CONTRIBUTING ZONE PLAN

J. Alexander's

Prepared For:

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Prepared By:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
AUSTIN, TEXAS

CEC Project 354-979

AUGUST 2025

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: J. Alexander's					**2. Regulated Entity No.:** 111830360				
3. Customer Name: 121 Acquisitions Company					**4. Customer No.:** 606193043				
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):**		2.675	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			N/A (Earthwork only)			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			S Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin X Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Michael Theone
Print Name of Customer/Authorized Agent MTheone 10/10/2025
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):	

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: Michael Theone

Date: 10/10/2025

Signature of Customer/Agent:

MTheone

Regulated Entity Name: J. Alexander's

Project Information

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

   Contact Person: Ron Lazenby
   Entity: 121 Acquisition Company, LLC
   Mailing Address: PO Box 3456
   City, State: Omaha, NE Zip: 68103
   Telephone: (972) 668-1515 Fax: _____
   Email Address: ron@grandscape.com

5. Agent/Representative (If any):

Contact Person: Michael Theone
Entity: Civil and Environmental Consultants Inc.
Mailing Address: 1221 S. MoPac Expressway, Suite 350
City, State: Austin, TX Zip: 78746
Telephone: (512) 439-0400 Fax: (512) 329-0096
Email Address: mtheone@cecinc.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.

The northwest corner of New Hope Dr. and Avenue of the Stars

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 2.675 Acres

Total disturbed area: 2.675 Acres

14. Estimated projected population: 20

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	9,690	÷ 43,560 =	0.22
Parking	68,713	÷ 43,560 =	1.58
Other paved surfaces	1,312	÷ 43,560 =	0.03
Total Impervious Cover	79,715	÷ 43,560 =	1.83

Total Impervious Cover 1.83 AC **÷ Total Acreage** 2.675 AC **X 100 =** 68.41 **% 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 Bushy Creek 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.

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

N/A 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" = 200 '.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Flood Zones adoped 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. [X] 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. [X] 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. [X] 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.

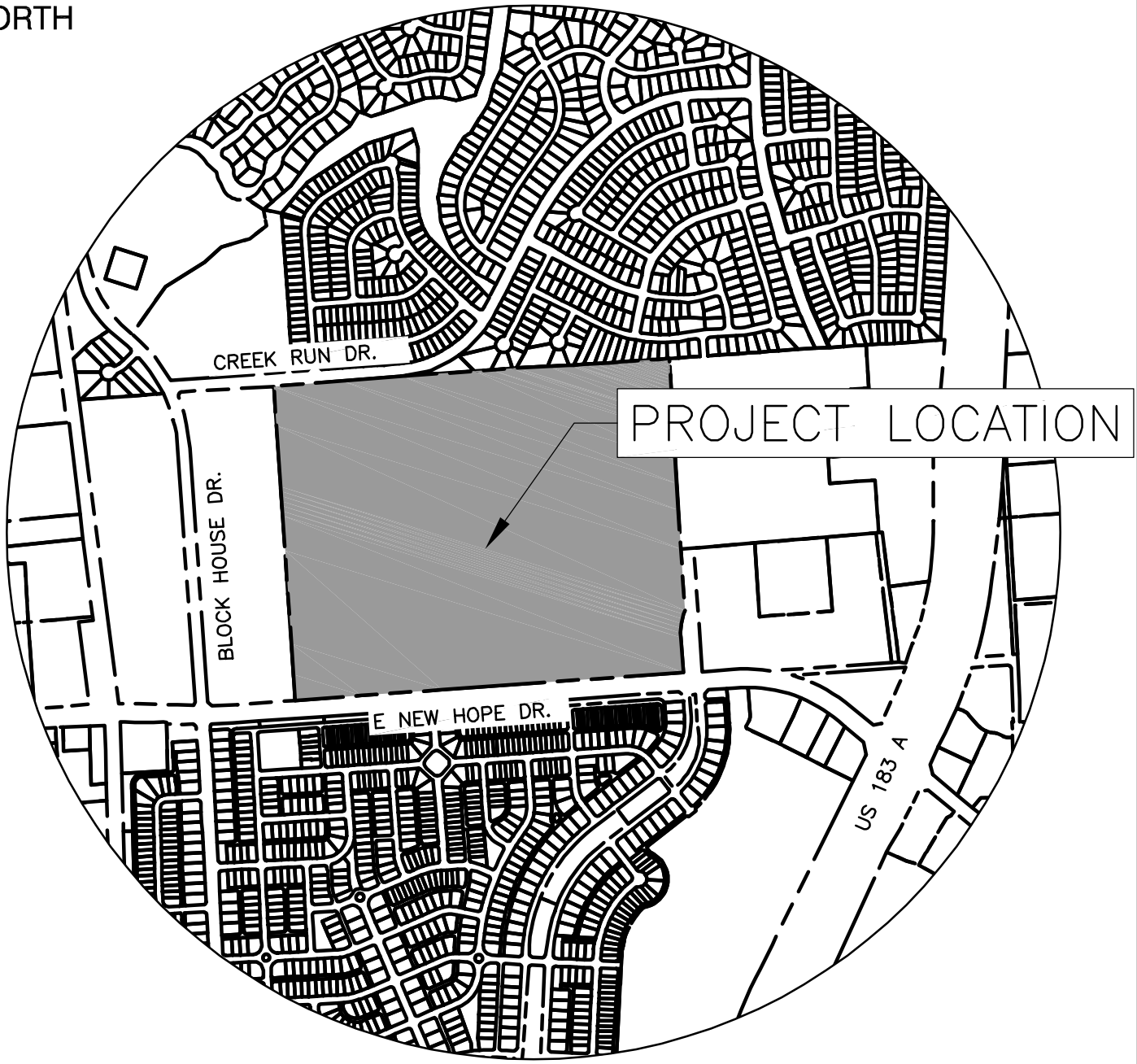
[X] The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A – ROAD MAP

NFM CEDARVIEW

CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TEXAS

NORTH



VICINITY MAP

SCALE IN FEET

0 1000 2000

Civil & Environmental Consultants, Inc.

1221 South MoPac Expressway · Suite 350 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered Engineering Firm F-38

NFM CEDARVIEW
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TX

VICINITY MAP

DRAWN BY:	QU	CHECKED BY:	SEB	APPROVED BY:	MT	FIGURE NO.:	EXH
DATE:	MAY 15, 2023	DWG SCALE:	1"=1000'	PROJECT NO:	331-715		

P:\330-000\331-715\-CADD\Dwg\EXHIBITS\VICINITY MAP.dwg{LAYOUT1} LS:(2/15/2024 - jdepwe) - LP: 2/15/2024 10:18 AM

ATTACHMENT B – USGS/EDWARDS RECHARGE ZONE MAP

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

The National Map US Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES

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

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

Imagery	NAIP, September 2016 - November 2016
Roads	U.S. Census Bureau, 2015 - 2019
Names	GNIS, 1979 - 2022
Hydrography	National Hydrography Dataset, 2002 - 2020
Contours	National Elevation Dataset, 2019
Boundaries	Multiple sources; see metadata file 2019 - 2021
Wetlands	FWS National Wetlands Inventory Not Available

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

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

SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

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

ROAD CLASSIFICATION

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

LEANDER, TX
2022

NSN 7643016396981
NGA REF NO. USGSX24K25238

ATTACHMENT C

Project Description

On behalf of SPB Hospitality, LLC, CEC is submitting development plans for the NFM CedarView Private development located at 750 E New Hope Dr in the City of Cedar Park city limits, Williamson County, Texas. The site is approximately 2.675 acres.

The proposed development consists of a commercial restaurant and one public lot, with roughly 9,690 SF of building space. This will include a restaurant with associated parking, drive aisles, utilities, and other items addressed in the site data table submitted with the SDP plan set concurrently with this submittal. The site will include 68.40% of impervious cover. The site lies within the Edwards Aquifer contributing zone and therefore a TCEQ Contributing Zone Plan is being submitted.

The TCEQ Contributing Zone Plan will utilize the following BMPs: UpFlo Filters and Rainwater Harvesting. The CZP application and BMPs have been designed for future development on this tract and includes a total of 1.83 acres of impervious cover (roughly 68.41%).

According to FEMA Panel No. 48491C0462F, dated December 20, 2019, no portion of the site lies within the 100 year floodplain.

The wastewater service for this area is the City of Cedar Park and flows from this site will be conveyed to the existing wastewater system located within E New Hope Dr to the south of the site. The wastewater service flows to the Brushy Creek Regional Wastewater Treatment Plant. The private wastewater system has been designed such that all flows within the pipe achieve a minimum velocity of 2.0 feet per second but will not exceed 10.0 feet per second. All vertical and horizontal bends in the gravity line will occur at proposed manholes spaced no more than 500 feet apart.

ATTACHMENT D

Factors Affecting Surface Water Quality

Possible factors that could affect ground water quality during construction:

Activities include sediment laden storm water and pollutants from construction materials and equipment including concrete, petroleum, oil, diesel, detergents, lubricants, fertilizers, lead-based paint, solvents, cleaners, concrete water, concrete curing compound, pipe joint lubrication and sanitary waste from onsite portable units.

Possible factors that could affect ground water quality post construction:

Activities include pollutants from oil, petroleum, and diesel spills, landscape fertilizers, concrete wash, solvent and cleaners.

ATTACHMENT E

Volume and Character of Stormwater

SPB Hospitality LLC will utilize onsite facilities for all water quality and detention purposes. These facilities will be constructed of sufficient size to effectuate the drainage and water quality requirements of the entire site. The contributing drainage area to the proposed system is 2.675 aces

Breakdown of drainage areas by lot with their associated existing/proposed conditions:

Impervious Cover Lot Accounting Table for J. Alexander							
Subdivision Lot	Drainage Area Acreage	Existing Land Use	Existing Impervious Cover (SF)	%	Proposed Land Use	Proposed Impervious Cover (SF)	%
6	2.675	Underdeveloped	0.00	0.00%	Restraunt	79,715	68.41%
Total	2.675	Total	--	0.00%	--	79,715	68.41%

ATTACHMENT F

Sustainability Letter from Authorized Agent

Wastewater will be treated at the City of Cedar Park Wastewater Treatment Facility; therefore, a Sustainability Letter from an Authorized Agent will not be necessary for this project.

ATTACHMENT G

Alternative Secondary Storage Method

There are no Aboveground Storage Tanks proposed for this site, therefore an alternative secondary containment method will not be necessary for the purposes of this development.

ATTACHMENT H

AST Containment Structure Drawing

There are no Aboveground Storage Tanks proposed for this site, therefore an alternative secondary containment method will not be necessary for the purposes of this development.

ATTACHMENT I

20% or Less Impervious Cover Waiver

The proposed impervious cover is more than 20%. Therefore, a waiver is not allowed.

ATTACHMENT J

BMPs for Upgradient Stormwater

There is no upgradient water to the BMPs.

ATTACHMENT K

BMPs for On-Site Stormwater

The SPB Hospitality Site Development plans propose constructing an onsite stormwater collection system that feeds into a Jellyfish Filters and a Rainwater Harvesting filtration system before being discharged into the Block House MUD and City of Cedar Park storm systems. The facilities have been designed under the rules and regulations set forth by TCEQ. All calculations have been included in the construction plans submitted under Attachment M.

ATTACHMENT L

BMPs for Surface Streams

There are no surface streams found on this site.

ATTACHMENT M

Construction Plans

Submitted under a separate cover.

ATTACHMENT N

Inspection, Maintenance, Repair and Retrofit Plan

Up-Flo Filters

Inspection, Maintenance, Repair and Retrofit Plan: Up-Flo Filters shall be inspected, maintained, repaired, and retrofitted per the Manufacture's Recommendations as outlined in the attached Up-Flo Filter Manhole Inspection and Maintenance Manual. Owner shall complete and keep in their permanent records the Up-Flo Filter Inspection and Maintenance Log for all inspections and maintenance activities.

Inspection and Maintenance of the Up-Flo Filters will be the responsibilities of the facility Owner, 121 Acquisition Company, LLC. in accordance with the following Up-Flo Filter Manhole Installations Inspection and Maintenance Manual and Up-Flo Filter Owner's Manual.

Retention/Irrigation

- Inspections: The irrigation system, including pumps, should be inspected, and tested (or observed while in operation) to assure proper operation at least 6 times annually. Two of these inspections should occur during or immediately following wet weather. Any leaks, broken spray heads, or other malfunctions with the irrigation system should be repaired immediately. In particular, sprinkler heads must be checked to determine if any are broken, clogged, or not spraying properly. All inspection and testing reports should be kept on site and accessible to inspectors.
- Sediment Removal: Remove sediment from splitter box, basin, and wet wells at least two times per year or when the depth reaches 3 inches.
- Irrigation Areas: To the greatest extent practicable, irrigation areas are to remain in their natural state. However, vegetation must be maintained in the irrigation area such that it does not impede the spray of water from the irrigation heads. Tree and shrub trimmings and other large debris should be removed from the irrigation area.
- Mowing: The upper stage, side slopes, and embankment of a retention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.

- Debris and Litter Removal: Debris and litter will accumulate near the basin pump and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the irrigation system.
- Erosion Control: The pond side slopes and embankment may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems.
- Nuisance Control: Standing water or soggy conditions in the retention basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

Responsible Party for Maintenance: 121 Acquisition Company, LLC
Attn: Ron Lazenby, Development Project Manager

Address: PO Box 3456

City, State, Zip: Omaha, NE 68103-0456

Signature of Responsible Party

ATTACHMENT O

Pilot-Scale Field Testing Plan

No Pilot-Scale Testing Plan is necessary.

ATTACHMENT P

Measures for Minimizing Surface Stream Contamination

There are no surface streams found on this site.

Stormwater Pollution Prevention Plan (SWP3) Template for the Construction General Permit

Site Name:	J. Alexander's
Address:	750 E. New Hope Drive, Cedar Park, TX 78604
RN:	111830360
Contact Name:	Michael Theone
Contact Information:	mtheone@cecinc.com

Prepared by
Program Support and Environmental Assistance Division

RG-639
May 2023

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How to Use This Template

If you are an operator of a small or large construction site subject to the Texas Pollutant Discharge Elimination System (TPDES) Construction General Permit (TXR150000, CGP) for stormwater discharges, use this document to help prepare a Stormwater Pollution Prevention Plan (SWP3). It is not intended for industrial facilities or facilities regulated by other wastewater permits.

It includes worksheets, links to applicable forms, references to regulations, record retention timeframes, and other technical guidance in each section. The worksheets are suggested templates to help you collect required information. You may print more copies of worksheets as needed. **Place records from your site in their appropriate section to keep them organized.**

Where to Find More Information

- Request records from TCEQ by contacting the **Central Records Section** at 512-239-2900 or cfrreq@tceq.texas.gov.
- Search for TCEQ forms[1] using a keyword, form number, or subject.
- See Part III of TXR150000[2] for a complete list of SWP3 requirements.
- Use our assistance tools[3] to help you follow permit requirements.

This document is a general guide to requirements for construction sites under the CGP. It does not replace the laws and regulations in the general permit, which take priority over any information supplied here.

Local governments and other state and federal agencies may have more rules and requirements. As the owner or operator of the site, you must ensure compliance with all applicable laws and regulations.

If you have questions or need more information about TXR150000 requirements, please refer to the Small Business and Local Government Assistance (SBLGA) webpage.[4] For more help, call our SBLGA Hotline at 800-447-2827 or email us at TexasEnviroHelp@tceq.texas.gov.

1. www.tceq.texas.gov/search_forms.html
2. www.tceq.texas.gov/downloads/permitting/stormwater/general/construction/2023-cgp-txr150000.pdf
3. www.tceq.texas.gov/assistance/water/stormwater/sw-construction.html
4. www.texasenvirohelp.org

Definitions

TXR150000 Part I. Definitions

Best Management Practices (BMPs): Schedules of activities, prohibitions of practices, maintenance procedures, structural controls, local ordinances, and other management practices to prevent or reduce the discharge of pollutants. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spills or leaks, sludge or waste disposal, or drainage from raw material storage areas.

Commencement of Construction: The initial disturbance of soils associated with clearing, grading, or excavation activities, as well as other construction-related activities (e.g., demolition, grubbing, stockpiling of fill material, placement of raw materials at the site).

Common Plan of Development: A construction activity that is completed in separate stages, separate phases, or in combination with other construction activities. A common plan of development (also known as a "common plan of development or sale") is identified by the documentation for the construction project that identifies the scope of the project, and may include plats, blueprints, marketing plans, contracts, building permits, a public notice or hearing, zoning requests, or other similar documentation and activities.

Construction Activity: Includes soil disturbance activities, including clearing, grading, excavating, construction-related activity (e.g., stockpiling of fill material, demolition), and construction support activity. This does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (e.g., the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing rights-of-way, and similar maintenance activities). Regulated construction activity is defined in terms of small and large construction activity.

a. **Small Construction Activity:** Construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than one (1) acre and less than five (5) acres of land. This also includes the disturbance of less than one (1) acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one (1) and less than five (5) acres of land. Small construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site.

b. **Large Construction Activity:** Construction activities that result in land disturbance of equal to or greater than five (5) acres of land. Also includes the disturbance of less than five (5) acres of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than five (5) acres of land. Large construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site.

Construction Support Activity: A construction-related activity that specifically supports construction activity, which can involve earth disturbance or pollutant-generating activities of its own, and can include, but are not limited to, activities associated with concrete or asphalt batch plants, rock crushers, equipment staging or storage areas, chemical storage areas, material storage areas, material borrow areas, and excavated material disposal areas. Construction support activity must only directly support the construction activity authorized under this general permit.

Control Measure: Any BMP, including structural and non-structural controls, or other method (including effluent limitations) used to prevent or reduce the discharge of pollutants to water in the state.

Dewatering: The act of draining accumulated stormwater or groundwater from building foundations, vaults, trenches, and other similar points of accumulation.

Discharge: For the purposes of this permit, the drainage, release, or disposal of pollutants in stormwater and certain non-stormwater from areas where soil disturbing activities (e.g., clearing, grading, excavation, stockpiling of fill material, and demolition), construction materials or equipment storage or maintenance (*e.g.*, fill piles, borrow area, concrete truck wash out, fueling), or other industrial stormwater directly related to the construction process (e.g., concrete or asphalt batch plants) are located.

Facility or Activity: For the purpose of this permit, referring to a construction site, the location of construction activity, or a construction support activity that is regulated under this general permit, including all contiguous land and fixtures (e.g., ponds and materials stockpiles), structures, or appurtenances used at a construction site or industrial site.

Final Stabilization: A construction site status where all soil disturbing activities at the site have been completed and a uniform (that is, evenly distributed, without large bare areas) perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, or gabions) have been employed.

Infeasible: not technologically possible, or not economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4): A separate storm sewer system owned or operated by the United States, a state, city, town, county, district, association, or other public body (created by or pursuant to state law) having jurisdiction over the disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, that discharges to surface water in the state.

Operator: The person(s) associated with a large or small construction activity that is either a primary or secondary operator as defined below –

Primary Operator: The person(s) associated with construction activity that meets either of the following two criteria:

a. The person(s) has on-site operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; or

b. The person(s) has day-to-day operational control of those activities at a construction site that are necessary to ensure compliance with a Stormwater Pollution Prevention Plan (SWP3) for the site or other permit conditions (e.g., they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Secondary Operator: the person or entity, often the property owner, whose operational control is limited to:

a. The employment of other operators, such as a general contractor, to perform or supervise construction activities; or

b. The ability to approve or disapprove changes to construction plans and specifications, but who does not have day-to-day on-site operational control over construction activities at the site.

Secondary operators must either prepare their own SWP3 or participate in a shared SWP3 that covers the areas of the construction site where they have control over the construction plans and specifications.

If there is not a primary operator at the construction site, then the secondary operator is defined as the primary operator and must comply with the requirements for primary operators.

Outfall: For the purpose of permit TXR150000, a point source at the point where stormwater runoff associated with construction activity discharges to surface water in the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels, or other conveyances that connect segments of the same stream or other water of the U.S and are used to convey waters of the U.S.

Point Source: Any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff (Title 40, Code of Federal Regulations, Section 122.2).[5]

Pollutant: (from Texas Water Code Section 26.001(13)[6]) Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, filter backwash, munitions,

5. www.ecfr.gov/current/title-40/chapter-I/subchapter-D/part-122/subpart-A/section-122.2
6. https://statutes.capitol.texas.gov/Docs/WA/htm/WA.26.htm

chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into any water in the state. This term does not include tail water or runoff water from irrigation or rainwater runoff from cultivated or uncultivated rangeland, pastureland, and farmland. For the purpose of permit TXR150000, the term “pollutant” includes sediment.

Temporary Stabilization: A condition where exposed soils or disturbed areas are provided a protective cover or other structural control to prevent the migration of pollutants. Temporary stabilization may include temporary seeding, geotextiles, mulches, and other techniques to reduce or eliminate erosion until either permanent stabilization can be achieved or until further construction activities take place.

Notes

Shared SWP3 Certification Signature Page

TXR150000 Part III

Operators of small and large construction activities must independently obtain TXR150000 authorizations but may work together with other regulated operators to prepare and implement a single, comprehensive shared SWP3. This SWP3 should clearly show which operator is responsible for completing each shared requirement of stormwater duties.

Review Primary and Secondary Operators under the Construction General Permit for Stormwater Discharges (TXR150000)[7] (RG-468) for more information on the different responsibilities between primary vs. secondary operators.

If this SWP3 is shared by more than one entity, all operators need to be named below:

Signature:	MTheone	Date:	10/10/2025
Print Name:	Michael Theone, P.E.		
Job Title:	Project Manager	TPDES#:	

Signature:		Date:	
Print Name:			
Job Title:		TPDES#:	

Signature:		Date:	
Print Name:			
Job Title:		TPDES#:	

Primary Operator(s):

Secondary Operator(s):

7. www.tceq.texas.gov/assets/public/comm_exec/pubs/rg/rg-468.pdf

Notes

General Site Information

Include

- General Site Information (see page 13)
- Schedule or Sequence of Major Grading Activities (see page 18)
- Acreage and Soil Type (see page 22)
- General Construction Location and Detailed Site Maps (see page 26)
- Site Description of Support Facilities (see page 30)
- Authorization Documents and Certifications (see page 34)

Instructions

Write a short description about all construction activities at your site, including information on soil type and any water bodies receiving discharges. Record the schedule or sequence of major grading activities. Develop general location and detailed site maps. Include copies of the Construction General Permit TXR150000 (or link to the current version on the TCEQ webpages), your authorization certificate, and other associated documents.

Updates and Recordkeeping

Keep this information up to date for your construction site. Update your SWP3 within seven days of any changes to site activities, processes, or characteristics.

Notes

General Site Information: Instructions

TXR150000 Part III Section F.1.a – b, and F.4.b - c

Describe Your Construction Activities

Write a short description about all construction activities at your site. Be as detailed as possible and include all construction activities that will disturb soil or generate pollutants. Include a description of construction and waste materials stored on-site. This part of your SWP3 should allow a TCEQ investigator or personnel conducting inspections, to read and understand the "what," "how," "where," and "when" of all construction activities taking place on-site.

List Potential Pollutants

Determine all potential pollutants generated on-site and list their source. See Table 1 below for examples of potential pollutants and pollutant sources.

Table 1. Examples of Potential Pollutants and Pollutant Sources

Potential Pollutants	Potential Pollutant Sources
Oil and grease from vehicles Mud from tires Paint/Stain Soaps/Solvents Stucco Cement Sediment from disturbed soil	Paving operations Concrete washout Paint and stucco washout Water disposal Solid waste disposal Dewatering operations

List Water Bodies Receiving Discharges

Your stormwater discharges may affect water quality. Identify bodies of water that might receive discharges from your site, provide their location, and note whether they are impaired. Provide a written description or use GPS coordinates to show the location of your stormwater discharges.

- Use our Surface Water Quality (Segments) Viewer[8] to find water bodies and segments downstream of your construction site.
- Check the Texas Integrated Report of Surface Water Quality[9] for a list of impaired water bodies.

8. www.tceq.texas.gov/gis/segments-viewer
9. www.tceq.texas.gov/waterquality/assessment

Discharges to water bodies with a total maximum daily load[10] (TMDL) are not permitted if they contain any pollutants the water is impaired by, unless consistent with the EPA-approved TMDL.

- Additional limitations, conditions, and requirements apply to these discharges.

Facilities located within the Edwards Aquifer Recharge or Contributing Zones may have additional requirements.

- See the Edwards Aquifer Protection Program[11] for more information.

10. www.tceq.texas.gov/waterquality/tmdl/nav/tmdlsegments#list-of-segments-with
11. www.tceq.texas.gov/permitting/eapp/program.html

Notes

General Site Information: Worksheet

Construction Start Date:

Provide a general description of the construction activity:

Provide a general description of construction materials and wastes stored on-site:

Construction Debris and Trash will be stored in on-site dumpsters.

Potential Pollutants	Source
Acid and Caustic Chemicals	**Construction/Equipment**
Antifreeze	**Construction/Equipment**
Fertilizer, Herbicides, and Pesticides	**Construction/Equipment**
Glue Adhesives	**Construction/Equipment**
Grease	**Construction/Equipment**
Hydrocarbons	**Construction/Equipment**
Lead Acid Batteries	**Construction/Equipment**
Sanitary and/or Solid Waste	**Construction/Equipment**
Windows/Glass	**Construction/Equipment**

Stormwater Discharge Location	Name of Receiving Water	Is the water impaired for any pollutants?
North of Site	Block House Creek	No
South of Site	Cottonwood Creek	No

Schedule or Sequence of Major Grading Activities: Instructions

TXR150000 Part III Section F.1.c and F.2.b.ii

Describe the Schedule or Sequence of Major Activities

Write a short description of the intended schedule or sequence of major construction activities and construction support activities that will disturb soils for major portions of the site.

- Describe the project phase (time period) when the activity will occur.
- Estimate how many acres the activity will disturb.
- Describe where the activity will take place. It may be helpful to divide large construction sites into sections to better show where the activity will take place.
- Provide the name of who is responsible for this part of the project.
- Describe the activity (e.g., clearing, excavating, grading, and structure construction).

Notes

Schedule or Sequence of Major Grading Activities: Worksheet

Construction Phase Number:	
Projected Start Date:	**Projected End Date:**
Acreage Disturbed: 2.675	**Location:**
Responsible Party: NFM CedarView	

Description of activity disturbing the soil:

Installing sediment and erosion controls.

Construction Phase Number:	
Projected Start Date:	**Projected End Date:**
Acreage Disturbed: 2.675	**Location:**
Responsible Party: NFM CedarView	

Description of activity disturbing the soil:

Clearing, grubbing and grading

Notes

Acreage and Soil Type: Instructions

TXR0150000 Part III Section F.1.d – e

Provide Acreage of Site and Supporting Activities

Record the number of acres of the whole property and the total number of acres where construction activities and construction support activities occur.[12] The total number of acres where construction activities occur is the area under the control of the operator.

Construction support activities include:

- Equipment staging or storage areas.
- Construction materials staging or storage areas.
- Chemical storage areas.
- Areas where concrete or asphalt batch mixing plants or rock crushers will be located.
- Vehicle repair or fueling areas.

Identify Soil Type Information

Data about the soil type or quality of discharge at the site must be included in your SWP3. Soil description may include approximate percentage of rock, soil, sand, and clay.

Discharge descriptions may include terms such as “silty,” “suspended solids,” or “sandy” and should agree with the soil type that you described. To accurately describe site discharge, you may need to visually inspect a sample collected of your discharge during a storm event.

If you are unsure of your site’s soil type, you can use USDA’s Web Soil Survey Tool.[13].

12. The acreages of the whole property and where construction and construction activities occur may be different from each other.
13. https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

Notes

Acreage and Soil Type: Worksheet

Total Acreage of Project Property: 2.675

Total Acreage of Disturbed Soil: 2.675

Provide a description of soil type at the project site:

CfB - Crawford clay, DoC - Doss silty moist clay, FaA - Fairlie clay, DnB - Denton silty clay, EeB - Eckrant stony clay, FaB - Fairlie clay.

All Hydrologic Soil Group: D

Notes

General Construction Location and Detailed Site Maps: Instructions

TXR150000 Part III Section F.1.f – g, n, and Part VI

Develop Maps of Your Construction Site

Your maps must include all elements required by the permit and be easy to read and interpret. Table 2 on the next page summarizes these requirements.

On one map, show the general location of the construction site within a city or county. The general location map may be copied from:

- A city or county map.
- Downloaded from a map website.
- Photocopied from any map that will show where your site is in relation to the surrounding area.

Your other map(s) must show detailed information about your site. For sites within a larger common plan of development, clearly show your area(s) of control within the larger plan. You can create a single detailed site map, but we encourage you to use multiple maps to avoid overcrowding and increase readability. See Figure 1 for an example of a detailed site map.

Table 2. Basic Map Requirements for SWP3s

Map Type	Include
General Location Map	• The general location of your construction site (circle or highlight) • A compass
Detailed Site Map(s)	• Property boundary(ies) • Drainage patterns and approximate slopes predicted before and after major grading activities • Areas where soil disturbance will occur (note any phasing), including demolition activities • Locations of all controls and buffers, either planned or in place • Location where temporary or permanent stabilization practices are expected to be used • Locations of construction support activities, including those off-site • Surface waters either at, adjacent, or near the site[14] Indicate whether the waters are impaired • Locations where stormwater discharges from the site directly to surface water body or a municipal separate storm sewer system • Vehicle wash area • Designated points on the site where vehicles will exit onto paved roads[15] • Concrete wash out area

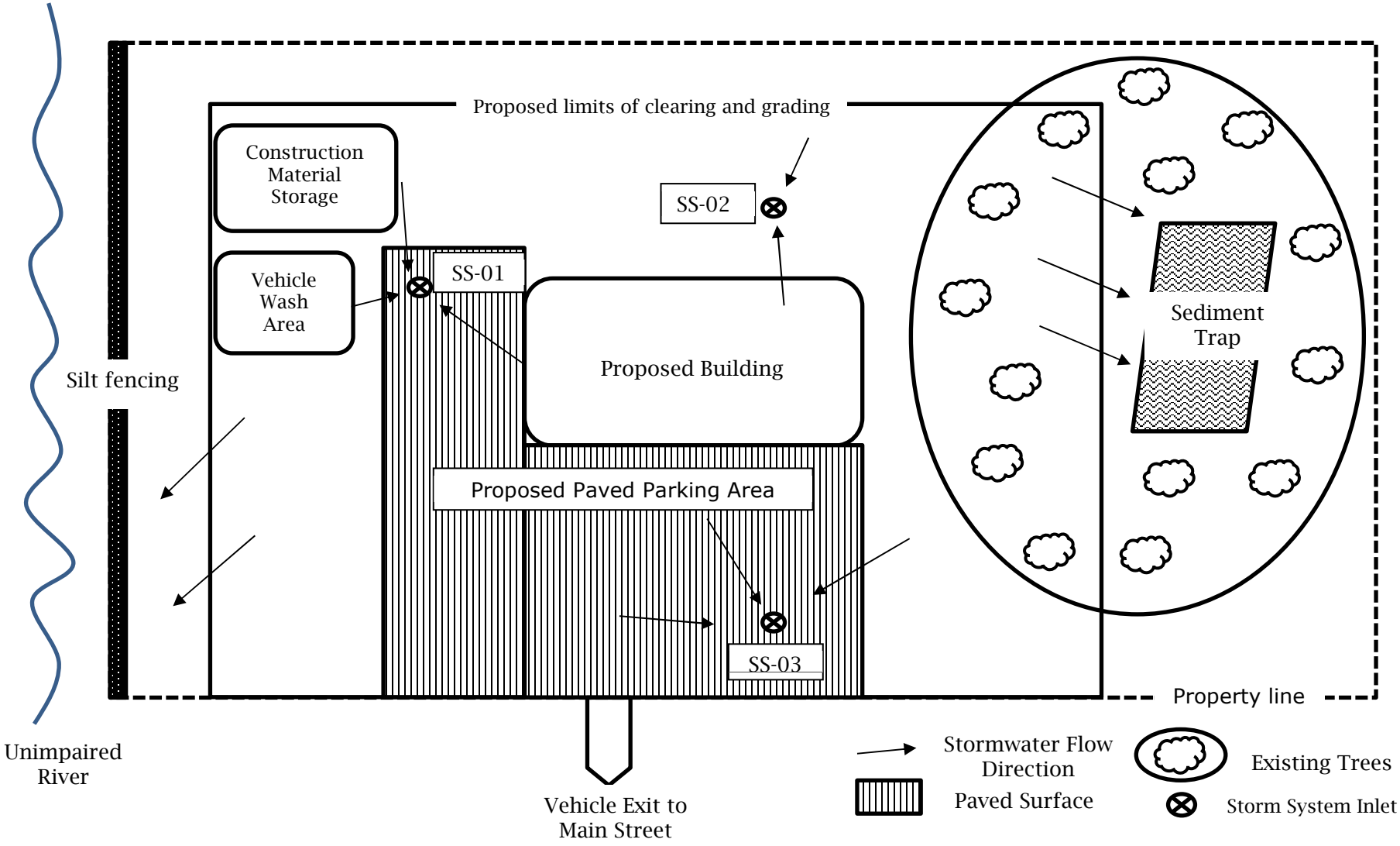
14. This includes any receiving waters within the site and all receiving waters within one mile downstream of the site's discharge point(s).
15. For instance, this applies to construction transition from unstable dirt areas to exterior paved roads.

Table 2. Basic Map Requirements for SWP3s

Map Type	Include
General Location Map	• The general location of your construction site (circle or highlight) • A compass
Detailed Site Map(s)	• Property boundary(ies) • Drainage patterns and approximate slopes predicted before and after major grading activities • Areas where soil disturbance will occur (note any phasing), including demolition activities • Locations of all controls and buffers, either planned or in place • Location where temporary or permanent stabilization practices are expected to be used • Locations of construction support activities, including those off-site • Surface waters either at, adjacent, or near the site[14] Indicate whether the waters are impaired • Locations where stormwater discharges from the site directly to surface water body or a municipal separate storm sewer system • Vehicle wash area • Designated points on the site where vehicles will exit onto paved roads[15] • Concrete wash out area

14. This includes any receiving waters within the site and all receiving waters within one mile downstream of the site's discharge point(s).
15. For instance, this applies to construction transition from unstable dirt areas to exterior paved roads.

Figure 1. Detailed Site Map Example

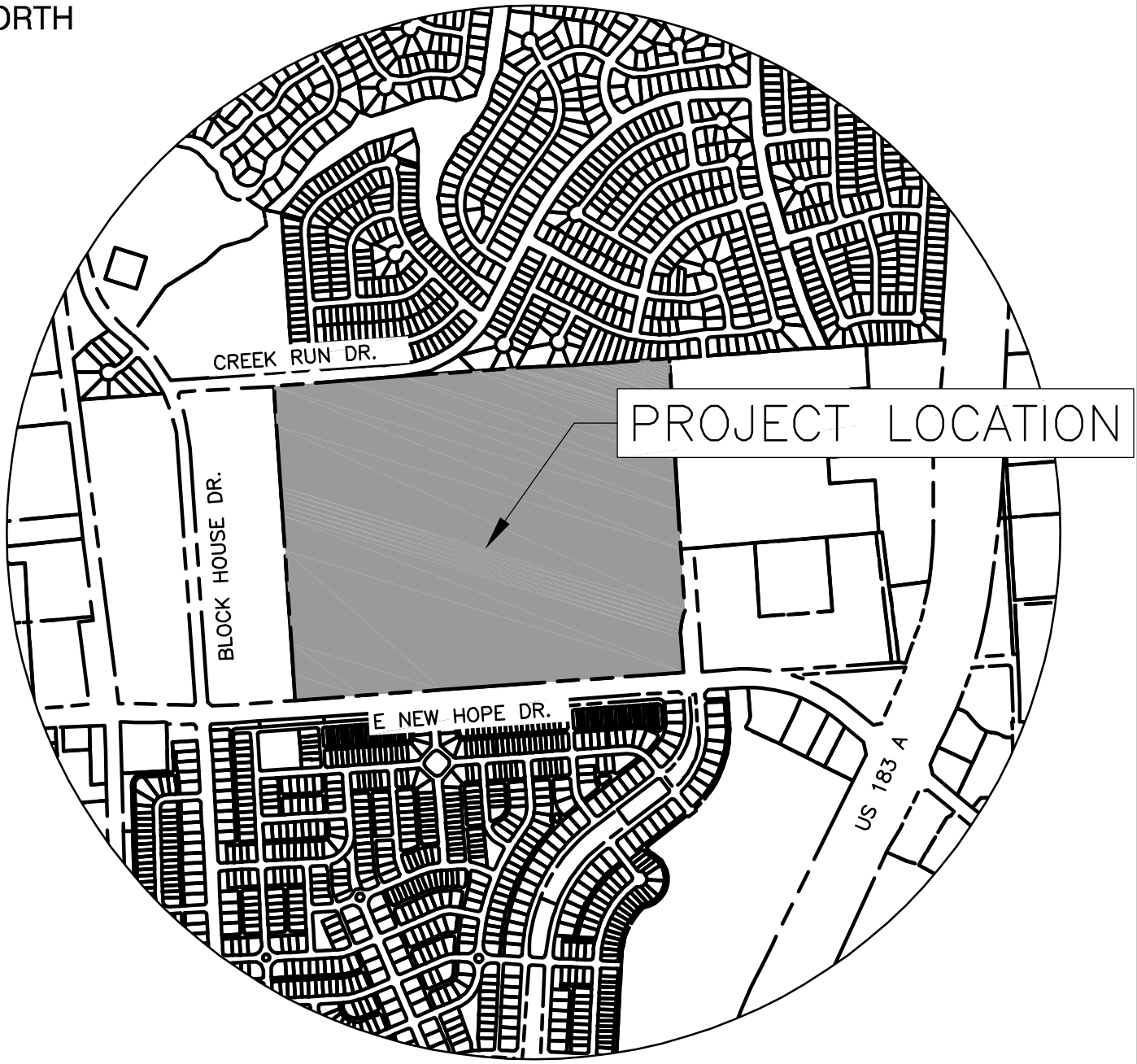


Notes

NFM CEDARVIEW

CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TEXAS

NORTH



VICINITY MAP

SCALE IN FEET

0 1000 2000

Civil & Environmental Consultants, Inc.

1221 South MoPac Expressway · Suite 350 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered Engineering Firm F-38

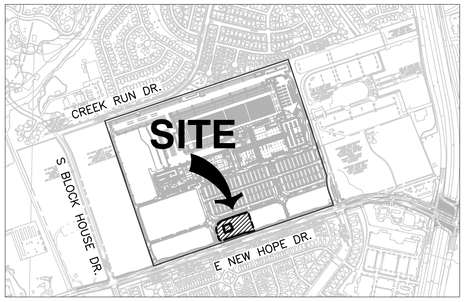
NFM CEDARVIEW
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TX

VICINITY MAP

DRAWN BY:	QU	CHECKED BY:	SEB	APPROVED BY:	MT	FIGURE NO.:	EXH
DATE:	MAY 15, 2023	DWG SCALE:	1"=1000'	PROJECT NO:	331-715		

P:\330-000\331-715\-CADD\Dwg\EXHIBITS\VICINITY MAP.dwg{LAYOUT1} LS:(2/15/2024 - jdepwe) - LP: 2/15/2024 10:18 AM

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS
750 E. NEW HOPE DRIVE



NORTH

VICINITY MAP
SCALE: 1"= 1000'

OWNER/TEAM INFORMATION

CIVIL ENGINEER & LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1221 S. MOPAC EXPRESSWAY, SUITE 350
AUSTIN, TX 78746
PH: (512) 439-0400

CONTACT: MICHAEL A. THEONE, P.E.

OWNER

121 ACQUISITION COMPANY LLC
700 S 72ND STREET
OMAHA, NE 68114
PH: (402) 392-3270

CONTACT: RYAN BLUMKIN

DEVELOPER

SBP HOSPITALITY, LLC
19219 KATY FWY, SUITE 500
HOUSTON, TX, 77094
PH: (502) 366-5259

CONTACT: MATT RALEIGH

ARCHITECT

HARRISON
14850 QUORUM DR, SUITE 450,
DALLAS, TX, 75254
PH: (972) 807-9257

CONTACT: LEE FORDHAM

LANDSCAPE ARCHITECT

BENKENDORFER+ASSOCIATES
2901 BEE CAVES RD, SUITE P
ROLLINGWOOD, TX, 78746
(512) 366-5259

CONTACT: DARYL BENKENDORFER

UTILITY COMPANIES

SANITARY SEWER SERVICE

CITY OF CEDAR PARK
2401 BRUSHY CREEK LOOP
CEDAR PARK, TX 78613
PHONE: (512) 401-5550

ELECTRIC SERVICE

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

TELECOMMUNICATION SERVICE

AT&T
PH: (866) 861-6075

WATER SERVICE

CITY OF CEDAR PARK
2401 BRUSHY CREEK LOOP
CEDAR PARK, TX 78613
PHONE: (512) 401-5550

GAS SERVICE

ATMOS ENERGY
3110 N INTERSTATE 35
ROUND ROCK, TX 78681
PH: (888) 286-6700

BENCHMARKS (NAVD88)

BENCHMARK A: MAG NAIL SET AT THE SOUTHWEST CORNER OF A CURB INLET APPROXIMATELY 25' WEST OF THE EASTERN PROPERTY LINE OF LOT 1.
ELEV.: 679.88'

BENCHMARK B: MAG NAIL SET IN THE MEDIAN CURB ISLAND APPROXIMATELY THE MIDDLE OF THE TAPER FOR THE WESTBOUND LEFT TURN LANE.
ELEV.: 676.23'

ELEVATIONS GIVEN ARE IN REFERENCE TO THE NAVD88 VERTICAL DATUM.

LEGAL DESCRIPTION

LOT 6 OF THE NFM CEDARVIEW RE-PLAT, 2.675 ACRES

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF THE FOLLOWING ON A ±2.675 ACRE TRACT: ONE (1) BUILDING PROPOSED FOR RESTAURANT USE TOTALING 9,457 SQUARE FEET, AND THE ASSOCIATED PARKING, STORMWATER, AND UTILITY IMPROVEMENTS.

SITE DEVELOPMENT SITE DATA

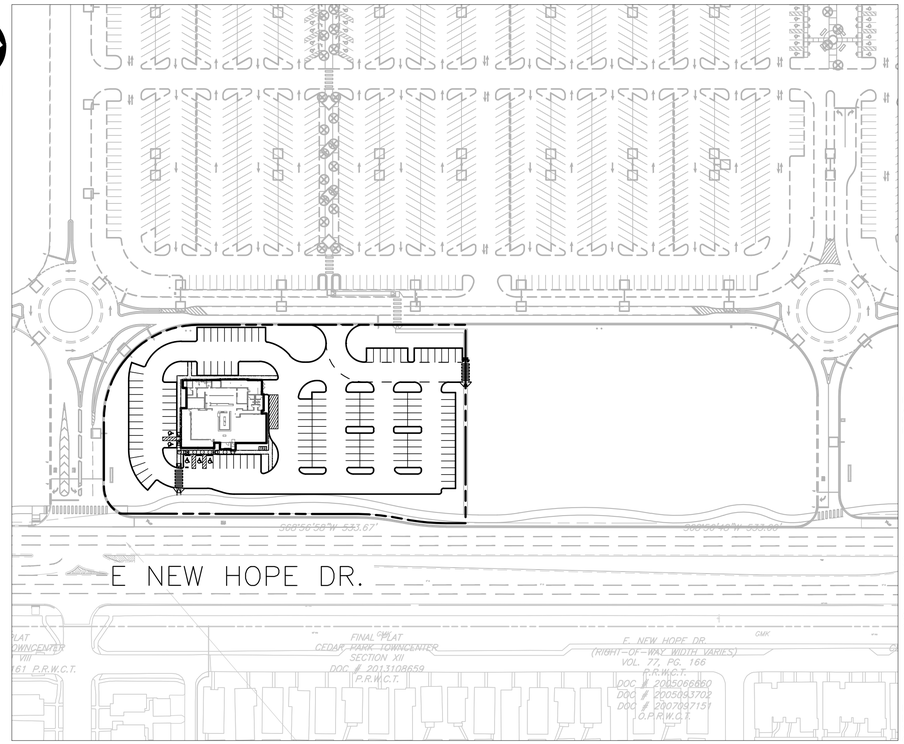
TOTAL AREA OF EX. LEASE TRACT: 2.675 ACRES
PRINCIPAL STREET: E NEW HOPE DR.
WATERSHED: BLOCKHOUSE/COTTONWOOD CREEK
WATERSHED REGULATION AREA: SUBURBAN CITY LIMITS

SITE DEVELOPMENT ZONING DATA

ZONING: PLANNED DEVELOPMENT-GENERAL BUSINESS (PD-GB)

	MIN
FRONT BUILDING SETBACK:	25'
INTERIOR SIDE SETBACK:	0'
STREET SIDE SETBACK:	25'
REAR TO PROPERTY LINE SETBACK:	5'
REAR TO STREET ROW SETBACK:	25'

NORTH



SITE MAP
SCALE: 1" = 100'

SHEET INDEX

NO	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES 1 OF 2
03	GENERAL NOTES 2 OF 2
04	PLAT 1 OF 7
05	PLAT 2 OF 7
06	PLAT 3 OF 7
07	PLAT 4 OF 7
08	PLAT 5 OF 7
09	PLAT 6 OF 7
10	PLAT 7 OF 7
11	EXISTING CONDITIONS & DEMOLITION PLAN
12	OVERALL SITE LAYOUT
13	SITE LAYOUT 1 OF 2
14	SITE LAYOUT 2 OF 2
15	SITE PLAN NOTES & DETAILS 1 OF 2
16	SITE PLAN NOTES & DETAILS 2 OF 2
17	FIRE PROTECTION PLAN
18	EROSION & SEDIMENTATION CONTROL PLAN
19	EROSION & SEDIMENTATION CONTROL DETAILS
20	OVERALL GRADING PLAN
21	GRADING PLAN 1 OF 2
22	GRADING PLAN 2 OF 2
23	EXISTING DRAINAGE AREA MAP
24	PROPOSED DRAINAGE AREA MAP
25	PROPOSED INLET MAP
26	PROPOSED INLET CALCULATIONS
27	STORM SEWER PLAN
28	OVERALL UTILITY PLAN
29	WASTEWATER LINE PLAN & PROFILE
30	WATERLINE PLAN & PROFILE
31	FIRELINE PLAN & PROFILE
32	IRRIGATION WATERLINE PLAN
33	UTILITY DETAILS 1 OF 2
34	UTILITY DETAILS 2 OF 2
35	REGIONAL POND PLAN 1 OF 10
36	REGIONAL POND PLAN 2 OF 10
37	REGIONAL POND PLAN 3 OF 10
38	REGIONAL POND PLAN 4 OF 10
39	REGIONAL POND PLAN 5 OF 10
40	REGIONAL POND PLAN 6 OF 10
41	REGIONAL POND PLAN 7 OF 10
42	REGIONAL POND PLAN 8 OF 10
43	REGIONAL POND PLAN 9 OF 10
44	REGIONAL POND PLAN 10 OF 10
45	ARCHITECTURE PLAN 1 OF 3
46	ARCHITECTURE PLAN 2 OF 3
47	ARCHITECTURE PLAN 3 OF 3
48	LANDSCAPE PLAN 1 OF 2
49	LANDSCAPE PLAN 2 OF 2

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.

SUBMITTED BY:

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
11/10/2025

I, MICHAEL THEONE, PE, DOES HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.

LIMITATION OF LIABILITY – CEC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS – ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. CEC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS – ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN – PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. CEC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

SITE PLAN NOTES

1. THIS PROJECT IS SUBJECT TO THE STANDARDS PURSUANT TO THE ADOPTED NEBRASKA FURNITURE MART PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE NO. Z13.23.02.23.E1.
2. 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.
3. NO SECTION OF THE SITE LIES WITHIN A FLOODPLAIN. REFERENCE FEMA MAP 48491C0462F DATED DECEMBER 20, 2019.
4. TCEQ EDWARDS AQUIFER PROTECTION PROGRAM ID. _____
5. TABS REGISTRATION NO. TABS2026004969.
6. THIS PROJECT IS BEING REVIEWED UNDER THE 2021 IFC.
7. TRASH COLLECTION, COMPACTION OR OTHER SIMILAR USES AND ENCLOSURES LOCATED WITHIN 500 FEET OF A MAJOR CORRIDOR SHALL BE LOCATED NO CLOSER TO THE DESIGNATED ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE.
8. OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING VEGETATIVE SCREEN WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.
9. CITY EMERGENCY CONTACT: PUBLIC WORKS DEPARTMENT 24/7 BY CALLING 512-401-5550.
10. CONTRACTOR 24-HOUR CONTACT: TED FITZMAURICE (512)-538-4728.
11. ALL REQUIRED EASEMENTS (DRAINAGE, FLOODPLAIN, WATER, WASTEWATER, UTILITY, ACCESS, AND SIDEWALK) WILL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (CO), INCLUDING A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO).

