARKING STRUCTURE
BLDG SQ. FT. = 417,227 SF
(WITHOUT GARAGE)
FFE = 903.10

PROPOSED 1-STORY (COMMERCIAL) BLDG SQ. FT. = 4,732 SF
FFE = 901.50

FFE = 903.10

FFE = 903.60

81' (6 REGULAR AND 2 HANDICAP PARKING

26' ACCESS ESMT DOC. #

6' CONCRETE SIDEWALK

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

PROPOSED PRIVATE AMENITY AREA

PROPOSED HANDICAP PARKING SIGN

PUBLIC ART

6' CONCRETE SIDEWALK

PROPOSED MOUNTABLE CURB ISLAND

CONCRETE SIDEWALK

(2) PROPOSED BICYCLE RACKS 6 BIKE PARKINGS

S 68°32'55" W 197.49'

44' (2 PARALLEL)

HANDICAP RAMP

PROPOSED CONCRETE PAVERS

PROPOSED HANDICAP PARKING SIGN

154.1' (6 PARALLEL SPACES)

EXISTING ASPHALT DRIVE TO BE REPLACED WITH CONCRETE

PROPOSED STANDARD CURB & GUTTER

10' P.U.E.

S 20°43'01" E 224.38'

EXISTING ASPHALT DRIVE TO BE REPLACED WITH CONCRETE

N 68°35'31" E 261.31'

EXISTING LAVISH SALON & BOUTIQUE

SAWCUT AND MATCH EXISTING DRIVE

133.21'

LOT 4
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.

SS PROPERTIES LLC PER WCAD

EXISTING ASPHALT DRIVE

10' P.U.E.

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

20' LANDSCAPE BUFFER ESMT. DOC. #

S 17°20'46" E 268.32'

N 68°36'20" E 254.71'

7.5' P.U.E.

EXISTING BRIGHT BEGINNINGS SCHOOL

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

FREEPORT BRIGHT STAR X LLC PER WCAD

63.72'

1/2" IRFC "ALL STAR 5729" BEARS: S52°47'52"W, 0.21'

LOT 5

LOT 7

15' U.E. CAB. GG, SL. 12 &13, P.R.W.C.TX.

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EX 8" W

PHASE 2
FUTURE DEVELOPMENT

N 0°09'49" W 325.35'

PROPOSED PARKING GARAGE

PARKING GARAGE ENTRANCE

PROPOSED LOADING ZONE WITH SIGN SEE DETAIL SHEET 21.

(1) PROPOSED BIKE RACK 4 BIKE PARKING

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

38.3' (3 PARKING SPACES)

33' PRIVATE UTIL. ESMT DOC. #

HANDICAP RAMP

6' SIDEWALK

STANDARD CURB AND GUTTER

66' (3 PARALLEL SPACES)

26' ACCESS ESMT DOC.

102' (8 PARKING SPACES)

72' (8 PARKING SPACES)

S 69°32'14" W 50.30'

24.5'R

PROPOSED LIGHT STANDARD (TYPICAL)

EXISTING ASPHALT DRIVE TO BE REPLACED WITH CONCRETE

S 21°20'46" E 268.32'

EXISTING LAVISH SALON & BOUTIQUE

SAWCUT AND MATCH EXISTING DRIVE

AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.

LOT 7

EX 8" W

0 60' 120'

SCALE: 1" = 60'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
- ADA ROUTE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL
- FIRE HYDRANT
- WATER VALVE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

ESTATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

OVERALL SITE PLAN

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

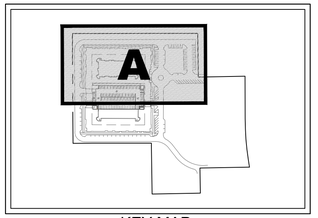
SHEET 13 of 98

2023-9-SD

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\sit\224301 MSTPL.dwg, MASTER SITE PLAN, May 02, 2025, 12:25 PM, mvelasquez

DIMENSIONAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR REFERENCE ONLY. CONTRACTOR SHALL USE ARCHITECT'S PLANS FOR EXACT BUILDING DIMENSIONS.
3. BUILDING MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY.
4. ALL RADII DIMENSIONS ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. PARKING STALLS SHALL MEET THE MINIMUM DIMENSION STANDARDS PER THE CITY CODE AND ADA REQUIREMENTS.



KEY MAP
N.T.S.

0 30' 60'
SCALE: 1" = 30'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
- ADA ROUTE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL
- FIRE HYDRANT
- WATER VALVE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

500 YEAR EFFECTIVE FLOODPLAIN PER FEMA F.I.S. ELEV: 861.40
BM#1: IRON ROD W/ "LANDDEV CONTROL" CAP SET ELEV = 862.45'
500 YEAR FLOODPLAIN FIRM MAP NO. 48491C0470F
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB, GG, SL. 12 &13, P.R.W.C.TX.
WATER LINE EASEMENT DOC, NO, 9917152, O.R.W.C.TX.
P.O.B. TRACT 1
P.O.B. TRACT 2
PROPOSED RETAINING WALL (DESIGN BY OTHERS) WITH FALL PROTECTION FENCE
PROPOSED RETAINING WALL (DESIGN BY OTHERS) WITH FALL PROTECTION FENCE
EXISTING RETAINING WALL
N 10165878
E 3095747
FENCE LINE ON P/L
10' P.U.E.
N 69°33'44" E 169.77'
(N 69°29'37" E) (170.00')
(N 69°29'37" E) (236.85')
N 69°28'52" E 236.88'
EXISTING ABANDONED WASTEWATER LINE
EXISTING WASTEWATER MANHOLE
WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.
[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
EXISTING RETAINING WALL
P.O.B. TRACT 3
10' P
61.45'
10' P.U.E.
N 69°29'18" E 254.78'
193.33'
(N 69°29'37" E 254.82')
PROPOSED LIGHT STANDARD (TYPICAL)
PROPOSED STANDARD CURB & GUTTER
PROPOSED RETAINING WALL (DESIGN BY OTHERS) WITH FALL PROTECTION FENCE
6' SIDEWALK
34' ACCESS ESMT DOC. #
PROP. WL ESMT DOC. #
8' RED. ESMT DOC. #
47' PRIVATE UTIL. ESMT DOC. #
FENCE CORNER POST SOUTH OF P/L 1.2'
500 YEAR EFFECTIVE FLOODPLAIN PER FEMA F.I.S. ELEV: 861.40
PROPOSED DRAINAGE EASEMENT
500 YEAR FLOODPLAIN FIRM MAP NO. 48491C0470F
5' P.U.E.
7.8'
PROPOSED RETAINING WALL WITH FENCE (DESIGN BY OTHERS)
PROPOSED STEM WALL
PROPOSED STEM WALL
38' PRIVATE UTIL. ESMT DOC.
APARTMENT PATIO (TYPICAL)
8' RED. ESMT DOC. #
FFE = 903.10
PROPOSED LIGHT STANDARD (TYPICAL)
PROPOSED STANDARD CURB & GUTTER
6' SIDEWALK
(1) PROPOSED BICYCLE RACK 4 BIKE PARKING
30' PRIVATE UTIL. ESMT DOC. #
PROPOSED HANDICAP PARKING SIGN
PROPOSED STEM WALL
PROPOSED PRIVATE AMENITY AREA REFER TO LANDSCAPE PLANS
PROPOSED LIGHT STANDARD (TYPICAL)
APARTMENT PATIO (TYPICAL)
PROPOSED LOADING ZONE WITH SIGN. SEE DETAIL SHEET 21.
PROPOSED 1-STORY (COMMERCIAL)
BLDG SQ. FT. = 4,732 SF
FFE = 901.50
26' ACCESS ESMT DOC. #
"19'13'W 234.22'
S 21°26'03" E 231.00'
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC PER WCAD
PROPOSED STANDARD CURB & GUTTER
30' ACCESS & UTILITY ESMT. CAB. GG, SL. 12 &13, P.R.W.C.TX.
55' PRIVATE UTIL. ESMT DOC. #
PUBLIC ART
PROPOSED HANDICAP PARKING SIGN
EXISTING DRIVE
30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.
6' CONCRETE SIDEWALK
SAWCUT AND MATCH EXISTING DRIVE
(2) PROPOSED BICYCLE RACKS 8 BIKE PARKING
S 68°32'55" W 197.49'
MAIN ENTRANCE
S 21°26'03" E 79.54'
CONCRETE SIDEWALK
PROPOSED LIGHT STANDARD (TYPICAL)
(1) PROPOSED BICYCLE RACK 4 BIKE PARKING
OPEN TO SKY ABOVE
PROPOSED MOUNTABLE CURB ISLAND
PROPOSED CONCRETE PAVERS
36' ACCESS ESMT DOC. #
PARKING GARAGE ENTRANCE
HANDICAP RAMP
GARAGE ENTRY
PROPOSED PARKING GARAGE
PROPOSED 6-STORY RESIDENTIAL AND PARKING STRUCTURE
BLDG SQ. FT. = 417,227 SF
(WITHOUT GARAGE)
S 20°45'00" E 580.37'
(N 20°44'17" W 580.55')
PHASE 2 FUTURE RETAIL
MATCHLINE PLAN B

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

DETAILED SITE PLAN A

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 14 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sk\224301 STPL.dwg, SITE PLAN A, May 02, 2025, 12:25 PM, mvelasquez

MATCHLINE PLAN A

MATCHLINE PLAN C

BLDG SQ. FT. = 417,227 SF
(WITHOUT GARAGE)

FFE = 903.10

FFE = 903.60

BICYCLE GARAGE

PROPOSED PARKING GARAGE

PARKING GARAGE ENTRANCE

ENTRANCE TO GARAGE (LEVEL 1)

PROPOSED LIGHT STANDARD (TYPICAL)

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

PROPOSED LOADING ZONE WITH SIGN. SEE DETAIL SHEET 21.

PROPOSED LIGHT STANDARD (TYPICAL)

PROPOSED RETAINING WALL WITH FENCE (DESIGN BY OTHERS)

8' PED. ESMT DOC. # _____

45' PRIVATE UTIL. ESMT DOC. #

PROPOSED LIGHT STANDARD (TYPICAL)

26' ACCESS ESMT DOC. #

PROPOSED LIGHT STANDARD (TYPICAL)

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

APARTMENT PATIO (TYPICAL)

8' PED. ESMT DOC. #

6' SIDEWALK

PROPOSED LIGHT STANDARD (TYPICAL)

(1) PROPOSED BICYCLE RACK 4 BIKE PARKING

PUBLIC ART

PASSIVE COURTYARD

PROPOSED PRIVATE AMENITY AREA REFER TO LANDSCAPE PLANS

EXIT

EXIT

EXIT

PUBLIC ART

(1) PROPOSED BIKE RACK 4 BIKE PARKING

6' SIDEWALK

HANDICAP RAMP

33' PRIVATE UTIL. ESMT DOC. # _____

HANDICAP RAMP

PROPOSED LIGHT STANDARD (TYPICAL)

STANDARD CURB AND GUTTER

26' ACCESS ESMT DOC. #

PROPOSED LIGHT STANDARD (TYPICAL)

TRANSITION FROM CURB TO NO CURB WITHIN 5'

PHASE 2
FUTURE DEVELOPMENT

40' PRIVATE UTIL ESMT DOC. #

26' ACCESS ESMT DOC. #

PROPOSED STANDARD CURB & GUTTER

PUBLIC ART

PROPOSED TRAILHEAD (SEE LANDSCAPE PLANS FOR DETAIL)

EXISTING RETAINING WALL WITH FENCE

7.5' P.U.E.

EXISTING RETAINING WALL WITH FENCE

PROPOSED RETAINING WALL (REF. STRUCTURAL PLANS)

EXISTING RETAINING WALL WITH FENCE

S 69°32'14" W 313.40'

(S 69°29'37" W 313.40')

S 68°57'44" W
100.05'

EXISTING ALLURE APARTMENT COMPLEX

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

TRANSITION FROM CURB TO NO CURB WITHIN 5'

26' ACCESS ESMT DOC. #

33' PRIVATE UTIL. ESMT DOC. #

EXISTING CURB AND GUTTER

EXISTING ASPHALT DRIVE TO BE REPLACED WITH CONCRETE

TRANSITION FROM CURB TO NO CURB WITHIN 5'

PROPOSED CURB AND GUTTER

SAWCUT AND MATCH EXISTING DRIVE

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

S 21°20'46" E 268.32'
(N 21°23'23" W 268.54')

133.21'
(133.26')

AMENDED PLAT OF THE SHOPS AT VISTA RIDG CABINET GG, SLIDES 12-13 DOCUMENT NO. 200906094 O.P.R.W.C.TX.

SS PROPERTIES LLC PER WCAD

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXISTING ASPHALT DRIVE

63.72'

20' LANDSCAPE BUFFER ESMT DOC. #

1.4'

EXISTING RETAINING WALL WITH FENCE

N 68°36'20" E 254.71'
(N 68°35'58" E)
(254.89')

7.5' P.U.E.

EXISTING BRIGHT BEGINNINGS SCHOOL

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

EX 8" W

EX 8" W

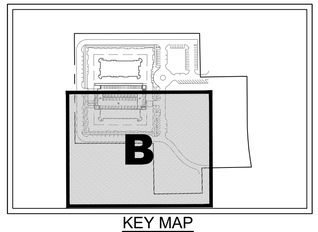
(63')

0 30' 60'

SCALE: 1" = 30'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
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KEY MAP
N.T.S.

DIMENSIONAL SITE PLAN NOTES:

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NO.	REVISION	BY	DATE

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

HRGreen
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

DETAILED SITE PLAN B

HIGHPOINT AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 15 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sit\224301 STPL.dwg, SITE PLAN B, May 02, 2025, 12:26 PM, mvelasquez

NOTE:
MULTIFAMILY & COMMERCIAL BUILDING SUMMARY INFORMATION PROVIDED BY BOARMAN KROSS VOGEL GROUP, INC. (BKV)

MULTIFAMILY BUILDING SUMMARY

THE CARLO - CEDAR PARK, TX
GENCAP

UNIT MATRIX

2/13/2023

Unit Type	Description	ANSI UNIT TYPE (Accesibility)	GROSS AREA (GSF) per unit type	NOTE	TOTAL GROSS AREA (GSF) per unit type	Level 1	2	3	4	5	6	Total Units	Unit Mix Percentage/ Remarks
Studio													
S1	1 BR / 1BA	B	648		38,880	12	12	13	13	10	0	60	
S2.1	1 BR / 1BA	B	648		33,048	9	10	11	11	10	0	51	
S2.2	1BR / 1BA	B	664	At Firewall	3,320	1	1	1	1	1	0	5	
S2.3	1BR / 1BA	B	664	At Firewall	3,320	1	1	1	1	1	0	5	
S3.1 - TYPE A	1BR / 1BA	A	648	ANSI - TYPE A	1,296	1	0	0	1	0	0	2	
S3.2	1BR / 1BA	B	648	TYPE B - Stacks with S3.1	1,944	0	1	1	0	1	0	3	
Total STUDIOS						24	25	27	27	23	0	126	33%
1 Bedroom Units													
A1	1 BR / 1BA	B	741		37,791	9	10	12	12	8	0	51	
A2.1	1 BR / 1BA	B	764		33,616	11	9	9	8	7	0	44	
A2.2	1 BR / 1BA	B	736	At Mech - North	1,472	0	0	0	1	1	0	2	
A2.3	1 BR / 1BA	B	766	At Firewall	3,830	1	1	1	1	1	0	5	
A3	1 BR / 1BA	B	815	At Elect Closet - South	6,520	0	2	2	2	2	0	8	
A4.1 - TYPE A	1 BR / 1BA	A	763	ANSI - TYPE A	2,289	1	1	0	1	0	0	3	
A4.2	1 BR / 1BA	B	763	TYPE B - Stacks with A4.1	4,578	1	1	2	1	1	0	6	
Total 1 BEDROOMS						23	24	26	26	20	0	119	32%
2 Bedroom Units													
B1.1	2BR / 2BA	B	1,027		66,755	8	17	17	17	6	0	65	
B1.2	2BR / 2BA	B	1,015	At Electrical Closets	4,060	1	1	1	1	0	0	4	
B1.3	2BR / 2BA	B	1,127	Unit on top of Yoga Room	2,254	0	0	1	1	0	0	2	
B2	2BR / 2BA	B	1,199	Outside Corner	22,781	4	4	4	4	3	0	19	
B3	2BR / 2BA	B	1,049	Inside Corner	28,323	5	6	6	6	4	0	27	
B4.1 - TYPE A	2BR / 2BA	A	1,096	ANSI - TYPE A	3,288	1	0	1	0	1	0	3	
B4.2	2BR / 2BA	B	1,096	TYPE B - Stacks with B6.1	13,152	2	3	2	3	2	0	12	
Total 2 BEDROOMS						21	31	32	32	16	0	132	35%
SUMMARY													
Average Unit Size (SF)					829								
UNIT TOTALS					312,517	68	80	85	85	59	0	377	100%

COMMERCIAL PARKING

COMMERCIAL (LOT 2A) PARKING REQUIREMENTS

USE	SF OF GFA	RATIO	TOTAL SPACES REQUIRED
RETAIL	4,732	1 PER 250 SF OF GFA	19
TOTAL	4,732		19

COMMERCIAL (LOT 2A) PARKING PROVIDED

LOCATION	TYPE	QTY	TOTAL
SURFACE	STANDARD	33	35
	VAN ACCESSIBLE	2	
TOTAL		35	

COMMERCIAL BICYCLE RACKS

COMMERCIAL (LOT 2A) BICYCLE RACK REQUIREMENTS

BUILDING AREA	RATIO	TOTAL BICYCLE RACKS REQUIRED
4,732	1 PER 15,000 SF	1

COMMERCIAL (LOT 2A) BICYCLE RACKS PROVIDED

LOCATION	BICYCLE RACKS PROVIDED
SURFACE	2

NOTE: EACH SURFACE RACK PROVIDES PARKING FOR FOUR (4) BICYCLES.

PARKING ANALYSIS

2/13/2023

	Req.	Prov.	Note
Total Parking Required	569		
Total Parking Provided		654	
Surface Parking *Civil Number		43	
Parking Garage Provided		611	
Standard Spaces Provided		589	
Provided Total Accessible Spaces		14	
Required Standard Accessible	11		2% of Total Parking Garage Provided
Provided Standard Accessible		11	
Required Accessible Van	3		1/6 of Required Standard Accessible
Provided Accessible Van		3	
Provided Total EV Spaces		8	2 per Level
Provided Standard EV Spaces		7	
Required Accessible EV Spaces	1		2% of Provided EV Spaces
Provided Accessible EV Spaces		1	

BUILDING SUMMARY 2/13/2023

FLOOR	GSF - TOTAL BUILDING AREA	BUILDING SF W/O GARAGE	PARKING GARAGE & SERVICES	UNIT (RENTABLE) NRSF	AMENITY	COMMON AREA, MEP & CIRCULATION	EXTERIOR COURTYARD AMENITY	GARAGE PARKING SPACES	EFFICIENCY (NRSF / (GROSS BLDG – PARKING))
LEVEL 1	119,913	89,458	30,455	55,509	12,483	21,466	*14,913*	82	62.05%
LEVEL 2	121,194	86,876	34,318	67,292	868	18,716	*0*	111	77.46%
LEVEL 3	124,431	90,113	34,318	71,197	0	18,916	*0*	111	79.01%
LEVEL 4	124,546	90,228	34,318	71,169	0	19,059	*0*	111	78.88%
LEVEL 5	94,870	60,552	34,318	47,350	1,065	12,137	1,051	111	78.20%
LEVEL 6	28,052	0	28,052	0	0	0	*0*	85	0.00%
TOTAL	613,006	417,227	195,779	312,517	14,416	90,294	15,964	611	74.90%
% OF TOTAL BUILDING AREA SF		68%	32%	51%	2%	15%			

Parking Garage Provided

Level	Count
Level 1	82
Level 2	111
Level 3	111
Level 4	111
Level 5	111
Level 6	85
Total	**611**

MULTIFAMILY BICYCLE RACKS

MULTIFAMILY (LOT 3A) BICYCLE RACK REQUIREMENTS

BUILDING AREA WITHOUT PARKING GARAGE (SF)	RATIO	TOTAL BICYCLE RACKS REQUIRED
417,227	1 PER 15,000 SF	28

MULTIFAMILY (LOT 3A) BICYCLE RACKS PROVIDED

LOCATION	BICYCLE RACKS PROVIDED
SURFACE	6
PARKING GARAGE (69 SPACES)	23
TOTAL	29

NOTE: EACH SURFACE RACK PROVIDES PARKING FOR FOUR (4) BICYCLES.

MULTIFAMILY PARKING

MULTIFAMILY (LOT 3A) PARKING REQUIREMENTS

UNIT TYPE	QTY	SPACES REQUIRED PER UNIT	TOTAL SPACES REQUIRED
STUDIO	126	1	126
1 BEDROOM	119	1.5	179
2 BEDROOM	132	2	264
TOTAL	377		569

MULTIFAMILY (LOT 3A) PARKING PROVIDED

LOCATION	TYPE	QTY	TOTAL
SURFACE	STANDARD	41	43
	VAN ACCESSIBLE	2	
PARKING GARAGE	STANDARD	589	611
	ACCESSIBLE	11	
	VAN ACCESSIBLE	3	
	EV	7	
	EV ACCESIBLE	1	
TOTAL		654	

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
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HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

SITE PLAN TABLES

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 16 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\224301 GNTS.dwg, SITE PLAN TABLES, May 02, 2025, 12:26 PM, mvelasquez

ALIGNMENT: CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	67.74'	43.00'	90.265°	S24°22'57"W	60.95'
C2	59.01'	37.93'	89.143°	N65°54'50"W	53.24'
C3	60.67'	38.08'	91.268°	S63°32'04"E	54.45'
C4	90.93'	100.00'	52.101°	S84°32'59"E	87.83'
C5	156.96'	170.00'	52.901°	S84°56'59"E	151.44'

0 30' 60'

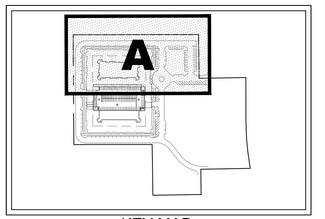
SCALE: 1" = 30'

LEGEND

- BOUNDARY
- EASEMENT
- CURB/EOP
- FIRE LANE
- ACCESSIBLE ROUTE
- PROPOSED PRIVACY FENCE
- PROPOSED SIDEWALK
- ADA RAMP
- FLOODPLAIN
- PROPOSED WALL
- HANDICAPPED PARKING
- TREE TO REMAIN

DIMENSIONAL SITE PLAN NOTES:

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KEY MAP
N.T.S.

BM#1:
IRON ROD W/ "LANDDEV CONTROL" CAP SET
ELEV = 862.45'

N 10165878
E 3095747

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

FENCE LINE ON P/L

10' P.U.E.

(N 69°29'37" E) (170.00')
N 69°33'44" E 169.77'

(N 69°29'37" E) (236.85')
N 69°28'52" E 236.88'

N 69°29'18" E 254.78'
(N 69°29'37" E 254.82')

FENCE CORNER POST SOUTH OF P/L, 1.2'

400.63'
S69°30'54"W
362.5'

582.6'

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

STEM WALL

FFE = 903.10

POOL COURTYARD

PROPOSED PRIVATE AMENITY AREA

OPEN TO SKY ABOVE

PROPOSED 6-STORY RESIDENTIAL AND PARKING STRUCTURE
BLDG SQ. FT. = 417,227 SF
(WITHOUT GARAGE)

GARAGE ENTRY

26.0' FIRE LANE

429.62'
S20°45'00"E

S 20°45'00" E 429.62' (N 20°44'17" W 360.35')

MATCHLINE PLAN B

PROPOSED RETAINING WALL (DESIGN BY OTHERS)
(COMMERCIAL)
BLDG SQ. FT. = 4,732 SF
FFE = 901.50

MAIN ENTRANCE

S 68°32'55" W 197.49'

PROPOSED CONCRETE PAVERS

PROPOSED MOUNTABLE CURB ISLAND

LOT 1
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009209947,
O.P.R.W.C.TX

R BRYON ROACH
TRUSTEES LLC
PER WCAD

30' ACCESS & UTILITY ESM
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

N21°20'33"W
146.58'

S21°20'33"E 214.00'

N 20°19'13" W 234.22'

DATE | BY | REVISION | NO.

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5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO. 16384
TBPLS NO. 10194101

HRGreen.

DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

DIMENSIONAL CONTROL SITE PLAN A

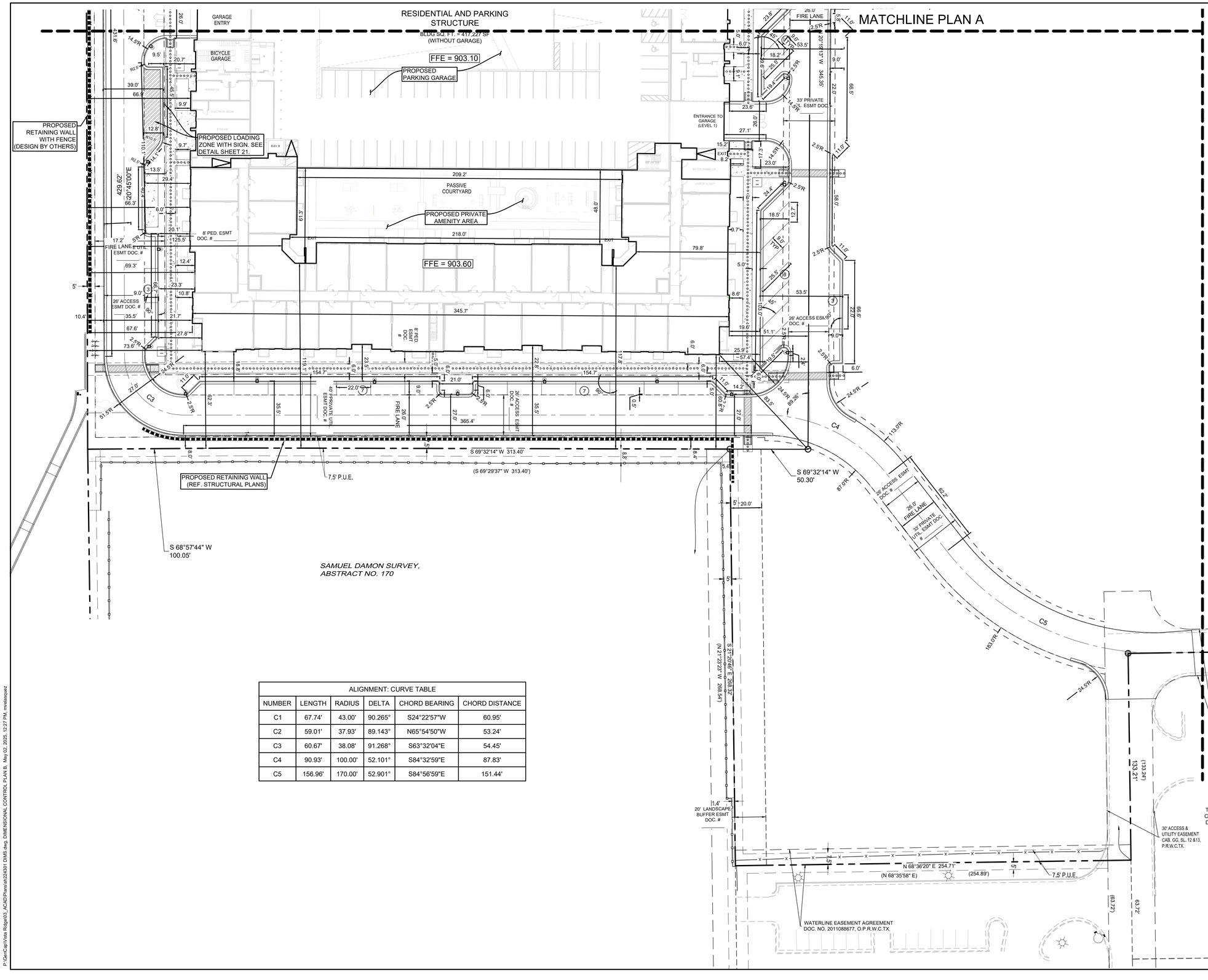
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

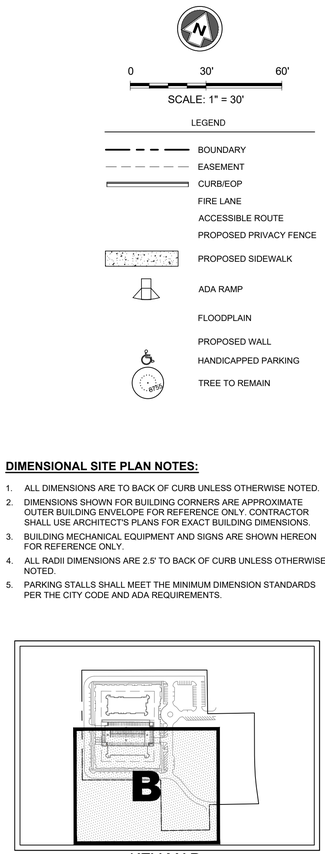
SHEET 17 of 98

2023-9-SD

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ALIGNMENT: CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	67.74'	43.00'	90.265°	S24°22'57"W	60.95'
C2	59.01'	37.93'	89.143°	N65°54'50"W	53.24'
C3	60.67'	38.08'	91.268°	S63°32'04"E	54.45'
C4	90.93'	100.00'	52.101°	S84°32'59"E	87.83'
C5	156.96'	170.00'	52.901°	S84°56'59"E	151.44'



DIMENSIONAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR REFERENCE ONLY. CONTRACTOR SHALL USE ARCHITECT'S PLANS FOR EXACT BUILDING DIMENSIONS.
3. BUILDING MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY.
4. ALL RADII DIMENSIONS ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. PARKING STALLS SHALL MEET THE MINIMUM DIMENSION STANDARDS PER THE CITY CODE AND ADA REQUIREMENTS.

