CONTRIBUTING ZONE PLAN MODIFICATION

ORIGINAL REGULATED ENTITY NAME "TORO GRANDE SHARED IMPROVEMENTS" TORO GRANDE – MASTER DEVELOPMENT TORO GRANDE BLVD. & E WHITESTONE BLVD. CEDAR PARK, WILLIAMSON COUNTY, TEXAS

Prepared For:

VASDA DEVELOPERS LLC.

3109 Kenai Dr, 109
Cedar Park, TX 78613

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

10814 Jollyville Rd, Campus IV Suite 200
Austin, TX 78759
(512) – 572 – 1241

Firm No. 928
KHA Project No. 069274410

October 16, 2025

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Kimley»Horn

SECTION 1:
EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Toro Grande Shared Improvements						**2. Regulated Entity No.: RN111968053**			
3. Customer Name: VASDA DEVELOPERS LLC						**4. Customer No.: CN606259869**			
5. Project Type: **(Please circle/check one)**			**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)**			**Non-residential**			**8. Site (acres):**			**21.16**
9. Application Fee:	$5000		**10. Permanent BMP(s):**			Batch Extended Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Brushy Creek			

APPLICATION DISTRIBUTION

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin 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. Matt Speitel, P.E.
Print Name of Customer/Authorized Agent  October 16, 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):	

SECTION 2: MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN APPLICATION

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Matt Speitel, P.E.

Date: October 16, 2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Toro Grande Shared Improvements
   Original Regulated Entity Name: Toro Grande Shared Improvements
   Assigned Regulated Entity Number(s) (RN): 109069419, 111968053
   Edwards Aquifer Protection Program ID Number(s): 11004089, 11004440
   [X] The applicant has not changed and the Customer Number (CN) is: 606259869
   [ ] The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	22.50	21.16
Type of Development	GB	GB
Number of Residential Lots	0	0
Impervious Cover (acres)	2.37	2.46
Impervious Cover (%)	10.5%	11.6%
Permanent BMPs	Batch Extended Det.	Batch Extended Det.
Other		

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	0	0
Other		

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	1	1
Other		

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

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

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

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

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

NARRATIVE OF PROPOSED MODIFICATION

Introduction

The subject site was approved as a 22.50-acre vacant tract located within the Full Purpose city limits of the City of Cedar Park, but has since been reduced to 21.16 acre vacant lot due to ROW dedication. The CZP Mod, approved on July 3rd 2025, covered development of a 30' access drive aisle, a median break from Toro Grande Blvd, a shared batch detention pond, and underground storm pipes, an additional 26' drive aisle providing connection to RM 1431, another 26' drive aisle providing an additional connection to Toro Grande Blvd, drainage infrastructure, +/- 8,000 SF of convenience store/general retail, 5 MPDs, and a fueling canopy. The approved modification also removed the median break and all public Toro Grande Blvd ROW accounted for in the original document. The proposed CZP modification proposes the reduced tract size of 21.16 acres, two spoils piles of on-site excavated soil to be used for future development of the parent tract, and the development of two new restaurant buildings totaling +/-4,500 SF including the associated pavement, utility, and storm drainage infrastructure that will tie into the existing utility and drainage infrastructure. This includes the approved extended batch detention pond, constructed as part of the initial improvements.

A portion of this site is located in the Federal Emergency Management Agency's 0.2% Annual chance Flood Hazard per the Flood Insurance Rate Map 48491C0470F dated December 20, 2019 for Williamson County, Texas. No FEMA floodplain modifications are proposed. The site is located within the Edwards Aquifer Contributing Zone according to the TCEQ Edwards Aquifer Map.

Current Tract Conditions

Legal Description

The legal description of the western existing tract is described as AW0015 – ANDERSON, W. SUR., ACRES 13.47 making up the western half. The eastern half is composed of two parcels that are described as AW0015 ANDERSON, W. SUR., ACRES 2.99 for the northern parcel and AW0015 - Anderson, W. Sur., ACRES 6.00 for the southern parcel.

Land Use

Of the 21.16 acres, the northern +/- 14.7 acres are zoned Light Industrial (LI), and the remaining southern +/- 6.5 acres are zoned General Business (GB). The +/-8.4 acres being disturbed spans both zoning classifications. This zoning classification is sufficient for the proposed uses and no rezonings are proposed. The tract resides within the Full Purpose city limits of the City of Cedar Park in Williamson County, Texas.

Existing Conditions

The site is currently undeveloped land covered in shrubs and native grasses with minimal tree cover. Construction has begun on improvements outlined in the approved CZP. The subject site is bounded by Toro Grande Blvd to the east, E. Whitestone Blvd to the south, and Krienke Ranch Road to the west.

Existing grades run between 1 - 3% across the site, traveling from northeast to southwest. Brushy Creek is the eventual receiving waters of all onsite and upgradient runoff. Upgradient flows enter and cross the site from two locations. One source is the +/-5.7 developed adjoining northern site which releases treated runoff into the property after it is dissipated via a level spreader. Reference CZP Additional ID No. 11003416 & 11004440 for the subject sites previously approved CZP & CZP Mod. The second source is +/- 41 acres of treated and untreated runoff discharged onto the subject site via an existing public stormwater headwall located onsite. The combined acreage is accounted for as offsite flows in our TSS calculation spreadsheet provided with this report.

Proposed Conditions

The approved CZP Mod covered development of a 30' access drive aisle, a median break from Toro Grande Blvd, a shared batch detention pond, and underground storm pipes, an additional 26' drive aisle providing connection to RM 1431, another 26' drive aisle providing an additional connection to Toro Grande Blvd, drainage infrastructure, +/- 8,000 SF of convenience store/general retail, 5 MPDs, and a fueling canopy. The approved modification also removed the median break and all public Toro Grande Blvd ROW accounted for in the original document. The proposed CZP modification proposes the reduced tract size of 21.16 acres, two spoils piles of on-site excavated soil to be used for future development of the parent tract, and the development of two new restaurant buildings totaling +/-4,500 SF including the associated pavement, utility, and storm drainage infrastructure that will tie into the existing utility and drainage infrastructure. This includes the approved extended batch detention pond, constructed as part of the initial improvements. The treated water will outfall via two 42" RCP pipes thorough a drainage easement, under Krienke Ranch Rd and into Brushy Creek located west of the site.

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 25, 2024

Mr. Venkat Gudapuri
Vasda Developers, LLC
3109 Kenai Drive, Suite 109
Cedar Park, Texas, 78613

Re: Approval of a Contributing Zone Plan (CZP)
Toro Grande Shared Improvements; NW Corner of Toro Grande Blvd. & E. Whitestone Blvd., Cedar Park, Williamson County
Edwards Aquifer Protection Program ID: 11004089, RN111968053

Dear Mr. Gudapuri:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Kimley-Horn and Associates, Inc. on behalf of the applicant Vasda Developers, LLC on July 26, 2024. Final review of the application was completed after additional materials were received on October 9, 2024, and October 18, 2024.

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

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

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

PROJECT DESCRIPTION

The proposed commercial project includes the construction of a 30-foot access driveway and median break from Toro Grande Blvd. The development will also include a stubbed storm drainage line and easement that will eventually take the local drainage via pipe to Brushy Creek. The access driveway will connect to Toro Grande Blvd. on the east side of the tract. The impervious cover (IC) will be 0.4 acres (of a total 17.9 acres IC allocated).

The onsite batch detention basin is designed to treat stormwater and will be sized to treat the future additional lanes buildout of Toro Grande Blvd. and other improvements. In addition to the described activities, temporary erosion and sedimentation controls will be installed prior to commencing site disturbance and maintained during construction.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site or up-gradient of the site and potentially flowing across and off the site after construction, a batch detention basin (BD), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat additional stormwater runoff. The required total suspended solids (TSS) treatment for this project is 383 lbs.; however, the sizing of the BD is for 15,650 pounds of TSS generated from future increases up to 17.9 acres IC. Treatment design calculations were sealed by Ryan Schubert, P.E., on October 18, 2024, to demonstrate the total treatment load removal exceeds the required additional total suspended solids (TSS) loading by nearby and future projects.

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

SPECIAL CONDITIONS

I. Future additional lanes along Toro Grande Blvd., or any other improvements on these lots shall require further approval from the EAPP.

STANDARD CONDITIONS

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

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

Prior to Commencement of Construction:

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

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

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

During Construction:

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

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

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

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

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

After Completion of Construction:

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

12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer.

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

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

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MMR/kls

Cc: Mr. Ryan Schubert, P.E., Kimley-Horn

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 3, 2025

Mr. Venkat Gudapuri
Vasda Developers, LLC
3109 Kenai Drive, Suite 109
Cedar Park, Texas, 78613

Re: Approval of a modification of a Contributing Zone Plan (CZP)
Toro Grande Shared Improvements; NW Corner of Toro Grande Blvd. & E. Whitestone Blvd., Cedar Park, Williamson County
Edwards Aquifer Protection Program ID: 11004440, RN111968053

Dear Mr. Gudapuri:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Kimley-Horn and Associates, Inc. on behalf of the applicant Vasda Developers, LLC on May 20, 2025.

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

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

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

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 22.5 acres and modifies the initial improvement authorized in EAPP ID 11004089 by extending the length of a 26-foot access driveway from Toro Grande Blvd., adding two additional 26-foot drive aisles making connections to RM1431 and Toro Grande Blvd., providing drainage infrastructure, and constructing a retail fueling station with underground storage tanks (USTs), and a fueling canopy. This modification also removes the median break, and all public Toro Grande Blvd. right-of-way (ROW) accounted for in EAPP ID 11004089.

The impervious cover (IC) will be increased to 2.2 acres (of a total of 17.9 acres IC allocated).

The onsite batch detention basin to treat stormwater and will be sized to treat other future improvements. In addition to the activities described, temporary erosion and sedimentation controls will be installed prior to commencing site disturbance and maintained during construction.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site or up-gradient of the site and potentially flowing across and off the site after construction, the previously approved batch detention basin (BD), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat additional stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1915 lbs.; however, the sizing of the BD is for 15,650 pounds of TSS generated from future increases up to 17.9 acres IC. Treatment design calculations were sealed by Ryan Schubert, P.E., on March 3, 2025, to demonstrate the total treatment load removal exceeds the required additional total suspended solids (TSS) loading by this and future projects.

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

SPECIAL CONDITIONS

I. This modification is subject to all the special and standard conditions listed in the approval letter dated October 25, 2024.
II. Future improvements within the project site shall require further approval from the EAPP.

STANDARD CONDITIONS

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

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

Prior to Commencement of Construction:

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

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

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

During Construction:

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

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

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

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

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

After Completion of Construction:

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

12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer.

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

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

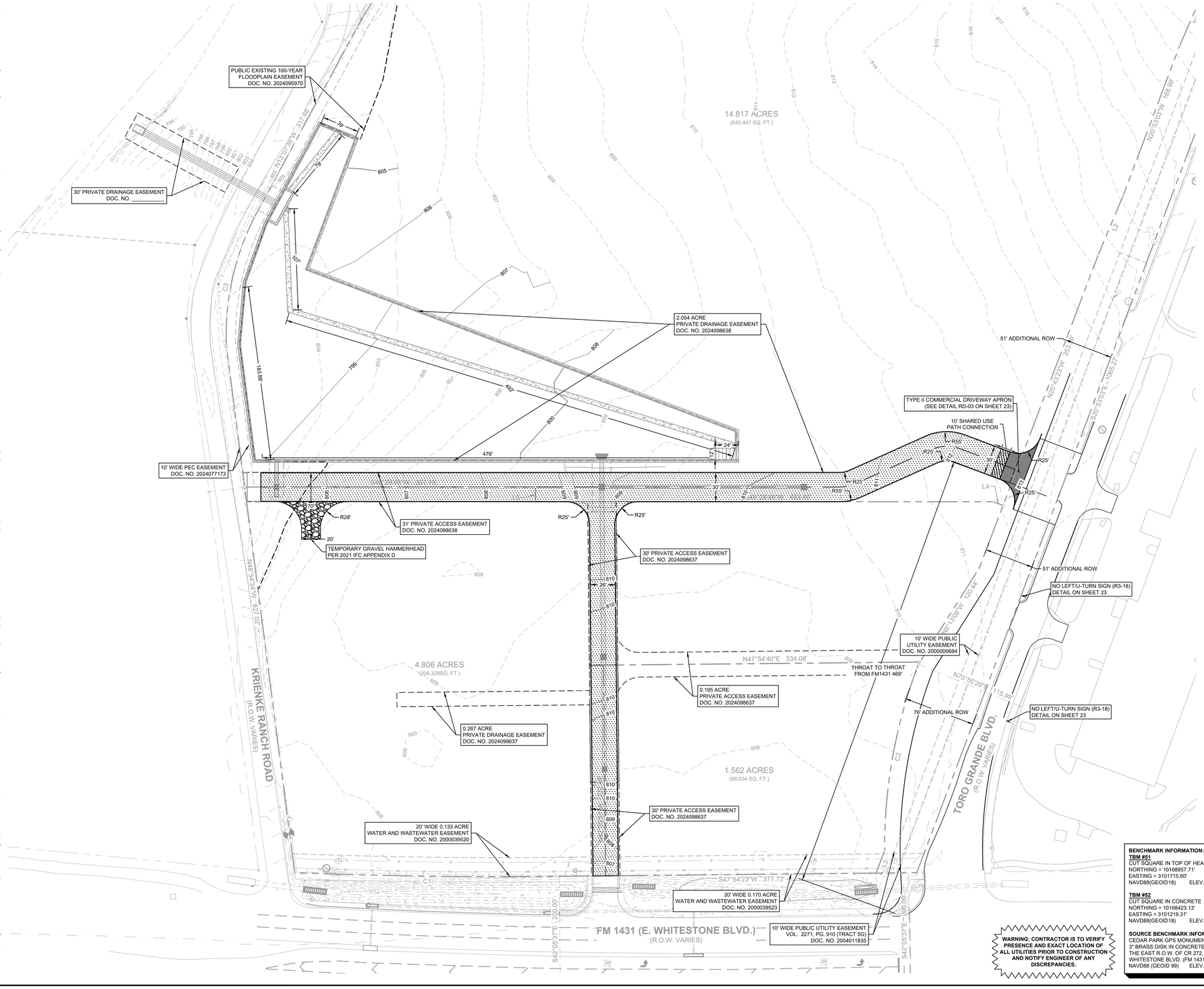
Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MMR/kls

Cc: Mr. Ryan Schubert, P.E., Kimley-Horn



0 50' 100'
GRAPHIC SCALE 50'

LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- SHARED ACCESS DRIVE PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL
- PROPOSED SHARED USE PATH CONNECTION & ADA STRIPING

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

GEOTECH NOTE:

REFER TO GEOTECHNICAL REPORT BY:
TERRADYNE ENGINEERING, INC.

GEOTECH PROJECT NUMBER: **A241042**

DATED: **APRIL 19, 2024**

STRUCTURAL WALL NOTE:
WALLS WILL NOT BE BUILT ON SITE UNTIL A STRUCTURAL WALL DETAIL IS REVIEWED AND APPROVED BY CITY STAFF, EXCEPT FOR WALLS RELATED TO CONSTRUCTION OF THE BUILDING STRUCTURE.