ORIGINAL APPROVAL DATE: ##/##/####

REVISIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE
1							
2							
3							
4							

IMPERVIOUS COVER

DRIVEWAYS IN RIGHT OF WAY, PUBLIC SIDEWALK, STREETS, CURB & GUTTER	1312
PARKING, PRIVATE SIDEWALK, PRIVATE STREETS	68713
PROPOSED BUILDING FOOTPRINT	9457
TOTAL AREA OF DISTURBANCE	105215
TOTAL IMPERVIOUS COVER	79482

SITE INFORMATION:

OWNER: 121 ACQUISITION COMPANY, LLC ADDRESS: 700 S 72ND ST, OMAHA, NE 68114
PHONE: (402) 392-3270 ACREAGE: 2.675 AC TOTAL IMPERVIOUS COVER: 1.82 AC
LEGAL DESCRIPTION: LOT 6 OF THE NFM CEDARVIEW RE-PLAT, 2.675 AC.
ADDRESS: 750 E NEW HOPE DR, CEDAR PARK, TX 78613
LAND USE SUMMARY: 9,457 SF RESTAURANT
ZONING: PLANNED DEVELOPMENT-GENERAL BUSINESS (PD-GB)
PERSON PREPARING PLAN: MICHAEL THEONE COMPANY: CEC INC.
ADDRESS: 1221 S MOPAC EXPRESSWAY, SUITE 350, AUSTIN, TX 78746
PHONE: (512) 439-0400
ENGINEER: MICHAEL THEONE COMPANY: CEC INC.
ADDRESS: 1221 MOPAC EXPRESSWAY, SUITE 350, AUSTIN, TX 78746
PHONE: (512) 439-0400

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SD#

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURAL SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

1221 South MoPac Expressway,
Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

COVER SHEET

DRAWN BY:	MBM
CHECKED BY:	CSB
DATE:	11/10/2025
DWG SCALE:	AS SHOWN
PROJECT NO:	354-979
APPROVED BY:	MAT

DRAWING NO.: 01
SHEET 01 OF 49

P:\354-0001\354-979\1-CAD\Dwg\CVR1\354979-CVR1-COVER SHEET.dwg[COVER SHEET] LS(11/10/2023 - cbrowne) - LP: 11/10/2023 1:32 PM

MATCHLINE SHEET 13 – SITE LAYOUT 1 OF 2

MATCHLINE SHEET 14 – SITE LAYOUT 2 OF 2

ELEC. PAD

GREASE TRAP

BUILDING 1

411

26' CROSS ACCESS EASEMENT DOC #

S68°56'58"W 533.67'

30" RCP

36" RCP

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
J	J	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M	M	UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: GUARDRAIL
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

SITE DATA TABLE

ZONING	PLANNED DEVELOPMENT–GENERAL BUSINESS (PD–GB)
LAND USE	COMMERCIAL
TOTAL SITE AREA (AC)	2.68
EXISTING IMPERVIOUS COVER AREA AC (SF)	0.00
EXISTING IMPERVIOUS COVER PERCENT	0.00
PROPOSED IMPERVIOUS COVER AREA AC (SF)	1.82 (79,482)
PROPOSED IMPERVIOUS COVER PERCENT	67.91
MAXIMUM IMPERVIOUS COVER (AC)	2.14
MAXIMUM IMPERVIOUS COVER PERCENT	80.00
PROPOSED BUILDING COVERAGE AC (SF)	0.22 (9,457)
PROPOSED BUILDING COVERAGE (%)	8.21
PROPOSED FOUNDATION TYPE	SLAB ON GRADE
PROPOSED PARKING	140
REQUIRED PARKING	83
PROPOSED BICYCLE PARKING	6
REQUIRED BICYCLE PARKING	3

NORTH

SCALE IN FEET

0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

OVERALL SITE LAYOUT

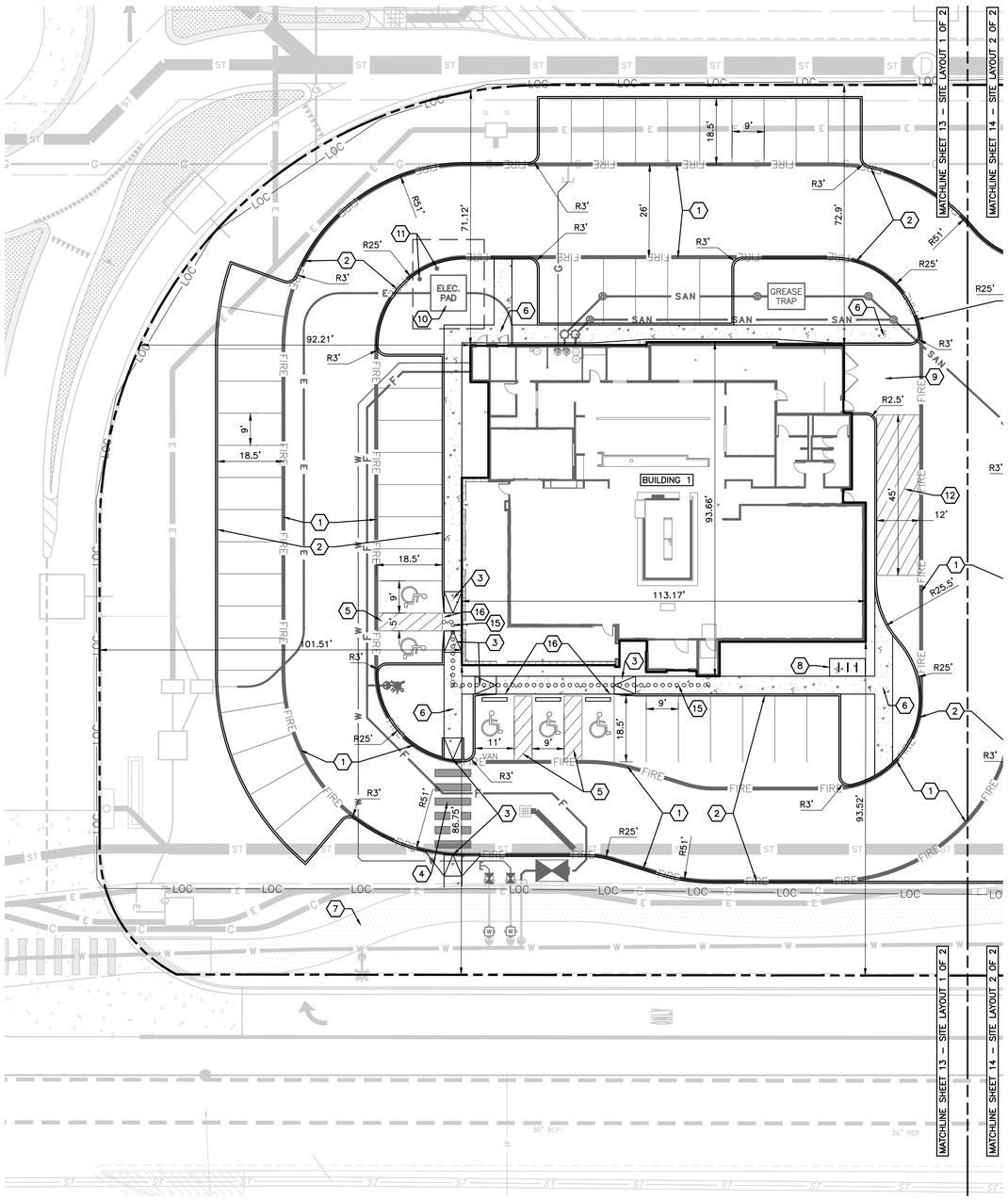
DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: 12

SHEET 12 OF 49

SD#

P:\354-979-CEDAR PARK\CAD\Dwg\SITE LAYOUT\SITE LAYOUT.dwg - LAYOUT1 - 11/10/2025 1:54 PM



LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS 'M15' (2175 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE BACK OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF CEDAR PARK. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
11. NO PERMANENT STRUCTURES HAVE BEEN LOCATED IN THE PUBLIC UTILITY EASEMENT.
12. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES. LIGHTING FIXTURES SHALL BE NO MORE THAN TWENTY-FIVE (25) FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
13. BICYCLE REQUIREMENTS TO FOLLOW RATIOS ESTABLISHED BY ZONING CASE #2022-12-Z.
14. ALL STANDARD AT-GRADE PERPENDICULAR PARKING SPACES SHALL NOT BE LESS THAN 18.5' X 9'
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN SUFFICIENT SITE CONTROL TO AVOID COSTLY CONSTRUCTION PROBLEMS
16. DUMPSITES LOCATED WITHIN 500 FEET OF A MAJOR CORRIDOR SHALL BE LOCATED NO CLOSER THE THE DESIGNATED ROADWAY THAN THE FRONT WALL OF THE PRINCIPLE STRUCTURE. LOCATION AND DESIGN OF THE ENCLOSURE SHALL BE REVIEWED AND APPROVED WITH AN SD PERMIT REVISION.
17. LOCATION AND DESIGN OF ALL TRASH COLLECTION, COMPACTION OR OTHER SIMILAR USES SHALL BE REVIEWED AND APPROVED WITH AN SD PERMIT REVISION.
18. TRAFFIC CALMING DEVICES ARE NOT PERMITTED IN THE FIRE LANE UNLESS THEY MEET THE CoCP DETAIL.
19. FOOT CANDLES AT THE PROPERTY LINE ARE PER THE APPROVED ALTERNATIVE LIGHTING PLAN DATED NOVEMBER 20, 2023.

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
]	]	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M	M	UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: GUARDRAIL
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

KEY NOTES

(1) FIRE LANE STRIPING (REF DETAIL SHEET 16)	(9) CONCRETE DUMPSTER PAD
(2) STANDARD 6" CURB (REF. DETAIL SHEET 15)	(10) TRANSFORMER PAD
(3) CURB RAMP (REF. DETAIL SHEET 16)	(11) UTILITY BOLLARD (REF. DETAIL SHEET 16)
(4) CROSSWALK (REF. DETAIL SHEET 16)	(12) LOADING ZONE (10' X 45' min)
(5) HANDICAP STRIPING (REF. DETAIL SHEET 16)	(13) ACCESS EASEMENT
(6) 5' SIDEWALK (REF. DETAIL SHEET 15)	(14) LANDSCAPE END ISLAND
(7) 10' PUBLIC SIDEWALK (BY OTHERS)	(15) HANDICAP ACCESSIBLE PATH
(8) BICYCLE RACK	(16) LAYDOWN CURB (REF. DETAIL SHEET 15)

NORTH

SCALE IN FEET

0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SERVICES PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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www.cecinc.com
Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

SITE LAYOUT 1 OF 2

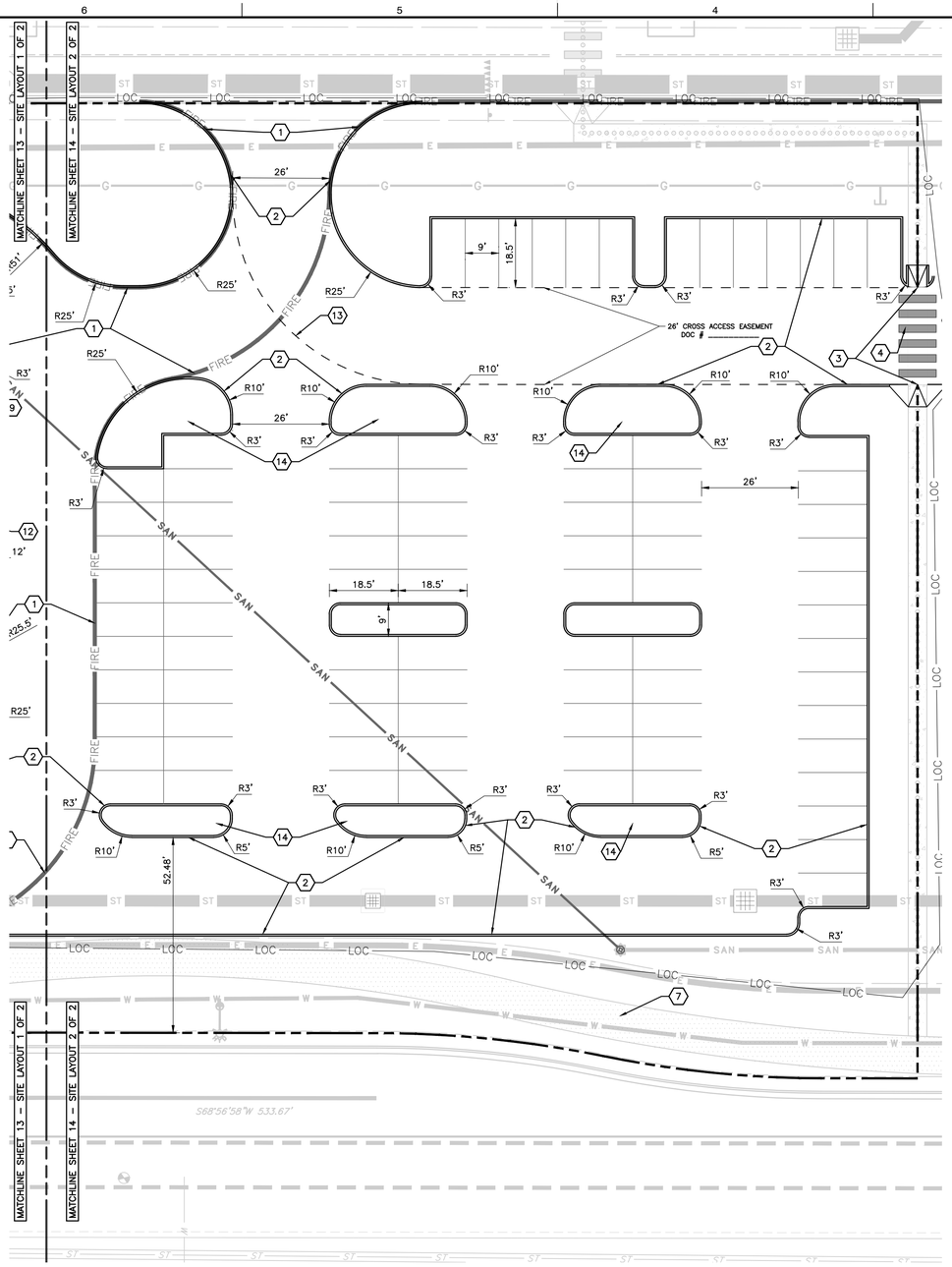
DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: 13

SHEET 13 OF 49

SD#

P:\350-000\354-9791-DWG\Dwg\(XD)\354979-(XD)-C200-SITE LAYOUT.dwg[SITE LAYOUT 1 OF 2] LS(11/7/2025 - mmartinez) - LP: 11/10/2025 1:34 PM



LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS 'M15' (2175 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE BACK OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF CEDAR PARK. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
11. NO PERMANENT STRUCTURES HAVE BEEN LOCATED IN THE PUBLIC UTILITY EASEMENT.
12. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES. LIGHTING FIXTURES SHALL BE NO MORE THAN TWENTY-FIVE (25) FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
13. BICYCLE REQUIREMENTS TO FOLLOW RATIOS ESTABLISHED BY ZONING CASE #2022-12-Z.
14. ALL STANDARD AT-GRADE PERPENDICULAR PARKING SPACES SHALL NOT BE LESS THAN 18.5' X 9'
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN SUFFICIENT SITE CONTROL TO AVOID COSTLY CONSTRUCTION PROBLEMS
16. DUMPSITES LOCATED WITHIN 500 FEET OF A MAJOR CORRIDOR SHALL BE LOCATED NO CLOSER THE THE DESIGNATED ROADWAY THAN THE FRONT WALL OF THE PRINCIPLE STRUCTURE. LOCATION AND DESIGN OF THE ENCLOSURE SHALL BE REVIEWED AND APPROVED WITH AN SD PERMIT REVISION.
17. LOCATION AND DESIGN OF ALL TRASH COLLECTION, COMPACTION OR OTHER SIMILAR USES SHALL BE REVIEWED AND APPROVED WITH AN SD PERMIT REVISION.
18. TRAFFIC CALMING DEVICES ARE NOT PERMITTED IN THE FIRE LANE UNLESS THEY MEET THE CoCP DETAIL.
19. FOOT CANDLES AT THE PROPERTY LINE ARE PER THE APPROVED ALTERNATIVE LIGHTING PLAN DATED NOVEMBER 20, 2023.

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
]	]	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

KEY NOTES

1	FIRE LANE STRIPING (REF DETAIL SHEET 16)	9	CONCRETE DUMPSTER PAD
2	STANDARD 6" CURB (REF. DETAIL SHEET 15)	10	TRANSFORMER PAD
3	CURB RAMP (REF. DETAIL SHEET 16)	11	UTILITY BOLLARD (REF. DETAIL SHEET 16)
4	CROSSWALK (REF. DETAIL SHEET 16)	12	LOADING ZONE (10' X 45' min)
5	HANDICAP STRIPING (REF. DETAIL SHEET 16)	13	ACCESS EASEMENT
6	5' SIDEWALK (REF. DETAIL SHEET 15)	14	LANDSCAPE END ISLAND
7	10' PUBLIC SIDEWALK (BY OTHERS)	15	HANDICAP ACCESSIBLE PATH
8	BICYCLE RACK	16	LAYDOWN CURB (REF. DETAIL SHEET 15)

NORTH

SCALE IN FEET

0 20 40

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

SITE LAYOUT 2 OF 2

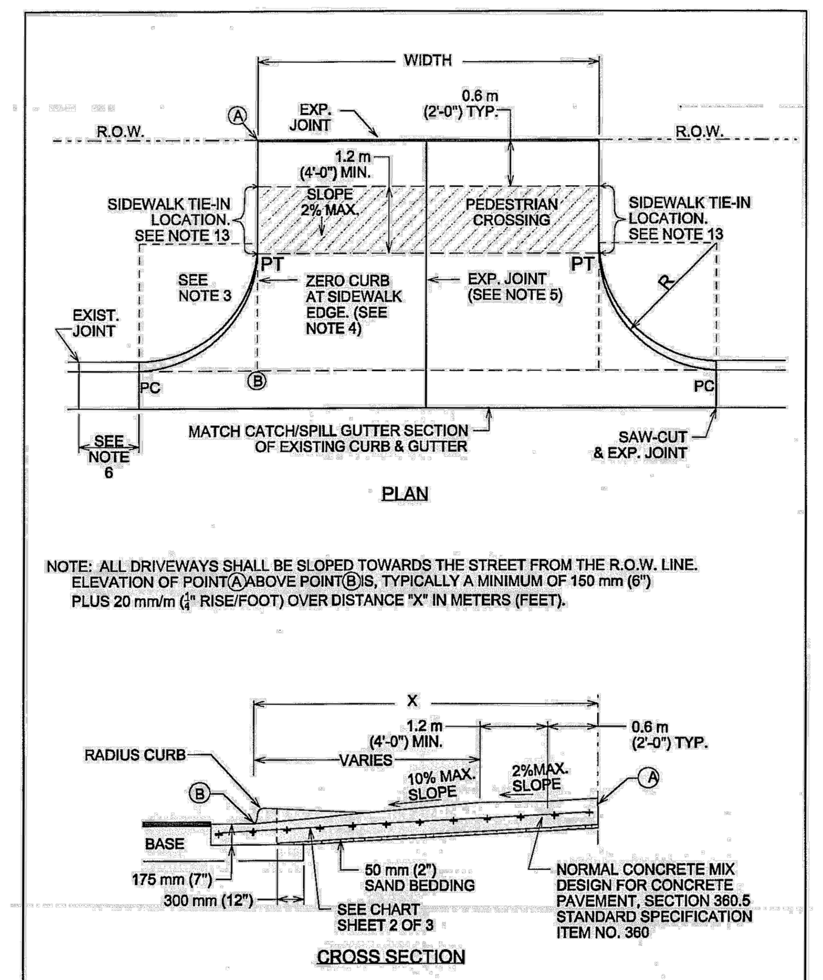
DRAWN BY:	MBM
CHECKED BY:	CSB
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025
DWG SCALE:	1" = 20'

DRAWING NO.: 14

SHEET 14 OF 49

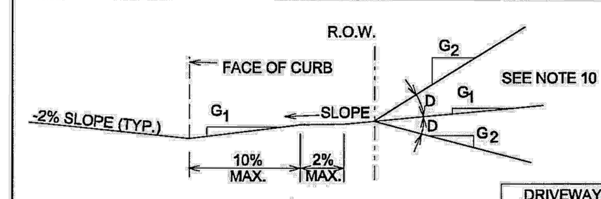
SD#

P:\354-0001\354-979\~CAD\DWG\CIVIL\354979-CIV01-C200-SITE LAYOUT.dwg[SITE LAYOUT 2 OF 2] LS:(11/7/2025 - mmartinez) - LP: 11/10/2025 1:34 PM



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



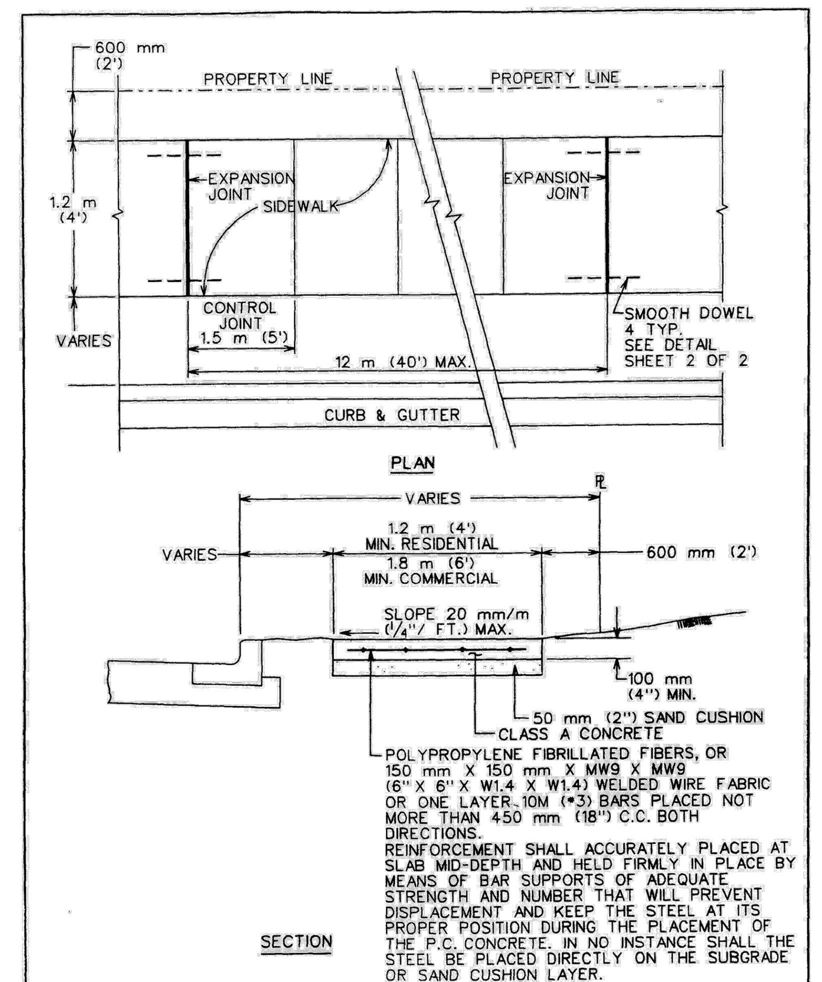
ALLOWABLE GRADES

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

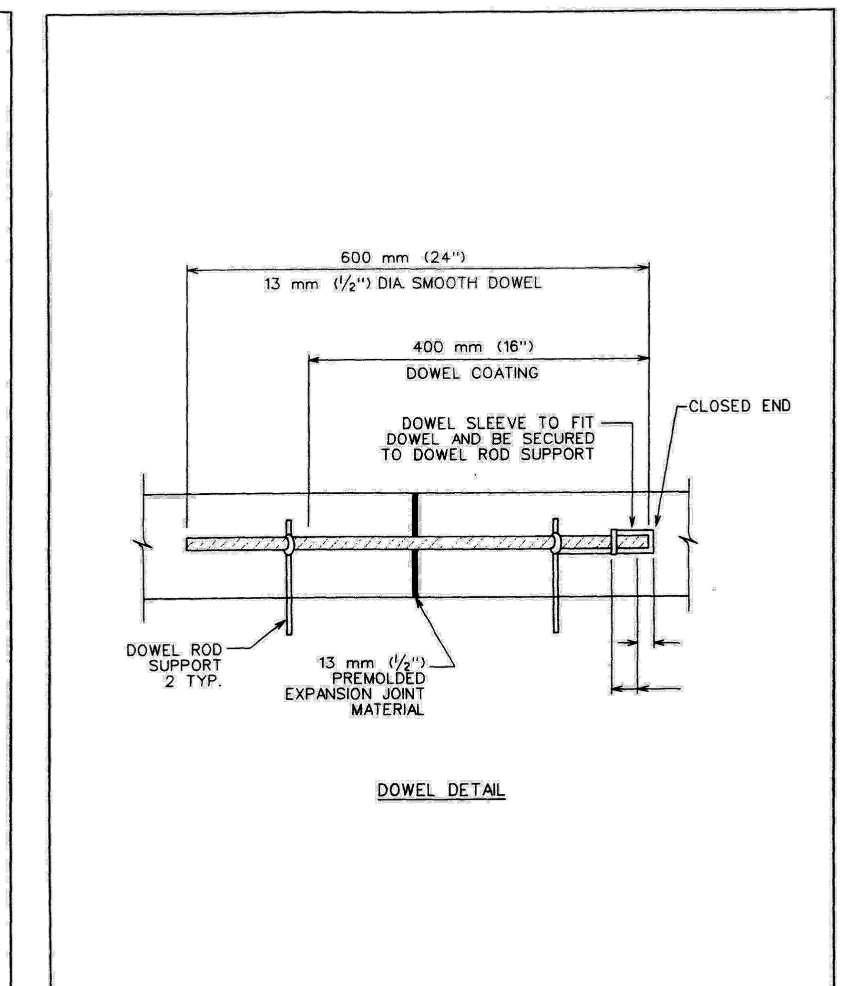
NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL. SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

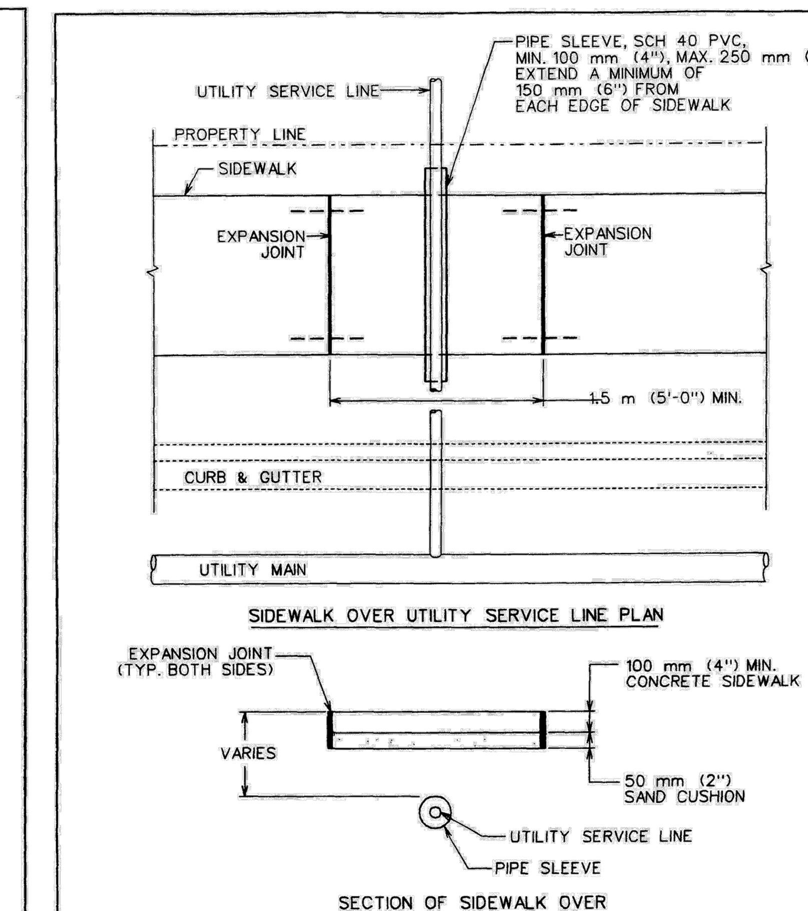
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



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

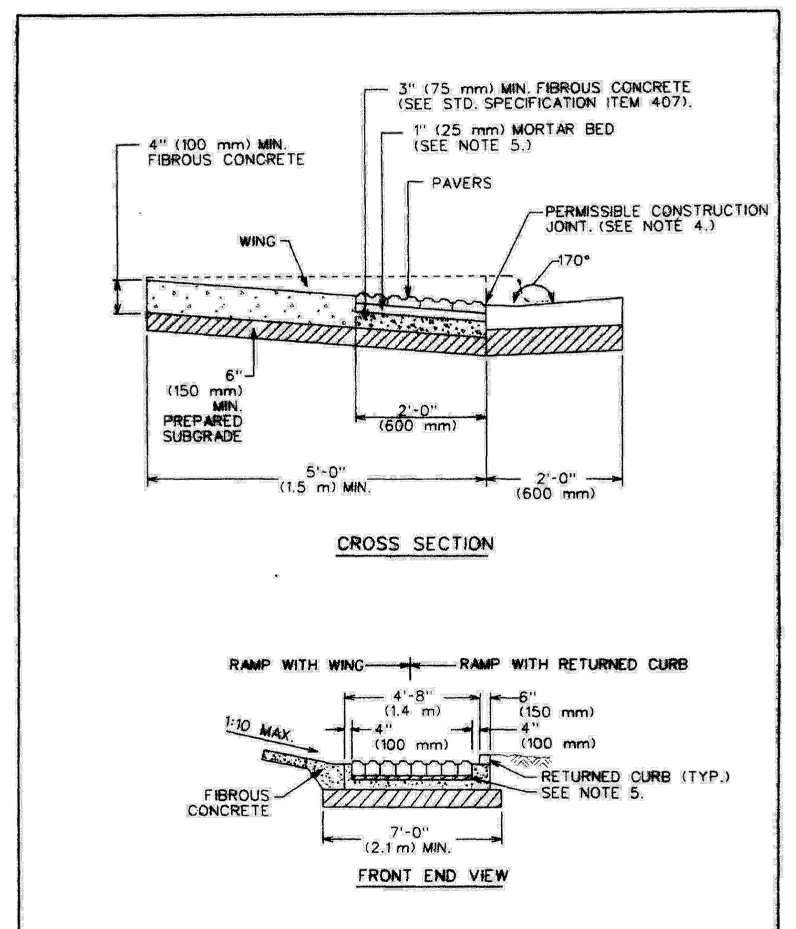


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



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

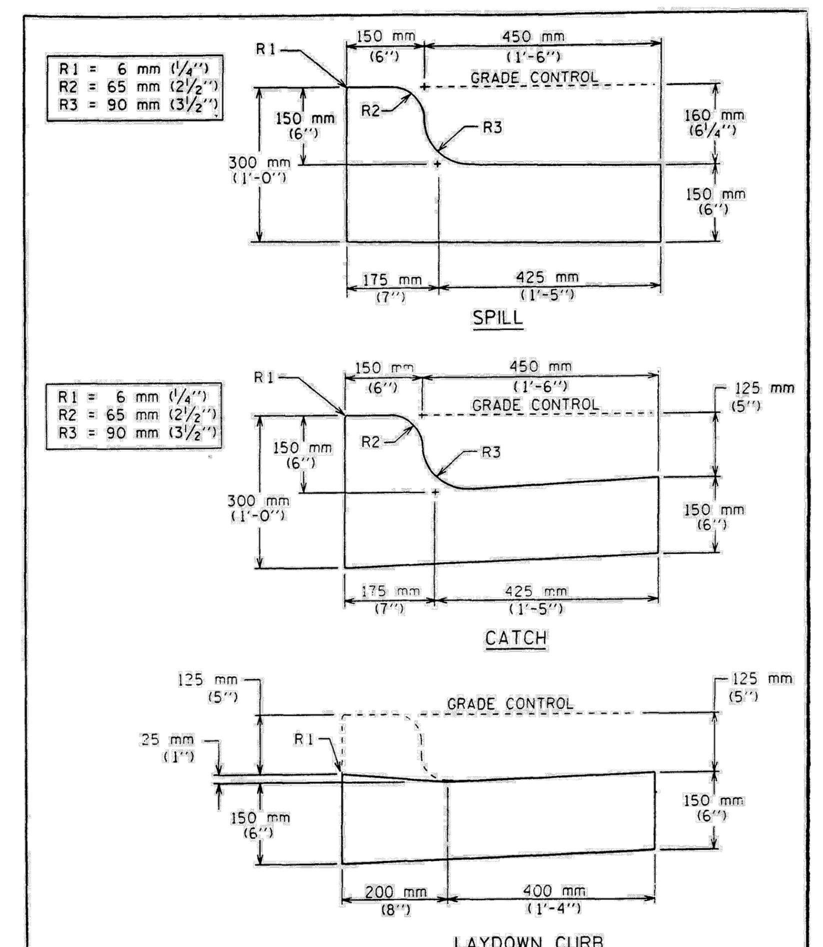
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



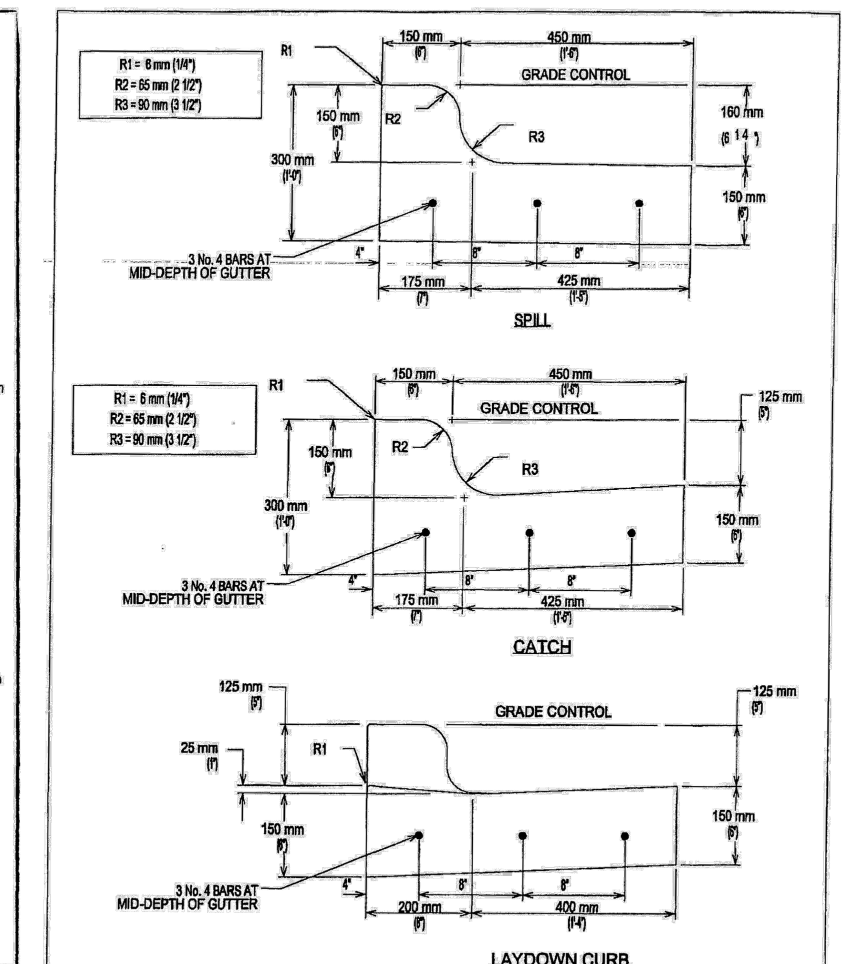
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

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

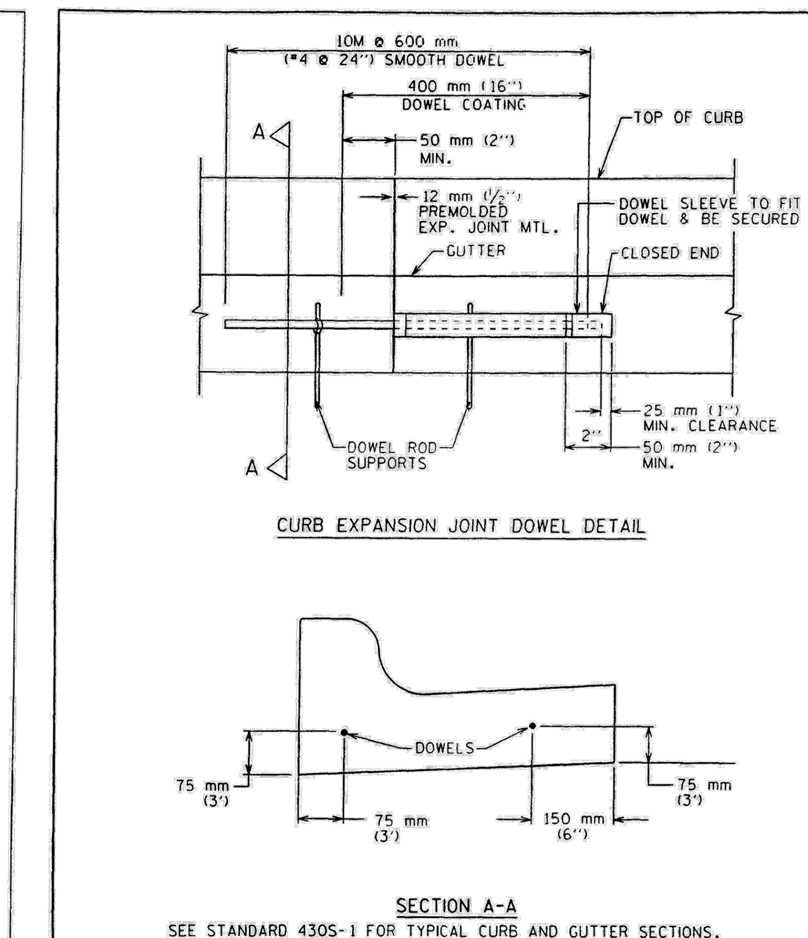
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2



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



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
1/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



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

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

811

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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J-ALEXANDER'S - CEDAR PARK SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

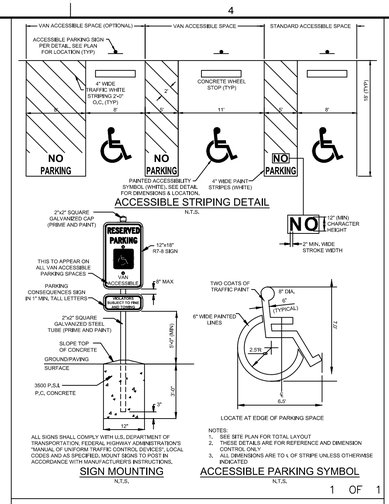
SITE PLAN NOTES & DETAILS 1 OF 2

DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	N.T.S.	CHECKED BY:	CSB
PROJECT NO:	354-979	APPROVED BY:	MAT

DRAWING NO.: 15
SHEET 15 OF 49

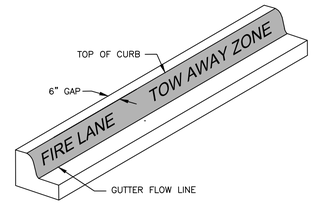
SD#

P:\350-001\354-979\-0400\Dwg\CVD\354979-CV01-C200-SITE DETAILS.dwg[SITE PLAN NOTES & DETAILS 1 OF 2] LS:(10/21/2025 - mmontoea) - LP: 11/10/2025 1:35 PM



1 OF 1

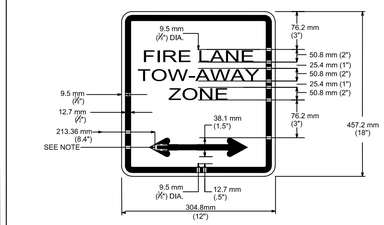
HANDICAP STRIPING & SIGNAGE DETAIL



FIRE LANE STRIPING TO BE 6" WIDE RED STRIP WITH WHITE PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 35' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

1 OF 1

FIRE LANE STRIPING



LETTERING, ARROW AND BORDER: RED TRANSPARENT
BACKGROUND - SILVER REFLECTIVE SHEETING

NOTE - ARROW MAY BE LEFT, RIGHT, OR DOUBLE

NOTE - SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE 8'0" ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN 50 FEET APART

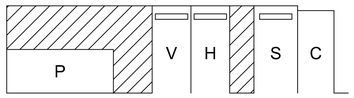
TABLE 9-1 PARKING LOT CRITERIA

A Angle of Parking (degrees)	B Width of Stall	C Depth of Stall 90° to Aisle	D Width of Aisle One Way	D Width of Aisle Two Way	E Width of Stall Parallel to Aisle One Way	E Width of Stall Parallel to Aisle Two Way	F Module Width
Standard Parking Spaces							
30	8'6"	16'	13'	—	17'	45'	—
30	9'	16'	12'	—	17'	44'	—
45	8'6"	17'	14'	—	13'	50'	—
45	9'	17'	13'	—	12'9"	48'	—
60	8'6"	18'6"	17'	—	9'10"	54'	—
60	9'	18'6"	16'	—	10'5"	53'	—
75	8'6"	18'6"	21'	—	8'10"	58'	—
75	9'	18'6"	18'	—	9'4"	55'	—
90	8'6"	17'6"	—	27'	8'6"	—	62'
90	9'	17'6"	—	25'	9'	—	60'
45° Compact Parking Spaces							
45	8'6"	15'11"	13'	—	18'	10'7"	45'	50'
60	7'6"	16'8"	18'	—	—	8'8"	52'	—
75	7'6"	16'5"	18'	—	—	7'10"	51'	—
90	7'6"	15'	—	18'	—	7'6"	—	48'
Parallel Parking Spaces							
0 (Width)	8'6" (Length)	8'6" 22'	22'				

TABLE 9-2 ALTERNATIVE PARKING LOT AND GARAGE CRITERIA

A Angle of Parking (degrees)	B Width of Stall	C Depth of Stall 90° to Aisle	D Width of Aisle One Way	D Width of Aisle Two Way	E Width of Stall Parallel to Aisle One Way	E Width of Stall Parallel to Aisle Two Way	F Module Width
Standard Parking Spaces							
30	8'6"	15'6"	11'	—	17'	42'	—
30	9'	15'6"	10'	—	18'	41'	—
45	8'6"	16'6"	13'	—	12'	46'	—
45	9'	16'6"	12'	—	12'9"	45'	—
45	9'	16'6"	14'6"	—	9'10"	50'6"	—
60	8'6"	18'	14'6"	—	9'10"	50'6"	—
60	9'	18'	13'	—	10'5"	49'	—
75	8'6"	18'	18'	—	8'10"	54'	—
75	9'	18'	17'	—	9'4"	53'	—
90	8'6"	17'	—	24'	8'6"	—	58'
90	9'	17'	—	23'	9'	—	57'

PARKING TABLES
N.T.S.

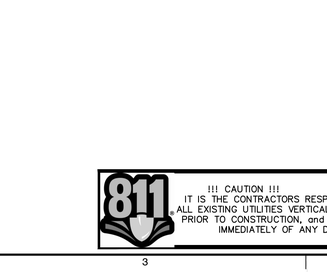


P - PARALLEL SPACE PER TCM TABLE 9.1
C - COMPACT SPACE PER TCM TABLE 9.1
S - STANDARD SPACE PER TCM TABLE 9.2
HC - HANDICAP SPACE PER TEXAS ACCESSIBILITY STANDARDS
V - VAN ACCESSIBLE SPACE PER TEXAS ACCESSIBILITY STANDARDS

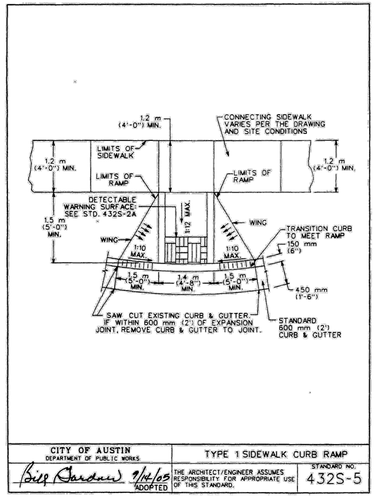
PARKING DESIGNATION
N.T.S.

1 OF 1

PARKING DETAIL

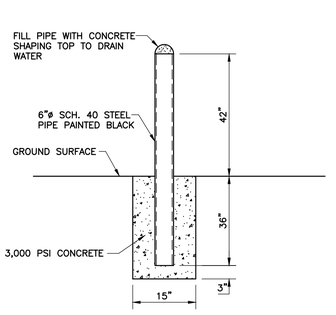


CEDAR PARK Construction Standards | CONTINENTAL CROSSWALK | REVISED MAY 2025 | RD-01



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS | TYPE 1 SIDEWALK CURB RAMP

Bill Gardner 9/14/05 ADOPTED | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | STANDARD NO. 432S-5



PIPE BOLLARD
NOT TO SCALE

Figure 34:
Examples of fully-shielded light fixtures.

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, PLLC. SURVEYING IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC, INC.

Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway, Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

SITE PLAN NOTES & DETAILS 2 OF 2

DATE:	11/10/2025
DWG SCALE:	N.T.S.
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: **16**

SHEET 16 OF 49

SD#

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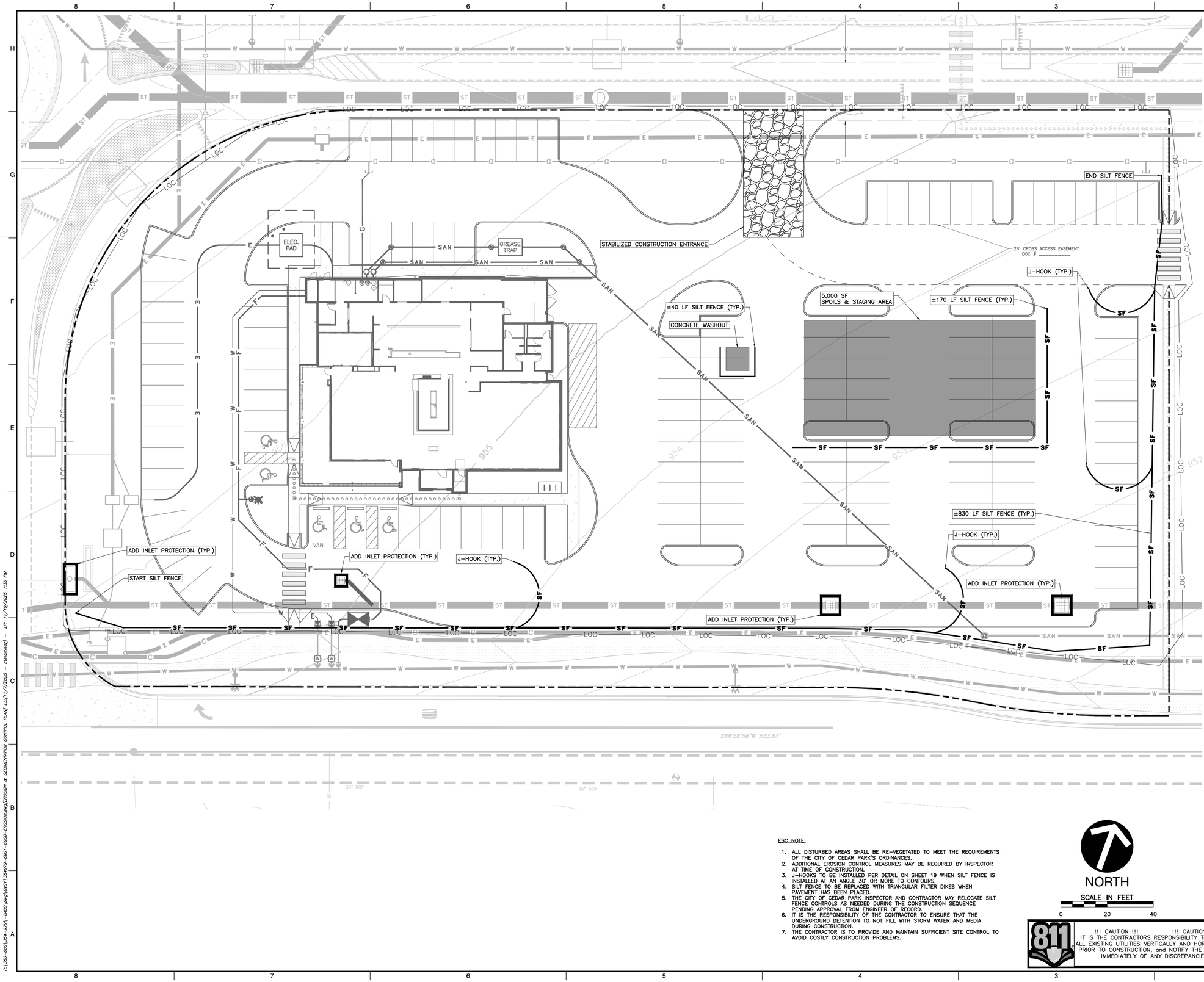

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL
SF		SILT FENCE
FS		FILTER SOCK

ESC NOTE:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
3. J-HOOKS TO BE INSTALLED PER DETAIL ON SHEET 19 WHEN SILT FENCE IS INSTALLED AT AN ANGLE 30° OR MORE TO CONTOURS.
4. SILT FENCE TO BE REPLACED WITH TRIANGULAR FILTER DIKES WHEN PAVEMENT HAS BEEN PLACED.
5. THE CITY OF CEDAR PARK INSPECTOR AND CONTRACTOR MAY RELOCATE SILT FENCE CONTROLS AS NEEDED DURING THE CONSTRUCTION SEQUENCE PENDING APPROVAL FROM ENGINEER OF RECORD.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE UNDERGROUND DETENTION TO NOT FILL WITH STORM WATER AND MEDIA DURING CONSTRUCTION.
7. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN SUFFICIENT SITE CONTROL TO AVOID COSTLY CONSTRUCTION PROBLEMS.