KEY MAP
N.T.S.

NO.	REVISION	BY	DATE

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO. 16384
TBPLS NO. 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
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05/02/25

DIMENSIONAL CONTROL SITE PLAN B

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 18 of 98

2023-9-SD

P:\GenCad\Vista Ridge\03_ACAD\Plans\sh224301 DIMS.dwg, DIMENSIONAL CONTROL PLAN B, May 02, 2025, 12:27 PM, mvelasquez

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

SCALE: 1" = 50'

LEGEND

- PHASE LINE
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- LIGHT STANDARD
- HANDICAPPED PARKING
- ADA ROUTE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- YARD INLET
- CONCRETE HEADWALL
- FIRE HYDRANT
- WATER VALVE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

PAVEMENT LEGEND

- PARKING AREAS
- DRIVE AREAS
- SEMI TRUCK / DUMPSTER AREAS

NOTE: REFER TO GEOTECH REPORT FOR SPECS.

PROPOSED 6-STORY RESIDENTIAL AND PARKING STRUCTURE

PROPOSED 1-STORY (COMMERCIAL)

EXISTING ADVANCE AUTO PARTS

EXISTING LAVISH SALON & BOUTIQUE

EXISTING BRIGHT BEGINNINGS SCHOOL

EXISTING ALLURE APARTMENT COMPLEX

PHASE 2
FUTURE DEVELOPMENT

LOT 1
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC
PER WCAD

LOT 4
AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.
SS PROPERTIES LLC
PER WCAD

LOT 1,
BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 3, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 4, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

1.4095 ACRES,
CHRISTIAN BROTHERS
AUTOMOTIVE
CABINET DD, SLIDES
277-278,
P.R.W.C.TX.

NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

PAVEMENT NOTES:

1. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT "MULTI-FAMILY AND COMMERCIAL - SWC OF N.VISTA RIDGE AND E. WHITESTONE BOULEVARD CEDAR PARK, TEXAS" BY RONE ENGINEERING SERVICES, PROJECT NO. 22-26429, FROM SEPTEMBER 2022, INCLUDING ALL REVISIONS AND ADDENDA THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE FOR ALL PAVING DESIGN AND RECOMMENDATIONS.
2. THE INFORMATION PRESENTED IN THE GEOTECHNICAL REPORT SHALL SUPERCEDE ANY CONFLICTING INFORMATION PRESENTED IN THIS PAVING PLAN.
3. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE IS ANY DISCREPANCY BETWEEN THIS PAVING PLAN AND THE GEOTECHNICAL REPORT.
4. FIRE DEPARTMENT ACCESS ROADS MUST BE CONSTRUCTED OF ASPHALT OR CONCRETE WITH MAXIMUM GRADES OF 13% FOR ASPHALT AND 15% FOR CONCRETE. OTHER SURFACES MAY BE APPROVED BASED ON SUBMITTAL OF ENGINEERING DOCUMENTATION PROVING THEY CAN WITHSTAND THE HS-20 LOADING OF 32,000 LB PER AXLE AND 80,000 LF GROSS TRUCK WEIGHT. THE USE OF ENGINEERED GRASS PAVERS IS ACCEPTABLE AS LONG AS THE EDGES OF THE SURFACE CAN BE ADEQUATELY INDICATED.
5. PAVEMENT IDENTIFIED AS HEAVY DUTY SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE-LOAD UNDER ALL WEATHER CONDITIONS.

Table 7: Minimum Pavement Sections and Allowable Traffic

Traffic Use	Portland Cement Concrete (inches)	Calculated Design ESAL for Flexural/Compressive Strength (psi)		
		540/3,500	580/4,000	627/4,500
Parking Areas for Autos and Light Trucks	5	225,000	279,000	355,000
Drive Lanes for Autos and Light Trucks / Fire Lanes [1]	6	564,000	706,000	905,000
Dumpster Areas	7	1,277,000	1,605,000	2,069,000

1. Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more durable pavement section.

The concrete minimum 28-day compressive strength should be selected based on the expected traffic. As a minimum, reinforcing steel should consist of #3 bars spaced at a maximum of 18 inches on center in each direction.

Table 8: Flexible Pavement Sections

Traffic Use	Design ESAL Count	Material Thickness (inches)	
		Asphalt Wearing Surface	Crushed Limestone Base [1]
Parking Areas for Autos and Light Trucks	300,000	2.5	8
Drive Lanes for Autos and Light Trucks/Fire Lanes [2]	1,000,000	3.0	12
Semi-Truck Traffic/Dumpster Areas [3]	NA	NA	NA

1. TxDOT Item 247, Type A or C, Grade 1-2 or 5.
2. Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more durable pavement section.
3. Recommend Portland cement concrete with a minimum thickness of 7 inches.

Periodic maintenance (i.e. sealing of cracks and joints) should be performed to reduce water intrusion into the lime treated layer and underlying clay subgrade. The pavement surface should be contoured such that surface water drains off and away from the pavement or into inlets. Water allowed to pond on or near pavement surfaces could saturate the subgrade soils and lead to premature pavement failure.

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

CONTRACTOR TO ENSURE PROPOSED CONCRETE FINISHED GRADE MATCHES EXISTING ASPHALT ELEVATIONS (CONTRACTOR TO FIELD VERIFY). CONTRACTOR TO CONSULT WITH GEOTECH ENGINEER ON ANY FLEX BASE REMOVAL NEEDED IN ORDER TO INSTALL CONCRETE AT THE EXISTING FINISHED GRADE ELEVATION.

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OVERALL PAVING PLAN

HIGHPOINT AT VISTA RIDGE

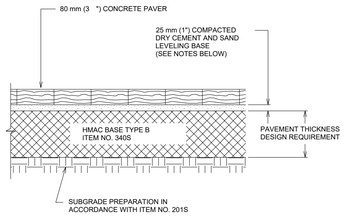
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 19 of 98

2023-9-SD

DATE | BY | REVISION | NO.

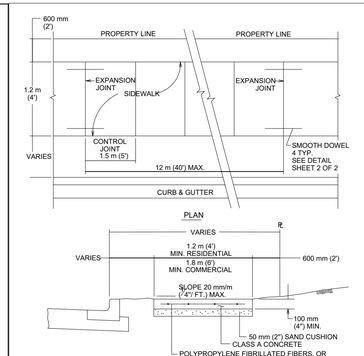
P:\GenCage\Vista Ridge\03_ACAD\Planset\224301 PVPL.dwg, MASTER PAVING PLAN, May 02, 2025, 12:27 PM, mvelasquez



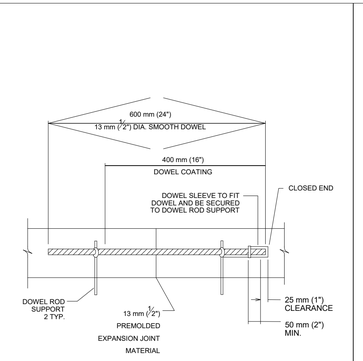
INSTALLATION OF DRY CEMENT AND SAND LEVELING BASE AND JOINTS MATERIALS NOTES:

1. MATERIAL TO BE 1 PART CEMENT AND 3 PARTS SAND.
2. DRY MIXTURE SHALL BE LIGHTLY WETTED PRIOR TO PLACEMENT OF PAVERS.
3. AFTER COMPACTION OF PAVERS, JOINTS SHALL BE FILLED WITH DRY CEMENT-SAND MIXTURE AND EXCESS MATERIAL REMOVED FROM PAVING SURFACE.
4. COMPLETED JOINTS SHALL BE FOGGED LIGHTLY WITH WATER.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CONCRETE PAVER PAVEMENT SECTION	
RECORD COPY SIGNED BY BILL GARDNER	11/18/04	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 480S-10
ADOPTED			

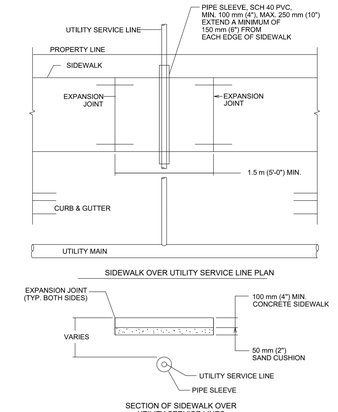


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3
ADOPTED			



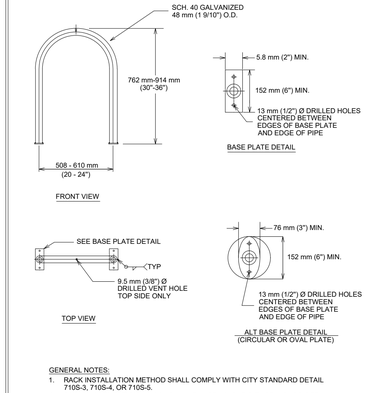
DOWEL DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3
ADOPTED			



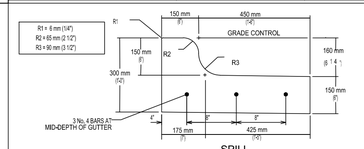
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

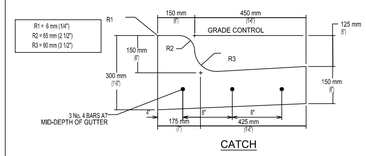
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3
ADOPTED			

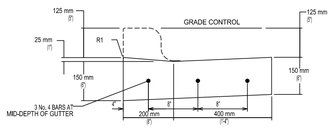


GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4")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

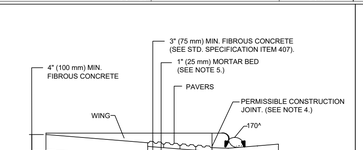
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CLASS III STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1
ADOPTED			

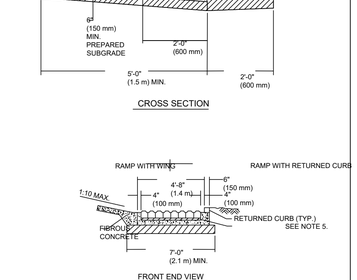






CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		REINFORCED CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY SAM ANGOORI	01/04/10	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2
ADOPTED			



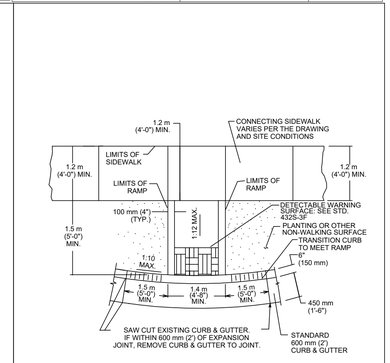


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2
ADOPTED			

GENERAL NOTES:

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

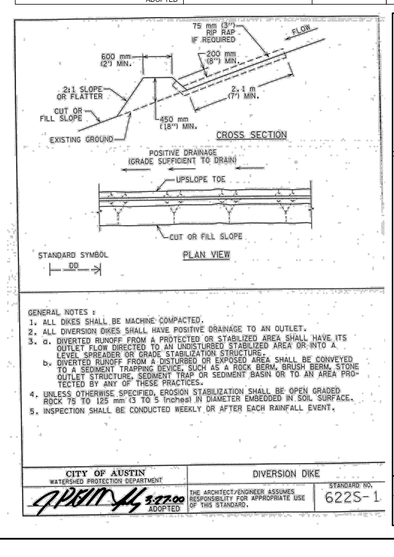
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2
ADOPTED			



GENERAL NOTES:

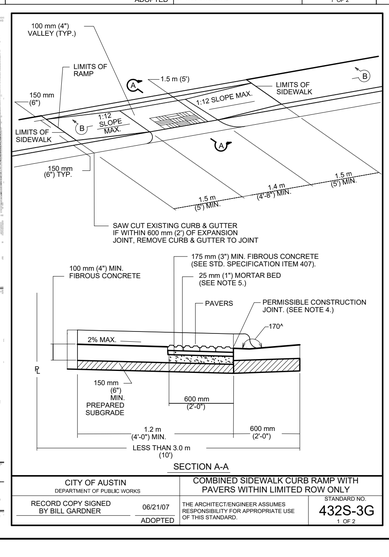
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 23 mm (0.9"), A NOMINAL HEIGHT OF 5 mm (0.2") AND A NOMINAL CENTER TO CENTER SPACING OF 60 mm (2.35") AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. A BASKET WEAVE PAVER PATTERN SHALL BE USED UNLESS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE PAVER PATTERN VARIES PER MANUFACTURER'S RECOMMENDATIONS. REFER TO STANDARD DETAIL 432S-5 FOR PAVER BASE PREPARATION DETAILS.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B).
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIC REQUIREMENTS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 6 mm (1/4") JOINT SIZE. GAPS LARGER THAN 6 mm 1/4") MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH 100 mm (4") CONCRETE VALLEY MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE 1B SIDEWALK CURB RAMP	
RECORD COPY SIGNED BY BILL GARDNER	9/14/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-5B
ADOPTED			

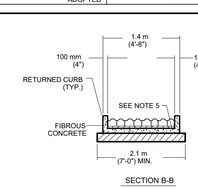


GENERAL NOTES :
1. ALL DIKES SHALL BE MACHINE COMPACTED.
2. ALL DIVERSION DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. a. DIVERTED RUNOFF FROM A PROTECTED OR STABLIZED AREA SHALL HAVE ITS OUTLET FLOW DIRECTED TO AN UNDISTURBED STABLIZED AREA OR ONTO A LEVEL SPREADER OR GRADE STABLIZATION STRUCTURE.
b. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE, SUCH AS A ROCK BERM, BRUSH BERM, STONE OUTLET STRUCTURE, SEDIMENT TRAP OR SEDIMENT BASIN OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
4. UNLESS OTHERWISE SPECIFIED, EROSION STABLIZATION SHALL BE OPEN GRADED ROCK 75 TO 125 mm (3 TO 5 inches) IN DIAMETER EMBEDDED IN SOIL SURFACE.
5. INSPECTION SHALL BE CONDUCTED WEEKLY OR AFTER EACH RAINFALL EVENT.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		DIVERSION DIKE	
APPROVED 5.27.00		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 622S-1
ADOPTED			



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		COMBINED SIDEWALK CURB RAMP WITH PAVERS WITHIN LIMITED ROW ONLY	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3G 1 OF 2
ADOPTED			



GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 23 mm (0.9"), A NOMINAL HEIGHT OF 5 mm (0.2") AND A NOMINAL CENTER TO CENTER SPACING OF 60 mm (2.35") AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. A BASKET WEAVE PAVER PATTERN SHALL BE USED UNLESS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE PAVER PATTERN VARIES PER MANUFACTURER'S RECOMMENDATIONS. REFER TO STANDARD DETAIL 432S-5 FOR PAVER BASE PREPARATION DETAILS.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B).
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIC REQUIREMENTS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 6 mm (1/4") JOINT SIZE. GAPS LARGER THAN 6 mm 1/4") MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH 100 mm (4") CONCRETE VALLEY MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		COMBINED SIDEWALK CURB RAMP WITH PAVERS WITHIN LIMITED ROW ONLY	
RECORD COPY SIGNED BY BILL GARDNER	06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3G 2 OF 2
ADOPTED			

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.

DEVELOPMENT TX

NO.	REVISION	BY	DATE

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SHERVIN NOOSHIN 96807 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
05/02/25

SITE PLAN DETAILS (1 OF 2)

HIGHPOINT AT VISTA RIDGE

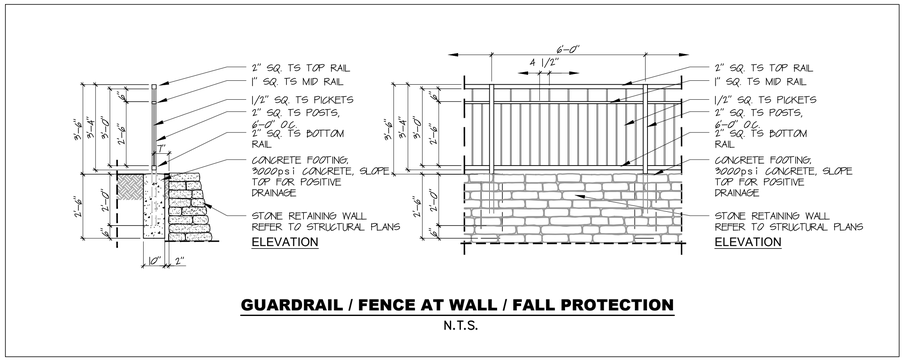
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

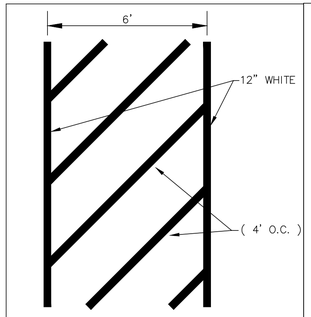
SHEET 20 of 98

2023-9-SD

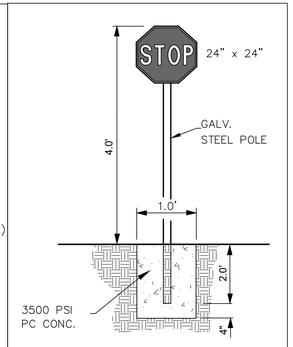
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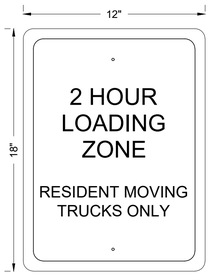
GUARDRAIL / FENCE AT WALL / FALL PROTECTION
N.T.S.



TYPICAL PEDESTRIAN CROSSWALK STRIPING
N.T.S.



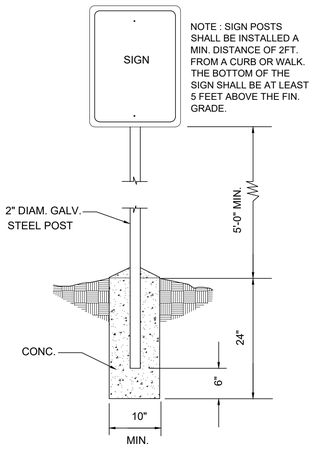
STOP SIGN
N.T.S.



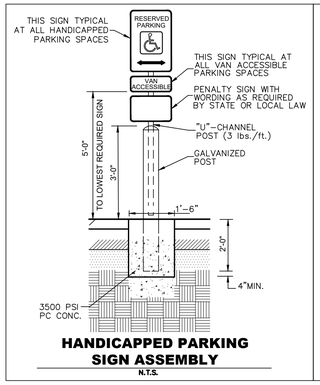
LOADING ZONE SIGN



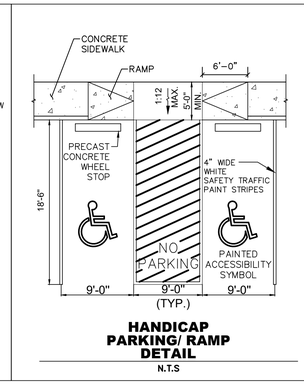
R6-1R 'ONE WAY' RIGHT ARROW SIGN



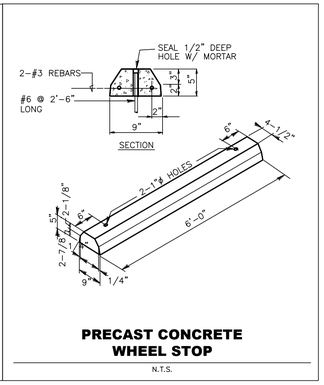
SIGN MOUNTING DETAIL
NTS



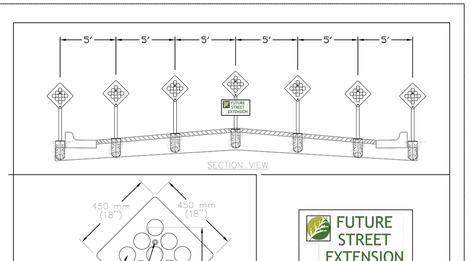
HANDICAPPED PARKING SIGN ASSEMBLY
N.T.S.

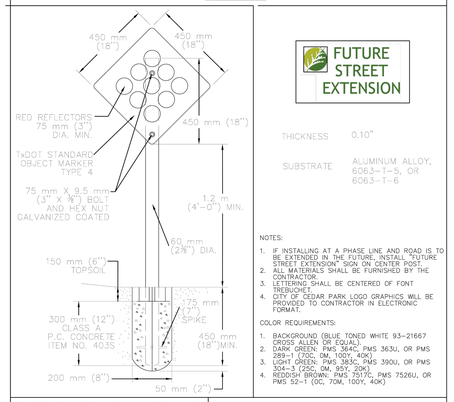


HANDICAP PARKING/ RAMP DETAIL
N.T.S



PRECAST CONCRETE WHEEL STOP
N.T.S.





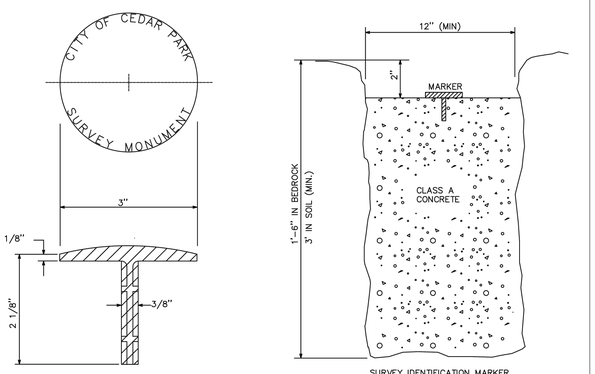
FUTURE STREET EXTENSION

THICKNESS	0.10"
SUBSTRATE	ALUMINUM ALLOY, 6063-T-5, OR 6063-T-6

NOTES:
1. IF INSTALLING AT A PHASE LINE AND ROAD IS TO BE EXTENDED IN THE FUTURE, INSTALL "FUTURE STREET EXTENSION" SIGN ON CENTER POST.
2. ALL MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.
3. LETTERING SHALL BE CENTERED OF FONT TREBUCHET.
4. CITY OF CEDAR PARK LOGO GRAPHICS WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC FORMAT.

COLOR REQUIREMENTS:
1. BACKGROUND (BLUE TONED WHITE 93-21667 CROSS ALLEN OR EQUAL)
2. DARK GREEN: PMS 364C, PMS 363U, OR PMS 289-1 (70C, 0M, 100Y, 40K)
3. LIGHT GREEN: PMS 383C, PMS 390U, OR PMS 304-3 (25C, 0M, 95Y, 20K)
4. REDDISH BROWN: PMS 7517C, PMS 7526U, OR PMS 52-1 (0C, 70M, 100Y, 40K)

CITY OF CEDAR PARK	STREET END BARRICADE
ISSUED: MARCH 12, 2013 SCALE: NOT TO SCALE	THE ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



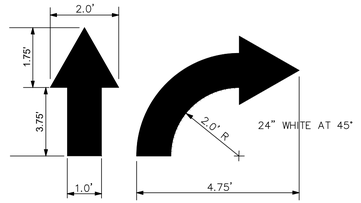
CROSS SECTION
MONUMENT, TYPE C
MATERIAL: ONE PIECE CAST BRASS

SURVEY IDENTIFICATION MARKER
NON TRAFFIC CONSTRUCTION DETAIL

NOTES:
1. MONUMENT SHALL NOT BE PLACED WHERE TRAFFIC WILL ENCOUNTER THE MONUMENT.
2. DO NOT PLACE MONUMENT NEAR 3-PHASE POWER LINES.
3. DO NOT PLACE MONUMENT NEAR TALL TREES OR OTHER OBJECTS.

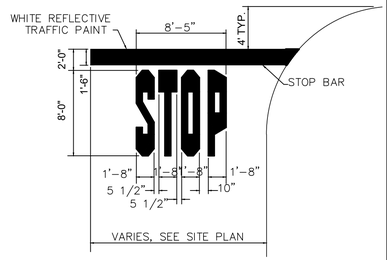
CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS		MONUMENT, TYPE C SURVEY IDENTIFICATION MARKER	
		ADOPTED: 04-24-00	STANDARD NO. 725-3
DARWIN MARCHELL, P.E.	4.24.00	SCALE: N.T.S.	
APPROVED	DATE	INITIAL: ESR	

NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS BELOW



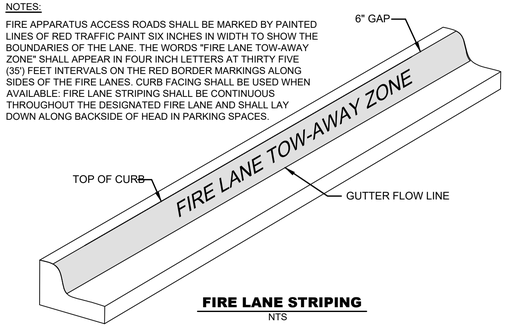
TRAFFIC FLOW ARROW
N.T.S.

NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS BELOW.



TYPICAL PAVEMENT MARKINGS
N.T.S.

NOTES:
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 LETTERS AT THIRTY FIVE (35') FEET INTERVALS ON THE RED BORDER MARKINGS ALONG 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.



FIRE LANE STRIPING
NTS

NO.	REVISION	BY	DATE

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED PROFESSIONAL ENGINEER
05/02/25

SITE PLAN DETAILS (2 OF 2)

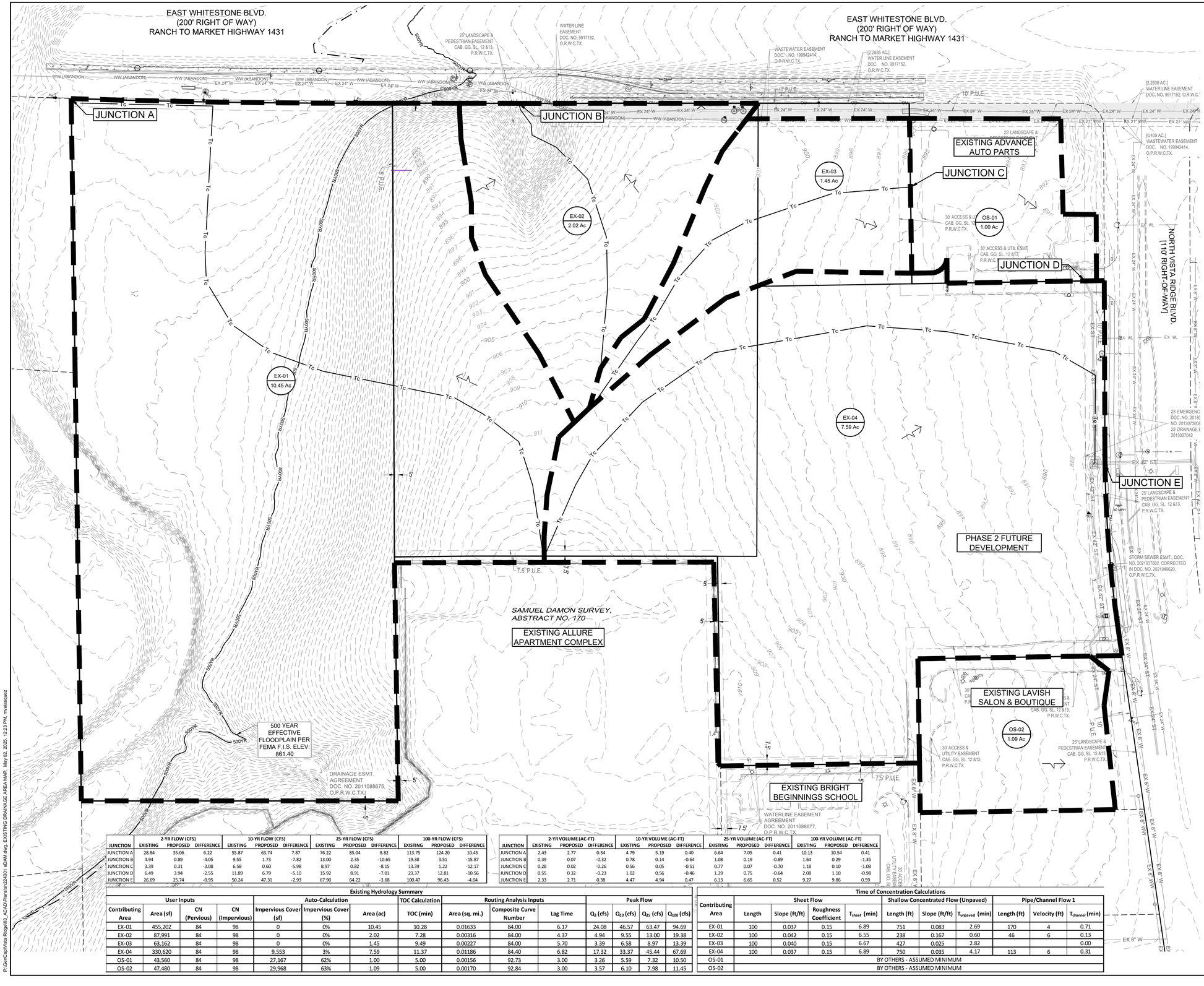
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 21 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Planset\224391 DTSP-dwg SITE PLAN DETAILS (2 OF 2), May 02, 2025, 12:28 PM, mvelasquez



0 60' 120'

SCALE: 1" = 60'

LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 500YR — 500 YR FEMA F.I.S. FLOODPLAIN
- BOUNDARY LINE
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

NOTES:
FLOWS EXITING THE SITE TO THE WEST AND DRAINING TOWARDS THE FLOODPLAIN ARE REPRESENTED BY JUNCTION A.

INSTEAD OF ATTENUATING PEAK FLOWS AT JUNCTION A, EXCAVATION IS PROVIDED WITHIN THE INUNDATION AREA OF UPPER BRUSHY CREEK WCID DAM #4 FOR THE INCREASE IN VOLUME DRAINING TOWARDS THE FLOODPLAIN. THE INCREASE IN VOLUME IS CALCULATED AT 0.41 AC-FT (661 CY), HOWEVER, WE ARE PROVIDING 850 CY OF EXCAVATION.