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
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TBPE Firm No. 928

01/20/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE JANUARY 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

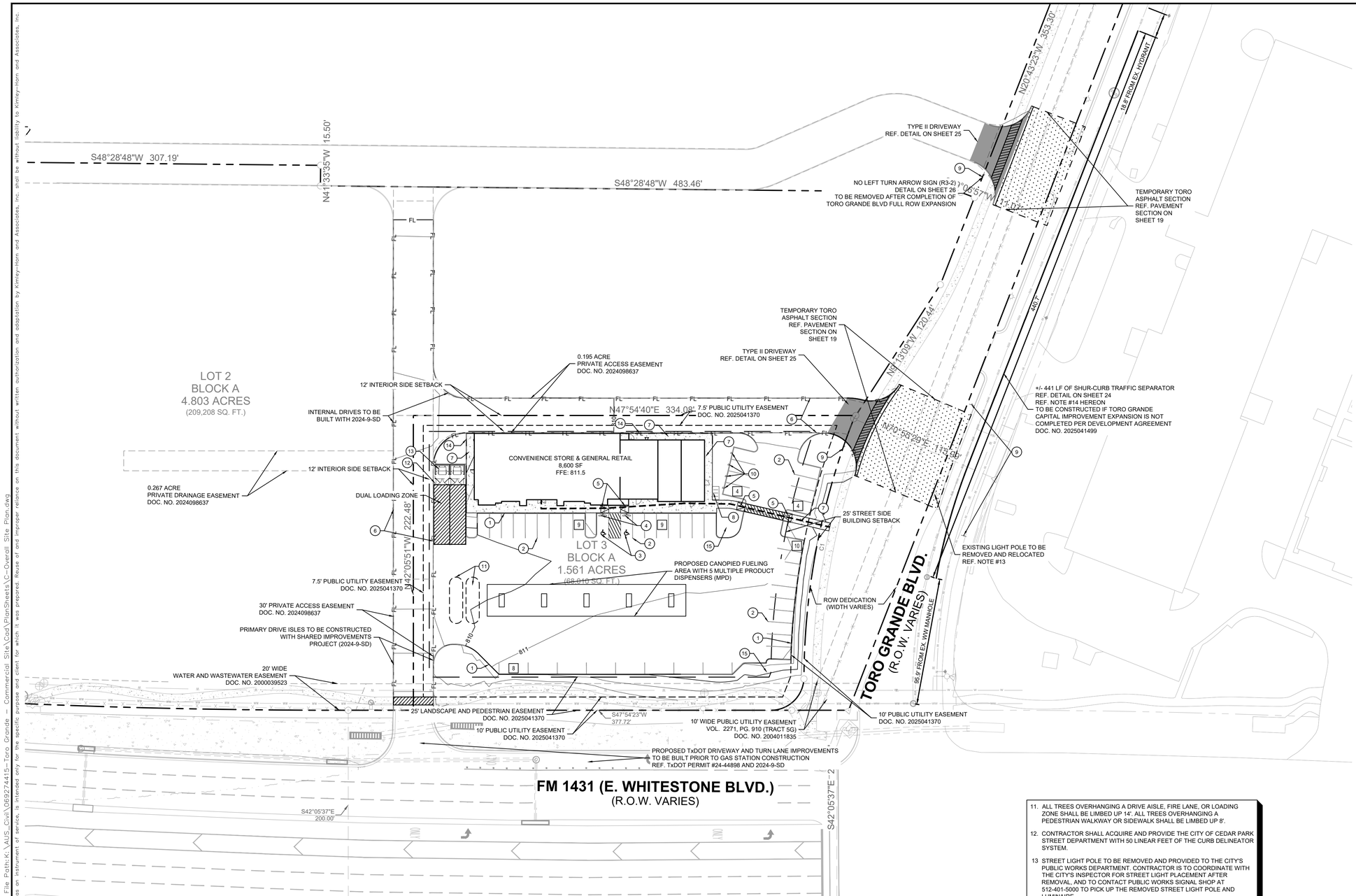
OVERALL SITE, DIMENSION CONTROL & PAVING PLAN

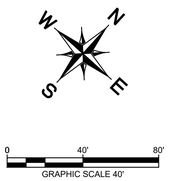
TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8
OF 25

Plotted By:Cole, David Date:January 21, 2025 11:40:16am File Path:K:\AUS_Civil\069274410_Toro Grande Blvd\Cad\Shared Improvements\Plan Sheets\C - Dimension Control Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





LEGEND

- PROPERTY LINE
- ADA ACCESSIBLE ROUTE
- BUILDING SETBACK
- EASEMENT
- FL FIRE LANE FL
- (1) PROPOSED 6" CURB
- (2) 4" PAINTED WHITE STRIPE
- (3) PAINTED ACCESSIBLE PARKING SYMBOL
- (4) ACCESSIBLE PARKING SIGN
- (5) BARRIER FREE RAMP
- (6) FIRE LANE STRIPING
- (7) CONCRETE SIDEWALK
- (8) BIKE RACK
- (9) NO LEFT TURN ARROW SIGN (R3-2) DETAIL ON SHEET 25
- (10) PROPOSED ELECTRIC CHARGING STATIONS
- (11) UNDERGROUND FUEL STORAGE TANK
- (12) BALLARD REF DETAIL ON SHEET 25
- (13) PROPOSED DUMPSTER WITH ENCLOSURE
- (14) PEDESTRIAN HAND RAIL REF. DETAIL ON SHEET 25
- (15) ART INSTALLATION REF. LANDSCAPE PLAN ON SHEET 22
- (X) PARKING STALL COUNT
- LOADING ZONE

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE LANE TOW-AWAY ZONE" AT 35-FOOT INTERVALS WITH 4" WHITE LETTERS AND 6" RED STRIPING. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
5. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
8. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
9. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
10. ALL STANDARD PARKING STALLS TO BE 9.0' WIDE BY 18.5' DEEP TO FACE OF CURB
11. ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE, OR LOADING ZONE SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALKWAY OR SIDEWALK SHALL BE LIMBED UP 8'.
12. CONTRACTOR SHALL ACQUIRE AND PROVIDE THE CITY OF CEDAR PARK STREET DEPARTMENT WITH 50 LINEAR FEET OF THE CURB DELINEATOR SYSTEM.
13. STREET LIGHT POLE TO BE REMOVED AND PROVIDED TO THE CITY'S PUBLIC WORKS DEPARTMENT. CONTRACTOR IS TO COORDINATE WITH THE CITY'S INSPECTOR FOR STREET LIGHT PLACEMENT AFTER REMOVAL, AND TO CONTACT PUBLIC WORKS SIGNAL SHOP AT 512-401-5000 TO PICK UP THE REMOVED STREET LIGHT POLE AND LUMINAIRE.
14. CONTRACTOR TO COORDINATE SHUR-CURB LANE SEPARATOR INSTALLATION WITH THE DEVELOPMENT SERVICES INSPECTOR TO SCHEDULE TIME AND DATE OF THE INSTALLATION FOR OBSERVATION OF THE INSTALLATION. THE SHUR-CURB LANE SEPARATOR INSTALLATION MUST TAKE PLACE AT NIGHT.

PARKING TABLE			
USE	SF	PARKING RATIO	PARKING REQUIRED
RETAIL	7,314	1/250	30
RESTAURANT	1,286	1/100	13
REQUIRED PARKING			43
STANDARD SURFACE PARKING PROVIDED			42
COMPACT SPACES PROVIDED			0
ADA SPACES PROVIDED			2
TOTAL PROVIDED PARKING			44

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

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NAVD88 (GEOID 99) ELEV. = 806.79'

Texas 811
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274415			
DATE JULY 2025			
SCALE: AS SHOWN	DESIGNED BY: DDC	DRAWN BY: GKM	CHECKED BY: RPS

OVERALL SITE PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8
OF 36

Plotted By:Cole, David Date:July 09, 2025 09:43:04am File Path:K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Overall Site Plan.dwg
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SECTION 3:
CONTRIBUTING ZONE PLAN

Contributing Zone Plan Application

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

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

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

Signature

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

Print Name of Customer/Agent: _Matt Speitel, P.E._____

Date: _October 16, 2025_____

Signature of Customer/Agent:



_____

Regulated Entity Name: _Toro Grande Shared Improvements__

Project Information

1. County: _Williamson_____
2. Stream Basin: _Brazos River Basin_____
3. Groundwater Conservation District (if applicable): _N/A_
4. Customer (Applicant):

   Contact Person: _Venkat Gudapuri
   Entity: _Vasda Developers LLC._____
   Mailing Address: _3109 Kenai Dr, 109_____
   City, State: _Cedar Park, TX_____Zip: _78613_____
   Telephone: _____ Fax: ___NA_____
   Email Address: _vgudapuri@gmail.com_____

5. Agent/Representative (If any):

Contact Person: Matt Speitel, P.E.
Entity: Kimley-Horn and Associates, Inc.
Mailing Address: 10814 Jollyville Rd, Campus IV Suite 200
City, State: Austin, TX Zip: 78759
Telephone: (512) – 572 – 1241 Fax: NA
Email Address: Matt.Speitel@kimley-horn.com

6. Project Location:

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

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.
Project address: Northwest corner of Toro Grande Blvd. & E Whitestone Blvd. Cedar Park, Texas 78641

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: __Public Improvements__

13. Total project area (size of site): 21.16 Acres

    Total disturbed area: __8.4____Acres

14. Estimated projected population: __N/A_____

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	12,350	÷ 43,560 =	0.28
Parking	72,145	÷ 43,560 =	1.66
Other paved surfaces	22,867	÷ 43,560 =	0.52
Total Impervious Cover	107,362	÷ 43,560 =	2.46

Total Impervious Cover __2.46_ ÷ Total Acreage __21.16_X 100 = _11.63%__ 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
☐ Asphalt concrete pavement
☐ Other: _____

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

Length o f R .O.W.:_____feet.

Width o f R .O.W.:_____feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____acres.

21. Pavement Area:

Length o f R .O.W.:_____feet.

Width o f R .O.W.:_____feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____acres.
Pavement area_____acres ÷ R .O.W. a rea____acres x 100 = ____% impervious cover.

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek West Waste-Water Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.
☐ N/A

Permanent Aboveground Storage Tanks (ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.

☐ Some of the piping to dispensers or equipment will extend outside the containment structure.

☐ The piping will be aboveground
☐ The piping will be underground

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

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

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

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

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

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20 '.

35. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

    ☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to ensure 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. (Phase 1)

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

    ☐ N/A

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

    ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
    ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
    ☒ The site will not be used for low density single-family residential development.

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

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
    ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
    ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

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

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

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

☐ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

☒ Prepared and certified by the engineer designing the permanent BMPs and measures

☒ Signed by the owner or responsible party

☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.

☒ Contains a discussion of record keeping procedures

☐ N/A

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

☒ N/A

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

by the regulated activity, which increase erosion that result in water quality degradation.

☐ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

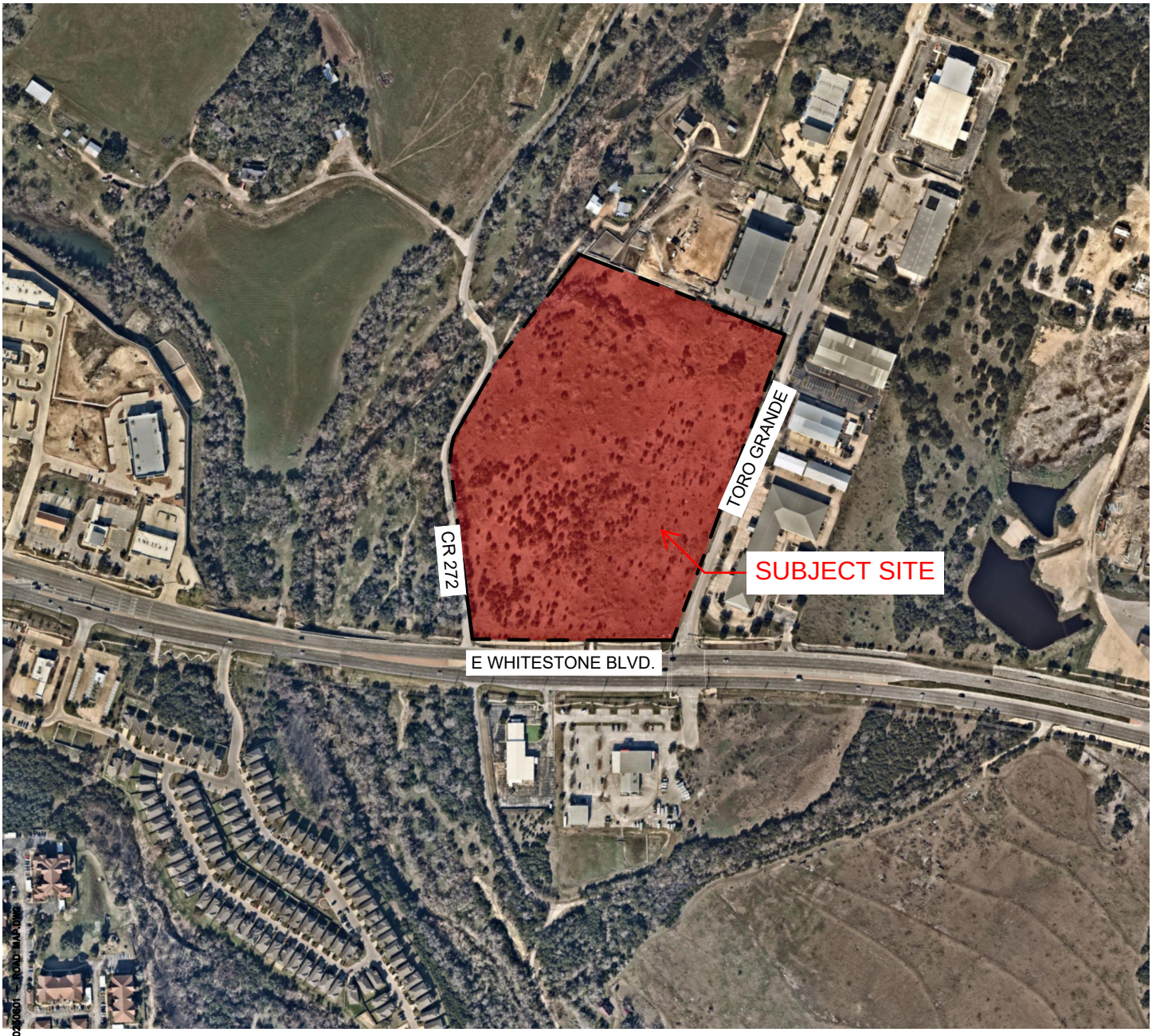
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

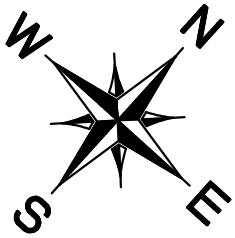
☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ROAD MAP



DIRECTIONS FROM TCEQ HEADQUARTERS:

1. SHARP LEFT ONTO PARK 35 CIR
2. TURN RIGHT ONTO S I-35 FRONTAGE ROAD
3. TURN LEFT ONTO E BRAKER LN
4. TURN LEFT ONTO N INTERSTATE 35 FRONTAGE RD
5. TAKE RAMP ONTO I-35 N
6. MERGE
7. EXIT ONTO I 35 N FRONTAGE RD
8. USE THE RIGHT 2 LANES TO TAKE THE RAMP TO RM 1431 W/ UNIVERSITY BLVD
9. ARRIVE



0 60' 120'

GRAPHIC SCALE 60'

Toro Grande Shared Improvements

Cedar Park, Texas
MARCH 2024

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

PLOTTED BY
DWG NAME
LAST SAVED
COLE, DAVID 4/17/2024 1:43 PM
K:\AUS_CIVIL\069274410-TORO GRANDE BLVD\CAD\EXHIBITS\PLANSHEETS\2024 TIA.dwg
4/17/2024 1:41 PM

USGS QUADRANGLE MAP

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

The National Map
OnDemand Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE TOPO



PROJECT NARRATIVE

Introduction

The subject site was approved as a 22.50-acre vacant tract located within the Full Purpose city limits of the City of Cedar Park, but has since been reduced to 21.16 acre vacant lot due to ROW dedication. The CZP Mod, approved on July 3rd 2025, covered development of a 30' access drive aisle, a median break from Toro Grande Blvd, a shared batch detention pond, and underground storm pipes, an additional 26' drive aisle providing connection to RM 1431, another 26' drive aisle providing an additional connection to Toro Grande Blvd, drainage infrastructure, +/- 8,000 SF of convenience store/general retail, 5 MPDs, and a fueling canopy. The approved modification also removed the median break and all public Toro Grande Blvd ROW accounted for in the original document. The proposed CZP modification proposes the reduced tract size of 21.16 acres, two spoils piles of on-site excavated soil to be used for future development of the parent tract, and the development of two new restaurant buildings totaling +/-4,500 SF including the associated pavement, utility, and storm drainage infrastructure that will tie into the existing utility and drainage infrastructure. This includes the approved extended batch detention pond, constructed as part of the initial improvements.

A portion of this site is located in the Federal Emergency Management Agency's 0.2% Annual chance Flood Hazard per the Flood Insurance Rate Map 48491C0470F dated December 20, 2019 for Williamson County, Texas. No FEMA floodplain modifications are proposed. The site is located within the Edwards Aquifer Contributing Zone according to the TCEQ Edwards Aquifer Map.

Current Tract Conditions

Legal Description

The legal description of the western existing tract is described as AW0015 – ANDERSON, W. SUR., ACRES 13.47 making up the western half. The eastern half is composed of two parcels that are described as AW0015 ANDERSON, W. SUR., ACRES 2.99 for the northern parcel and AW0015 - Anderson, W. Sur., ACRES 6.00 for the southern parcel.