NORTH

SCALE IN FEET

0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

EROSION & SEDIMENTATION CONTROL PLAN

DRAWN BY:	MBM
CHECKED BY:	CSB
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025
DWG SCALE:	1" = 20'

DRAWING NO.: 18

SHEET 18 OF 49

SD#

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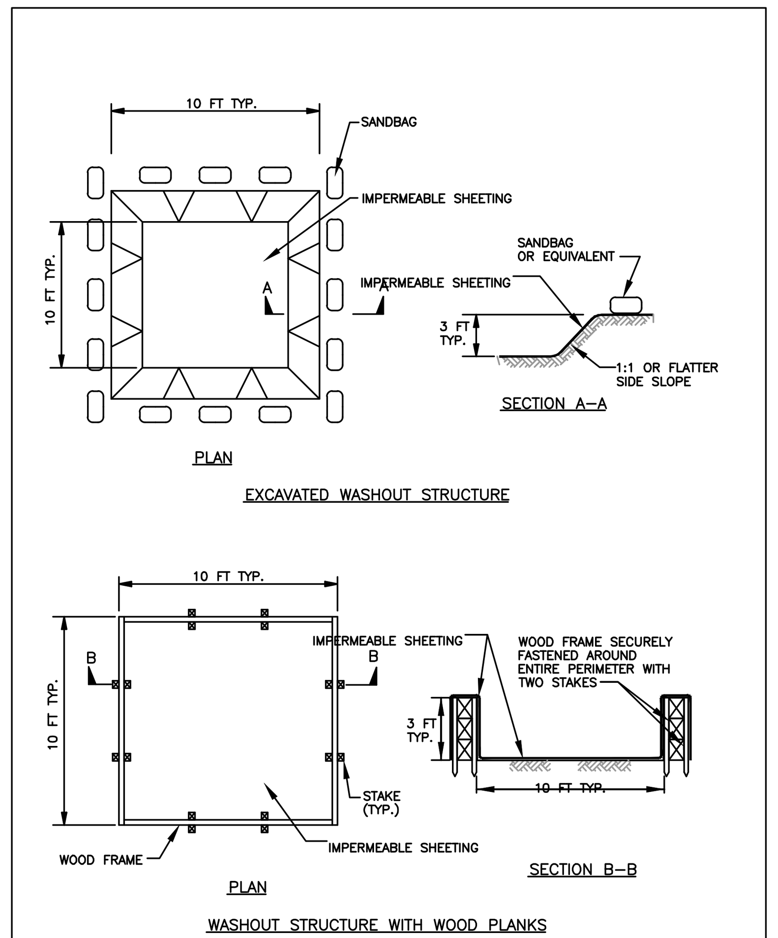
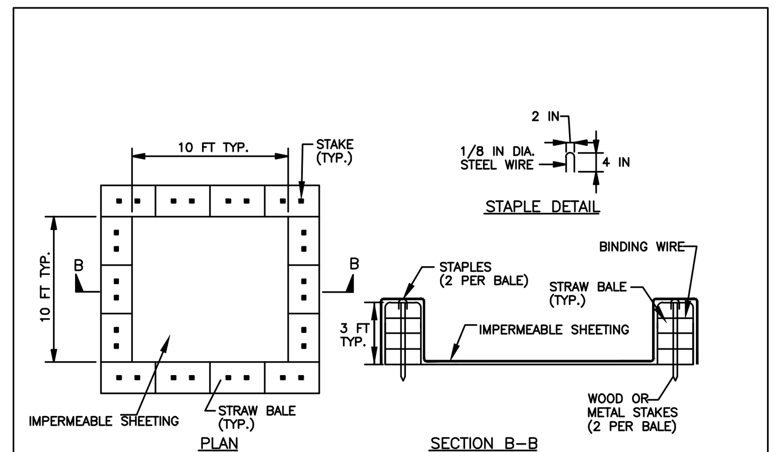


1 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

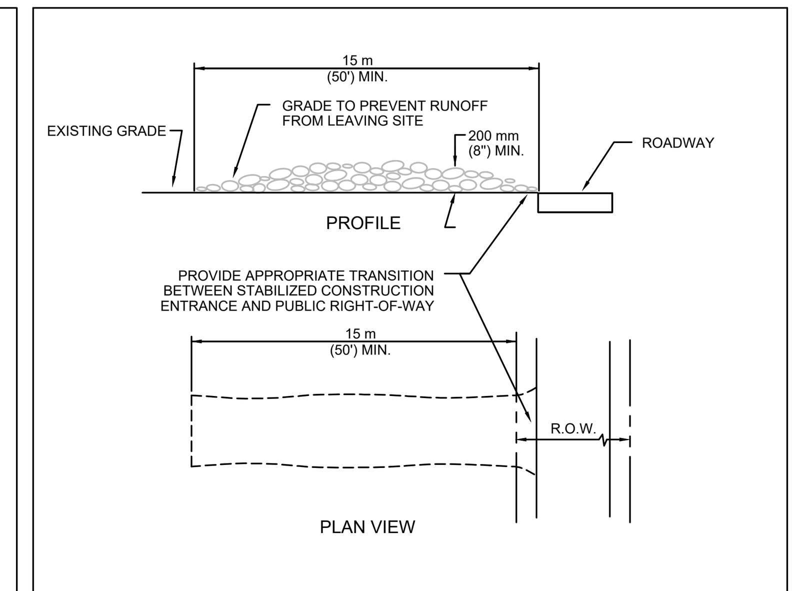
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET–VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

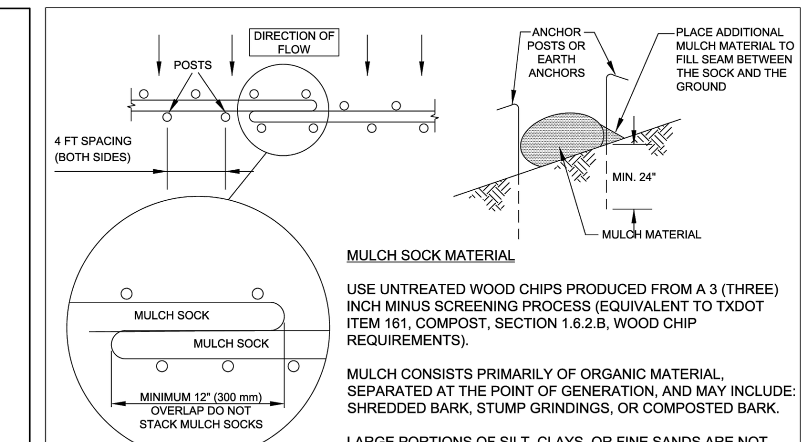
2 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE



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

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



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

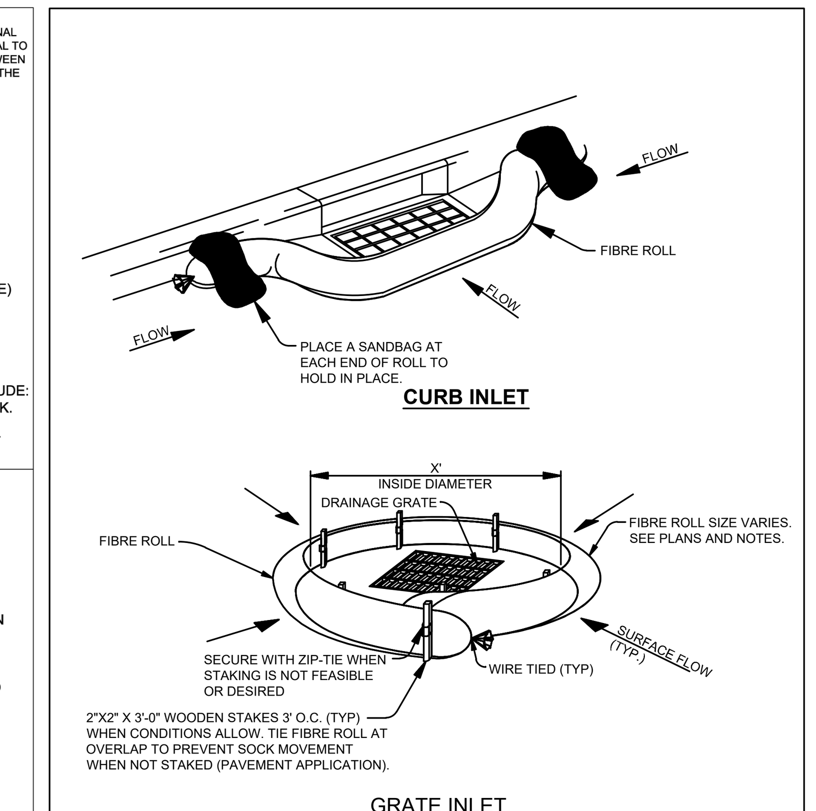
MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

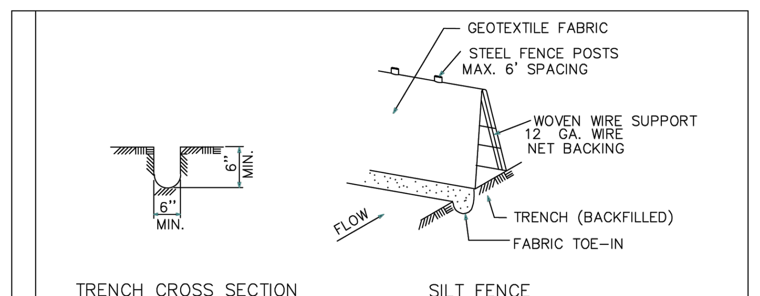
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		MULCH SOCK	
RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1



GRATE INLET

NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURE THE FIBRE ROLL. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURERS RECOMMENDATIONS. (1' MIN. 3' MAX.)
3. USE 8" TO 12" DIA. SOCK ON CURBSIDE IN TRAFFIC AREAS.
4. USE 12" - 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

1 OF 1



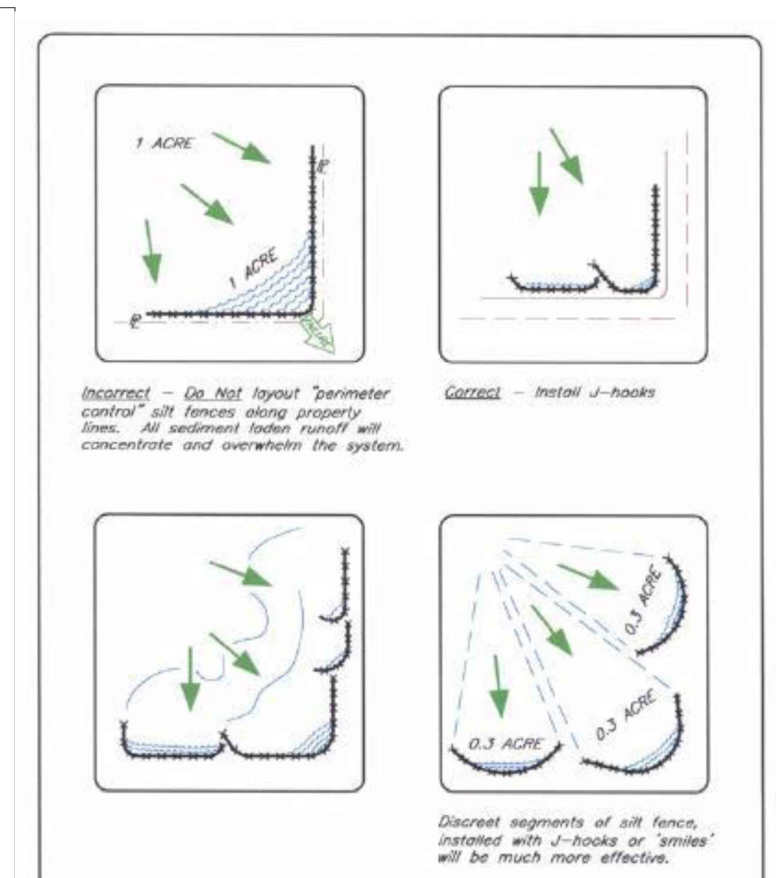
GENERAL NOTES:

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.

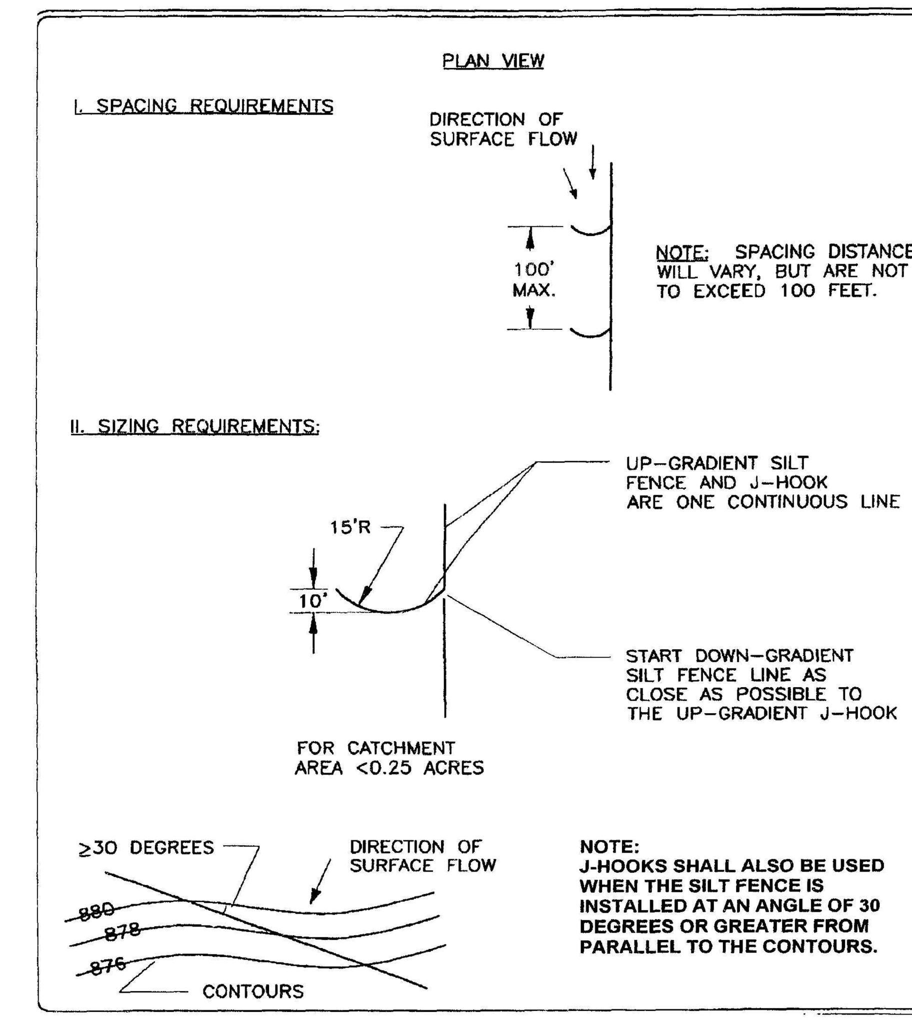
STANDARD SYMBOL $\frac{SF}{L=}$

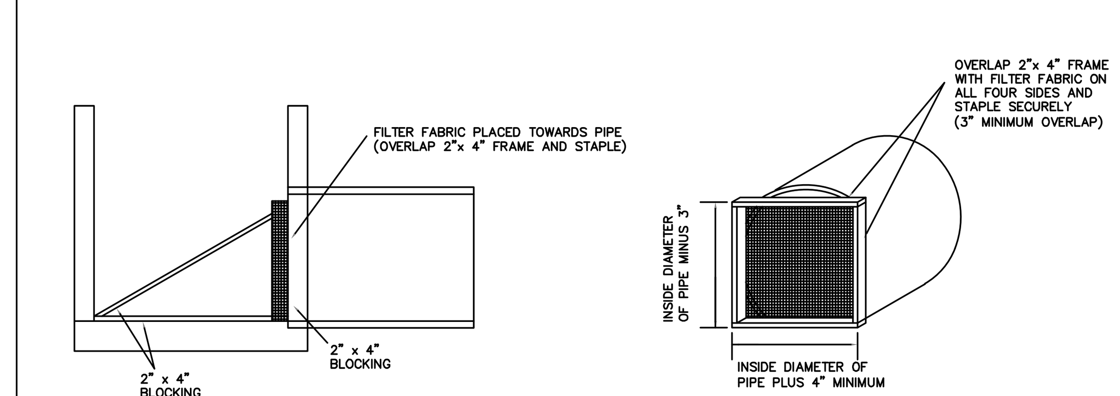
REV. DATE: 09/13/01

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



SILT FENCE PLACEMENT FOR PERIMETER CONTROL





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:

811

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SD#

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
△		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway, Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

J-ALEXANDER'S - CEDAR PARK SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

EROSION & SEDIMENTATION CONTROL DETAILS 1 OF 2

DATE:		DRAWN BY:	MBM
DWG SCALE:	N.T.S.	CHECKED BY:	CSB
PROJECT NO:	354-979		
APPROVED BY:	MAT		

DRAWING NO.: 19

SHEET 19 OF 49

Site Description of Support Activities: Instructions

TXR150000 Part III Section F.1.h and n

Describe Your Support Activities

Describe and give the location of any construction support activities. The location(s) description(s) may be "on-site," a physical address, or descriptive directions from the construction project site to the support activity.

Examples of construction support activities include, but are not limited to:

- Asphalt plants
- Concrete batch plants
- Borrow pits
- Paving operations
- Concrete, paint, and stucco washout and water disposal

Notes

Site Description of Support Activities: Log Sheet

Activity	Description	Location
Rock Crusher	Machine to crush large rocks as needed to utilize earthwork.	Off Site
Haul-off Location	Location where excess spoils will be placed.	Off Site
Other Support Activitiy		

Notes

Authorization Documents and Certifications: Instructions

TXR050000 Part III Section F.1.j – l and F.5

Keep all Permit Documents

Include the following documents in this section:

1. A hard copy of the general permit TXR150000[16] or a readily available electronic version.

2. A copy of your Notice of Intent (NOI) and the acknowledgement certificate you received from TCEQ with your unique permit authorization identification number.
    a. For secondary operators of large sites and for all operators of small sites, include a copy of the construction site notice with an original signed signature instead of the NOI and acknowledgement certificate.

3. If signatory authority is delegated to an authorized representative, keep a copy of the notification[17].
    a. Primary operators of large construction activities must submit the Delegation of Signatories to Reports form electronically through STEERS[18] If you qualify for an electronic reporting waiver, submit by paper using Delegation of Signatories to Reports form[19] (TCEQ-20403).

    b. Operators of small construction activities must submit notification by paper using Delegation of Signatories to Reports form (TCEQ-20403).

4. Copies of your Edwards Aquifer compliance documents[20], such as a Water Pollution Abatement Plan or Contributing Zone Plan, and TCEQ plan approval letter, if applicable.

16. www.tceq.texas.gov/downloads/permitting/stormwater/general/construction/2023-cgp-txr150000.pdf
17. See 30 Texas Administrative Code (30 TAC) Subsection 305.128
18. https://www3.tceq.texas.gov/steers/
19. www.tceq.texas.gov/downloads/assistance/water/stormwater/20403.docx
20. See 30 TAC Chapter 213

Notes

Pollution Prevention Measures and Controls

Include

- Best Management Practices and Sediment Controls (see page 38)
- Allowable Non-Stormwater Discharges (see page 47)

Instructions

Implement and describe your pollution prevention measures and controls. Perform maintenance as necessary to support the continued effectiveness of stormwater controls, prior to the next rain event if possible.

Updates and Recordkeeping

Be sure to keep this information up to date for your construction site. Update your SWP3 within seven days of any changes to site activities, processes, or characteristics.

Notes

Best Management Practices and Sediment Controls: Instructions

TXR150000 Part III Section F.2, F.3, and F.4(a)

Develop and Implement Best Management Practices (BMPs)

Develop and implement BMPs to reduce any potential or actual discharge of pollutants in stormwater. Implement effective erosion and sediment controls to minimize the discharge of pollutants. When developing BMPs, consider any standard operating procedures that may affect stormwater discharges.

Consider where and how you:

- handle and store materials and waste.
- conduct equipment and machinery maintenance.
- manage stormwater equipment.
- prevent off-site vehicle tracking of pollutants.

See examples of BMPs on page 41.

Know the Difference Between the Types of Basins

See Table 3 on the next page for information on the different types of basins, their purpose, and how you can use them at your site. You can find additional information on sedimentation basins for construction site stormwater runoff control in the EPA Sediment Basin and Rock Dam guidance document.[21]

21. www.epa.gov/system/files/documents/2021-11/bmp-sediment-basins-and-rock-dams.pdf

Table 3. Basin Types

Type of Basin (Pond)	Purpose and Design	How they work
Detention	Holds stormwater runoff from surrounding landscape, roads, rooftops, etc. Functions to trap pollutants in runoff (nutrients, metals, and sediments)	Stormwater is held in the basin and slowly released to nearby water bodies in a structured and controlled manner Reduces how fast runoff enters our natural waterways
Retention	Designed to permanently hold water Slows the flow of runoff so water can be stored for use during drier periods May not have an outlet structure	Collected water may infiltrate into the ground, evaporate, or released slowly in a controlled manner to prevent overflows and flooding May provide level of treatment through storage until natural processes remove contaminants
Sedimentation	Prevent sediment from entering surface water	Collect and detain runoff to allow suspended solids to settle out prior to leaving the site

Identify Your BMPs

List every BMP used on-site with the location and dates they were implemented.[22] Some BMPs may be used in more than one location or implemented at different times throughout the construction project.

If you install sedimentation basins or similar impoundment, include design specifications and other details (volume, dimensions, outlet structure) that will be implemented in compliance with the requirements in Part IV of the general permit. If it is infeasible for you to follow sedimentation basin requirements, include an explanation of why this is the case.

For example:

- If there is not enough physical space for a sedimentation basin at the site, operators may implement an alternative to protect water quality from sediment runoff.
- If local regulations require the use of a non-surface withdrawing outlet structure, such as a perforated riser pipe, operators may implement this alternative outlet structure to comply with local regulations.
- If there is surface level contamination in the sedimentation basin, operators may implement a below surface withdrawing outlet structure to prevent releasing contaminants.

22. If exact date is unknown, list the month and year or quarter and year they were implemented.

Notes

Examples of Best Management Practices (BMPs)

BMPs are not limited to the ones listed below. You can find additional information on BMPs on our Assistance Tools for Construction Stormwater General Permits[23] webpage.

Erosion and Stabilization Practices:

- Protect existing trees and vegetation
- Establish temporary/permanent vegetation
- Slope texturing
- Geotextiles and sod stabilization

Good Housekeeping Practices:

- Regular site sweeps to pick up litter
- Strategically placed trash dumpsters
- Store scrap construction materials in restricted areas
- Store construction materials inside trailers or buildings away from storm events

Sediment Controls:

- Sedimentation basins
- Silt fences
- Swales
- Mulch filter berms
- Rock berms
- Vegetative filter strips

Permanent Stormwater Controls:

- Extended detention basin
- Constructed wetlands
- Retention/Irrigation systems
- Wet basins
- Vegetative filter strips

23. www.tceq.texas.gov/assistance/water/stormwater/sw-construction.html

Notes

BMP: List Sheet

BMP: Cottonwood Regional Pond	
Location	**Date Implemented**
SW of E New Hope and Cottonwood Creek Trail	05/22/2025

BMP:	
Location	**Date Implemented**

BMP:	
Location	**Date Implemented**

BMP:	
Location	**Date Implemented**

BMP:	
Location	**Date Implemented**

BMP:	
Location	**Date Implemented**

Notes

BMP: Sediment Basin List Sheet

Is your site larger than 10 acres?

☐ **Yes** ☒ **No**

Are there sedimentation basins or traps on-site?

☒ **Yes** ☐ **No**

**If yes, include calculations to show the sedimentation basin will provide sufficient storage to contain runoff from a 2-year, 24-hour storm from each disturbed acre drained within this section.*

**If no, move forward to the next section of the SWP3.*

Approximate Installation Date	Reference regional detention pond sheets in plan set
Sedimentation Basin Description *(volume and dimensions)*	Reference regional detention pond sheets in plan set
Outlet Structure	Reference regional detention pond sheets in plan set

Are sedimentation basins or traps infeasible on-site?

☐ **Yes** ☒ **No**

**If yes, explain why:*

Notes

Allowable Non-Stormwater Discharges: Instructions

TXR150000 Part II Section A.3 and Part III Section F.9

Identify Allowable Non-Stormwater Discharges

Identify and implement appropriate pollution prevention measures for all allowable non-stormwater discharges. List any of the approved allowable non-stormwater discharges that may apply to your site, how you will prevent pollution from these discharges, and when the pollution control measures will be in place.

Allowable non-stormwater discharges include:

- Emergency fire-fighting activities
- Uncontaminated fire hydrant flushing
- Washing vehicles, buildings, or pavement without detergents or soap
- Uncontaminated water for dust control
- Flushing potable water sources
- Uncontaminated air condition condensate
- Uncontaminated ground or spring water
- Lawn watering or similar irrigation drainage

Notes

Allowable Non-Stormwater Discharges: List Sheet

Discharge	Pollution Prevention Measure(s)	Implementation Date
N/A	N/A	N/A

Notes

Periodic Inspections, Evaluations, Maintenance, and Monitoring

Include

- Inspection Personnel (see page 53)
- Observation and Evaluation of Dewatering Controls (see page 55)
- Inspection of All Controls (see page 61)
- Adverse Conditions (see page 67)

Instructions

Record and describe your inspection and maintenance findings. Explain if any changes or updates are needed to pollution control practices. Document any adverse conditions that prevent site inspections or maintenance activities.

Updates and Recordkeeping

Be sure to keep this information up to date with your construction site. Update your SWP3 within seven days of any changes to site activities, processes, or characteristics.

Notes

Inspection Personnel

TXR150000 Part III Section F.7.b.iii and F.8.a

Identify Inspection Personnel

Personnel conducting site inspections must be knowledgeable of the Construction General Permit TXR150000, the construction activities and construction support activities on-site, and this SWP3. Personnel conducting these inspections do not need to have signatory authority for inspection reports.

Are you knowledgeable of the Construction General Permit?

☒ **Yes** ☐ **No**

Are you knowledgeable of the construction activities at this site?

☒ **Yes** ☐ **No**

Are you knowledgeable of this SWP3?

☒ **Yes** ☐ **No**

**If you answered no to any of the above questions, you are not qualified to conduct these inspections/evaluations.*

If the same qualified personnel conduct each inspection, you can list their name(s) below instead of on each inspection report:

Inspector(s): _____

_____

_____

Notes

Observation and Evaluation of Dewatering Controls: Instructions

TXR150000 Part III Section F.7

Routinely Observe and Evaluate Dewatering Controls and Record Results

Dewatering controls must be observed and evaluated once per day when dewatering discharge occurs. The observation and evaluation report should include:

- Date.
- Name(s) and title(s) of personnel.
- Estimates of the rate (in gallons per day) of discharge.
- Approximate start and end times of dewatering discharge.
- Any indications of pollutants observed at the point of discharge (e.g., color, clarity, presence of oil sheen or odor).
- Major observations such as:
    - locations where erosion and discharges of sediment or other pollutants occurred.
    - locations needing BMP maintenance or additional BMPs.
    - locations where BMPs failed or are inadequate.

Include descriptions of the actions taken in response to the observation and evaluation findings. Your report must contain any incidents of non-compliance. If there are not any incidents of non-compliance, the report must contain a certification that the facility or site complies with the SWP3 and this permit. The observation and evaluation report needs to be signed by personnel with signatory authority[24] and kept within the SWP3.

24. See 30 TAC Subsection 305.128

Notes

Dewatering Observation and Evaluation: Worksheets

Date of Observation and Evaluation:	**Personnel Name:**
Rate of Discharge Estimate: *Gallons per Day (GPD)*	**Personnel Title:**
Approximate Start: *Date and time*	**Approximate End:** *Date and time*

Observation and Evaluation Questions

Did you see any indications of pollutant discharge?

☐ **Yes (describe below)** ☐ **No**

Did you see any erosion?

☐ **Yes (describe below)** ☐ **No**

Did you see any instances of non-compliance?

☐ **Yes (describe below)** ☐ **No**

Are existing BMPs properly and completely implemented?

☐ **Yes** ☐ **No (describe below)**

Do you recommend any corrective actions or additional control measures?

☐ **Yes (describe below)** ☐ **No**

List any other observations:

Certification Statement:

30 TAC 305.128 “I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Signature: _____ Date: _____

Printed Name: _____

Notes

Inspections of All Controls: Instructions

TXR150000 Part III Section F.8

Inspect Pollution Controls

You must inspect areas of the construction site for evidence of, or potential for, pollutant discharge. If you are unable to perform the inspection because of adverse conditions, then please fill out the adverse conditions log sheet on page 69.

Requirements for inspections:

- Inspect pollution control measures and identify locations where new or modified stormwater controls are necessary.
- Check for signs of visible erosion and sedimentation.
- Identify any incidents of non-compliance.
- Inspect locations where vehicles enter or exit the site for off-site sediment tracking.
- If an inspection is performed when discharges from the site are occurring; identify all discharge points at the site and document the visual quality of discharge (i.e., color, odor, floating, settled, or suspended solids, foam, and oil sheen).

Inspection frequency options:

- Once every fourteen days and within 24 hours of the end of a storm event of 0.5 inches or greater.
- Once a month if areas of the site meet final stabilization or have been temporarily stabilized OR if there are frozen conditions at the site preventing runoff.
- Once a month if your site is in an arid, semi-arid, or drought-stricken area and within 24 hours after the end of a storm event of 0.5 inches or greater.
- Once every seven days regardless of a storm event.

Report Your Inspection Results

Your inspection report must be completed no later than 24-hours after the inspection. Include the date(s) of the inspection, the reason for the inspection, and any major observations. Major observations must include:

- Locations where erosion and discharges of sediment or other pollutants occurred.
- Locations needing BMP maintenance or additional BMPs.
- Locations where BMPs failed or are inadequate.

Describe any actions taken based on the inspection. If there are not any incidents of non-compliance, the report must contain a certification that the site complies with the SWP3 and TXR150000. The report must be retained as part of the SWP3 and signed by personnel with signatory authority.[25]

25. See 30 TAC Subsection 305.128

Notes

Inspection Plans and Procedures: Worksheet

Inspection Information:	Reason for Inspection:
Inspector Name:	☐ **14-day inspection**
Inspector Title:	☐ **Weekly inspection**
Inspection Date:	☐ **0.5 inch or greater rainfall event**
	☐ **Monthly inspection**

Inspection Questions:

Did you see any indications of pollutant discharge?

☐ **Yes (describe below)** ☐ **No**

Did you see any erosion?

☐ **Yes (describe below)** ☐ **No**

Did you see any instances of non-compliance?

☐ **Yes (describe below)** ☐ **No**

Are existing BMPs properly and completely implemented?

☐ **Yes** ☐ **No (describe below)**

Do you recommend any corrective actions or additional control measures?

☐ **Yes** ☐ **No (describe below)**

List any other observations:

Certification Statement:

30 TAC 305.128 "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

Signature: _____ Date: _____

Printed Name: _____

Notes

Adverse Conditions: Instructions

TXR150000 Part III Section F.8.e

Document Adverse Conditions

Document any adverse conditions that cause a delay or suspension of inspections in your SWP3.

Adverse conditions are conditions that:

- Are dangerous to personnel (such as high wind or excessive lightning).
- Prohibit access to the site (such as flooding or freezing conditions).

Documentation must include:

- Date and time of adverse conditions.
- Names of personnel that witnessed the adverse condition.
- Description of the adverse condition.

Notes

Adverse Conditions: Log Sheet

Date:
Time:
Witness Name:

Description of adverse conditions:

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

I RON LAZENBY,
Print Name

DEVELOPMENT PROJECT MANAGER,
Title - Owner/President/Other

of 121 ACQUISITION COMPANY, LLC,
Corporation/Partnership/Entity Name

have authorized MICHAEL THEONE, P.E.
Print Name of Agent/Engineer

of CIVIL AND ENVIRONMENTAL CONSULTANTS INC.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Ron Lazenby
Applicant's Signature

9/18/2023
Date

THE STATE OF Texas §

County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Ron Lazenby 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 18 day of September 2023.

NOTARY PUBLIC STATE OF TEXAS
Rebecca Belinda Clary
My Commission Expires
12/11/2024
ID No 126806928

Rebecca Belinda Clary
NOTARY PUBLIC

Rebecca Belinda Clary
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/11/2024

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: J. Alexander's
Regulated Entity Location: 750 E New Hope Drive, Cedar Park, Texas 78613
Name of Customer: SPB Hospitality, LLC
Contact Person: Michael Theone Phone: (512) 439-0400
Customer Reference Number (if issued): CN 606193043
Regulated Entity Reference Number (if issued): RN 111830360

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	$ N/A
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$ N/A
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.675 Acres	$4,000
Sewage Collection System	L.F.	$N/A
Lift Stations without sewer lines	Acres	$N/A
Underground or Aboveground Storage Tank Facility	Tanks	$N/A
Piping System(s)(only)	Each	$N/A
Exception	Each	$N/A
Extension of Time	Each	$N/A

Signature: MTheone Date: 10/10/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 606193043		**RN** 111830360

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:*

121 Acquisition Company, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0801491560	32045261404	45-3621249	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☐ **Yes** ☒ **No**

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

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

15. Mailing Address:	PO BOX 3456						
	ATTN: RON LAZENBY						
	City	OMAHA	**State**	NE	**ZIP**	68103	**ZIP + 4** 0456

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(972) 668-1515		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

J. Alexander's

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	750 E New Hope Drive						
	ATTN: RON LAZENBY						
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	6206
24. County	Williamson						

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

25. Description to Physical Location:	The Northwest corner of New Hope Dr. and Avenue of the Stars.				
26. Nearest City			**State**	**Nearest ZIP Code**	
Cedar Park			Tx	78613	

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

27. Latitude (N) In Decimal:	30.5376116		**28. Longitude (W) In Decimal:**	-97.8284572	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	15.4026	97	49	42.4452

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)
5712	5941	442110	451110

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

Restaurant

34. Mailing Address:	PO BOX 3456						
	ATTN: RON LAZENBY						
	City	OMAHA	**State**	NE	**ZIP**	68103	**ZIP + 4**	0456
35. E-Mail Address:	ron@grandscape.com						

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(972) 668-1515		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Michael Theone	**41. Title:**	Project Manager

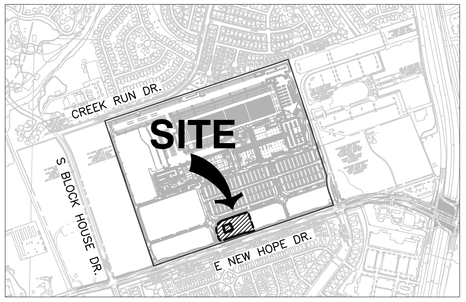
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 439-0400		**( )** -	mtheone@cecinc.com

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:	Civil and Enviromental Consultants Inc.	**Job Title:**	Project Manager
Name *(In Print):*	Michael Theone	**Phone:**	(512) 439-0400
Signature:	MTheone	**Date:**	10/10/2025

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS
750 E. NEW HOPE DRIVE



NORTH

VICINITY MAP
SCALE: 1"= 1000'

OWNER/TEAM INFORMATION

CIVIL ENGINEER & LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1221 S. MOPAC EXPRESSWAY, SUITE 350
AUSTIN, TX 78746
PH: (512) 439-0400

CONTACT: MICHAEL A. THEONE, P.E.

OWNER

121 ACQUISITION COMPANY LLC
700 S 72ND STREET
OMAHA, NE 68114
PH: (402) 392-3270

CONTACT: RYAN BLUMKIN

DEVELOPER

SBP HOSPITALITY, LLC
19219 KATY FWY, SUITE 500
HOUSTON, TX, 77094
PH: (502) 366-5259

CONTACT: MATT RALEIGH

ARCHITECT

HARRISON
14850 QUORUM DR, SUITE 450,
DALLAS, TX, 75254
PH: (972) 807-9257

CONTACT: LEE FORDHAM

LANDSCAPE ARCHITECT

BENKENDORFER+ASSOCIATES
2901 BEE CAVES RD, SUITE P
ROLLINGWOOD, TX, 78746
(512) 366-5259

CONTACT: DARYL BENKENDORFER

UTILITY COMPANIES

SANITARY SEWER SERVICE

CITY OF CEDAR PARK
2401 BRUSHY CREEK LOOP
CEDAR PARK, TX 78613
PHONE: (512) 401-5550

ELECTRIC SERVICE

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

TELECOMMUNICATION SERVICE

AT&T
PH: (866) 861-6075

WATER SERVICE

CITY OF CEDAR PARK
2401 BRUSHY CREEK LOOP
CEDAR PARK, TX 78613
PHONE: (512) 401-5550

GAS SERVICE

ATMOS ENERGY
3110 N INTERSTATE 35
ROUND ROCK, TX 78681
PH: (888) 286-6700

BENCHMARKS (NAVD88)

BENCHMARK A: MAG NAIL SET AT THE SOUTHWEST CORNER OF A CURB INLET APPROXIMATELY 25' WEST OF THE EASTERN PROPERTY LINE OF LOT 1.
ELEV.: 679.88'

BENCHMARK B: MAG NAIL SET IN THE MEDIAN CURB ISLAND APPROXIMATELY THE MIDDLE OF THE TAPER FOR THE WESTBOUND LEFT TURN LANE.
ELEV.: 676.23'

ELEVATIONS GIVEN ARE IN REFERENCE TO THE NAVD88 VERTICAL DATUM.

LEGAL DESCRIPTION

LOT 6 OF THE NFM CEDARVIEW RE-PLAT, 2.675 ACRES

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF THE FOLLOWING ON A ±2.675 ACRE TRACT: ONE (1) BUILDING PROPOSED FOR RESTAURANT USE TOTALING 9,457 SQUARE FEET, AND THE ASSOCIATED PARKING, STORMWATER, AND UTILITY IMPROVEMENTS.

SITE DEVELOPMENT SITE DATA

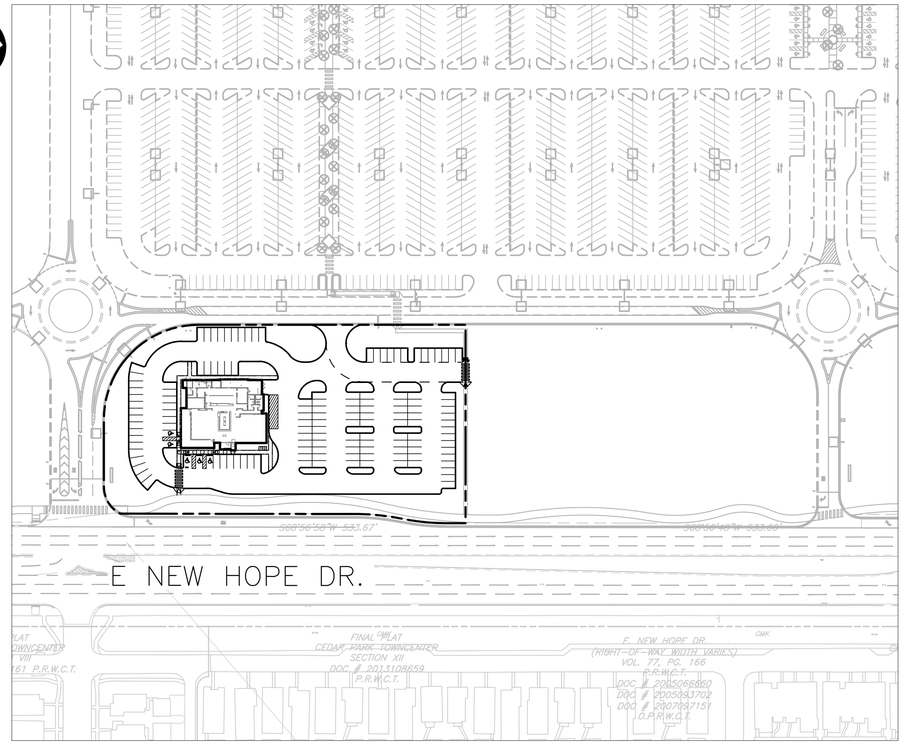
TOTAL AREA OF EX. LEASE TRACT: 2.675 ACRES
PRINCIPAL STREET: E NEW HOPE DR.
WATERSHED: BLOCKHOUSE/COTTONWOOD CREEK
WATERSHED REGULATION AREA: SUBURBAN CITY LIMITS

SITE DEVELOPMENT ZONING DATA

ZONING: PLANNED DEVELOPMENT-GENERAL BUSINESS (PD-GB)

	MIN
FRONT BUILDING SETBACK:	25'
INTERIOR SIDE SETBACK:	0'
STREET SIDE SETBACK:	25'
REAR TO PROPERTY LINE SETBACK:	5'
REAR TO STREET ROW SETBACK:	25'

NORTH



SITE MAP
SCALE: 1" = 100'

SHEET INDEX

NO	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES 1 OF 2
03	GENERAL NOTES 2 OF 2
04	PLAT 1 OF 7
05	PLAT 2 OF 7
06	PLAT 3 OF 7
07	PLAT 4 OF 7
08	PLAT 5 OF 7
09	PLAT 6 OF 7
10	PLAT 7 OF 7
11	EXISTING CONDITIONS & DEMOLITION PLAN
12	OVERALL SITE LAYOUT
13	SITE LAYOUT 1 OF 2
14	SITE LAYOUT 2 OF 2
15	SITE PLAN NOTES & DETAILS 1 OF 2
16	SITE PLAN NOTES & DETAILS 2 OF 2
17	FIRE PROTECTION PLAN
18	EROSION & SEDIMENTATION CONTROL PLAN
19	EROSION & SEDIMENTATION CONTROL DETAILS
20	OVERALL GRADING PLAN
21	GRADING PLAN 1 OF 2
22	GRADING PLAN 2 OF 2
23	EXISTING DRAINAGE AREA MAP
24	PROPOSED DRAINAGE AREA MAP
25	PROPOSED INLET MAP
26	PROPOSED INLET CALCULATIONS
27	STORM SEWER PLAN
28	OVERALL UTILITY PLAN
29	WASTEWATER LINE PLAN & PROFILE
30	WATERLINE PLAN & PROFILE
31	FIRELINE PLAN & PROFILE
32	IRRIGATION WATERLINE PLAN
33	UTILITY DETAILS 1 OF 2
34	UTILITY DETAILS 2 OF 2
35	REGIONAL POND PLAN 1 OF 10
36	REGIONAL POND PLAN 2 OF 10
37	REGIONAL POND PLAN 3 OF 10
38	REGIONAL POND PLAN 4 OF 10
39	REGIONAL POND PLAN 5 OF 10
40	REGIONAL POND PLAN 6 OF 10
41	REGIONAL POND PLAN 7 OF 10
42	REGIONAL POND PLAN 8 OF 10
43	REGIONAL POND PLAN 9 OF 10
44	REGIONAL POND PLAN 10 OF 10
45	ARCHITECTURE PLAN 1 OF 3
46	ARCHITECTURE PLAN 2 OF 3
47	ARCHITECTURE PLAN 3 OF 3
48	LANDSCAPE PLAN 1 OF 2
49	LANDSCAPE PLAN 2 OF 2

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.

SUBMITTED BY:

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
11/10/2025

I, MICHAEL THEONE, PE, DOES HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.

LIMITATION OF LIABILITY – CEC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS – ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. CEC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS – ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN – PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. CEC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

SITE PLAN NOTES

1. THIS PROJECT IS SUBJECT TO THE STANDARDS PURSUANT TO THE ADOPTED NEBRASKA FURNITURE MART PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE NO. Z13.23.02.23.E1.
2. 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.
3. NO SECTION OF THE SITE LIES WITHIN A FLOODPLAIN. REFERENCE FEMA MAP 48491C0462F DATED DECEMBER 20, 2019.
4. TCEQ EDWARDS AQUIFER PROTECTION PROGRAM ID. _____
5. TABS REGISTRATION NO. TABS2026004969.
6. THIS PROJECT IS BEING REVIEWED UNDER THE 2021 IFC.
7. TRASH COLLECTION, COMPACTION OR OTHER SIMILAR USES AND ENCLOSURES LOCATED WITHIN 500 FEET OF A MAJOR CORRIDOR SHALL BE LOCATED NO CLOSER TO THE DESIGNATED ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE.
8. OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING VEGETATIVE SCREEN WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.
9. CITY EMERGENCY CONTACT: PUBLIC WORKS DEPARTMENT 24/7 BY CALLING 512-401-5550.
10. CONTRACTOR 24-HOUR CONTACT: TED FITZMAURICE (512)-538-4728.
11. ALL REQUIRED EASEMENTS (DRAINAGE, FLOODPLAIN, WATER, WASTEWATER, UTILITY, ACCESS, AND SIDEWALK) WILL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (CO), INCLUDING A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO).

ORIGINAL APPROVAL DATE: ##/##/####

REVISIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE
1							
2							
3							
4							

IMPERVIOUS COVER

DRIVEWAYS IN RIGHT OF WAY, PUBLIC SIDEWALK, STREETS, CURB & GUTTER	1312
PARKING, PRIVATE SIDEWALK, PRIVATE STREETS	68713
PROPOSED BUILDING FOOTPRINT	9457
TOTAL AREA OF DISTURBANCE	105215
TOTAL IMPERVIOUS COVER	79482

SITE INFORMATION:

OWNER: 121 ACQUISITION COMPANY, LLC ADDRESS: 700 S 72ND ST, OMAHA, NE 68114
PHONE: (402) 392-3270 ACREAGE: 2.675 AC TOTAL IMPERVIOUS COVER: 1.82 AC
LEGAL DESCRIPTION: LOT 6 OF THE NFM CEDARVIEW RE-PLAT, 2.675 AC.
ADDRESS: 750 E NEW HOPE DR, CEDAR PARK, TX 78613
LAND USE SUMMARY: 9,457 SF RESTAURANT
ZONING: PLANNED DEVELOPMENT-GENERAL BUSINESS (PD-GB)
PERSON PREPARING PLAN: MICHAEL THEONE COMPANY: CEC INC.
ADDRESS: 1221 S MOPAC EXPRESSWAY, SUITE 350, AUSTIN, TX 78746
PHONE: (512) 439-0400
ENGINEER: MICHAEL THEONE COMPANY: CEC INC.
ADDRESS: 1221 MOPAC EXPRESSWAY, SUITE 350, AUSTIN, TX 78746
PHONE: (512) 439-0400

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SD#

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURAL SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

1221 South MoPac Expressway,
Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

COVER SHEET

DRAWN BY:	MBM
CHECKED BY:	CSB
DATE:	11/10/2025
DWG SCALE:	AS SHOWN
PROJECT NO:	354-979
APPROVED BY:	MAT

DRAWING NO.: 01
SHEET 01 OF 49

P:\354-0001\354-979\1-CAD\Dwg\CVR1\354979-CVR1-COVER SHEET.dwg[COVER SHEET] LS(11/10/2023 - cbrowne) - LP: 11/10/2023 1:32 PM

GENERAL NOTES: REVISED APRIL 2, 2024

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: N/A
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEOREFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON- NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ".DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM -TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
13. 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. 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.
14. NO BLASTING IS ALLOWED ON THIS PROJECT.
15. 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.
16. 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.
17. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY 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 CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN 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. 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.
31. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
32. 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.
33. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
34. 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.
35. 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 RABA KISTNER, 8100 CAMERON RD, SUITE B-150, AUSTIN, TX 78754, (512) 339-1745 ON MAY 18, 2023 THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Traffic Type	ACI 330 Traffic Spectrum*	Portland Cement Concrete	Flexible Base	Subgrade
Passenger Vehicles Only	A	5.0 in.	4 in.	12 in. Alternate Select, Lime Treated Soil or Stratum II/III
Up to 50 Heavy Trucks/Day	D	6.0 in.	4 in.	
Up to 500 Heavy Trucks/Day	D	7.0 in.	4 in.	
Up to 1,000 Heavy Trucks/Day	D	8.0 in.	4 in.	

* Spectrum A – Passenger cars only
Spectrum D – Tractor semitrailer trucks with gross weights of 80 kips

	Layer Description	Layer Thickness
Passenger Vehicles Only	HMAC Surface Course, Type "D" Flexible Base **Combined Total**	2.0 in. 8.0 in. **10.0 in.**
Up To 50 Trucks Per Day	HMAC Surface Course, Type "C" Flexible Base **Combined Total**	3.0 in. 9.0 in. **12.0 in.**

ANCILLARY STRUCTURE FOUNDATION RECOMMENDATIONS

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL. 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.
17. 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. 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.
18. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

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

WATER NOTES:
1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED 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 – CLASS 350 D.I. OR C900 DR-14 PVC

COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.
MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.
7. APPROVED 5 ¼" FIRE HYDRANTS:
- AMERICAN FLOW CONTROL, B84B
- MUELLER COMPANY, SUPER CENTURION 250
- CLOW MEDALLION HYDRANT

– REQUIREMENTS FOR PRIVATE FIRE HYDRANTS (BEHIND DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY): MUST BE IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.
- ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
- BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.

8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.
9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING. INITIAL WATER LINE DISINFECTION MUST MEET A CHLORINE RESIDUAL OF 50PPM, AND A CHLORINE RESIDUAL OF 25 PPM AFTER A 24 HOUR DETENTION PERIOD. SECTIONS THAT ARE 20 – 30 FEET CAN USE GRANULAR OR TABLET DISINFECTION, BUT ANYTHING BEYOND THAT MUST BE LIQUID DISINFECTION TO EVENLY CLEAN THE PIPE.
10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO PIPE INSTALLATION.
11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
12. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
- SINGLE G-148-233
- DUAL DG-148-243
- 1" METER YL111 – 444
- 1 ½" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER

14. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
15. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
17. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
18. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
19. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSIRATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
20. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
23. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
24. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
25. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
26. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
27. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
28. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
29. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES:
1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED.
5. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
6. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
8. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
9. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.
10.INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.
11.ALL CURB INLETS SHALL HAVE AN ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER

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

811

!!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
△		

Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway,
Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

GENERAL NOTES 1 OF 2

DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	N/A	CHECKED BY:	CSB
PROJECT NO:	354-979	APPROVED BY:	MAT

DRAWING NO.: 02

SHEET 02 OF 49

SD#

GEOTECHNICAL NOTES FOR THE CONTRACTOR:

METHODS FOR REDUCING EXPANSIVE SOIL–RELATED MOVEMENTS

- TO OBTAIN MAXIMUM ALLOWABLE POTENTIAL VERTICAL RISE (PVR) REQUIREMENT OF 1IN. IN PAVEMENT AND FLATWORK AREAS, 1FT OF THE STRATUM CLAY SHOULD BE REMOVED AND REPLACED WITH EITHER SELECT OR ALTERNATE SELECT FILL. HOWEVER, IN BUILDING AREAS, THE STRATUM I CLAYS MAY PROVIDE VARIABLE FOUNDATION SUPPORT FOR SLABS AND SHALLOW FOUNDATIONS; THEREFORE, WE RECOMMEND THE COMPLETE REMOVAL OF THE STRATUM I CLAYS IN THE BUILDING AREAS. COMPLETE REMOVAL OF THE STRATUM I CLAYS SHOULD RESULT IN A MAXIMUM PVR NOT EXCEEDING 1/2 INCH.

PAVEMENT AREAS

- ANY KNOWN NATURAL OR MAN–MADE SUBSURFACE SEEPAGE AT THE SITE WHICH MAY OCCUR AT SUFFICIENTLY SHALLOW DEPTHS AS TO INFLUENCE MOISTURE CONTENTS WITHIN THE SUBGRADE SHOULD BE INTERCEPTED BY DRAINAGE DITCHES OR BELOW GRADE FRENCH DRAINS.
- CURBS ADJACENT TO IRRIGATED ISLANDS AND LANDSCAPE AREAS SHOULD COMPLETELY PENETRATE THE FLEXIBLE BASE MATERIALS AND PENETRATE AT LEASE THREE (3) INCHES INTO THE SUBGRADE TO REDUCE INFILTRATION OF WATER BENEATH THE CURBS.
- THE CONSTRUCTION OF CURB JOINTS ADJACENT TO IRRIGATED AREAS SHOULD CONSIDER MEANS TO PREVENT WATER INTRUSION INTO THE ADJACENT PAVEMENT BASE MATERIAL SUCH AS THE USE OF JOINT/CRACK SEALANTS.
- FINAL SITE GRADING SHOULD ELIMINATE ISOLATED DEPRESSIONS ADJACENT TO CURBS WHICH MAY ALLOW SURFACE WATER TO POND AND INFILTRATE INTO THE UNDERLYING SOILS.