DIFFERENCE (PR - EX) 100-YR VOLUME (AC-FT)	DIFFERENCE (PR - EX) 100-YR VOLUME (CY)	PROVIDED EXCAVATION (CY)
0.41	661	850

JUNCTION	2-YR FLOW (CFS)			10-YR FLOW (CFS)			25-YR FLOW (CFS)			100-YR FLOW (CFS)		
	EXISTING	PROPOSED	DIFFERENCE	EXISTING	PROPOSED	DIFFERENCE	EXISTING	PROPOSED	DIFFERENCE	EXISTING	PROPOSED	DIFFERENCE
JUNCTION A	28.84	35.06	6.22	55.87	63.74	7.87	76.22	85.04	8.82	113.75	124.20	10.45
JUNCTION B	4.94	0.89	-4.05	9.55	1.73	-7.82	13.00	2.35	-10.65	19.38	3.51	-15.87
JUNCTION C	3.39	0.31	-3.08	6.58	0.60	-5.98	8.97	0.82	-8.15	13.39	1.22	-12.17
JUNCTION D	6.49	3.94	-2.55	11.89	6.79	-5.10	15.92	8.91	-7.01	23.37	12.81	-10.56
JUNCTION E	26.69	25.74	-0.95	50.24	47.31	-2.93	67.90	64.22	-3.68	100.47	96.43	-4.04

JUNCTION	2-YR VOLUME (AC-FT)			10-YR VOLUME (AC-FT)			25-YR VOLUME (AC-FT)			100-YR VOLUME (AC-FT)		
	EXISTING	PROPOSED	DIFFERENCE	EXISTING	PROPOSED	DIFFERENCE	EXISTING	PROPOSED	DIFFERENCE	EXISTING	PROPOSED	DIFFERENCE
JUNCTION A	2.43	2.77	0.34	4.79	5.19	0.40	6.64	7.05	0.41	10.13	10.54	0.41
JUNCTION B	0.39	0.07	-0.32	0.78	0.14	-0.64	1.08	0.19	-0.89	1.64	0.29	-1.35
JUNCTION C	0.28	0.02	-0.26	0.56	0.05	-0.51	0.77	0.07	-0.70	1.18	0.10	-1.08
JUNCTION D	0.55	0.32	-0.23	1.02	0.56	-0.46	1.39	0.75	-0.64	2.08	1.10	-0.98
JUNCTION E	2.33	2.71	0.38	4.47	4.94	0.47	6.13	6.65	0.52	9.27	9.86	0.59

Existing Hydrology Summary

Contributing Area	User Inputs: Area (sf)	CN (Pervious)	CN (Impervious)	Auto-Calculation: Impervious Cover (sf)	Impervious Cover (%)	Area (ac)	TOC Calculation: TOC (min)	Routing Analysis Inputs: Area (sq. mi.)	Composite Curve Number	Lag Time	Peak Flow: Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-01	455,202	84	98	0	0%	10.45	10.28	0.01633	84.00	6.17	24.08	46.57	63.47	94.69
EX-02	87,991	84	98	0	0%	2.02	7.28	0.00316	84.00	4.37	4.94	9.55	13.00	19.38
EX-03	63,162	84	98	0	0%	1.45	9.49	0.00227	84.00	5.70	3.39	6.58	8.97	13.39
EX-04	330,620	84	98	9,553	3%	7.59	11.37	0.01186	84.40	6.82	17.32	33.37	45.44	67.69
OS-01	43,560	84	98	27,167	62%	1.00	5.00	0.00156	92.73	3.00	3.26	5.59	7.32	10.50
OS-02	47,480	84	98	29,968	63%	1.09	5.00	0.00170	92.84	3.00	3.57	6.10	7.98	11.45

Time of Concentration Calculations

Contributing Area	Sheet Flow: Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet} (min)	Shallow Concentrated Flow (Unpaved): Length (ft)	Slope (ft/ft)	$T_{unpaved}$ (min)	Pipe/Channel Flow 1: Length (ft)	Velocity (ft)	$T_{channel}$ (min)
EX-01	100	0.037	0.15	6.89	751	0.083	2.69	170	4	0.71
EX-02	100	0.042	0.15	6.55	238	0.167	0.60	46	6	0.13
EX-03	100	0.040	0.15	6.67	427	0.025	2.82			0.00
EX-04	100	0.037	0.15	6.89	750	0.035	4.17	113	6	0.31
OS-01	BY OTHERS - ASSUMED MINIMUM									
OS-02	BY OTHERS - ASSUMED MINIMUM									

NO.	REVISION	BY	DATE

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

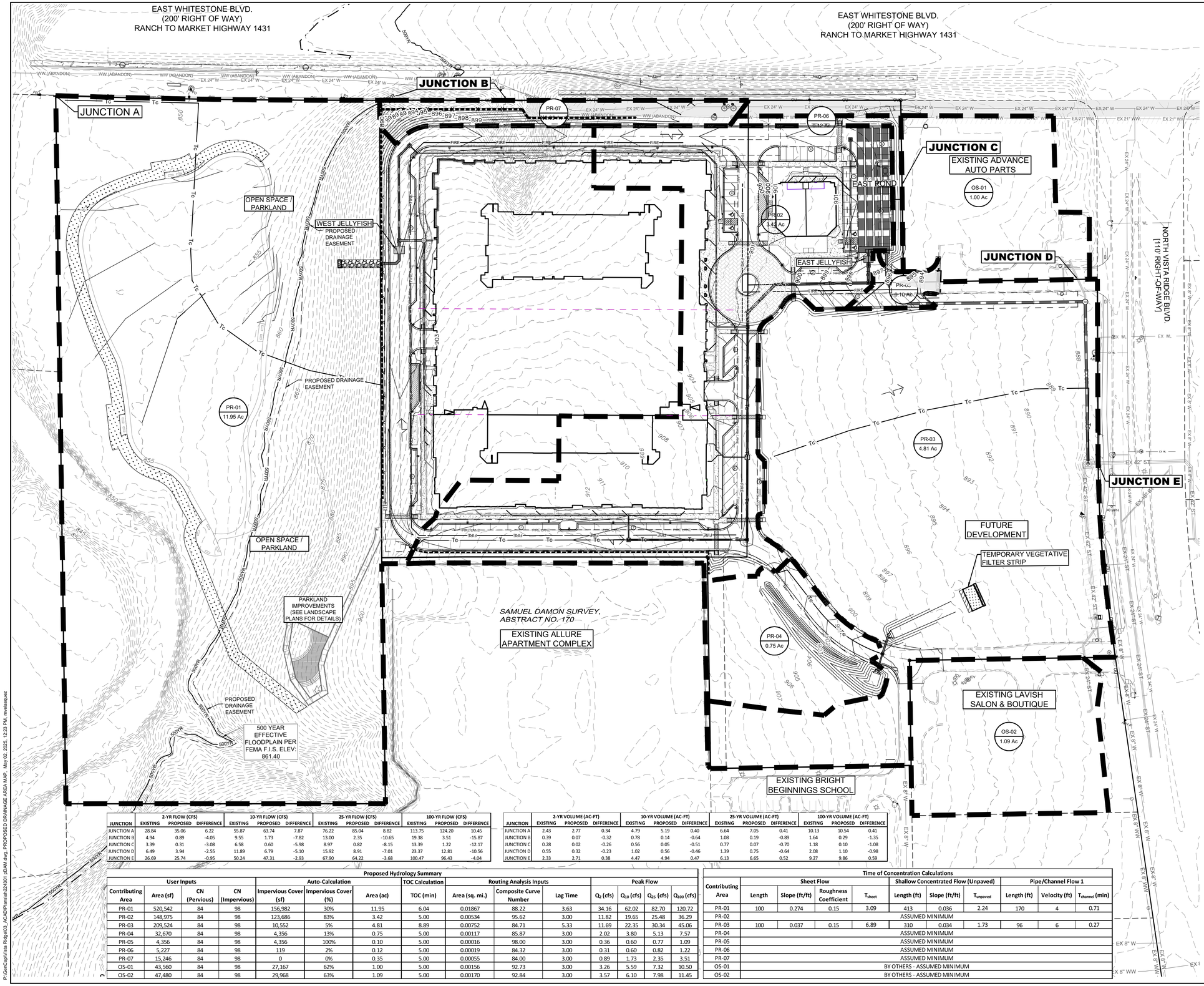
EXISTING DRAINAGE AREA MAP

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 23 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\st224301 eDAM.dwg, EXISTING DRAINAGE AREA MAP, May 02, 2025, 12:23 PM, mvelasquez



0 60' 120'

SCALE: 1" = 60'

LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
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- BOUNDARY LINE
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

NOTES:
FLOWS EXITING THE SITE TO THE WEST AND DRAINING TOWARDS THE FLOODPLAIN ARE REPRESENTED BY JUNCTION A.

INSTEAD OF ATTENUATING PEAK FLOWS AT JUNCTION A, EXCAVATION IS PROVIDED WITHIN THE INUNDATION AREA OF UPPER BRUSHY CREEK WCID DAM #4 FOR THE INCREASE IN VOLUME DRAINING TOWARDS THE FLOODPLAIN. THE INCREASE IN VOLUME IS CALCULATED AT 0.41 AC-FT (661 CY), HOWEVER, WE ARE PROVIDING 850 CY OF EXCAVATION.

DIFFERENCE (PR - EX) 100-YR VOLUME (AC-FT)	DIFFERENCE (PR - EX) 100-YR VOLUME (CY)	PROVIDED EXCAVATION (CY)
0.41	661	850

JUNCTION	2-YR FLOW (CFS) EXISTING	PROPOSED	DIFFERENCE	10-YR FLOW (CFS) EXISTING	PROPOSED	DIFFERENCE	25-YR FLOW (CFS) EXISTING	PROPOSED	DIFFERENCE	100-YR FLOW (CFS) EXISTING	PROPOSED	DIFFERENCE
JUNCTION A	28.84	35.06	6.22	55.87	63.74	7.87	76.22	85.04	8.82	113.75	124.20	10.45
JUNCTION B	4.94	0.89	-4.05	9.55	1.73	-7.82	13.00	2.35	-10.65	19.38	3.51	-15.87
JUNCTION C	3.39	0.31	-3.08	6.58	0.60	-5.98	8.97	0.82	-8.15	13.39	1.22	-12.17
JUNCTION D	6.49	3.94	-2.55	11.89	6.79	-5.10	15.92	8.91	-7.01	23.37	12.81	-10.56
JUNCTION E	26.69	25.74	-0.95	50.24	47.31	-2.93	67.90	64.22	-3.68	100.47	96.43	-4.04

JUNCTION	2-YR VOLUME (AC-FT) EXISTING	PROPOSED	DIFFERENCE	10-YR VOLUME (AC-FT) EXISTING	PROPOSED	DIFFERENCE	25-YR VOLUME (AC-FT) EXISTING	PROPOSED	DIFFERENCE	100-YR VOLUME (AC-FT) EXISTING	PROPOSED	DIFFERENCE
JUNCTION A	2.43	2.77	0.34	4.79	5.19	0.40	6.64	7.05	0.41	10.13	10.54	0.41
JUNCTION B	0.39	0.07	-0.32	0.78	0.14	-0.64	1.08	0.19	-0.89	1.64	0.29	-1.35
JUNCTION C	0.28	0.02	-0.26	0.56	0.05	-0.51	0.77	0.07	-0.70	1.18	0.10	-1.08
JUNCTION D	0.55	0.32	-0.23	1.02	0.56	-0.46	1.39	0.75	-0.64	2.08	1.10	-0.98
JUNCTION E	2.33	2.71	0.38	4.47	4.94	0.47	6.13	6.65	0.52	9.27	9.86	0.59

Proposed Hydrology Summary

Contributing Area	User Inputs: Area (sf)	CN (Pervious)	CN (Impervious)	Auto-Calculation: Impervious Cover (sf)	Impervious Cover (%)	Area (ac)	TOC Calculation: TOC (min)	Routing Analysis Inputs: Area (sq. mi.)	Composite Curve Number	Lag Time	Peak Flow: Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-01	520,542	84	98	156,982	30%	11.95	6.04	0.01867	88.22	3.63	34.16	62.02	82.70	120.72
PR-02	148,975	84	98	123,686	83%	3.42	5.00	0.00534	95.62	3.00	11.82	19.65	25.48	36.29
PR-03	209,524	84	98	10,552	5%	4.81	8.89	0.00752	84.71	5.33	11.69	22.35	30.34	45.06
PR-04	32,670	84	98	4,356	13%	0.75	5.00	0.00117	85.87	3.00	2.02	3.80	5.13	7.57
PR-05	4,356	84	98	4,356	100%	0.10	5.00	0.00016	98.00	3.00	0.36	0.60	0.77	1.09
PR-06	5,227	84	98	119	2%	0.12	5.00	0.00019	84.32	3.00	0.31	0.60	0.82	1.22
PR-07	15,246	84	98	0	0%	0.35	5.00	0.00055	84.00	3.00	0.89	1.73	2.35	3.51
OS-01	43,560	84	98	27,167	62%	1.00	5.00	0.00156	92.73	3.00	3.26	5.59	7.32	10.50
OS-02	47,480	84	98	29,968	63%	1.09	5.00	0.00170	92.84	3.00	3.57	6.10	7.98	11.45

Time of Concentration Calculations

Contributing Area	Sheet Flow: Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet}	Shallow Concentrated Flow (Unpaved): Length (ft)	Slope (ft/ft)	$T_{unpaved}$	Pipe/Channel Flow 1: Length (ft)	Velocity (ft)	$T_{channel}$ (min)
PR-01	100	0.274	0.15	3.09	413	0.036	2.24	170	4	0.71
PR-02	ASSUMED MINIMUM									
PR-03	100	0.037	0.15	6.89	310	0.034	1.73	96	6	0.27
PR-04	ASSUMED MINIMUM									
PR-05	ASSUMED MINIMUM									
PR-06	ASSUMED MINIMUM									
PR-07	ASSUMED MINIMUM									
OS-01	BY OTHERS - ASSUMED MINIMUM									
OS-02	BY OTHERS - ASSUMED MINIMUM									

NO.	REVISION	BY	DATE

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HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

PROPOSED DRAINAGE AREA MAP

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 24 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh\224301 pDAM.dwg, PROPOSED DRAINAGE AREA MAP, May 02, 2025, 12:23 PM, mveasquez

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

10' P.U.E.

[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.

EXISTING ADVANCE AUTO PARTS

30' ACCESS & UTILITY ESMT. CAB, GG, SL. 12 &13, P.R.W.C.TX.

30' ACCESS & UTIL ESMT CAB, GG, SL. 12 &13, P.R.W.C.TX.

NORTH VISTA RIDGE BLVD. (110' RIGHT-OF-WAY)

10' P.U.E.

25' EMERGENCY ACCESS ES NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.T DRAINAGE ESMT., DOC. NO.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

FUTURE DEVELOPMENT

30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.

40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXISTING LAVISH SALON & BOUTIQUE

30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

10' P.U.E.

7.5' P.U.E.

WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.

EXISTING BRIGHT BEGINNINGS SCHOOL

OPEN SPACE / PARKLAND

PROPOSED DRAINAGE EASEMENT

5' P.U.E.

PROPOSED DRAINAGE EASEMENT

PARKLAND IMPROVEMENTS (SEE LANDSCAPE PLANS FOR DETAILS)

500 YEAR EFFECTIVE FLOODPLAIN PER FEMA F.I.S. ELEV: 861.40

DRAINAGE ESMT. AGREEMENT DOC. NO. 2011088675, O.P.R.W.C.TX.

OPEN SPACE / PARKLAND

PROPOSED 6-STORY RESIDENTIAL AND PARKING STRUCTURE

PROPOSED PRIVATE AMENITY AREA

PROPOSED PARKING GARAGE

PROPOSED PRIVATE AMENITY AREA

PROPOSED 1-STORY (CONDITIONAL)

EXISTING ALLURE APARTMENT COMPLEX

BERM 0.65 Ac.

1	0.33 Ac
2	0.46 Ac
3	0.62 Ac
4	0.10 Ac
5	0.22 Ac
6	0.19 Ac
7	0.31 Ac
8	0.71 Ac
9	0.21 Ac
10	0.17 Ac
12	0.13 Ac
13	0.28 Ac
14	0.38 Ac
100	0.98 Ac
200	0.88 Ac
300	0.23 Ac
400	0.29 Ac
500	0.12 Ac

0 50' 100'
SCALE: 1" = 50'

LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 500YR — 500 YR FEMA F.I.S. FLOODPLAIN
- BOUNDARY LINE
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

NO.	REVISION	BY	DATE

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STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED PROFESSIONAL ENGINEER
05/02/25

INLET DRAINAGE AREA MAP

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 25 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh\224301 inletDAM.dwg, INLET DRAINAGE AREA MAP May 02, 2025, 12:24 PM, mvelasquez

THE CARLO AT VISTA RIDGE
RATIONAL METHOD FLOW CALCULATIONS FOR STORM INLETS

BASIN LABEL	INLET LABEL	INLET TYPE*	AREA (SQ FT)	AREA (AC)	IMPERVOUS (SF)	IMPERVOUS %	PERVIOUS %	TC (MIN)	2-YR C	2-YR I	2-YR Q	10-YR C	10-YR I	10-YR Q	25-YR C	25-YR I	25-YR Q	100-YR C	100-YR I	100-YR Q
1	I9	GSAG	14,547	0.33	11,791	81%	19%	5	0.67	6.18	1.38	0.74	9.29	2.31	0.79	11.45	3.03	0.88	15.24	4.48
2	I8	GGRD	20,152	0.46	16,470	82%	18%	5	0.67	6.18	1.93	0.75	9.29	3.22	0.80	11.45	4.22	0.88	15.24	6.22
3	I5	GSAG	26,926	0.62	16,380	61%	39%	5	0.59	6.18	2.24	0.65	9.29	3.76	0.70	11.45	4.96	0.78	15.24	7.37
4	C2	GGRD	4,344	0.10	4,344	100%	0%	5	0.75	6.18	0.46	0.83	9.29	0.77	0.88	11.45	1.01	0.97	15.24	1.47
5	I4	GSAG	9,411	0.22	8,493	90%	10%	5	0.71	6.18	0.95	0.79	9.29	1.58	0.84	11.45	2.07	0.92	15.24	3.04
6	A2	GGRD	8,305	0.19	6,752	81%	19%	5	0.67	6.18	0.79	0.75	9.29	1.32	0.79	11.45	1.73	0.88	15.24	2.56
7	I2	GGRD	13,357	0.31	12,676	95%	5%	5	0.73	6.18	1.38	0.81	9.29	2.30	0.86	11.45	3.01	0.95	15.24	4.42
8	A4	GSAG	30,864	0.71	26,559	86%	14%	5	0.69	6.18	3.03	0.77	9.29	5.05	0.82	11.45	6.62	0.90	15.24	9.75
9	I1	GGRD	8,992	0.21	6,365	71%	29%	5	0.63	6.18	0.80	0.70	9.29	1.34	0.75	11.45	1.76	0.83	15.24	2.61
10	10	ROOF	7,314	0.17	7,314	100%	0%	5	0.75	6.18	0.78	0.83	9.29	1.30	0.88	11.45	1.69	0.97	15.24	2.48
11	11	ROOF	15,939	0.37	15,939	100%	0%	5	0.75	6.18	1.70	0.83	9.29	2.82	0.88	11.45	3.69	0.97	15.24	5.41
12	12	ROOF	5,534	0.13	5,534	100%	0%	5	0.75	6.18	0.59	0.83	9.29	0.98	0.88	11.45	1.28	0.97	15.24	1.88
13	13	ROOF	12,146	0.28	12,146	100%	0%	5	0.75	6.18	1.29	0.83	9.29	2.15	0.88	11.45	2.81	0.97	15.24	4.12
14	14	ROOF	16,380	0.38	16,380	100%	0%	5	0.75	6.18	1.74	0.83	9.29	2.90	0.88	11.45	3.79	0.97	15.24	5.56
100	100	ROOF	42,746	0.98	42,746	100%	0%	5	0.75	6.18	4.55	0.83	9.29	7.57	0.88	11.45	9.89	0.97	15.24	14.51
200	200	ROOF	38,241	0.88	38,241	100%	0%	5	0.75	6.18	4.07	0.83	9.29	6.77	0.88	11.45	8.85	0.97	15.24	12.98
300	300	ROOF	10,168	0.23	10,168	100%	0%	5	0.75	6.18	1.08	0.83	9.29	1.80	0.88	11.45	2.35	0.97	15.24	3.45
400	400	ROOF	12,602	0.29	12,602	100%	0%	5	0.75	6.18	1.34	0.83	9.29	2.23	0.88	11.45	2.92	0.97	15.24	4.28
500	500	ROOF	5,112	0.12	5,112	100%	0%	5	0.75	6.18	0.54	0.83	9.29	0.91	0.88	11.45	1.18	0.97	15.24	1.74
BERM	HW	HW	28,214	0.65	0	0%	100%	5	0.33	6.18	1.32	0.38	9.29	2.29	0.42	11.45	3.12	0.49	15.24	4.84

COA C-Values	2	10	25	100
Impervious	0.75	0.83	0.88	0.97
Pervious	0.33	0.38	0.42	0.49

City of Cedar Park IDF Values - Atlas 14	Recurrence Interval			
	2	10	25	100
a	46.14	61.08	70.71	84.57
b	9.47	8.41	8.12	7.47
c	0.7523	0.7253	0.7071	0.6790

Grate Inlets on Grade Calculation Summary: 25 year

Drainage Area No.	Inlet No.	Q_{25} (cfs)	Qpass (cfs)	Qtotal (cfs)	Inlet Width, W (ft)	Inlet Length, L (ft)	Characteristic Inlet Type	Grate Constants α	β	γ	η	Splash-over Velocity, V_o ft/s	Street Slope, s %	Street Cross-slope, S_x %	Total Flow Spread, T (from channel calculation) ft	Flow Velocity, V (from channel calculation) (ft/s)	$Q_w/Q\ (E_o)$	Q_w (cfs)	$Q_o/Q\ (1-E_o)$	Q_o (cfs)	Ratio of Frontal Flow Intercepted, R_f	Ratio of Side Flow Intercepted, R_s	Efficiency, E	Total Flow Intercepted, Q_i	Bypass Flow, Q_{pass}	Bypass to Inlet
2	I8	4.22	0.00	4.22	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	0.60%	2.00%	22.00	1.74	0.41	1.75	0.59	2.47	1.51	0.54	95%	3.99	0.22	I9
4	C2	1.01	0.00	1.01	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	0.90%	2.00%	12.00	1.40	0.54	0.54	0.46	0.47	1.43	0.48	99%	0.99	0.01	OS
6	A2	1.73	0.00	1.73	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	3.90%	2.00%	12.00	2.40	0.54	0.93	0.46	0.80	1.34	0.26	84%	1.45	0.28	I2
7	I2	3.01	0.28	3.29	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	3.90%	2.00%	15.00	2.92	0.56	1.85	0.44	1.44	1.41	0.32	93%	3.07	0.22	OS
9	I1	1.76	0.00	1.76	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	6.50%	2.00%	11.00	2.91	0.70	1.24	0.30	0.53	1.41	0.32	100%	1.76		I2

Grate Inlets on Grade Calculation Summary: 100 year

Drainage Area No.	Inlet No.	Q_{100} (cfs)	Qpass (cfs)	Qtotal (cfs)	Inlet Width, W (ft)	Inlet Length, L (ft)	Characteristic Inlet Type	Grate Constants α	β	γ	η	Splash-over Velocity, V_o ft/s	Street Slope, s %	Street Cross-slope, S_x %	Total Flow Spread, T (from channel calculation) ft	Flow Velocity, V (from channel calculation) (ft/s)	$Q_w/Q\ (E_o)$	Q_w (cfs)	$Q_o/Q\ (1-E_o)$	Q_o (cfs)	Ratio of Frontal Flow Intercepted, R_f	Ratio of Side Flow Intercepted, R_s	Efficiency, E	Total Flow Intercepted, Q_i	Bypass Flow, Q_{pass}	Bypass to Inlet
2	I8	6.22	0.00	6.22	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	0.60%	2.00%	26.00	1.84	0.36	2.24	0.64	3.98	1.51	0.52	87%	5.44	0.78	I9
4	C2	1.47	0.00	1.47	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	0.90%	2.00%	14.00	1.50	0.47	0.70	0.53	0.77	1.42	0.45	91%	1.34	0.14	OS
6	A2	2.56	0.00	2.56	3.00	3.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	6.17	3.90%	2.00%	13.00	3.03	0.50	1.29	0.50	1.27	1.28	0.18	74%	1.89	0.67	I2
7	I2	4.42	0.74	5.16	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	3.90%	2.00%	17.00	3.57	0.51	2.64	0.49	2.52	1.35	0.25	81%	4.19	0.98	OS
9	I1	2.61	0.00	2.61	4.00	4.00	1-7/8" Bar Grate, Crossbars @ 4"	0.74	2.44	0.27	0.02	7.46	6.50%	2.00%	12.00	3.62	0.66	1.73	0.34	0.88	1.35	0.24	97%	2.54	0.07	I2

Grate Inlets in Sump Calculation Summary: 25 year

Drainage Area No.	Inlet No.	Q_{25} (cfs)	Qpass (cfs)	Qtotal (cfs)	W (ft)	L (ft)	Open Area (%)	Percent Clogged (%)	Effective Area (ft^2)	Effective Perimeter (ft)	d_{weir} (ft)	$d_{orifice}$ (ft)	Depth of Ponding, d (ft)
1	I9	3.03	0.22	3.26	4.00	4.00	0.75	0.50	6.00	8.00	0.25	0.01	0.25
3	I5	4.96	0.00	4.96	4.00	4.00	0.75	0.50	6.00	8.00	0.33	0.02	0.33
5	I4	2.07	0.00	2.07	3.00	3.00	0.75	0.50	3.38	6.00	0.23	0.01	0.23
8	A4	6.62	0.00	6.62	4.00	4.00	0.75	0.50	6.00	8.00	0.41	0.04	0.41

Grate Inlets in Sump Calculation Summary: 100 year

Drainage Area No.	Inlet No.	Q_{100} (cfs)	Qpass (cfs)	Qtotal (cfs)	W (ft)	L (ft)	Open Area (%)	Percent Clogged (%)	Effective Area (ft^2)	Effective Perimeter (ft)	d_{weir} (ft)	$d_{orifice}$ (ft)	Depth of Ponding, d (ft)
1	I9	4.48	0.78	5.26	4.00	4.00	0.75	0.50	6.00	8.00	0.35	0.03	0.35
3	I5	7.37	0.00	7.37	4.00	4.00	0.75	0.50	6.00	8.00	0.44	0.05	0.44
5	I4	3.04	0.00	3.04	3.00	3.00	0.75	0.50	3.38	6.00	0.29	0.03	0.29
8	A4	9.75	0.00	9.75	4.00	4.00	0.75	0.50	6.00	8.00	0.53	0.09	0.53

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TBPLS NO: 10194101

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PROFESSIONAL ENGINEER
05/02/25