Land Use

Of the 21.16 acres, the northern +/- 14.7 acres are zoned Light Industrial (LI), and the remaining southern +/- 6.5 acres are zoned General Business (GB). The +/-8.4 acres being disturbed spans both zoning classifications. This zoning classification is sufficient for the proposed uses and no rezonings are proposed. The tract resides within the Full Purpose city limits of the City of Cedar Park in Williamson County, Texas.

Existing Conditions

The site is currently undeveloped land covered in shrubs and native grasses with minimal tree cover. Construction has begun on improvements outlined in the approved CZP. The subject site is bounded by Toro Grande Blvd to the east, E. Whitestone Blvd to the south, and Krienke Ranch Road to the west.

Existing grades run between 1 - 3% across the site, traveling from northeast to southwest. Brushy Creek is the eventual receiving waters of all onsite and upgradient runoff. Upgradient flows enter and cross the site from two locations. One source is the +/-5.7 developed adjoining northern site which releases treated runoff into the property after it is dissipated via a level spreader. Reference CZP Additional ID No. 11003416 & 11004440 for the subject sites previously approved CZP & CZP Mod. The second source is +/- 41 acres of treated and untreated runoff discharged onto the subject site via an existing public stormwater headwall located onsite. The combined acreage is accounted for as offsite flows in our TSS calculation spreadsheet provided with this report.

Proposed Conditions

The approved CZP Mod covered development of a 30’ access drive aisle, a median break from Toro Grande Blvd, a shared batch detention pond, and underground storm pipes, an additional 26’ drive aisle providing connection to RM 1431, another 26’ drive aisle providing an additional connection to Toro Grande Blvd, drainage infrastructure, +/- 8,000 SF of convenience store/general retail, 5 MPDs, and a fueling canopy. The approved modification also removed the median break and all public Toro Grande Blvd ROW accounted for in the original document. The proposed CZP modification proposes the reduced tract size of 21.16 acres, two spoils piles of on-site excavated soil to be used for future development of the parent tract, and the development of two new restaurant buildings totaling +/-4,500 SF including the associated pavement, utility, and storm drainage infrastructure that will tie into the existing utility and drainage infrastructure. This includes the approved extended batch detention pond, constructed as part of the initial improvements. The treated water will outfall via two 42” RCP pipes thorough a drainage easement, under Krienke Ranch Rd and into Brushy Creek located west of the site.

FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence will prevent sediment from leaving the site. The existing water quality pond and proposed grassy swale will provide sedimentation during construction. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

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

1. Refueling construction equipment.
2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundation, parking lot pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. A sand filtration system will mitigate these factors.

VOLUME AND CHARACTER OF STORMWATER

The proposed development consists of a connection to driveways and drainage infrastructure outlined in the Toro Grande Shared Improvements site plan, +/- 8,000 SF convenience store/general retail, two spoils piles, two new restaurant buildings totaling +/- 4,000 SF, 5 MPD's, and a fueling canopy. The Toro Grande Shared Improvements include an onsite Batch Detention Basin to treat stormwater and is sized to treat the future buildout of the subject site as well as the future buildout of the remaining 21.16-acre property. The treated water will outfall via a pipe and drainage easement into Brushy Creek to the west of the site.

The proposed Batch Extended Detention System in the Toro Grande Shared Improvements plans has a removal rate of 91 percent and will treat the first flush of site runoff which may contain small amounts of oil, gas, and suspended solids to be captured and treated.

There is no predevelopment impervious cover within the site. After development, this will increase to 2.46 acre, or 11.6% of the subject site project area stated in this document. Existing condition runoff was analyzed assuming the 21.16-ac tract had no existing impervious cover. These values are provided under "Existing Flow (CFS)" in the table below. Proposed Flow with Detention analyzes the entirety of the 21.16-acre property at an impervious limit of 84.5%, or 17.9 acres of impervious cover which was allotted via the approved CZP, being all existing impervious cover and all proposed impervious cover from the entire 21.16-acre property. With detention, proposed flows measured in cubic feet per second of volume do not exceed existing flows leaving the subject site.

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

SUITABILITY LETTER FROM AUTHORIZED AGENT

(NOT APPLICABLE)

ALTERNATIVE SECONDARY CONTAINMENT STRUCTURE DESIGN ROAD MAP

(NOT APPLICABLE)

AST CONTAINMENT STRUCTURE DRAWINGS

(NOT APPLICABLE)

20% OR LESS IMPERVIOUS COVER WAIVER

(NOT APPLICABLE)

BMPs FOR UPGRADIENT STORMWATER

Upgradient stormwater for the 8.4 disturbed-acre site originates from the larger undeveloped 21.16-acre property north of the subject site. The flow that reaches the subject site is purely from rainwater landing within the 21.16-acre property and the existing drainage outfall, there is no additional flow. The site is located over the Edwards Aquifer Contributing Zone, but no TCEQ permit numbers are provided on the City approved plans (reference CZP ID No. 1103416).

BMPs FOR ON-SITE STORMWATER

The proposed Toro Grande Shared Improvements & Toro Grande Gas Station development will result in approximately 2.46 acres of impervious cover treated by a batch extended detention system BMP with a TSS removal efficiency of 91% as shown in the Toro Grande Shared Improvements plans. The “TSS Removal Calculations” spreadsheet has been included to reflect the proposed development as stated. Refer to the construction plans for water quality calculations.

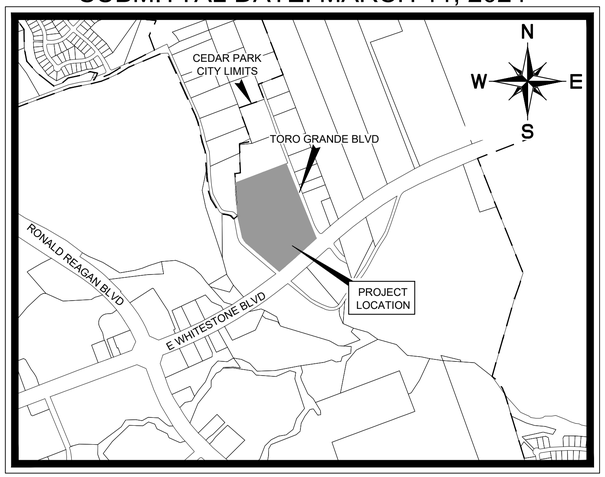
BMPs FOR SURFACE STREAMS

There are no existing streams or sensitive features on site. Brushy Creek is located +/-805 feet from the property boundary and is the eventual receiving waters for runoff leaving the subject site. All runoff generated onsite will be treated by the proposed permanent BMPs before entering the creek. The proposed BMPs have been designed to remove 80% of the increase in Total Suspended Solids as per current TCEQ requirements.

CONSTRUCTION PLANS

CIVIL SITE DEVELOPMENT PLANS
FOR
TORO GRANDE SHARED IMPROVEMENTS
1215 TORO GRANDE BLVD, 3515 E WHITESTONE BLVD,
& 3521 E WHITESTONE BLVD,
CEDAR PARK, TEXAS 78613

CITY PROJECT NO. *2024-9-SD*
SUBMITTAL DATE: MARCH 11, 2024



VICINITY MAP
SCALE: 1" = 1,000'

OCTOBER 2025

GENERAL PLAN NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM PANEL NO. 48491C0470F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE: DECEMBER 20, 2019).
3. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
4. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
5. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
6. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. THERE ARE NO HERITAGE OR PROTECTED TREES ON THE EXISTING SITE.
8. TDLR REGISTRATION NO. TABS2024013583
9. TCEQ EDWARDS AQUIFER PROTECTION PROGRAM ID NO. 11004089 REGULATED ENTITY NO. RN109069419

PROJECT DESCRIPTION:
MASTER INFRASTRUCTURE TO INCLUDE WATER QUALITY AND DETENTION POND, ±1,500 LF SHARED ACCESS DRIVE AISLE AND PUBLIC SIDEWALKS

1. A SITE DEVELOPMENT PERMIT SHALL EXPIRE TWO (2) YEARS FROM THE DATE SUCH PERMIT WAS APPROVED IF NO PROGRESS HAS BEEN MADE TOWARDS COMPLETION OF THE PROJECT, PURSUANT TO SECTION 245.005 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. (SEC. 14.03.009 (A)).
2. ANY PROJECT, AS DEFINED UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, SHALL EXPIRE ON THE FIFTH ANNIVERSARY OF THE DATE THE FIRST PERMIT APPLICATION WAS FILED FOR THE PROJECT, PURSUANT TO SECTION 245.005 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. (SEC. 14.03.009 (B)).

Owner: VASDA DEVELOPERS, LLC Address: 3109 KENAI DR, UNIT 109, CEDAR PARK, TX 78613
Phone: Cell: Acreage: 7.30 AC. Total Impervious Cover: 55,120 SF
Legal Description: VASDA PLAT, BLOCK A, LOTS 1-3 (22.493 ACRES)
Address: 1215 TORO GRANDE BLVD, 3515 E WHITESTONE BLVD, & 3521 E WHITESTONE BLVD, CEDAR PARK, TX 78613
Land Use Summary: *[square footage of building(s) for each land use and number of units if multi-family]*
Zoning: Date:
Person Preparing Plan: RYAN SCHUBERT Company: KIMLEY-HORN AND ASSOCIATES, INC.
Address: 10814 JOLLYVILLE ROAD, BLDG IV, SUITE 200 AUSTIN, TX 78759
Phone: (512) 418-1771 Cell: N/A
Engineer: RYAN SCHUBERT Company: KIMLEY-HORN AND ASSOCIATES, INC.
Address: 10814 JOLLYVILLE ROAD, BLDG IV, SUITE 200 AUSTIN, TX 78759
Phone: (512) 418-1771 Cell: N/A

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT (SHEET 1 OF 2)
3	FINAL PLAT (SHEET 2 OF 2)
4	GENERAL NOTES
5	KIMLEY-HORN GENERAL NOTES
6	EXISTING CONDITIONS & DEMOLITION PLAN
7	EROSION CONTROL PLAN
8	OVERALL SITE, DIMENSION CONTROL & PAVING PLAN
9	GRADING PLAN
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	INLET DRAINAGE AREA MAP
13	STORM LINE SD-A PLAN & PROFILE
14	STORM LINE SD-B PLAN & PROFILE
15	STORM LINE LAT-A1, LAT-B1, & LAT-B2 PLAN & PROFILE
16	STORM LINE SD-C & POND OUTFALL PLAN & PROFILE
17	POND PLAN & PROFILE A-A
18	POND PLAN & PROFILE B-B
19	WATER QUALITY DETAILS (SHEET 1 OF 2)
20	WATER QUALITY DETAILS (SHEET 2 OF 2)
21	KRIENKE RANCH ROAD NORTH BOUND TRAFFIC CONTROL PLAN
22	KRIENKE RANCH ROAD SOUTH BOUND TRAFFIC CONTROL PLAN
23	TXDOT TURN LANE EXISTING CONDITIONS
24	TXDOT TURN LANE PROPOSED CONDITIONS
25	TRAFFIC CONTROL DETAILS
26	PAVING DETAILS (SHEET 1 OF 2)
27	PAVING DETAILS (SHEET 2 OF 2)
28	STORM DRAIN DETAILS
29	EROSION CONTROL DETAILS
30	STRUCTURAL GENERAL NOTES
31	STRUCTURAL ISOMETRIC PLAN
32	STRUCTURAL FOUNDATION PLAN
33	STRUCTURAL ELEVATIONS

OWNER/DEVELOPER:
VASDA DEVELOPERS, LLC
3109 KENAI DR, 109
CEDAR PARK, TEXAS 78613

ENGINEER:
Kimley»Horn
RYAN P. SCHUBERT
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771

SURVEYOR:
Manhard CONSULTING
ABRAM C. DASHNER
MANHARD CONSULTING
6448 E. HIGHWAY 290, SUITE B-105
AUSTIN, TEXAS 78723
PH. (512) 244-3395

CEDAR PARK
Reviewed for Code Compliance
Signature required from all Departments

Planning Date
Engineering Services Date
Industrial Pretreatment Date
Fire Prevention Date
Landscape Planner Date
Addressing Date
Site Development Permit Number 2024-9-SD

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

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

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	CITY OF CEDAR PARK APPROVAL DATE	DATE IMAGED
1	UPDATED SILT FENCE, ACCESS DRIVES FOR LOT 2, TEMPORARY STORM INLET, STORM STUBS, SPOILS PILES, POND OUTFALL PIPE LENGTH, AND STORM DETAILS	R	33		

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY
1	UPDATED SILT FENCE, ACCESS DRIVES FOR LOT 2, TEMPORARY STORM INLET, STORM STUBS, SPOILS PILES, POND OUTFALL PIPE LENGTH, AND STORM DETAILS	10/15/2025	

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TBPE Firm No. 928

10/15/2025
STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

COVER SHEET

TORO GRANDE BLVD SHARED IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:15:00am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Cover Sheet.dwg
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DOC # 2025041370

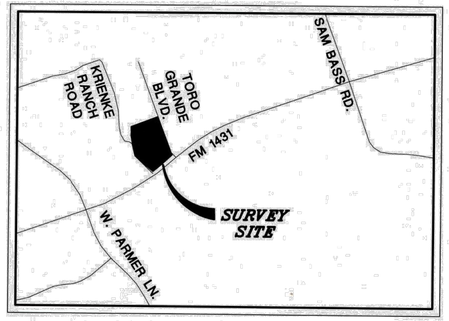
FINAL PLAT
OF
VASDA PLAT

22.493 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS.

OWNER: VASDA DEVELOPERS LLC
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613
(512) 590-4165
ACREAGE: 22.493
PATENT SURVEY: WASHINGTON ANDERSON SURV., ABSTRACT NO. 15
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 21.168
R.O.W. DEDICATION: 1.309
NUMBER OF LOTS: 3
SUBMITTAL DATE: 04/11/2024

SURVEYOR: ABRAM C. DASHNER, R.P.L.S. NO. 5901
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

ENGINEER: JUSTIN KRAMER, P.E. NO. 122309
KIMLEY-HORN
10814 JOLLYVILLE RD #200
AUSTIN, TX 78759
(512) 418-1771



LOCATION MAP
NOT TO SCALE

LEGEND

- ● = FOUND 1/2-INCH IRON ROD
- ○ = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- ⊙ = FOUND TXDOT TYPE II MONUMENT
- △ = CALCULATED POINT
- ◆ = BENCHMARK
- ——— = PROPERTY LINE
- — — — = EASEMENT LINE
- ——— = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00009

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°23'29"E	63.54'
L2	S18°43'06"E	68.54'
L3	S69°06'57"W	11.07'
L4	N41°33'35"W	15.50'
L5	N59°18'41"E	13.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5629.58'	2°50'36"	279.38'	S49°15'19"W	279.35'
C2	25.00'	80°37'46"	35.18'	N89°13'27"W	32.35'
C3	275.00'	29°19'51"	140.78'	N29°07'46"W	139.25'
C4	541.99'	21°15'34"	201.10'	N31°14'15"W	199.95'
C5	25.00'	83°56'53"	36.63'	N02°53'12"E	33.44'

LOT 1, BLOCK A
TUMBLE TECH SUBDIVISION
DOC. NO. 2022131295

WILLIAM R. DEICHER AND HEATHER DEICHER
5.00 ACRES
DOC. NO. 2012030561

LOT 1
BLOCK A
14.801 ACRES
(644,741 SQ. FT.)

R.O.W. DEDICATION TO CITY OF CEDAR PARK
1.309 ACRES
(57,029 SQ. FT.)
(DOT HATCH AREA)
(PUBLIC)

LOT 2
BLOCK A
4.803 ACRES
(209,208 SQ. FT.)

LOT 3
BLOCK A
1.561 ACRES
(68,010 SQ. FT.)

R.O.W. DEDICATION TO CITY OF CEDAR PARK
712 SQ. FT.
(0.016 ACRE)
(DOT HATCH AREA)

R.O.W. DEDICATION TO CITY OF CEDAR PARK
90 SQ. FT.
(0.002 ACRE)
(DOT HATCH AREA)

TORO GRANDE BLVD (R.O.W. VARIES)
KRIENKE RANCH ROAD (R.O.W. VARIES)
FM 1431 (E. WHITESTONE BLVD.) (200' R.O.W.)