RIGID PAVEMENTS

- AS A MINIMUM, THE BAR MATS SHOULD BE NO.3 REINFORCING BARS SPACED 18IN. ON CENTER IN BOTH DIRECTIONS. THE CONCRETE REINFORCING SHOULD BE PLACE APPROXIMATELY 1/3 THE SLAB THICKNESS BELOW THE SURFACE OF THE SLAB, BUT NOT LESS THAN 2IN. THE REINFORCING SHOULD NOT EXTEND ACROSS EXPANSION JOINTS.
- JOINTS IN CONCRETE PAVEMENTS AID IN THE CONSTRUCTION AND CONTROL THE LOCATION AND MAGNITUDE OF CRACKS. WHERE PRACTICAL, LAY OUT THE CONSTRUCTION, EXPANSION, CONTROL AND SAWED JOINTS TO FORM SQUARE PANELS. THE RATIO OF SLAB LENGTH–TO–WIDTH SHOULD NOT EXCEED 1.25. THE RECOMMENDED JOINT SPACING IS 24 TIMES THE THICKNESS OF THE SLAB UP TO A MAXIMUM OF 15FT.
- ALL CONTROL JOINTS SHOULD BE FORMED OR SAWED TO A DEPTH OF AT LEAST 1/4 THE THICKNESS OF THE CONCRETE SLAB. SAWING OF CONTROL JOINTS SHOULD BEGIN AS SOON AS THE CONCRETE WILL NOT RAVEL, GENERALLY THE DAY AFTER PLACEMENT.
- EXPANSION AND ISOLATION JOINTS SHOULD BE HAND FORMED BY USING PRE–MOLDED FILLER. ISOLATION JOINTS ARE NEEDED TO SEPARATE THE CONCRETE SLAB FROM FIXED OBJECTS SUCH AS DROP INLETS, LIGHT STANDARDS, AND BUILDINGS. TO LIMIT WATER INTRUSION, JOINTS MAY BE SEALANTS MAY BE PLACED. THE SEALANTS SHOULD BE OF A FLEXIBLE MATERIAL THAT IS CAPABLE TO WITHSTAND SEASONAL EXPANSION AND CONTRACTION OF THE SLAB.

RETAINING WALL STRUCTURES

- IF DOWNSLOPES ARE PRESENT, THE EMBEDMENT SHOULD INCREASE SO THAT A MINIMUM HORIZONTAL DISTANCE OF 5FT IS PROVIDED BETWEEN THE BOTTOM OUTER EDGE OF THE FOOTING AND THE FACE OF THE ADJACENT DOWNSLOPE.
- THE USE OF DRAINAGE SYSTEMS IS A POSITIVE DESIGN STEP TOWARD REDUCING THE POSSIBILITY OF HYDROSTATIC PRESSURE ACTING AGAINST RETAINING WALL STRUCTURES. DRAINAGE MAY BE PROVIDED BY THE SUE OF DRAIN TRENCH AND PIPE.
- THE DRAIN TRENCH SHOULD BE FILLED WITH GRAVEL (MEETING THE REQUIREMENTS OF ASTM D 448 COARSE CONCRETE AGGREGATE SIZE NO.57 OR 67) AND EXTEND FROM THE BASE OF THE STRUCTURE TO WITHIN 2FT OF THE TOP OF THE STRUCTURE.

STORMWATER MANAGEMENT RECOMMENDATIONS

- UTILITY LINES ENCASED IN PIPE BEDDING MATERIAL ENTERING AND EXITING THE STORMWATER FACILITIES SHOULD CONSIDER WATER SLOPE/TRENCH DAMS TO REDUCE THE RISK OF WATER IN THE FACILITIES MIGRATING THROUGH THE PIPE BEDDING MATERIAL. THE MIGRATION OF WATER THROUGH THE BEDDING MATERIAL CAN POTENTIALLY RESULT IN SETTLEMENTS OF THE BACKFILL MATERIALS. THEREFORE, WATER STOPS/TRENCH DAMS SHOULD BE LOCATED AT OR BELOW THE 100–YEAR STORMWATER ELEVATION. THE WATER STOP SHOULD CONSIST OF A 18UN. SECTION OF CONCRETE, BENTONITE CLAY, OR FLOWABLE BACKFILL. WATER STOPS SHOULD EXTEND A MINIMUM OF 12IN. ABOVE THE PIPE BEDDING OR PENETRATE TRENCH WALLS A MINIMUM OF 6IN. ON ALL SIDES.

FOR ANY FURTHER DETAILS REGARDING GEOTECH, PLEASE REFERENCE THE GEOTECHNICAL REPORT AAA23–052–00 DATED NOVEMBER 7, 2023.

TCEQ CONTRIBUTING ZONE PLAN CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON–SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL TCEQ–0592A (REV. JULY 15, 2015) PAGE 2 OF 2STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE: 12100 PARK THIRTY FIVE CIRCLE, AUSTIN, TX 78753
(P) (512) 239–1000

TAC 290 SUBCHAPTER D: WATER/WASTEWATER CROSSING NOTES

(B) NEW WATERLINE INSTALLATION – CROSSING LINES.

(i) WHERE A NEW POTABLE WATERLINE CROSSES ABOVE A WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND MUST BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. WHEN CROSSING AN EXISTING WASTEWATER MAIN OR LATERAL AND IT IS DISTURBED OR SHOWS SIGNS OF LEAKING, THE WASTEWATER MAIN OR LATERAL SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE–RATED PIPE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

(I) THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE AN EXISTING, NON–PRESSURE RATED WASTEWATER MAIN OR LATERAL.

(II) THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE AN EXISTING, PRESSURE–RATED WASTEWATER MAIN OR LATERAL.

(ii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON–PRESSURE RATED WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END. THE MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING OPTIONS:

(I) WITHIN NINE FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO FEET SHALL BE PROVIDED. THE WASTEWATER MAIN OR LATERAL SHALL BE LOCATED BELOW THE WATERLINE.

(II) ALL SECTIONS OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18–FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASING PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE–FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON–SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.

(iii)WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS IN CLAUSE (II) OF THIS SUBPARAGRAPH OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED. WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN, THE PROCEDURES IN §217.53(D) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

(iv) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

(v) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

811®

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
△		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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1221 South MoPac Expressway, Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

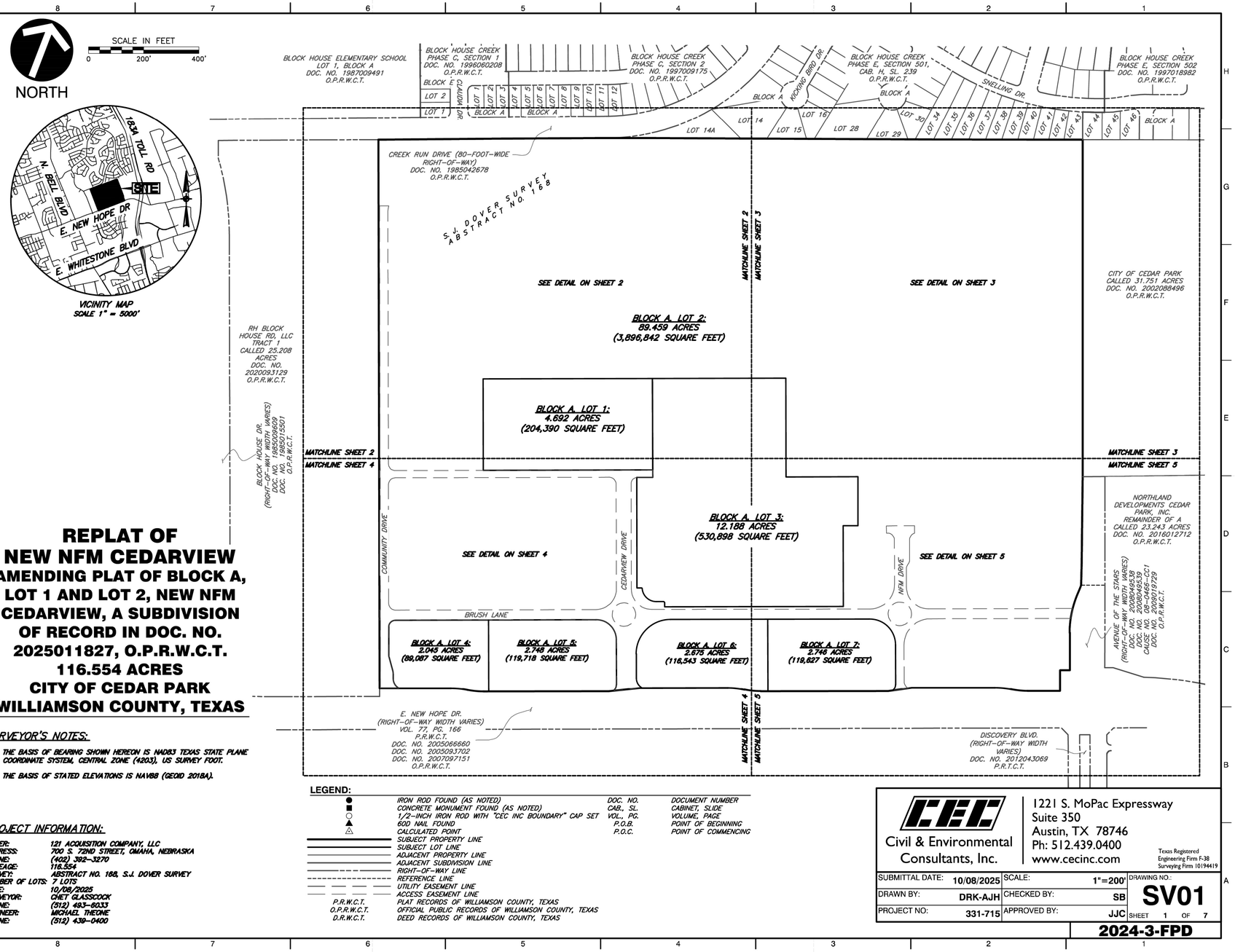
GENERAL NOTES 2 OF 2

DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	N/A	CHECKED BY:	CSB
PROJECT NO:	354-979		
APPROVED BY:	MAT		

DRAWING NO.: 03

SHEET 03 OF 49

SD#



REPLAT OF NEW NFM CEDARVIEW

AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.

116.554 ACRES
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

1) THE BASIS OF BEARING SHOWN HEREON IS NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), US SURVEY FOOT.

2) THE BASIS OF STATED ELEVATIONS IS NAVD88 (GEOID 2018A).

PROJECT INFORMATION:

OWNER:	121 ACQUISITION COMPANY, LLC
ADDRESS:	700 S. 72ND STREET, OMAHA, NEBRASKA
PHONE:	(402) 392-3270
ACREAGE:	116.554
SURVEY:	ABSTRACT NO. 168, S.J. DOVER SURVEY
NUMBER OF LOTS:	7 LOTS
DATE:	10/08/2025
SURVEYOR:	CHET GLASSCOCK
PHONE:	(512) 493-6033
ENGINEER:	MICHAEL THEONE
PHONE:	(512) 439-0400

LEGEND:

●	IRON ROD FOUND (AS NOTED)	DOC. NO.	DOCUMENT NUMBER
■	CONCRETE MONUMENT FOUND (AS NOTED)	CAB., SL.	CABINET, SLIDE
○	1/2-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET	VOL., PG.	VOLUME, PAGE
▲	60D NAIL FOUND	P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT	P.O.C.	POINT OF COMMENCING
	SUBJECT PROPERTY LINE		
	SUBJECT LOT LINE		
	ADJACENT PROPERTY LINE		
	ADJACENT SUBDIVISION LINE		
	RIGHT-OF-WAY LINE		
	REFERENCE LINE		
	UTILITY EASEMENT LINE		
	ACCESS EASEMENT LINE		
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS		
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS		
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS		

Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway
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Austin, TX 78746
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www.cecinc.com
Texas Registered Engineering Firm F-38
Surveying Firm 10194419

SUBMITTAL DATE:	10/08/2025	SCALE:	1"=200'
DRAWN BY:	DRK-AJH	CHECKED BY:	SB
PROJECT NO:	331-715	APPROVED BY:	JJC

DRAWING NO.: **SV01**

SHEET 1 OF 7

2024-3-FPD

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

PLAT 1 OF 7

DRAWN BY:	MBM
CHECKED BY:	CSB
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025
DWG SCALE:	N.T.S.

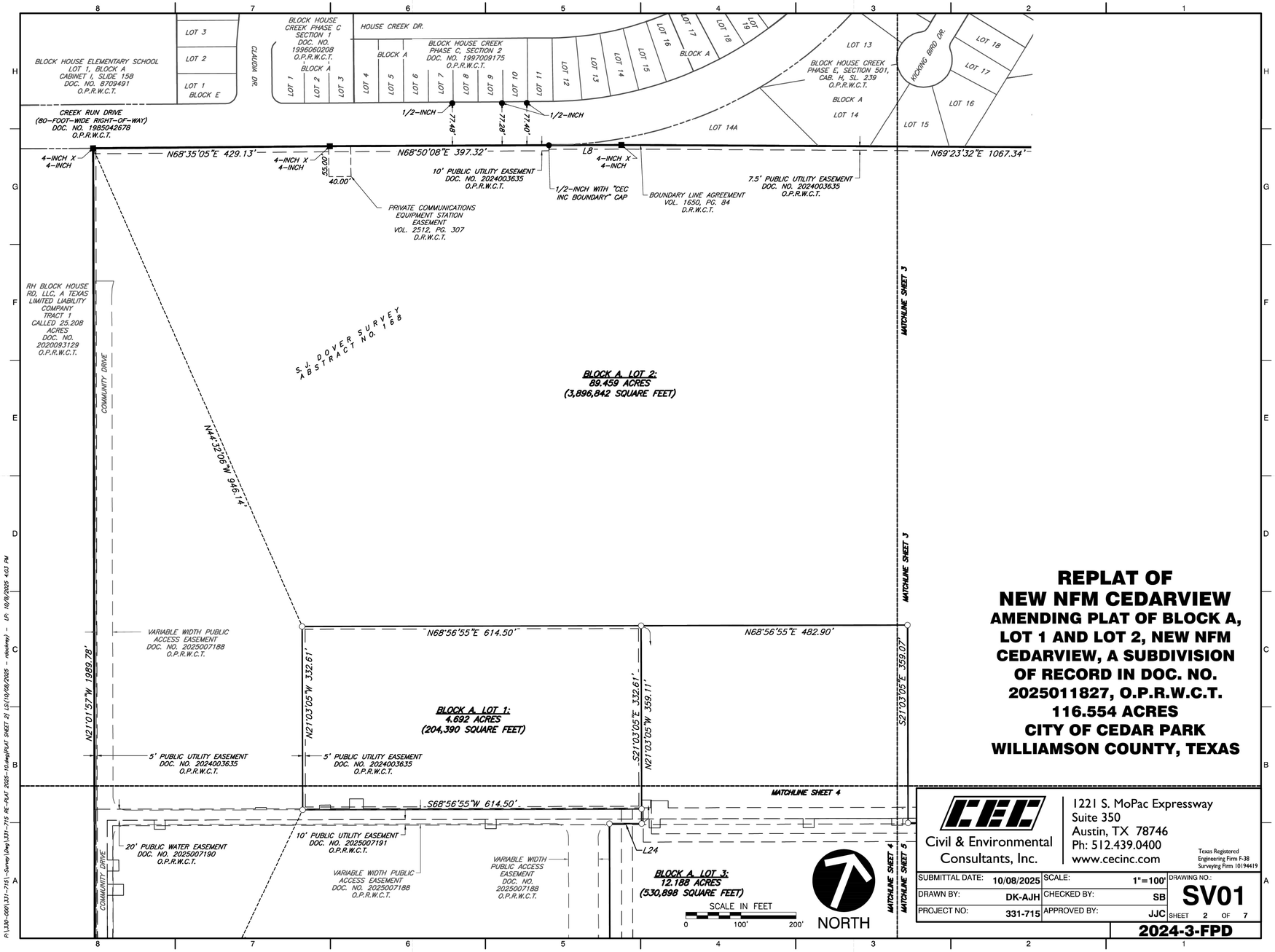
DRAWING NO.: **04**

SHEET 04 OF 49

SD#

P:\350-001\354-979\1-CAD\Dwg\C01\354979-C01-C002-PLAT.dwg[PLAT 1 OF 7] LS(11/6/2025 - mmartinez) - LP: 11/10/2025 1:32 PM

P:\350-001\331-715\Survey\Dwg\331-715 RE-PLAT 2025-10.dwg[COVER SHEET 1] LS(10/08/2025 - rdevney) - LP: 10/8/2025 4:03 PM



REPLAT OF NEW NFM CEDARVIEW

AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.

116.554 ACRES

CITY OF CEDAR PARK

WILLIAMSON COUNTY, TEXAS

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Texas Registered Engineering Firm F-38
Surveying Firm 10194419

SUBMITTAL DATE:	10/08/2025	SCALE:	1"=100'
DRAWN BY:	DK-AJH	CHECKED BY:	SB
PROJECT NO:	331-715	APPROVED BY:	JJC

DRAWING NO.: SV01

SHEET 2 OF 7

2024-3-FPD

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway, Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

PLAT 2 OF 7

DATE:	11/10/2025
DWG SCALE:	N.T.S.
PROJECT NO:	354-879
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

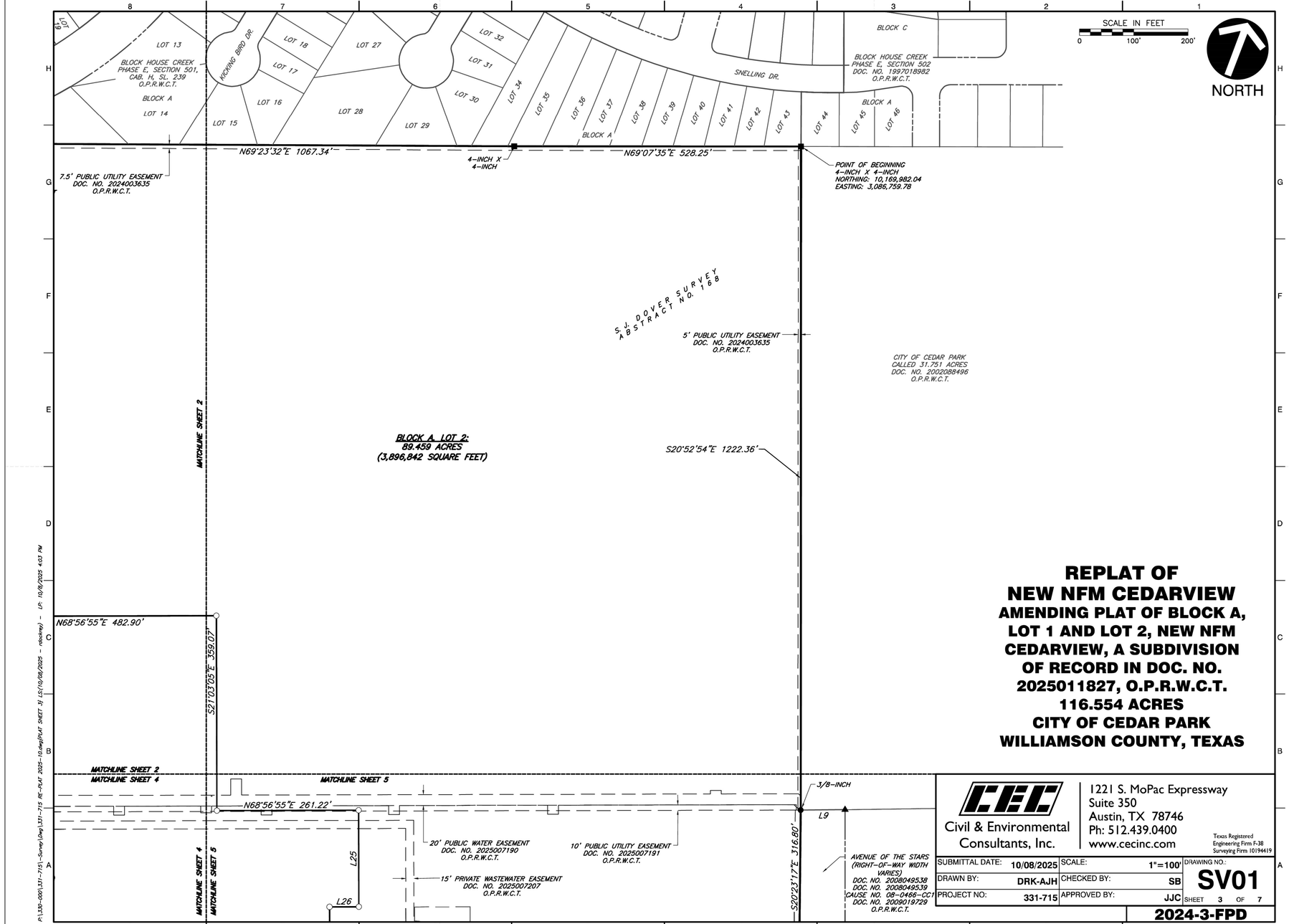
DRAWING NO.: 05

SHEET 05 OF 49

SD#

P:\350-001\331-715\Survey\Dwg\331-715 RE-PLAT 2025-10.dwg(PLAT SHEET 2) LS(10/08/2025 - nbockey) - LP: 10/8/2025 4:01 PM

P:\350-001\354-879\-CAD\Dwg\C101\354879-C101-C002-PLAT.dwg(PLAT 2 OF 7) LS(11/6/2025 - mmartinez) - LP: 11/10/2025 1:32 PM



REPLAT OF NEW NFM CEDARVIEW

AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.

116.554 ACRES

CITY OF CEDAR PARK

WILLIAMSON COUNTY, TEXAS

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1221 S. MoPac Expressway
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Austin, TX 78746
Ph: 512.439.0400
www.cecinc.com
Texas Registered Engineering Firm F-38
Surveying Firm 10194419

SUBMITTAL DATE:	10/08/2025	SCALE:	1"=100'
DRAWN BY:	DRK-AJH	CHECKED BY:	SB
PROJECT NO:	331-715	APPROVED BY:	JJC

DRAWING NO.: SV01

SHEET 3 OF 7

2024-3-FPD

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
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750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

PLAT 3 OF 7

DRAWN BY:	MBM
CHECKED BY:	CSB
DWG SCALE:	N.T.S.
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025

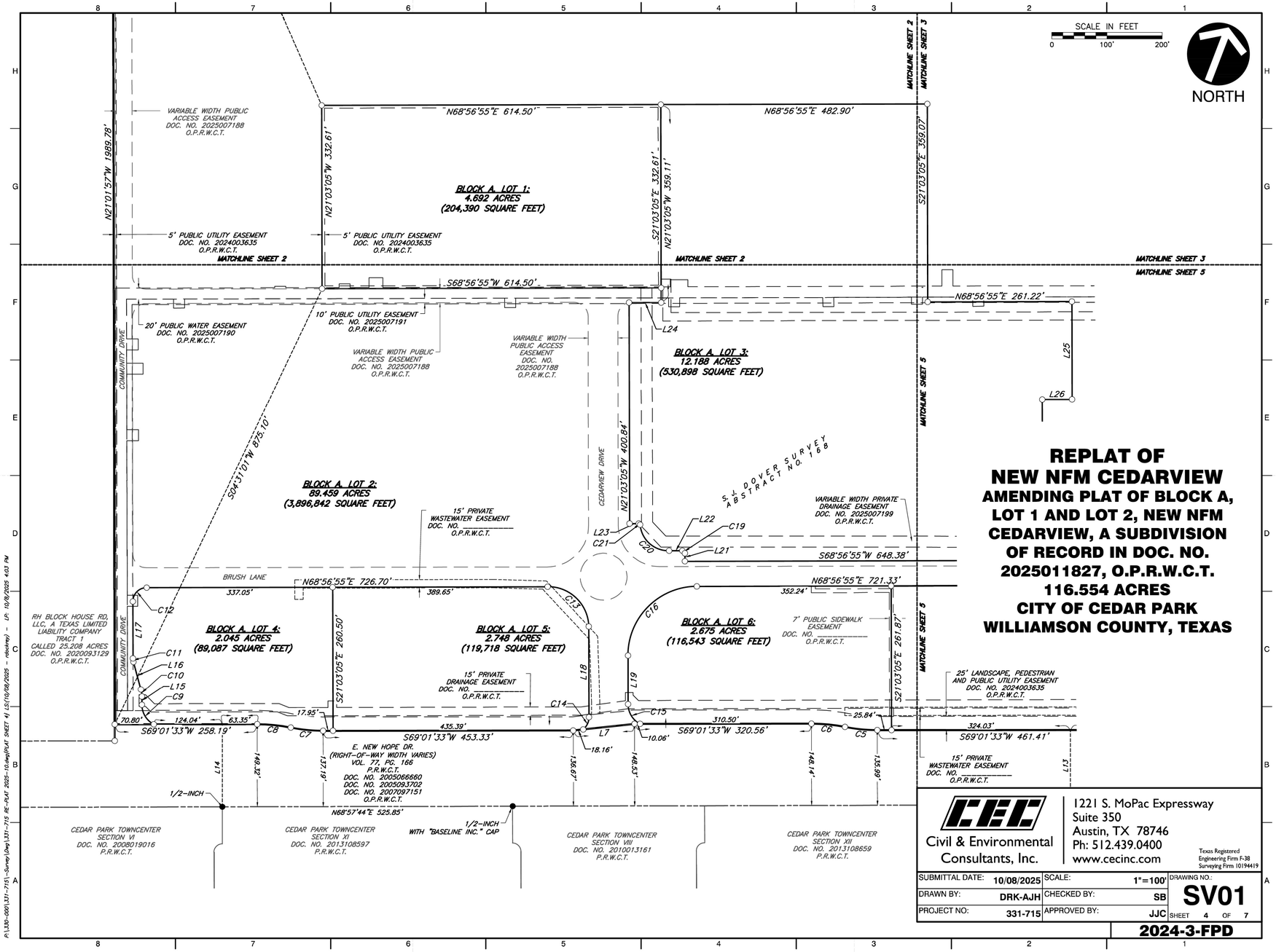
DRAWING NO.: 06

SHEET 06 OF 49

P:\350-000\354-979\-CAD\Dwg\CV01\354979-CV01-C002-PLAT.dwg[PLAT 3 OF 7] LS(11/6/2025 - mmartinez) - LP: 11/10/2025 1:32 PM

P:\350-000\331-715\-Survey\Dwg\331-715 RE-PLAT 2025-10.dwg[PLAT SHEET 3] LS(10/08/2025 - mbickley) - LP: 10/8/2025 4:03 PM

SD#



REPLAT OF NEW NFM CEDARVIEW

AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.

116.554 ACRES

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SUBMITTAL DATE:	10/08/2025	SCALE:	1"=100'
DRAWN BY:	DRK-AJH	CHECKED BY:	SB
PROJECT NO:	331-715	APPROVED BY:	JJC

DRAWING NO.: SV01

SHEET 4 OF 7

2024-3-FPD

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

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CITY OF CEDAR PARK,
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PLAT 4 OF 7

DRAWN BY:	MBM
CHECKED BY:	CSB
DWG SCALE:	N.T.S.
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025

DRAWING NO.: 07

SHEET 07 OF 49

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

P:\350-000\331-715\Survey\Dwg\331-715 RE-PLAT 2025-10.dwg[PLAT SHEET 4] LS(10/08/2025 - mbeckley) - LP: 10/8/2025 4:03 PM

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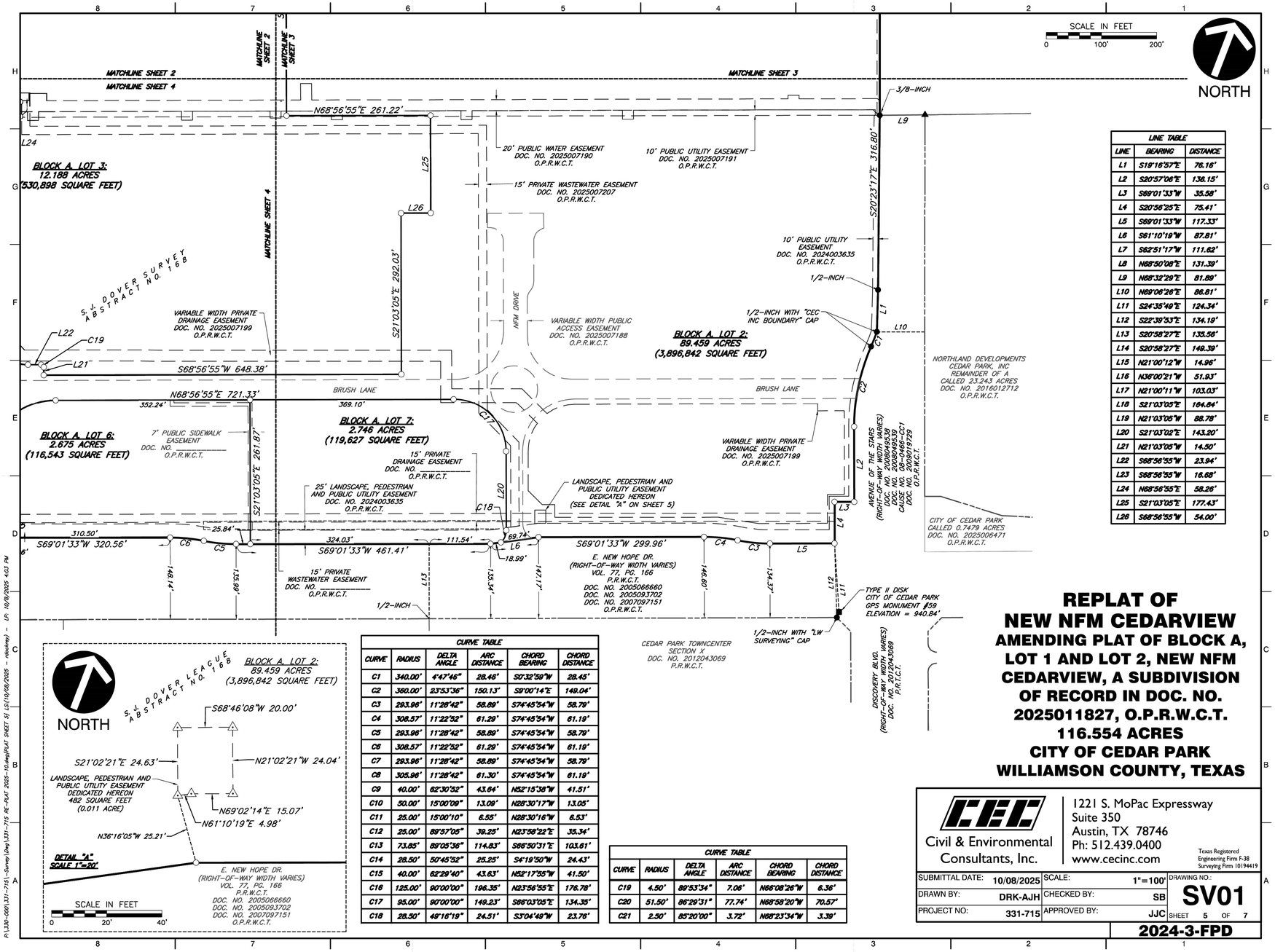

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°16'57"E	76.16'
L2	S20°57'06"E	136.15'
L3	S69°01'33"W	35.58'
L4	S20°56'25"E	75.41'
L5	S69°01'33"W	117.33'
L6	S81°10'19"W	87.81'
L7	S62°51'17"W	111.62'
L8	N68°50'08"E	131.39'
L9	N68°32'29"E	81.89'
L10	N69°06'26"E	86.81'
L11	S24°35'49"E	124.34'
L12	S22°39'53"E	134.19'
L13	S20°58'27"E	135.56'
L14	S20°58'27"E	149.39'
L15	N21°00'12"W	14.96'
L16	N36°00'21"W	51.93'
L17	N21°00'11"W	103.03'
L18	S21°03'05"E	164.64'
L19	N21°03'05"W	88.78'
L20	S21°03'02"E	143.20'
L21	N21°03'05"W	14.50'
L22	S68°56'55"W	23.94'
L23	S68°56'55"W	16.68'
L24	N68°56'55"E	58.26'
L25	S21°03'05"E	177.43'
L26	S68°56'55"W	54.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	340.00'	4°47'46"	28.46'	S0°32'59"W	28.45'
C2	360.00'	23°53'36"	150.13'	S9°00'14"E	149.04'
C3	293.96'	11°28'42"	58.89'	S74°45'54"W	58.79'
C4	308.57'	11°22'52"	61.29'	S74°45'54"W	61.19'
C5	293.96'	11°28'42"	58.89'	S74°45'54"W	58.79'
C6	308.57'	11°22'52"	61.29'	S74°45'54"W	61.19'
C7	293.96'	11°28'42"	58.89'	S74°45'54"W	58.79'
C8	305.96'	11°28'42"	61.30'	S74°45'54"W	61.19'
C9	40.00'	62°30'52"	43.64'	N52°15'38"W	41.51'
C10	50.00'	15°00'09"	13.09'	N28°30'17"W	13.05'
C11	25.00'	15°00'10"	6.55'	N28°30'16"W	6.53'
C12	25.00'	89°57'05"	39.25'	N23°58'22"E	35.34'
C13	73.85'	89°05'36"	114.83'	S66°50'31"E	103.61'
C14	28.50'	50°45'52"	25.25'	S4°19'50"W	24.43'
C15	40.00'	62°29'40"	43.63'	N52°17'55"W	41.50'
C16	125.00'	90°00'00"	196.35'	N23°56'55"E	176.78'
C17	95.00'	90°00'00"	149.23'	S66°03'05"E	134.35'
C18	28.50'	49°16'19"	24.51'	S3°04'49"W	23.76'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C19	4.50'	89°53'34"	7.06'	N66°08'26"W	6.36'
C20	51.50'	86°29'31"	77.74'	N65°58'20"W	70.57'
C21	2.50'	85°20'00"	3.72'	N65°23'34"W	3.39'

REPLAT OF NEW NFM CEDARVIEW

AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.

116.554 ACRES
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SUBMITTAL DATE:	10/08/2025	SCALE:	1"=100'
DRAWN BY:	DRK-AJH	CHECKED BY:	SB
PROJECT NO:	331-715	APPROVED BY:	JJC

DRAWING NO.: **SV01**
SHEET 5 OF 7
2024-3-FPD

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PLAT 5 OF 7

DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	N.T.S.	CHECKED BY:	CSB
PROJECT NO:			354-879
APPROVED BY:			MAT

DRAWING NO.: **08**
SHEET 08 OF 49

SD#

P:\355-0001\354-3791-CAD\Dwg\CV01\354979-CV01-C002-PLAT.dwg(PLAT 5 OF 7) LS(11/6/2025 - mmontiel) - LP: 11/10/2025 1:32 PM
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METES AND BOUNDS DESCRIPTION:

BEING A 116.554 ACRE TRACT OF LAND SITUATED IN THE S. J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 117.899 ACRE TRACT OF LAND CONVEYED TO 121 ACQUISITION COMPANY, LLC PER DEED RECORDED AS DOCUMENT NO. 2021193577 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF BLOCK A, LOTS 1 AND 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD PER DOCUMENT NO. 2025011827, O.P.R.W.C.T.; SAID 116.554 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND AT THE NORTHERLY COMMON CORNER OF SAID BLOCK A, LOT 2 AND OF A CALLED 31.751 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK PER DEED RECORDED AS DOCUMENT NO. 2002088496, O.P.R.W.C.T., AND ALSO BEING THE SOUTHERLY COMMON CORNER OF LOT 43, BLOCK A, BLOCK HOUSE CREEK PHASE "E" SECTION 501, A SUBDIVISION OF RECORD PER CABINET H, SLIDE 239, P.R.W.C.T. AND OF LOT 44, BLOCK A, BLOCK HOUSE CREEK PHASE "E" SECTION 502, A SUBDIVISION OF RECORD PER DOCUMENT NO. 1997018982, O.P.R.W.C.T. FOR THE NORTHEASTERLY CORNER AND THE POINT OF BEGINNING HEREOF, AND HAVING GRID COORDINATES OF N: 10,169,982.04, E: 3,086,759.78;

THENCE, ALONG THE WESTERLY LINE OF SAID 31.751 ACRE TRACT, S20°52'54"E, A DISTANCE OF 1,222.36 FEET TO A 3/8-INCH IRON ROD FOUND AT THE WESTERLY COMMON CORNER OF SAID 31.751 ACRE TRACT AND OF THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE OF THE STARS (RIGHT-OF-WAY WIDTH VARIES), BEING A CALLED 0.2917 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK PER DEEDS RECORDED AS DOCUMENT NO. 2008049538 AND DOCUMENT NO. 2008049539, O.P.R.W.C.T., AND A CALLED 1.580 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK, TEXAS BY JUDGEMENT PER CAUSE NO. 08-0466-CC1 AND RECORDED AS DOCUMENT NO. 2009019729, O.P.R.W.C.T., AND HAVING ADDITIONAL RIGHT-OF-WAY FURTHER DEDICATED BY PLAT BY NFM CEDARVIEW, A SUBDIVISION OF RECORD PER DOCUMENT NO. 2024003635, O.P.R.W.C.T.;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID AVENUE OF THE STARS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S20°23'17"E, A DISTANCE OF 316.80 FEET TO A ½-INCH IRON ROD FOUND;
2. S19°16'57"E, A DISTANCE OF 76.16 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP FOUND AT THE BEGINNING OF A NON-TANGENT 340.00 FOOT RADIUS CURVE TO THE RIGHT;
3. ALONG THE ARC OF SAID 340.00 FOOT RADIUS CURVE A DISTANCE OF 28.46 FEET THROUGH A CENTRAL ANGLE OF 4°47'46", AND HAVING A CHORD BEARING S00°32'59"W AND DISTANCE OF 28.45 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP FOUND AT THE BEGINNING OF A 360.00 FOOT RADIUS REVERSE CURVE TO THE LEFT;
4. ALONG THE ARC OF SAID 360.00 FOOT RADIUS CURVE A DISTANCE OF 150.13 FEET THROUGH A CENTRAL ANGLE OF 23°53'36"", AND HAVING A CHORD BEARING S09°00'14"E AND DISTANCE OF 149.04 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
5. S20°57'06"E, A DISTANCE OF 136.15 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AT THE MOST NORTHEASTERLY END OF A TWO-LEG RIGHT-OF-WAY RETURN AT THE NORTHWEST CORNER OF THE INTERSECTION OF SAID AVENUE OF THE STARS AND OF E. NEW HOPE DRIVE (RIGHT-OF-WAY WIDTH VARIES) DEDICATED BY C. H. SILLIMAN'S SUBDIVISION, A SUBDIVISION OF RECORD PER VOLUME 77, PAGE 166, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND ADDITIONAL RIGHT-OF-WAY OF A CALLED 0.6729 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK, TEXAS BY DEED RECORDED AS DOCUMENT NO. 2005066660, O.P.R.W.C.T., AND A CALLED 1.446 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK, TEXAS BY DEED RECORDED AS DOCUMENT NO. 2005093702, O.P.R.W.C.T. AND A CALLED 0.263 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK, TEXAS BY DEED RECORDED AS DOCUMENT NO. 2007097151, O.P.R.W.C.T., AND HAVING ADDITIONAL RIGHT-OF-WAY FURTHER DEDICATED BY PLAT BY SAID NFM CEDARVEIW;

THENCE, ALONG SAID TWO-CALL RIGHT-OF-WAY RETURN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S69°01'33"W, A DISTANCE OF 35.58 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
2. S20°56'25"E, A DISTANCE OF 75.41 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID E. NEW HOPE DRIVE;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID E. NEW HOPE DRIVE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. S69°01'33W, A DISTANCE OF 117.33 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AND THE BEGINNING OF A 293.96 FOOT RADIUS CURVE TO THE RIGHT;
2. ALONG THE ARC OF SAID 293.96 FOOT RADIUS CURVE A DISTANCE OF 58.89 FEET THROUGH A CENTRAL ANGLE OF 11°28'42", WITH A CHORD BEARING S74°45'54"W AND DISTANCE OF 58.79 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AND THE BEGINNING OF A 308.57 FOOT RADIUS CURVE TO THE LEFT;
3. ALONG THE ARC OF SAID 308.57 FOOT RADIUS CURVE A DISTANCE OF 61.29 FEET THROUGH A CENTRAL ANGLE OF 11°22'52", WITH A CHORD BEARING S74°45'54"W AND DISTANCE OF 61.19 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
4. S69°01'33"W, A DISTANCE OF 299.96 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
5. S61°10'19"W, A DISTANCE OF 87.81 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
6. S69°01'33"W, A DISTANCE OF 461.41 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AND THE BEGINNING OF A 293.96 FOOT RADIUS CURVE TO THE RIGHT;
7. ALONG THE ARC OF LAST SAID 293.96 FOOT RADIUS CURVE A DISTANCE OF 58.89 FEET THROUGH A CENTRAL ANGLE OF 11°28'42", WITH A CHORD BEARING S74°45'54"W AND DISTANCE OF 58.79 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AND THE BEGINNING OF A 308.57 FOOT RADIUS CURVE TO THE LEFT;
8. ALONG THE ARC OF LAST SAID 308.57 FOOT RADIUS CURVE A DISTANCE OF 61.29 FEET THROUGH A CENTRAL ANGLE OF 11°22'52", WITH A CHORD BEARING S74°45'54"W AND DISTANCE OF 61.19 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
9. S69°01'33"W, A DISTANCE OF 320.56 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
10. S62°51'17"W, A DISTANCE OF 111.62 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
11. S69°01'33"W, A DISTANCE OF 453.33 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AND THE BEGINNING OF A 293.96 FOOT RADIUS CURVE TO THE RIGHT;
12. ALONG THE ARC OF LAST SAID 293.96 FOOT RADIUS CURVE A DISTANCE OF 58.89 FEET THROUGH A CENTRAL ANGLE OF 11°28'42", WITH A CHORD BEARING S74°45'54"W AND DISTANCE OF 58.79 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AND THE BEGINNING OF A 305.96 FOOT RADIUS CURVE TO THE LEFT;
13. ALONG THE ARC OF LAST SAID 305.96 FOOT RADIUS CURVE A DISTANCE OF 61.30 FEET THROUGH A CENTRAL ANGLE OF 11°28'42", WITH A CHORD BEARING S74°45'54"W AND DISTANCE OF 61.19 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET;
14. S69°01'33"W, A DISTANCE OF 258.19 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP SET AT THE SOUTHWEST CORNER OF SAID BLOCK A, LOT 2, SAID POINT BEING ON THE EASTERLY LINE OF A CALLED 25.208 ACRE TRACT (TRACT 1) CONVEYED TO RH BLOCK HOUSE RD, LLC PER DEED RECORDED AS DOCUMENT NO. 2020093129, O.P.R.W.C.T.;

THENCE, ALONG THE EASTERLY LINE OF SAID 25.208 ACRE TRACT, N21°01'57"W, A DISTANCE OF 1,989.78 FEET TO A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF CREEK RUN DRIVE (80-FOOT-WIDE RIGHT-OF-WAY), BEING A CALLED 2.534 ACRE TRACT CONVEYED TO THE COUNTY OF WILLIAMSON PER DEED OF RECORD AS DOCUMENT NO. 1985042678, O.P.R.W.C.T., SAME BEING THE NORTHEASTERLY CORNER OF SAID 25.208 ACRE TRACT AND THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CREEK RUN DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N68°35'05"E, A DISTANCE OF 429.13 FEET TO A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND;
2. N68°50'08"E, A DISTANCE OF 397.32 FEET TO A ½-INCH IRON ROD WITH "CEC INC BOUNDARY" CAP FOUND AT THE POINT OF CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CREEK RUN DRIVE, SAME BEING THE WESTERLY CORNER OF LOT 14A, BLOCK A OF SAID BLOCK HOUSE CREEK PHASE "E" SECTION 501;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 14A, THEN OF LOTS 14-16, 28-30, AND 34-43, BLOCK A OF SAID BLOCK HOUSE CREEK PHASE "E" SECTION 501, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N68°50'08"E, A DISTANCE OF 131.39 FEET TO A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND ON THE SOUTH LINE OF SAID LOT 14A, BLOCK A;
2. N69°23'32"E, A DISTANCE OF 1,067.34 FEET TO A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND ON THE SOUTH LINE OF SAID LOT 35, BLOCK A;
3. N69°07'35"E, A DISTANCE OF 528.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 116.554 ACRES (5,077,105 SQUARE FEET) OF LAND, MORE OR LESS.

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) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
5) 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.
6) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
7) 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.
8) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
9) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10) 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.
11) COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
12) DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
13) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0462F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
14) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
15) 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.
16) THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
17) THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
18) 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).
19) 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.
20) 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.
21) 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.
22) 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.
23) 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.

ADDITIONAL PLAT NOTES:

1) THIS SUBDIVISION IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CEDAR PARK AND CPM DEVELOPMENT, LLC, AMENDED ON APRIL 27, 2023, AS MAY BE AMENDED FROM TIME TO TIME.
2) NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE STANDARD PLAT NOTES, ALL EASEMENTS DEDICATED BY THIS PLAT ARE NON-EXCLUSIVE AND INCLUDE A RESERVATION BY THE GRANTOR ALLOWING GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS TO USE SUCH EASEMENTS IN ANY MANNER THAT DOES NOT UNREASONABLY INTERFERE WITH THE PURPOSES OF SUCH EASEMENTS, SUBJECT TO A PRIOR DETERMINATION BY THE CITY OF NO UNREASONABLY INTERFERENCE.
3) ANY ON-SITE WATER WELLS WOULD HAVE TO BE CAPPED AND PLUGGED IN ACCORDANCE WITH 16 TAC §76.104 AND RECORDED IN THE TEXAS WATER DEVELOPMENT BOARD PLUGGED WELL DATABASE, AND ANY ON-SITE SEPTIC FACILITY (OSSF) WOULD HAVE TO BE ABANDONED IN ACCORDANCE WITH 30 TAC §285.36.
4) THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR STANDARDS OF THE CITY OF CEDAR PARK ZONING CODE.
5) THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
6) SUBDIVISION IMPROVEMENTS ARE REQUIRED TO PROVIDE DETENTION AND WATER QUALITY TO ALL LOTS WITHIN THE SUBDIVISION. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE STANDARD PLAT NOTES, DETENTION MAY BE PROVIDED ON-SITE OR MAY BE PROVIDED OFF-SITE THROUGH REGIONAL DETENTION. IF REGIONAL DETENTION IS PROVIDED TO SERVE THIS SUBDIVISION, THE CITY OF CEDAR PARK ACKNOWLEDGES THAT THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WILL BE AMENDED TO REMOVE THE PROPOSED FUTURE POND AREA FROM THE EASEMENT AND TO REALIGN THE EASEMENT TO CONNECT WITH OFF-SITE REGIONAL DETENTION FACILITIES.
7) ALL SITE DEVELOPMENT PERMITS ASSOCIATED WITH THIS PLAT WILL BE RESPONSIBLE FOR ANALYZING AND UPDATING THE DRAINAGE FACILITIES, IF NECESSARY, FOR ATLAS 14 AS SPECIFIED.
8) UNIQUE STREET ADDRESSES WILL BE PERMITTED FOR EACH TENANT ALONG A PRIVATE STREET OR PUBLIC ACCESS EASEMENT.
9) LOT 1 WILL BE DEVELOPED WITH HOTEL, CONVENTION CENTER AND OTHER USES PERMITTED BY THE ZONING DISTRICT AS PART OF THE CITY'S MUNICIPAL HOTEL AND CONVENTION CENTER PROJECT, PURSUANT TO TEXAS TAX CODE CHAPTER 351.
10) LOT 2 WILL BE DEVELOPED WITH RESTAURANTS, BARS, RETAIL ESTABLISHMENTS AND OTHER USES PERMITTED BY THE ZONING DISTRICT AS PART OF THE CITY'S MUNICIPAL HOTEL AND CONVENTION CENTER PROJECT, PURSUANT TO TEXAS TAX CODE CHAPTER 351.
11) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF NFM CEDARVIEW, RECORDED IN DOCUMENT NO. 2024003635 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

REPLAT OF NEW NFM CEDARVIEW

AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.
116.554 ACRES
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway
Suite 350
Austin, TX 78746
Ph: 512.439.0400
www.cecinc.com
Texas Registered Engineering Firm F-38
Surveying Firm 10194419

SUBMITTAL DATE:	10/08/2025	SCALE:		DRAWING NO.: SV01
DRAWN BY:	DRK-AJH	CHECKED BY:	SB	
PROJECT NO:	331-715	APPROVED BY:	JJC	SHEET 6 OF 7

2024-3-FPD

P:\330-000\331-715\-Survey\Dwg\331-715 RE-PLAT 2025-10.dwg{PLAT SHEET 6} LS:(10/08/2025 - rdockrey) - LP: 10/8/2025 4:04 PM

!!! CAUTION !!! !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway, Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

J-ALEXANDER'S - CEDAR PARK SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

PLAT 6 OF 7

DATE:	11/10/2025
DRAWN BY:	MBM
DWG SCALE:	N.T.S.
CHECKED BY:	CSB
PROJECT NO:	354-979
APPROVED BY:	MAT

STATE OF TEXAS — MICHAEL A. THEONE — 142972 — LICENSED PROFESSIONAL ENGINEER

DRAWING NO.: 09
SHEET 09 OF 49

SD#

REPLAT OF
NEW NFM CEDARVIEW
AMENDING PLAT OF BLOCK A, LOT 1 AND LOT 2, NEW NFM CEDARVIEW, A SUBDIVISION OF RECORD IN DOC. NO. 2025011827, O.P.R.W.C.T.
116.554 ACRES
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

STATE OF NEBRASKA §
COUNTY OF DOUGLAS §

KNOW ALL MEN BY THESE PRESENTS:

121 ACQUISITION COMPANY LLC, SOLE OWNER OF THE CERTAIN 116.554 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021193577 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, BEING BLOCK A, LOT 1 AND LOT 2 OF NFM CEDARVIEW, A SUBDIVISION OF RECORD PER DOC. NO. 2024003835, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DOES HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATION, ALL AND SINGULAR, TO CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMESOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THE PERIMETER RIGHT-OF-WAY FOR NEW HOPE ROAD SHOWN HEREON IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT AMENDED APRIL 27, 2023 BETWEEN THE CITY OF CEDAR PARK AND CPM DEVELOPMENT, LLC, AS AMENDED FROM TIME TO TIME. THIS SUBDIVISION IS TO BE KNOWN AS:

"NEW NFM CEDARVIEW"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___ DAY OF _____, 2025 A.D.

BY: RYAN BLUMKIN, EXECUTIVE VICE PRESIDENT
121 ACQUISITION COMPANY LLC
PO BOX 3458
OMAHA, NEBRASKA 68103

STATE OF NEBRASKA §
COUNTY OF DOUGLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2025 A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF NEBRASKA

MY COMMISSION EXPIRES:

I, MICHAEL A. THEONE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0462F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS ___ DAY OF _____, 2025 A.D.