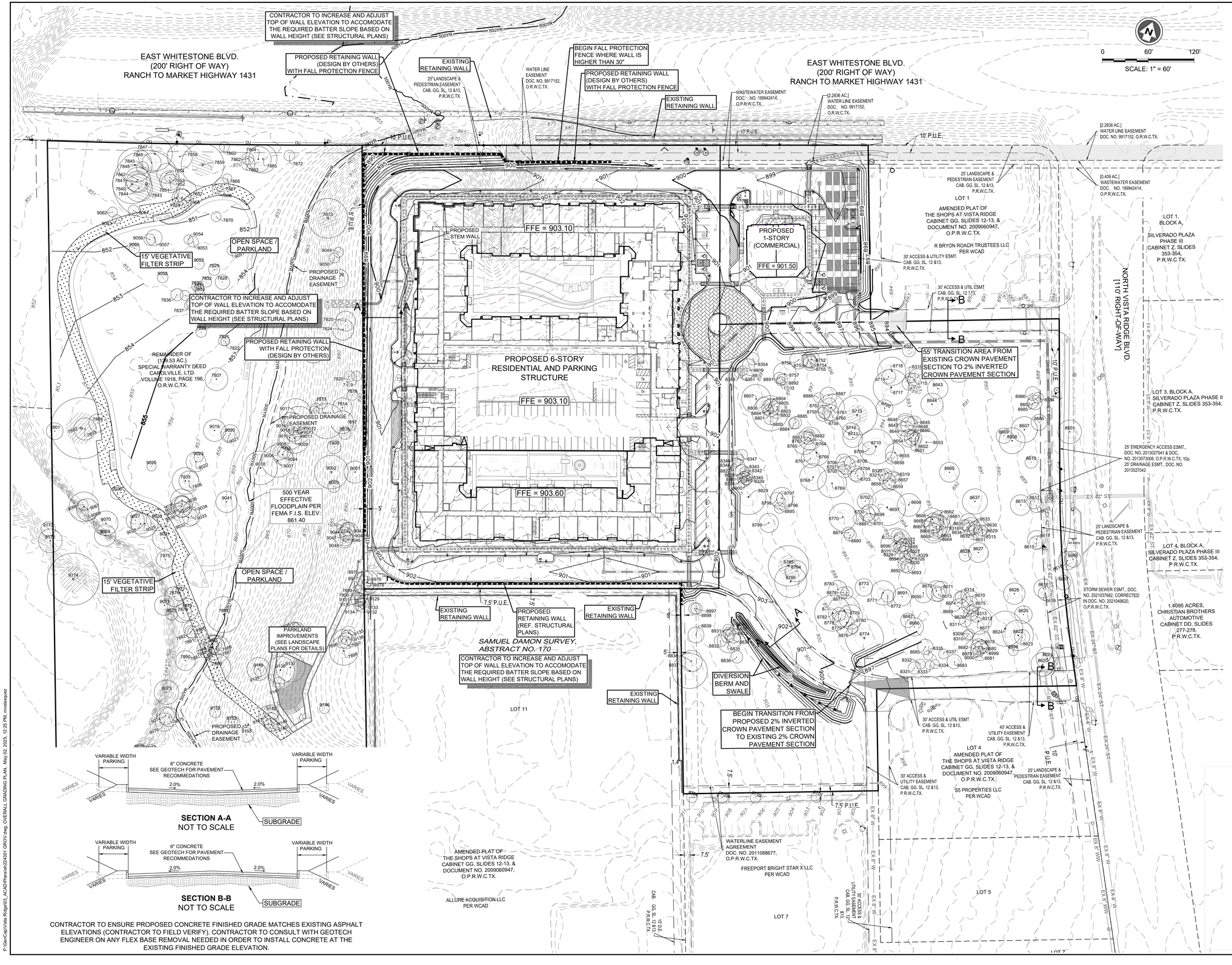
INLET DRAINAGE CALCULATIONS

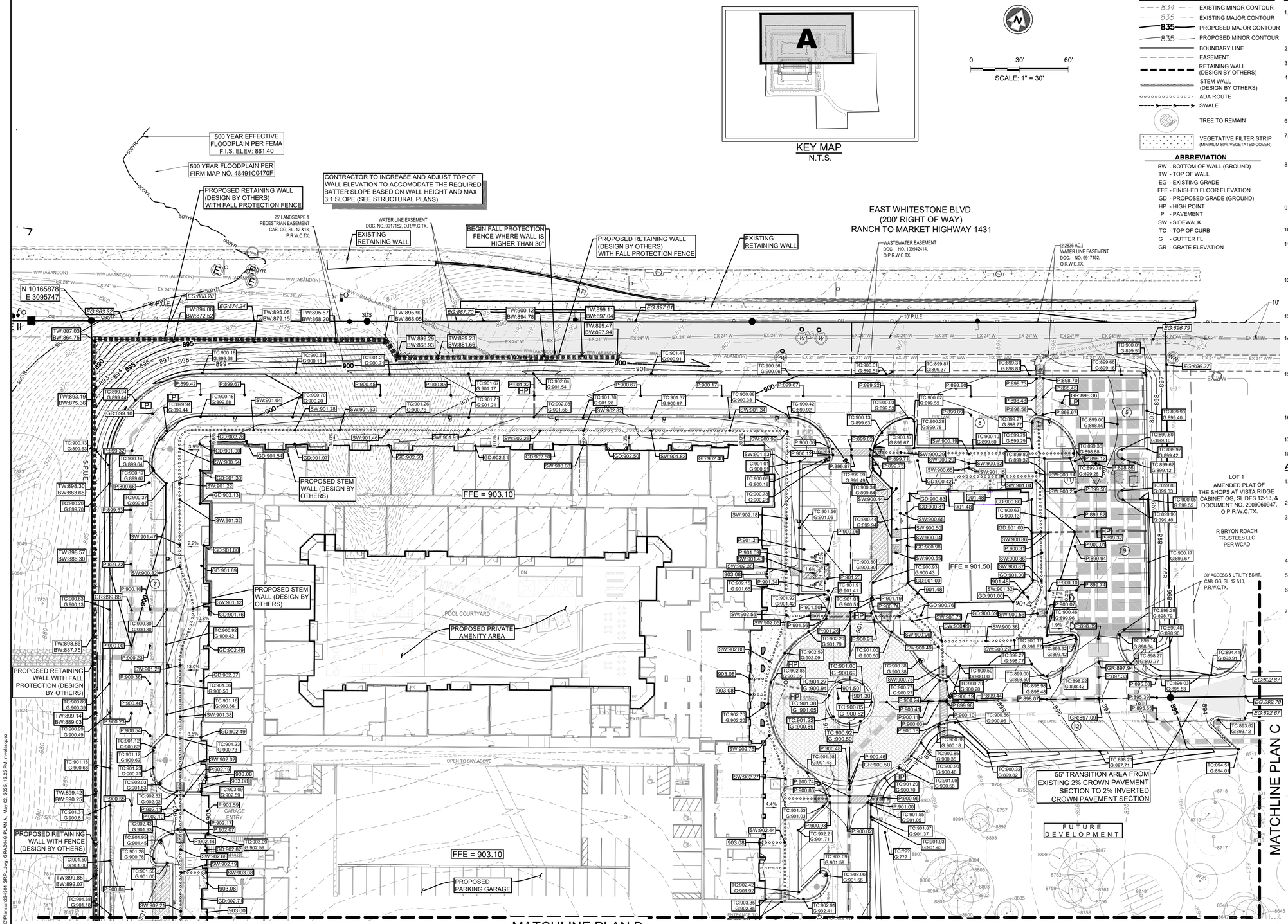
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 26 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sit224301 inletDAM.dwg, INLET DRAINAGE CALCULATIONS, May 02, 2025, 12:24 PM, mvelasquez


EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431
CONTRACTOR TO INCREASE AND ADJUST TOP OF WALL ELEVATION TO ACCOMODATE THE REQUIRED BATTER SLOPE BASED ON WALL HEIGHT (SEE STRUCTURAL PLANS)
PROPOSED RETAINING WALL (DESIGN BY OTHERS) WITH FALL PROTECTION FENCE
EXISTING RETAINING WALL
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
BEGIN FALL PROTECTION FENCE WHERE WALL IS HIGHER THAN 30"
PROPOSED RETAINING WALL (DESIGN BY OTHERS) WITH FALL PROTECTION FENCE
EXISTING RETAINING WALL
WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.
[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
10' P.U.E.
500YR
[2.2836 AC.] WATER LINE EASEMENT DOC. NO. 9917152, O.R.W.C.TX.
[0.409 AC.] WASTEWATER EASEMENT DOC. NO. 199942414, O.P.R.W.C.TX.
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
LOT 1
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC PER WCAD
30' ACCESS & UTILITY ESMT. CAB. GG, SL. 12 &13, P.R.W.C.TX.
30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.
LOT 1, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.
NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]
PROPOSED 1-STORY (COMMERCIAL)
FFE = 901.50
PROPOSED STEM WALL
FFE = 903.10
PROPOSED 6-STORY RESIDENTIAL AND PARKING STRUCTURE
FFE = 903.10
FFE = 903.60
55' TRANSITION AREA FROM EXISTING CROWN PAVEMENT SECTION TO 2% INVERTED CROWN PAVEMENT SECTION
LOT 3, BLOCK A, SILVERADO PLAZA PHASE II CABINET Z, SLIDES 353-354, P.R.W.C.TX.
25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX, 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042
EX 42" ST
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
LOT 4, BLOCK A, SILVERADO PLAZA PHASE III CABINET Z, SLIDES 353-354, P.R.W.C.TX.
STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.
1.4095 ACRES, CHRISTIAN BROTHERS AUTOMOTIVE CABINET DD, SLIDES 277-278, P.R.W.C.TX.
EX 8" W
EX 24" ST
EX 6" W
15' VEGETATIVE FILTER STRIP
OPEN SPACE / PARKLAND
PROPOSED DRAINAGE EASEMENT
REMAINDER OF {139.53 AC.} SPECIAL WARRANTY DEED CAROLVILLE, LTD VOLUME 1918, PAGE 196 O.R.W.C.TX.
PROPOSED RETAINING WALL WITH FALL PROTECTION (DESIGN BY OTHERS)
PROPOSED DRAINAGE EASEMENT
500 YEAR EFFECTIVE FLOODPLAIN PER FEMA F.I.S. ELEV: 861.40
PARKLAND IMPROVEMENTS (SEE LANDSCAPE PLANS FOR DETAILS)
7.5' P.U.E.
EXISTING RETAINING WALL
PROPOSED RETAINING WALL (REF. STRUCTURAL PLANS)
SAMUEL DAMON SURVEY, ABSTRACT NO. 170
CONTRACTOR TO INCREASE AND ADJUST TOP OF WALL ELEVATION TO ACCOMODATE THE REQUIRED BATTER SLOPE BASED ON WALL HEIGHT (SEE STRUCTURAL PLANS)
DIVERSION BERM AND SWALE
LOT 11
BEGIN TRANSITION FROM PROPOSED 2% INVERTED CROWN PAVEMENT SECTION TO EXISTING 2% CROWN PAVEMENT SECTION
30' ACCESS & UTIL ESMT CAB. GG, SL. 12 &13, P.R.W.C.TX.
40' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
LOT 4 AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947 O.P.R.W.C.TX.
30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
S5 PROPERTIES LLC PER WCAD
25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
7.5' P.U.E.
WATERLINE EASEMENT AGREEMENT DOC. NO. 2011088677, O.P.R.W.C.TX.
FREEPORT BRIGHT STAR X LLC PER WCAD
AMENDED PLAT OF THE SHOPS AT VISTA RIDGE CABINET GG, SLIDES 12-13, & DOCUMENT NO. 2009060947, O.P.R.W.C.TX.
ALLURE ACQUISITION LLC PER WCAD
LOT 7
LOT 5
LOT 6
30' ACCESS & UTILITY EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.
CAB. GG, SL. 12 &13, P.R.W.C.TX.
EX 8" W
EX 42" ST
EX 24" ST
EX 6" W
EX 8" W
EX 8" W
EX 8



GRADING NOTES:

1. TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY HRG GREEN DEVELOPMENT TX, LLC. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
2. ALL PROPOSED ELEVATIONS ARE TO FINISH GRADE OR NATURAL GROUND UNLESS OTHERWISE NOTED.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR AMENITIES, FINE GRADING, DETAILED ELEVATIONS OF THE RETAINING WALLS, SIDEWALKS, RAMPS, IRRIGATION SLEEVES AND STEPS.
5. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
7. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFF SITE.
8. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY ENVIRONMENTAL INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
9. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.
10. ALL FILL MATERIAL AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
11. A GEOTECHNICAL ENGINEER MUST PREPARE GEOTECHNICAL RECOMMENDATIONS AND PROVIDED A COPY TO THE CIVIL ENGINEER FOR PLACEMENT OF FILL FOR BERMS, DRAINAGE SWALES, CHANNELS, FILTER PONDS, DETENTION PONDS, AND OTHER SIMILAR AREAS.
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15. GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE AND PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN ON THESE PLANS, SHALL BE LIMITED TO LESS THAN 6 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 4 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
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7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

SHERVIN NOOSHIN 96607 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
05/02/25

GRADING PLAN A

HIGHPOINT AT VISTA RIDGE

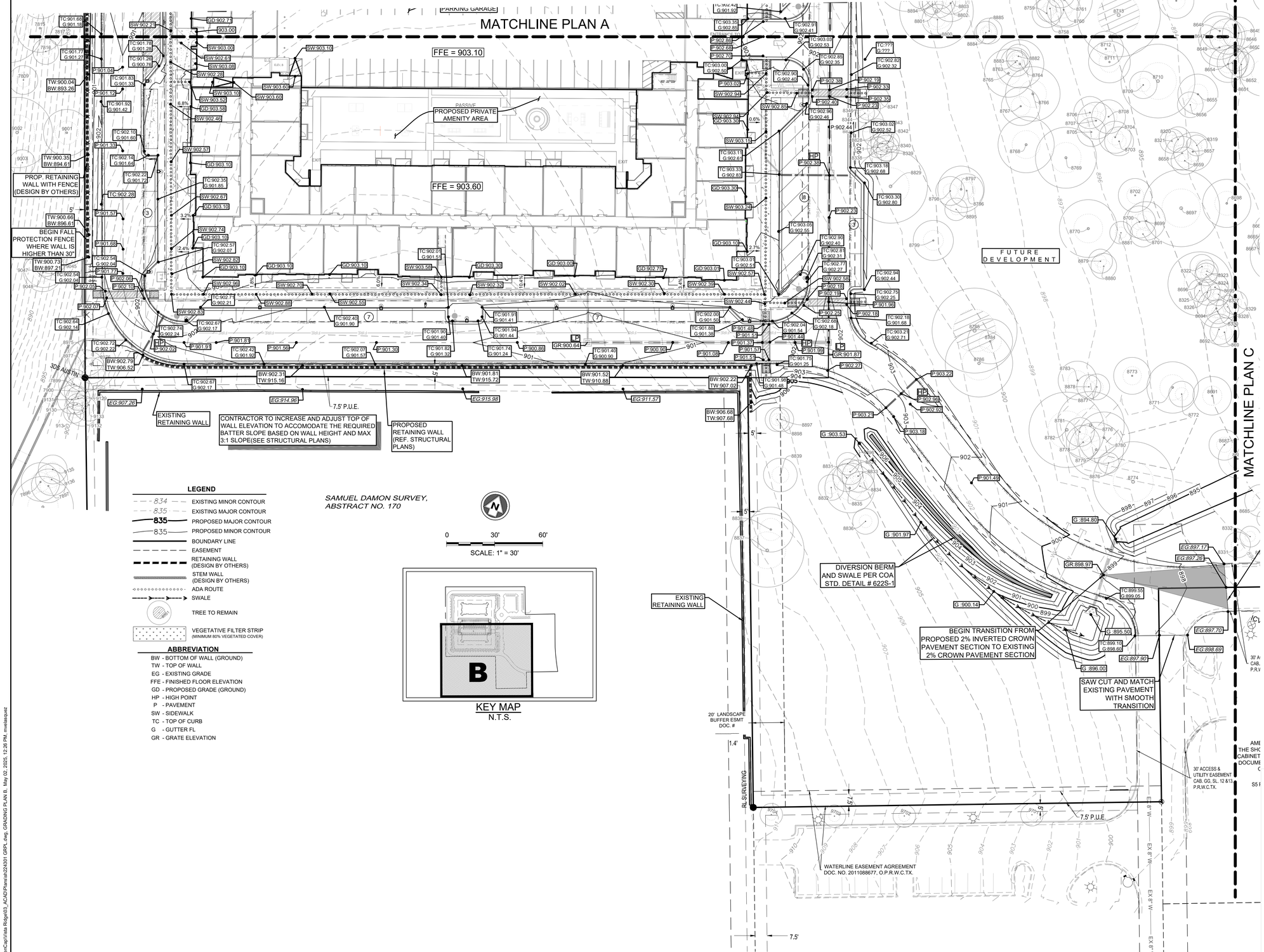
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY:	AS
DRAWN BY:	KS
CHECKED BY:	CC
APPROVED BY:	SN

SHEET 28 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sd\22430\1 GRPL .dwg, GRADING PLAN A, Mar 02, 2025, 12:25 PM, mvelasquez



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL (DESIGN BY OTHERS)
- STEM WALL (DESIGN BY OTHERS)
- ADA ROUTE
- SWALE
- TREE TO REMAIN
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

ABBREVIATION

BW - BOTTOM OF WALL (GROUND)
TW - TOP OF WALL
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P - PAVEMENT
SW - SIDEWALK
TC - TOP OF CURB
G - GUTTER FL
GR - GRATE ELEVATION

SAMUEL DAMON SURVEY, ABSTRACT NO. 170

0 30' 60'

SCALE: 1" = 30'

KEY MAP
N.T.S.

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NO.	REVISION	BY	DATE

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO. 16384
TBPLS NO. 10194101

HRGreen. DEVELOPMENT TX

SHERVIN NOOSHIN 96807 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
05/02/25

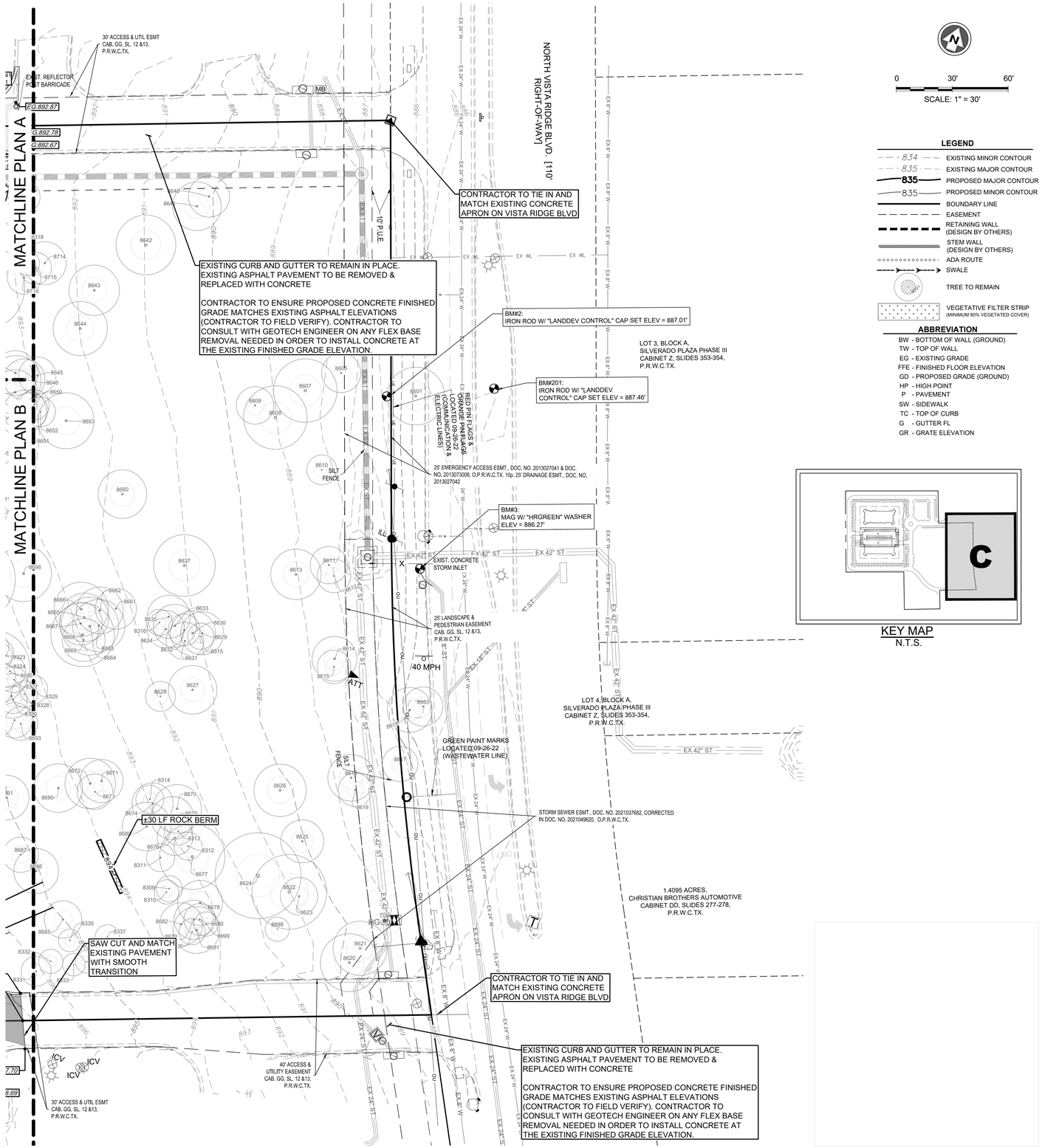
GRADING PLAN B

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 29 of 98

2023-9-SD

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\sh\224301 GRPL.dwg, GRADING PLAN B, May 02, 2025, 12:28 PM, mvelasquez



0 30' 60'

SCALE: 1" = 30'

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 835 — PROPOSED MINOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL (DESIGN BY OTHERS)
- STEM WALL (DESIGN BY OTHERS)
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P - PAVEMENT
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TC - TOP OF CURB
G - GUTTER FL
GR - GRATE ELEVATION

KEY MAP
N.T.S.

NO.	REVISION	BY	DATE

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5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

GRADING PLAN C

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 30 of 98

2023-9-SD

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\sht\224301 GRPL.dwg, GRADING PLAN C, May 02, 2025, 12:26 PM, mwilasquez

EAST WHITESTONE BLVD.
(200' RIGHT OF WAY)
RANCH TO MARKET HIGHWAY 1431

4'x4' GRATE INLET I9
RIM: 899.18
10" FL IN = 895.85 (SE)
24" FL OUT = 894.68 (SW)

STA. 2+56.88 STORM B1
45° BEND

5'x5' JUNCTION BOX
W/ 4'x4' GRATE I8
RIM: 899.87
24" FL IN = 894.05 (N)
30" FL IN = 894.05 (E)
36" FL OUT = 893.05 (S)

OPEN SPACE / PARKLAND

8'x12' JELLYFISH WEST
RIM: 899.94
36" HDPE FL IN = 892.25 (N)
36" HDPE FL OUT = 892.25 (S)

± 56 CY ROCK RIP-RAP

36" HEADWALL B
36" HDPE FL IN = 888.85

8" FIRE FL = 896.60

8" FIRE FL = 896.60

5' DIA SSMH B2
RIM: 900.99
24" HDPE FL IN = 895.73 (S)
4" HDPE FL IN = 897.39 (N)
15" HDPE FL IN = 897.06 (E)
30" HDPE FL OUT = 895.23 (W)

STA. 1+25.00 STORM B1
45° BEND

STA. 1+19.00 STORM B1
45° BEND

PROPOSED DRAINAGE EASEMENT

OPEN SPACE / PARKLAND

PARKLAND IMPROVEMENTS
(SEE LANDSCAPE PLANS FOR DETAILS)

SAMUEL DAMON SURVEY,
ABSTRACT NO. 170

LOT 11

12" WW FL
= 896.60

DETENTION POND EAST INLET
36" HDPE FL IN = 891.57 (S)
96" CMP FL OUT = 886.57 (N)

5' DIA SSMH A3
RIM: 897.79
36" HDPE FL IN = 891.87 (W)
18" HDPE FL IN = 893.37 (N)
36" HDPE FL OUT = 891.87 (E)

8" FIRE FL = 896.60

STA. 4+64.44 STORM LINE A1
45° BEND

UTILITY CROSSING
STA. 3+39.41 WL-F
=STA. 0+10.00 roof drain 7

5'x5' JUNCTION BOX
W/ 3'x3' GRATE A2
RIM: 900.50
30" FL IN = 893.20 (S)
12" FL IN = 894.70 (W)
36" FL OUT = 892.70 (N)

±23 LF 36" HDPE @ 0.50%

STA. 4+14.72 STORM LINE A1
45° BEND

UTILITY CROSSING
STA. 4+27.56 STORM LINE A1
=STA. 1+32.79 WL-F

STORM LINE A1

STORM LINE A2

STORM LINE A3

5'x5' JUNCTION BOX I3
RIM: 902.38
24" FL IN = 895.23 (S)
12" FL IN = 896.23 (W)
30" FL OUT = 894.02 (N)

8" FIRE FL = 896.60

3'x3' GRATE INLET I4
RIM: 901.86
24" FL IN = 895.75 (W)
24" FL OUT = 895.75 (N)

4'x4' GRATE INLET I5
RIM: 900.64
12" FL IN = 896.63 (N)
24" FL OUT = 896.50 (E)

7.5' P.U.E.

TEMPORARY CHANNEL

24" HEADWALL C1
RIM: 897.37
24" HDPE FL IN = 894.80 (S)

STORM LINE C1

18" HEADWALL C3
RIM: 897.59
18" HDPE FL OUT = 895.52 (N)

WATERLINE EASEMENT AGREEMENT
DOC. NO. 2011088677,
O.P.R.W.C.TX.

4'x4' GRATE INLET
RIM: 898.36
18" FL OUT = 894.30 (S)

PROPOSED UNDERGROUND DETENTION DESIGN BY OTHERS

8'x12' JELLYFISH EAST
RIM: 898.44
36" HDPE FL IN = 891.61 (S)
36" HDPE FL OUT = 891.61 (N)

EXISTING STORM INLETS TO REMAIN

OUTLET STRUCTURE DETENTION POND EAST
RIM: 895.02
96" CMP FL IN = 886.60 (N)
36" HDPE FL OUT = 886.60 (S)

8" FIRE FL = 890.63

UTILITY CROSSING
STA. 4+68.30 STORM LINE A3
=STA. 3+36.96 WWC

STA. 3+05.56 STORM LINE A3
6' DIA SSMH

8" WW FL = 883.50

STA. 5+29.74 STORM LINE A3
45° BEND

UTILITY CROSSING
STA. 5+55.49 STORM LINE A3
=STA. 2+92.68 WL-F

EXISTING 24" STORM SEWER TO BE REMOVED AND REPLACED WITH PROPOSED 36" HDPE

STA. 5+68.19 STORM LINE A3
45° BEND

4'x4' GRATE INLET I1
RIM: 897.93
36" FL IN = 891.65 (S)
36" FL OUT = 891.65 (N)

±206 LF 36" HDPE @ 0.50%

STA. 2+96.44 STORM LINE A1
4'x4' GRATE INLET I2
RIM: 897.09
36" HDPE FL IN = 891.76 (W)
36" HDPE FL OUT = 891.76 (N)

EXISTING 6'x6' AREA INLET
REMOVE EXISTING 18" HDPE
STORM SEWER. RE-CORE AND
CONNECT PROPOSED 36" HDPE.

TEMPORARY LEVEL SPREADER

15' VEGETATIVE FILTER STRIP

±30 LF ROCK BERM

3'x3' GRATE INLET C2
RIM: 898.97
18" FL IN = 895.42 (S)
24" FL OUT = 894.92 (N)

EXISTING 24" STORM SEWER TO TIE INTO PROPOSED STORM SEWER MANHOLE.
FL ± 882.6
CONTRACTOR TO VERIFY HORIZONTALLY AND VERTICALLY AND NOTIFY ENGINEER OF ANY DISCREPANCIES

NOTE: CONTRACTOR TO COORDINATE THE REMOVAL (OPEN TRENCH) TO ENSURE POSITIVE DRAINAGE AWAY FROM THE ADVANCED AUTO SHOP DURING THE INSTALLATION PROCESS OF THE PROPOSED 36" PIPE. ALL WORK TO BE COMPLETE WITHIN 72 HOURS.

EXISTING 24" STORM SEWER TO REMAIN

NORTH VISTA RIDGE BLVD.
RIGHT-OF-WAY

LOT 1, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

LOT 3, BLOCK A

LOT 4, BLOCK A,
SILVERADO PLAZA PHASE III
CABINET Z, SLIDES 353-354,
P.R.W.C.TX.

1.4095 ACRES,
CHRISTIAN BROTHERS
AUTOMOTIVE
CABINET DD, SLIDES
277-278,
P.R.W.C.TX.

AMENDED PLAT OF
THE SHOPS AT VISTA RIDGE
CABINET GG, SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.
SS PROPERTIES LLC
PER WCAD

LOT 11

LOT 1
AMENDED PLAT OF
VISTA RIDGE
SLIDES 12-13, &
DOCUMENT NO. 2009060947,
O.P.R.W.C.TX.
R BRYON ROACH TRUSTEES LLC
PER WCAD

[2.2836 AC.]
WATER LINE EASEMENT
DOC. NO. 9917152,
O.R.W.C.TX.

[2.2836 AC.]
WATER LINE EASEMENT
DOC. NO. 9917152, O.R.W.C.TX.

WASTEWATER EASEMENT
DOC. NO. 199942414,
O.P.R.W.C.TX.

[0.409 AC.]
WASTEWATER
EASEMENT
DOC. NO.
199942414,
O.P.R.W.C.TX.

WATER LINE EASEMENT
DOC. NO. 9917152,
O.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

30' ACCESS & UTILITY ESMT.
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

30' ACCESS & UTIL ESMT

40' ACCESS & UTILITY EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

30' ACCESS & UTILITY EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

25' LANDSCAPE & PEDESTRIAN EASEMENT
CAB. GG, SL. 12 &13,
P.R.W.C.TX.

25' EMERGENCY ACCESS ESMT., DOC.
NO. 2013027041 & DOC.
NO. 2013073008, O.P.R.W.C.TX. 10p. 25'
DRAINAGE ESMT., DOC. NO. 2013027042

STORM SEWER ESMT., DOC. NO.
2021037682, CORRECTED IN DOC.
NO. 2021049620, O.P.R.W.C.TX.

10' P.U.E.