N69°06'52"E 39.97'
N69°07'12"E 345.97'
305.97'
N69°09'02"E 394.39'
N01°32'31"W 172.69'
N69°30'32"W 212.69'
N13°07'38"W 317.68'
N48°54'34"W 627.02'
359.51'
N20°53'03"W 188.99'
N20°43'23"W 282.88'
353.39'
S20°53'03"E 1065.27'
N11°49'52"W 150.21'
N09°13'09"W 120.44'
117.55'
S48°26'48"W 483.46'
S47°54'23"W 377.72'
S42°05'37"E 200.00'
N42°05'37"W 222.48'
N47°54'40"E 334.08'
S48°26'48"W 307.19'
S40°59'45"W 38.23'
S40°59'45"W 37.98'
S78°10'40"W 40.11'
S55°05'17"W 29.43'
S52°10'07"W 38.02'
N70°55'29"E 115.99'
S42°05'37"E 200.00'

30'X200' 0.14 ACRE PRIVATE DRAINAGE EASEMENT DOC. NO. 2004018862
130 SQ. FT. (0.003 ACRE) PRIVATE JOINT ACCESS EASEMENT DOC. NO. 2023090367
PUBLIC EXISTING 100-YEAR FLOODPLAIN EASEMENT DOC. NO. 2024095970
2.054 ACRE PRIVATE DRAINAGE ESMT. DOC. NO. 2024098638
1.025 ACRES *DRAINAGE EASEMENT CORRIDOR DOC. NO. 2019094065
0.590 ACRE PRIVATE ACCESS ESMT. DOC. NO. 2024098638
0.195 ACRE PRIVATE ACCESS ESMT. DOC. NO. 2024098637
0.119 ACRE PRIVATE ACCESS ESMT. DOC. NO. 2024098637
0.267 ACRE PRIVATE DRAINAGE ESMT. DOC. NO. 2024098637
30' PRIVATE ACCESS ESMT. DOC. NO. 2024098637
20' WIDE 0.133 ACRE PUBLIC WATER & WASTEWATER ESMT. DOC. NO. 2000039520
20' WIDE 0.170 ACRE PUBLIC WATER & WASTEWATER ESMT. DOC. NO. 2000039523
25' LANDSCAPE & PEDESTRIAN ESMT. (PUBLIC)
7.5' P.U.E.
5' P.U.E.
10' P.U.E.
N50°11'56"W 41.70' TO CITY OF CEDAR PARK GPS MONUMENT #31 N:10168489.82 E:3101211.12 ELEV: 806.79'
POINT OF BEGINNING N:10168463.13 E:3101243.15

N
0 50 100 200
SCALE: 1"=100'

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Manhard CONSULTING
6448 E Highway 290, Ste. B-105 Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Certificate of Authorization for Engineering Services: Texas Firm No. F-10194
Certificate of Authorization for Land Surveying Services: Texas Firm No. 100720-00

VASDA PLAT
3521 FM 1431, Cedar Park, Williamson County, TX 78641
FINAL PLAT

REVISED:	12/12/24
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	01/06/23
ISSUE DATE:	04/10/24
SCALE:	1"=100'

SHEET 1 OF 2

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

10/15/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410	
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

FINAL PLAT
(SHEET 1 OF 2)

TORO GRANDE BLVD
SHARED
IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:15:08am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C
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December 12, 2024 - 14:16 Dwg Name: P:\617\074_vstosis_llc\0012_3521 FM 1431 (eander\dwg\Surv\Final Drawings\Plat of Subdivision\074002-FinalPlat.dwg Updated By: tsimpson

Doc# 2025041370

FINAL PLAT
OF
VASDA PLAT

22.493 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS.

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

THAT VASDA DEVELOPERS LLC, SOLE OWNER OF THAT CERTAIN 22.493 ACRE TRACT SHOWN HEREON AND SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021140921, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS VASDA PLAT

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF December 2024

VASDA DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: ITS MANAGER, VELSA MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
VENKATESHWAR R. GUDAPURI, MANAGING MEMBER
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VENKATESHWAR R. GUDAPURI, AS MANAGING MEMBER OF VELSA MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, THE MANAGER OF VASDA DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF December, 2024.

_____
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 04-05-2029

PRATHANA JAYA PRAKASH NARAYAN
Notary Public, State of Texas
Comm. Expires 04-05-2029
Notary ID 134292004

ENGINEER'S CERTIFICATION:

I, JUSTIN KRAMER, 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 48491C0470F, 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 PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON COUNTY, TEXAS,

THIS 16 DAY OF DECEMBER 2024.

_____
JUSTIN KRAMER
REGISTERED PROFESSIONAL ENGINEER
NO. 122309 STATE OF TEXAS
KIMLEY-HORN
10814 JOLLYVILLE RD #200
AUSTIN, TX 78759
(512) 418-1771

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 16th DAY OF DECEMBER 2024

_____
ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, SUITE B-105
AUSTIN, TEXAS 78723

STATE OF TEXAS
REGISTERED
ABRAM C. DASHNER
5901
SURVEYOR

CITY OF CEDAR PARK
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY)AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.

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

12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS, A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE, A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

16. A PORTION OF THIS TRACT LIES WITHIN FLOOD HAZARD AREA ZONE "X SHADED", AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0470F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019. ZONE "X SHADED" IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 0.2% AND 1& ANNUAL CHANCE FLOODPLAIN.

17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.

19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

ADDITIONAL PLAT NOTES

24. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.

25. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

26. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

27. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.

28. 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.

29. *DEVELOPER TO DEDICATE DRAINAGE EASEMENT CONTAINING STORM WATER FLOW FROM LOT 1, BLOCK A POND.

30. ALL DRIVEWAYS, DRIVE AISLES AND FIRE LANES WITHIN THIS SUBDIVISION SHALL PROVIDE RECIPROCAL CROSS ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION AND TO ADJACENT PROPERTIES.

DESCRIPTION

22.493 ACRES SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS LLC, BY DEED OF RECORD IN DOCUMENT NO. 2021140921, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.493 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, AT A TXDOT TYPE II MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FM 1431 (200' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY LINE OF KRIENKE RANCH ROAD (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF KRIENKE RANCH ROAD, BEING THE WEST LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N48°54'34"W, A DISTANCE OF 627.02 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N13°07'38"W, A DISTANCE OF 317.68 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN 5.00 ACRE TRACT CONVEYED TO WILLIAM R. DEICHER AND HEATHER DEICHER, BY DEED OF RECORD IN DOCUMENT NO. 2012030561, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT;

THENCE, LEAVING SAID NORTHEAST RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID 5.00 ACRE TRACT, BEING THE WEST LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N09°30'32"W, A DISTANCE OF 212.60 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N04°23'29"E, A DISTANCE OF 63.54 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
3. N01°32'31"W, A DISTANCE OF 172.69 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, TUMBLE TECH SUBDIVISION, OF RECORD IN DOCUMENT NO. 2022131295, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N69°09'02"E, LEAVING THE EAST LINE OF SAID 5.00 ACRE TRACT, OVER AND ACROSS SAID 25.23 ACRE TRACT, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 394.39 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID 25.23 ACRE TRACT, BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 1, FOR AN ANGLE POINT;

THENCE, N69°07'12"E, IN PART ALONG THE SOUTH LINE OF SAID LOT 1, AND IN PART ALONG THE WEST RIGHT-OF-WAY LINE OF TORO GRANDE BLVD (R.O.W. VARIES), BEING THE NORTH LINE OF SAID 25.23 ACRE TRACT, A DISTANCE OF 345.97 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST RIGHT-OF-WAY LINE, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 25.23 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S20°53'03"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID 25.23 ACRE TRACT, A DISTANCE OF 1065.27 FEET TO A CALCULATED POINT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF TORO GRANDE BOULEVARD AND SAID NORTHWEST RIGHT-OF-WAY LINE OF FM 1431, FOR THE SOUTHEASTERLY CORNER OF SAID 25.23 ACRE TRACT AND HEREOF;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S47°54'23"W, A DISTANCE OF 377.72 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE, HAVING A RADIUS OF 5629.58 FEET, A CENTRAL ANGLE OF 02°50'36", AN ARC LENGTH OF 279.38 FEET, AND A CHORD WHICH BEARS S49°15'19"W, A DISTANCE OF 279.35 FEET TO THE **POINT OF BEGINNING,** AND CONTAINING 22.493 ACRES (979,791 SQUARE FEET) OF LAND, MORE OR LESS.

THIS SUBDIVISION TO BE KNOWN AS VASDA PLAT HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE

CEDAR PARK PLANNING AND ZONING COMMISSION ON THE 17 DAY OF December, 2024, A.D.

_____ 17 Dec 2024
RALPH E. STRADER, II, CHAIRMAN DATE

_____ 12/17/24
KIMBERLY BRADFORD-BROWN, SECRETARY DATE

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.

_____ 12/17/24
AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES DATE

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

I, NANCY E. 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 20th DAY OF May, 2025 A.D., AT 2:30 O'CLOCK, P .M AND DULY RECORDED THIS THE 20th DAY OF May 2025 AD., AT 2:35 O'CLOCK, P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2025041370.

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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: DEPUTY Ashley Maxey Deputy

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Certified Professional Engineers & Land Surveyors Reg. No. F-10194 & LSUNO. F-23726 (TBG)

VASDA PLAT
3521 FM 1431, Cedar Park, Williamson County, TX 78641
FINAL PLAT

REVISED:	12/12/24
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	01/06/23
ISSUE DATE:	04/10/24
SCALE:	1"=100'

SHEET
2 OF 2

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

10/15/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

FINAL PLAT
(SHEET 2 OF 2)

TORO GRANDE BLVD
SHARED
IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3
OF 33

TORO GRANDE SHARED IMPROVEMENTS - 2024-9-SD

Plotted By:Cole, David Date:October 16, 2025 09:15:15am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Final Plat.dwg
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CONSTRUCTION NOTES FOR SUBDIVISIONS & SITE PLANS
CITY OF CEDAR PARK
REVISED APRIL 2, 2024

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. 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.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ".DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN USFEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY AND LIABILITY 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.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY **TERRADYNE** ON **MARCH 26, 2023.** THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

PAVEMENT SECTIONS REQUIREMENTS	
REQUIRED STRUCTURAL NUMBER (SN) - COLLECTOR STREETS	4.93
DESIGN CBR VALUE	2.0
ITEM 340, ASPHALTIC CONCRETE LAYER COEFFICIENT	0.44
ITEM 247, TYPE A, GRADE 4 BASE LAYER COEFFICIENT	0.14
ITEM 260, LIME STABILIZED SUBGRADE LAYER COEFFICIENT	0.08

RECOMMENDED FLEXIBLE PAVEMENT SECTIONS - COLLECTOR STREETS		
FLEXIBLE PAVEMENT SECTION	THICKNESS IN INCHES	
	ALT 1	ALT 2
HOT ASPHALTIC CONCRETE	2.0	4.0
AGGREGATE BASE	24.0	18.0
LIME STABILIZED SUBGRADE	8.0	10.0

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340 ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS NOTED OTHERWISE.
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 SOURCE(S) ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48- INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WASTEWATER - SDR-26 PVC
   FORCE MAIN - DUCTILE IRON CL 350
   (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED. FORCE MAINS 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 HOME. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WATER - C900 PVC DR 14.
   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
   -AMERICAN AVK COMPANY, SERIES 27 (MODEL 2780)
   -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

KH GENERAL NOTES

OVERALL:

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

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY, AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO PUBLIC ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES SHALL BE REMOVED FROM SEDIMENT BASINS PRIOR TO FINAL ACCEPTANCE BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN ONTO THE SITE CAUSING VARIOUS KNOWN AND PRIVATE UTILITIES THROUGH ANY TEMPORARY BMP OR DRAINAGE FACILITY.
21. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
22. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, AND PERMANENT VEGETATION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
23. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
24. UPON COMPLETION, ALL DISTURBED AREAS NOT COVERED BY IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
25. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

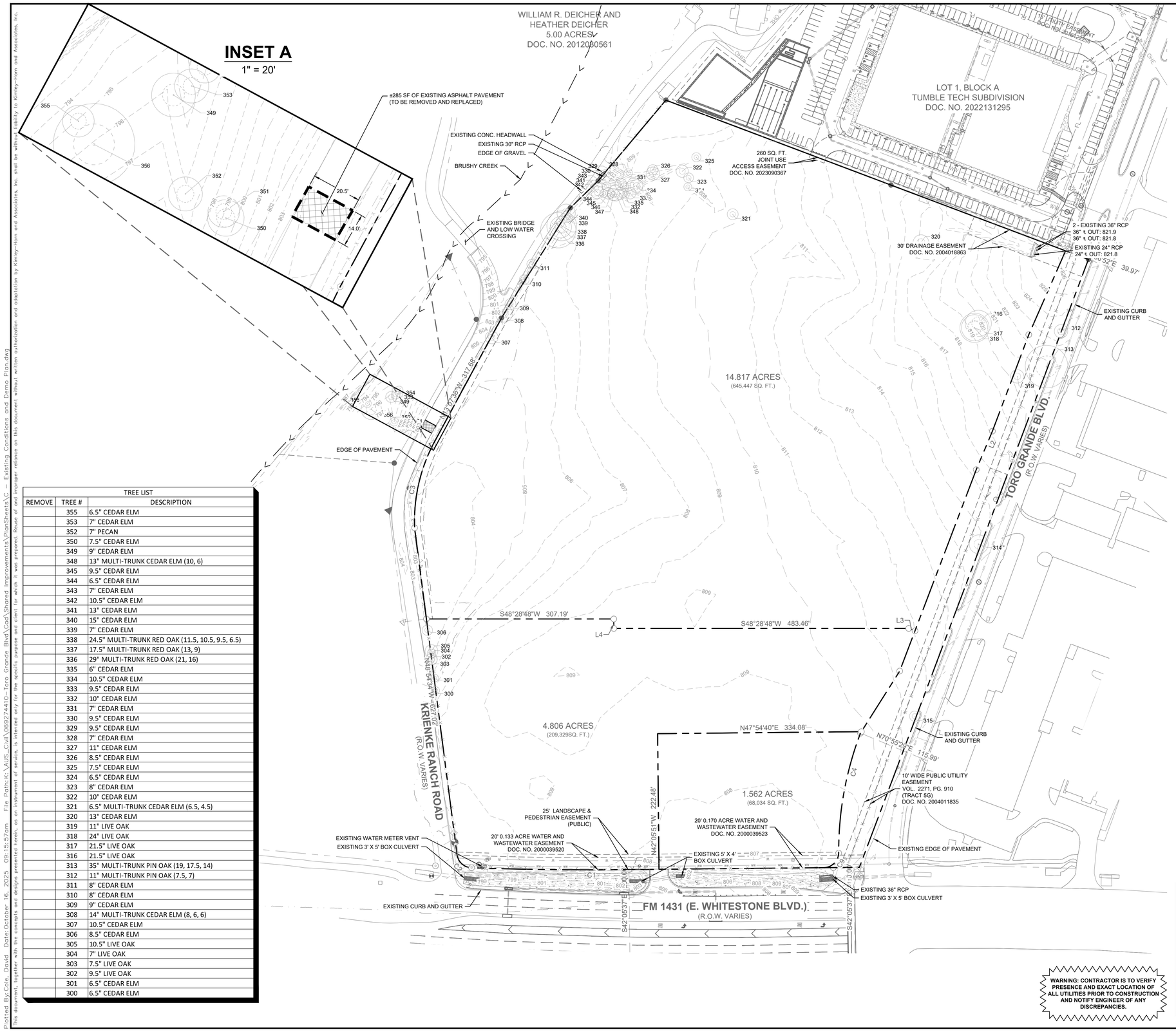
1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS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

DEMOLITION:

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

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING ATLAS-14 FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- x — x — x — EXISTING FENCE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- TO BE DEMOLISHED
- XXXXX — EXISTING TREE TO REMAIN

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL FOUNDATION, AND UTILITIES ON THE SITE. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
5. PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN ON SHEET 7 AND EROSION CONTROL DETAILS SHEETS 29 FOR TYPE AND LOCATION.
6. CONTRACTOR SHALL REMOVE ANY EXISTING ONSITE DEBRIS OR TRASH (TIRES, CONCRETE PADS, AND METAL BUILDING THAT IS FALLING DOWN).
7. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED PRIOR TO CONSTRUCTION.