_____
MICHAEL A. THEONE
PROFESSIONAL ENGINEER NO. 142972
CIVIL & ENVIRONMENTAL CONSULTANT, INC.
1221 SOUTH MOPAC EXPRESSWAY, SUITE 350
AUSTIN TX, 78746

I, CHET M. GLASSCOCK, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED BY METES AND BOUNDS HEREIN, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED, AS ONGOING CONSTRUCTION ALLOWS, UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 9th DAY OF October, 2025 A.D.

STATE OF TEXAS
REGISTERED
CHET M. GLASSCOCK
4626
PROFESSIONAL
LAND SURVEYOR

_____
CHET M. GLASSCOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4626
CIVIL & ENVIRONMENTAL CONSULTANT, INC.
1221 SOUTH MOPAC EXPRESSWAY, SUITE 350
AUSTIN TX, 78746

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 2025, A.D., AT ___ O'CLOCK, __M., AND DULY RECORDED THIS THE ___ DAY OF _____ 2025, A.D., AT ___ O'CLOCK. __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway
Suite 350
Austin, TX 78746
Ph: 512.439.0400
www.cecinc.com
Texas Registered Engineering Firm F-38
Surveying Firm 10194419

SUBMITTAL DATE: 10/08/2025	SCALE:	DRAWING NO.: SV01	
DRAWN BY: DRK-AJH	CHECKED BY: SB		
PROJECT NO: 331-715	APPROVED BY: JJC	SHEET 7 OF 7	
		2024-3-FPD	

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SD#

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

1221 South MoPac Expressway, Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com
Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

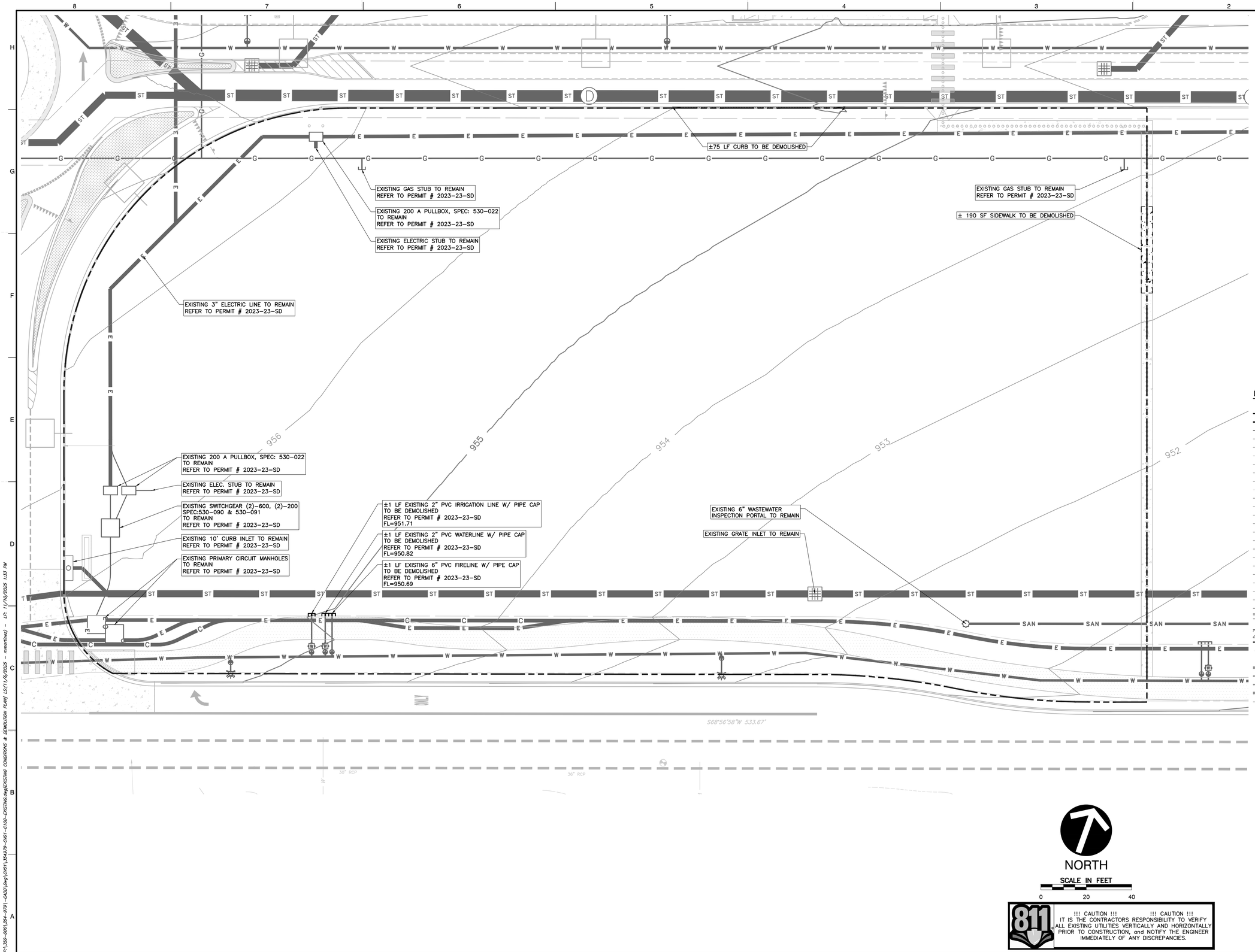
PLAT 7 OF 7

DRAWN BY:	MBM
CHECKED BY:	CSB
DATE:	11/10/2025
DWG SCALE:	N.T.S.
PROJECT NO:	354-979
APPROVED BY:	MAT

DRAWING NO.: 10
SHEET 10 OF 49

P:\350-000\354-979\-CAD\Dwg\C101\354979-C101-C202-PLAT.dwg[Plat 7 of 7] LS(11/9/2025 - mmartinez) - LP: 11/10/2025 1:32 PM

P:\350-000\331-715\-Survey\Dwg\331-715 RE-PLAT 2025-10.dwg[Plat SHEET 7] LS(10/08/2025 - rdockery) - LP: 10/8/2025 4:04 PM



BLOCK LEGEND

EXISTING

- BENCHMARK
- CUT IN CONCRETE
- CONTROL POINT
- IRON PIPE
- IRON ROD
- IRON ROD W/ CAP
- MONUMENT TYPE 1
- MONUMENT TYPE 2
- NAIL
- PIPE BREAK
- PIPE CAP
- PIPE FLOW
- REDUCER
- AIR RELEASE VALVE
- BLOW-OFF VALVE
- POST INDICATOR VALVE
- MISCELLANEOUS VALVE
- UTILITY VALVE
- UTILITY METER
- BACKFLOW PREVENTER
- FLUSH CONNECTION
- FIRE HYDRANT
- (MONITORING) WELL
- UTILITY RISER
- HOSE BIB
- SANITARY M.H.
- CLEANOUT
- WW INSPECTION PORTAL
- DRAINAGE M.H.
- DOWN SPOUT
- AREA INLET
- CURB INLET
- HEADWALL
- SAFETY END TREATMENT
- DRAINAGE FLOW
- ELEC. M.H.
- ELEC./TELE. POLE
- GUY WIRE
- LIGHT FIXTURE
- TRAFFIC SIGNAL
- UTILITY (PULL)BOX

LINETYPE LEGEND

EXISTING

- RIGHT-OF-WAY
- LOT BOUNDARY
- EASEMENT
- FENCE: BARBED
- FENCE: WOOD (PICKET)
- FENCE: GUARDRAIL
- FENCE: CHAIN LINK
- FENCE: IRON
- MAJOR CONTOUR
- MINOR CONTOUR
- ELECTRIC LINE
- OVERHEAD ELECTRIC WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE
- COMMUNICATIONS LINE
- CABLE TELEVISION
- FIBER OPTIC LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- ROAD CENTERLINE
- CURB & GUTTER
- DEEP CURB & GUTTER
- STRIPING
- FIRE LANE STRIPING
- H.C. ACCESSIBLE ROUTE
- LIMITS OF CONSTRUCTION
- DRAINAGE AREA
- FLOODWAY
- CWQZ
- STORM SEWER
- DRAINAGE CHANNEL

NOTES:
1. ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL MAINTAIN SUFFICIENT SITE CONTROL DURING ALL CONSTRUCTION PHASES OF THE PROJECT.

NORTH

SCALE IN FEET

0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

EXISTING CONDITIONS & DEMOLITION PLAN

DRAWN BY:	MBM
CHECKED BY:	CSB
DWG SCALE:	1" = 20'
PROJECT NO:	354-079
APPROVED BY:	MAT
DATE:	11/10/2025

DRAWING NO.: 11

SHEET 11 OF 49

SD#

F:\350-000\354-079\-CAD\Dwg\C101\354079-CV01-C100-EXISTING.dwg[EXISTING CONDITIONS & DEMOLITION PLAN] LS(11/6/2025 - mmortimer) - LP: 11/10/2025 1:33 PM

MATCHLINE SHEET 13 – SITE LAYOUT 1 OF 2

MATCHLINE SHEET 14 – SITE LAYOUT 2 OF 2

ELEC. PAD

GREASE TRAP

BUILDING 1

411

26' CROSS ACCESS EASEMENT DOC #

S68°56'58"W 533.67'

30" RCP

36" RCP

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
J	J	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M	M	UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: GUARDRAIL
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

SITE DATA TABLE

ZONING	PLANNED DEVELOPMENT–GENERAL BUSINESS (PD–GB)
LAND USE	COMMERCIAL
TOTAL SITE AREA (AC)	2.68
EXISTING IMPERVIOUS COVER AREA AC (SF)	0.00
EXISTING IMPERVIOUS COVER PERCENT	0.00
PROPOSED IMPERVIOUS COVER AREA AC (SF)	1.82 (79,482)
PROPOSED IMPERVIOUS COVER PERCENT	67.91
MAXIMUM IMPERVIOUS COVER (AC)	2.14
MAXIMUM IMPERVIOUS COVER PERCENT	80.00
PROPOSED BUILDING COVERAGE AC (SF)	0.22 (9,457)
PROPOSED BUILDING COVERAGE (%)	8.21
PROPOSED FOUNDATION TYPE	SLAB ON GRADE
PROPOSED PARKING	140
REQUIRED PARKING	83
PROPOSED BICYCLE PARKING	6
REQUIRED BICYCLE PARKING	3

NORTH

SCALE IN FEET

0 20 40

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

OVERALL SITE LAYOUT

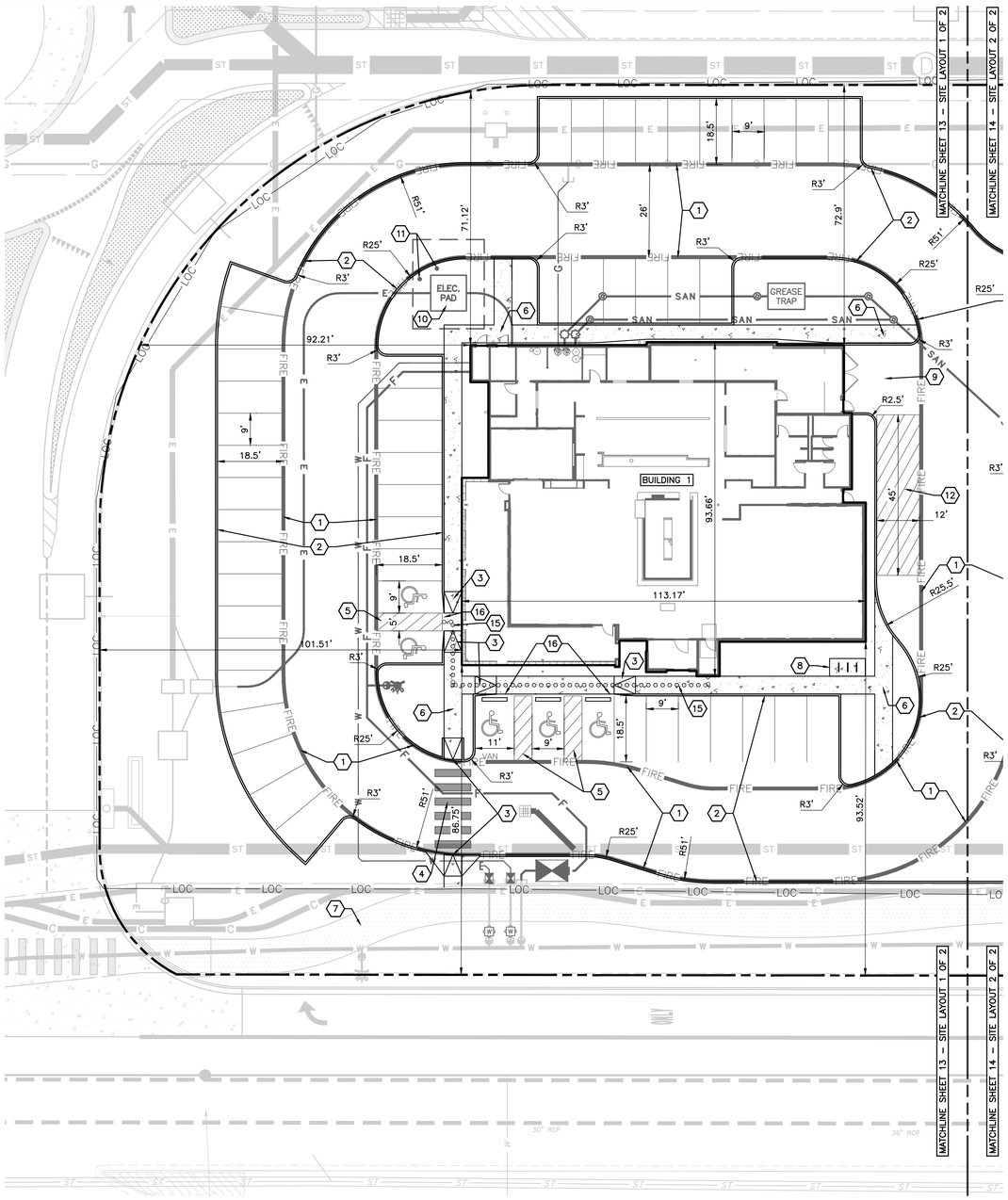
DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: 12

SHEET 12 OF 49

SD#

P:\354-979-CEDAR PARK\CAD\Dwg\SITE LAYOUT\SITE LAYOUT.dwg - LAYOUT1 - 11/10/2025 1:54 PM



LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS 'M15' (2175 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE BACK OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF CEDAR PARK. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
11. NO PERMANENT STRUCTURES HAVE BEEN LOCATED IN THE PUBLIC UTILITY EASEMENT.
12. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES. LIGHTING FIXTURES SHALL BE NO MORE THAN TWENTY-FIVE (25) FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
13. BICYCLE REQUIREMENTS TO FOLLOW RATIOS ESTABLISHED BY ZONING CASE #2022-12-Z.
14. ALL STANDARD AT-GRADE PERPENDICULAR PARKING SPACES SHALL NOT BE LESS THAN 18.5' X 9'
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN SUFFICIENT SITE CONTROL TO AVOID COSTLY CONSTRUCTION PROBLEMS
16. DUMPSITES LOCATED WITHIN 500 FEET OF A MAJOR CORRIDOR SHALL BE LOCATED NO CLOSER THE THE DESIGNATED ROADWAY THAN THE FRONT WALL OF THE PRINCIPLE STRUCTURE. LOCATION AND DESIGN OF THE ENCLOSURE SHALL BE REVIEWED AND APPROVED WITH AN SD PERMIT REVISION.
17. LOCATION AND DESIGN OF ALL TRASH COLLECTION, COMPACTION OR OTHER SIMILAR USES SHALL BE REVIEWED AND APPROVED WITH AN SD PERMIT REVISION.
18. TRAFFIC CALMING DEVICES ARE NOT PERMITTED IN THE FIRE LANE UNLESS THEY MEET THE CoCP DETAIL.
19. FOOT CANDLES AT THE PROPERTY LINE ARE PER THE APPROVED ALTERNATIVE LIGHTING PLAN DATED NOVEMBER 20, 2023.

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
]	]	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M	M	UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: GUARDRAIL
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

KEY NOTES

(1) FIRE LANE STRIPING (REF DETAIL SHEET 16)	(9) CONCRETE DUMPSTER PAD
(2) STANDARD 6" CURB (REF. DETAIL SHEET 15)	(10) TRANSFORMER PAD
(3) CURB RAMP (REF. DETAIL SHEET 16)	(11) UTILITY BOLLARD (REF. DETAIL SHEET 16)
(4) CROSSWALK (REF. DETAIL SHEET 16)	(12) LOADING ZONE (10' X 45' min)
(5) HANDICAP STRIPING (REF. DETAIL SHEET 16)	(13) ACCESS EASEMENT
(6) 5' SIDEWALK (REF. DETAIL SHEET 15)	(14) LANDSCAPE END ISLAND
(7) 10' PUBLIC SIDEWALK (BY OTHERS)	(15) HANDICAP ACCESSIBLE PATH
(8) BICYCLE RACK	(16) LAYDOWN CURB (REF. DETAIL SHEET 15)

NORTH

SCALE IN FEET

0 20 40

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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

SITE LAYOUT 1 OF 2

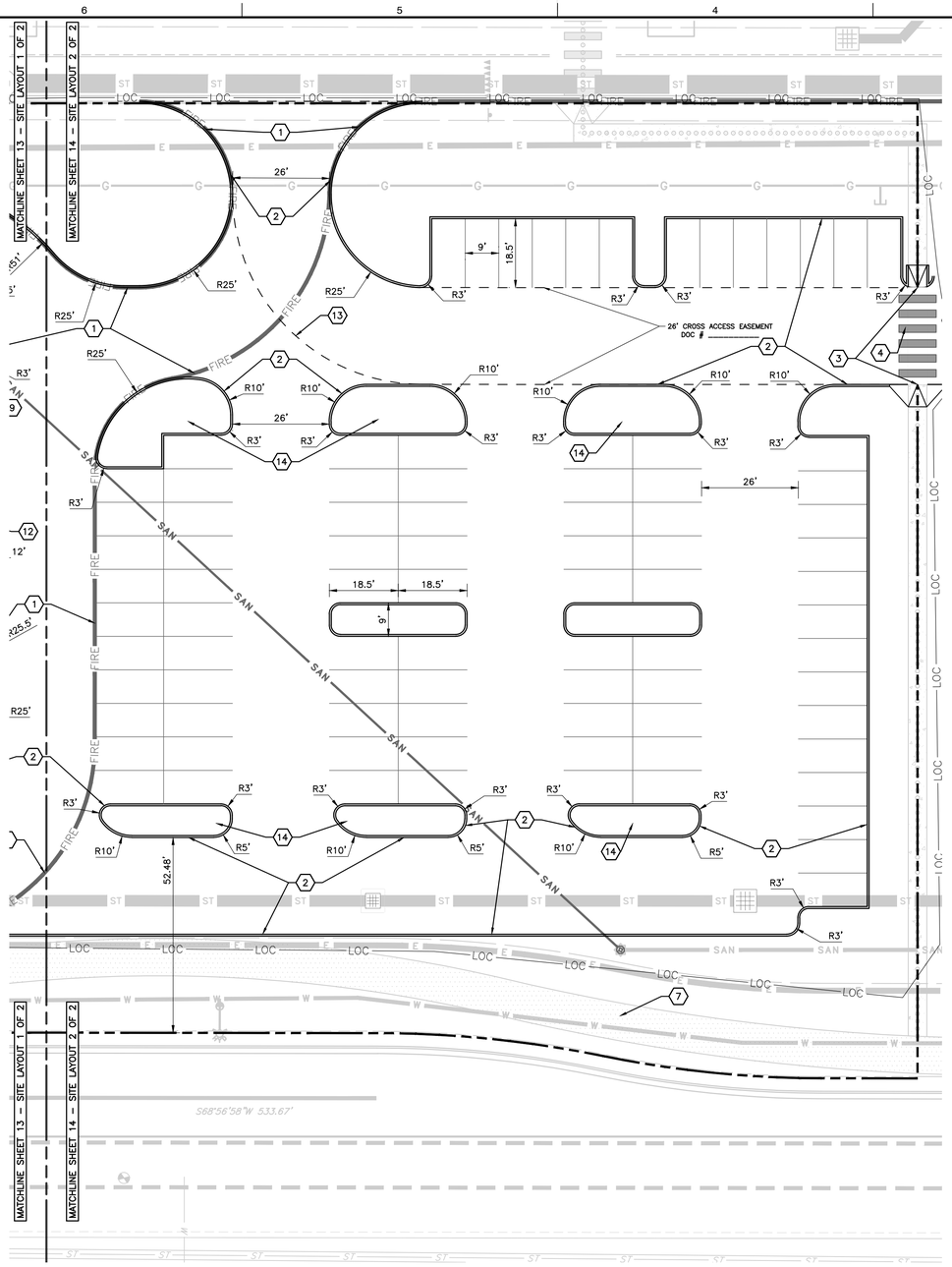
DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: 13

SHEET 13 OF 49

SD#

P:\350-000\354-9791-DWG\Dwg\(XD)\354979-(XD)-C200-SITE LAYOUT.dwg[SITE LAYOUT 1 OF 2] LS(11/7/2025 - mmartinez) - LP: 11/10/2025 1:34 PM



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BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
]	]	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

KEY NOTES

1	FIRE LANE STRIPING (REF DETAIL SHEET 16)	9	CONCRETE DUMPSTER PAD
2	STANDARD 6" CURB (REF. DETAIL SHEET 15)	10	TRANSFORMER PAD
3	CURB RAMP (REF. DETAIL SHEET 16)	11	UTILITY BOLLARD (REF. DETAIL SHEET 16)
4	CROSSWALK (REF. DETAIL SHEET 16)	12	LOADING ZONE (10' X 45' min)
5	HANDICAP STRIPING (REF. DETAIL SHEET 16)	13	ACCESS EASEMENT
6	5' SIDEWALK (REF. DETAIL SHEET 15)	14	LANDSCAPE END ISLAND
7	10' PUBLIC SIDEWALK (BY OTHERS)	15	HANDICAP ACCESSIBLE PATH
8	BICYCLE RACK	16	LAYDOWN CURB (REF. DETAIL SHEET 15)

NORTH

SCALE IN FEET

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

SITE LAYOUT 2 OF 2

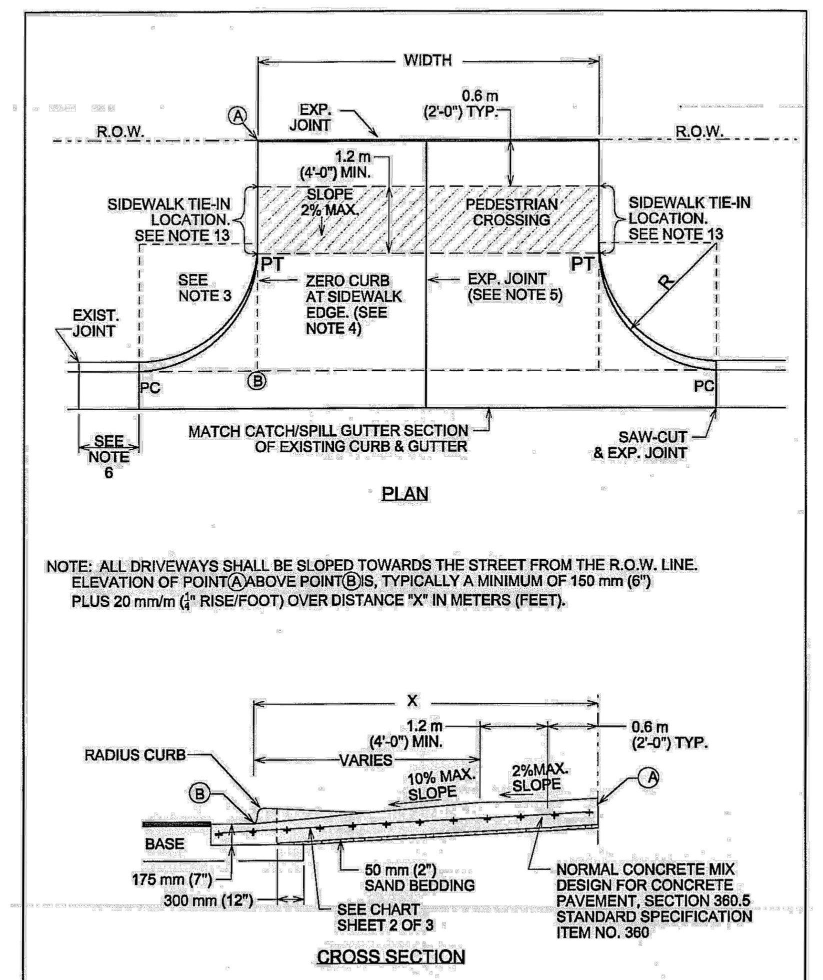
DRAWN BY:	MBM
CHECKED BY:	CSB
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025
DWG SCALE:	1" = 20'

DRAWING NO.: 14

SHEET 14 OF 49

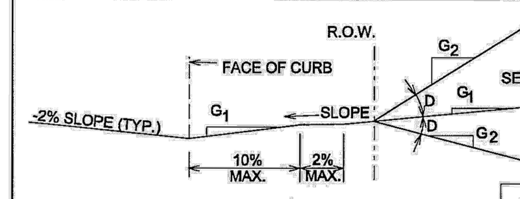
SD#

P:\354-0001\354-979\~CAD\DWG\CIVIL\354979-CIV01-C200-SITE LAYOUT.dwg[SITE LAYOUT 2 OF 2] LS:(11/7/2025 - mmartinez) - LP: 11/10/2025 1:34 PM



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



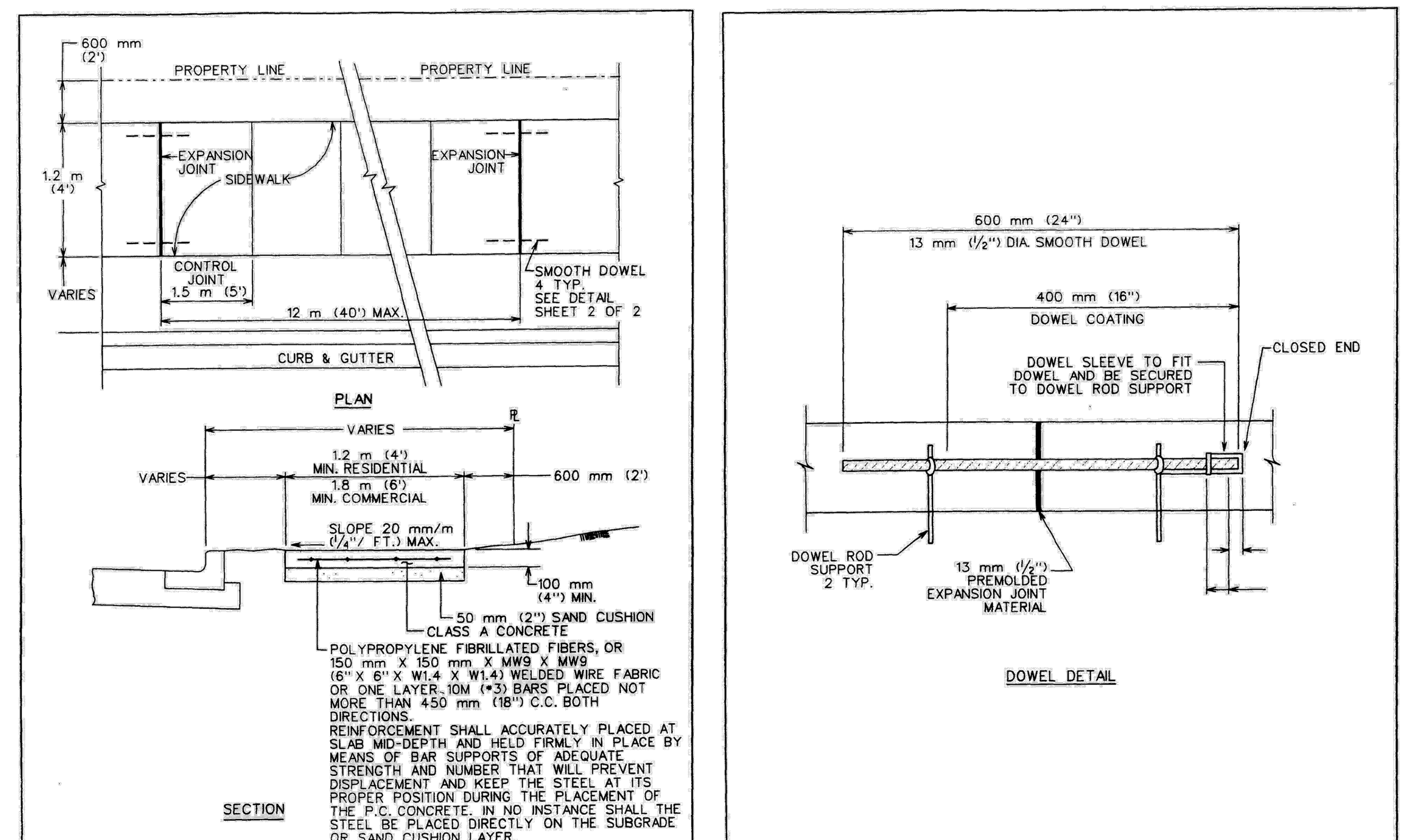
ALLOWABLE GRADES

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

NOTES:

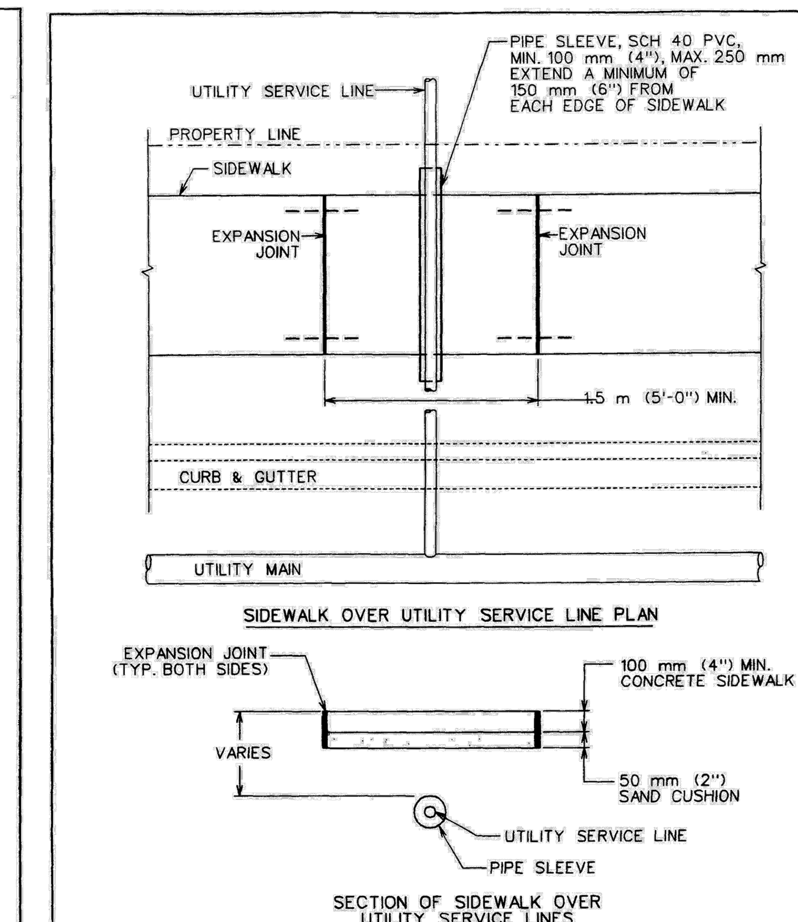
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL. SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



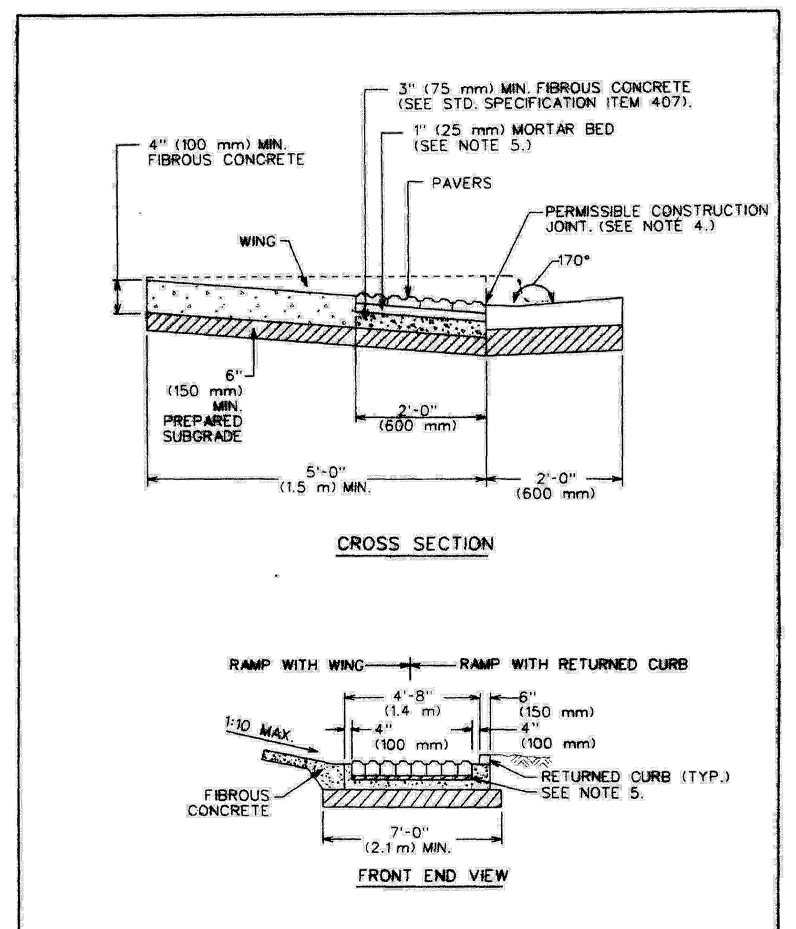
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

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



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

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

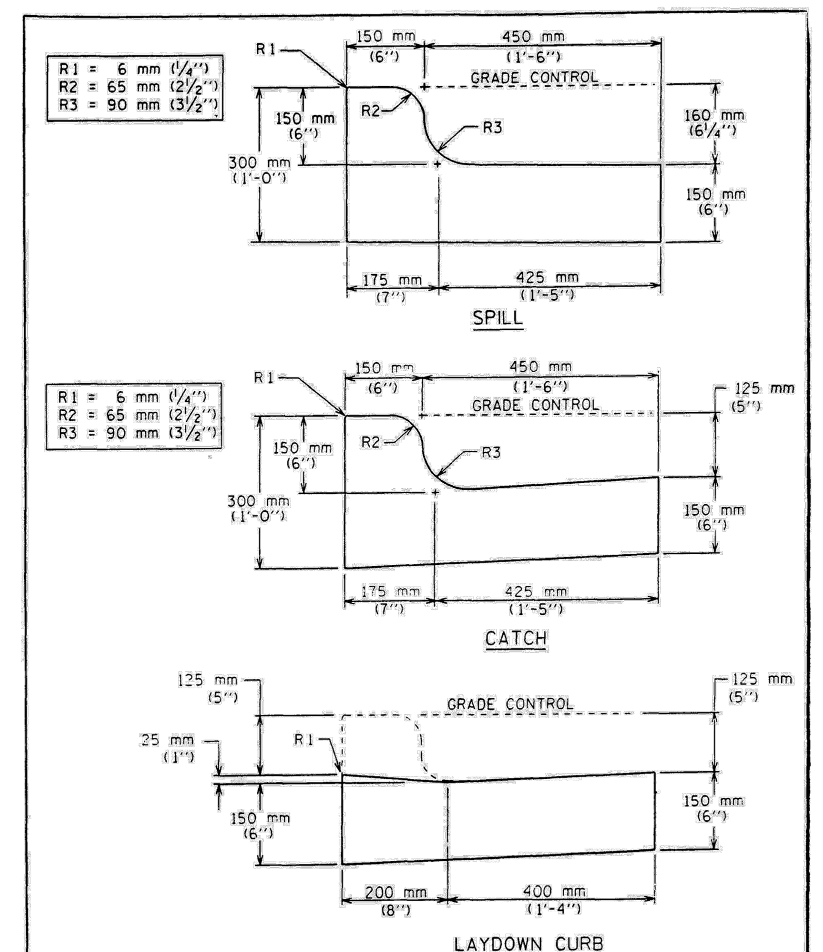


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

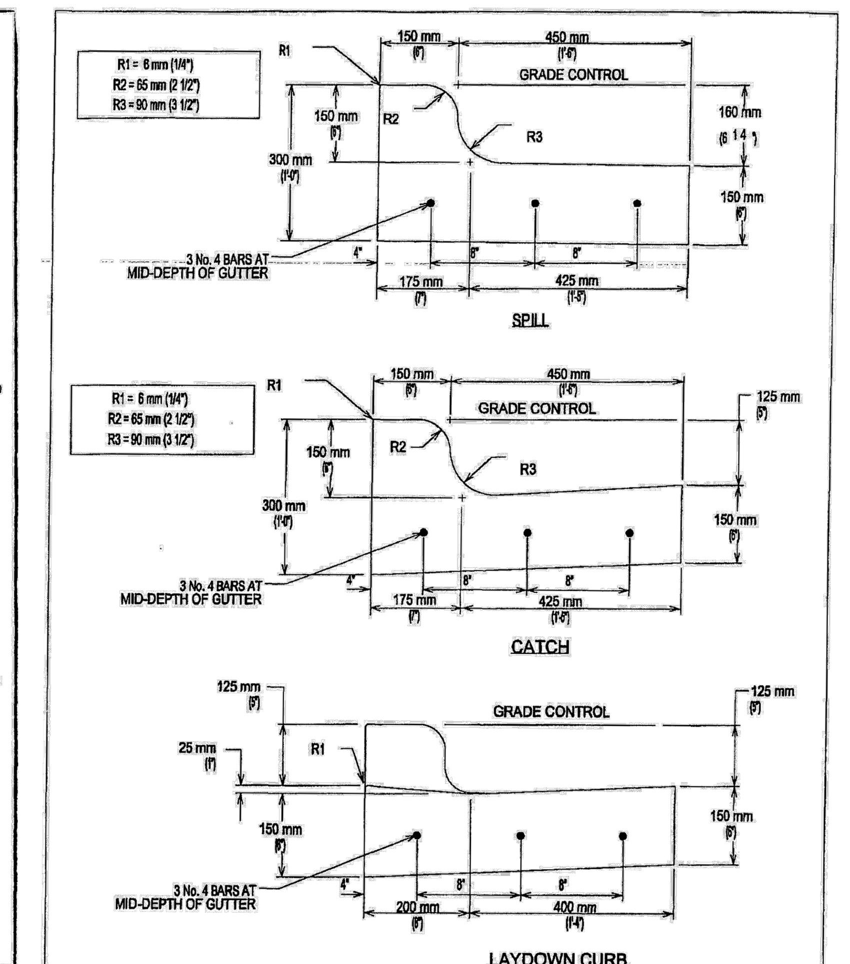
GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM 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.

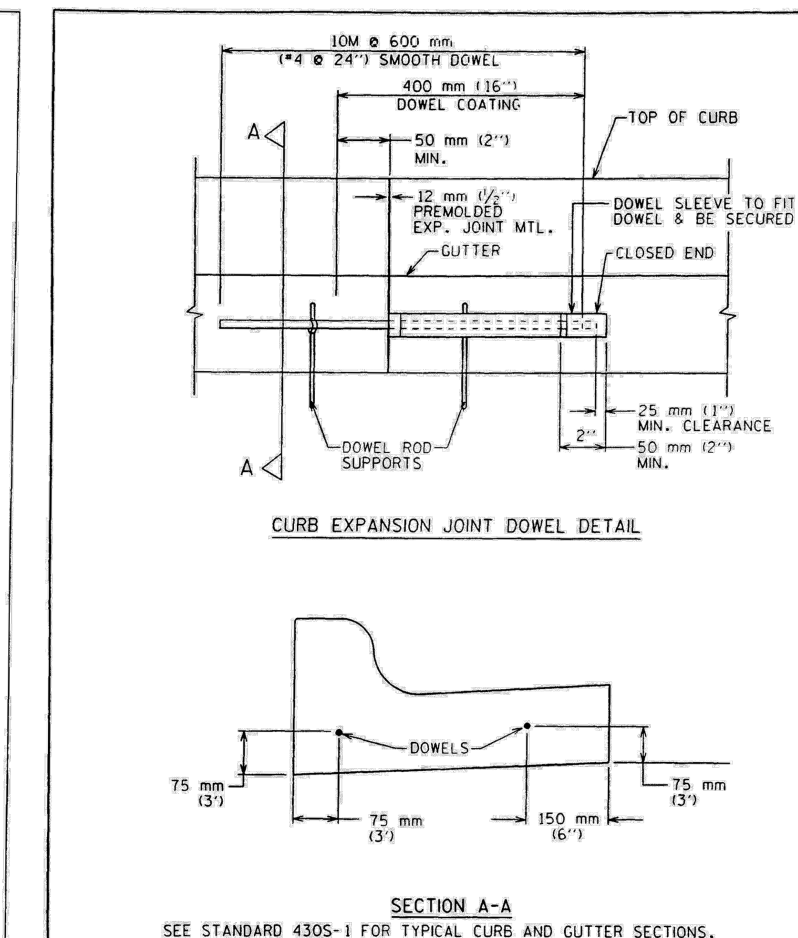
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2



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



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



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

811

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
△		

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Ph: 512.439.0400 · 512.329.0096
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J-ALEXANDER'S - CEDAR PARK SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

SITE PLAN NOTES & DETAILS 1 OF 2

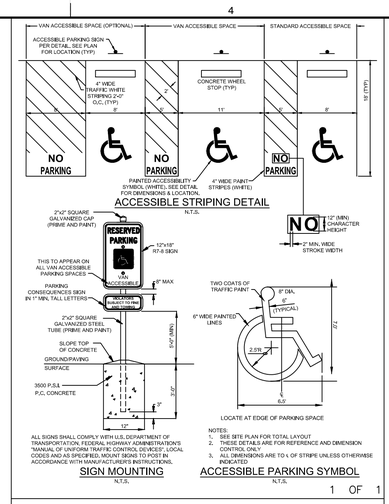
DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	N.T.S.	CHECKED BY:	CSB
PROJECT NO:	354-979		
APPROVED BY:	MAT		

DRAWING NO.: 15

SHEET 15 OF 49

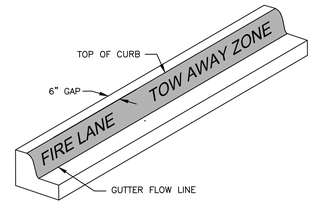
SD#

P:\350-000\354-979\-0400\Dwg\CIVIL\354979-CV01-C200-SITE DETAILS.dwg[SITE PLAN NOTES & DETAILS 1 OF 2] LS:(10/21/2025 - mmorales) - LP: 11/10/2025 1:35 PM



1 OF 1

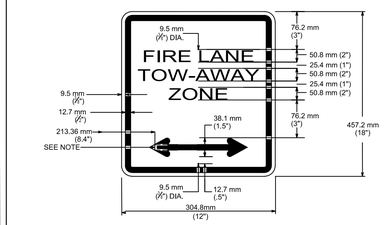
HANDICAP STRIPING & SIGNAGE DETAIL



FIRE LANE STRIPING TO BE 6" WIDE RED STRIP WITH WHITE PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 35' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

1 OF 1

FIRE LANE STRIPING



LETTERING, ARROW AND BORDER: RED TRANSPARENT
BACKGROUND - SILVER REFLECTIVE SHEETING

NOTE - ARROW MAY BE LEFT, RIGHT, OR DOUBLE

NOTE - SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE 8'0" ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN 50 FEET APART

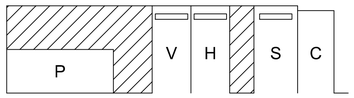
TABLE 9-1 PARKING LOT CRITERIA

A Angle of Parking (degrees)	B Width of Stall	C Depth of Stall 90° to Aisle	D Width of Aisle One Way	D Width of Aisle Two Way	E Width of Stall Parallel to Aisle One Way	E Width of Stall Parallel to Aisle Two Way	F Module Width
Standard Parking Spaces							
30	8'6"	16'	13'	—	17'	45'	—
30	9'	16'	12'	—	17'	44'	—
45	8'6"	17'	14'	—	13'	50'	—
45	9'	17'	13'	—	12'9"	48'	—
60	8'6"	18'6"	17'	—	9'10"	54'	—
60	9'	18'6"	16'	—	10'5"	53'	—
75	8'6"	18'6"	21'	—	8'10"	58'	—
75	9'	18'6"	18'	—	9'4"	55'	—
90	8'6"	17'6"	—	27'	8'6"	—	62'
90	9'	17'6"	—	25'	9'	—	60'
45° Compact Parking Spaces							
45	8'6"	15'11"	13'	—	18'	10'7"	45'	50'
60	7'6"	16'8"	18'	—	—	8'8"	52'	—
75	7'6"	16'5"	18'	—	—	7'10"	51'	—
90	7'6"	15'	—	18'	—	7'6"	—	48'
Parallel Parking Spaces							
0 (Width)	8'6" (Length)	8'6" 22'	22'				

TABLE 9-2 ALTERNATIVE PARKING LOT AND GARAGE CRITERIA

A Angle of Parking (degrees)	B Width of Stall	C Depth of Stall 90° to Aisle	D Width of Aisle One Way	D Width of Aisle Two Way	E Width of Stall Parallel to Aisle One Way	E Width of Stall Parallel to Aisle Two Way	F Module Width
Standard Parking Spaces							
30	8'6"	15'6"	11'	—	17'	42'	—
30	9'	15'6"	10'	—	18'	41'	—
45	8'6"	16'6"	13'	—	12'	46'	—
45	9'	16'6"	12'	—	12'9"	45'	—
45	9'	16'6"	14'6"	—	9'10"	50'6"	—
60	8'6"	18'	14'6"	—	9'10"	50'6"	—
60	9'	18'	13'	—	10'5"	49'	—
75	8'6"	18'	18'	—	8'10"	54'	—
75	9'	18'	17'	—	9'4"	53'	—
90	8'6"	17'	—	24'	8'6"	—	58'
90	9'	17'	—	23'	9'	—	57'

PARKING TABLES
N.T.S.

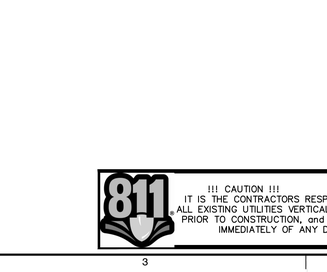


P - PARALLEL SPACE PER TCM TABLE 9.1
C - COMPACT SPACE PER TCM TABLE 9.1
S - STANDARD SPACE PER TCM TABLE 9.2
HC - HANDICAP SPACE PER TEXAS ACCESSIBILITY STANDARDS
V - VAN ACCESSIBLE SPACE PER TEXAS ACCESSIBILITY STANDARDS

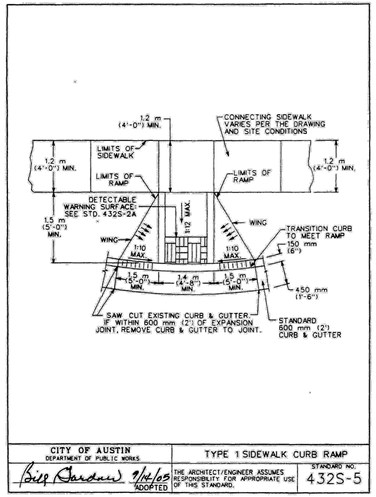
PARKING DESIGNATION
N.T.S.

1 OF 1

PARKING DETAIL

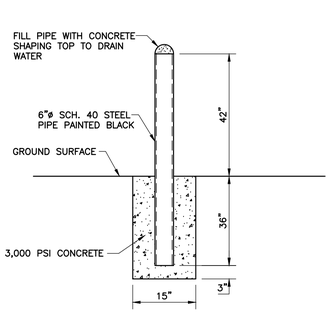


CEDAR PARK Construction Standards | CONTINENTAL CROSSWALK | REVISED MAY 2025 | RD-01



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS | TYPE 1 SIDEWALK CURB RAMP

Bill Gardner 9/14/05 ADOPTED | THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | STANDARD NO. 432S-5



PIPE BOLLARD
NOT TO SCALE

Figure 34:
Examples of fully-shielded light fixtures.