40 MPH

0 50' 100'
SCALE: 1" = 50'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100-YR FEMA FLOODPLAIN
- PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

DRAINAGE NOTES:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. REFER TO THE LANDSCAPE/HARDSCAPE PLANS FOR ADDITIONAL DRAINAGE AND FINE GRADING FOR ALL AMENITIES.
3. ALL PUBLIC STORM SEWER PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE SPECIFIED.
4. ALL PRIVATE STORM SEWER LINES SHALL BE SMOOTH LINED HDPE REFER TO PLANS UNLESS OTHERWISE NOTED.
5. THE GENERAL CONTRACTOR IS TO MAINTAIN THE ADVANCED AUTO PARTS DRAINAGE POND AND DISCHARGE UNTIL THE PROPOSED CONNECTION IS ESTABLISHED

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

OVERALL STORM SEWER PLAN

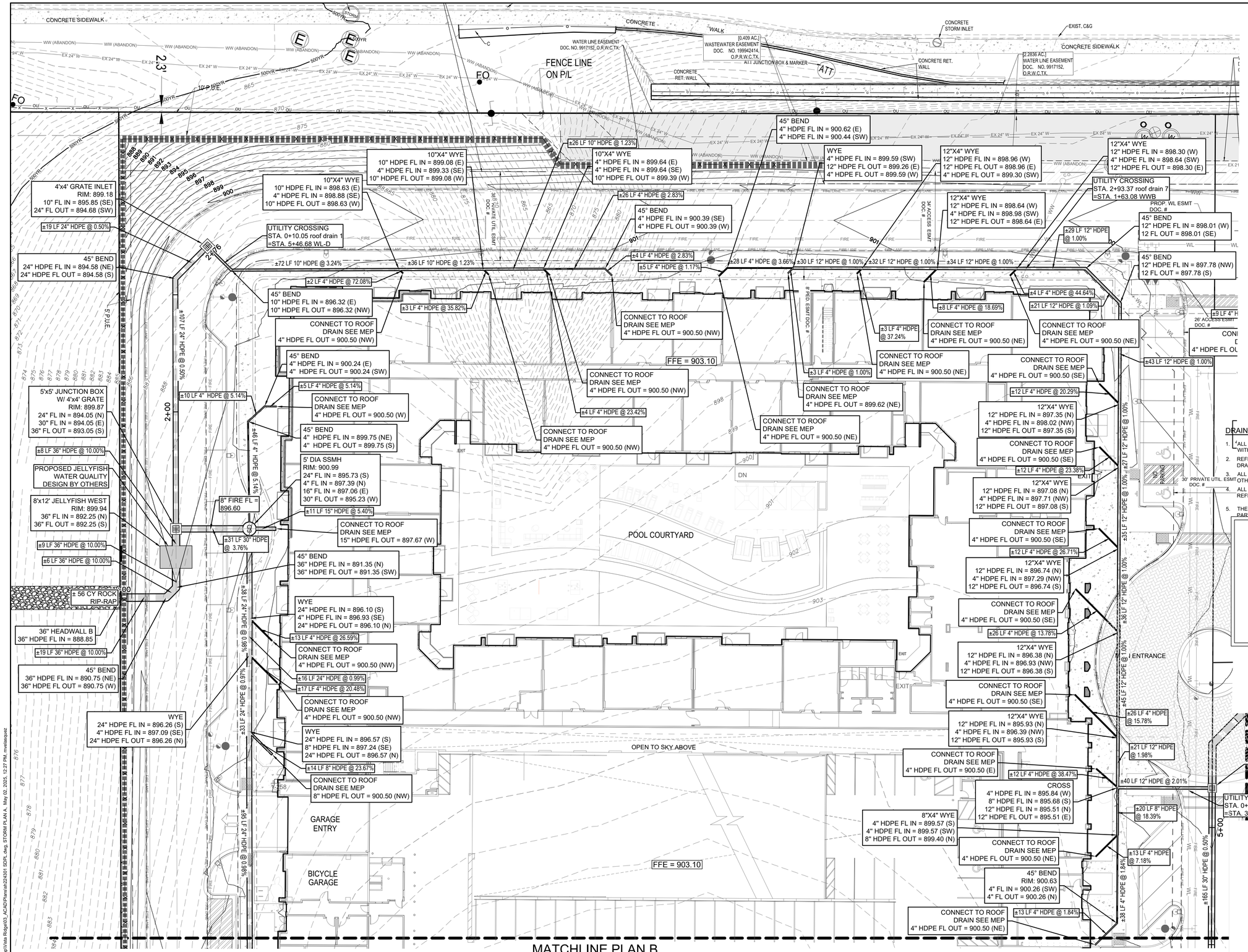
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 31 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sk224301 SDOV.dwg, MASTER STORM SEWER PLAN, May 02, 2025, 12:27 PM, mvelasquez



0 20' 40'

SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100-YR FEMA FLOODPLAIN
- PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

DRAINAGE NOTES:

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DATE | BY | REVISION | NO.

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512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

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DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

STORM SEWER PLAN A

HIGHPOINT AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 32 of 98

2023-9-SD

P:\Civil\Vista Ridge\03_ACAD\Plans\ak224301 SDPL.dwg, STORM PLAN A, May 02, 2025, 12:27 PM, mvelasquez

MATCHLINE PLAN A

WYE
12" HDPE FL IN = 898.00 (S)
4" HDPE FL IN = 898.33 (SE)
24" HDPE FL OUT = 897.50 (N)

WYE
8" HDPE FL IN = 898.22 (S)
4" HDPE FL IN = 898.39 (SE)
12" HDPE FL OUT = 898.06 (N)

±13 LF 4" HDPE @ 16.89%

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

±7 LF 12" HDPE @ 0.84%

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

±50 LF 8" HDPE @ 0.50%

8X4"" WYE
8" HDPE FL IN = 898.68 (S)
4" HDPE FL IN = 898.86 (SE)
8" HDPE FL OUT = 898.68 (N)

±11 LF 4" HDPE @ 14.58%

±17 LF 8" HDPE @ 1.01%

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

±7 LF 8" HDPE @ 1.00%

8' PED. ESMT DOC. #

8" WYE
4" HDPE FL IN = 899.02 (S)
8" HDPE FL IN = 898.85 (SE)
8" HDPE FL OUT = 898.85 (N)

ESMT DOC. #

±24 LF 4" HDPE @ 3.79%

CONNECT TO ROOF
DRAIN SEE MEP
8" HDPE FL OUT = 898.92 (NW)

45° BEND
RIM: 900.28
4" FL IN = 899.91 (SE)
4" FL OUT = 899.91 (N)

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (NW)

±16 LF 4" HDPE @ 3.76%

26' ACCESS ESMT
DOC. #

PASSIVE
COURTYARD

EXIT

FFE = 903.60

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SE)

CONNECT TO ROOF
DRAIN SEE MEP
4' HDPE FL OUT = 900.50 (SE)

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SE)

8' PED. ESMT DOC. #

CONNECT TO ROOF
DRAIN SEE MEP
4' HDPE FL OUT = 900.50 (SE)

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 899.42 (SE)

±10 LF 4" HDPE @ 14.11%

±8 LF 4" HDPE @ 20.45%

±9 LF 4" HDPE @ 22.91%

±9 LF 4" HDPE @ 26.62%

±7 LF 4" HDPE @ 32.67%

±10 LF 4" HDPE @ 0.69%

±72 LF 12" HDPE @ 0.69%

±38 LF 12" HDPE @ 0.69%

±33 LF 8" HDPE @ 0.50%

±39 LF 4" HDPE @ 0.69%

±37 LF 12" HDPE @ 0.69%

±33 LF 8" HDPE @ 0.50%

40' PRIVATE UTIL ESMT
DOC. # 914913912911

20' ACCESS ESMT
DOC. #

8" FIRE FL = 896.60

45° BEND
RIM: 899.71
4" FL IN = 899.34 (NW)
4" FL OUT = 899.34 (E)

8"X4" WYE
4" HDPE FL IN = 899.07 (W)
4' HDPE FL IN = 899.07 (NW)
12" HDPE FL OUT = 898.74 (E)

8" X 4" WYE
12" HDPE FL IN = 898.48 (W)
4" HDPE FL IN = 898.81 (NW)
12" HDPE FL OUT = 898.48 (E)

8"X4" WYE
12" HDPE FL IN = 897.99 (W)
4" HDPE FL IN = 898.32 (NW)
12" HDPE FL OUT = 897.99 (E)

8"X4" WYE
12" HDPE FL IN = 897.73 (W)
4' HDPE FL IN = 898.06 (NW)

1' R&M RETAINING
WALL W/ IRON FENCE

EXISTING
ALLURE APARTMENT
COMPLEX

1' R&M RETAINING
WALL W/ IRON FENCE

4'x4' GRATE INLET
RIM: 900.64
12" FL IN = 896.63 (N)
24" FL OUT = 896.50 (E)

8"X4" WYE
8" HDPE FL IN = 897.88 (E)
4" HDPE FL IN = 898.21 (NE)
8" HDPE FL OUT = 897.88 (W)

5' P.O.E.

5.4'

5'

5'

±150 LF 24" HDPE @ 0.50%

8+00

9+03

8"X4" WYE
4" HDPE FL IN = 898.38 (NE)
8" HDPE FL OUT = 898.05 (W)

3'x3' GRATE INLET
RIM: 901.86
24" FL IN = 895.75 (W)
24" FL OUT = 895.75 (N)

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SE)

45° BEND
4" HDPE FL IN = 900.07 (NW)
4" HDPE FL OUT = 900.07 (S)

CONNECT TO ROOF
DRAIN SEE MEP
8" HDPE FL OUT = 898.42 (SE)

±15 LF 8" HDPE @ 4.24%

WYE
4" HDPE FL IN = 899.21 (N)
8" HDPE FL IN = 899.04 (NW)
12" HDPE FL OUT = 898.87 (S)

45° BEND
4" HDPE FL IN = 899.29 (W)
4" HDPE FL OUT = 899.29 (SE)

±6 LF 4" HDPE @ 19.20%

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (E)

±4 LF 4" HDPE @ 19.20%

8"X4" WYE
12" HDPE FL IN = 898.12 (N)
4" HDPE FL IN = 898.50 (NW)
12" HDPE FL OUT = 898.12 (S)

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (E)

±5 LF 4" HDPE @ 15.68%

45° BEND
4" HDPE FL IN = 899.72 (W)
4" HDPE FL OUT = 899.72 (NE)

±11 LF 4" HDPE @ 11.16%

±5 LF 4" HDPE @ 4.90%

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 900.50 (SW)

45° BEND
12" HDPE FL IN = 897.44 (NW)
12" HDPE FL OUT = 897.44 (E)

CONNECT TO ROOF
DRAIN SEE MEP
4" HDPE FL OUT = 898.42 (SW)

±7 LF 4" HDPE @ 0.50%

±12 LF 4" HDPE @ 3.51%

±25 LF 4" HDPE @ 3.49%

±165 LF 30" HDPE @ 0.50%

±20 LF 12" HDPE @ 3.76%

±4 LF 12" HDPE @ 3.76%

±11 LF 12" HDPE @ 3.76%

±4 LF 12" HDPE @ 3.76%

±105 LF 24" HDPE @ 0.50%

±30 LF 12" HDPE @ 4.06%

6+00

7+00

33' PRIVATE UTIL. ESMT
DOC. #

26' ACCESS ESMT
DOC. #

EXIT

WL

UTILITY CROSSING
STA. 0+07.00 roof drain 6
=STA. 5+34.62 WL-E

5'x5' JUNCTION BOX
RIM: 902.38
24" FL IN = 895.23 (S)
12" FL IN = 896.23 (W)
30" FL OUT = 894.02 (N)

MATCHLINE PLAN C

MATCHLINE PLAN D

0 20' 40'

SCALE: 1" = 20'

LEGEND

- 834 EXISTING MINOR CONTOUR
- 835 EXISTING MAJOR CONTOUR
- 834 PROPOSED MINOR CONTOUR
- 835 PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100YR 100-YR FEMA FLOODPLAIN
- SD PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- SD STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WW WASTEWATER LINE
- WW WASTEWATER MANHOLE
- C.O. WASTEWATER CLEANOUT

DRAINAGE NOTES:

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KEY MAP
N.T.S.

B

DATE | BY | REVISION | NO.

Know what's below. Call before you dig.

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SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM

TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

STORM SEWER PLAN B

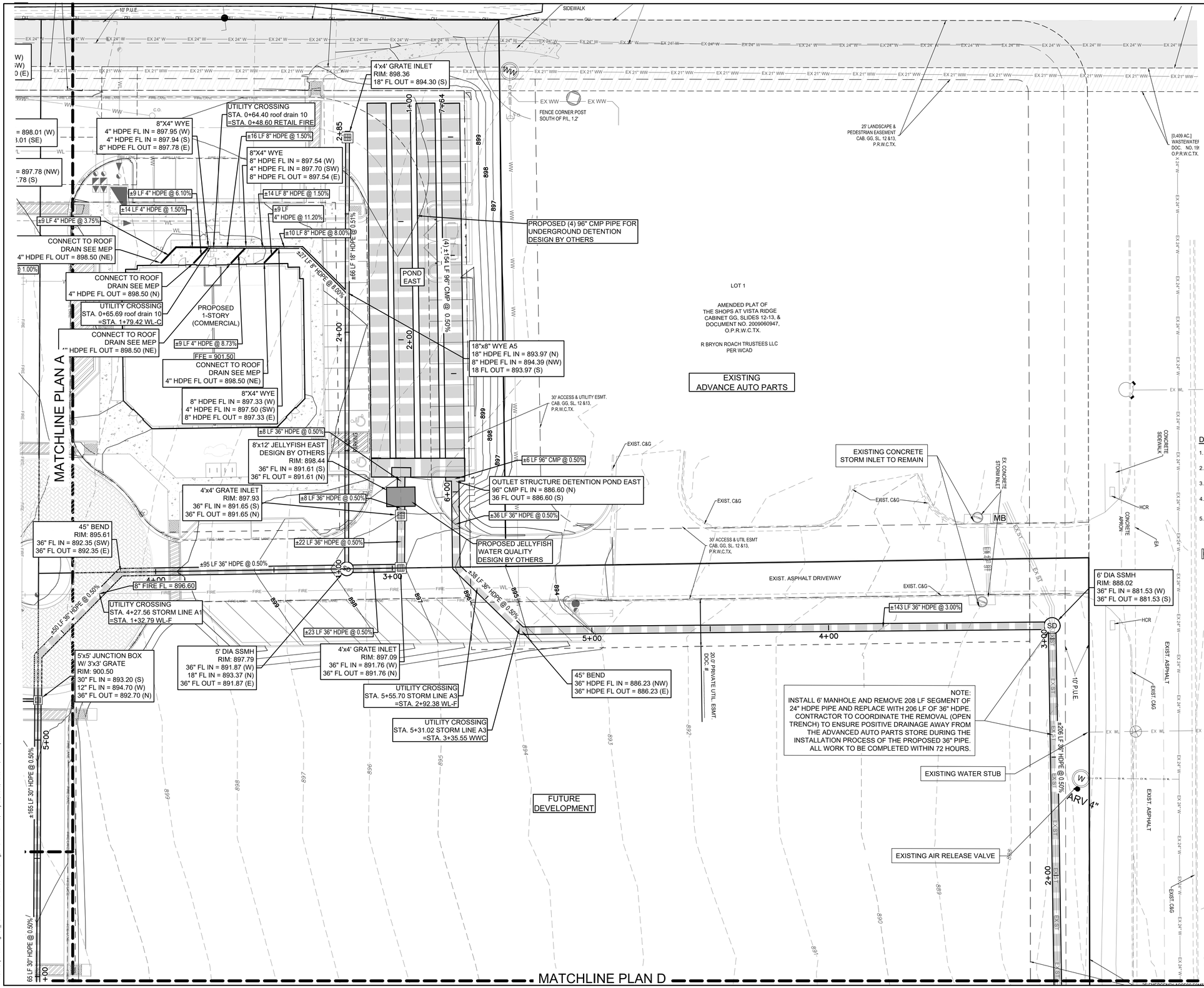
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 33 of 98

2023-9-SD

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\sh\224301 SDPL.dwg, STORM PLAN B, May 02, 2025, 12:27 PM, mvelasquez



0 20' 40'

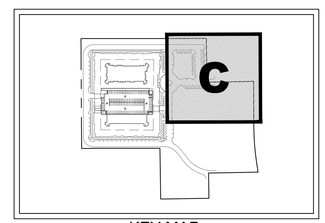
SCALE: 1" = 20'

LEGEND

- 834 EXISTING MINOR CONTOUR
- 835 EXISTING MAJOR CONTOUR
- 834 PROPOSED MINOR CONTOUR
- 835 PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100YR 100-YR FEMA FLOODPLAIN
- SD PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- SD STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WW WASTEWATER LINE
- WW WASTEWATER MANHOLE
- C.O. WASTEWATER CLEANOUT

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KEY MAP
N.T.S.

NO.	REVISION	BY	DATE

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HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen.

DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

05/02/25

STORM SEWER PLAN C

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY:	AS
DRAWN BY:	KS
CHECKED BY:	CC
APPROVED BY:	SN
SHEET	34 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\sh\224501 SDPL.dwg, STORM PLAN C, May 02, 2025, 12:28 PM, mvelasquez

MATCHLINE PLAN C

MATCHLINE PLAN B

JTILITY CROSSING
STA. 0+07.00 roof drain 6
=STA. 5+34.62 WL-E

±30 LF 12" HDPE @ 4.06%

3MT

26' ACCESS ESMT DOC.#

33' PRIVATE UTIL. ESMT

24" HEADWALL C1
24" HDPE FL IN = 894.80 (S)

3'x3' GRATE INLET
RIM: 898.97
18" FL IN = 895.42 (S)
24" FL OUT = 894.92 (N)

18" HEADWALL C3
18 FL OUT = 895.52 (N)

±23 LF 24" HDPE @ 0.50%

FUTURE DEVELOPMENT

TEMPORARY LEVEL SPREADER, 15' VEGETATIVE FILTER STRIP

EXISTING LAVISH SALON & BOUTIQUE

EXIST. ASPHALT DRIVEWAY

EX. EXIST. ASPHALT DRIVEWAY

EXIST. C&G

EXIST. ASPHALT DRIVEWAY

25' EMERGENCY ACCESS ESMT., DOC. NO. 2013027041 & DOC. NO. 2013073008, O.P.R.W.C.TX. 10p. 25' DRAINAGE ESMT., DOC. NO. 2013027042

EXIST. POWER POLES

EXISTING AREA INLET TO BE REPLACED WITH 6'X6' AREA INLET

EXIST. CONCRETE STORM INLET

6'x6' AREA INLET
RIM: 885.26
36" FL IN = 880.50 (N)
42" FL OUT = 879.70 (E)

EXIST. 42" RCP

25' LANDSCAPE & PEDESTRIAN EASEMENT CAB. GG, SL. 12 &13, P.R.W.C.TX.

EXIST. 42" RCP PER SD-20-00016

[0.093 ACRES] STORM SEWER ESMT., DOC. NO. 2021037682, CORRECTED IN DOC. NO. 2021049620, O.P.R.W.C.TX.

CONCRETE SIDEWALK

EXIST. CONC. STORM INLET

NORTH VISTA RIDGE BLVD. [110' RIGHT-OF-WAY]

EXIST. ASPHALT

CONC PAD W/ HYDRO-BOOT

EXIST. C&G

HCR

CONCRETE STORM INLET

CONCRETE APRON

CONC UTILITY

KEY MAP
N.T.S.

0 20' 40'
SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100-YR FEMA FLOODPLAIN
- PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- AREA INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- AUTOMATIC AIR RELEASE VALVE
- FLUSH VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

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NO.	REVISION	BY	DATE

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HRGREEN.COM
TBPE NO.: 6384
TBPLS NO.: 10194101

DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

STORM SEWER PLAN D

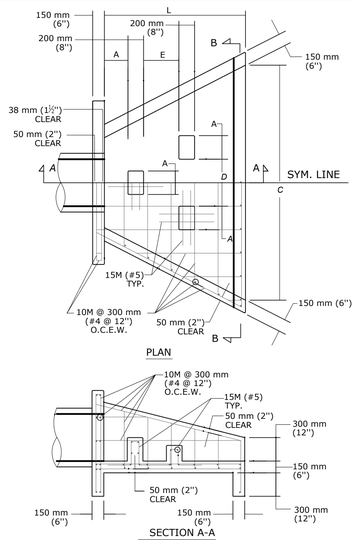
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

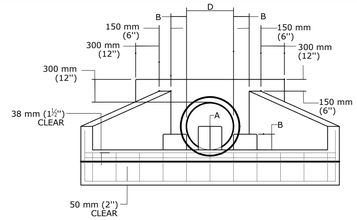
DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 35 of 98

2023-9-SD

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SECTION B-B

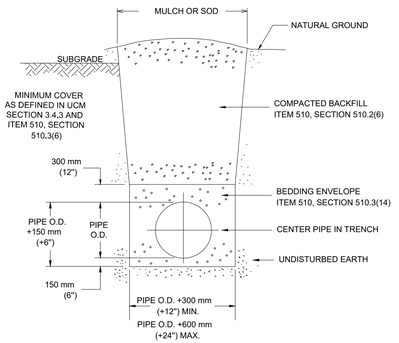
NOTES:

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

D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1,067 m (42")	1,219 m (48")	1,372 m (54")	1,524 m (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	343 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")
L	1.37 m (54")	1.60 m (63")	1.83 m (72")	2.06 m (81")	2.29 m (90")	2.51 m (99")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

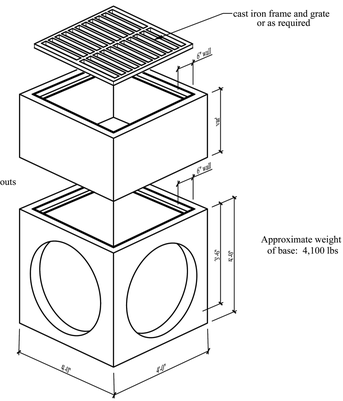
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.



REFERENCES:

1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

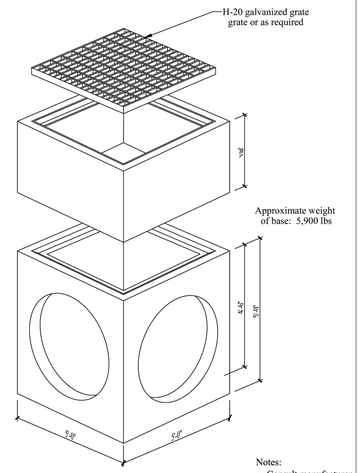
3' x 3' x var Grade Inlet



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

4' x 4' x var Grade Inlet



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
RECORD COPY SIGNED BY BILL GARDNER 08/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 1 OF 2

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
RECORD COPY SIGNED BY BILL GARDNER 08/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2

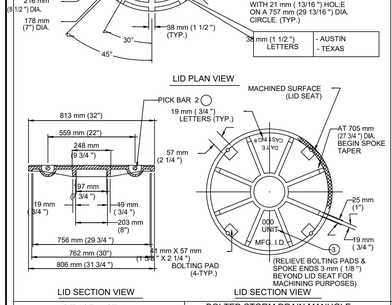
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5

Capital Precast — CAPITAL PRECAST, INC.
6905 SOUTH OLD BASTROP HWY
SAN MARCOS, TEXAS 78666
PH. (830) 606-6200

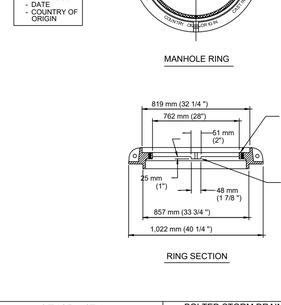
FOR	3' x 3' x var Grade Inlet			
JOB				
DRAWN RW	DATE 12/1/2015	Rev. No.	SHEET 1 OF 1	
FILE	catalog/grate inlets/3x3 Grate Inlet			

Capital Precast — CAPITAL PRECAST, INC.
6905 SOUTH OLD BASTROP HWY
SAN MARCOS, TEXAS 78666
PH. (830) 606-6200

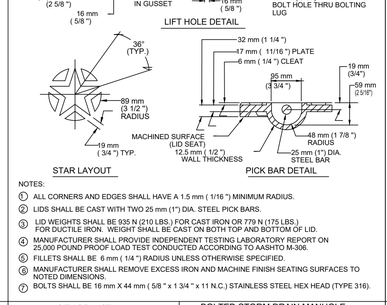
FOR	4' x 4' x var Grade Inlet			
JOB				
DRAWN RW	DATE 12/1/2015	Rev. No.	SHEET 1 OF 1	
FILE	catalog/grate inlets/4x4 Grate Inlet			



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S 1 OF 3



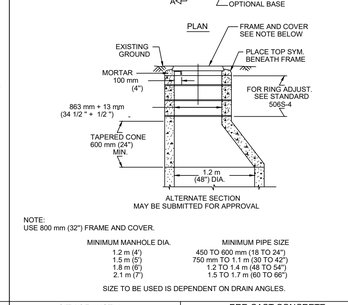
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S 2 OF 3



NOTES:

① ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16 ") MINIMUM RADIUS.
② LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.
③ LID WEIGHTS SHALL BE 935 N (210 LBS.) FOR CAST IRON OR 779 N (175 LBS.) FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
④ MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 25,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
⑤ FILLETS SHALL BE 6 mm (1/4 ") RADIUS UNLESS OTHERWISE SPECIFIED.
⑥ MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
⑦ BOLTS SHALL BE 16 mm X 44 mm (5/8 " x 1 3/4 " x 11 N.C.) STAINLESS STEEL HEX HEAD (TYPE 316).

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S 3 OF 3

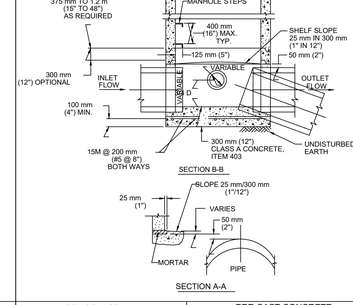


NOTE:
USE 800 mm (32") FRAME AND COVER.

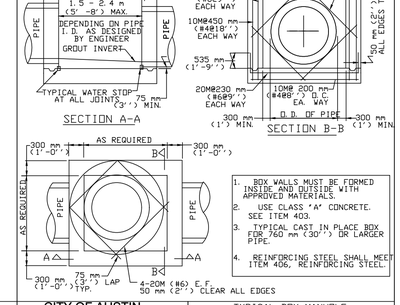
MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 1 OF 2



CITY OF AUSTIN WATER AND WASTEWATER UTILITY	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY KATHI L. FLOWERS 2/17/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 2 OF 2



1. BOX WALLS MUST BE FORMED INSIDE AND OUTSIDE WITH APPROVED MATERIALS.
2. USE CLASS "A" CONCRETE. SEE ITEM 403.
3. TYPICAL CAST IN PLACE BOX FOR 760 mm (30") OR LARGER PIPE.
4. REINFORCING STEEL SHALL MEET ITEM 406, REINFORCING STEEL.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL BOX MANHOLE 760 mm (30") & LARGER PIPE	
RECORD COPY SIGNED BY KATHI L. FLOWERS 2/17/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-5

Pond Volume - East

Elevation	Commulative Area		Cumulative Volume		Discharge
	SF	ac	cf	ac*ft	cfs
886.60	0.00	0.000	0	0.00000	0.00
887.60	3.63	0.000	2,176	0.04995	1.27
888.60	9.83	0.000	5,896	0.13536	3.58
889.60	17.22	0.000	10,330	0.23715	6.58
890.60	25.13	0.001	15,080	0.34618	10.70
891.60	33.05	0.001	19,829	0.45521	16.10
892.60	40.44	0.001	24,263	0.55700	22.40
893.60	46.64	0.001	27,983	0.64241	29.46
894.60	50.27	0.001	30,162	0.69242	37.19

Pond East	
Storm	Water Surface Elevation
2	889.66
10	890.98
25	891.87
100	893.47

DATE | BY | REVISION | NO.

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX. 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS — SHERVIN NOOSHIN — 96807 — LICENSED PROFESSIONAL ENGINEER

05/02/25

DRAINAGE DETAILS

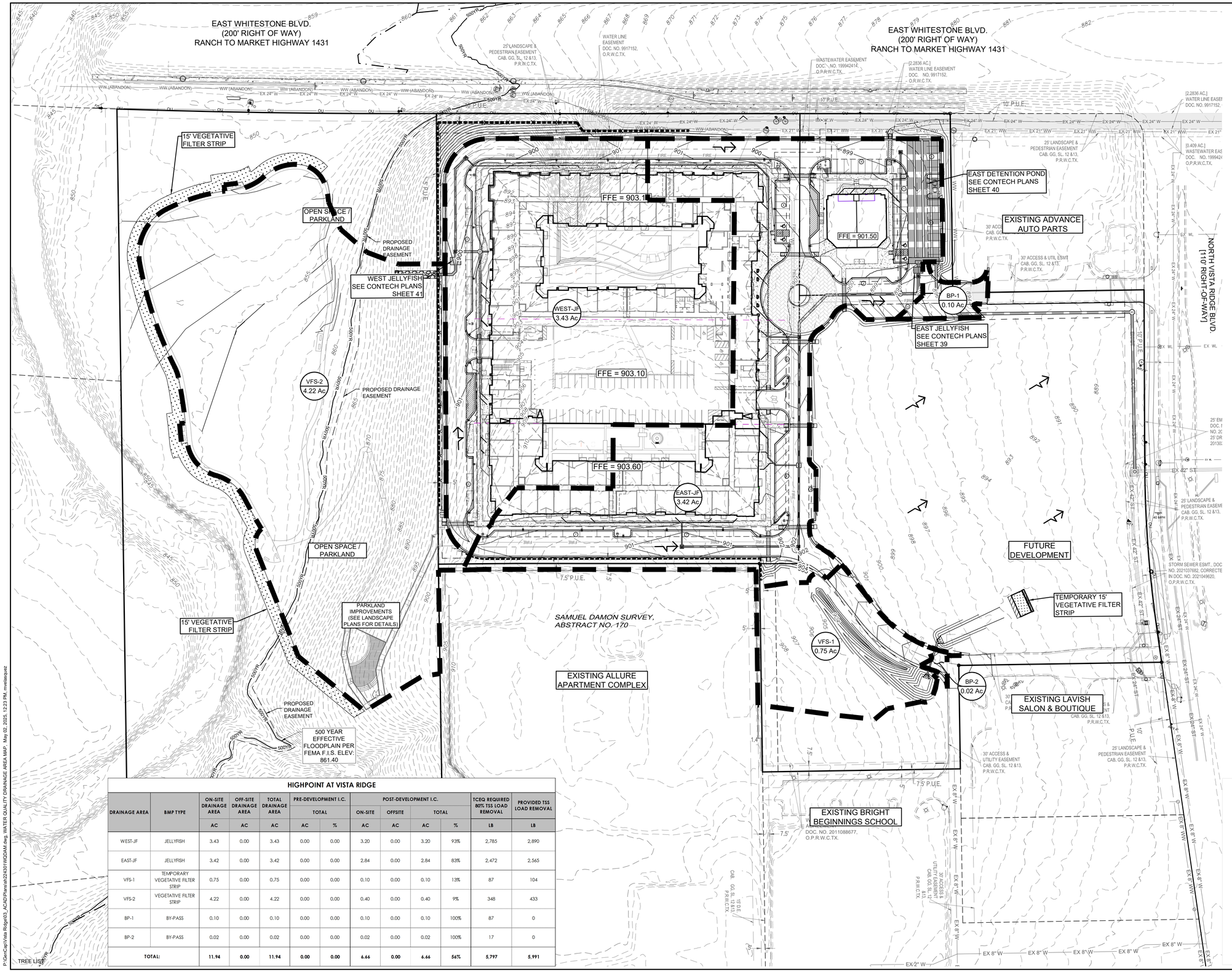
HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 36 of 98

2023-9-SD

P:\Gen\Cap\Vista Ridge\03_ACAD\Plans\sht\224301 DTSD.dwg, DRAINAGE DETAILS, May 02, 2025, 12:28 PM, mvelasquez



LEGEND

- P-1 / 5.00 Ac — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 — EXISTING MAJOR CONTOUR
- 834 — EXISTING MINOR CONTOUR
- 8.35 — PROPOSED MAJOR CONTOUR
- 8.34 — PROPOSED MINOR CONTOUR
- 500YR — 500 YR FEMA F.I.S. FLOODPLAIN
- BOUNDARY LINE
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

HIGHPOINT AT VISTA RIDGE

DRAINAGE AREA	BMP TYPE	ON-SITE DRAINAGE AREA	OFF-SITE DRAINAGE AREA	TOTAL DRAINAGE AREA	PRE-DEVELOPMENT I.C. TOTAL		POST-DEVELOPMENT I.C. ON-SITE	POST-DEVELOPMENT I.C. OFFSITE	POST-DEVELOPMENT I.C. TOTAL		TCEQ REQUIRED 80% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL
		AC	AC	AC	AC	%	AC	AC	AC	%	LB	LB
WEST-JF	JELLYFISH	3.43	0.00	3.43	0.00	0.00	3.20	0.00	3.20	93%	2,785	2,890
EAST-JF	JELLYFISH	3.42	0.00	3.42	0.00	0.00	2.84	0.00	2.84	83%	2,472	2,565
VFS-1	TEMPORARY VEGETATIVE FILTER STRIP	0.75	0.00	0.75	0.00	0.00	0.10	0.00	0.10	13%	87	104
VFS-2	VEGETATIVE FILTER STRIP	4.22	0.00	4.22	0.00	0.00	0.40	0.00	0.40	9%	348	433
BP-1	BY-PASS	0.10	0.00	0.10	0.00	0.00	0.10	0.00	0.10	100%	87	0
BP-2	BY-PASS	0.02	0.00	0.02	0.00	0.00	0.02	0.00	0.02	100%	17	0
TOTAL:		**11.94**	**0.00**	**11.94**	**0.00**	**0.00**	**6.66**	**0.00**	**6.66**	**56%**	**5,797**	**5,991**

DATE | BY | REVISION | NO.