TREE LIST

REMOVE	TREE #	DESCRIPTION
	355	6.5" CEDAR ELM
	353	7" CEDAR ELM
	352	7" PECAN
	350	7.5" CEDAR ELM
	349	9" CEDAR ELM
	348	13" MULTI-TRUNK CEDAR ELM (10, 6)
	345	9.5" CEDAR ELM
	344	6.5" CEDAR ELM
	343	7" CEDAR ELM
	342	10.5" CEDAR ELM
	341	13" CEDAR ELM
	340	15" CEDAR ELM
	339	7" CEDAR ELM
	338	24.5" MULTI-TRUNK RED OAK (11.5, 10.5, 9.5, 6.5)
	337	17.5" MULTI-TRUNK RED OAK (13, 9)
	336	29" MULTI-TRUNK RED OAK (21, 16)
	335	6" CEDAR ELM
	334	10.5" CEDAR ELM
	333	9.5" CEDAR ELM
	332	10" CEDAR ELM
	331	7" CEDAR ELM
	330	9.5" CEDAR ELM
	329	9.5" CEDAR ELM
	328	7" CEDAR ELM
	327	11" CEDAR ELM
	326	8.5" CEDAR ELM
	325	7.5" CEDAR ELM
	324	6.5" CEDAR ELM
	323	8" CEDAR ELM
	322	10" CEDAR ELM
	321	6.5" MULTI-TRUNK CEDAR ELM (6.5, 4.5)
	320	13" CEDAR ELM
	319	11" LIVE OAK
	318	24" LIVE OAK
	317	21.5" LIVE OAK
	316	21.5" LIVE OAK
	313	35" MULTI-TRUNK PIN OAK (19, 17.5, 14)
	312	11" MULTI-TRUNK PIN OAK (7.5, 7)
	311	8" CEDAR ELM
	310	8" CEDAR ELM
	309	9" CEDAR ELM
	308	14" MULTI-TRUNK CEDAR ELM (8, 6, 6)
	307	10.5" CEDAR ELM
	306	8.5" CEDAR ELM
	305	10.5" LIVE OAK
	304	7" LIVE OAK
	303	7.5" LIVE OAK
	302	9.5" LIVE OAK
	301	6.5" CEDAR ELM
	300	6.5" CEDAR ELM

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	5629.58'	2°37'39"	258.16'	S49°08'50"W	258.14'	129.10'
C2	25.00'	80°37'46"	35.18'	N89°13'27"W	32.35'	21.21'
C3	275.00'	29°19'51"	140.78'	N29°07'46"W	139.25'	71.97'
C4	541.99'	21°15'34"	201.10'	S31°14'15"E	199.95'	101.72'
C9	25.00'	83°56'53"	36.63'	S2°53'12"W	33.44'	22.49'

LINE TABLE

LINE	BEARING	LENGTH
L1	N4° 23' 29"E	63.54'
L2	S18° 43' 06"E	68.54'
L3	S69° 06' 57"W	11.07'
L4	N41° 33' 35"W	15.50'

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

10/15/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

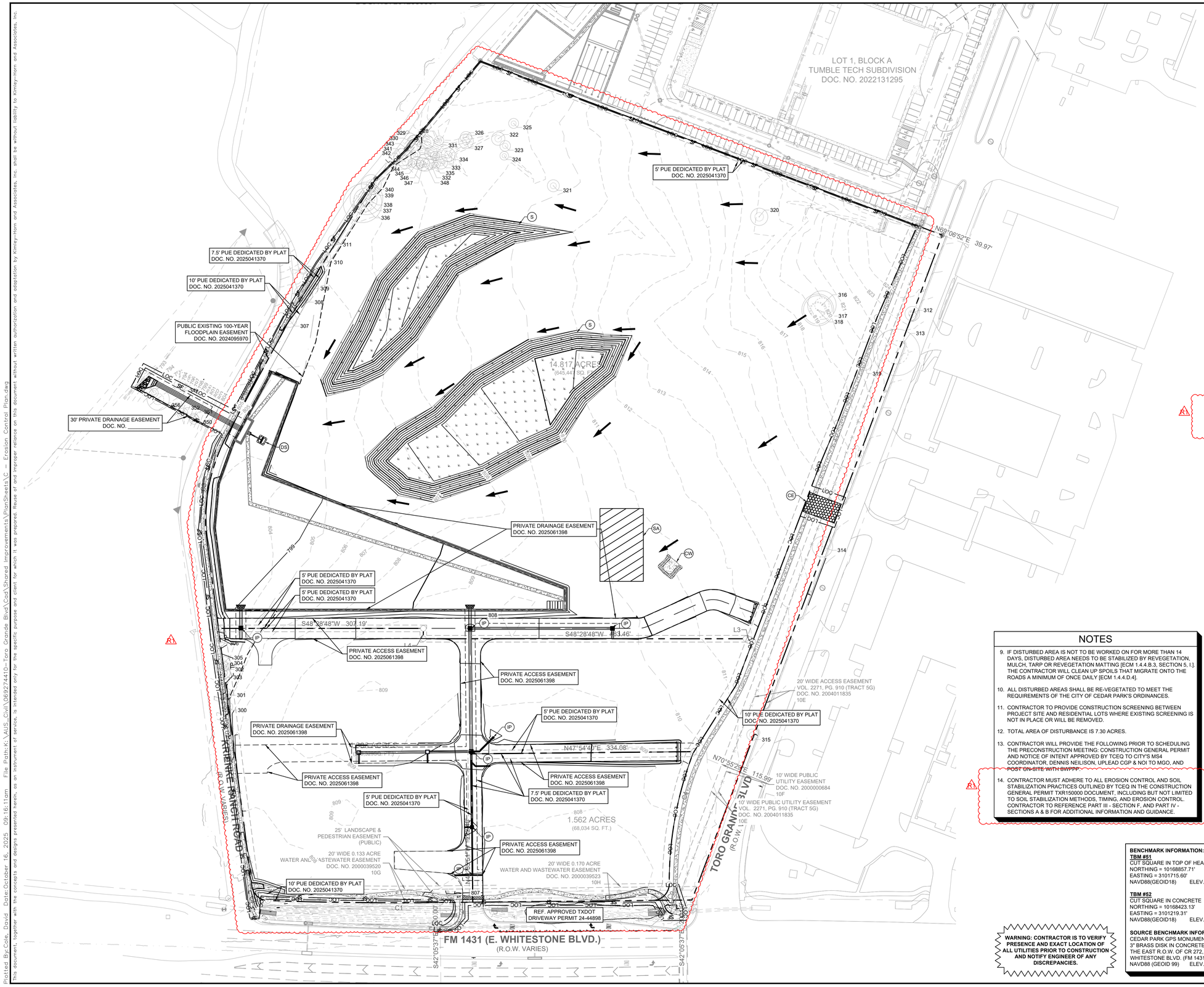
EXISTING CONDITIONS & DEMOLITION PLAN

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6
OF 33

Plotted By: Cole, David Date: October 16, 2025 09:15:57am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Existing Conditions and Demo Plan.dwg
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LEGEND

- PROPERTY LINE
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- LOC — LIMITS OF CONSTRUCTION
- SF — (SF) SILT FENCE (REF. DETAIL ON SHEET 29)
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- (CE) CONSTRUCTION ENTRANCE (REF. DETAIL ON SHEET 29)
- (SA) STAGING AREA
- (CW) CONCRETE WASHOUT (REF. DETAIL ON SHEET 29)
- (IP) INLET PROTECTION (REF. DETAIL ON SHEET 29)
- TP — (TP) TREE PROTECTION (REF. DETAIL ON SHEET 29)
- (S) SOIL STABILIZATION
- PROPOSED DRAINAGE PATTERN
- XXXXX — EXISTING TREE TO REMAIN
- XXXXX — EXISTING TREE TO BE REMOVED

NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
8. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 29.

NOTES

9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5, I.]. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
10. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
11. CONTRACTOR TO PROVIDE CONSTRUCTION SCREENING BETWEEN PROJECT SITE AND RESIDENTIAL LOTS WHERE EXISTING SCREENING IS NOT IN PLACE OR WILL BE REMOVED.
12. TOTAL AREA OF DISTURBANCE IS 7.30 ACRES.
13. CONTRACTOR WILL PROVIDE THE FOLLOWING PRIOR TO SCHEDULING THE PRECONSTRUCTION MEETING; CONSTRUCTION GENERAL PERMIT AND NOTICE OF INTENT APPROVED BY TCEQ TO CITY'S MS4 COORDINATOR, DENNIS NEILISON, UPLEAD CGP & NOI TO MGO, AND POST ON SITE WITH SWPPP.
14. CONTRACTOR MUST ADHERE TO ALL EROSION CONTROL AND SOIL STABILIZATION PRACTICES OUTLINED BY TCEQ IN THE CONSTRUCTION GENERAL PERMIT TXR150000 DOCUMENT, INCLUDING BUT NOT LIMITED TO SOIL STABILIZATION METHODS, TIMING, AND EROSION CONTROL. CONTRACTOR TO REFERENCE PART III - SECTION F, AND PART IV - SECTIONS A & B FOR ADDITIONAL INFORMATION AND GUIDANCE.

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY
1	LIMITS OF CONSTRUCTION, SILT FENCE, SOIL STABILIZATION, NOTE, AND EASEMENT UPDATES.	10/15/2025	

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TBPE Firm No. 928

10/15/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 068274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

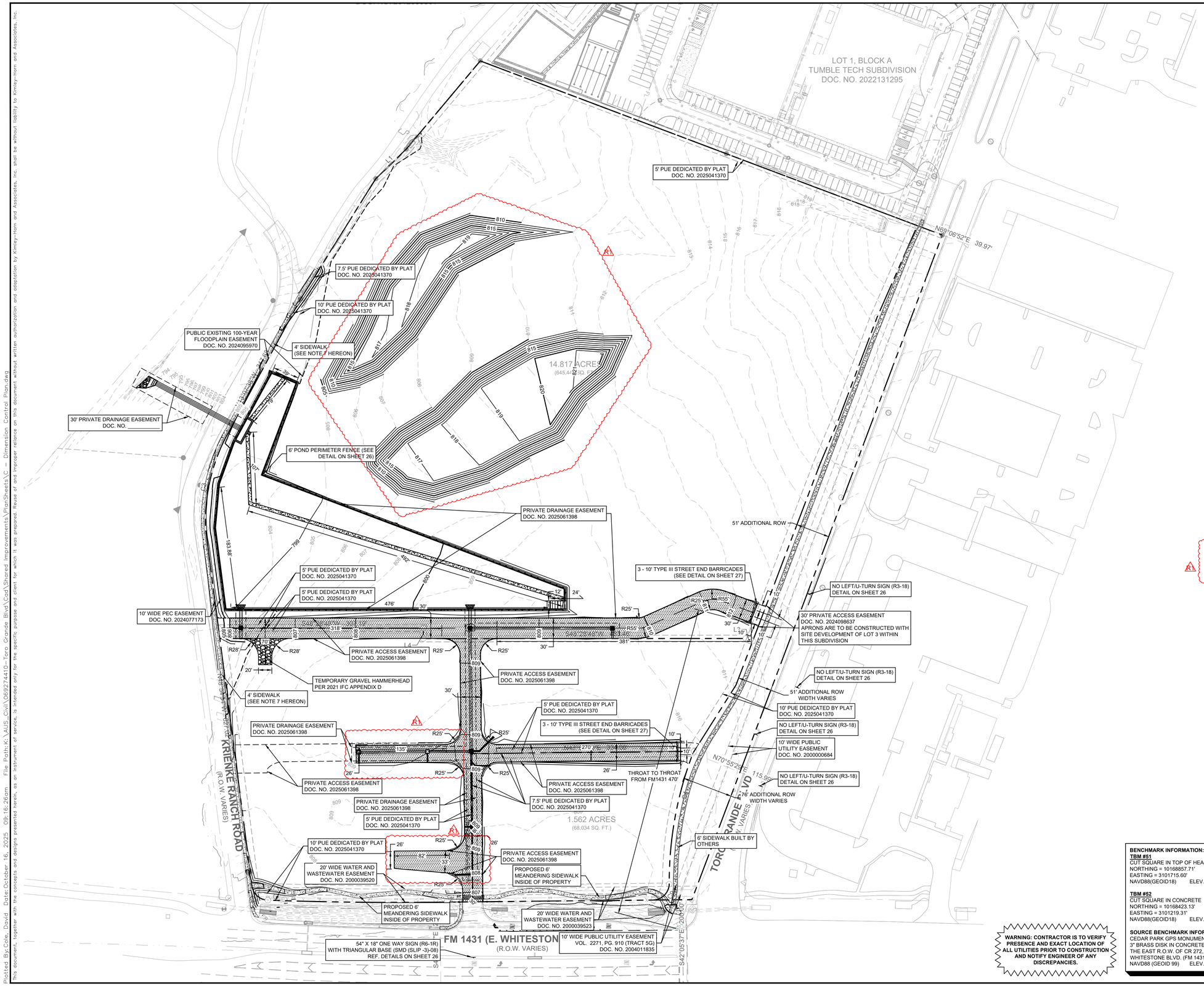
TORO GRANDE BLVD SHARED IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

EROSION CONTROL PLAN

SHEET NUMBER
7
OF 33

Plotted By: Cole, David Date: October 16, 2025 09:16:11am File Path: K:\AUS_Civil\068274410-Toro Grande Blvd\Cad\Shared Improvements\Plan Sheets\C - Erosion Control Plan.dwg
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Plotted By:Cole, David Date:October 16, 2025 09:16:26am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Dimension Control Plan.dwg
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LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- SHARED ACCESS DRIVE PAVEMENT SECTION
- 4" THICK GRAVEL
- PROPOSED SHARED USE PATH CONNECTION & ADA STRIPING

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
7. EDGE OF KREINKE RANCH ROAD SIDEWALK SET 2' OFF OF THE PROPERTY LINE. SIDEWALK CONSTRUCTED WITHIN ROAD RIGHT-OF-WAY.
8. CONTRACTOR TO PROVIDE CITY'S STREET DEPARTMENT AN ADDITIONAL 50' OF YELLOW SHUR-TITE TRAFFIC SEPARATOR FOR REPLACEMENT OF DAMAGED SECTIONS PRIOR TO CITY'S TORO GRANDE WIDENING PROJECT.
9. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL
10. STOCKPILES ARE IDENTIFIED AS TEMPORARY CONSTRUCTION MATERIALS AND CANNOT BE STORED ON THE PROPERTY INDEFINITELY. PER SECTION 11.02.093, THE STOCKPILES SHALL BE VACATED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING.

GEOTECH NOTE:

REFER TO GEOTECHNICAL REPORT BY:
TERRADYNE ENGINEERING, INC.