!!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

SITE PLAN NOTES & DETAILS 2 OF 2

DATE:	11/10/2025
DWG SCALE:	N.T.S.
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: **16**

SHEET 16 OF 49

SD#

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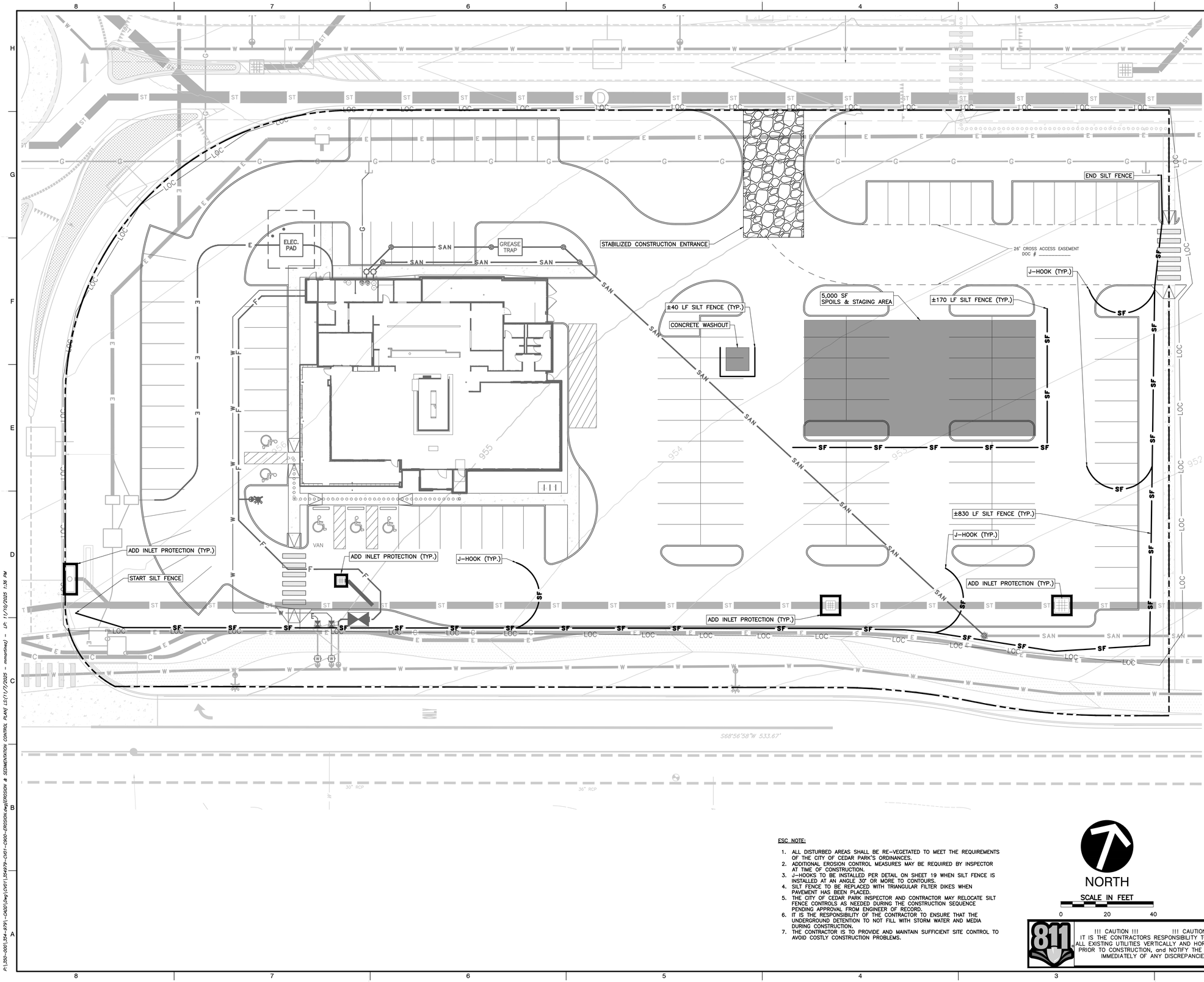

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL
SF		SILT FENCE
FS		FILTER SOCK

ESC NOTE:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
3. J-HOOKS TO BE INSTALLED PER DETAIL ON SHEET 19 WHEN SILT FENCE IS INSTALLED AT AN ANGLE 30° OR MORE TO CONTOURS.
4. SILT FENCE TO BE REPLACED WITH TRIANGULAR FILTER DIKES WHEN PAVEMENT HAS BEEN PLACED.
5. THE CITY OF CEDAR PARK INSPECTOR AND CONTRACTOR MAY RELOCATE SILT FENCE CONTROLS AS NEEDED DURING THE CONSTRUCTION SEQUENCE PENDING APPROVAL FROM ENGINEER OF RECORD.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE UNDERGROUND DETENTION TO NOT FILL WITH STORM WATER AND MEDIA DURING CONSTRUCTION.
7. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN SUFFICIENT SITE CONTROL TO AVOID COSTLY CONSTRUCTION PROBLEMS.

NORTH

SCALE IN FEET

0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

EROSION & SEDIMENTATION CONTROL PLAN

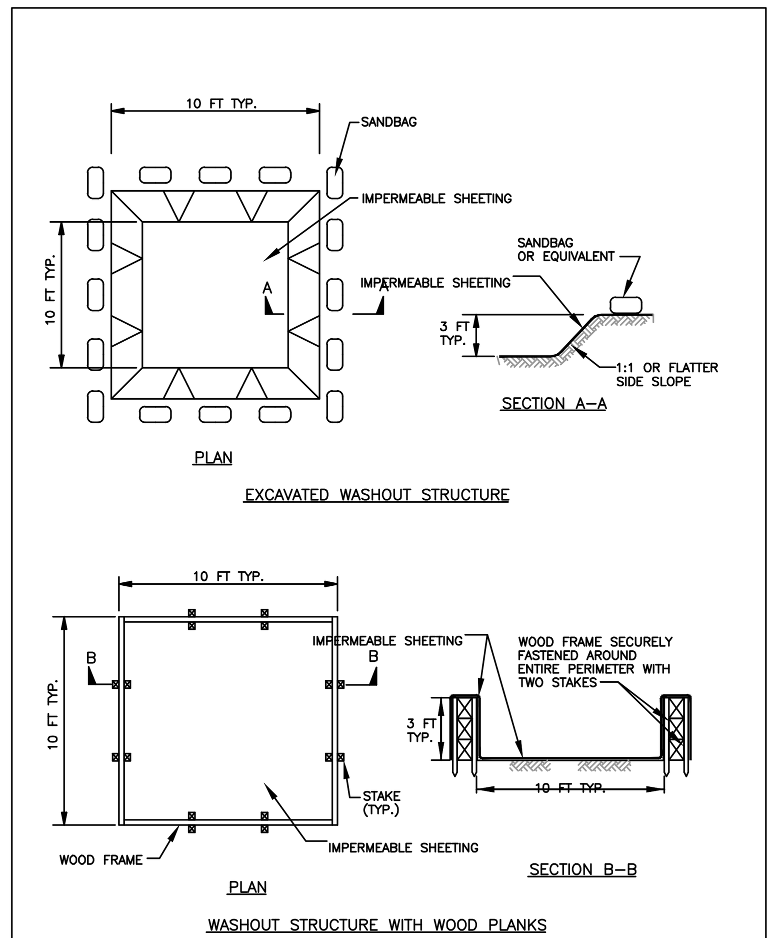
DRAWN BY:	MBM
CHECKED BY:	CSB
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025
DWG SCALE:	1" = 20'

DRAWING NO.: 18

SHEET 18 OF 49

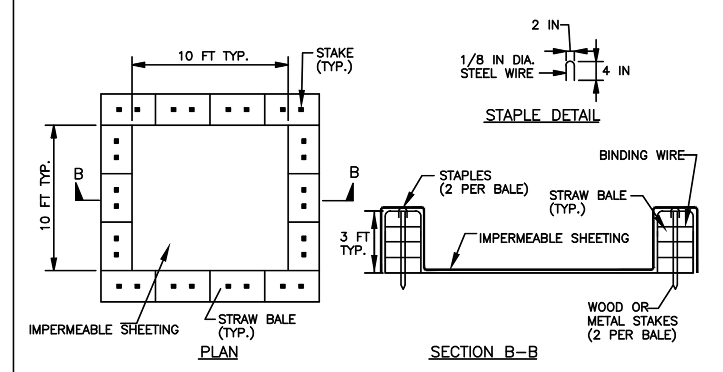
SD#

P:\350-2001\354-979\~CAD\(Dwg)(XR)\354979-CXD1-CS00-EROSION.dwg(EROSION & SEDIMENTATION CONTROL PLAN) LS(11/7/2025 - mmartinez) - LP: 11/10/2025 1:36 PM



1 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

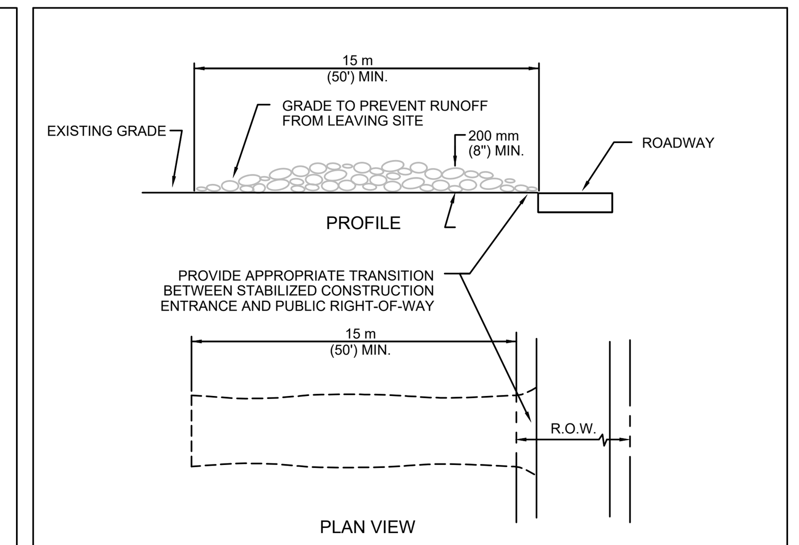
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET–VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

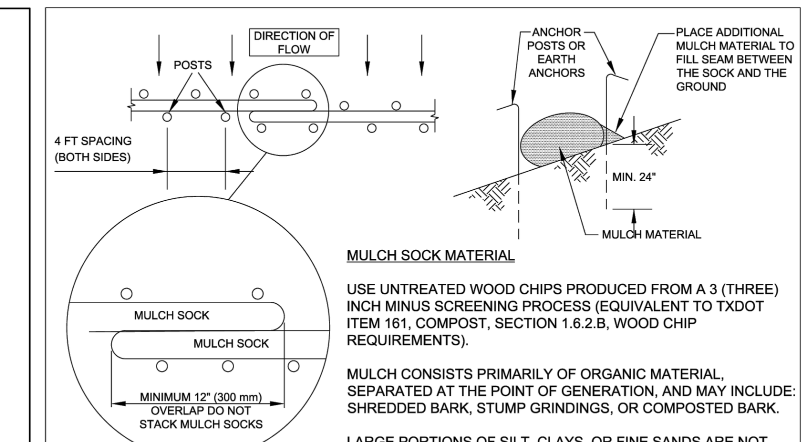
2 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE



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

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



MULCH SOCK MATERIAL

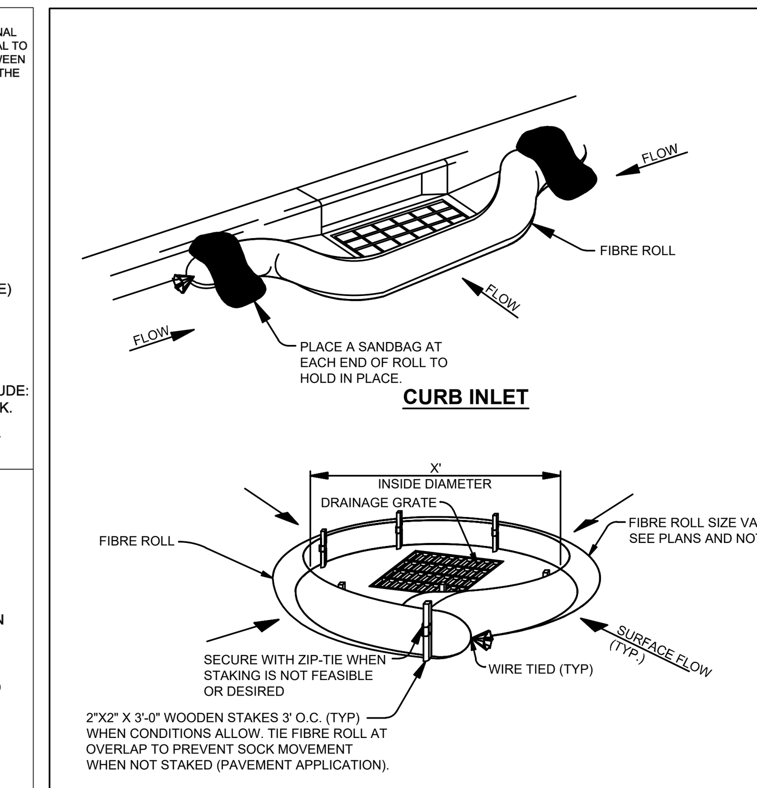
USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

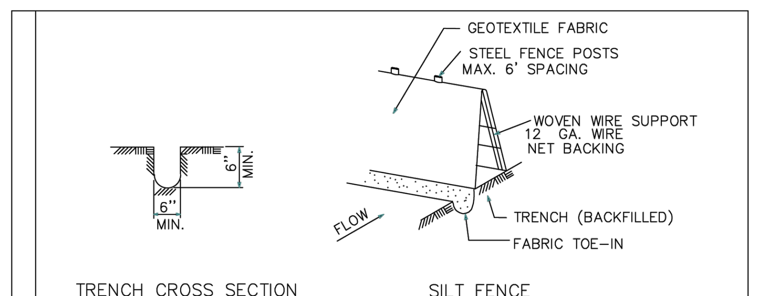
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		MULCH SOCK	
RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1



GRATE INLET

NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURE THE FIBRE ROLL. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURERS RECOMMENDATIONS. (1' MIN. 3' MAX.)
3. USE 8" TO 12" DIA. SOCK ON CURBSIDE IN TRAFFIC AREAS.
4. USE 12" - 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

1 OF 1

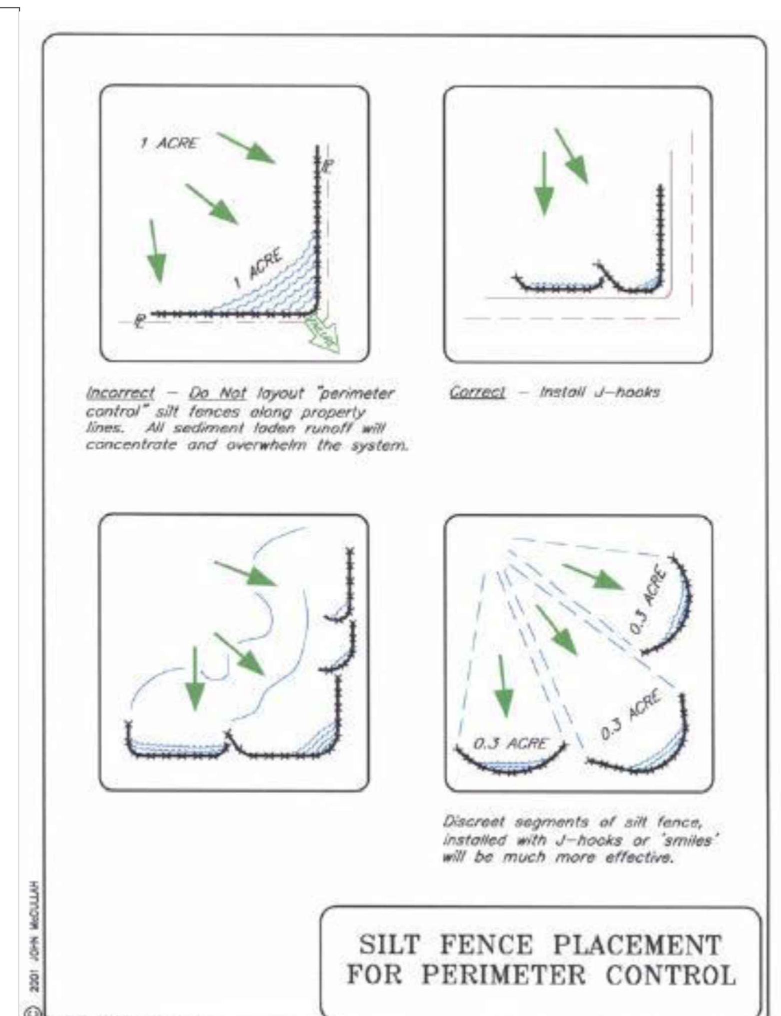


GENERAL NOTES:

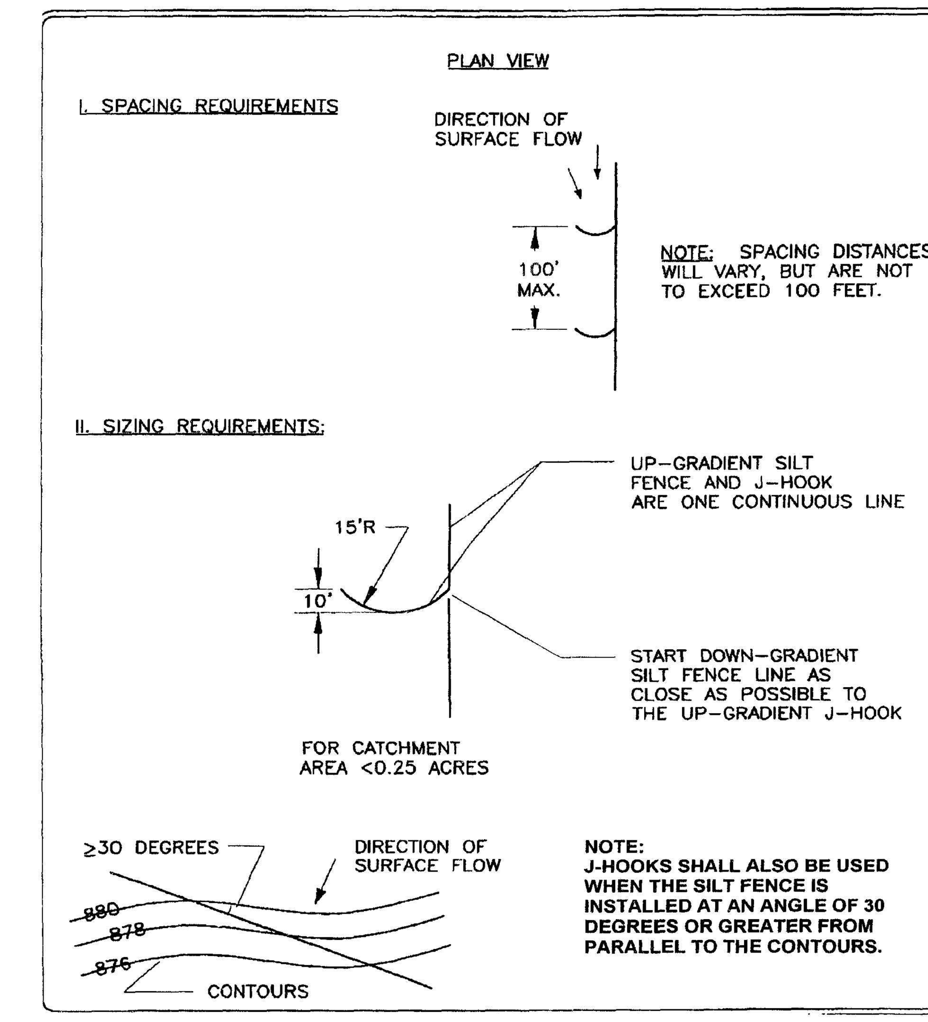
1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF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

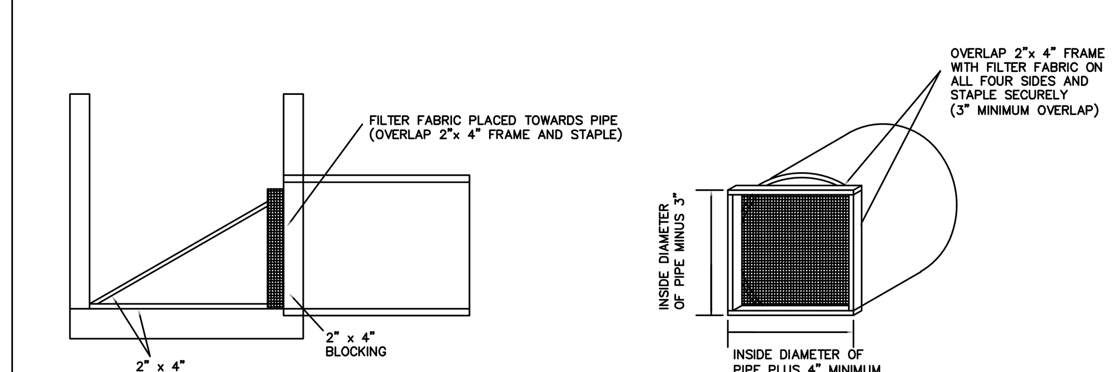
REV. DATE: 09/13/01

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



SILT FENCE PLACEMENT FOR PERIMETER CONTROL





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:

811

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SD#

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
△		

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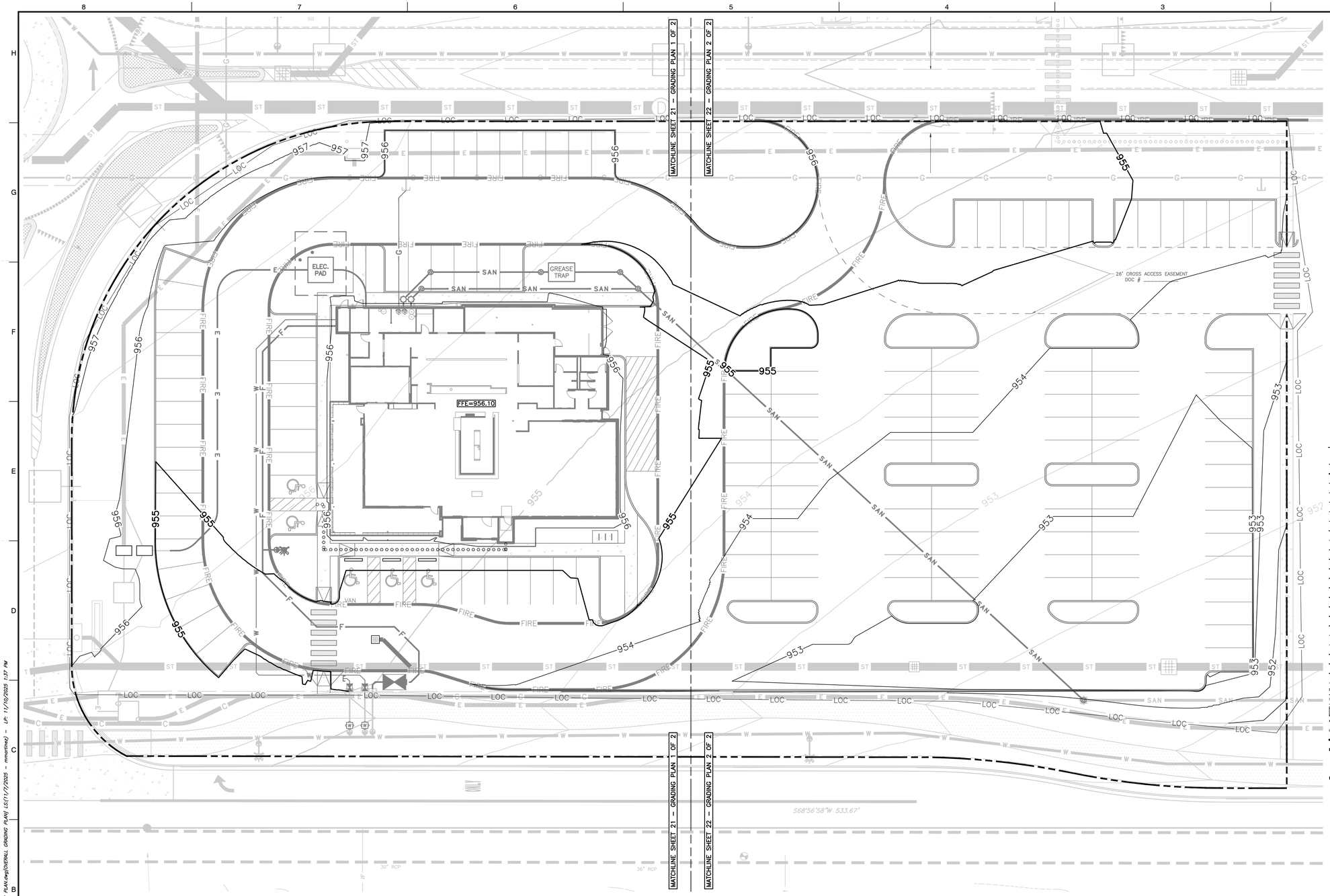
J-ALEXANDER'S - CEDAR PARK SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

EROSION & SEDIMENTATION CONTROL DETAILS 1 OF 2

DATE:		DRAWN BY:	MBM
DWG SCALE:	N.T.S.	CHECKED BY:	CSB
PROJECT NO:	354-979		
APPROVED BY:	MAT		

DRAWING NO.: 19

SHEET 19 OF 49



BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
HB	HB	HOSE BIB
		SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

NORTH

SCALE IN FEET

0 20 40

811

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SD#

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

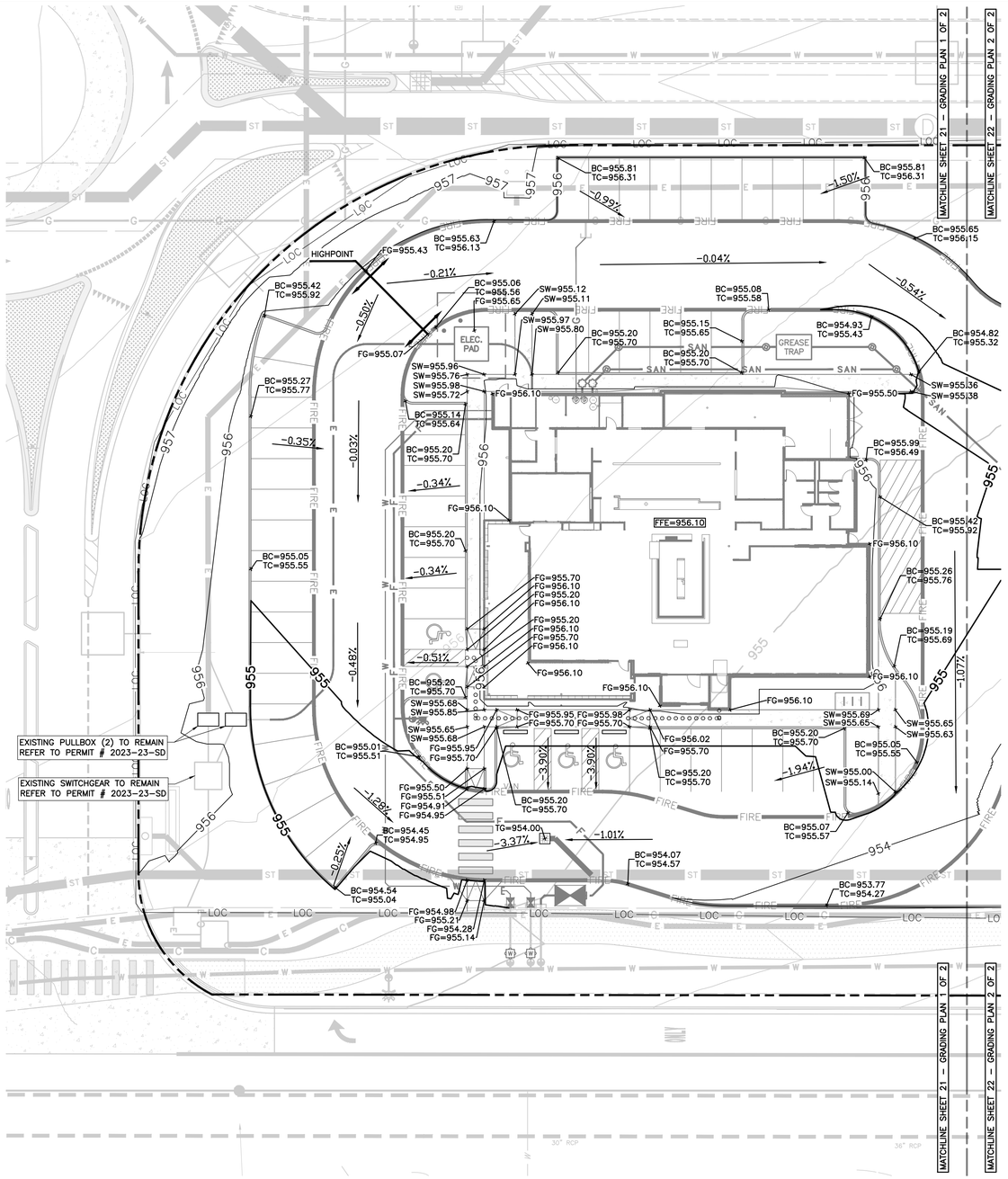
OVERALL GRADING PLAN

DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	1" = 20'	CHECKED BY:	CSB
PROJECT NO:			354-979
APPROVED BY:			MAT

DRAWING NO.: 20

SHEET 20 OF 49

P:\350-000\354-979\-CADD\Dwg\CV01\354979-CV01-C300-GRADING PLAN.dwg[OVERALL GRADING PLAN] LS:(11/7/2025 - mmartinez) - LP: 11/10/2025 1:37 PM



BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
]	]	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M	M	UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

SPOT GRADE LEGEND

FG	= FINISHED GRADE
FFE	= FINISHED FLOOR ELEVATION
BC	= BOTTOM OF CURB
TC	= TOP OF CURB
TG	= TOP OF GRATE
SW	= SIDEWALK GRADE

NORTH

SCALE IN FEET

0 20 40

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

GRADING PLAN 1 OF 2

DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

DRAWING NO.: **21**

SHEET **21** OF **49**

SD#

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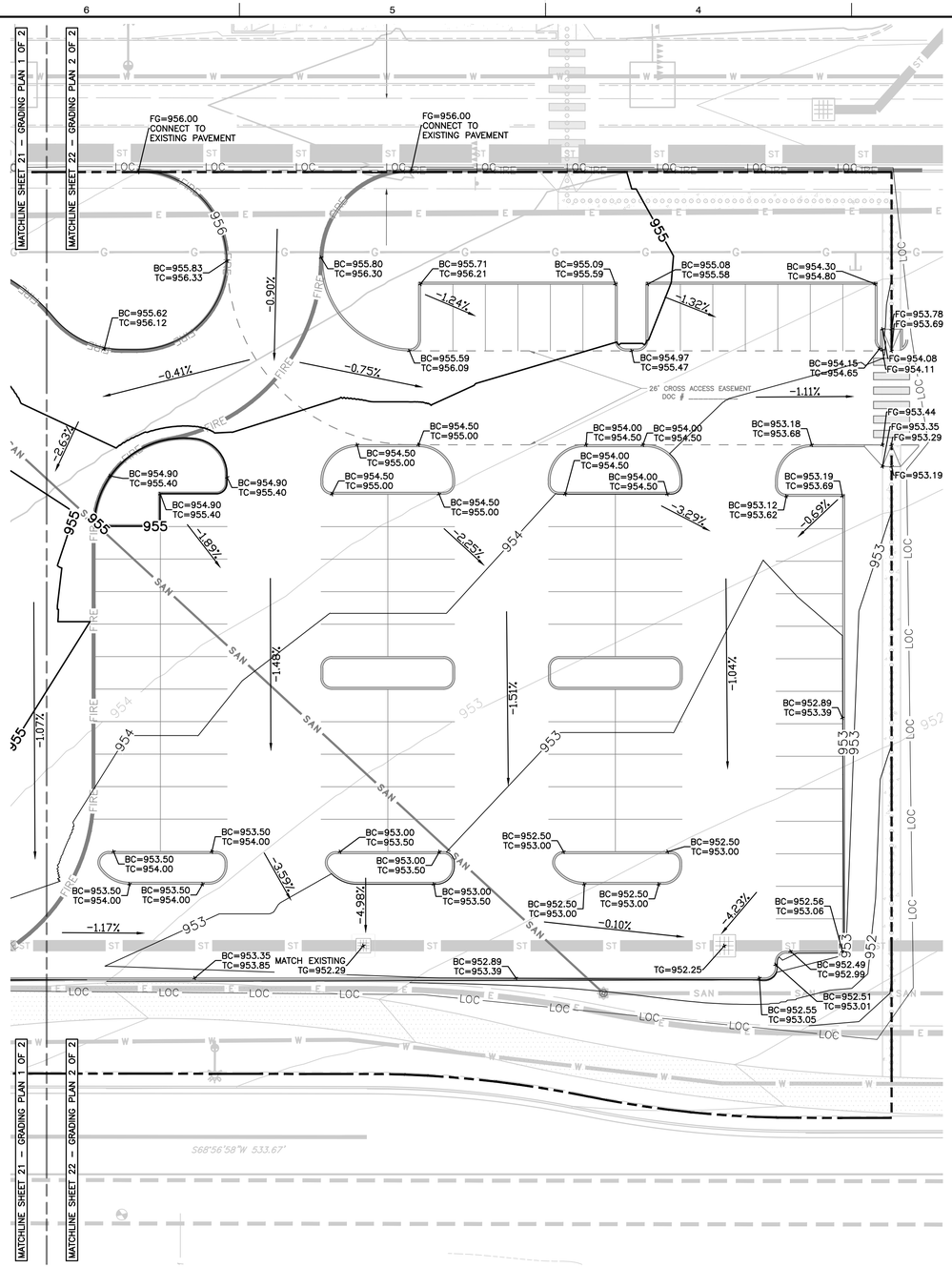

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
		SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

SPOT GRADE LEGEND

FG	= FINISHED GRADE
FFE	= FINISHED FLOOR ELEVATION
BC	= BOTTOM OF CURB
TC	= TOP OF CURB
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NORTH

SCALE IN FEET

0 20 40

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

GRADING PLAN 2 OF 2

DRAWN BY:	MBM
CHECKED BY:	CSB
DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
APPROVED BY:	MAT

DRAWING NO.: **22**

SHEET 22 OF 49

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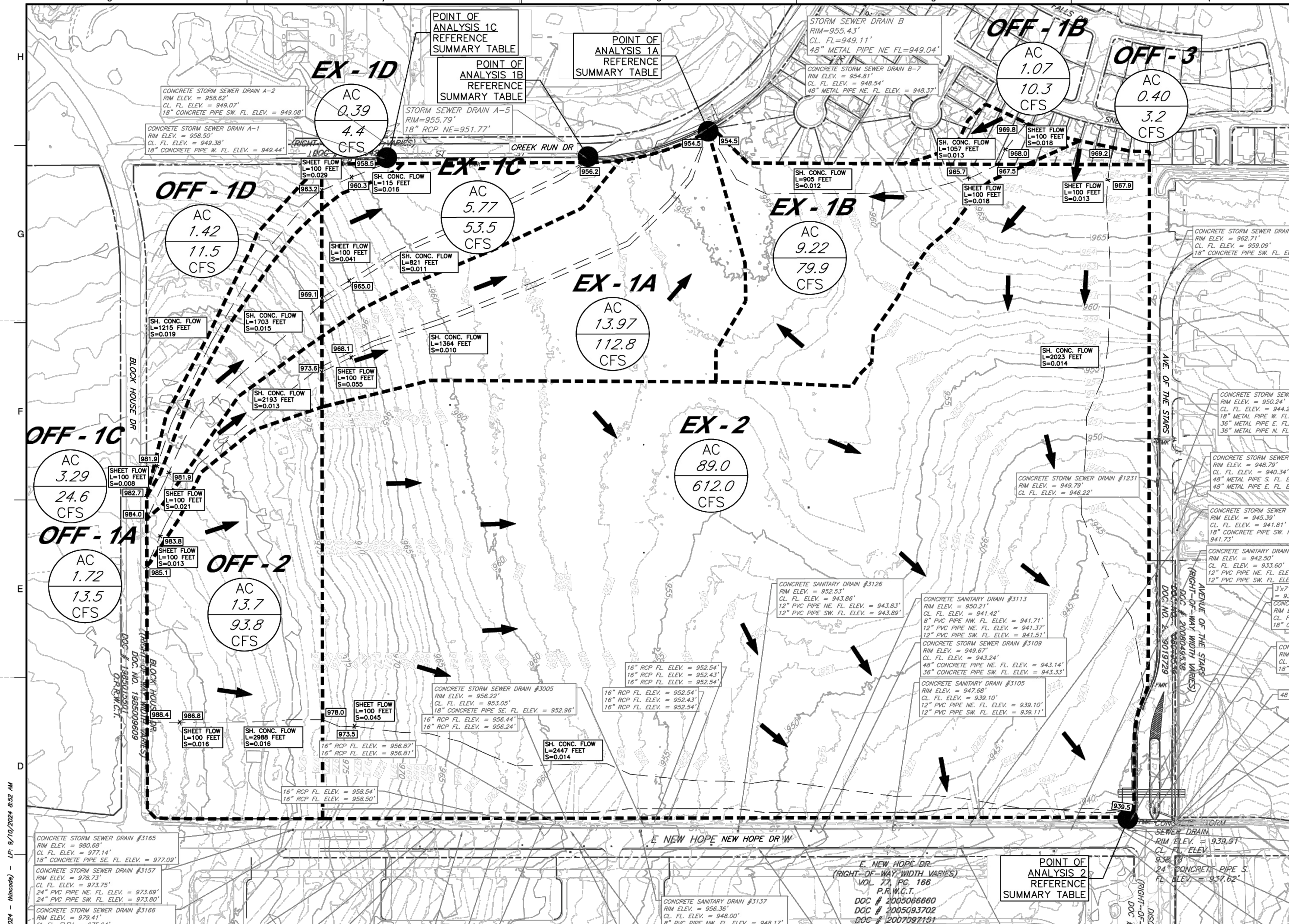
SD#



DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION LINE

BYP-1 AC X.XX X.X CFS — DRAINAGE AREA LABEL

EXISTING DRAINAGE CONDITIONS:

1. ALL OFFSITE DRAINAGE AREAS HAVE BEEN CONSIDERED AT FULLY DEVELOPED AND UNDETAINED CONDITIONS.
2. ATLAS 14 RAINFALL DATA WAS USED FROM THE COCP MEMORANDUM ISSUED ON FEBRUARY 28, 2020.

BLOCK LEGEND

EXISTING

BENCHMARK
CUT IN CONCRETE
CONTROL POINT
IRON PIPE
IRON ROD
IRON ROD W/ CAP
MONUMENT TYPE 1
MONUMENT TYPE 2
NAIL
PIPE BREAK
PIPE CAP
PIPE FLOW
REDUCER
AIR RELEASE VALVE
BLOW-OFF VALVE
POST INDICATOR VALVE
MISCELLANEOUS VALVE
UTILITY VALVE
UTILITY METER
BACKFLOW PREVENTER
FLUSH CONNECTION
FIRE HYDRANT
(MONITORING) WELL
UTILITY RISER
HOSE BIB
SANITARY M.H.
CLEANOUT
WW INSPECTION PORTAL
DRAINAGE M.H.
DOWN SPOUT
AREA INLET
CURB INLET
HEADWALL
SAFETY END TREATMENT
DRAINAGE FLOW
ELEC. M.H.
ELEC./TELE. POLE
GUY WIRE
LIGHT FIXTURE
TRAFFIC SIGNAL
UTILITY (PULL)BOX

LINETYPE LEGEND

EXISTING

RIGHT-OF-WAY
LOT BOUNDARY
EASEMENT
FENCE: BARBED
FENCE: WOOD (PICKET)
FENCE: GUARDRAIL
FENCE: CHAIN LINK
FENCE: IRON
MAJOR CONTOUR
MINOR CONTOUR
ELECTRIC LINE
OVERHEAD ELECTRIC WIRE
UNDERGROUND ELECTRIC
TELEPHONE
COMMUNICATIONS LINE
CABLE TELEVISION
FIBER OPTIC LINE
GAS LINE
OVERHEAD UTILITY
UNDERGROUND UTILITY
SANITARY SEWER LINE
WATER LINE
FIRE LINE
ROAD CENTERLINE
CURB & GUTTER
DEEP CURB & GUTTER
STRIPING
FIRE LANE STRIPING
H.C. ACCESSIBLE ROUTE
LIMITS OF CONSTRUCTION
DRAINAGE AREA
FLOODWAY
CWQZ
STORM SEWER
DRAINAGE CHANNEL

Time of Concentration (TR-55 method) - Existing Site Conditions

Subbasin		EX-1A	EX-1B	EX-1C	EX-1D	EX-2	OFF-1A	OFF-1B	OFF-1C	OFF-1D	OFF-2	OFF-3
Area	sf	608688	401421	251473	17068	3876927	74899	46498	143121	61917	596903	17292
	ac	13.97	9.22	5.77	0.39	89.00	1.72	1.07	3.29	1.42	13.70	0.40
	sq mi	0.0218337	0.0143990	0.0090204	0.0006122	0.13906562	0.00268663	0.00166789	0.00513376	0.00222097	0.02141095	0.00062027
Impervious	%	0.00%	0.00%	0.00%	0.00%	0.15%	80.00%	40.00%	80.00%	80.00%	80.00%	40.00%
Pervious	Cn	82	82	82	82	82	82	82	82	82	82	82
Composite	Cn	82	82	82	82	82	95	88	95	95	95	88
Sheet Flow												
Slope	in/in	0.055	0.018	0.041	0.029	0.045	0.013	0.018	0.021	0.008	0.016	0.013
Length	ft.	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
Time	hr.	0.10	0.15	0.11	0.12	0.10	0.17	0.15	0.14	0.21	0.16	0.17
Shallow Concentrated												
Slope	in/in	0.0100	0.0120	0.0110	0.0160	0.0140	0.0130	0.0130	0.0150	0.0190	0.0160	0.0140
Length	ft.	1364	905	821	115	2447	2193	1059	1703	1215	2988	2023
Paved?	p/u	u	u	u	u	u	p	p	p	p	p	p
Time	hr.	0.23	0.14	0.14	0.02	0.36	0.26	0.13	0.19	0.12	0.32	0.23
Channel Flow-OPEN CHANNEL												
Slope	in/in											
Length	ft.											
Velocity	fps											
Time	hr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Summary												
Travel Time	hr.	0.33	0.29	0.24	0.14	0.46	0.43	0.28	0.33	0.33	0.48	0.40
Tc	min.	**19.87**	**17.56**	**14.60**	**8.40**	**27.62**	**26.05**	**16.64**	**19.89**	**19.71**	**28.83**	**24.28**
Lag Time	min.	**11.92**	**10.54**	**8.76**	**5.04**	**16.57**	**15.63**	**9.99**	**11.93**	**11.83**	**17.30**	**14.57**
Existing Run-off Values from HEC-HMS												
2 Year	cfs	32.70	22.80	15.40	1.30	177.60	5.10	3.30	11.10	4.80	38.80	1.00
10 Year	cfs	60.60	42.30	28.70	2.40	329.70	7.90	5.50	17.20	7.50	60.00	1.70
25 Year	cfs	80.10	55.80	37.80	3.10	436.00	9.90	7.10	21.40	9.30	74.70	2.20
100 Year	cfs	113.70	79.10	53.60	4.40	619.70	13.30	9.70	28.80	12.50	100.60	3.10

SUMMARY OF DRAINAGE FLOWS (BY SYSTEM SECTION)

Point of Analysis	Existing Contributing Drainage Areas	Proposed Contributing Drainage Areas	Existing Runoff Values		Proposed Runoff Values (Detained)		Proposed Runoff Values (Undetained)		Δ(Proposed-Existing)		
1A	OFF-1A, OFF-1B, EX-1A, EX-1B	PR-2, PR-3, BYPASS-1, BYPASS-2	Q_{2yr} (cfs) =	63.4	Q_{2yr} (cfs) =	27.6	Q_{2yr} (cfs) =	75.6	ΔQ_{2yr} (cfs) =	-35.8	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	115.5	Q_{10yr} (cfs) =	46.1	Q_{10yr} (cfs) =	118.7	ΔQ_{10yr} (cfs) =	-69.4	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	151.6	Q_{25yr} (cfs) =	62.0	Q_{25yr} (cfs) =	148.4	ΔQ_{25yr} (cfs) =	-89.6	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	214.0	Q_{100yr} (cfs) =	97.2	Q_{100yr} (cfs) =	200.2	ΔQ_{100yr} (cfs) =	-116.8	[REDUCTION IN FLOW]
1B	OFF-1C, EX-1C	PR-1, BYPASS-3	Q_{2yr} (cfs) =	26.2	Q_{2yr} (cfs) =	24.4	Q_{2yr} (cfs) =	103.9	ΔQ_{2yr} (cfs) =	-1.8	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	45.2	Q_{10yr} (cfs) =	35.0	Q_{10yr} (cfs) =	161.5	ΔQ_{10yr} (cfs) =	-10.2	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	58.3	Q_{25yr} (cfs) =	45.1	Q_{25yr} (cfs) =	201.3	ΔQ_{25yr} (cfs) =	-13.2	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	81.0	Q_{100yr} (cfs) =	72.9	Q_{100yr} (cfs) =	270.5	ΔQ_{100yr} (cfs) =	-8.1	[REDUCTION IN FLOW]
1C	OFF-1D, EX-1D	OFF-1, BYPASS-4, PR-5	Q_{2yr} (cfs) =	5.7	Q_{2yr} (cfs) =	21.4	Q_{2yr} (cfs) =	21.4	ΔQ_{2yr} (cfs) =	15.7	[NO REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	9.0	Q_{10yr} (cfs) =	33.1	Q_{10yr} (cfs) =	33.1	ΔQ_{10yr} (cfs) =	24.1	[NO REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	11.3	Q_{25yr} (cfs) =	41.2	Q_{25yr} (cfs) =	41.2	ΔQ_{25yr} (cfs) =	29.9	[NO REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	15.4	Q_{100yr} (cfs) =	55.5	Q_{100yr} (cfs) =	55.5	ΔQ_{100yr} (cfs) =	40.1	[NO REDUCTION IN FLOW]
2	OFF-2, OFF-3, EX-2	OFF-2, PR-4	Q_{2yr} (cfs) =	217.4	Q_{2yr} (cfs) =	215.9	Q_{2yr} (cfs) =	405.8	ΔQ_{2yr} (cfs) =	-1.5	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	391.3	Q_{10yr} (cfs) =	367.2	Q_{10yr} (cfs) =	629.8	ΔQ_{10yr} (cfs) =	-24.1	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	512.9	Q_{25yr} (cfs) =	490.5	Q_{25yr} (cfs) =	784.6	ΔQ_{25yr} (cfs) =	-22.4	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	723.3	Q_{100yr} (cfs) =	718.2	Q_{100yr} (cfs) =	1053.8	ΔQ_{100yr} (cfs) =	-5.1	[REDUCTION IN FLOW]

SUMMARY OF DRAINAGE FLOWS (OVERALL)

Point of Analysis	Existing Contributing Drainage Areas	Proposed Contributing Drainage Areas	Existing Runoff Values		Proposed Runoff Values (Detained)		Proposed Runoff Values (Undetained)		Δ(Proposed-Existing)		
1*	OFF-1A, OFF-1B, OFF-1C, OFF-1D, EX-1A, EX-1B, EX-1C, EX-1D	OFF-1, BYP-1, BYP-2, BYP-3, BYP-4, PR-1, PR-2, PR-3, PR-5	Q_{2yr} (cfs) =	95.3	Q_{2yr} (cfs) =	73.4	Q_{2yr} (cfs) =	199.8	ΔQ_{2yr} (cfs) =	-21.9	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	169.7	Q_{10yr} (cfs) =	114.2	Q_{10yr} (cfs) =	311.7	ΔQ_{10yr} (cfs) =	-55.5	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	221.2	Q_{25yr} (cfs) =	148.3	Q_{25yr} (cfs) =	389.0	ΔQ_{25yr} (cfs) =	-72.9	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	310.4	Q_{100yr} (cfs) =	225.6	Q_{100yr} (cfs) =	523.6	ΔQ_{100yr} (cfs) =	-84.8	[REDUCTION IN FLOW]
2	OFF-2, OFF-3, EX-2	OFF-2, PR-4	Q_{2yr} (cfs) =	217.4	Q_{2yr} (cfs) =	215.9	Q_{2yr} (cfs) =	405.8	ΔQ_{2yr} (cfs) =	-1.5	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	391.3	Q_{10yr} (cfs) =	367.2	Q_{10yr} (cfs) =	629.8	ΔQ_{10yr} (cfs) =	-24.1	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	512.9	Q_{25yr} (cfs) =	490.5	Q_{25yr} (cfs) =	784.6	ΔQ_{25yr} (cfs) =	-22.4	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	723.3	Q_{100yr} (cfs) =	718.2	Q_{100yr} (cfs) =	1053.8	ΔQ_{100yr} (cfs) =	-5.1	[REDUCTION IN FLOW]

* POA 1 is the overall drainage to the Block House MUD system that includes all drainage areas draining to the north

NORTH

SCALE IN FEET: 0 200 400

!!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS — MICHAEL A. THEONE — 142972 — LICENSED PROFESSIONAL ENGINEER

FOR REFERENCE ONLY

City of Cedar Park Development Services Department
APPROVED
September 20, 2024

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

NFM CEDARVIEW SITE DEVELOPMENT PLANS
750 E NEW HOPE DR
CITY OF CEDAR PARK WILLIAMSON COUNTY

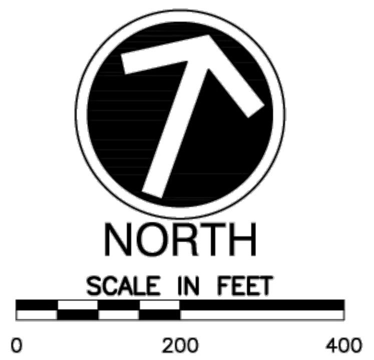
EXISTING DRAINAGE AREA MAP

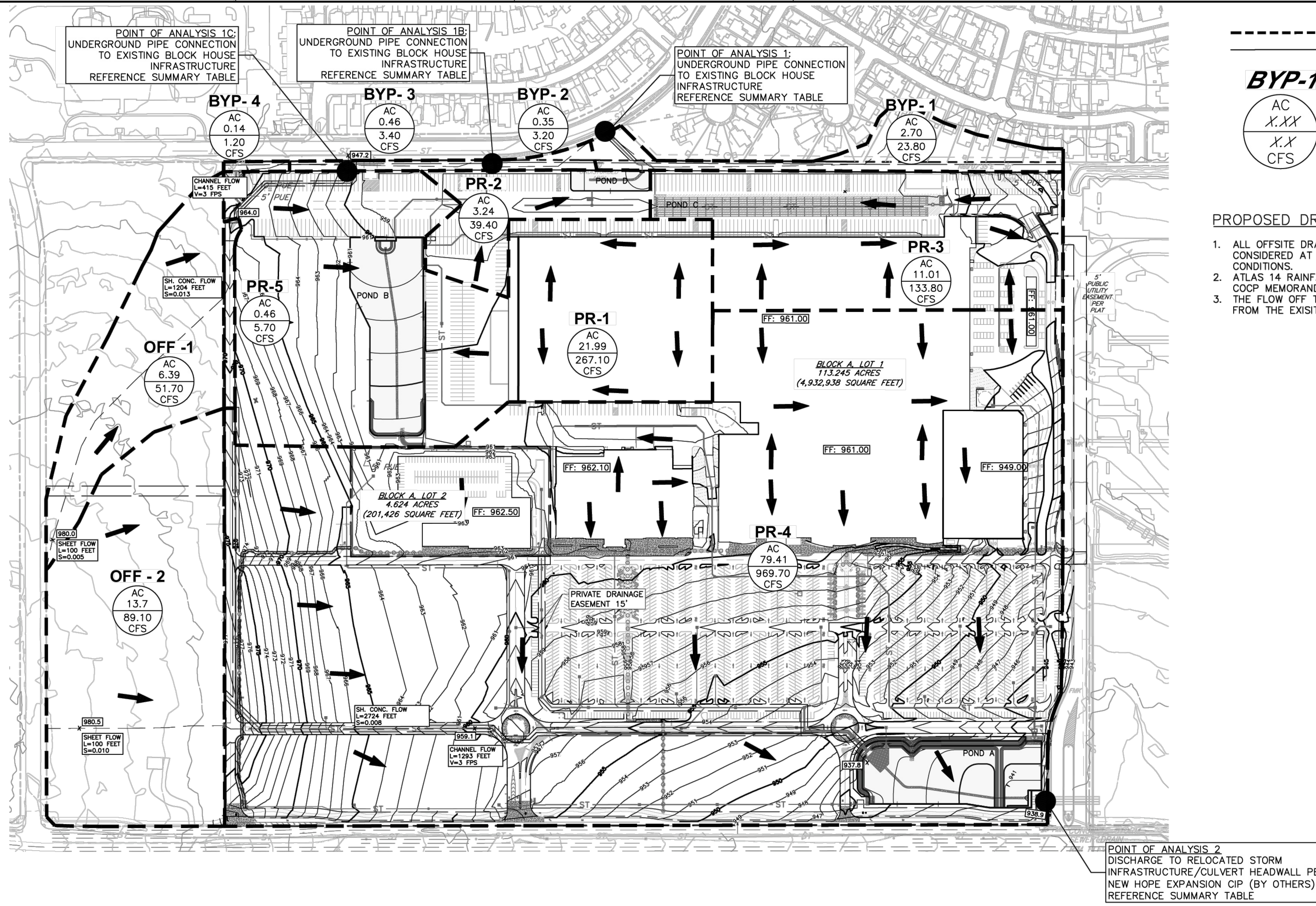
DATE:	11/10/2025	DRAWN BY:	MBM
DWG SCALE:	1" = 200'	CHECKED BY:	CSB
PROJECT NO:	354-979		
APPROVED BY:			MAT

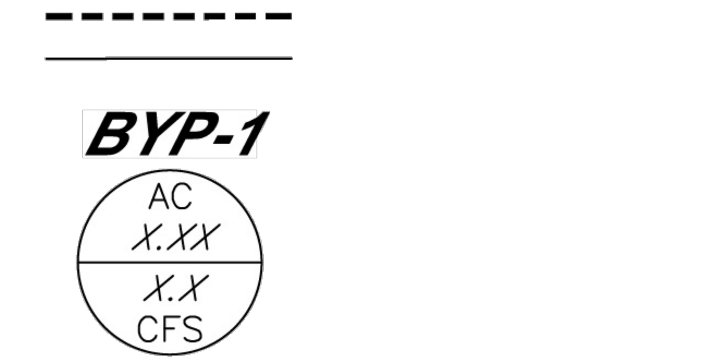
DRAWING NO.: 23

SHEET 23 OF 49

2023-23-SD







PROPOSED DRAINAGE CONDITIONS:

1. ALL OFFSITE DRAINAGE AREAS HAVE BEEN CONSIDERED AT FULLY DEVELOPED AND UNDETAINED CONDITIONS.
2. ATLAS 14 RAINFALL DATA WAS USED FROM THE COCP MEMORANDUM ISSUED ON FEBRUARY 28, 2020.
3. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISITING CONDITION.