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO.: 16384
TBPLS NO.: 10194101
HRGreen.
DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

WATER QUALITY DRAINAGE AREA MAP

HIGHPOINT AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 37 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Planset\24359\WQDAM.dwg, WATER QUALITY DRAINAGE AREA MAP, May 02, 2025, 12:23 PM, mvelasquez

JELLYFISH - WEST-JF

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Carlo at Cedar Park
Date Prepared: 3/27/2025

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

$L_{M\ TOTAL\ PROJECT}$ = 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 * =	11.94	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	6.66	acres
Total post-development impervious cover fraction * =	0.56	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5797	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = WEST JF

Total drainage basin/outfall area =	3.43	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.30	acres
Post-development impervious fraction within drainage basin/outfall area =	0.93	
$L_{M\ THIS\ BASIN}$ =	2785	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = JF (abbreviation)
Removal efficiency = 86 (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:
$LR = (BMP\ efficiency) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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 =	3.43	acres
A_I =	3.30	acres
A_P =	0.23	acres
L_R =	3050	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ = 2890 lbs.
F = 0.95

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = 0.00 acres
Offsite impervious cover draining to BMP = 0.00 acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity = 1.60 inches per hour
Effective Area = 2.59 acres
Cartridge Length = 54 inches

Peak Treatment Flow Required = 4.66 cubic feet per second

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size — Vault

Jellyfish Size for Flow-Based Configuration = **JFPD0811-24-5**
Jellyfish Treatment Flow Rate = 4.72 cfs

JELLYFISH - EAST-JF

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Carlo at Cedar Park
Date Prepared: 3/27/2025

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

$L_{M\ TOTAL\ PROJECT}$ = 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 * =	11.94	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	6.66	acres
Total post-development impervious cover fraction * =	0.56	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5797	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = FAST JF

Total drainage basin/outfall area =	3.42	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.83	acres
Post-development impervious fraction within drainage basin/outfall area =	0.83	
$L_{M\ THIS\ BASIN}$ =	2472	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = JF (abbreviation)
Removal efficiency = 86 (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:
$LR = (BMP\ efficiency) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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 =	3.42	acres
A_I =	2.83	acres
A_P =	0.58	acres
L_R =	2713	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ = 2565 lbs.
F = 0.95

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = 0.00 acres
Offsite impervious cover draining to BMP = 0.00 acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity = 1.60 inches per hour
Effective Area = 2.57 acres
Cartridge Length = 54 inches

Peak Treatment Flow Required = 4.15 cubic feet per second

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size — Vault

Jellyfish Size for Flow-Based Configuration = **JFPD0811-21-5**
Jellyfish Treatment Flow Rate = 4.19 cfs

VEGETATIVE FILTER STRIP - VFS-1

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Carlo at Cedar Park
Date Prepared: 3/27/2025

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	11.94	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.66	acres
Total post-development impervious cover fraction * =	0.56	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5797	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = VFS-1

Total drainage basin/outfall area =	0.75	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.10	acres
Post-development impervious fraction within drainage basin/outfall area =	0.13	
$L_{M\ THIS\ BASIN}$ =	87	lbs. Per TCEQ

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

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

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 =	0.75	acres
A_I =	0.10	acres
A_P =	0.65	acres
L_R =	104	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 104 lbs.
F = 1.00

VEGETATIVE FILTER STRIP - VFS-2

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Carlo at Cedar Park
Date Prepared: 3/27/2025

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	11.94	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.66	acres
Total post-development impervious cover fraction * =	0.56	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5797	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = VFS-2

Total drainage basin/outfall area =	4.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.40	acres
Post-development impervious fraction within drainage basin/outfall area =	0.09	
$L_{M\ THIS\ BASIN}$ =	348	lbs. Per TCEQ

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

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

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 =	4.22	acres
A_I =	0.40	acres
A_P =	3.82	acres
L_R =	433	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 433 lbs.
F = 1.00

BY PASS - BP-01

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Carlo at Cedar Park
Date Prepared: 3/27/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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A_N = Net increase in impervious area for the project
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Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	11.94	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.66	acres
Total post-development impervious cover fraction * =	0.56	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5797	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = BP-2

Total drainage basin/outfall area =	0.02	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.02	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M\ THIS\ BASIN}$ =	17	lbs.

DATE | BY | REVISION | NO.

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

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO. 16384
TBPLS NO. 10194101

HRGreen. DEVELOPMENT TX

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
05/02/25

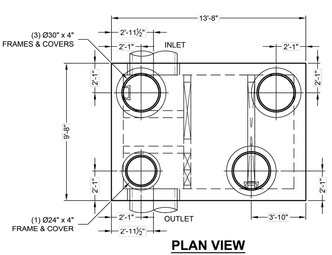
WATER QUALITY CALCULATIONS

HIGHPOINT AT VISTA RIDGE
LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

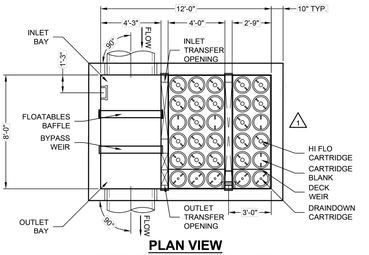
DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN
SHEET 38 of 98

2023-9-SD

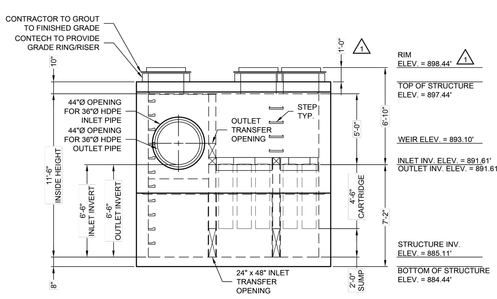
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PLAN VIEW



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
21	54" HI-FLO CARTRIDGE (70 mm ORIFICE)	CONTECH
5	54" DRAINDOWN CARTRIDGE (35 mm ORIFICE)	CONTECH
4	CARTRIDGE BLANK (NO ORIFICE)	CONTECH
1	JELLYFISH VAULT 18-CARTRIDGE DECK, STANDARD	CONTECH
1	JELLYFISH VAULT 12-CARTRIDGE DECK, STANDARD	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
3	30"Ø X 4" FRAME & COVER, EJ #41600483	CONTRACTOR
1	24"Ø X 4" FRAME & COVER, EJ #41600389	CONTRACTOR
15	STEPS	CONTECH
1	EPA LABEL	CONTECH

SITE DESIGN DATA

WATER QUALITY FLOW RATE	4.15 CFS
PEAK FLOW RATE	14.19 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.ContechES.COM
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20, ASSUMING EARTH COVER OF 0' - 5', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. WHEN ACTIVATED PRIOR TO SITE STABILIZATION, CONTRACTOR TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ACCORDING TO THE PROVISIONS IN THE ACTIVATION CHECKLIST AND THE QUOTED SCOPE OF WORK. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (800) 338-1122.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK OF (5) PIECES = 44,000 LBS. 1

CONTECH
CONTRACT
DRAWING

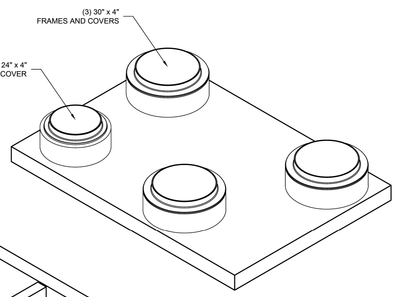
SLY
5635 / 492043
LAYOUT 7
CLASS 800

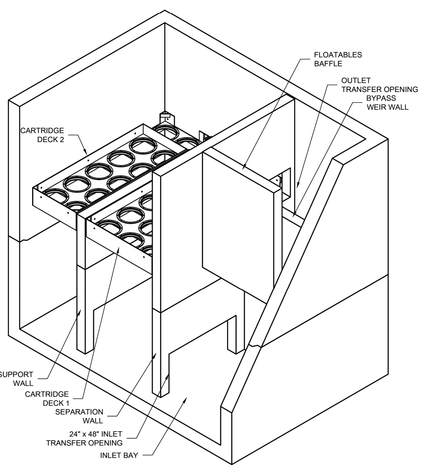
MARK	DATE	REVISION DESCRIPTION	RIM, WEIGHT, CARTRIDGE QUANTITY	BY	KOL
1	3/31/2023				

8' X 12' - 30 JELLYFISH™ - 705440-010
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: JELLY FISH EAST

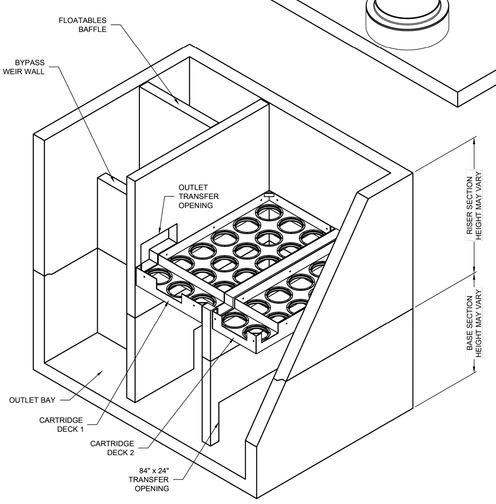
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7993 513.645.7993 FAX
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069
Jellyfish Filter

DATE: 3/1/2023
DESIGNED: MJK/LJK
DRAWN: KOL
CHECKED: MJK/LJK
APPROVED: MJK/LJK
PROJECT No: 705440
SEQUENCE No: 010
SHEET: 1 OF 2





NW ISOMETRIC VIEW



SE ISOMETRIC VIEW

ISOMETRIC VIEWS ARE REPRESENTATIONAL. SEE DETAILED CONTRACT DRAWING FOR SITE SPECIFIC DIMENSIONS

CONTECH
CONTRACT
DRAWING

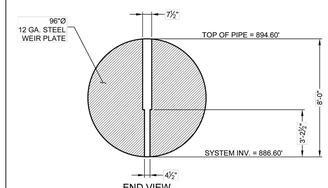
MARK	DATE	REVISION DESCRIPTION	RIM, WEIGHT, CARTRIDGE QUANTITY	BY	KOL
1	3/31/2023				

8' X 12' - 30 JELLYFISH™ - 705440-010
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: JELLY FISH EAST

CONTECH ENGINEERED SOLUTIONS LLC
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Jellyfish Filter

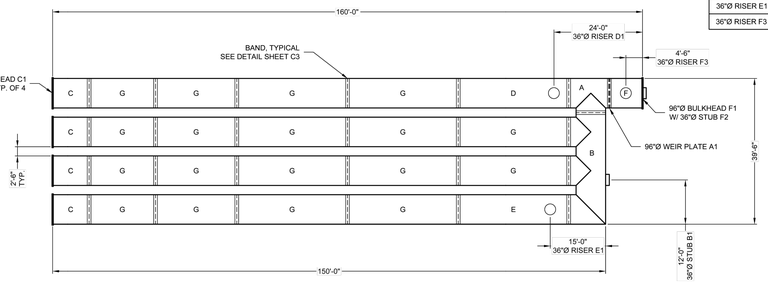
DATE: 3/1/2023
DESIGNED: MJK/LJK
DRAWN: KOL
CHECKED: MJK/LJK
APPROVED: MJK/LJK
PROJECT No: 705440
SEQUENCE No: 010
SHEET: 2 OF 2

JELLY FISH WATER QUALITY EAST



END VIEW

WEIR PLATE DETAIL
PART A1
NOT TO SCALE



NORTH ARROW PROVIDED FOR
REFERENCE ONLY
REFER TO ENGINEERED SITE PLANS FOR
EXACT LOCATION AND ORIENTATION

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
36"Ø STUB B1	891.57	886.57
36"Ø STUB F2	886.60	886.60

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
36"Ø RISER D1	899.00	886.72
36"Ø RISER E1	899.00	886.68
36"Ø RISER F3	897.00	886.60

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

ASSEMBLY
SCALE: 1" = 20'
PIPE STORAGE: 30,536 CF
LOADING: H20
PIPE INV. = SLOPED @ 0.5%±

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (4) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 30,536 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID**
- **DIAMETER = 96"**
- **FINISH = ALT2**
- **CORRUGATION = 5x1**

CUSTOMER _____ DATE _____

STATE OF TEXAS · MITCHELL T. HARDERT · 106405 · LICENSED · PROFESSIONAL ENGINEER · 3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

KOONTZ BRYANT JOHNSON WILLIAMS — Formerly CBC Engineers

Rev.	Date	By	Description

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MARK	DATE	REVISION DESCRIPTION	BY

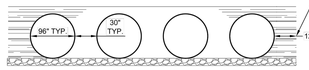
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800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS

CONTECH CONTRACT DRAWING

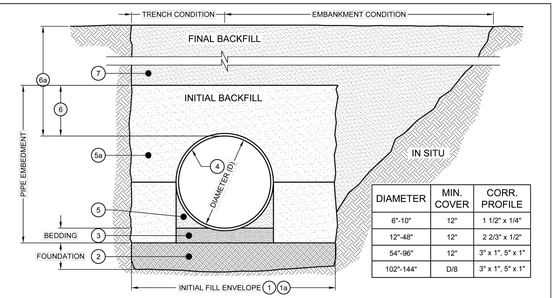
96"Ø UNDERGROUND DETENTION SYSTEM - 705440-030
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: UNDERGROUND DETENTION EAST

PROJECT No.:	SEQ. No.:	DATE:
705440	030	2/8/2023
DESIGNED: MJK	DRAWN: MJK	
CHECKED: TNB/LJK	APPROVED: MJK	
SHEET NO.: C1	OF 4	



TAIL NOTES

TYPICAL SECTION VIEW
NOT TO SCALE



DIAMETER	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
54"-96"	12"	3" x 1", 5" x 1"
102"-144"	D/8	3" x 1", 5" x 1"

BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRFD BRIDGE DESIGN (SEC 12) AND CONSTRUCTION (SEC 26)

1 MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE.
THE MINIMUM TRENCH WIDTH (12.6.6.1):
PIPE ≤ 12": D + 16"
PIPE > 12": 1.5D + 12"

1a MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE (12.6.6.2):
PIPE < 24": 3.0D
PIPE 24" - 144": D + 4'0"
PIPE > 144": D + 10'0"

2 THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).

3 ENGINEER TO DETERMINE IF BEDDING IS REQUIRED. BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).

4 CORRUGATED STEEL PIPE (CSP / HEL-COR).

5 HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).

5a INITIAL BACKFILL FOR PIPE EMBEDMENT TO MEET AASHTO A-1, A-2 OR A-3 CLASSIFICATION, OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (T 99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.4.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).

6 INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.

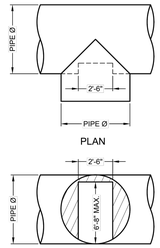
6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).

7 FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

NOTES:

- ENGINEER TO DETERMINE IF GEOTEXTILE SHOULD BE USED TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
- FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER.
- CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

TYPICAL BACKFILL DETAIL
NOT TO SCALE



PLAN

FRONT

96"Ø to 144"Ø FITTING REINFORCEMENT
MAY BE REQUIRED BASED ON HEIGHT OF
COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE

STATE OF TEXAS · MITCHELL T. HARDERT · 106405 · LICENSED · PROFESSIONAL ENGINEER · 3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

KOONTZ BRYANT JOHNSON WILLIAMS — Formerly CBC Engineers

Rev.	Date	By	Description

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MARK	DATE	REVISION DESCRIPTION	BY

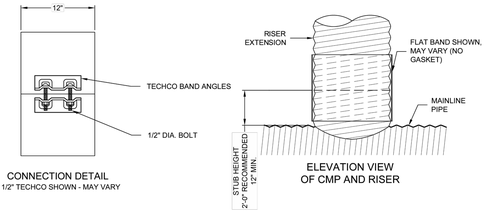
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CONTECH CMP DETENTION SYSTEMS

CONTECH CONTRACT DRAWING

96"Ø UNDERGROUND DETENTION SYSTEM - 705440-030
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: UNDERGROUND DETENTION EAST

PROJECT No.:	SEQ. No.:	DATE:
705440	030	2/8/2023
DESIGNED: MJK	DRAWN: MJK	
CHECKED: TNB/LJK	APPROVED: MJK	
SHEET NO.: C2	OF 4	



CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

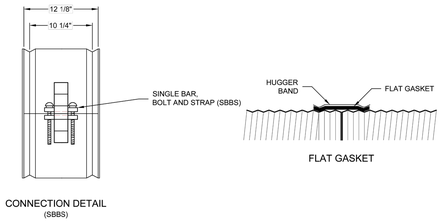
ELEVATION VIEW
OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
(SBBS)

FLAT GASKET

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

H-12 HUGGER BAND DETAIL
NOT TO SCALE

STATE OF TEXAS · MITCHELL T. HARDERT · 106405 · LICENSED · PROFESSIONAL ENGINEER · 3/7/23

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

Approved By	Date
MTH	3/7/23
Project No.	Rev.
23-26283-001	-

KOONTZ BRYANT JOHNSON WILLIAMS — Formerly CBC Engineers

Rev.	Date	By	Description

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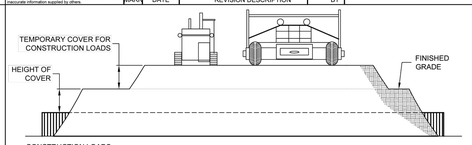
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CONTECH CONTRACT DRAWING

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CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

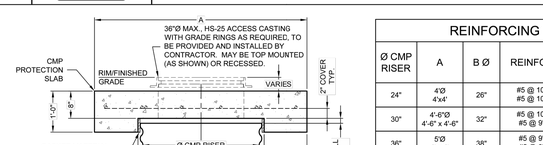
INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION
NOT TO SCALE

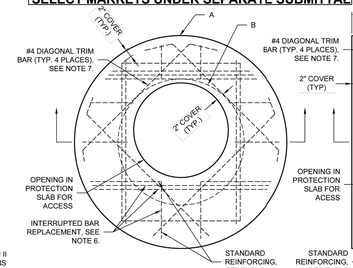


SECTION VIEW

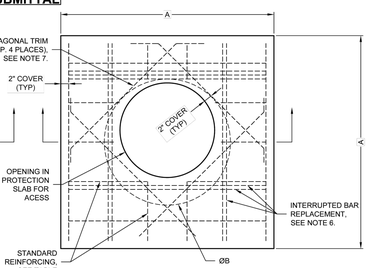
REINFORCING TABLE				
Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

** ASSUMED SOIL BEARING CAPACITY

ACCESS CASTING SUPPLIED BY CONTECH IN SELECT MARKETS UNDER SEPARATE SUBMITTAL



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 4,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL
NOT TO SCALE

STATE OF TEXAS · MITCHELL T. HARDERT · 106405 · LICENSED · PROFESSIONAL ENGINEER · 3/7/23

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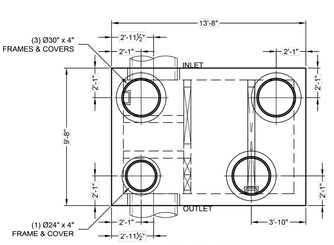
CONTECH CMP DETENTION SYSTEMS

CONTECH CONTRACT DRAWING

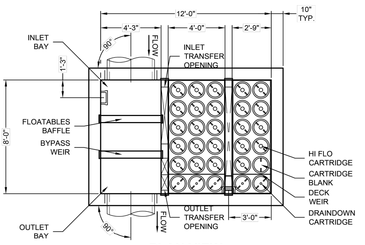
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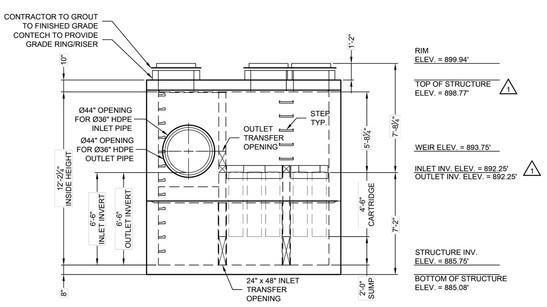
DETENTION POND EAST



PLAN VIEW



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

1 MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
24	54" HI-FLO CARTRIDGE (70 mm ORIFICE)	CONTECH
5	54" DRAINDOWN CARTRIDGE (35 mm ORIFICE)	CONTECH
1	CARTRIDGE BLANK (NO ORIFICE)	CONTECH
1	JELLYFISH VAULT 18-CARTRIDGE DECK, STANDARD	CONTECH
1	JELLYFISH VAULT 12-CARTRIDGE DECK, STANDARD	CONTECH
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
3	Ø30" X 4" FRAME & COVER, EJ #41600483	CONTRACTOR
1	Ø24" X 4" FRAME & COVER, EJ #41600389	CONTRACTOR
4 PLCS.	GRADE RING/RISER	CONTECH
17	STEPS	CONTECH
1	EPA LABEL	CONTECH

SITE DESIGN DATA

WATER QUALITY FLOW RATE	4.67 CFS
PEAK FLOW RATE	14.19 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.ContechES.COM
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20, ASSUMING EARTH COVER OF 0' - 1', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SEPCIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (800) 338-1122.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK OF (5) PIECES = 87,000 LBS.

CONTECH
CONTRACT
DRAWING

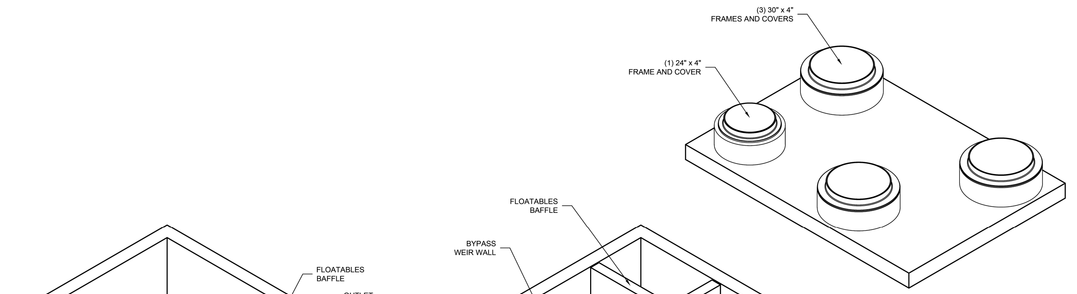
SLY
5918 / 492043
LAYOUT 7
CLASS 800

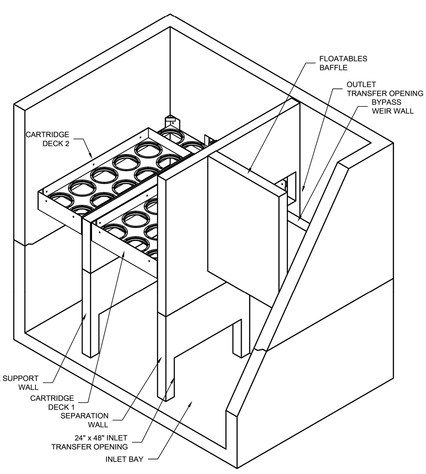
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1	3/31/2023	ELEVATIONS PER UPDATED SITE PLANS	MAA

8' X 12' - 30 JELLYFISH* - 705440-20
THE CARLO AT VISTA RIDGE
CEDAR PARK, TX
SITE DESIGNATION: JELLY FISH WEST

CONTECH ENGINEERED SOLUTIONS LLC
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Jellyfish Filter

DATE: 3/1/2023
DESIGNED: MJK | DRAWN: MAA
CHECKED: MJK | APPROVED: MJK
PROJECT No: 705440 | SEQUENCE No: 20
SHEET: 1 OF 2





NW ISOMETRIC VIEW

SE ISOMETRIC VIEW

ISOMETRIC VIEWS ARE REPRESENTATIONAL. SEE DETAILED CONTRACT DRAWING FOR SITE SPECIFIC DIMENSIONS

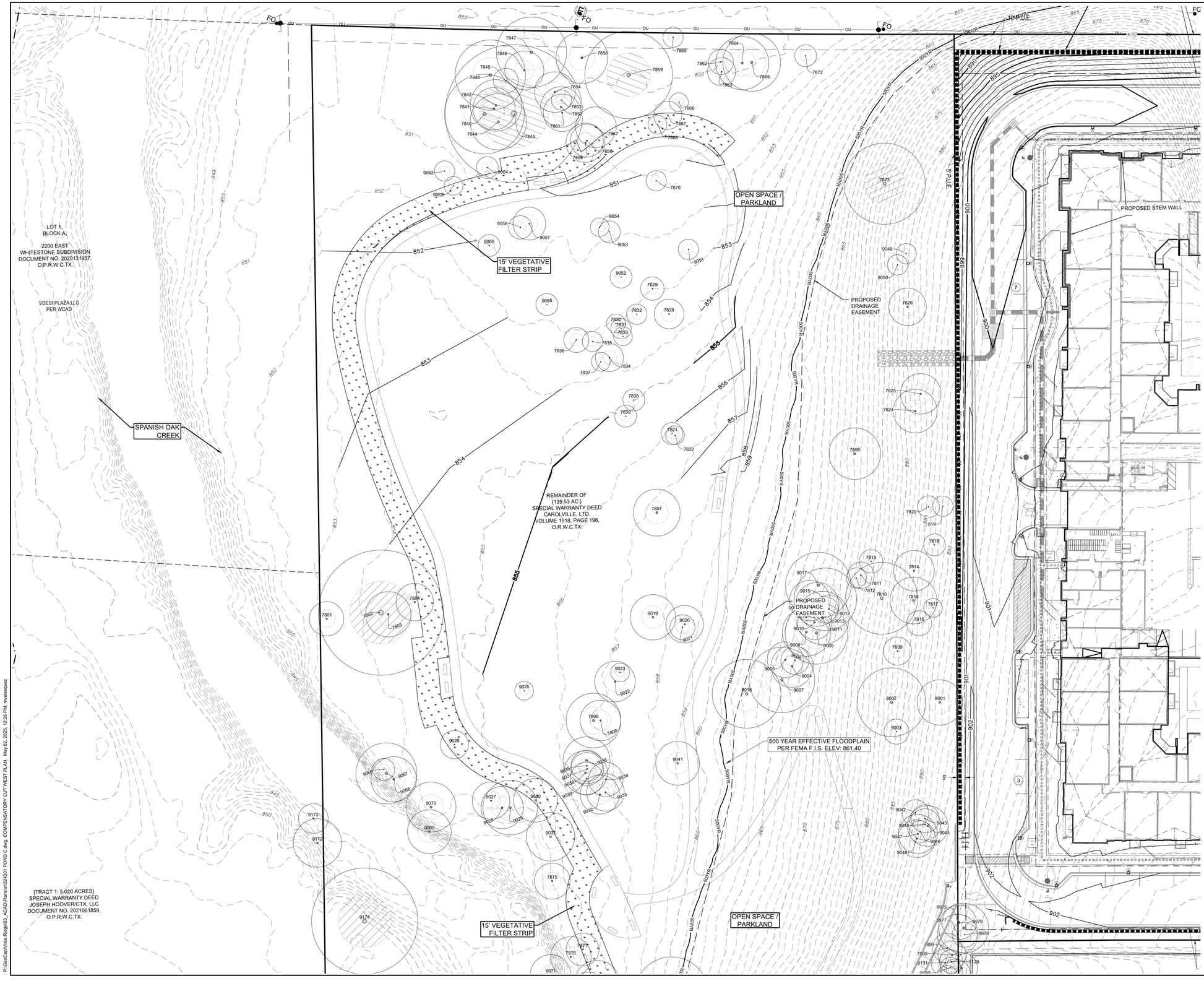
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CONTRACT
DRAWING

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LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- 835 — PROPOSED MINOR CONTOUR
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL (DESIGN BY OTHERS)
- TREE TO REMAIN
- VEGETATIVE FILTER STRIP (MINIMUM 80% VEGETATED COVER)

NOTES:
FLOWS EXITING THE SITE TO THE WEST AND DRAINING TOWARDS THE FLOODPLAIN ARE REPRESENTED BY JUNCTION A.