GEOTECH PROJECT NUMBER: **A241042**

DATED: **APRIL 19, 2024**

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

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CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY
1	ADDITIONAL DRIVE AISLE STUBS, SPOILS PILES, NOTE, AND EASEMENT UPDATES	10/15/2025	

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TBPE Firm No. 928

10/15/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

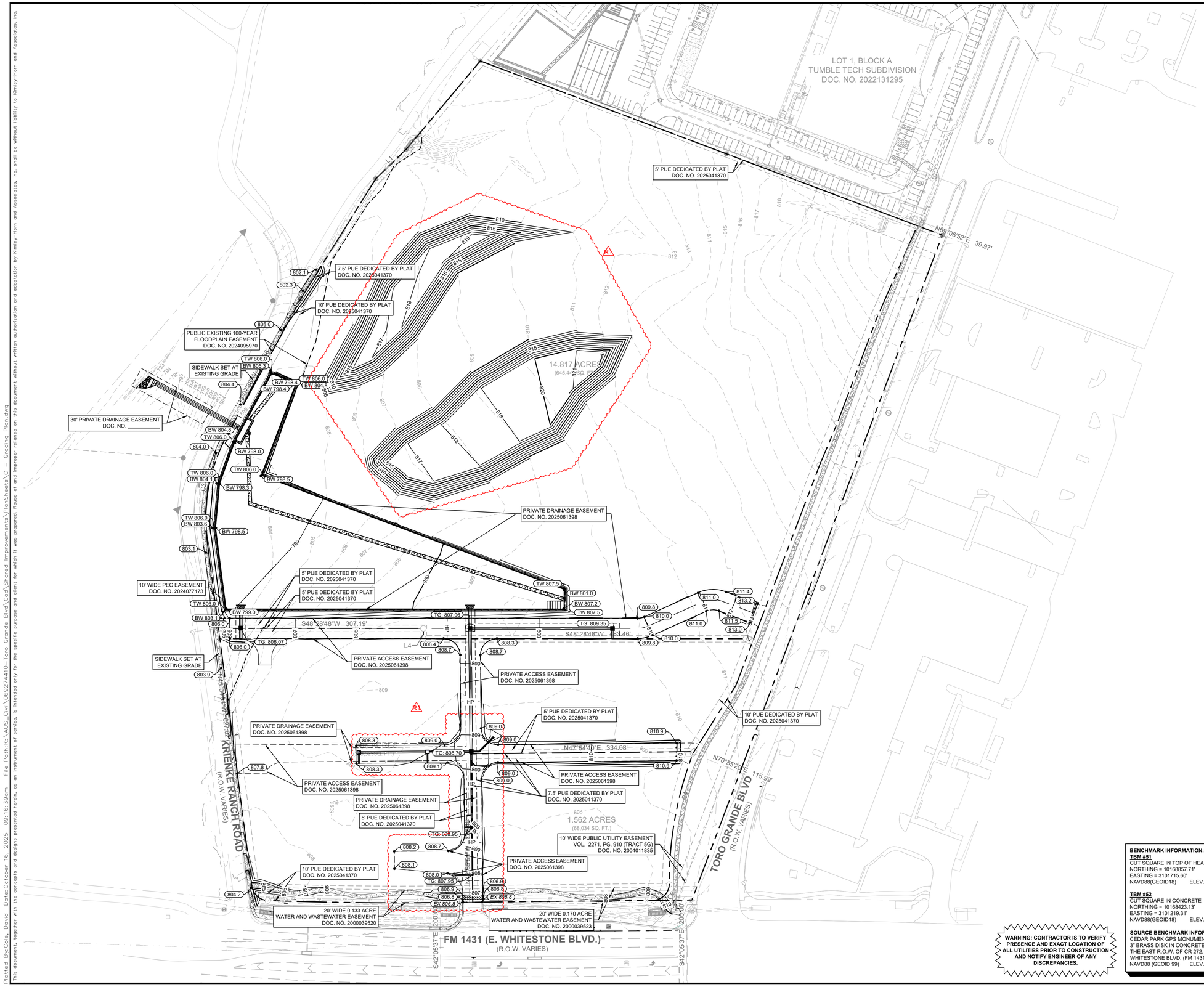
KHA PROJECT	069274410
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

OVERALL SITE, DIMENSION CONTROL & PAVING PLAN

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8
OF 33



0 70' 140'
GRAPHIC SCALE 70'

LEGEND

- PROPERTY LINE
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- HP — HIGH POINT
- 995.70 — PROPOSED TOP OF PAVEMENT ELEVATION
- TW: 995.84 — PROPOSED GRADE AT TOP OF WALL
- BW: 996.0 — PROPOSED GRADE AT BOTTOM OF WALL
- TG: 996.21 — PROPOSED TOP OF GRATE ELEVATION
- EX 996.21 — EXISTING GRADE

NOTES

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

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
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NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY
1	SPOILS PILES AND ADDITIONAL DRIVE AISLES	10/15/2025	

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KHA PROJECT	069274410
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GRADING PLAN

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9
OF 33

Plotted By: Cole, David Date: October 16, 2025 09:16:39am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Grading Plan.dwg
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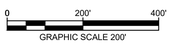
EXISTING CONDITIONS

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW					SHALLOW CONCENTRATED FLOW							CHANNEL FLOW														TOTAL Tc*1 (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
	P-2yr/24hr 3.96 IN					Grass Surface				Paved Surface			Pipe Flow							Open Channel Flow 2											
	N	L (ft)	S (ft/ft)	Tt(min)		L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)							
EX-1	0.15	100	0.003	18.81		2482	2.9	0.031	14.46	--	--	--	0.00	335	11.64	7.1	9.4	0.76	0.013	0.015	0.48	729	5.12	38.10	37.4	1.05	0.030	0.010	2.37	36.13	21.68	141.30	244.20	315.00	437.10	POA A

*1The minimum Tc is 5 minutes per the CoA DCM. Minimum tau time is 3.5 minutes





LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING ATLAS-14 FLOODPLAIN
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
	TIME OF CONCENTRATION PATH

Soil Type	Land Use		CN	Weighted CN
EX-1				
D	Impervious	19.3%	98	86.71
	Grassland, or range-continuous forage for grazing. (Fair)	80.7%	84	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

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

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No.	REVISIONS	DATE	BY

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10/15/2025



KHA PROJECT	069274410
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

EXISTING DRAINAGE AREA MAP

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:16:53am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Existing Drainage Area Map.dwg
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Plotted By: Cole, David Date: October 16, 2025 09:17:18am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Proposed Drainage Area Map.dwg
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N

W E

S

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING ATLAS-14 FLOODPLAIN
	POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	TIME OF CONCENTRATION PATH

NOTES

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

Soil Type	Land Use	CN	Weighted CN
DA-1			
D	Impervious	79.8% 98	93.75
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	20.2% 77	
OFFSITE AREA			
D	Impervious Area	28.7% 98	83.02
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	71.4% 77	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

FULLY DEVELOPED TRACT

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW						CHANNEL FLOW																TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
	P-2yr24hr 3.96 IN				Grass Surface				Paved Surface												Open Channel Flow 2											
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)						
DA-1	0.02	100	0.040	**1.06**	903	2.3	0.020	**6.64**	-	-	-	**0.00**	-	-	-	-	-	-	-	**0.00**	-	-	-	-	-	-	-	**0.00**	**7.70**	**4.62**	105.70	165.70	206.40	276.70	POND
OFFSITE AREA	0.15	100	0.003	**18.81**	2482	2.9	0.031	**14.46**	-	-	-	-	335	11.6	7.1	9.4	0.76	0.013	0.015	**0.48**	729	5.1	39.10	37.4	1.05	0.030	0.010	**2.37**	**36.13**	**21.68**	83.70	153.30	201.70	285.70	POND

**The minimum Tc is 5 minutes per the CoA DCM.

BENCHMARK INFORMATION:
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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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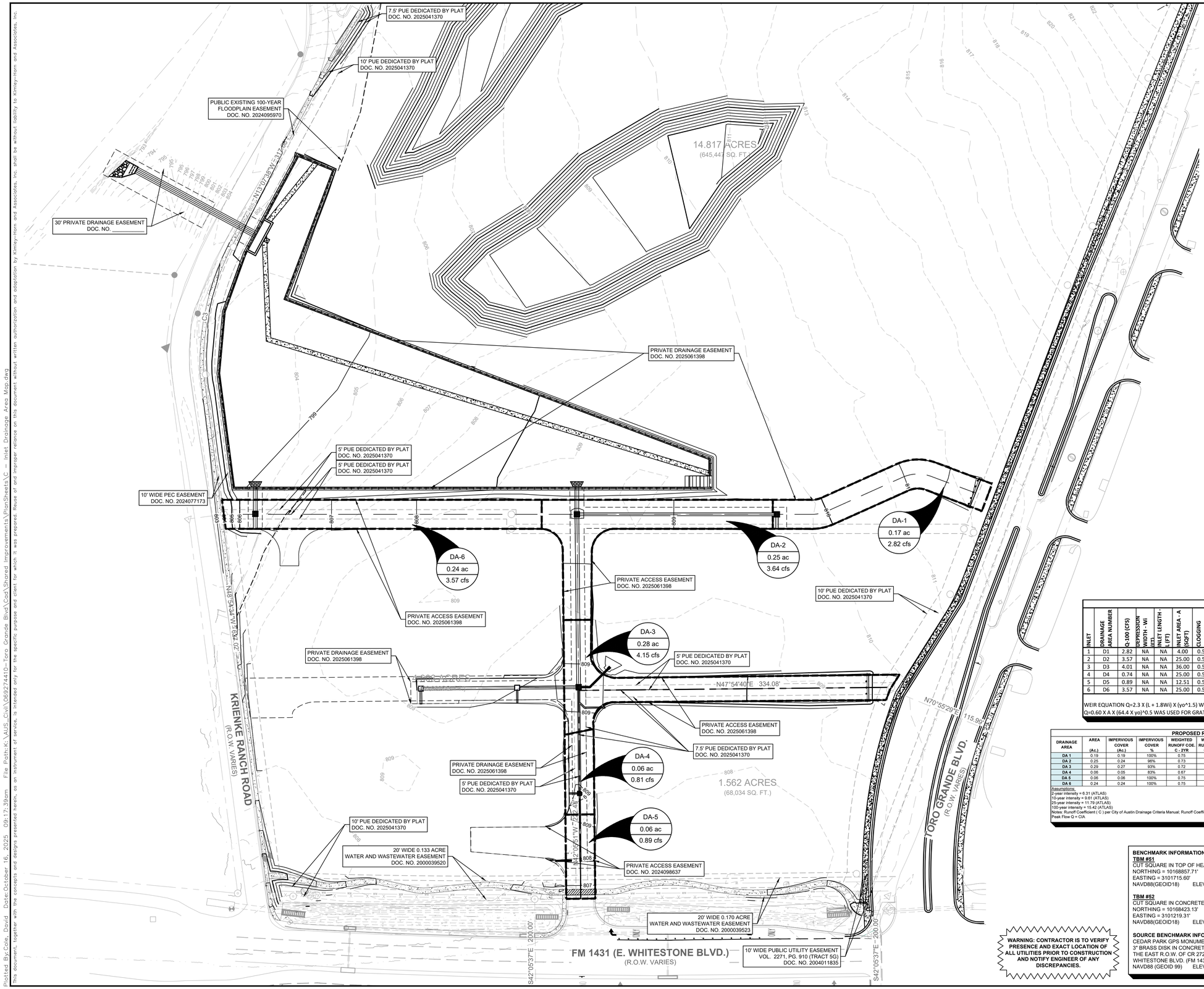
KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

PROPOSED DRAINAGE AREA MAP

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11
OF 33





0 50' 100'
GRAPHIC SCALE 50'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING ATLAS-14 FLOODPLAIN
	POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN JUNCTION BOX
	PROPOSED RIPRAP
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	TIME OF CONCENTRATION PATH

NOTES

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

DRAINAGE INLET CALCULATIONS

INLET	DRAINAGE AREA NUMBER	Q-100 (CFS)	DEPRESSION WIDTH - WI (FT)	INLET LENGTH - (FT)	INLET AREA - A (SQFT)	CLOGGING FACTOR		PERIMETER - P (FT)	Q_i	INTERCEPTED (CFS)	Q-PASSED (CFS)	INLET CAPACITY (CFS)	REMARKS
1	D1	2.82	NA	NA	4.00	0.50	0.50	4.00	2.82	0.00	6.81		2.0'x2.0' GRATE INLET (SUMP)
2	D2	3.57	NA	NA	25.00	0.50	0.50	20.00	3.57	0.00	42.56		5.0'x5.0' GRATE INLET (SUMP)
3	D3	4.01	NA	NA	36.00	0.50	0.50	24.00	4.01	0.00	61.28		6.0'x6.0' GRATE INLET (SUMP)
4	D4	0.74	NA	NA	25.00	0.50	0.50	20.00	0.74	0.00	42.56		5.0'x5.0' GRATE INLET (SUMP)
5	D5	0.89	NA	NA	12.51	0.50	0.50	20.00	0.89	0.00	50.00		30' x 0.417' TRENCH DRAIN
6	D6	3.57	NA	NA	25.00	0.50	0.50	20.00	3.57	0.00	42.56		5.0'x5.0' GRATE INLET (SUMP)

WEIR EQUATION Q=2.3 X (L + 1.8Wi) X (yo^1.5) WAS USED FOR CURB INLET CALCULATIONS. ORIFICE EQUATION Q=0.60 X A X (64.4 X yo)^0.5 WAS USED FOR GRATE INLET CALCULATIONS WITH 50% CLOGGING REDUCTION. MAXIMUM DEPTH VARIES

PROPOSED RATIONAL METHOD Q CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	WEIGHTED RUNOFF COE. C - 2YR	WEIGHTED RUNOFF COE. C - 10YR	WEIGHTED RUNOFF COE. C - 25YR	WEIGHTED RUNOFF COE. C - 100YR	TOTAL Tc** (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
DA 1	0.19	0.19	100%	0.75	0.83	0.88	0.97	5.00	0.89	1.49	1.94	2.82
DA 2	0.25	0.24	98%	0.73	0.81	0.86	0.95	5.00	1.15	1.91	2.50	3.64
DA 3	0.29	0.27	93%	0.72	0.80	0.85	0.93	5.00	1.31	2.18	2.85	4.15
DA 4	0.06	0.05	83%	0.67	0.75	0.80	0.89	5.00	0.25	0.42	0.56	0.81
DA 5	0.06	0.06	100%	0.75	0.83	0.88	0.97	5.00	0.28	0.47	0.61	0.89
DA 6	0.24	0.24	100%	0.75	0.83	0.88	0.97	5.00	1.13	1.88	2.45	3.57

Assumptions:
2-year intensity = 6.31 (ATLAS)
10-year intensity = 9.61 (ATLAS)
25-year intensity = 11.79 (ATLAS)
100-year intensity = 15.42 (ATLAS)
Notes: Runoff Coefficient (C) per City of Austin Drainage Criteria Manual; Runoff Coefficient C=Cperv*(Aperv/Atotal)+Cimperv*(Aimperv/Atotal): Rainfall Intensity Ina/(Tc+b)^c
Peak Flow Q = CIA

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KHA PROJECT 069274410
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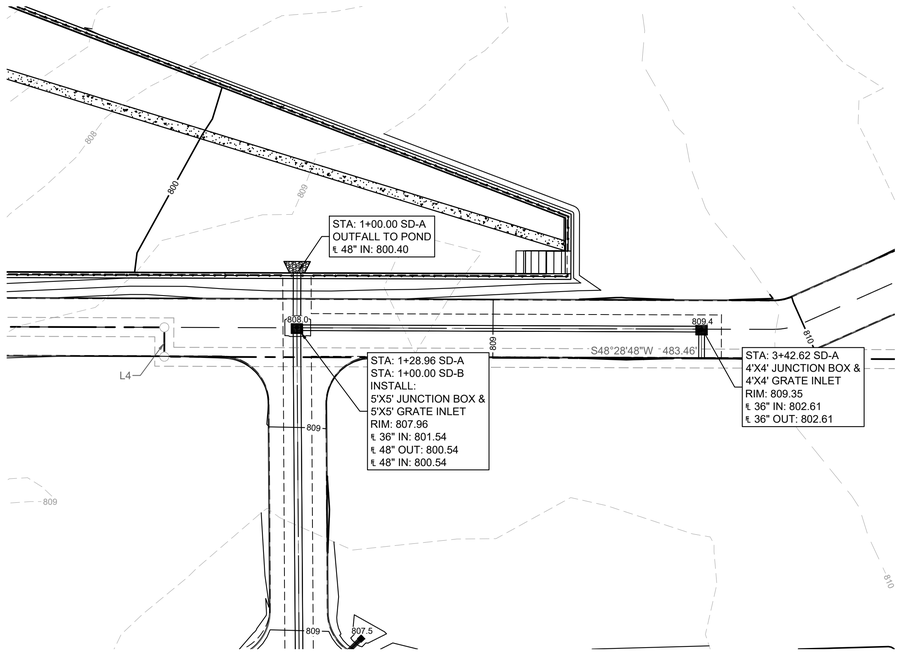
TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