BLOCK LEGEND

PROPOSED / EXISTING

BENCHMARK
CUT IN CONCRETE
CONTROL POINT
IRON PIPE
IRON ROD
IRON ROD W/ CAP
MONUMENT TYPE 1
MONUMENT TYPE 2
NAIL
PIPE BREAK
PIPE CAP
PIPE FLOW
REDUCER
AIR RELEASE VALVE
BLOW-OFF VALVE
POST INDICATOR VALVE
MISCELLANEOUS VALVE
UTILITY VALVE
UTILITY METER
BACKFLOW PREVENTER
FLUSH CONNECTION
FIRE HYDRANT
(MONITORING) WELL
UTILITY RISER
HOSE BIB
SANITARY M.H.
CLEANOUT
WW INSPECTION PORTAL
DRAINAGE M.H.
DOWN SPOUT
AREA INLET
CURB INLET
HEADWALL
SAFETY END TREATMENT
DRAINAGE FLOW
ELEC. M.H.
ELEC./TELE. POLE
GUY WIRE
LIGHT FIXTURE
TRAFFIC SIGNAL
UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED / EXISTING

RIGHT-OF-WAY
LOT BOUNDARY
EASEMENT
FENCE: BARBED
FENCE: WOOD (PICKET)
FENCE: GUARDRAIL
FENCE: CHAIN LINK
FENCE: IRON
MAJOR CONTOUR
MINOR CONTOUR
ELECTRIC LINE
OVERHEAD ELECTRIC WIRE
UNDERGROUND ELECTRIC
TELEPHONE
COMMUNICATIONS LINE
CABLE TELEVISION
FIBER OPTIC LINE
GAS LINE
OVERHEAD UTILITY
UNDERGROUND UTILITY
SANITARY SEWER LINE
WATER LINE
FIRE LINE
ROAD CENTERLINE
CURB & GUTTER
DEEP CURB & GUTTER
STRIPING
FIRE LANE STRIPING
H.C. ACCESSIBLE ROUTE
LIMITS OF CONSTRUCTION
DRAINAGE AREA
FLOODWAY
CWQZ
STORM SEWER
DRAINAGE CHANNEL

Time of Concentration (TR-55 method) - Proposed Site Conditions

Subbasin		PR-1	PR-2	PR-3	PR-4	PR-5	OFF-1	OFF-2	BYP-1	BYP-2	BYP-3	BYP-4
Area	sf	957767	141148	523406	3414978	20046	278329	597094	117801	15337	19892	6098
	ac	21.99	3.24	11.01	79.41	0.46	6.39	13.71	2.70	0.35	0.46	0.14
	sq mi	0.0343552	0.0050630	0.0172031	0.1240781	0.0007191	0.0099837	0.0214178	0.0042255	0.0005501	0.0007135	0.0002187
Impervious	%	80%	80%	80%	80%	100%	80%	80%	40%	0%	0%	0%
Pervious	Cn	82	82	82	82	82	82	82	82	82	82	82
Composite	Cn	95	95	95	95	98	95	95	88	82	82	82
Sheet Flow												
Slope	in/in						0.0050	0.0100	0.0100	0.0075	0.0060	0.0050
Length	ft.						100	100	100	100	100	100
Roughness	n						0.15	0.15	0.15	0.15	0.15	0.15
Time	hr.	0.00	0.00	0.00	0.00	0.00	0.25	0.19	0.19	0.21	0.23	0.25
Shallow Concentrated												
Slope	in/in						0.0133	0.0079	0.0132	0.0047	0.0019	0.0048
Length	ft.						1204	2724	946	215	521	104
Paved?	p/u						p	p	p	p	p	p
Time	hr.	0.00	0.00	0.00	0.00	0.00	0.14	0.42	0.11	0.04	0.16	0.02
Channel Flow - STORM PIPE												
Slope	in/in						0.0405	0.0165				
Length	ft.						415	1293				
Velocity	fps						3.00	3.00				
Time	hr.	0.000	0.000	0.000	0.000	0.000	0.038	0.120	0.000	0.000	0.000	0.000
Summary												
Travel Time	hr.	0.00	0.00	0.00	0.00	0.00	0.39	0.61	0.30	0.26	0.40	0.27
Tc	min.	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**23.63**	**36.62**	**18.17**	**15.40**	**23.76**	**16.30**
Lag Time	min.	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**	**14.18**	**21.97**	**10.90**	**9.24**	**14.26**	**9.78**
Proposed Run-off Values from HEC-HMS (undetained)												
2 Year	cfs	102.90	15.20	51.50	371.60	2.30	19.90	34.20	8.00	0.90	1.00	0.40
10 Year	cfs	159.70	23.50	80.00	576.80	3.50	30.80	53.00	13.50	1.70	1.80	0.70
25 Year	cfs	198.90	29.30	99.60	718.50	4.30	38.40	66.10	17.20	2.30	2.40	0.90
100 Year	cfs	267.10	39.40	133.80	964.70	5.70	51.70	89.10	23.80	3.20	3.40	1.20

SUMMARY OF DRAINAGE FLOWS (BY SYSTEM SECTION)

Point of Analysis	Existing Contributing Drainage Areas	Proposed Contributing Drainage Areas	Existing Runoff Values		Proposed Runoff Values (Detained)		Proposed Runoff Values (Undetained)		Δ(Proposed-Existing)		
1A	OFF-1A, OFF-1B, EX-1A, EX-1B	PR-2, PR-3, BYPASS-1, BYPASS-2	Q_{2yr} (cfs) =	63.4	Q_{2yr} (cfs) =	27.6	Q_{2yr} (cfs) =	75.6	ΔQ_{2yr} (cfs) =	-35.8	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	115.5	Q_{10yr} (cfs) =	46.1	Q_{10yr} (cfs) =	118.7	ΔQ_{10yr} (cfs) =	-69.4	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	151.6	Q_{25yr} (cfs) =	62.0	Q_{25yr} (cfs) =	148.4	ΔQ_{25yr} (cfs) =	-89.6	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	214.0	Q_{100yr} (cfs) =	97.0	Q_{100yr} (cfs) =	200.2	ΔQ_{100yr} (cfs) =	-117	[REDUCTION IN FLOW]
1B	OFF-1C, EX-1C	PR-1, BYPASS-3	Q_{2yr} (cfs) =	26.2	Q_{2yr} (cfs) =	24.4	Q_{2yr} (cfs) =	103.9	ΔQ_{2yr} (cfs) =	-1.8	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	45.2	Q_{10yr} (cfs) =	35.0	Q_{10yr} (cfs) =	161.5	ΔQ_{10yr} (cfs) =	-10.2	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	58.3	Q_{25yr} (cfs) =	45.1	Q_{25yr} (cfs) =	201.3	ΔQ_{25yr} (cfs) =	-13.2	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	81.0	Q_{100yr} (cfs) =	72.9	Q_{100yr} (cfs) =	270.5	ΔQ_{100yr} (cfs) =	-8.1	[REDUCTION IN FLOW]
1C	OFF-1D, EX-1D	OFF-1, BYPASS-4, PR-5	Q_{2yr} (cfs) =	5.7	Q_{2yr} (cfs) =	21.4	Q_{2yr} (cfs) =	21.4	ΔQ_{2yr} (cfs) =	15.7	[NO REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	9.0	Q_{10yr} (cfs) =	33.1	Q_{10yr} (cfs) =	33.1	ΔQ_{10yr} (cfs) =	24.1	[NO REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	11.3	Q_{25yr} (cfs) =	41.2	Q_{25yr} (cfs) =	41.2	ΔQ_{25yr} (cfs) =	29.9	[NO REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	15.4	Q_{100yr} (cfs) =	55.5	Q_{100yr} (cfs) =	55.5	ΔQ_{100yr} (cfs) =	40.1	[NO REDUCTION IN FLOW]
2	OFF-2, OFF-3, EX-2	OFF-2, PR-4	Q_{2yr} (cfs) =	217.4	Q_{2yr} (cfs) =	215.9	Q_{2yr} (cfs) =	405.8	ΔQ_{2yr} (cfs) =	-1.5	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	391.3	Q_{10yr} (cfs) =	367.2	Q_{10yr} (cfs) =	629.8	ΔQ_{10yr} (cfs) =	-24.1	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	512.9	Q_{25yr} (cfs) =	490.5	Q_{25yr} (cfs) =	784.6	ΔQ_{25yr} (cfs) =	-22.4	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	723.3	Q_{100yr} (cfs) =	718.2	Q_{100yr} (cfs) =	1053.8	ΔQ_{100yr} (cfs) =	-5.1	[REDUCTION IN FLOW]

SUMMARY OF DRAINAGE FLOWS (OVERALL)

Point of Analysis	Existing Contributing Drainage Areas	Proposed Contributing Drainage Areas	Existing Runoff Values		Proposed Runoff Values (Detained)		Proposed Runoff Values (Undetained)		Δ(Proposed-Existing)		
1*	OFF-1A, OFF-1B, OFF-1C, OFF-1D, EX-1A, EX-1B, EX-1C, EX-1D	OFF-1, BYP-1, BYP-2, BYP-3, BYP-4, PR-1, PR-2, PR-3, PR-5	Q_{2yr} (cfs) =	95.3	Q_{2yr} (cfs) =	73.4	Q_{2yr} (cfs) =	199.8	ΔQ_{2yr} (cfs) =	-21.9	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	169.7	Q_{10yr} (cfs) =	114.2	Q_{10yr} (cfs) =	311.7	ΔQ_{10yr} (cfs) =	-55.5	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	221.2	Q_{25yr} (cfs) =	148.3	Q_{25yr} (cfs) =	389.0	ΔQ_{25yr} (cfs) =	-72.9	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	310.4	Q_{100yr} (cfs) =	225.4	Q_{100yr} (cfs) =	523.6	ΔQ_{100yr} (cfs) =	-85	[REDUCTION IN FLOW]
2	OFF-2, OFF-3, EX-2	OFF-2, PR-4	Q_{2yr} (cfs) =	217.4	Q_{2yr} (cfs) =	215.9	Q_{2yr} (cfs) =	405.8	ΔQ_{2yr} (cfs) =	-1.5	[REDUCTION IN FLOW]
			Q_{10yr} (cfs) =	391.3	Q_{10yr} (cfs) =	367.2	Q_{10yr} (cfs) =	629.8	ΔQ_{10yr} (cfs) =	-24.1	[REDUCTION IN FLOW]
			Q_{25yr} (cfs) =	512.9	Q_{25yr} (cfs) =	490.5	Q_{25yr} (cfs) =	784.6	ΔQ_{25yr} (cfs) =	-22.4	[REDUCTION IN FLOW]
			Q_{100yr} (cfs) =	723.3	Q_{100yr} (cfs) =	718.2	Q_{100yr} (cfs) =	1053.8	ΔQ_{100yr} (cfs) =	-5.1	[REDUCTION IN FLOW]

* POA 1 is the overall drainage to the Block House MUD system that includes all drainage areas draining to the north

FOR REFERENCE ONLY

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

City of Cedar Park Development Services Department
APPROVED
September 20, 2024

811

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REVISION RECORD
NO. DATE DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

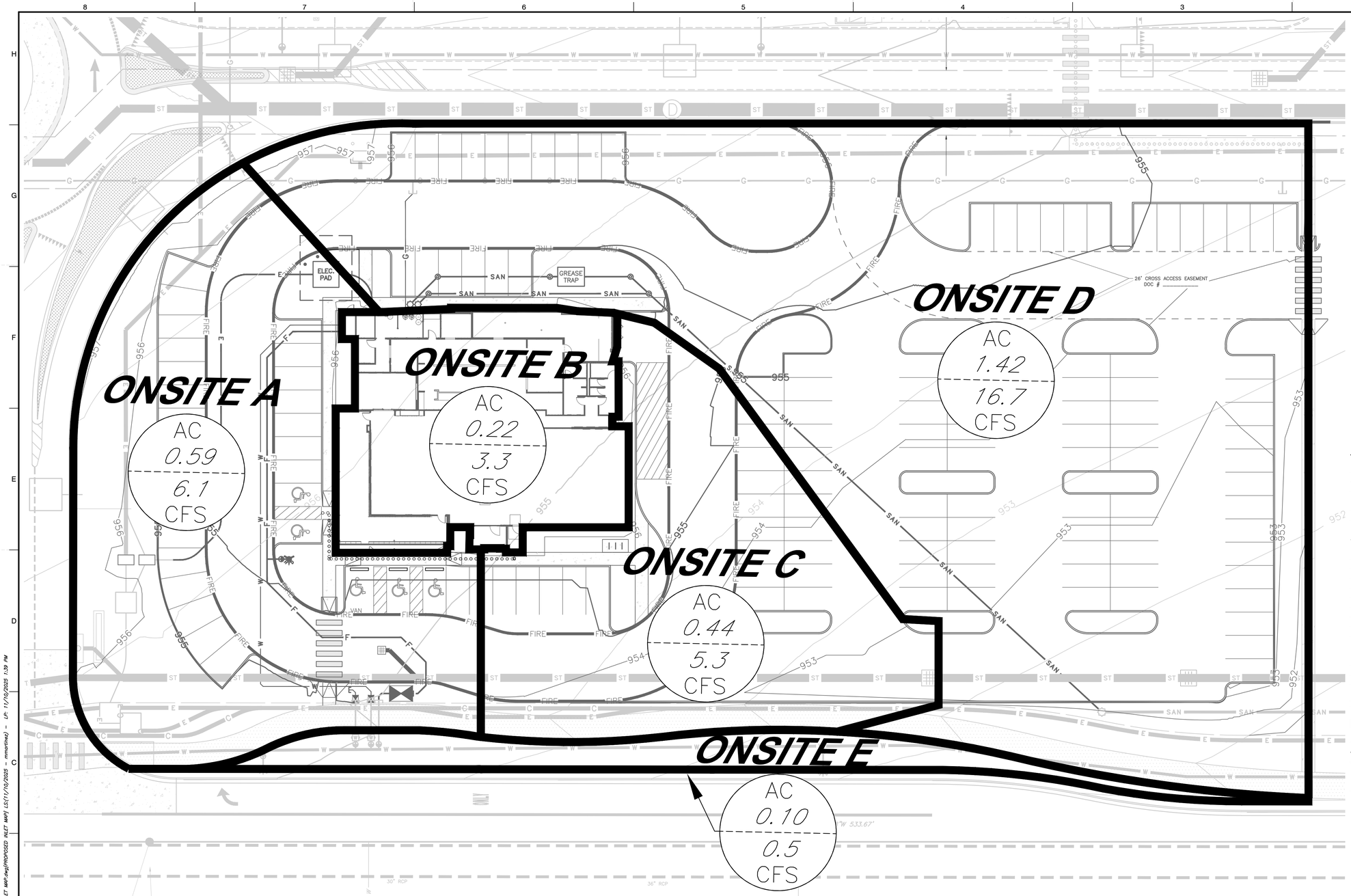
NFM CEDARVIEW
SITE DEVELOPMENT PLANS
750 E NEW HOPE DR
CITY OF CEDAR PARK
WILLIAMSON COUNTY

PROPOSED DRAINAGE AREA MAP

DATE: 11/10/2025 DRAWN BY: MBM
DWG SCALE: 1" = 200' CHECKED BY: CSB
PROJECT NO: 354-979
APPROVED BY: MAT

DRAWING NO.: 24
SHEET 24 OF 49

2023-23-SD



BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
J	J	PIPE CAP
>	>	PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
M	M	UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: GUARDRAIL
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

PROPOSED DRAINAGE CONDITIONS:

1. ON-SITE RUNOFF DRAINS TOWARDS THE ONSITE CREEK AND EVENTUALLY EXITS THE SITE TO THE EAST.
2. THE RATIONAL METHOD WAS USED TO CALCULATE RUNOFF FOR INLET/STORM SIZING. THE SCS METHOD (HEC-HMS) WAS USED TO DETERMINE PEAK FLOWS AT THE POINT OF CONFLUENCE. DETAILS REGARDING THE ANALYSIS METHODOLOGY CAN BE FOUND IN THE ENGINEERING REPORT.
3. THE PROPOSED DRAINAGE AREA TOTAL IS 2.66 ACRES AND CONTAINS APPROXIMATELY 68.40% IMPERVIOUS COVER (1.83 AC IMPERVIOUS COVER).
4. THE TIME OF CONCENTRATION USED FOR ANALYSIS OF ALL PROPOSED DRAINAGE AREAS IS 5 MINUTES AND THE LAG TIME IS 3 MINUTES.
5. DETENSIONS AND WATER QUALITY, FOR ALL FLOWS FOR THIS SITE, IS ACCEPTED VIA THE APPROVED COTTONWOOD POND REFERENCED HEREIN.

NORTH

SCALE IN FEET

0 20 40

811

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

PROPOSED INLET MAP

DRAWN BY:	MBM
DATE:	11/10/2025
CHECKED BY:	CSB
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
APPROVED BY:	MAT

DRAWING NO.: 25

SHEET 25 OF 49

SD#

P:\354-0001\354-979\-CAD\Dwg\CIVIL\354979-CIV1-C300-PROPOSED INLET MAP.dwg[PROPOSED INLET MAP] LS(11/10/2025 - mmartinez) - LP: 11/10/2025 1:39 PM

Subbasin		ONSITE-A	ONSITE-B	ONSITE-C	ONSITE-D	ONSITE-E
Total Area	ac.	0.57	0.22	0.39	1.42	0.10
Impervious Cover	ac.	0.31	0.22	0.31	0.96	0.00
Impervious Cover	%	55%	100%	79%	68%	0%
Summary						
Travel Time	hr	0.00	0.00	0.00	0.00	0.00
Tc	min	0.00	0.00	0.00	0.00	0.00
Lag Time	min	3.60	3.60	3.60	3.60	3.60

Drainage Calculations - Rational Method
Reference: Drainage Criteria Manual - 2.4.0

Project Name:	**J. Alexander's**
Date Prepared:	**9/24/2025**
Created by:	**CB**
Reviewed By:	**MT**

ONSITE-A

Runoff Calculations (Eq 2-1)				
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**
A (ac)	0.57	0.57	0.57	0.57
C	0.51	0.57	0.61	0.69
Tc (min)	5.0	5.0	5.0	5.0
i (in/hr)	6.18	9.29	11.45	15.24
Q (cfs)	1.8	3.0	4.0	6.0

"C" Value Calculations (Table 2-1)						
Area (ac)	% of Area		**2-yr**	**10-yr**	**25-yr**	**100-yr**
0.00	0%	**Pasture**	0.33	0.38	0.42	0.49
0.26	45%	**Grass**	0.21	0.25	0.29	0.36
0.00	0%	**Forest/Wood**	0.31	0.36	0.40	0.47
0.31	55%	**Concrete**	0.75	0.83	0.88	0.97
0.57	100%					

ONSITE-B

Runoff Calculations (Eq 2-1)				
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**
A (ac)	0.22	0.22	0.22	0.22
C	0.75	0.83	0.88	0.97
Tc (min)	5.0	5.0	5.0	5.0
i (in/hr)	6.18	9.29	11.45	15.24
Q (cfs)	1.0	1.7	2.2	3.3

"C" Value Calculations (Table 2-1)						
Area (ac)	% of Area		**2-yr**	**10-yr**	**25-yr**	**100-yr**
0.00	0%	**Pasture**	0.33	0.38	0.42	0.49
0.00	0%	**Grass**	0.21	0.25	0.29	0.36
0.00	0%	**Forest/Wood**	0.31	0.36	0.40	0.47
0.22	100%	**Concrete**	0.75	0.83	0.88	0.97
0.22	100%					

ONSITE-C

Runoff Calculations (Eq 2-1)				
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**
A (ac)	0.39	0.39	0.39	0.39
C	0.64	0.71	0.76	0.84
Tc (min)	5.0	5.0	5.0	5.0
i (in/hr)	6.18	9.29	11.45	15.24
Q (cfs)	1.5	2.6	3.4	5.0

"C" Value Calculations (Table 2-1)						
Area (ac)	% of Area		**2-yr**	**10-yr**	**25-yr**	**100-yr**
0.00	0%	**Pasture**	0.33	0.38	0.42	0.49
0.08	21%	**Grass**	0.21	0.25	0.29	0.36
0.00	0%	**Forest/Wood**	0.31	0.36	0.40	0.47
0.31	79%	**Concrete**	0.75	0.83	0.88	0.97
0.39	100%					

ONSITE-D

Runoff Calculations (Eq 2-1)				
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**
A (ac)	1.42	1.42	1.42	1.42
C	0.58	0.64	0.69	0.77
Tc (min)	5.0	5.0	5.0	5.0
i (in/hr)	6.18	9.29	11.45	15.24
Q (cfs)	5.1	8.4	11.2	16.7

"C" Value Calculations (Table 2-1)						
Area (ac)	% of Area		**2-yr**	**10-yr**	**25-yr**	**100-yr**
0.00	0%	**Pasture**	0.33	0.38	0.42	0.49
0.46	32%	**Grass**	0.21	0.25	0.29	0.36
0.00	0%	**Forest/Wood**	0.31	0.36	0.40	0.47
0.96	68%	**Concrete**	0.75	0.83	0.88	0.97
1.42	100%					

ONSITE-E

Runoff Calculations (Eq 2-1)				
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**
A (ac)	0.10	0.10	0.10	0.10
C	0.21	0.25	0.29	0.36
Tc (min)	5.0	5.0	5.0	5.0
i (in/hr)	6.18	9.29	11.45	15.24
Q (cfs)	0.1	0.2	0.3	0.5

"C" Value Calculations (Table 2-1)						
Area (ac)	% of Area		**2-yr**	**10-yr**	**25-yr**	**100-yr**
0.00	0%	**Pasture**	0.33	0.38	0.42	0.49
0.10	100%	**Grass**	0.21	0.25	0.29	0.36
0.00	0%	**Forest/Wood**	0.31	0.36	0.40	0.47
0.00	0%	**Concrete**	0.75	0.83	0.88	0.97
0.10	100%					

Rational Method Runoff Equation (Eq. 2-1)

$Q_p = CiA$

- Q_p peak runoff (cfs)
- C runoff coefficient
- i intensity of rainfall (in/hr) - Eq 2-8
- A area (acres)

Rainfall Intensity Equation (Eq. 2-8)

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

- i intensity of rainfall (in/hr)
- t storm duration (min)
- a, b, c storm frequency coefficients

I-D-F Curve Coefficients			
Freq.	a	b	c
2	46.14	9.47	0.7523
10	61.08	8.41	0.7253
25	70.71	8.12	0.7071
100	84.57	7.47	0.679

J. Alexanders Inlet Calculations

GRATE INLET CALCULATIONS - 100 YEAR CALCULATIONS

Inlet	Basin-in	Q-in (cfs)	Area Inlet Size	Area Inlet Opening Area (sf)	CLOG R.F. %	Clog Grate Inlet Opening Area (sf)	H	Q-capacity	Grate Inlet Opening	Grate Inlet Opening Area (sf)	CLOG R.F. %	Clog Grate Inlet Opening Area (sf)	H	Q-capacity	Q-capacity Total
	Onsite A	4.8	2.00'x2.00'	4.00	10%	3.6	0.50	12.3	2.00'x2.00'	4.00	50%	2.0	0.50	6.8	19.1
	Onsite B	7.5	2.00'x2.00'	4.00	10%	3.6	0.50	12.3	2.00'x2.00'	4.00	50%	2.0	0.50	6.8	19.1
	Onsite C	7.5	2.00'x2.00'	4.00	10%	3.6	0.50	12.3	2.00'x2.00'	4.00	50%	2.0	0.50	6.8	19.1
	Onsite D	7.5	4.00'x4.00'	16.00	10%	14.4	0.50	49.0	4.00'x4.00'	16.00	50%	8.0	0.50	27.2	76.3

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STATE OF TEXAS · MICHAEL A. THEONE · 142972 · LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

PROPOSED INLET CALCULATIONS

DATE:	11/10/2025
DRAWN BY:	MBM
CHECKED BY:	CSB
DWG SCALE:	N/A
PROJECT NO:	354-979
APPROVED BY:	MAT

DRAWING NO.: **26**
SHEET **26** OF **49**

SD#

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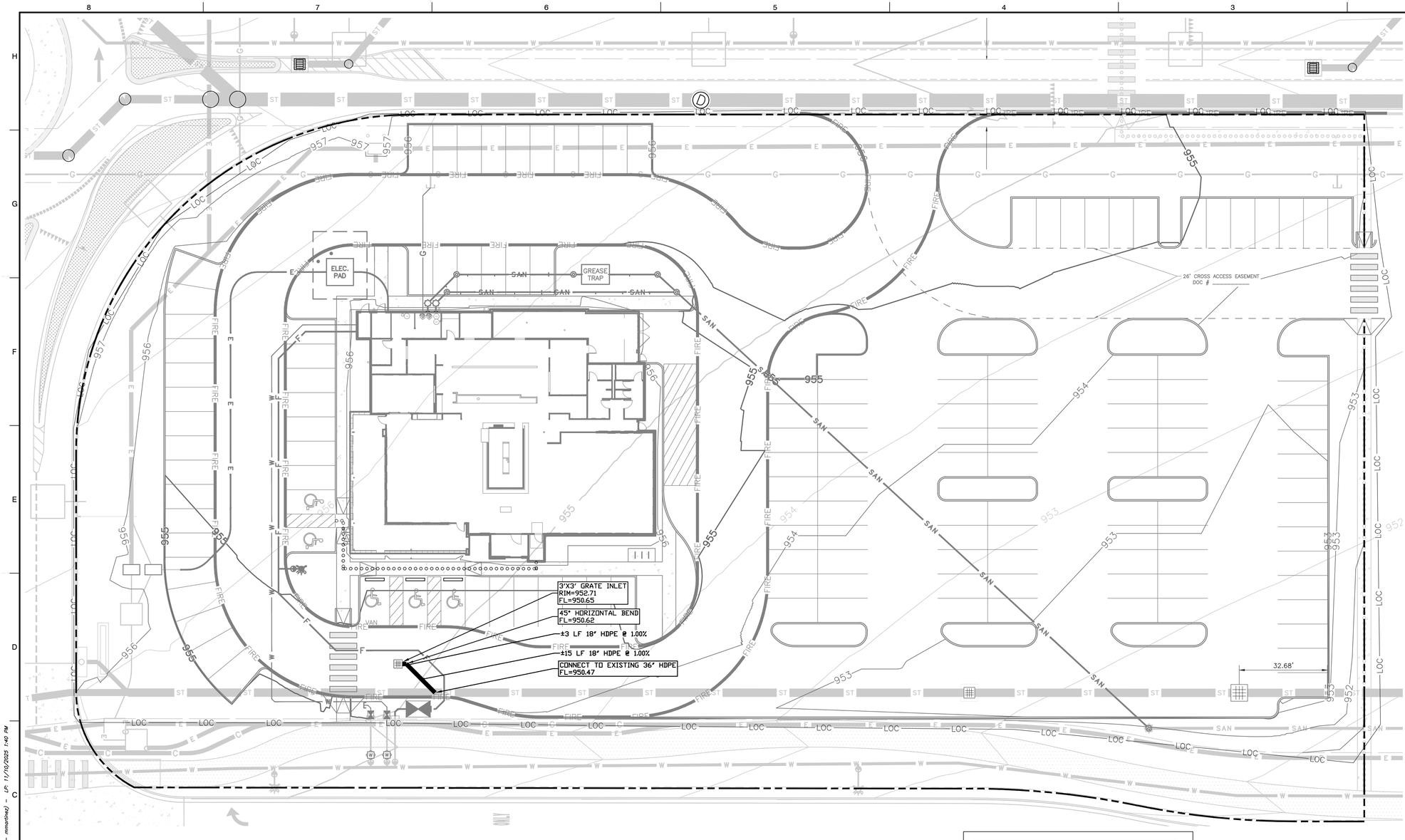


BLOCK LEGEND

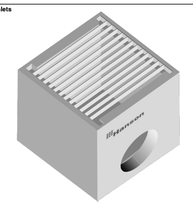
PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
S	S	PIPE BREAK
J	J	PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	HB	HOSE BIB
S	S	SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		UTILITY (PULL)BOX

LINETYPE LEGEND

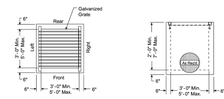
PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

NOTES:
1. CONTRACTOR TO UTILIZE STEEL ENCASEMENT OR FLOWABLE FILL FOR ALL CROSSINGS WITH LESS THAN 1' VERTICAL SEPARATION (OD TO OD). CONTRACTOR TO NOTIFY ENGINEER WHEN CROSSINGS LESS THAN 1' OCCUR IN THE FIELD UNLESS CROSSING TREATMENT IS SPECIFICALLY CALLED OUT IN THE PLANS.

TXDOT Grate Inlets



IsometricView



Materials & Features
CONCRETE: 5,000 PSI
REINFORCING per ASTM A-615 or A-185
H-20 LOADING

SIZES USED:
3X3
4X4
5X5

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	DESIGNER	DATE
Type "H" Grate Inlet	Good Pasture Houston	TX	I.S. 32	01-25-10

Hanson PIPE & PRECAST Group

NORTH

SCALE IN FEET
0 20 40

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

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SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK,
WILLIAMSON COUNTY, TX

STORM SEWER PLAN

DRAWN BY:	MBM
CHECKED BY:	CSB
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
APPROVED BY:	MAT
DATE:	11/10/2025

DRAWING NO.: **27**
SHEET 27 OF 49
SD#

P:\350-0001\354-979\--CAD\Dwg\CVD\\354979-CVD1-C400-STORM.dwg[STORM SEWER PLAN LS](11/10/2025 - mmartinez) - LP: 11/10/2025 1:40 PM

8" WASTEWATER LATERALS A1 & A2
SEE MEP FOR BLDG. CONNECTION

WATERLINE
SEE MEP FOR BLDG. CONNECTION

ELEC. PAD

FIRELINE
SEE MEP FOR BLDG. CONNECTION

GREASE TRAP

WATERLINE
SHEET 30

FIRELINE
SHEET 31

WASTEWATER LINE
SHEET 29

6" DCDA BFP
2" RPZ
2" RPZ W/ 2" PIPE CAP

EXISTING 2" DOMESTIC METER
EXISTING 2" IRRIGATION METER

26' CROSS ACCESS EASEMENT
DOC #

CONNECT TO EXISTING 8" WASTEWATER LINE

S68°56'58"W 533.67'

30" RCP

36" RCP

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		WW INSPECTION PORTAL
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		UTILITY (PULL)BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: GUARDRAIL
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		DEEP CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		DRAINAGE AREA
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

UTILITY NOTES:

1. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN SUFFICIENT SITE CONTROL TO AVOID COSTLY CONSTRUCTION PROBLEMS
2. ALL D.I. WATER PIPES TO BE CLASS 350. C900 DR-14 PVC CAN BE UTILIZED AS AN ALTERNATIVE MATERIAL.
3. RPZ BFP SHALL BE INSTALLED A MINIMUM 12 INCHES ABOVE GRADE AND IN A LOCATION IN WHERE IT CANNOT BE SUBMERGED.
4. ELECTRICAL DUCTBANK TO BE PLACED 2' BELOW GRADE PENDING PEC DESIGN.
5. PVC WASTEWATER PIPES TO BE SDR-26.
6. ADDITION OF GREASE TRAP TO WASTEWATER LINES TO ANY BUILDINGS WILL REQUIRE TO SUBMIT REVISION OF SITE PLAN TO CITY FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT.
7. CONTRACTOR TO UTILIZE STEEL ENCASEMENT OR FLOWABLE FILL FOR ALL CROSSINGS WITH LESS THAN 1' VERTICAL SEPARATION (OD TO OD). CONTRACTOR TO NOTIFY ENGINEER WHEN CROSSINGS LESS THAN 1' OCCUR IN THE FIELD UNLESS CROSSING TREATMENT IS SPECIFICALLY CALLED OUT IN THE PLANS.

NORTH

SCALE IN FEET

0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, PLLC. SURVEYING IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

1221 South MoPac Expressway,
Suite 350, Austin, TX, 78746
Ph: 512.439.0400 · 512.329.0096
www.cecinc.com

Civil & Environmental Consultants, Inc.

J-ALEXANDER'S - CEDAR PARK
SITE DEVELOPMENT PLANS
750 E. NEW HOPE DR.
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TX

OVERALL UTILITY PLAN

DATE:	11/10/2025
DWG SCALE:	1" = 20'
PROJECT NO:	354-979
DRAWN BY:	MBM
CHECKED BY:	CSB
APPROVED BY:	MAT

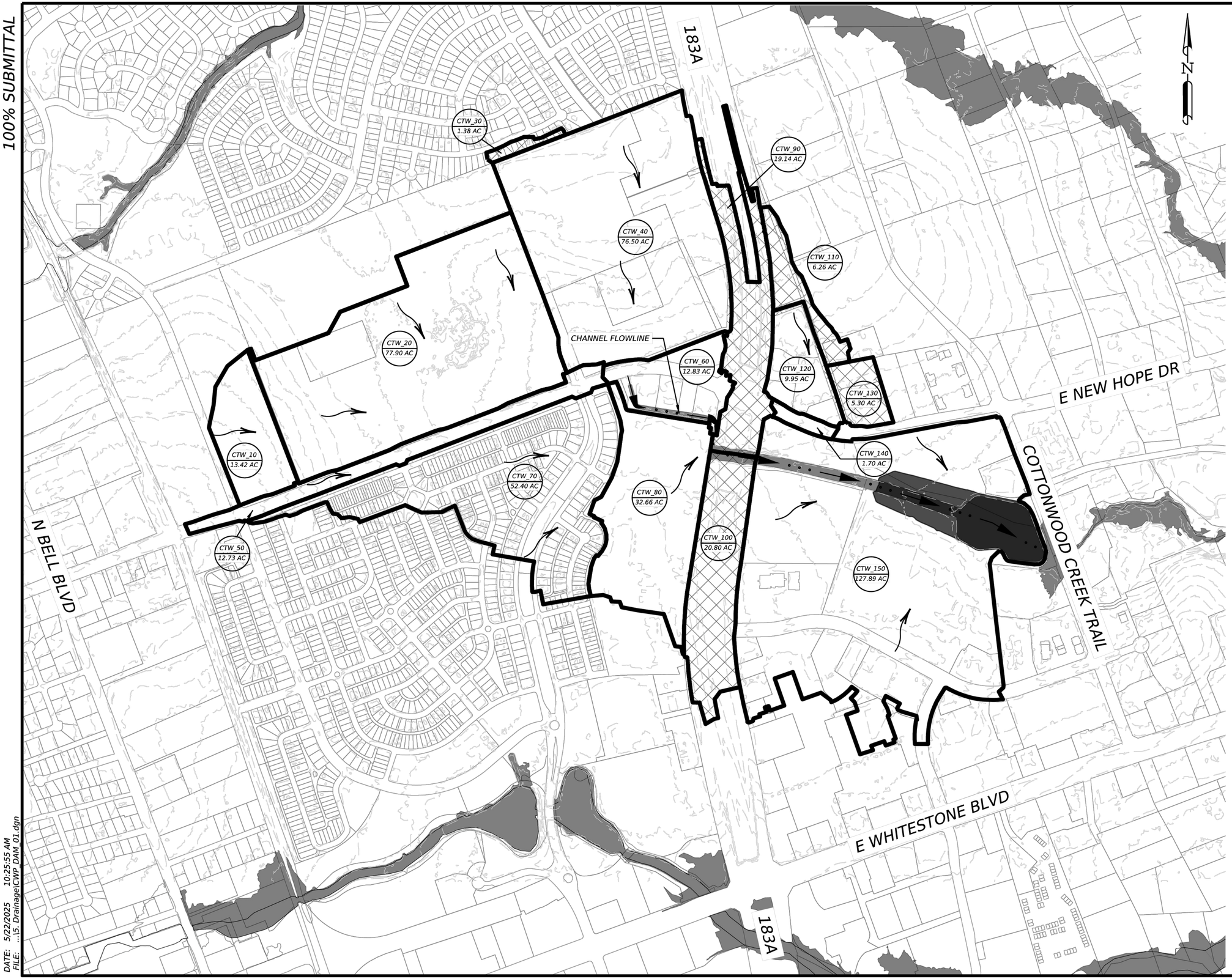
DRAWING NO.: 28

SHEET 28 OF 49

SD#

P:\350-0001\354-9791-DAD\Dwg\DWG\ALL UTILITY PLAN.dwg(DWGALL UTILITY PLAN LS(11/7/2025 - mmartinez) - LP: 11/10/2025 1:41 PM

100% SUBMITTAL



LEGEND

- PARCEL BOUNDARY
- CONTOUR LINE
- SUBBASIN BOUNDARY
- FLOWLINE
- NON-PARTICIPANT AREA
- 100-YR FEMA FLOODPLAIN
- CTW_XXX / XX.X AC — AREA ID
- FLOW DIRECTION ARROW

NOTES:

1. HYDROLOGY WAS PERFORMED IN HEC-HMS VERSION 4.5, BASED ON NRCS METHODOLOGY DESCRIBED IN WILLIAMSON COUNTY'S ATLAS 14 FLOODPLAIN MAPPING STUDY DATED APRIL 16, 2024.
2. LOSS METHOD: SCS CURVE NUMBER, TRANSFORM: SCS UNIT HYDROGRAPH
3. ATLAS-14 DEPTH-DURATION-FREQUENCY VALUES FOR BRUSHY CREEK WAS OBTAINED FROM THE PREVIOUSLY MENTIONED FLOODPLAIN MAPPING STUDY. THIS DATA WAS ADOPTED AS OF DECEMBER 7, 2021.
4. IMPERVIOUS COVER CALCULATIONS BASED ON A FULLY DEVELOPED WATERSHED BASED ON ZONING MAPS FROM THE CITY OF CEDAR PARK WHEN AVAILABLE.
5. 5FT CONTOURS SHOWN. CONTOUR DATA BASED ON 2021 CENTRAL TEXAS LIDAR AND 2024 PROJECT SURVEY.
6. PROJECT DATA IMPACTING FEMA ZONE AE. SEE H&H REPORT FOR MORE INFORMATION.

0' 200' 400' 800'

SCALE: 1"=800'

FOR REFERENCE ONLY

STATE OF TEXAS
JOHN J. TIETZ
144928
LICENSED
PROFESSIONAL ENGINEER

5/22/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
DRAINAGE AREA MAP
(HYDROLOGY)

SHEET 35 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:25:55 AM
FILE: ...\5. Drainage\CWP_DAM_01.dgn

Proposed

Area ID	WCAD Parcel ID	Owner Name	Area (ac)	% Imp	Imp Area (ac)	% Allocation
1	Various	Town Center Subdvsn	51.51	48.8%	25.14	8.2%
2	NA	City of Cedar Park/NHD	19.92	80.4%	16.02	5.2%
3A	R542595	HUT HOMES IV LLC (NH Animal Hospital)	1.73	88.4%	1.53	0.5%
3B	R548647	7-ELEVEN INC	1.33	87.2%	1.16	0.4%
3C	R548648	SLK DUTCH BROTHERS LLC	0.83	88.0%	0.73	0.2%
3D	R542597	Velocity Credit Union	1.14	85.1%	0.97	0.3%
4	R513564	BIG DIAMOND INC (Circle K)	2.42	93.4%	2.26	0.7%
5	R543269	IVT PARKE CEDAR PARK LLC (The Parke)	34.07	80.0%	27.26	8.9%
6A	R557813	RS CEDAR PARK LLC & REP WARNER CP LLC & CEDAR PARK WSS LLC (Woodspring Suites)	2.80	80.0%	2.24	0.7%
6B	R631706	JRB CEDAR PARK LP (Ethan Allen)	1.38	80.0%	1.10	0.4%
6C	R631707	CEDAR PARK TOWN CENTER LP (UFCU)	0.92	92.4%	0.85	0.3%
6D	R557814	SRH HOSPITALITY CEDAR PARK REALTY LLC (Hyatt Place)	2.58	80.0%	2.06	0.7%
6E	R557815	DEVAGIRI INVESTORS LLC & BIG CREEK LOTS LLC & JAYYES GROUP LLC	1.01	80.0%	0.81	0.3%
7	NA	City of Cedar Park (NHD)	1.73	93.0%	1.61	0.5%
8A	R586832	CPTC SEC NHD LLC (54th	4.19	80.0%	3.35	1.1%
8B	R532778	TRIAD HOSPITALS INC	15.71	80.0%	12.57	4.1%
8C	R545029	PSLCN CEDAR PARK CONDO	8.99	80.0%	7.19	2.4%
8D	R586833	CPTC 24HF LLC	4.07	58.7%	2.39	0.8%

Proposed

Area ID	WCAD Parcel ID	Owner Name	Area (ac)	% Imp	Imp Area (ac)	% Allocation
9A	R565440	CEDAR PARK HEALTH SYSTEM LP	33.52	80.0%	26.82	8.8%
9D	R031433	CEDAR PARK HEALTH SYSTEM LP	12.39	80.0%	9.91	3.2%
9B	R565441	R&J MEDICAL PROPERTIES LLC	2.69	80.0%	2.15	0.7%
9C	R559281	City of Cedar Park (Fire	2.44	80.0%	1.95	0.6%
10	NA	City of Cedar Park	3.31	71.7%	2.37	0.8%
11	NA	City of Cedar Park	4.78	71.7%	3.43	1.1%
12A	R499696	1431 SC LTD	5.02	81.9%	4.11	1.3%
12B	R510849	1431 SC LTD	6.28	81.9%	5.14	1.7%
12C	R661194	CP1890 PROPERTIES LLC	1.33	81.9%	1.09	0.4%
12D	R499694	MENGAN REALTY LLC SERIES A	3.55	81.9%	2.91	1.0%
12E	R499690	STORE MASTER FUNDING XI LLC	1.01	81.9%	0.83	0.3%
12F	R491993	WK DE CEDAR PARK LLC	1.18	81.9%	0.97	0.3%
12G	R499691	SPOONIAN, LLC	0.59	81.9%	0.48	0.2%
12H	R481885	TARGET CORPORATION	2.97	81.9%	2.43	0.8%
13	R658955	121 ACQUISITION COMPANY LLC (NFM)	77.35	80.0%	61.88	20.3%
14A	R031861	NORTHLAND DEVELOPMENTS CEDAR PARK INC	16.59	80.0%	13.27	4.3%
14B	R031859	NORTHLAND DEVELOPMENTS CEDAR PARK INC	5.00	80.0%	4.00	1.3%
14C	R543331	NORTHLAND DEVELOPMENTS CEDAR PARK INC	7.59	80.0%	6.07	2.0%
14D	R431906	NORTHLAND DEVELOPMENTS CEDAR PARK INC	8.89	80.0%	7.11	2.3%
15	R031776	RH BLOCK HOUSE RD LLC (Reger)	13.99	80.0%	11.19	3.7%
16A	R349071	City of Cedar Park (HEB	32.39	80.0%	25.91	8.5%
16B	R524950	City of Cedar Park (Pond)	1.83	80.0%	1.46	0.5%
16C	R509161	City of Cedar Park	0.77	80.0%	0.62	0.2%
16D	R543330	City of Cedar Park (Sign)	0.16	80.0%	0.13	0.0%
Non-Part		Multiple	54.61	0.0%	0.00	0.0%
17		City of Cedar Park (Pond)	14.27	0.0%	0.00	0.0%
Total			470.83		305.48	100.0%

183A

E NEW HOPE DR

COTTONWOOD CREEK TRAIL

E WHITESTONE BLVD

N BELL BLVD

183A

LEGEND

- PARCEL BOUNDARY
- CONTRIBUTING PARCEL BOUNDARY
- PROPOSED PARTICIPANT AREA
- NON-PARTICIPANT AREA
- (X) AREA ID

NOTES:

1. ACREAGE SHOWN IS BASED ON WILLIAMSON COUNTY APPRAISAL DISTRICT AND GIS DATA.

0' 200' 400' 800'

SCALE: 1"=800'

FOR REFERENCE ONLY

STATE OF TEXAS
JOHN J. TIETZ
144928
LICENSED
PROFESSIONAL ENGINEER

6/4/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
DRAINAGE AREA MAP
(WATER QUALITY)

SHEET 36 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 6/4/2025 2:08:36 PM
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100% SUBMITTAL

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Cottonwood Pond
Date Prepared: 5/14/2025

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	* =	**470.83**	acres
Predevelopment impervious area within the limits of the plan	* =	**5.81**	acres
Total post-development impervious area within the limits of the plan	* =	**305.48**	acres
Total post-development impervious cover fraction	* =	**0.65**	
P	=	**32**	inches
Number of drainage basins / outfalls areas leaving the plan area	=	**1**	
$L_{M\ TOTAL PROJECT}$	=	**260830**	lbs.

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area	= **470.83**	acres
Predevelopment impervious area within drainage basin/outfall area	= **5.81**	acres
Post-development impervious area within drainage basin/outfall area	= **305.48**	acres
Post-development impervious fraction within drainag	**0.65**	
$L_{M\ basin}$	= **260830**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Wet Basin**
Removal efficiency = **93** percent

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

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

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

where:

A_T = 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_T =	**470.83**	acres
A_I =	**305.48**	acres
A_P =	**165.35**	acres
L_R =	**317205**	lbs

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

Desired $L_{M\ basin}$ = **266261** lbs.