INSTEAD OF ATTENUATING PEAK FLOWS AT JUNCTION A, EXCAVATION IS PROVIDED WITHIN THE INUNDATION AREA OF UPPER BRUSHY CREEK WCID DAM #4 FOR THE INCREASE IN VOLUME DRAINING TOWARDS THE FLOODPLAIN. THE INCREASE IN VOLUME IS CALCULATED AT 0.41 AC-FT (661 CY), HOWEVER, WE ARE PROVIDING 850 CY OF EXCAVATION.

DIFFERENCE (PR - EX) 100-YR VOLUME (AC-FT)	DIFFERENCE (PR - EX) 100-YR VOLUME (CY)	PROVIDED EXCAVATION (CY)
0.41	661	850

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
05/02/25

COMPENSATORY CUT WEST PLAN

HIGHPOINT AT VISTA RIDGE

LOTS 2, 3, 8, 9 & 10
THE SHOPS AT VISTA RIDGE
CEDAR PARK, TEXAS

DESIGNED BY: AS
DRAWN BY: KS
CHECKED BY: CC
APPROVED BY: SN

SHEET 42 of 98

2023-9-SD

P:\GenCap\Vista Ridge\03_ACAD\Plans\st224301 POND C.dwg, COMPENSATORY CUT WEST PLAN, May 02, 2025, 12:25 PM, mvelasquez

CONSTRUCTION NOTES

1.0 MATERIALS

1.1 BACKFILL SOILS / DRAINAGE STONE

1.1.1 REINFORCED BACKFILL MATERIAL SPECIFIED BELOW SHALL BE FREE DRAINING. REINFORCED BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE AND SHALL MEET THE PHYSICAL PROPERTY REQUIREMENTS DEFINED IN SECTION 6.0. THE REINFORCED BACKFILL MATERIAL SHALL BE CRUSHED ANGULAR STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
4 inch	100
1 inch	0–100
3/4 inch	0–70
1/2 inch	0–40
No. 4	0–10

THE PORTION OF THE REINFORCED BACKFILL MATERIAL PASSING THE No. 40 SIEVE SHALL HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 20. REINFORCED BACKFILL MATERIAL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY OR NON-PLASTIC SOILS.

1.1.2 ON-SITE FILL

ON-SITE FILL MATERIAL SHALL BE ON-SITE OR IMPORTED COMPRESSIBLE SOIL CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY (MAX PI=25), COMPACTED TO 95% STD. PROCTOR DENSITY.

1.2 GEOGRID REINFORCING SHALL BE TENSAR UNIAXIAL GEOGRID AS MANUFACTURED BY THE TENSAR CORPORATION. DESIGNS PRESENTED HEREIN ARE VALID FOR TENSAR GEOGRIDS OR ENGINEER APPROVED EQUAL.

1.3 WALL FACING SHALL BE CHOPPED LIMESTONE BLOCK.

1.4 GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

1.5 REINFORCING BARS SHALL BE ASTM A615, GRADE 60.

1.6 MORTAR SHALL BE IN ACCORDANCE WITH ASTM C270–10, TYPE N.

1.7 CONSTRUCTION ADHESIVE SHALL BE SHEP POXY AS MANUFACTURED BY SHEPLER'S PERFORMANCE PRODUCTS OR APPROVED EQUAL.

2.0 TECHNICAL REQUIREMENTS

2.1 PRIOR TO CONSTRUCTION OF THE GEOGRID REINFORCED WALL, THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE, REMOVING TOPSOILS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY UNSUITABLE SOILS SHALL BE OVER-EXCAVATED, REPLACED AND COMPACTED WITH REINFORCED BACKFILL MATERIAL TO PROJECT SPECIFICATIONS OR AS OTHERWISE DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

2.2 BACKFILL MATERIALS SHALL BE PLACED FROM THE BACK OF THE BLOCK FACING UNITS TOWARDS THE TAIL OF THE GEOGRID TO ENSURE FURTHER TENSIONING.

2.3 REINFORCED BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.

2.4 ONLY HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF THE BACK FACE OF WALL. COMPACTION SHALL BE ACHIEVED BY A LIGHTWEIGHT MECHANICAL TAMPER, ROLLER OR VIBRATORY SYSTEM. CARE SHALL BE EXERCISED DURING THE COMPACTION PROCESS TO AVOID MISALIGNMENT OF THE BLOCK UNITS.

2.5 REINFORCED BACKFILL MATERIAL DOES NOT REQUIRE DENSITY TESTING. COMPACTION FOR THIS TYPE OF MATERIAL SHALL CONTINUE UNTIL THERE IS NO EVIDENCE OF FURTHER COMPACTION, OR AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER. SHOULD THE SUBGRADE, FOR ANY REASON OR CAUSE, LOSE THE REQUIRED STABILITY OR FINISH, IT SHALL BE RECOMPACTED AND REFINISHED AT THE CONTRACTOR'S EXPENSE.

2.6 THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS ON-SITE AT ALL TIMES DURING CONSTRUCTION OF THE RETAINING WALL.

3.0 GEOGRID PLACEMENT

3.1 GEOGRID SHALL BE PLACED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

3.2 GEOGRID EMBEDMENT LENGTH (GEL) SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. GEOGRID EMBEDMENT LENGTH (GEL) IS MEASURED FROM THE FRONT FACE OF THE WALL EXTENDING TO THE TAIL OF THE GEOGRIDS.

3.3 GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THE DESIGNATED EMBEDMENT LENGTH(S).

3.4 TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID. A MINIMUM FILL THICKNESS OF SIX INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TURNING OF TRACKED VEHICLES SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND/OR THE GEOGRID.

3.5 RUBBER-TIRED VEHICLES MAY PASS OVER THE GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

3.6 UNIAXIAL GEOGRID SHALL BE ROLLED OUT WITH THE LONG AXIS OF THE APERTURES (MACHINE DIRECTION) PERPENDICULAR TO THE WALL FACE.

3.7 UNIAXIAL GEOGRIDS SHALL BE CUT NEXT TO THE CROSS-MACHINE DIRECTION BAR. THE CROSS-MACHINE DIRECTION BAR SHALL BE PLACED AND PULLED TAUT PRIOR TO FILL PLACEMENT.

3.8 A MINIMUM OF 3 INCHES OF FILL MATERIAL SHALL BE REQUIRED BETWEEN LAYERS OF UNIAXIAL GEOGRID AND FILTER FABRIC UNLESS OTHERWISE SHOWN.

3.9 NO CHANGES TO THE GEOGRID LAYOUT INCLUDING, BUT NOT LIMITED TO LENGTH, GEOGRID TYPE OR ELEVATION SHALL BE MADE WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF GEOSOLUTIONS INC.

4.0 BLOCK PLACEMENT

4.1 THE ALLOWABLE HORIZONTAL AND VERTICAL TOLERANCE FOR THE ERECTION OF THE WALLS SHALL BE LIMITED TO 1.5 inch IN 10.0 FEET OF LENGTH OR HEIGHT.

5.0 DRAINAGE

5.1 FOR WALLS NOT INCORPORATING FREE-DRAINING CRUSHED STONE BACKFILL, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACE A MINIMUM OF 2 PERCENT SLOPE AND A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE WALL CREST TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE WALL. GRADING SHALL BE PERFORMED AT THE END OF EACH WORK DAY.

5.2 AT THE END OF EACH WORKDAY, BACKFILL SURFACE SHALL BE COMPACTED WITH A SMOOTH WHEEL ROLLER TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL.

5.3 PERMANENT SURFACE WATER DIVERSION AND/OR COLLECTION SHALL BE AS REQUIRED AND PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE.

5.4 THE RETAINING WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE REINFORCED BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OF WATER (SEEPAGE). IF GROUND WATER IS ENCOUNTERED, GEOSOLUTIONS INC. SHALL BE CONTACTED IMMEDIATELY.

5.5 CARE SHALL BE TAKEN NOT TO CONTAMINATE THE GEOTEXTILE FABRIC AND/OR DRAINAGE STONE WITH FINE-GRAINED SOILS OR OTHER DELETERIOUS MATERIALS.

6.0 DESIGN PARAMETERS

6.1 DESIGN OF THE RETAINING WALLS IS BASED ON THE FOLLOWING PARAMETERS:

	EFFECTIVE FRICTION ANGLE	EFFECTIVE COHESION	MOIST UNIT WT
REINFORCED BACKFILL	34°	0 psf	120 pcf
RETAINED SOILS	30.0°	24 psf	125 pcf
FOUNDATION SOILS (LIMESTONE)	50.0°	36 psf	130 pcf

6.2 FACTORS OF SAFETY:

6.2.1 INTERNAL STABILITY:

	DESIGN	PROVIDED
MINIMUM FACTOR OF SAFETY FOR GEOGRID OVERSTRESS	= 1.5	= 1.59
MINIMUM FACTOR OF SAFETY FOR GEOGRID PULLOUT	= 1.5	= 11.31
MINIMUM FACTOR OF SAFETY FOR SLIDING AT LOWEST GEOGRID	= 1.5	= 1.84
SOIL–GEOGRID INTERACTION COEFFICIENT	= 0.7	
PERCENT COVERAGE OF GEOGRID	= 100	

6.2.2 EXTERNAL STABILITY:

MINIMUM FACTOR OF SAFETY FOR SLIDING AT BASE	= 1.5	= 1.88
MINIMUM FACTOR OF SAFETY FOR OVERTURNING	= 2.0	= 3.27

6.3 SURCHARGE LOADING = 250 psf

7.0 SPECIAL PROVISIONS

7.1 THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PARAMETERS, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 6.0.

7.2 LOCATIONS AND GEOMETRY OF EXISTING STRUCTURES AND GRADE ABOVE AND BELOW THE WALLS MUST BE VERIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

7.3 THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR REVIEWING AND VERIFYING THAT THE ACTUAL SITE CONDITIONS ARE AS DESCRIBED IN SECTION 6.0 PRIOR TO AND DURING CONSTRUCTION. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE ON-SITE TO ASSURE THE PROVISIONS IN THE CONSTRUCTION NOTES ARE FOLLOWED.

7.4 THE SOIL DESIGN PARAMETERS STATED IN SECTION 6.0 ARE BASED ON THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL ENGINEERING REPORT – MULTIFAMILY AND COMMERCIAL SWC OF N. VISTA RIDGE BOULEVARD AND E. WHITESTONE BOULEVARD CEDAR PARK, TEXAS" DATED APRIL 2023 PREPARED BY RONE ENGINEERING.

7.5 IF ANY ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THIS WALL, IMMEDIATELY CONTACT THE OWNER OR OWNER'S REPRESENTATIVE.

7.6 ANY REVISIONS TO DESIGN PARAMETERS STATED IN SECTION 6.0 OR STRUCTURE GEOMETRY SHALL REQUIRE DESIGN MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

7.7 THIS DESIGN IS VALID ONLY FOR THE CARLO AT VISTA RIDGE PROJECT, CEDAR PARK, TEXAS.

8.0 OWNER'S RESPONSIBILITIES

8.1 OWNER SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIREMENTS SET FORTH ON THESE DRAWINGS ARE MET. ASSIGNMENT OR DELEGATION OF RESPONSIBILITIES BY OWNER TO OWNER'S REPRESENTATIVE SHALL NOT RELIEVE OWNER OF RESPONSIBILITY OF CONFIRMING THAT ALL REQUIREMENTS SET FORTH HEREIN ARE MET.

8.2 OWNER (OR OWNER–DESIGNATED REPRESENTATIVES) RESPONSIBILITIES, AS DESCRIBED IN PREVIOUS SECTIONS OF THESE NOTES, SHALL INCLUDE:

8.2.1 PERMANENT SURFACE WATER DIVERSION (SECTION 5.0).

8.2.2 CONFIRMATION OF GEOMETRY AND LOADING CONDITIONS FOR AREAS ADJACENT TO WALL (SECTION 7.0).

8.2.3 ASSURING CONFORMITY WITH CONSTRUCTION DRAWINGS AND NOTES DURING CONSTRUCTION BY ON–SITE INSPECTION (SECTION 7.0).

REVISIONS

CAREY M. WITT 77259 REGISTERED PROFESSIONAL ENGINEER 10/30/23

THE CARLO AT VISTA RIDGE
RETAINING WALLS
CEDAR PARK, TEXAS
CONSTRUCTION NOTES

4417 BURLESON ROAD
AUSTIN, TEXAS 78744
Phone: 512-445-0796
www.geosolutionsinc.com
Reg. Eng. Firm #F-4189
GEOSOLUTIONS

Scale: NOT TO SCALE
Date: 10/30/23
Drawn by: JY
Project No.: GS23185

SHEET 1 OF 5

BURY DEPTH CHART FOR SITE WALLS

WALL HEIGHT "H"	DEPTH OF SOIL AT WALL FACE
0'–10'	12"
11'–17'	24"
18'–25'	30"

LIMESTONE BLOCK WALL TYPICAL CROSS–SECTION 3'–17' WALL HEIGHT
N.T.S.

GEOGRID SCHEDULE

HEIGHT OF WALL "H"	NO. OF LAYERS	GEOGRID EMBEDMENT LENGTH	GEOGRID TYPE
4.0'	2	5.0'	UX1400
5.0'	2	5.0'	UX1400
6.0'	3	5.0'	UX1400
7.0'	3	6.0'	UX1400
8.0'	4	6.5'	UX1400
9.0'	4	7.5'	UX1400
10.0'	5	8.0'	UX1400
11.0'	5	9.0'	UX1400
12.0'	6	10.0'	UX1400
13.0'	6	10.5'	UX1400
14.0'	7	11.5'	UX1400
15.0'	7	12.0'	UX1400
16.0'	8	13.0'	UX1400
17.0'	8	13.5'	UX1400

NOTES: 1) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL
2) MINIMUM 5' GEOGRID LENGTH
3) WALLS WITH "H"< 3.0' DO NOT REQUIRE GEOGRID

REVISIONS

CAREY M. WITT 77259 REGISTERED PROFESSIONAL ENGINEER 10/30/23

THE CARLO AT VISTA RIDGE
RETAINING WALLS
CEDAR PARK, TEXAS
TYPICAL CROSS–SECTION 3'–17'

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GEOSOLUTIONS

Scale: NOT TO SCALE
Date: 10/30/23
Drawn by: JY
Project No.: GS23185

SHEET 2 OF 5

LIMESTONE BLOCK WALL TYPICAL CROSS–SECTION 18'–25' WALL HEIGHT
N.T.S.

GEOGRID SCHEDULE

HEIGHT OF WALL "H"	NO. OF LAYERS	GEOGRID EMBEDMENT LENGTH
18.0'	8	14.5'
19.0'	9	15.5'
20.0'	9	16.0'
21.0'	10	17.0'
22.0'	11	18.0'
23.0'	12	18.5'
24.0'	13	19.5'
25.0'	14	20.0'

NOTES: 1) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL
2) MINIMUM 5' GEOGRID LENGTH
3) WALLS WITH "H"< 3.0' DO NOT REQUIRE GEOGRID

REVISIONS

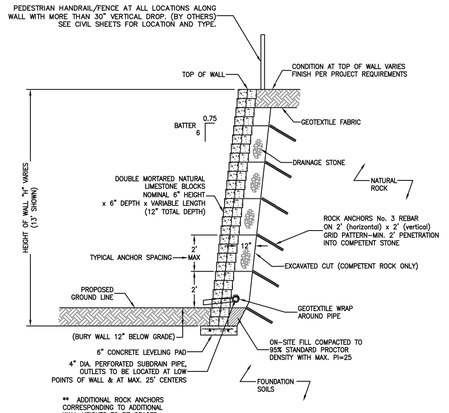
CAREY M. WITT 77259 REGISTERED PROFESSIONAL ENGINEER 10/30/23

THE CARLO AT VISTA RIDGE
RETAINING WALLS
CEDAR PARK, TEXAS
TYPICAL CROSS–SECTION 18'–25'

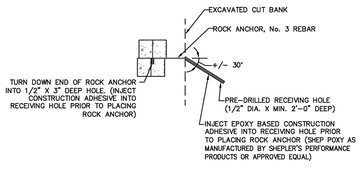
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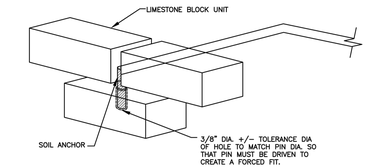
SHEET 3 OF 5



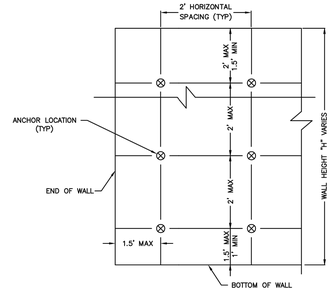
LIMESTONE BLOCK WALL TYPICAL CROSS-SECTION (CUT CONDITION)
N.T.S.



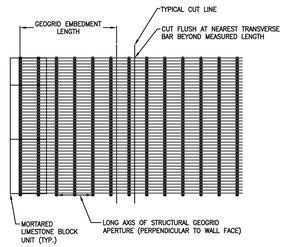
LIMESTONE BLOCK TO CUT BANK CONNECTION DETAIL (ROCK ANCHOR)
N.T.S.



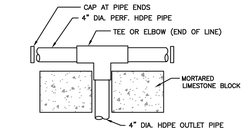
ISOMETRIC VIEW
N.T.S.



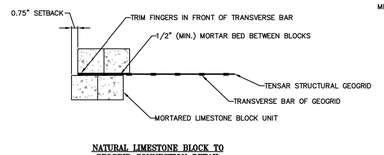
TYPICAL ANCHOR SPACING DETAIL
N.T.S.



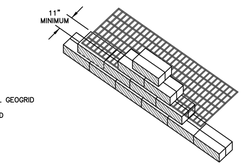
GEOGRID ORIENTATION DETAIL
N.T.S.



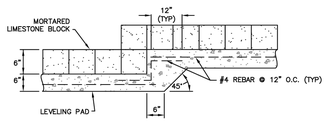
SUBDRAIN PIPE OUTLET DETAIL
N.T.S.



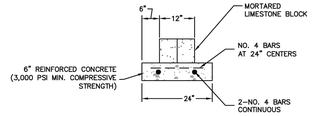
NATURAL LIMESTONE BLOCK TO GEOGRID CONNECTION DETAIL
N.T.S.



LIMESTONE BLOCK UNIT AND GEOGRID CONNECTION DETAIL
N.T.S.



TYPICAL SMALL LIMESTONE BLOCK MSE WALL LEVELING PAD STEP DETAIL
N.T.S.



TYPICAL SMALL LIMESTONE BLOCK MSE WALL LEVELING PAD DETAIL
N.T.S.

REVISIONS

CAREY M. MITT
77259
REGISTERED
PROFESSIONAL ENGINEER
10/30/23

THE CARLO AT VISTA RIDGE
RETAINING WALLS
CEDAR PARK, TEXAS
TYPICAL ANCHOR WALL SECTION

417 BURLESON ROAD
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GEOSOLUTIONS

Scale: NOT TO SCALE
Date: 10/30/23
Drawn by: JT
Project No.: 0523165
SHEET 4 OF 5

REVISIONS

CAREY M. MITT
77259
REGISTERED
PROFESSIONAL ENGINEER
10/30/23

THE CARLO AT VISTA RIDGE
RETAINING WALLS
CEDAR PARK, TEXAS
TYPICAL DETAILS

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GEOSOLUTIONS

Scale: NOT TO SCALE
Date: 10/30/23
Drawn by: JT
Project No.: 0523165
SHEET 5 OF 5

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.

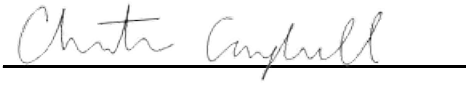
Signature

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: Christine Campbell

Date: 05/02/2025

Signature of Customer/Agent:



Regulated Entity Name: Highpoint at Vista Ridge

Project Information

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

   Contact Person: David Castilla
   Entity: GCP XXX, Ltd
   Mailing Address: 12750 Merit Drive, Suite 1175
   City, State: Dallas, Texas Zip: 75251
   Telephone: 972-671-9120 Fax: _____
   Email Address: dcastilla@gencappartners.com

5. Agent/Representative (If any):

Contact Person: Christine Campbell
Entity: HR Green Development TX, LLC
Mailing Address: 5508 Highway 290 West, Suite 150
City, State: Austin, TX Zip: 78735
Telephone: (512)872-6696 Fax: _____
Email Address: christine.campbell@hrgreen.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.

Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection.
Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

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: 377 units x 0.5 =188.5
☒ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 21.482 Acres

    Total disturbed area: 13.1 Acres

14. Estimated projected population: 377 units * 2.5 people/unit = 942.5 people

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	155,300	÷ 43,560 =	3.57
Parking		÷ 43,560 =	
Other paved surfaces	134,662	÷ 43,560 =	3.09
Total Impervious Cover	289,962	÷ 43,560 =	6.66

Total Impervious Cover 6.66 **÷ Total Acreage** 21.48 **X 100 =** 31.0**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek East Regional (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" = 30'.

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 FIRM Panel No. 48491C0470F (December 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.

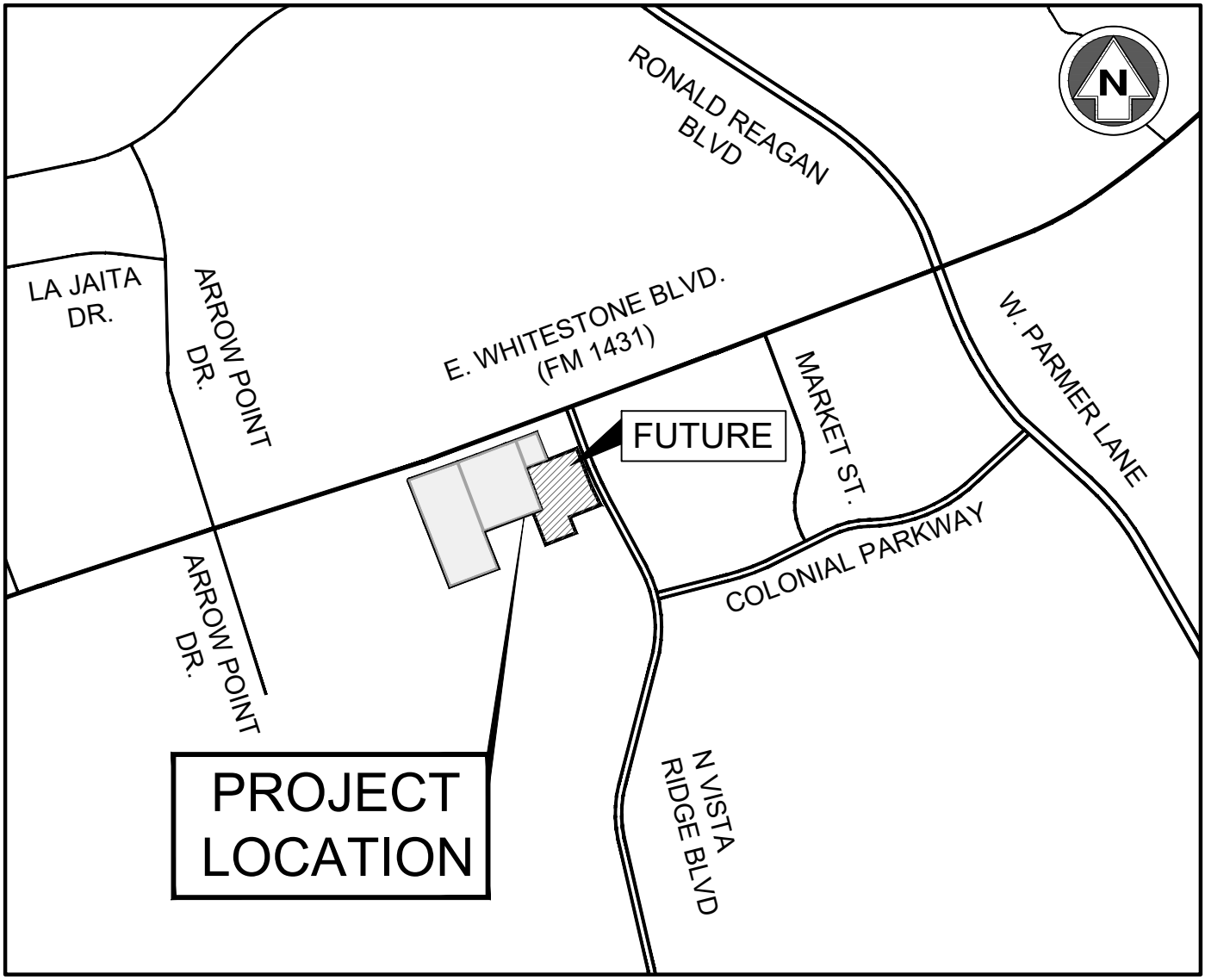
Administrative Information

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.



HRGreen.
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HIGHPOINT AT VISTA RIDGE

LOCATION MAP

P:\GenCap\vista ridge\03_ACAD\Plansish224301 COVER.dwg, May 01, 2025, 9:19 AM, ccampbell

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

The National Map
US Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES



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

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

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

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

LEANDER, TX
2022

NSN 7643016396981
NGA REF NO. USGSX24K25238

ATTACHMENT C – PROJECT NARRATIVE

Highpoint at Vista Ridge is a proposed mixed-use development which is part of a ±21.5-acre larger overall development. It is located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. This site is in the City of Cedar Park, Williamson County, and is located within the Edwards Aquifer Contributing Zone. This proposed multi-family and commercial development is primarily situated on Block A, Lot 3A (6.198 acres) and Lot 2A (1.043 acres) of the Highpoint at Vista Ridge Final Plat. It consists of a proposed 6-story residential apartment building and parking structure (with approximately 613,006 SF of gross building area, housing 377 apartment units and 611 garage parking spaces) and a proposed 1-story commercial building (with approximately 4,732 SF of gross building area for office and/or retail use). Private water, wastewater, and drainage improvements (including one underground detention pond and two JellyFish systems) and private drive aisles with parking are proposed to serve the development. To the west, Block A, Lot 4A is 8.362 acres of open space and parkland to be privately maintained with public access. This open space and parkland lot houses a 15' wide engineered vegetative filter strip. A future commercial area along N Vista Ridge Blvd will be developed on Block A, Lot 1A (5.879 acres).

The existing project site is primarily undeveloped with trees and brushes. A ridge roughly bisects the property, sending runoff east towards N Vista Ridge Blvd or northwest towards the floodplain. A portion of Lot 4A (8.362 acres of open space/parkland) is located within the boundaries of a FEMA 100-year floodplain (Zone AE) as defined by FEMA FIRM Panel No. 48491C0470F, dated December 20, 2019.

The proposed development results in an impervious cover of 31.0% and will have the associated runoff treated by two Jellyfish Filters (East-JF and West-JF), a permanent vegetative filter strip, and a temporary vegetative filter strip. Of the ±21.5 acres of the proposed the Highpoint at Vista Ridge property, there is approximately 6.66 acres of impervious cover. Based on the 80% TSS removal requirement by TCEQ, we need to provide 5,797 lbs. of TSS removal for the proposed development. As shown in the calculations, the Jellyfish Filters, permanent vegetative filter strip, and temporary vegetative filter strip satisfy the TSS removal requirement. The proposed West-JF was sized to remove the required 2,785 lbs. of TSS in the proposed condition. The West-JF will receive 3.43 acres of onsite flow with approximately 3.20 acres of impervious cover and provide 2,890 lbs. of TSS removal in the proposed condition. The proposed East-JF was sized to remove the required 2,472 lbs. of TSS in the proposed condition. The East-JF will receive 3.42 acres of onsite flow with approximately 2.84 acres of impervious cover and provide 2,565 lbs. of TSS removal in the proposed condition. The permanent vegetative filter strip, VFS-2, will receive 4.22 acres of onsite flow with approximately 0.40 acres of impervious cover and provide 433 lbs. of TSS removal in the proposed condition. The temporary vegetative filter strip, VFS-1, will receive 0.75 acres of onsite flow with approximately 0.10 acres of impervious cover and provide 104 lbs. of TSS removal in the proposed condition. The temporary vegetative filter strip will be replaced by the future development's water quality BMP. Approximately 0.12 acres of impervious cover is bypassing treatment. The proposed BMPs are overtreating to account for the bypass impervious cover.

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the construction site include the following:

- Soil erosion due to the clearing of the site for wastewater improvements.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Hydrocarbons from asphalt paving operations.
- Miscellaneous trash and litter from construction.

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the site after construction is completed include the following:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings.
- Dirt and dust from vehicles.
- Trash and litter.

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

A ridge roughly bisects the property, sending runoff east towards N Vista Ridge Blvd or northwest towards the floodplain. The slopes on the site range from mild along the ridge, to very steep on the central northern edge where a large ditch is located on the property. The western edge of the site is also very steep, where the site terrain starts to slope downward to the floodplain. The runoff will be captured by proposed grate inlets along the drive aisles then conveyed via storm sewers to the proposed Jellyfish Filters. The proposed development results in an impervious cover of 31.0% and will have the associated runoff treated by two Jellyfish Filters (East-JF and West-JF), a permanent vegetative filter strip, and a temporary vegetative filter strip. Of the ±21.5 acres of the proposed the Highpoint at Vista Ridge property, there is approximately 6.66 acres of impervious cover. Based on the 80% TSS removal requirement by TCEQ, we need to provide 5,797 lbs. of TSS removal for the proposed development. As shown in the calculations, the Jellyfish Filters, permanent vegetative filter strip, and temporary vegetative filter strip satisfy the TSS removal requirement. The proposed West-JF was sized to remove the required 2,785 lbs. of TSS in the proposed condition. The West-JF will receive 3.43 acres of onsite flow with approximately 3.20 acres of impervious cover and provide 2,890 lbs. of TSS removal in the proposed condition. The proposed East-JF was sized to remove the required 2,472 lbs. of TSS in the proposed condition. The East-JF will receive 3.42 acres of onsite flow with approximately 2.84 acres of impervious cover and provide 2,565 lbs. of TSS removal in the proposed condition. The permanent vegetative filter strip, VFS-2, will receive 4.22 acres of onsite flow with approximately 0.40 acres of impervious cover and provide 433 lbs. of TSS removal in the proposed condition. The temporary vegetative filter strip, VFS-1, will receive 0.75 acres of onsite flow with approximately 0.10 acres of impervious cover and provide 104 lbs. of TSS removal in the proposed condition. The temporary vegetative filter strip will be replaced by the future development's water quality BMP. Approximately 0.12 acres of impervious cover is bypassing treatment. The proposed BMPs are overtreating to account for the bypass impervious cover.