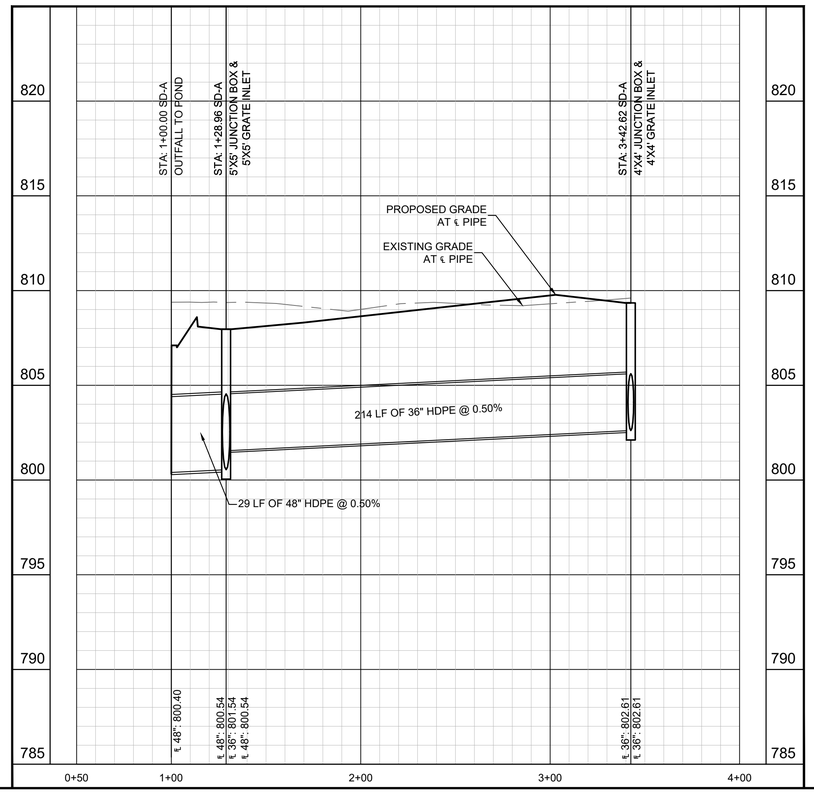
INLET DRAINAGE AREA MAP

SHEET NUMBER
12
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:17:39am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Inlet Drainage Area Map.dwg
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SD-A



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED JUNCTION BOX
- GRATE INLET
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
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TBPE Firm No. 928

10/15/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069274410
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

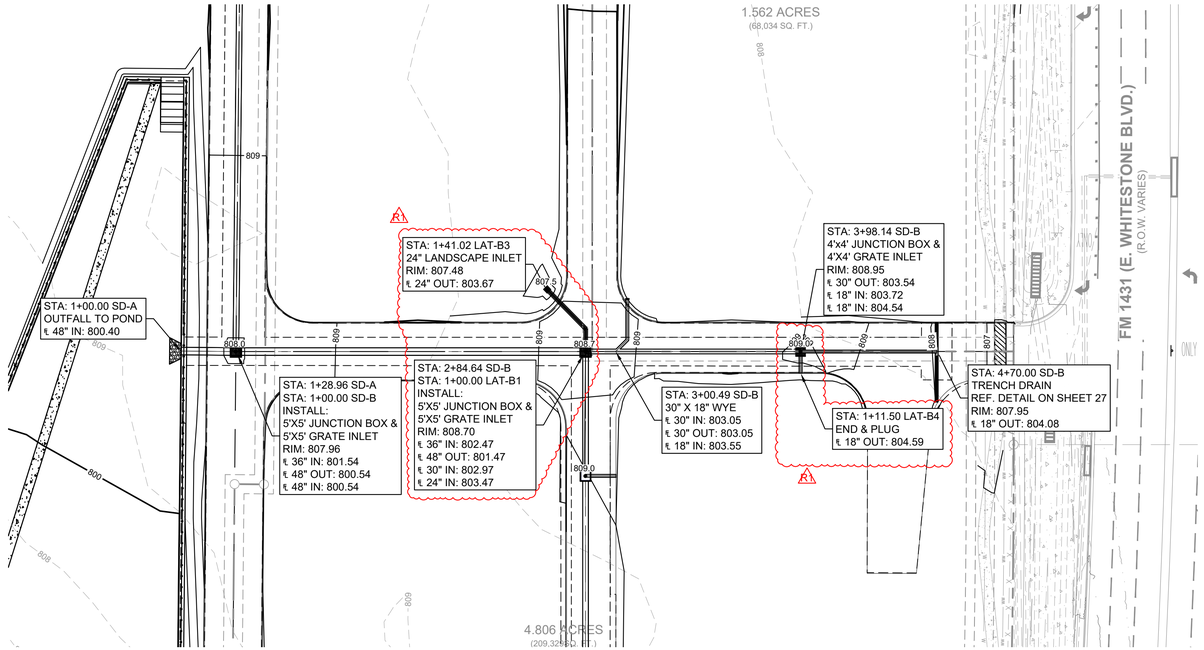
STORM LINE SD-A PLAN & PROFILE

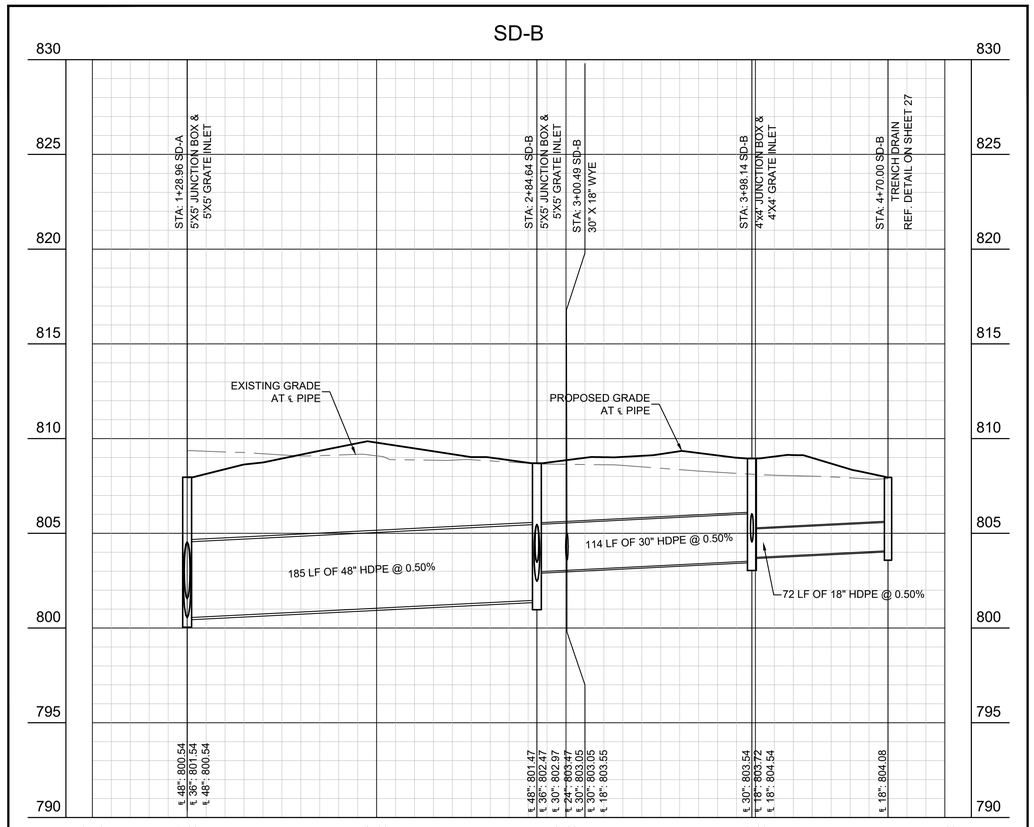
TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13
OF 33

Plotted By: Cole, David Date: October 16, 2025 09:17:54am File Path: K:\AUS_Civil\069274410_Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Storm Plan & Profile.dwg
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PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED JUNCTION BOX
- PROPOSED TRENCH DRAIN
- PROPOSED GRATE INLET
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY
1	ADDED LAT-B3 & LAT-B4	10/15/2025	

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PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

STORM LINE SD-B PLAN & PROFILE

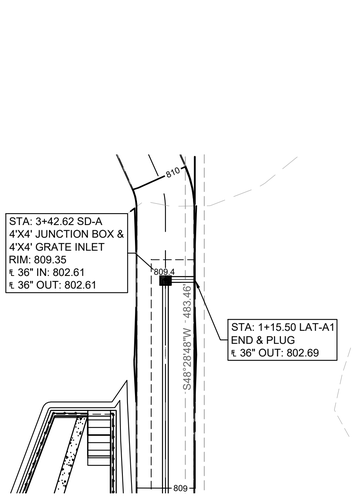
TORO GRANDE BLVD SHARED IMPROVEMENTS

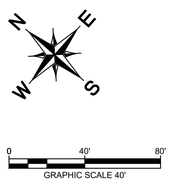
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

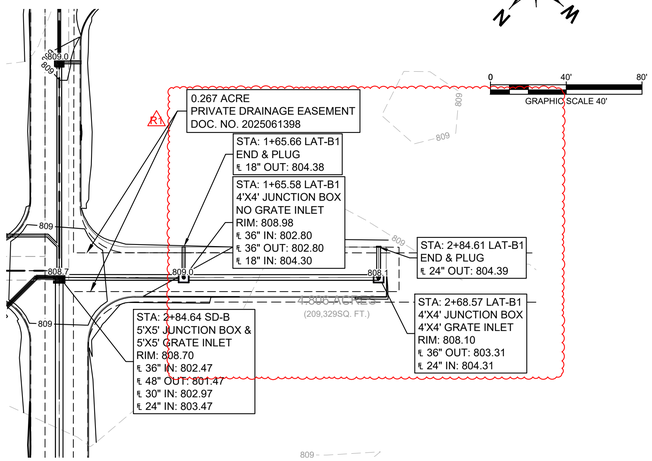
SHEET NUMBER
14
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:17:59am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Storm Plan & Profile.dwg
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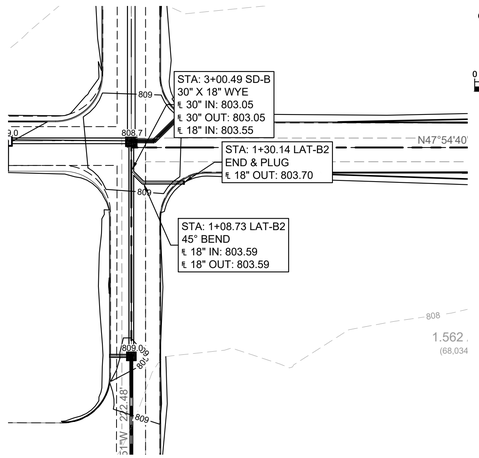
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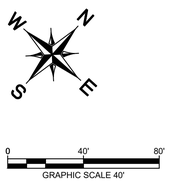


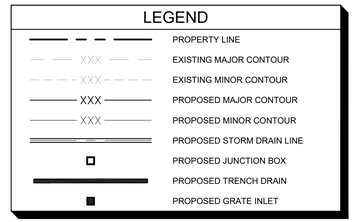




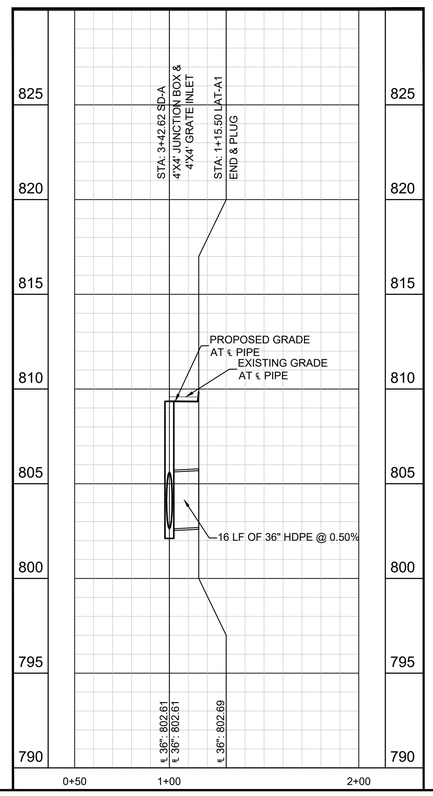




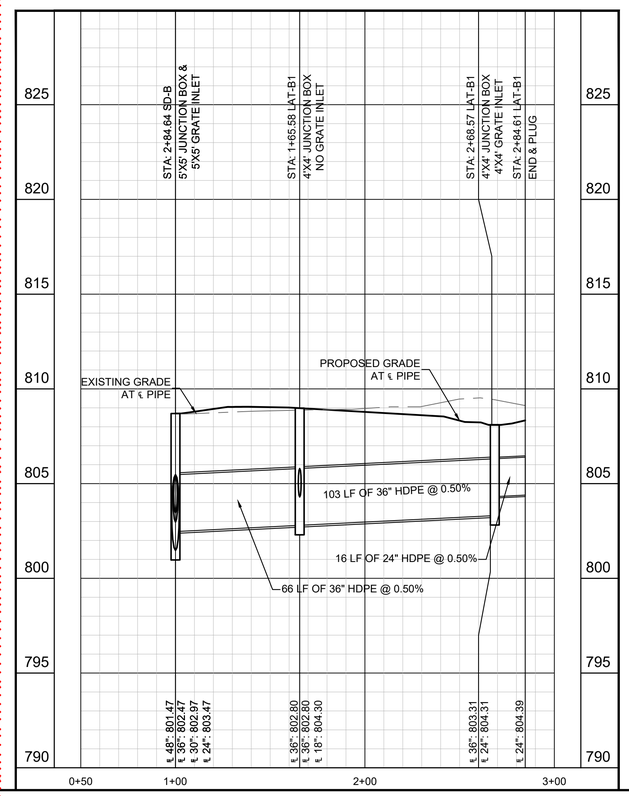




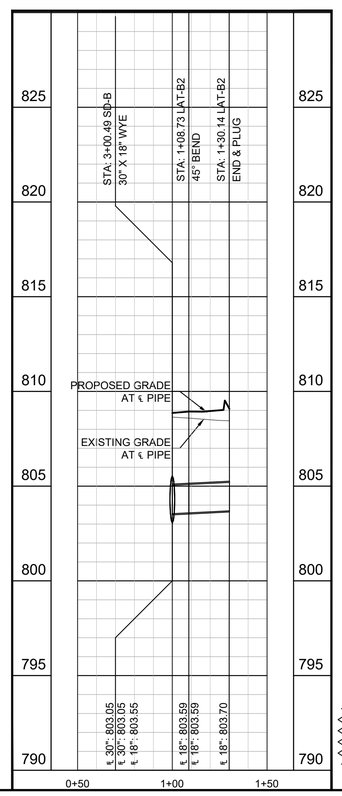
LAT-A1



LAT-B1



LAT-B2



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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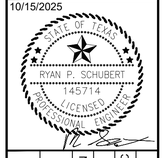
TBM #52
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EASTING = 3101219.31'
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SOURCE BENCHMARK INFORMATION:
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NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY
1	ADDED STUBS FOR LAT-B1	10/15/2025	

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10/15/2025



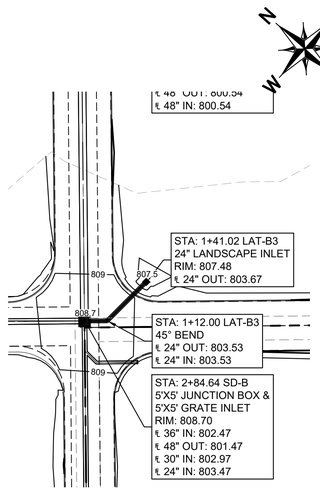
KHA PROJECT	069274410
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

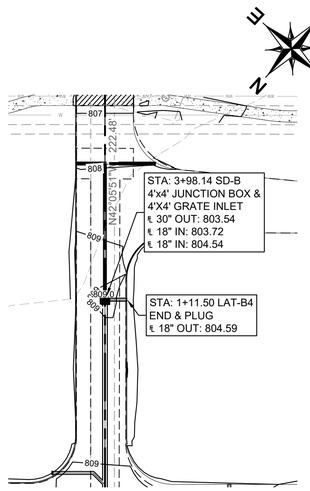
STORM LINE LAT-A1, LAT-B1, & LAT-B2 PLAN & PROFILE

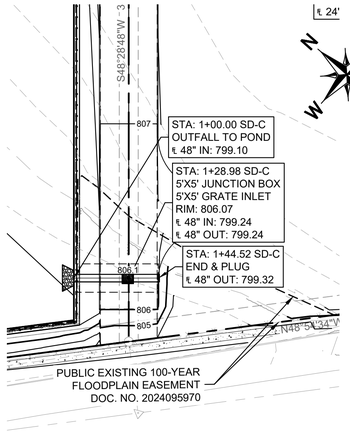
TORO GRANDE BLVD SHARED IMPROVEMENTS

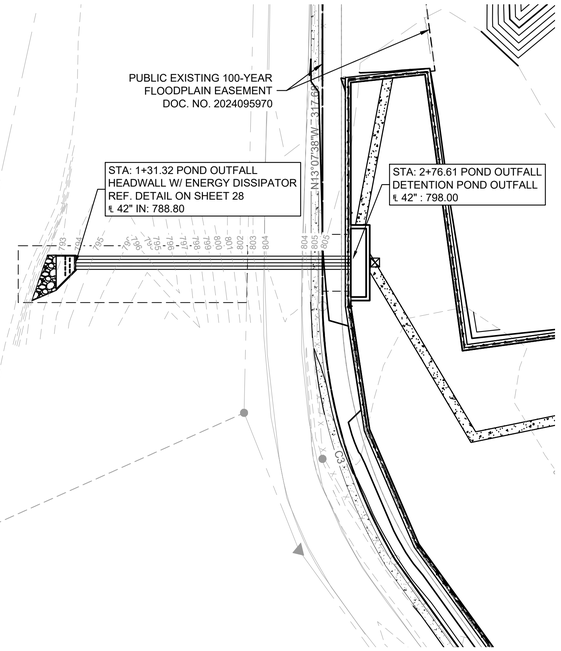
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15
OF 33