F = **0.84**

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

Rainfall Depth	= **1.26**	inches
Post Development Runoff Coefficient	= **0.46**	
On-site Water Quality Volume	= **987408**	cubic feet

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

Off-site area draining to BMP	= **0.00**	acres
Off-site Impervious cover draining to BMP	= **0.00**	acres
Impervious fraction of off-site area	= **0**	
Off-site Runoff Coefficient	= **0.00**	
Off-site Water Quality Volume	= **0**	cubic feet
Storage for Sediment	= **197482**	
Total Capture Volume (required water quality volume(s) x 1.20)	= **1184890**	cubic feet

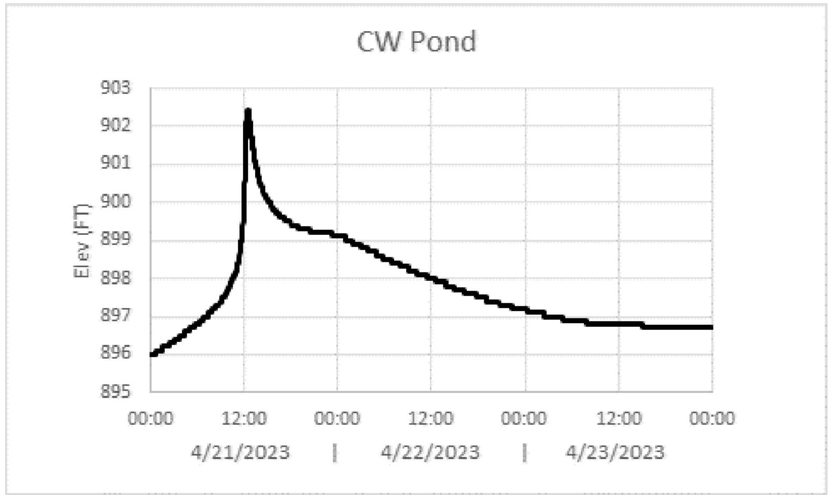
11. Wet Basins Designed as Required in RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool	= **1184890**	cubic feet **Permanent Pool Capacity is 1.20 times the WQV**
Required capacity at WQV Elevation	= **2172298**	cubic feet **Total Capacity should be the Permanent Pool Capacity plus a second WQV.**

Existing Impervious Cover			
Area ID	Area (ac)	Impervious %	Impervious Area
1	64.00	48.8%	31.23
2	10.39	71.7%	7.45
3	5.48	80.0%	4.38
4	2.24	80.0%	1.79
5	33.02	80.0%	26.42
6	8.98	80.0%	7.18
7	2.15	71.7%	1.54
8	32.95	80.0%	26.36
9	68.80	80.0%	55.04
10	3.43	71.7%	2.46
11	7.29	71.7%	5.23
12	21.90	81.9%	17.94
Non-Part	250.59	0.5%	1.25
Total	511.22		188.27

Proposed Impervious Cover			
Area ID	Area (ac)	Impervious %	Impervious Area
1	51.51	48.80%	25.14
2	19.92	80.40%	16.02
3	5.03	87.28%	4.39
4	2.42	93.39%	2.26
5	34.07	80.00%	27.26
6	8.69	81.31%	7.07
7	1.73	93.00%	1.61
8	32.96	77.37%	25.50
9	51.04	80.00%	40.83
10	3.31	71.70%	2.37
11	4.78	71.70%	3.43
12	21.93	81.90%	17.96
13	77.35	80.00%	61.88
14	38.07	80.00%	30.46
15	13.99	80.00%	11.19
16	35.15	80.00%	28.12
17	14.27	0.00%	0.00
Non-Part	54.61	0.00%	0.00
Total	470.83		305.48

Scenario	Units	Existing	Proposed
Drainage Area	(acres)	511.22	470.83
Percentage of Impervious Cover	%	36.83%	64.88%
Total Impervious Cover	(acres)	188.27	305.48
Required Water Quality Volume (WQV)	(cu ft)	1,286,817.5	2,173,176.0
Required Permanent Pool Volume (PPV)	(cu ft)	701,900.4	1,185,369



NOTES:

1. *ALL EXISTING IMPERVIOUS COVER VERIFIED PER PARCEL THAT IT IS NOT EXCEEDING EXISTING ALLOTMENTS BASED ON APPROVED SITE PLANS AND NATIONAL IMERVIOUS COVER DATABASE.*
2. *EXISTING TOTAL SUSPENDED SOLIDS REMOVAL CALCULATIONS FROM THE 2006 COTTONWOOD CHANNEL, POND WASTEWATER IMPROVEMENTS JOB NO. 1507-9584-32 PLANS AND APPROVED CZP EA ID #11-06090101.*
3. *PROPOSED IMPERVIOUS COVER FOR EACH PARCEL FROM PERCENT ALLOCATION BASED ON AS-BUILT PLANS. ASSUMED 80% IMPERVIOUS FOR NEW PARTICIPATING PARCELS.*
4. *EXISTING VALUES SHOWN REPRESENT THE DEVELOPED CONDITION OF WHICH THE 2006 POND WAS DESIGNED. PROPOSED VALUES INCORPORATE PREVIOUS NON-PARTICIPANTS. SEE DRAINAGE AREA MAP (WATER QUALITY) FOR PROPOSED PARTICIPANTS AND NON-PARTICIPANTS.*
5. *FOR PARCEL ID LOCATION SEE DRAINAGE AREA MAP (WATER QUALITY)*

FOR REFERENCE ONLY

STATE OF TEXAS
JOHN J. TIETZ
144928
LICENSED
PROFESSIONAL ENGINEER
6/4/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
HYDRAULIC CALCULATIONS
TSS REMOVAL

SHEET 37 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

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100% SUBMITTAL

COTTONWOOD CREEK TIME OF CONCENTRATION CALCULATIONS EXISTING CONDITION

Drainage Area ID	Overland Sheet Flow							Shallow Concentrated Flow								Channel Flow										TC-TOTAL	LAG (0.6*TC)
	Length	n-Value	E-START	E-END	Slope	SEGMENT TC-SHEET	SUMMATION OF TC-SHEET	Length	Paved(P)/ Unpaved(U)	E-START	E-END	Slope	Velocity	SEGMENT TC-SHALLOW	SUMMATION OF TC-SHALLOW	Length	E-START	E-END	Slope	n-Value	BW	TW	D	Velocity	SEGMENT TC-CHANNEL	SUMMATION OF TC-CHANNEL		
CTW*10	100	0.55	988.54	986.7	1.84%	25.75	25.75	368.5	U	986.7	981.34	1.45%	1.95	3.15	3.15											0.00	28.90	17.34
CTW*20	100	0.20	959.51	958.7	0.81%	15.92	15.92	790.37	U	958.7	947.87	1.37%	1.89	6.97	6.97	1126.84	947.87	940.03	0.70%	0.035	6	16	1.8	3.99	4.71	4.71	27.60	16.56
CTW*30	94	0.40	969.54	968.57	1.03%	23.94	23.94	30	U	968.57	968.5	0.50%	1.14	0.44	0.44											0.00	24.38	14.63
CTW*40	100	0.30	962.98	962.18	0.80%	22.12	22.12	1160.4	U	962.18	936.93	2.18%	2.38	8.13	8.13	221.18	936.93	930.63	2.85%	0.040	15	38	1.4	6.17	0.60	0.60	30.85	18.51
CTW*50	100	0.02	997.15	995.18	1.97%	5.00	5.00	1	P	995.18	995.18	0.50%	1.44	0.01	0.01	3615.81	995.18	932.59	1.73%	0.020	4	18	2.6	12.9	4.67	4.67	9.68	5.81
CTW*60	100	0.01	942.09	933.43	8.66%	5.00	5.00	1	P	933.43	931.6	183.00%	27.50	0.00	0.00	400	931.6	922.52	2.27%	0.013	9.4	24	4	32.35	0.21	0.21	5.21	3.13
CTW*70	100	0.30	980.75	978.9	1.85%	15.82	15.82	340	P	978.9	968.64	3.02%	3.53	1.61	1.61	3353.94	968.64	934.26	1.03%	0.016	15	39	1	7.37	7.58	7.58	25.01	15.01
CTW*80	100	0.01	936.37	934.47	1.90%	5.00	5.00	1	P	934.47	934.47	0.50%	1.44	0.01	0.01	1100	934.47	928.7	0.52%	0.013	1	2	1	4.97	3.69	3.69	8.70	5.22
CTW*90	100	0.24	958.4	958	0.50%	22.33	22.33	50	U	958	956.8	2.40%	2.50	0.33	0.33	2360	956.8	923	1.43%	0.045	1	6	1.65	3.49	11.27	11.27	33.93	20.36
CTW*100	100	0.24	940.18	937.91	2.27%	12.19	12.19	50	U	937.91	937.83	0.50%	1.14	0.73	0.73	2210	937.83	923	0.67%	0.045	1	6	1	2	18.42	18.42	31.34	18.80
CTW*110	80	0.20	956.49	950.5	7.49%	5.47	5.47	1	U	950.5	950.5	0.50%	1.14	0.01	0.01	546.4	950.5	945.3	0.95%	0.030	1	4	1	3.22	2.83	2.83	8.31	4.99
CTW*120	100	0.01	944.03	937.88	6.15%	5.00	5.00	55	P	937.88	937.3	1.05%	2.09	0.44	0.44	1352.1	937.3	922.28	1.11%	0.015	1	3	1	6.79	3.32	3.32	8.76	5.26
CTW*130	100	0.01	931.07	929.58	1.49%	5.00	5.00	218	P	929.58	926.7	1.32%	2.34	1.55	1.55	609.5	926.7	922.76	0.65%	0.015	1	3	1	5.18	1.96	1.96	8.51	5.11
CTW*140	30	0.01	932.12	931.8	1.07%	5.00	5.00	1	P	931.8	931.79	1.00%	2.03	0.01	0.01	590	931.79	922.95	1.50%	0.012	1	3	1	9.86	1.00	1.00	6.01	3.61
CTW*150	100	0.02	939.04	932.93	6.11%	5.00	5.00	300	P	932.93	931.23	0.57%	1.53	3.27	3.27	3085.4	931.23	903.23	0.91%	0.020	1	3	1	4.6	11.18	11.18	19.45	11.67

COTTONWOOD CREEK TIME OF CONCENTRATION CALCULATIONS FULLY DEVELOPED CONDITION

Drainage Area ID	Overland Sheet Flow							Shallow Concentrated Flow								Channel Flow										TC-TOTAL	LAG (0.6*TC)
	Length	n-Value	E-START	E-END	Slope	SEGMENT TC-SHEET	SUMMATION OF TC-SHEET	Length	Paved(P)/ Unpaved(U)	E-START	E-END	Slope	Velocity	SEGMENT TC-SHALLOW	SUMMATION OF TC-SHALLOW	Length	E-START	E-END	Slope	n-Value	BW	TW	D	Velocity	SEGMENT TC-CHANNEL	SUMMATION OF TC-CHANNEL		
CTW*10	100	0.34	988.54	986.7	1.84%	17.52	17.52	368.5	P	986.7	981.34	1.45%	2.45	2.51	2.51											0.00	20.03	12.02
CTW*20	100	0.13	959.51	958.7	0.81%	11.28	11.28	790.37	P	958.7	947.87	1.37%	2.38	5.53	5.53	1126.84	947.87	940.03	0.70%	0.015	6	16	1.8	9.31	2.02	2.02	18.83	11.30
CTW*30	94	0.40	969.54	968.57	1.03%	23.94	23.94	30	U	968.57	968.5	0.50%	1.14	0.44	0.44											0.00	24.38	14.63
CTW*40	100	0.12	962.98	962.18	0.80%	10.63	10.63	280	P	962.18	954.5	2.74%	3.37	1.38	1.38	1101.6	954.5	930.63	2.17%	0.040	15	38	1.4	5.38	3.41	3.41	15.42	9.25
CTW*50	100	0.02	997.15	995.18	1.97%	5.00	5.00	1	P	995.18	995.18	0.50%	1.44	0.01	0.01	3615.81	995.18	932.59	1.73%	0.020	4	18	2.6	12.9	4.67	4.67	9.68	5.81
CTW*60	100	0.01	942.09	933.43	8.66%	5.00	5.00	1	P	933.43	931.6	183.00%	27.50	0.00	0.00	400	931.6	922.52	2.27%	0.013	9.4	24	4	32.35	0.21	0.21	5.21	3.13
CTW*70	100	0.30	980.75	978.9	1.85%	15.82	15.82	340	P	978.9	968.64	3.02%	3.53	1.61	1.61	3353.94	968.64	934.26	1.03%	0.016	15	39	1	7.37	7.58	7.58	25.01	15.01
CTW*80	100	0.01	936.37	934.47	1.90%	5.00	5.00	1	P	934.47	934.47	0.50%	1.44	0.01	0.01	1100	934.47	928.7	0.52%	0.013	1	2	1	4.97	3.69	3.69	8.70	5.22
CTW*90	100	0.24	958.4	958	0.50%	22.33	22.33	50	U	958	956.8	2.40%	2.50	0.33	0.33	2360	956.8	923	1.43%	0.045	1	6	1.65	3.49	11.27	11.27	33.93	20.36
CTW*100	100	0.24	940.18	937.91	2.27%	12.19	12.19	50	U	937.91	937.83	0.50%	1.14	0.73	0.73	2210	937.83	923	0.67%	0.045	1	6	1	2	18.42	18.42	31.34	18.80
CTW*110	80	0.20	956.49	950.5	7.49%	5.47	5.47	1	U	950.5	950.5	0.50%	1.14	0.01	0.01	546.4	950.5	945.3	0.95%	0.030	1	4	1	3.22	2.83	2.83	8.31	4.99
CTW*120	100	0.01	944.03	937.88	6.15%	5.00	5.00	55	P	937.88	937.3	1.05%	2.09	0.44	0.44	1352.1	937.3	922.28	1.11%	0.015	1	3	1	6.79	3.32	3.32	8.76	5.26
CTW*130	100	0.01	931.07	929.58	1.49%	5.00	5.00	218	P	929.58	926.7	1.32%	2.34	1.55	1.55	609.5	926.7	922.76	0.65%	0.015	1	3	1	5.18	1.96	1.96	8.51	5.11
CTW*140	30	0.01	932.12	931.8	1.07%	5.00	5.00	1	P	931.8	931.79	1.00%	2.03	0.01	0.01	590	931.79	922.95	1.50%	0.012	1	3	1	9.86	1.00	1.00	6.01	3.61
CTW*150	100	0.02	939.04	932.93	6.11%	5.00	5.00	300	P	932.93	931.23	0.57%	1.53	3.27	3.27	3085.4	931.23	903.23	0.91%	0.020	1	3	1	4.6	11.18	11.18	19.45	11.67

NOTES:

1. *TIME OF CONCENTRATION AND CURVE NUMBER VALUES CALCULATED USING METHODOLOGY OUTLINED IN THE WILLIAMSON COUNTY ATLAS 14 FLOOD PLAIN MAPPING STUDY DATED APRIL 16, 2024.*
2. *EXISTING VALUES SHOWN REPRESENT THE DEVELOPED CONDITION OF WHICH THE 2006 POND WAS DESIGNED. PROPOSED VALUES INCORPORATE PREVIOUS NON-PARTICIPANTS. SEE DRAINAGE AREA MAP (WATER QUALITY) FOR PROPOSED PARTICIPANTS AND NON-PARTICIPANTS.*

NRCS METHOD HYDROLOGIC PARAMETER

Subbasin ID	Area		Lag Time		Curve Number		Impervious %	
	Exist (acres)	Prop (acres)	Exist (min)	Prop (min)	Exist	Prop	Exist	Prop
CTW*10	13.42	13.42	17.3	12.0	74	74	8	80
CTW*20	88.45	77.88	16.6	11.3	74	74	2	80
CTW*30	2.20	1.38	14.6	14.6	74	74	42	42
CTW*40	76.50	76.50	18.5	9.3	74	74	43	80
CTW*50	12.73	12.73	5.8	5.8	74	74	72	87
CTW*60	12.83	12.83	3.1	3.1	74	74	80	93
CTW*70	52.40	52.40	15.0	15.0	74	74	64	64
CTW*80	32.66	32.66	5.2	5.2	74	74	80	80
CTW*90	19.14	19.14	20.4	20.4	74	74	74	74
CTW*100	20.80	20.80	18.8	18.8	74	74	72	72
CTW*110	6.26	6.26	5.0	5.0	74	74	24	24
CTW*120	9.95	9.95	5.3	5.3	74	74	80	80
CTW*130	5.30	5.30	5.1	5.1	74	74	36	36
CTW*140	1.70	1.70	3.6	3.6	74	74	72	92
CTW*150	127.89	127.89	11.7	11.7	74	74	80	80

FOR REFERENCE ONLY

STATE OF TEXAS
JOHN J. TIETZ
144928
LICENSED
PROFESSIONAL ENGINEER
5/22/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
HYDRAULIC CALCULATIONS
NRCS CALCULATIONS

SHEET 38 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:26:08 AM
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100% SUBMITTAL

COTTONWOOD CREEK DETENTION POND CALCULATIONS EXISTING CONDITIONS

	Elevation (ft)	Area (sf)	Area (AC)	Incre. Volume (cf)	Accum. Volume (cf)	Accum. Volume (ac-ft)	Detention Volume (ac-ft)	Orifice Dia. (in)	Orifice Flow (cfs)	Trapezoidal Weir Flow (cfs)	Trapezoidal Weir Side Slope (run/rise)	Emergency Weir Length (ft)	Emergency Weir Flow (cfs)	Total Discharge (cfs)
	890	83574	1.919	0	0	0								
	891	87441	2.007	85508	85508	1.96								
	892	91371	2.098	89406	174914	4.02								
	893	128972	2.961	110172	285085	6.54								
	894	133866	3.073	131419	416504	9.56								
	895	150616	3.458	142241	558745	12.83								
PERMANENT POOL ELEV.	896	168265	3.863	159441	718186	16.49		18.0	0.00					0.00
	897	173652	3.987	170959	889144	20.41	**8.24**	18.0	4.25					4.25
	898	215572	4.949	194612	1083756	24.88	**17.30**	18.0	9.51					9.51
	899	261231	5.997	238402	1322158	30.35	**27.20**	18.0	12.76					12.76
WATER QUALITY ELEV.	899.1	262074	6.016	26165	1348323	30.95	**28.24**	18.0	13.04	0.00	4.00	200.00	0.00	13.04
	900	269661	6.191	239281	1587604	36.45	**37.74**	18.0	15.33	67.99	4.00	200.00	0.00	83.32
	901	278203	6.387	273932	1861536	42.73	**48.62**	18.0	17.53	236.76	4.00	200.00	0.00	254.29
	902	286842	6.585	282523	2144058	49.22	**59.83**	18.0	19.49	499.66	4.00	200.00	0.00	519.14
	903	295576	6.785	291209	2435267	55.91	**71.36**	18.0	21.26	862.23	4.00	200.00	0.00	883.49
	904	313776	7.203	304676	2739943	62.90	**83.24**	18.0	22.90	1331.15	4.00	200.00	0.00	1354.04
	905	332645	7.636	323211	3063154	70.32	**95.44**	18.0	24.43	1913.18	4.00	200.00	0.00	1937.61
EMERGENCY WEIR ELEV.	905.4	340592	7.819	134647	3197801	73.41	**98.54**	18.0	24.79	2077.14	4.00	200.00	0.00	2101.94
	906	352513	8.093	207932	3405733	78.18	**107.97**	18.0	25.87	2077.14	4.00	200.00	542.90	2645.91
	907	372041	8.541	362277	3768010	86.50	**120.78**	18.0	27.23	2077.14	4.00	200.00	1941.26	4045.63
TOP OF POND BERM	907.4	379512	8.712	150311	3918320	89.95	**125.97**	18.0	27.75	2077.14	4.00	200.00	2646.93	4751.82

COTTONWOOD CREEK DETENTION POND CALCULATIONS PROPOSED CONDITIONS

	Elevation (ft)	Area (sf)	Area (AC)	Incre. Volume (cf)	Accum. Volume (cf)	Accum. Volume (ac-ft)	Detention Volume (ac-ft)	Orifice Dia. (in)	Orifice Flow (cfs)	Trapezoidal Weir Flow (cfs)	Trapezoidal Weir Side Slope (run/rise)	Emergency Weir Length (ft)	Emergency Weir Flow (cfs)	Total Discharge (cfs)
	890	81983	1.882	0	0	0								
	891	85808	1.970	83890	83890	1.93								
	892	192126	4.411	87747	171637	3.94								
	893	268108	6.155	195675	367312	8.43								
	894	277427	6.369	272764	640076	14.69								
	895	308856	7.090	293099	933175	21.42								
PERMANENT POOL ELEV.	896	340856	7.825	324812	1257987	28.88		18.0	0.00					0.00
	897	376750	8.649	358915	1616902	37.12	**8.24**	18.0	4.25					4.25
	898	412846	9.478	394755	2011657	46.18	**17.30**	18.0	9.51					9.51
	899	449457	10.318	431111	2442768	56.08	**27.20**	18.0	12.76					12.76
WATER QUALITY ELEV.	899.1	451175	10.358	45145	2487913	57.11	**28.24**	18.0	13.04	0.00	4.00	200.00	0.00	13.04
	900	466643	10.713	414089	2902002	66.62	**37.74**	18.0	15.33	67.99	4.00	200.00	0.00	83.32
	901	481079	11.044	473782	3375784	77.50	**48.62**	18.0	17.53	236.76	4.00	200.00	0.00	254.29
	902	495558	11.376	488184	3863968	88.70	**59.83**	18.0	19.49	499.66	4.00	200.00	0.00	519.14
	903	510084	11.710	502631	4366599	100.24	**71.36**	18.0	21.26	862.23	4.00	200.00	0.00	883.49
	904	524657	12.044	517127	4883726	112.11	**83.24**	18.0	22.90	1331.15	4.00	200.00	0.00	1354.04
	905	539274	12.380	531665	5415391	124.32	**95.44**	18.0	24.43	1913.18	4.00	200.00	0.00	1937.61
EMERGENCY WEIR ELEV.	905.25	541962	12.442	135191	5550582	127.42	**98.54**	18.0	24.79	2077.14	4.00	200.00	0.00	2101.94
	906	550026	12.627	410513	5961095	136.85	**107.97**	18.0	25.87	2077.14	4.00	200.00	542.90	2645.91
	907	567935	13.038	557852	6518947	149.65	**120.78**	18.0	27.23	2077.14	4.00	200.00	1941.26	4045.63
TOP OF POND BERM	907.4	575099	13.202	226169	6745116	154.85	**125.97**	18.0	27.75	2077.14	4.00	200.00	2646.93	4751.82

NOTES:

1. *EXISTING VALUES SHOWN REPRESENT THE DEVELOPED CONDITION OF WHICH THE 2006 POND WAS DESIGNED. PROPOSED VALUES INCORPORATE PREVIOUS NON-PARTICIPANTS. SEE DRAINAGE AREA MAP (WATER QUALITY) FOR PROPOSED PARTICIPANTS AND NON-PARTICIPANTS.*

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5/22/2025

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COTTONWOOD POND
HYDRAULIC CALCULATIONS
NRCS CALCULATIONS

SHEET 39 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:26:11 AM
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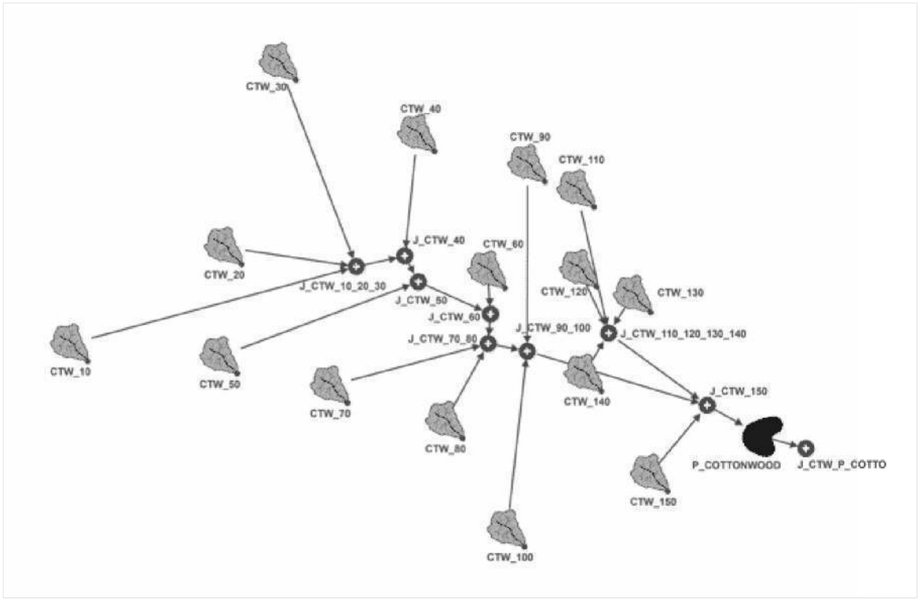


JUNCTION SUMMARY

Junction ID	Contributing Subbasin	Location Description
J*CTW*10*20*30	CTW*10, 20, and 30	Upstream of existing culvert @ Ave of the Stars
J*CTW*40	CTW*10, 20, 30, and 40	Upstream of Culv B @ NHD ROW
J*CTW*50	CTW*10, 20, 30, 40, and 50	Downstream of Culv B @ NHD ROW, POA
J*CTW*60	CTW*10, 20, 30, 40, 50, and 60	Downstream of Pedestrian Culvert
J*CTW*70*80	CTW*10, 20, 30, 40, 50, 60, 70, and 80	Upstream US183A ROW
J*CTW*90*100	CTW*10, 20, 30, 40, 50, 60, 70, 80, 90, and 100	Downstream US183A ROW
J*CTW*110*120*130*140	CTW*110, 120, 130, and 140	Downstream of developments on East NHD
J*CTW*150	CTW*10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, and 150	Upstream of Regional Pond J*CTW*P*COTTONWOOD
J*CTW*P*COTTONWOOD	Downstream of Regional Pond	Downstream of Regional Pnd J*CTW*P*COTTONWOOD

NOTES:

1. *EXISTING VALUES SHOWN REPRESENT THE DEVELOPED CONDITION OF WHICH THE 2006 POND WAS DESIGNED. PROPOSED VALUES INCORPORATE PREVIOUS NON-PARTICIPANTS. SEE DRAINAGE AREA MAP (WATER QUALITY) FOR PROPOSED PARTICIPANTS AND NON-PARTICIPANTS.*

Project: CW Pond Final Design Simulation Run: 2-year				
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
CTW*10	0.020975	43.8	21Apr2023, 12:13	3.47
CTW*20	0.121693	260.9	21Apr2023, 12:12	3.47
CTW*30	0.00215	3.1	21Apr2023, 12:17	2.57
CTW*40	0.119529	278.7	21Apr2023, 12:10	3.48
CTW*50	0.019893	57.7	21Apr2023, 12:07	3.65
CTW*60	0.020042	70.4	21Apr2023, 12:04	3.79
CTW*70	0.081871	138.5	21Apr2023, 12:17	3.09
CTW*80	0.051037	146.8	21Apr2023, 12:06	3.48
CTW*90	0.029904	46.2	21Apr2023, 12:22	3.33
CTW*100	0.032494	51.6	21Apr2023, 12:20	3.27
CTW*110	0.009785	18.7	21Apr2023, 12:06	2.13
CTW*120	0.015546	44.4	21Apr2023, 12:06	3.48
CTW*130	0.00828	17.5	21Apr2023, 12:06	2.43
CTW*140	0.002651	9	21Apr2023, 12:05	3.77
CTW*150	0.199826	422.4	21Apr2023, 12:13	3.47
J*CTW*10*20*30	0.142668	304.7	21Apr2023, 12:13	3.47
J*CTW*40	0.262197	578.3	21Apr2023, 12:11	3.48
J*CTW*50	0.28209	624.1	21Apr2023, 12:11	3.49
J*CTW*60	0.302132	657.8	21Apr2023, 12:10	3.51
J*CTW*70*80	0.43504	878.1	21Apr2023, 12:10	3.43
J*CTW*90*100	0.497438	945.6	21Apr2023, 12:11	3.41
J*CTW*110*120*130*140	0.036262	89.1	21Apr2023, 12:06	2.89
J*CTW*150	0.733526	1423.2	21Apr2023, 12:11	3.4
J*CTW*P*COTTONWOOD	0.733526	663.4	21Apr2023, 12:30	2.67
P*COTTONWOOD	0.733526	663.4	21Apr2023, 12:30	2.67
R*CTW*70	0.081871	138.5	21Apr2023, 12:18	3.09

Project: CW Pond Final Design Simulation Run: 25-year				
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
CTW*10	0.020975	82.3	21Apr2023, 12:13	7.53
CTW*20	0.121693	489.9	21Apr2023, 12:12	7.53
CTW*30	0.00215	6.9	21Apr2023, 12:16	6.35
CTW*40	0.119529	523	21Apr2023, 12:10	7.53
CTW*50	0.019893	105.7	21Apr2023, 12:07	7.75
CTW*60	0.020042	127	21Apr2023, 12:04	7.94
CTW*70	0.081871	276	21Apr2023, 12:16	7.03
CTW*80	0.051037	275.4	21Apr2023, 12:06	7.54
CTW*90	0.029904	89	21Apr2023, 12:22	7.33
CTW*100	0.032494	100.2	21Apr2023, 12:20	7.26
CTW*110	0.009785	45.1	21Apr2023, 12:06	5.79
CTW*120	0.015546	83.3	21Apr2023, 12:06	7.54
CTW*130	0.00828	39.4	21Apr2023, 12:06	6.18
CTW*140	0.002651	16.2	21Apr2023, 12:05	7.91
CTW*150	0.199826	792.7	21Apr2023, 12:13	7.53
J*CTW*10*20*30	0.142668	571.6	21Apr2023, 12:13	7.53
J*CTW*40	0.262197	1085.6	21Apr2023, 12:11	7.53
J*CTW*50	0.28209	1169.3	21Apr2023, 12:11	7.54
J*CTW*60	0.302132	1230.3	21Apr2023, 12:10	7.57
J*CTW*70*80	0.43504	1661.1	21Apr2023, 12:10	7.46
J*CTW*90*100	0.497438	1793.9	21Apr2023, 12:11	7.44
J*CTW*110*120*130*140	0.036262	183.3	21Apr2023, 12:06	6.78
J*CTW*150	0.733526	2701.2	21Apr2023, 12:11	7.43
J*CTW*P*COTTONWOOD	0.733526	1794.7	21Apr2023, 12:23	6.64
P*COTTONWOOD	0.733526	1794.7	21Apr2023, 12:23	6.64
R*CTW*70	0.081871	275.8	21Apr2023, 12:18	7.02

Project: CW Pond Final Design Simulation Run: 100-year				
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
CTW*10	0.020975	107.8	21Apr2023, 12:13	10.81
CTW*20	0.121693	641.7	21Apr2023, 12:12	10.81
CTW*30	0.00215	9.4	21Apr2023, 12:16	9.53
CTW*40	0.119529	684.8	21Apr2023, 12:10	10.81
CTW*50	0.019893	137.4	21Apr2023, 12:07	11.05
CTW*60	0.020042	164	21Apr2023, 12:04	11.26
CTW*70	0.081871	368.1	21Apr2023, 12:16	10.26
CTW*80	0.051037	360.5	21Apr2023, 12:06	10.82
CTW*90	0.029904	117.5	21Apr2023, 12:22	10.59
CTW*100	0.032494	132.6	21Apr2023, 12:20	10.51
CTW*110	0.009785	63	21Apr2023, 12:06	8.92
CTW*120	0.015546	109.1	21Apr2023, 12:06	10.82
CTW*130	0.00828	54.2	21Apr2023, 12:06	9.34
CTW*140	0.002651	21	21Apr2023, 12:05	11.22
CTW*150	0.199826	1038.2	21Apr2023, 12:13	10.81
J*CTW*10*20*30	0.142668	748.7	21Apr2023, 12:12	10.81
J*CTW*40	0.262197	1421.9	21Apr2023, 12:11	10.81
J*CTW*50	0.28209	1530.6	21Apr2023, 12:11	10.83
J*CTW*60	0.302132	1609.9	21Apr2023, 12:10	10.86
J*CTW*70*80	0.43504	2182	21Apr2023, 12:10	10.74
J*CTW*90*100	0.497438	2358.7	21Apr2023, 12:11	10.72
J*CTW*110*120*130*140	0.036262	246.2	21Apr2023, 12:06	10
J*CTW*150	0.733526	3551.4	21Apr2023, 12:11	10.7
J*CTW*P*COTTONWOOD	0.733526	2544.3	21Apr2023, 12:21	9.86
P*COTTONWOOD	0.733526	2544.3	21Apr2023, 12:21	9.86
R*CTW*70	0.081871	367.7	21Apr2023, 12:17	10.26

COTTONWOOD DETENTION POND SUMMARY

Design	2yr		10yr		25yr		100yr	
	Exist	Prop	Exist	Prop	Exist	Prop	Exist	Prop
Max Inflow (cfs)	1085.7	1423.2	1784.4	2191.3	2258.4	2701.2	3050.4	3551.4
Max Outflow (cfs)	774.0	663.4	1458.1	1340.7	1906.8	1794.7	2679.8	2544.3
Max Storage (ac-ft)	53.8	93.3	64.2	111.8	69.9	121.3	78.3	135.1
Max Pool Elev (ft)	902.7	902.4	904.2	904.0	904.9	904.8	906.0	905.9

NOTES:

1. *HEC-RAS 6.3.1 WAS USED FOR THE HYDRAULIC ANALYSIS OF THE PEDESTRIAN BRIDGE.*
2. *DRAINAGE AREA DELINATIONS BASED ON 2021 CENTRAL TEXAS LIDAR.*
3. *DISCHARGES DETERMINED USING NRCS UNIT HYDROGRAPH METHOD, AND ATLAS 14 RAINFALL DATA.*
4. *THIS PEDESTRIAN BRIDGE IS LOCATED IN A FEMA ZONE AE. IT IS SHOWN ON FEMA FIRM MAP NUMBER 48491C0462F AND 48491C0470F, EFFECTIVE 12/20/2019.*
5. *THE DESIGN STORM EVENT IS THE 25 YEAR. THE 100 YEAR IS THE CHECK STORM.*

FOR REFERENCE ONLY

STATE OF TEXAS
JOHN J. TIETZ
144928
LICENSED
PROFESSIONAL ENGINEER
5/22/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
HYDRAULIC CALCULATIONS

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:26:14 AM
FILE: ...\CWP Hydro Calcs 4.dgn

100% SUBMITTAL

E NEW HOPE DR

EXISTING R.O.W.

SEE CROSS SECTION SHEET FOR DETAILS

PROPOSED TRAIL PATH

DRIVEWAYS (CONC)(TY 2) - 197 SY

SEE TRAIL SHEETS FOR GRAVEL ROAD DETAILS

PROPOSED ESMT

℄ TRAIL

PROPOSED R.O.W.

PROPOSED BRIDGE RELOCATED FROM EXISTING

EXISTING ESMT

VEGETATIVE BENCH

15.0'

TYPICAL 4:1 SLOPE

TYPICAL 3:1 SLOPE

SEDIMENT FOREBAY

℄ POND

SEE DROP STRUCTURE TOE DETAIL

RIPRAP (STONE TY F) (GROUT)(8 IN) - 172 CY

GABION WALL - 262 CY

TOP OF WALL = 896.0'

EXISTING ESMT

RIPRAP (STONE TY F) (GROUT)(8 IN) - 42 CY

RIPRAP (CONC)(6 IN) - 196 CY

PEDESTRIAN REFUGE SEE TRAIL SHEETS FOR DETAILS

12.0'

3.0'

20.0'

33.2'

12.4'

PERMANENT POOL ELEV = 896.0'

WATER QUALITY VOLUME ELEV = 899.1'

TOP OF BERM ELEV = 907.4'

RIPRAP (STONE COMMON) (DRY)(8 IN) - 26 CY

SEE TRAIL SHEETS FOR SIDEWALK CULVERT DETAILS

PROPOSED ESMT

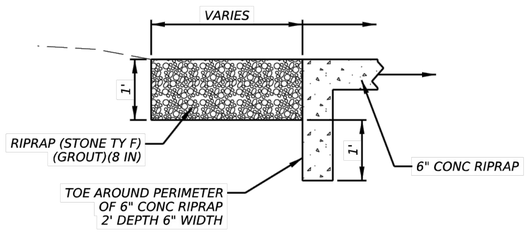
PROPOSED R.O.W.

PROPOSED POND GRADING

EXISTING POND GRADING

MATCHLINE STA. 111+50.00

DROP STRUCTURE TOE DETAIL



LEGEND:

- EXISTING R.O.W.
- PROPOSED R.O.W.
- EXISTING DRAINAGE EASEMENT
- PROPOSED EASEMENT
- EXISTING UTILITY
- EXISTING PLANIMETRICS
- EXISTING PARCEL BOUNDARY
- PROPOSED CONC (RIPRAP & DRIVEWAYS)
- PROPOSED STONE RIPRAP (MORTARED)
- EXISTING POND GRADING
- DRAINAGE FLOW LINE

NOTES:

1. PROPOSED COCP EASEMENT INCLUDES TRAIL, MAINTENANCE, ACCESS, AND UTILITY EASEMENT.

0' 25' 50' 100'

SCALE: 1"=100'

FOR REFERENCE ONLY

STATE OF TEXAS
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144928
LICENSED
PROFESSIONAL ENGINEER

5/22/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
PLAN SHEET

BEGIN TO STA 111+50

SHEET 41 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:26:44 AM
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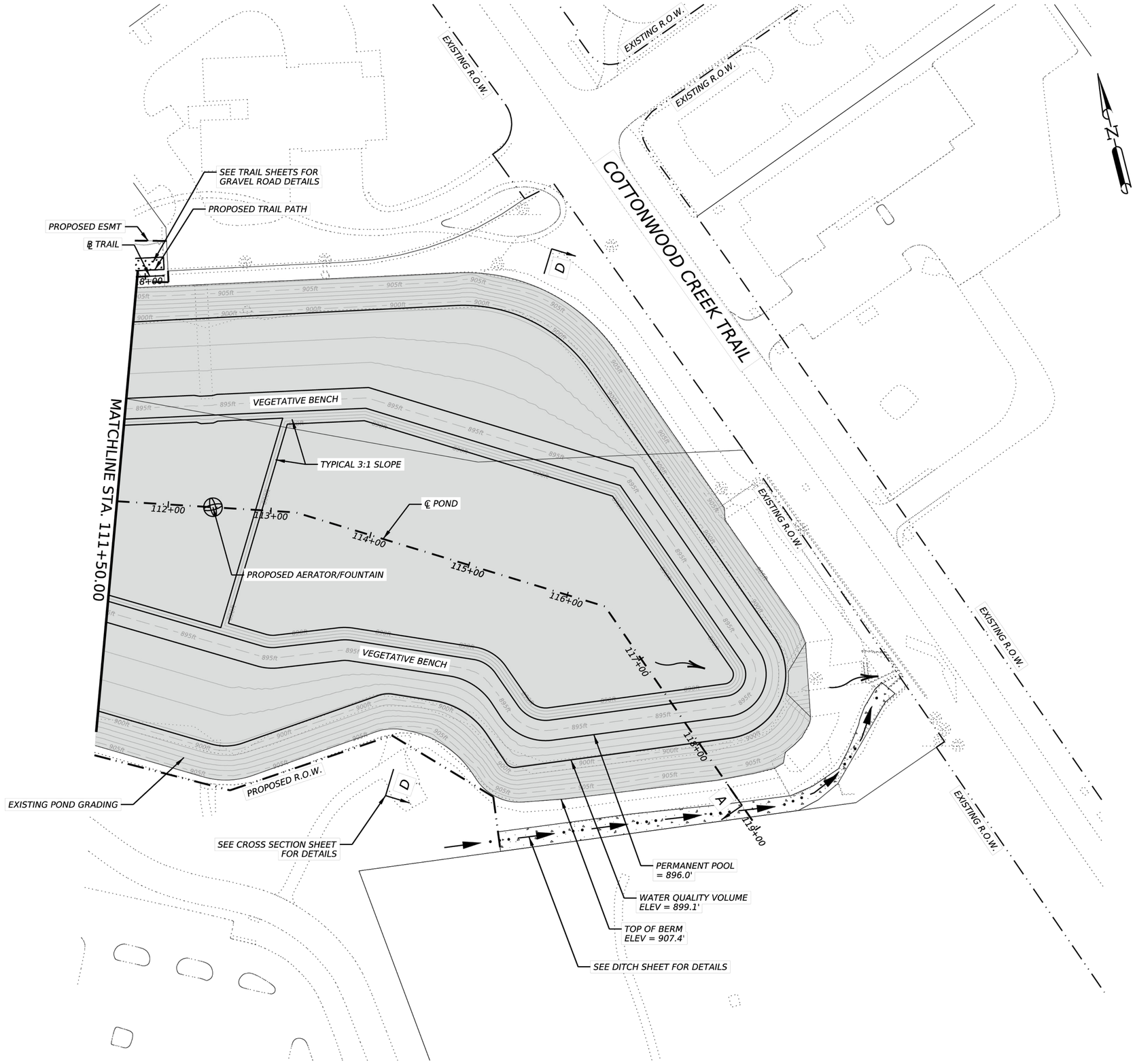

LEGEND:

- EXISTING R.O.W.
- PROPOSED R.O.W.
- EXISTING DRAINAGE EASEMENT
- PROPOSED EASEMENT
- EXISTING UTILITY
- EXISTING PLANIMETRICS
- EXISTING PARCEL BOUNDARY
- PROPOSED CONC (RIPRAP & DRIVEWAYS)
- PROPOSED STONE RIPRAP (MORTARED)
- EXISTING POND GRADING
- DRAINAGE FLOW LINE

NOTES:

1. PROPOSED COCP EASEMENT INCLUDES TRAIL, MAINTENANCE, ACCESS, AND UTILITY EASEMENT.

0' 25' 50' 100'

SCALE: 1"=100'

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LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
PLAN SHEET

STA 111+50 TO END

SHEET 42 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:26:55 AM
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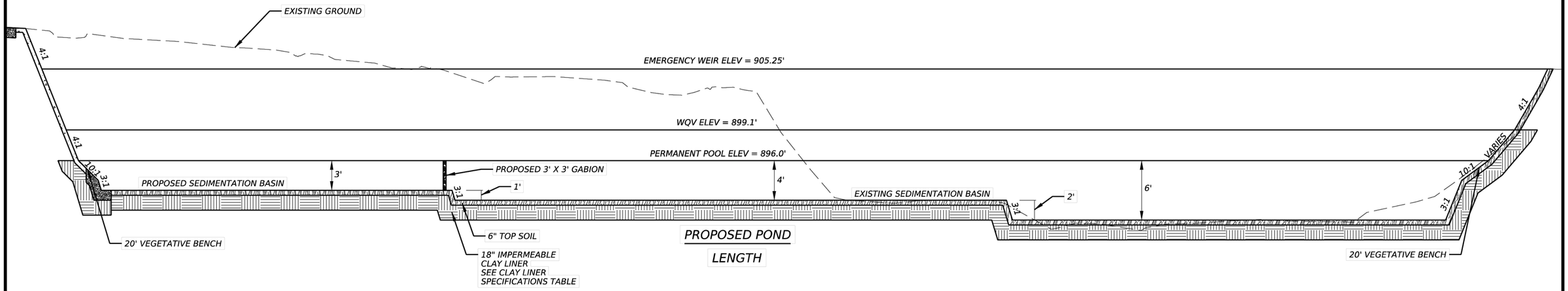

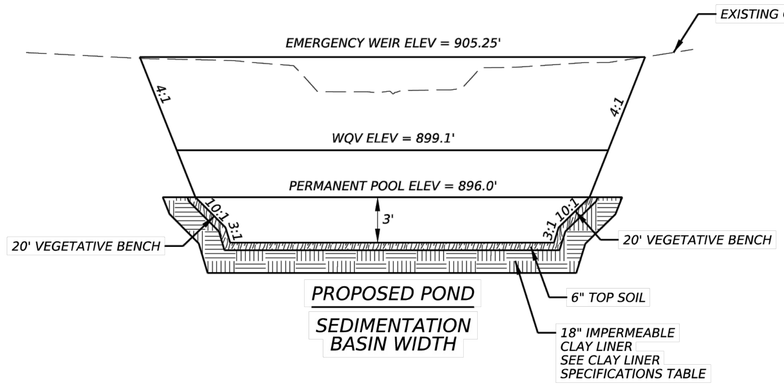

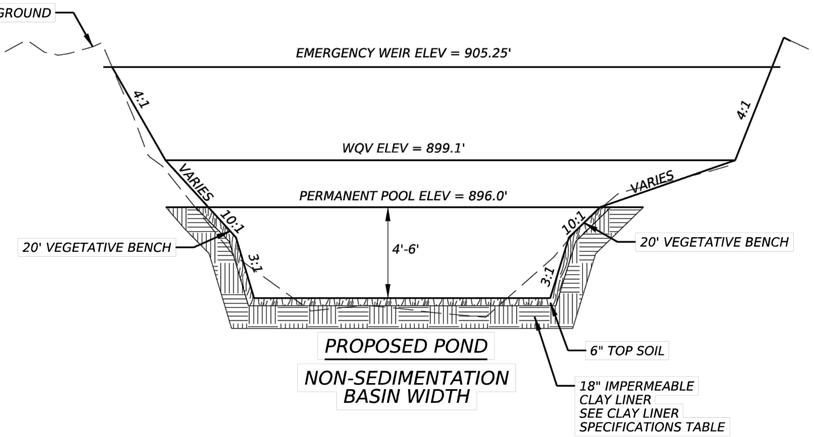

Clay Liner Specifications			
Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	1 x 10^-6
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

NOT TO SCALE

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5/22/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND

POND TYPICALS

SHEET 43 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:26:59 AM
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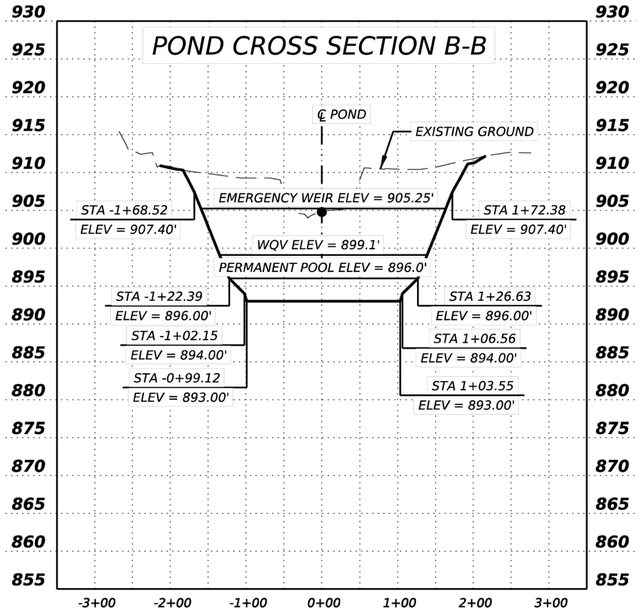
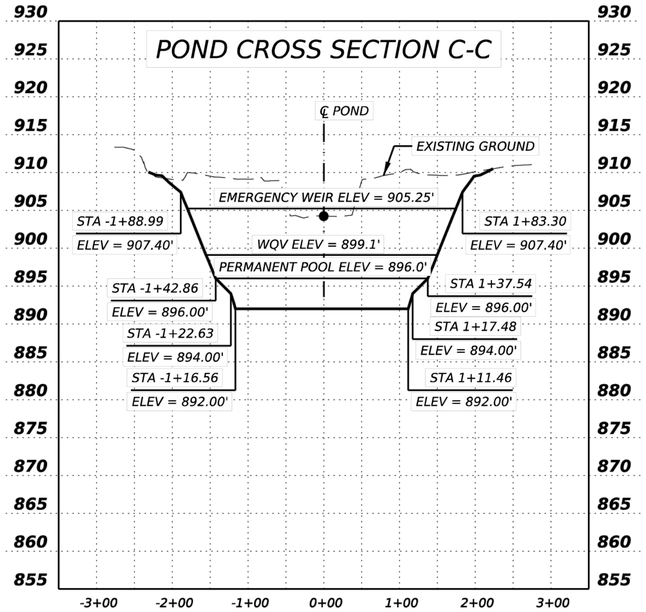
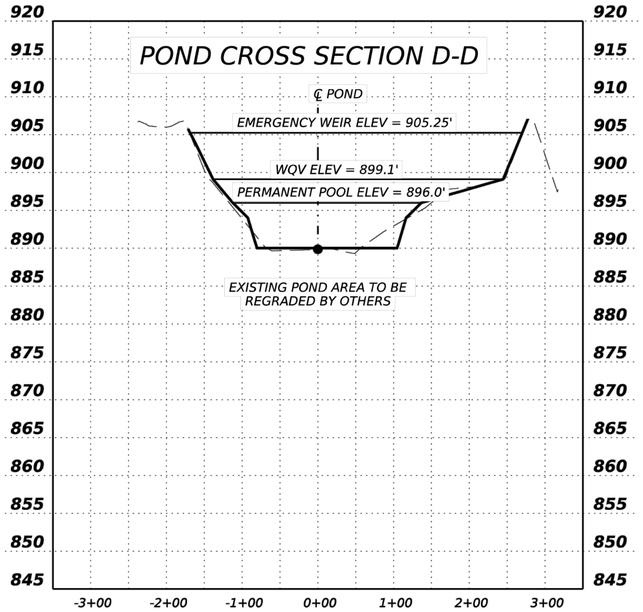
POND CROSS SECTION B-B



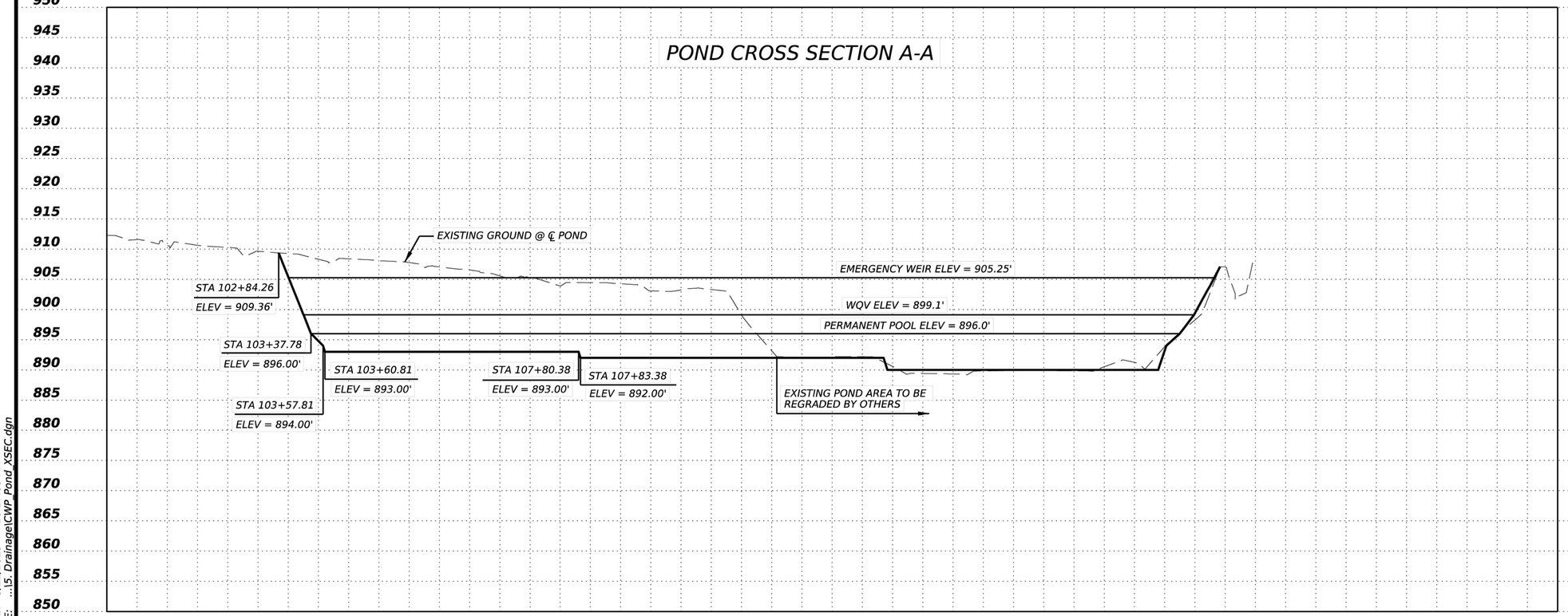
POND CROSS SECTION C-C



POND CROSS SECTION D-D



POND CROSS SECTION A-A



0' 50' 100' 200'

SCALE: 1"=200'- HORZ
1"=20'- VERT

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LICENSED
PROFESSIONAL ENGINEER

5/22/2025

CEDAR PARK

LJA ENGINEERING, INC
FRN - F-1386

COTTONWOOD POND
POND CROSS SECTIONS

SHEET 44 OF 49

CONT	SECT	JOB	HIGHWAY
-	-	3217-2301	-
DIST	COUNTY		SHEET NO.
AUS	WILLIAMSON		

20XX-XX-SD

DATE: 5/22/2025 10:27:09 AM
FILE: ...\5. Drainage\CWP Pond XSEC.dgn