The existing runoff coefficient for Highpoint at Vista Ridge site is 0.02 (0% impervious cover) and the proposed runoff coefficient is 0.26 (31.0% impervious cover). Detailed existing and proposed flow data for the points of interest are provided on the drainage plan as part of the construction documents submitted with this application.

ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

There is no upgradient, offsite flow that will be captured in Highpoint at Vista Ridge proposed storm infrastructure in the proposed condition.

ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

The runoff originating from the impervious cover on the site will be captured by a series of inlets running along all drive aisles. This flow discharges directly into the Jellyfish Filters or vegetative filter strips. Refer to the attached Construction Plans for water quality treatment details.

ATTACHMENT L – BMPS FOR SURFACE STREAMS

There are no surface streams on the site. The runoff originating from the impervious cover on the site will be captured by a series of inlets running along all drive aisles. This flow discharges directly into the Jellyfish Filters or vegetative filter strips. Refer to the attached Construction Plans for water quality treatment details.

ATTACHMENT M – CONSTRUCTION PLANS

Construction plans are attached.

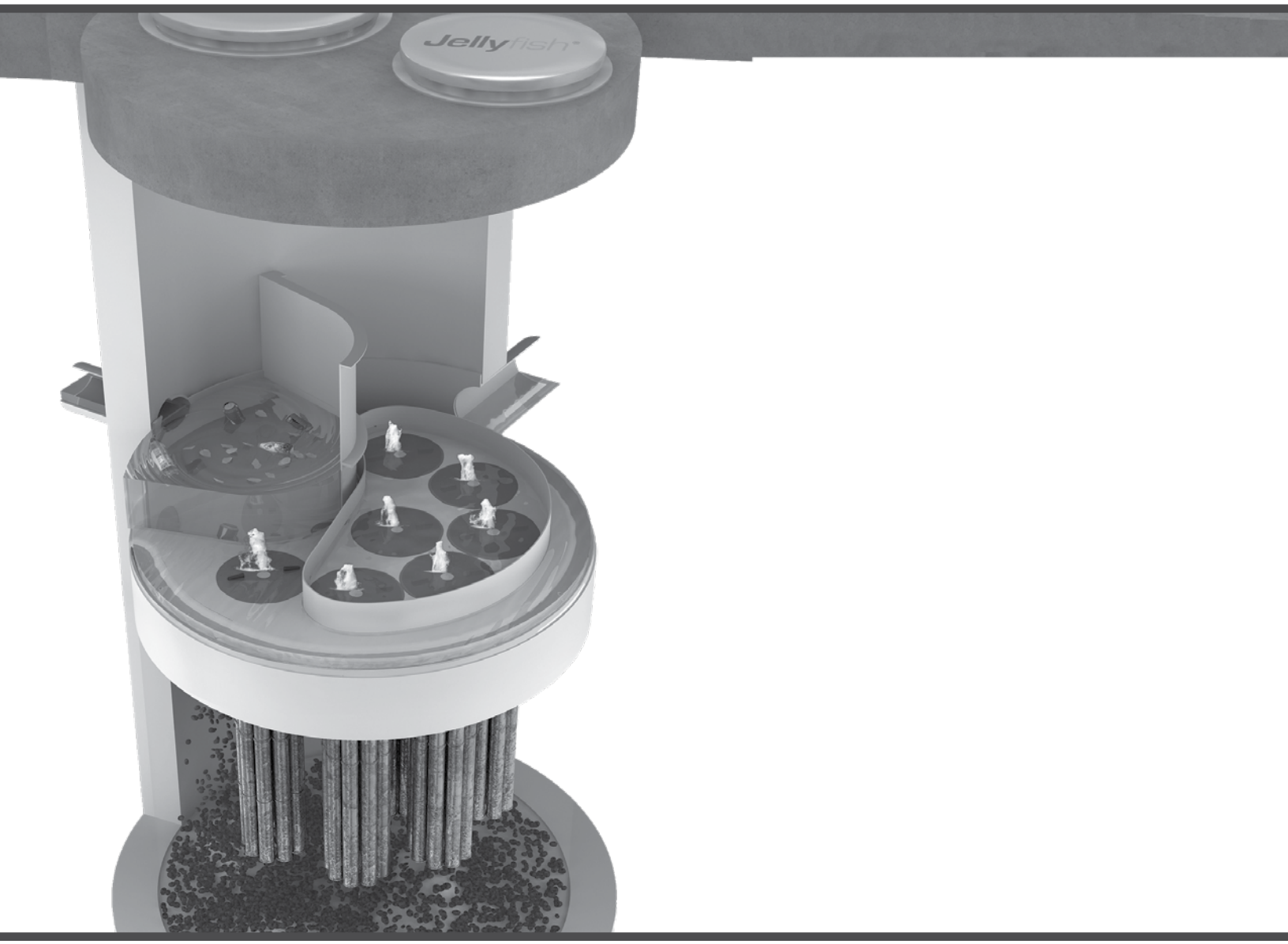
ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

There are no surface streams on the site. However, the site conveys stormwater to the Jellyfish Filters or vegetative filter strips before discharging to Spanish Oak Creek and Brushy Creek.

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter Maintenance Guide



Jellyfish®

JELLYFISH® FILTER
INSPECTION & MAINTENANCE GUIDE

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

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Cartridge Assembly & Cleaning.....5

Inspection Process 7

1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

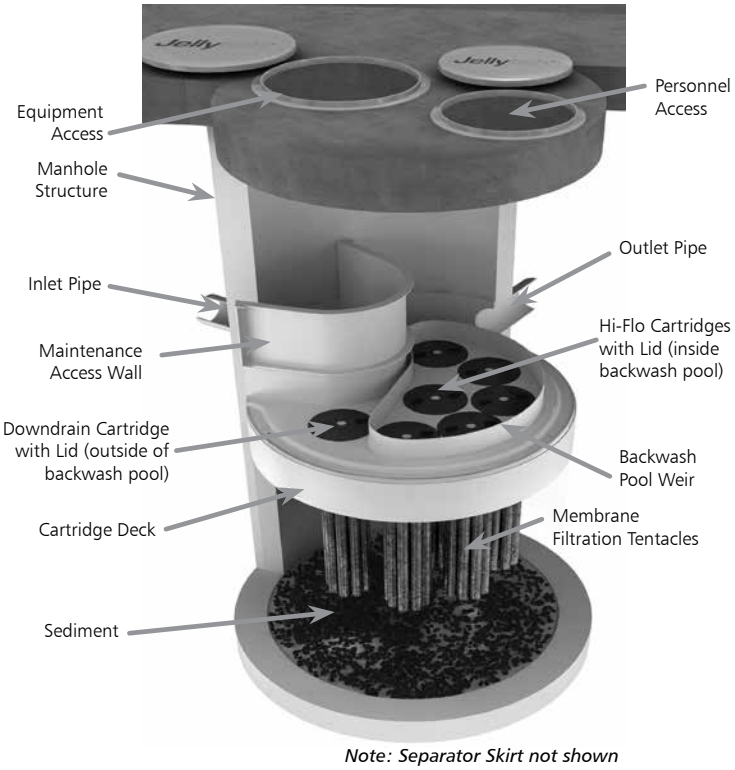
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

3.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

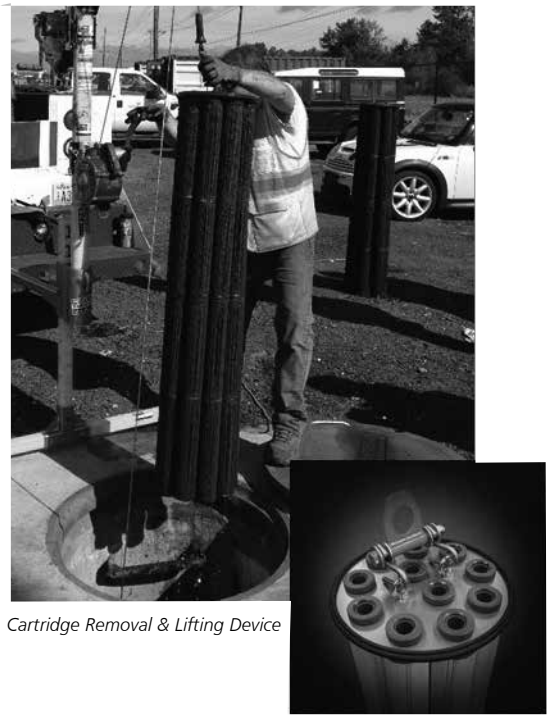
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



Cartridge Removal & Lifting Device

2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.

4. Collected rinse water is typically removed by vacuum hose.
5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



Vacuuming Sump Through MAW

3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.



Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. ***Caution: Do not force the cartridge downward; damage may occur.***
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

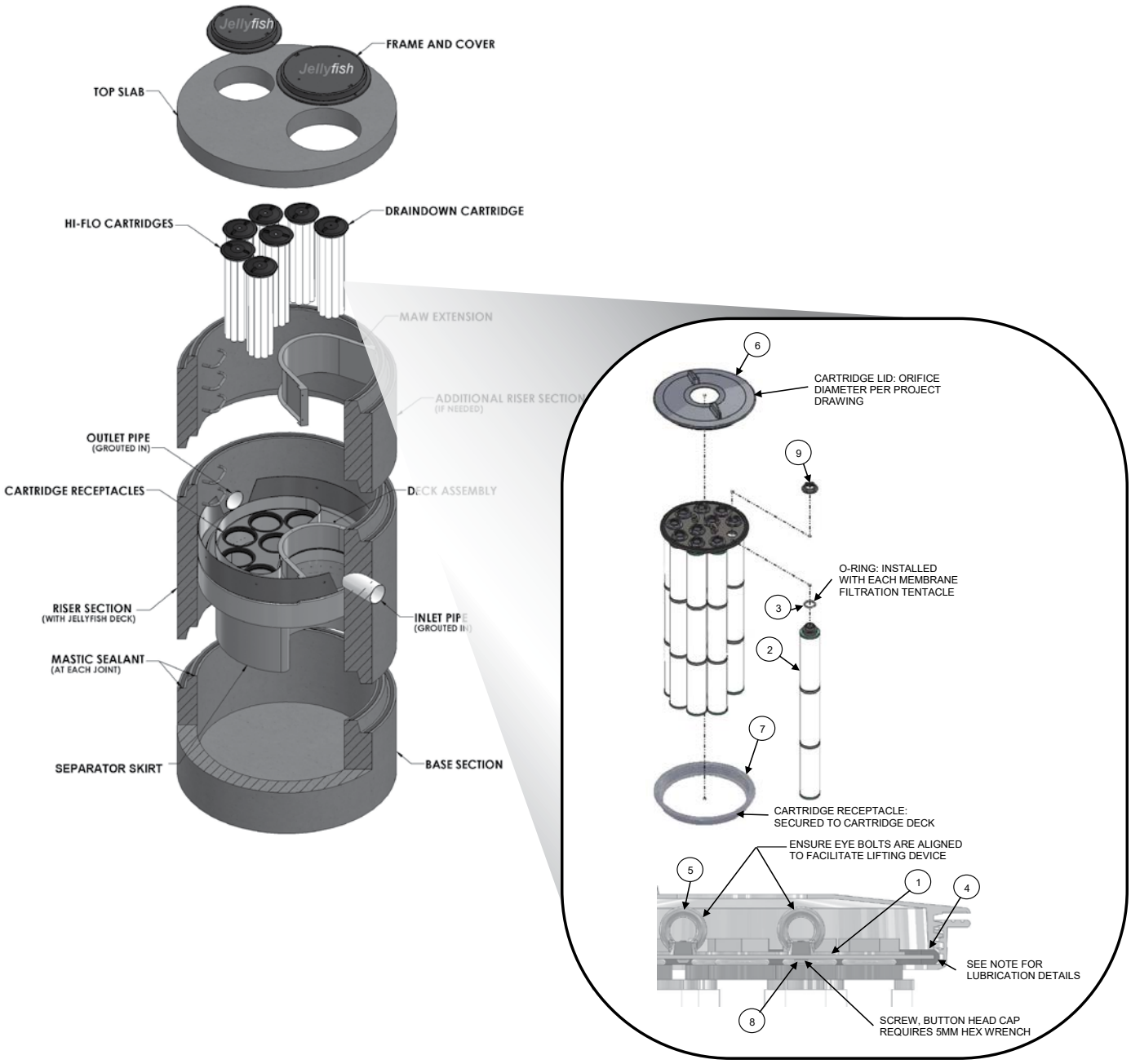


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lide (ITem 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner:				Jellyfish Model No:		
Location:				GPS Coordinates:		
Land Use:	Commercial:		Industrial:		Service Station:	
	Roadway/Highway:		Airport:		Residential:	

Date/Time:						
Inspector:						
Maintenance Contractor:						
Visible Oil Present: (Y/N)						
Oil Quantity Removed:						
Floatable Debris Present: (Y/N)						
Floatable Debris Removed: (Y/N)						
Water Depth in Backwash Pool						
Draindown Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Draindown Cartridges: (Y/N)						
Hi-Flo Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Hi-Flo Cartridges: (Y/N)						
Sediment Depth Measured: (Y/N)						
Sediment Depth (inches or mm):						
Sediment Removed: (Y/N)						
Cartridge Lids intact: (Y/N)						
Observed Damage:						
Comments:						



Jellyfish®

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Support

- Drawings and specifications are available at www.conteches.com/jellyfish.
- Site-specific design support is available from Contech Engineered Solutions.
- Find a Certified Maintenance Provider at www.conteches.com/ccmp

800.338.1122
www.ContechES.com

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

BMP	West Jellyfish Filter
Responsible Party for Maintenance:	GCP XXX, Ltd
Address:	12750 Merit Drive, Suite 1175
City, State, Zip:	Dallas, TX 75251
Telephone Number:	(972) 671-9120

Signature of Responsible Party _____

03/29/2023

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

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

BMP	East Jellyfish Filter
Responsible Party for Maintenance:	GCP CP Commercial North, Ltd
Address:	12750 Merit Drive, Suite 1175
City, State, Zip:	Dallas, TX 75251
Telephone Number:	(972) 671-9120

Signature of Responsible Party

03/29/2023

STATE OF TEXAS
SHERVIN NOOSHIN
96807
LICENSED
PROFESSIONAL ENGINEER

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.

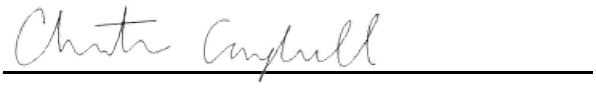
Signature

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: Christine Campbell

Date: 05/02/2025

Signature of Customer/Agent:



Regulated Entity Name: Highpoint at Vista Ridge

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: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A – SPILL RESPONSE ACTIONS

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses. Measures include reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the Owner and to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.
- Any reportable quantity hydrocarbon or hazardous material spill should be reported to the TCEQ at 512-339-2929 (Austin office) between 8 AM and 5 PM or at the following after hours, 24-hour toll free number 1-800-832-8224.

For a spill of Reportable Quantity:

- Initial notification. Upon the determination that a reportable discharge or spill has occurred, the responsible person shall notify the TCEQ as soon as possible and within 24 hours after the discovery of the spill or discharge at 512-339-2929 (Austin office) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224.
- Method of notification. The responsible person shall notify the agency in any reasonable manner including by telephone, in person, or by any other method approved by the agency. In all cases, the initial notification shall provide, to the extent known, the information listed in subsection (d) of Title 30, Part I, Chapter 327, Rule §327.3. Notice provided under this section satisfies the federal requirement to notify the State Emergency Response Commission in the State of Texas.
- Notification of local government authorities. If the discharge or spill creates an imminent health threat, the responsible person shall immediately notify and cooperate with local emergency authorities. The responsible party will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement its emergency management plan, which may include notifying and evacuating affected persons. In the absence of a local emergency authority, the responsible person shall take reasonable measures to notify potentially affected persons of the imminent health threat.
- As soon as possible, but no later than two (2) weeks after discovery of the spill or discharge, the Contractor shall reasonably attempt to notify the Owner (if identifiable) or Occupant of the property upon which the discharge or spill occurred as well as the occupants of any property that the Contractor believes is adversely affected.

More information on spill rules and appropriate responses is available on the TCEQ website at:
http://www.tceq.texas.gov /response/

Vehicle and Equipment Maintenance:

- If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- Always use secondary containment, such as drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
  - Place drip pans or absorbent materials under paving equipment when not in use.
  - Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
  - Promptly transfer used fluids to the proper waste or recycling drums. Do not leave full drip pans or other containers lying around.
  - Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over the waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
  - Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all of the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Once grading activities begin, erosion of bare soil during rainfall events is the most common source of contamination. Silt fences will be installed at the beginning of the grading operation to minimize the potential for transport of the soil offsite.

Asphalt products will be used on this project. After placement of asphalt, emulsion, or coatings, the applicant will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt curing time, the applicant should maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur.

During construction activities, potential sources of contamination would include petroleum products leaking from construction equipment. The contractor will be advised to keep the equipment in working order and report any spills per the spill response plan.

Other potential sources of contamination include hydraulic fluid and diesel fuel from mechanical equipment and vehicles, as well as paints and chemicals used on site. Any spills shall be handled according to the Spill Response Actions in **Attachment A**.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The first activity of construction will be to install the erosion control measures, consisting of silt fences, rock berm, inlet protection, stabilized construction entrances, a concrete truck washout, and a temporary spoils area. Temporary erosion control measures will remain in place throughout the duration of construction and will be required to be maintained by the contractor to ensure proper functionality, especially after storm events. All disturbed areas to remain pervious will be vegetated using the procedures detailed in the construction plans and all temporary erosion control measures will be removed upon revegetation. Construction activities associated with this application is expected to disturb approximately 13.1 acres of the site.

Major Construction Activities and Sequencing:

The major construction activities for this project will include and be sequenced as follows:

1. Established Best Management Practices shall consist of the following: silt fencing, a temporary spoils area, a concrete truck washout pit, and temporary construction entrances (Estimated area to be disturbed = 0.72 Acres). These items are to remain and be maintained throughout all construction activities.

2. Initial site mass grading operation including right-of-way and first grading. (Estimated area to be disturbed = 8.94 Acres)
3. Installation of utilities including storm, water, and wastewater (Estimated area to be disturbed = 0.89 Acres).
4. Construction of street/driveway pavement including backfill behind curbs (estimated area to be disturbed = 2.57 Acres)
5. Construction (estimated area to be disturbed = 13.1 Acres).
6. Final soil stabilization for the site and removal of temporary BMPs once the soil has been stabilized.

The contractor is responsible for implementing and maintaining the storm water pollution prevention plan which includes maintaining all the necessary erosion controls throughout construction.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

As shown on the Construction Erosion Control Plans, temporary BMP practices and measures will include installing silt fences, rock berm, inlet protection, stabilized construction entrances, a concrete truck washout, and a temporary spoils area prior to beginning grading operations on the site. Temporary measures are intended to provide a method of slowing the upgradient flow, onsite flow or runoff from the construction site in order to allow sediment and suspended solids to settle out of the water. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features. As a temporary BMP, a silt fence will be installed to reduce pollutants. BMP measures utilized in this plan are intended to allow storm water to continue downstream after passing through for treatment.

Site Preparation:
The methodology for pollution prevention of all on-site stormwater will include a) the erection of silt fences along the downgradient boundary of the construction activities, b) installation of inlet protection at all inlets, c) installation of a stabilized construction entrance to reduce the dispersion of sediment from the site, and d) installation of a construction staging area.

Construction:
All installed erosion control measures will be inspected, and if necessary, repaired before any additional construction begins, as well as periodically throughout the construction process. The contractor will be responsible for all maintenance of erosion control measures, as well as the installation of all remaining on-site control measures, including the concrete truck washout, as necessary.

ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE

There are no sensitive features on-site.

ATTACHMENT F – STRUCTURAL PRACTICES

No flows toward exposed soils are anticipated and all runoff from the site will encounter a silt fence or rock berm before exiting the property.

ATTACHMENT G – DRAINAGE AREA MAPS

Refer to the construction plans attached.

ATTACHMENT H – TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls, such as silt fences, inlet protection, stabilized construction entrances, rock berm, and temporary vegetative filter strip will be used.

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

See construction plans included with this application submittal.

Temporary Best Management Practices (BMPs) and measures will be used during construction to prevent pollution of groundwater, surface water and naturally occurring environmental features. Silt fence, rock berm, inlet protection, stabilized construction entrances, concrete washout area, and a temporary spoils area will be installed prior to beginning construction and prior to commencement of any of the activities defined in the sequence of construction as ***Attachment C***. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. Weekly inspections will be documented in an inspection report. The inspection reports will document maintenance activities, sediment removal, and any modifications to the erosion and sedimentation controls. The perimeter fence shall be regularly monitored to ensure that the buffers remain no-construction zones until the site work has been completed and authorization has been granted by the engineer. Refer to the construction plans attached for specific controls and details.

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 run-off from the site, through the use of silt fences placed immediately downstream of disturbed areas and inlet protection at all inlets. To minimize destruction to any portion of the Contributing Zone, on-site perimeter silt fence will also be implemented for pertinent areas throughout the entirety of construction. The Contractor is expected to inspect the controls weekly and after significant rainfalls to ensure proper function. When silt accumulates six (6) inches in depth the Contractor shall promptly remove the silt from the controls.

BMPs and measures will prevent pollutants from entering surface streams or the aquifer by intercepting stormwater potentially carrying sediment and other pollutants. BMPs and measures will implement a stabilized construction entrance, a construction stockpiling/staging area, and a concrete washout area to help minimize pollutant run-off and erosion generated during construction. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid in controlling dust. BMPs will be implemented to limit/prevent contaminated inflow from entering surface streams or the aquifer. These practices are to include the following measures: the use of silt fence, vegetative buffer zones, and inlet protection. The fabricated silt fence barricade will provide help to reduce the likelihood of contaminated runoff from entering the aquifer. If any sensitive features are identified by TCEQ inspections, or during excavation or construction, measures appropriate to the sensitivity of the discovered feature will be enacted. No blasting is proposed.

<u>Temporary Erosion and Sedimentation Notes:</u>

1. The Contractor shall maintain, install erosion/sedimentation controls and tree/natural protective fencing prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls and tree/natural area protective fencing shall be in accordance with the TCEQ Technical Guidance Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. A pre-construction conference shall be held on-site with the Contractor, design engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation and tree/natural area protection measures and prior to beginning any site preparation work. The Contractor shall notify the Environmental Inspector at least three (3) days prior to the meeting date.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing engineer, environmental specialist or city arborist as appropriate. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

5. The Contractor is required to inspect the controls at weekly intervals and after significant rainfall events to ensure that they are functioning properly. The person(s) responsible for maintenance of controls shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. Prior to final acceptance by the City, haul roads and waterway crossing constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved soil disposal sites.
7. All work must stop if a void in the rock substrate is discovered, which is one (1) square foot in total area, blows air from within the substrate, and/or consistently received water during any rain event. At this time it is the responsibility of the project manager to immediately contact an Environmental Inspector for further investigation.
8. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.
9. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.
10. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the engineer. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the engineer.
11. Any dirt, mud, rocks, debris, etc., that is spilled, tracked, or otherwise deposited on any existing paved street shall be cleaned up immediately.

Dewatering Operations

1. Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP area under way, inspect weekly to verify continued BMP implementation.
2. Inspect BMPs subject to non-stormwater discharges daily while non-stormwater discharges occur.
3. Unit-specific maintenance requirements are included with the description of each technology.
4. Sediment removed during the maintenance of a dewatering device may be either spread onsite and stabilized, or disposed of at a disposal site.
5. Sediment that is commingled with other pollutants must be disposed of in accordance with all applicable laws and regulations.

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Contractors will ensure that existing vegetation is preserved where attainable and that disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to temporary seeding, permanent seeding, mulching, geotextiles, sodding, tree protection, preservation of natural vegetation and other appropriate measures. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days. Refer to the construction plans attached for the TCEQ Notes, the Existing Conditions, and the Erosion & Sedimentation Control Plan.

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

I David Castilla,
Print Name

President,
Title - Owner/President/Other

of GCP XXX, Ltd.,
Corporation/Partnership/Entity Name

have authorized Christine Campbell, P.E.
Print Name of Agent/Engineer

of HR Green Development TX, LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature JDC

4/15/25
Date

THE STATE OF Texas §

County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared David E Castella 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 15th day of April, 2025.

Rhonda R Tabor
NOTARY PUBLIC

RHONDA R. TABOR
Notary Public, State of Texas
Comm. Expires 09-19-2028
Notary ID 126667882

Rhonda R. Tabor
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-19-2028

To: Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
13100 Park 35 Circle, Building A
Austin, TX 78753

From: GCP CP Commercial North, Ltd.
12750 Merit Drive, Suite 1175
Dallas, TX 75251

Re: The Carlo at Vista Ridge - Applicant Authorization

To Whom It May Concern,

I, David Castilla, President, on the behalf of GCP CP Commercial North, Ltd., the owner of the 1.043-acre tract, deeded in Document No. 2022104064 of the Official Records of Williamson County, Texas do hereby authorize GCP XXX, Ltd., the applicant for the TCEQ Contributing Zone Plan, Modification, and Extension applications filed for the referenced property, to perform regulated activities related to said Permits including permitting, constructing, operating, maintaining temporary and permanent water quality controls, in accordance with said Permits upon approval by TCEQ.

Sincerely,

David Castilla, President

State of Texas §

County of Dallas §

Before ME, the undersigned authority, on this day personally appeared David E Castilla 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 15th day of April, 2025

RHONDA R. TABOR
Notary Public, State of Texas
Comm. Expires 09-19-2028
Notary ID 126667882

Rhonda R Tabor

NOTARY PUBLIC

Rhonda R Tabor

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-19-2028

MDL

To: Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
13100 Park 35 Circle, Building A
Austin, TX 78753

From: GCP CP Commercial South, Ltd.
12750 Merit Drive, Suite 1175
Dallas, TX 75251

Re: The Carlo at Vista Ridge - Applicant Authorization

To Whom It May Concern,

I, David Castilla, President, on the behalf of GCP CP Commercial South, Ltd., the owner of the 5.879-acre tract, deeded in Document No. 2022104065 of the Official Records of Williamson County, Texas do hereby authorize GCP XXX, Ltd., the applicant for the TCEQ Contributing Zone Plan, Modification, and Extension applications filed for the referenced property, to perform regulated activities related to said Permits including permitting, constructing, operating, maintaining temporary and permanent water quality controls, in accordance with said Permits upon approval by TCEQ.

Sincerely,

David Castilla, President

State of Texas §

County of Dallas §

Before ME, the undersigned authority, on this day personally appeared David E. Castella 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 15th day of April, 2025

Rhonda R. Tabor

NOTARY PUBLIC

RHONDA R. TABOR
Notary Public, State of Texas
Comm. Expires 09-19-2028
Notary ID 126667882

Rhonda R. Tabor

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-19-2028

NOL

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Highpoint at Vista Ridge

Regulated Entity Location: Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

Name of Customer: GCP XXX, Ltd

Contact Person: David Castilla Phone: 972-671-9120

Customer Reference Number (if issued):CN 606137362

Regulated Entity Reference Number (if issued):RN 111733267

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	21.482 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 4/15/25

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

TCEQ Core Data Form

TCEQ Use Only

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

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 606137362		RN 111733267

SECTION II: Customer Information

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

☐ New Customer ☒ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

GCP XXX, Ltd

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (*if applicable*)
0804575085	32084670085		

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

Government: ☐ City ☐ County ☐ Federal ☐ 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 ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

12750 Merit Drive
Suite 1175

City	State	ZIP	ZIP + 4
Dallas	TX	75251	

16. Country Mailing Information (*if outside USA*)

17. E-Mail Address (*if applicable*)
dcastilla@gencappartners.com

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(972) 671-9120		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

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

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency 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.*)

Highpoint at Vista Ridge

23. Street Address of the Regulated Entity: *(No PO Boxes)*	2300 E Whitestone Blvd							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Located southwest of the E Whitestone Blvd and N Vista Ridge Blvd intersection. Property IDs R031983, R635677, R502509, R502503, R502504 and R635682

26. Nearest City	**State**	**Nearest ZIP Code**
Cedar Park	TX	78613

27. Latitude (N) In Decimal:	30.530363		**28. Longitude (W) In Decimal:**	-97.793469	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	31	49.31N	97	47	36.49W

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)
1522	1542	236116	236220

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

Land development - Multi-family, mixed-use

34. Mailing Address:	**12750 Merit Drive**							
	Suite 1175							
	City	**Dallas**	**State**	**TX**	**ZIP**	**75251**	**ZIP + 4**	

35. E-Mail Address:	**dcastilla@gencappartners.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(972) 671-9120		**( ) -**

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	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

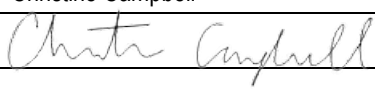
SECTION IV: Preparer Information

40. Name:	Christine Campbell	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 872-6696		**( ) -**	christine.campbell@hrgreen.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:	HR Green Development TX, LLC	**Job Title:**	Project Engineer
Name*(In Print)* **:**	Christine Campbell	**Phone:**	**(** 512 **)** 872-6696
Signature:		**Date:**	5/2/2025