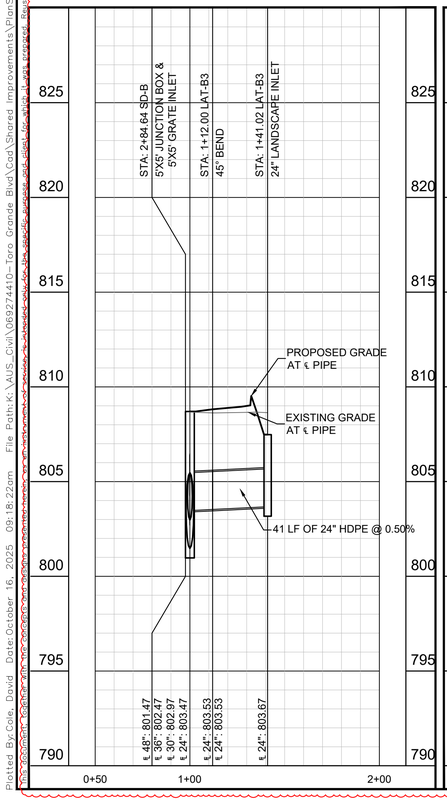


0 40' 80'
GRAPHIC SCALE 40'

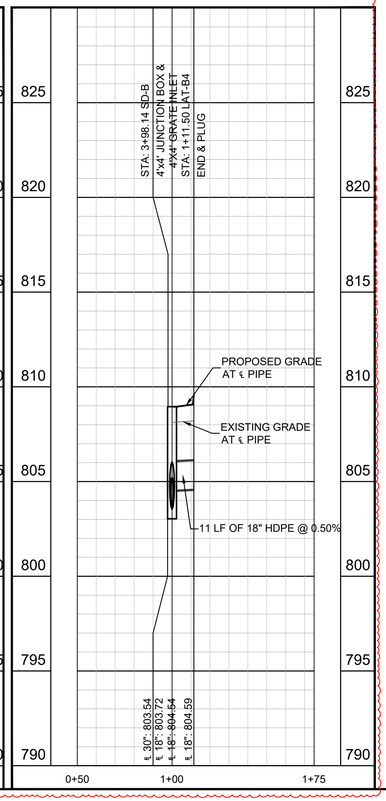
LEGEND

- PROPERTY LINE
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- PROPOSED STORM DRAIN LINE
- PROPOSED GRATE INLET

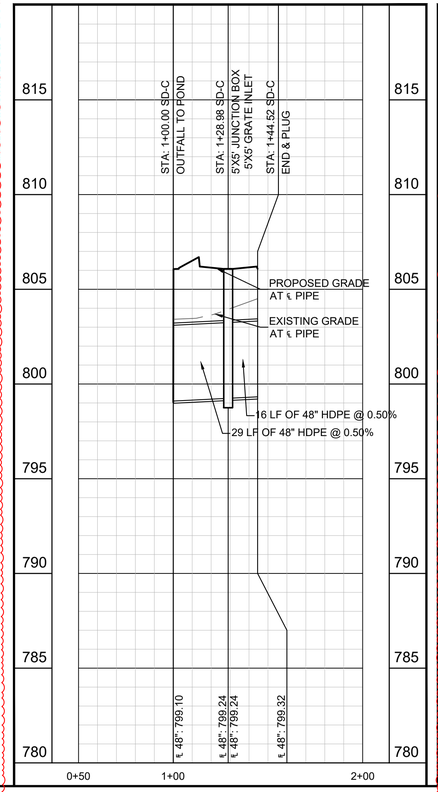
LAT-B3



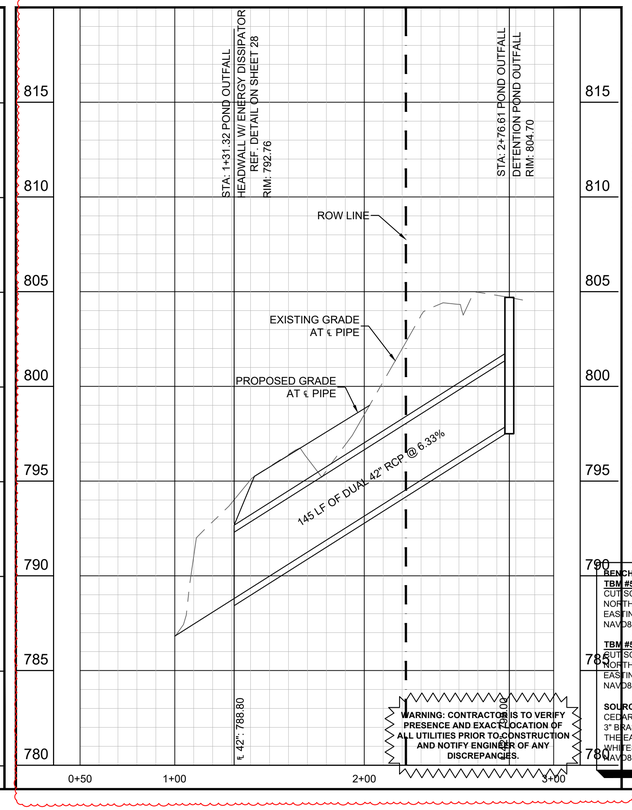
LAT-B4



SD-C



POND OUTFALL



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

POND OUTFALL
DUAL 42" CULVERT ANALYSIS

ROUGHNESS COEFFICIENT = 0.013 (RCP)
CULVERT SLOPE = 0.04 FT/FT
FULLY DEVELOPED FLOW = 203.15 CFS (EACH)
DIAMETER = 42"
VELOCITY = 23.83 FT/S
NORMAL DEPTH = 2.9'

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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No.	REVISIONS	DATE	BY
1	REDUCED POND OUTFALL PIPE LENGTH. ADDED LAT-B3 & LAT-B4 PROFILES	10/15/2025	

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KHA PROJECT 069274410
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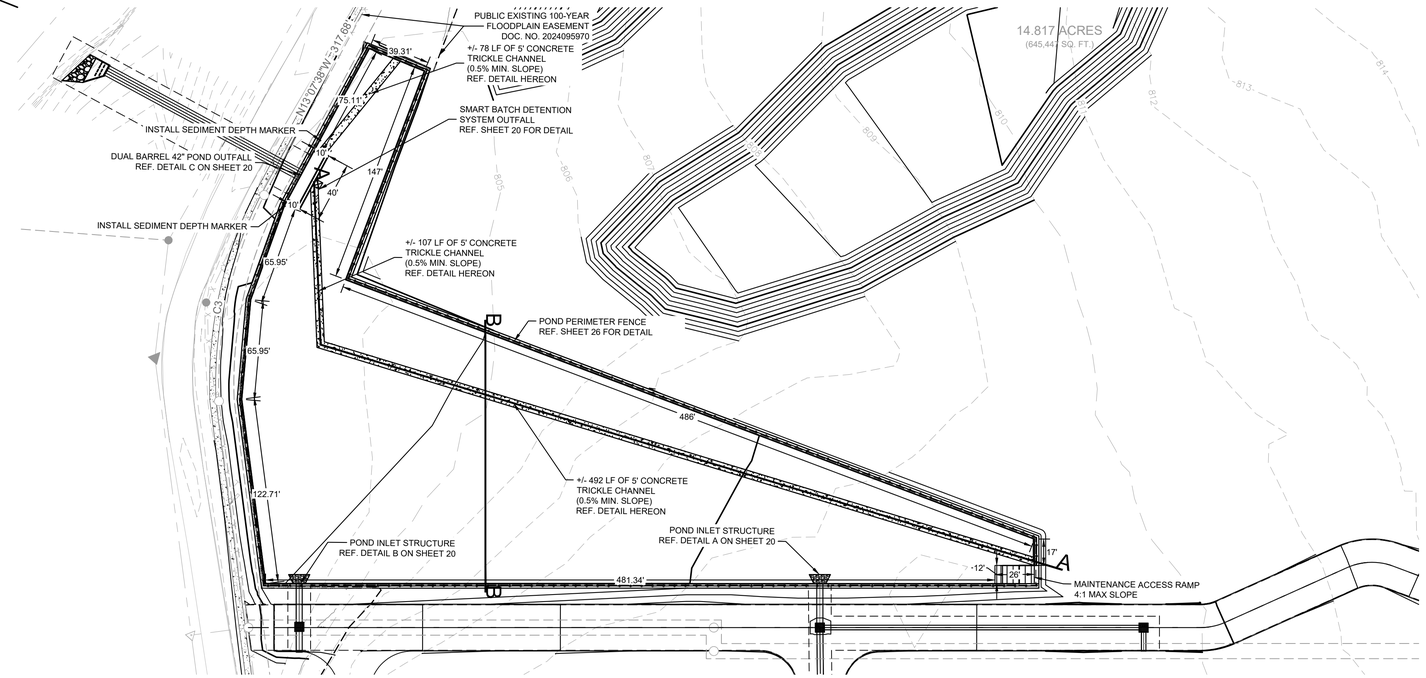
STORM LINE SD-C & POND OUTFALL PLAN & PROFILE

TORO GRANDE BLVD SHARED IMPROVEMENTS

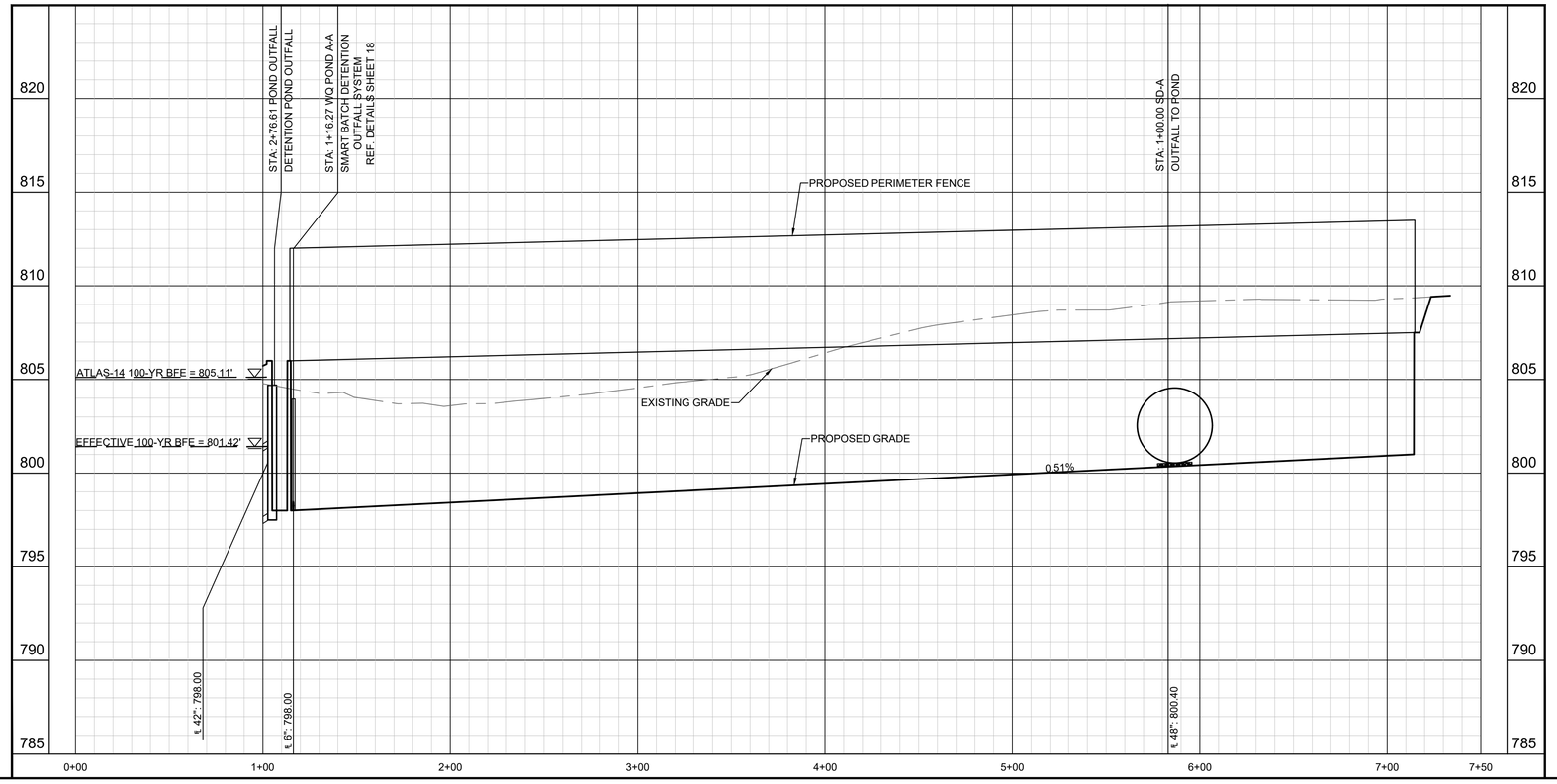
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16
OF 33

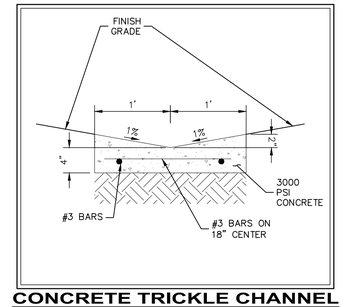
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WQ POND A-A



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



CONCRETE TRICKLE CHANNEL
N.T.S.



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- PERIMETER FENCE
- PROPOSED GRATE INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM JUNCTION BOX
- PROPOSED RIPRAP
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

DETENTION POND SUMMARY

STAGE	CONTOUR AREA (SF)	CONTOUR AREA (AC)	INCREMENTAL VOLUME (SF)	INCREMENTAL VOLUME (SF)	CUMULATIVE VOLUME (AC-FT)
798.00	400	0.009		0	0.000
798.50	10,333	0.237	2,683	2,683	0.062
799.00	26,881	0.617	9,303	11,987	0.275
799.50	45,251	1.039	18,033	30,020	0.689
800.00	58,955	1.353	26,052	56,071	1.287
800.50	67,992	1.561	31,737	87,808	2.016
801.00	71,859	1.650	34,963	122,771	2.818
801.50	71,899	1.651	35,939	158,710	3.643
802.00	71,940	1.652	35,960	194,670	4.469
802.50	71,975	1.652	35,979	230,649	5.295
803.00	72,011	1.653	35,997	266,645	6.121
803.50	72,046	1.654	36,014	302,659	6.948
804.00	72,081	1.655	36,032	338,691	7.775
804.50	72,116	1.656	36,049	374,740	8.603
805.00	72,151	1.656	36,067	410,807	9.431
805.50	72,187	1.657	36,085	446,892	10.259
806.00	72,222	1.658	36,102	482,994	11.088

WATER QAULITY
DETENTION

LOT	LOT SIZE (AC)	CURRENT IMPERVIOUS AREA (AC)	CURRENT IMPERVIOUS %	TOTAL IMPERVIOUS ALLOWED	REMAINING IMPERVIOUS	TOTAL IMPERVIOUS %
LOT 1	14.801	0.663	4.481	12.543	11.880	84.74
LOT 2	4.803	0.414	8.625	4.068	3.654	84.70
LOT 3	1.561	1.289	82.571	1.289	0.000	82.57
TOTAL	21.165	2.366		17.900	15.533	84.57
TCEQ APPROVAL IMPERVIOUS ACERAGE	17.900	*CURRENT IMPERVIOUS COVER AREA AND TOTAL IMPERVIOUS COVER ALLOWED PER LOT ARE SUBJECT TO CHANGE WITH FUTURE SITE PLANS. THE TOTAL OF THE MASTER TRACT'S IMPERVIOUS COVER WILL NOT EXCEED THE 17.900 ACRES ALLOWED BY TCEQ.				

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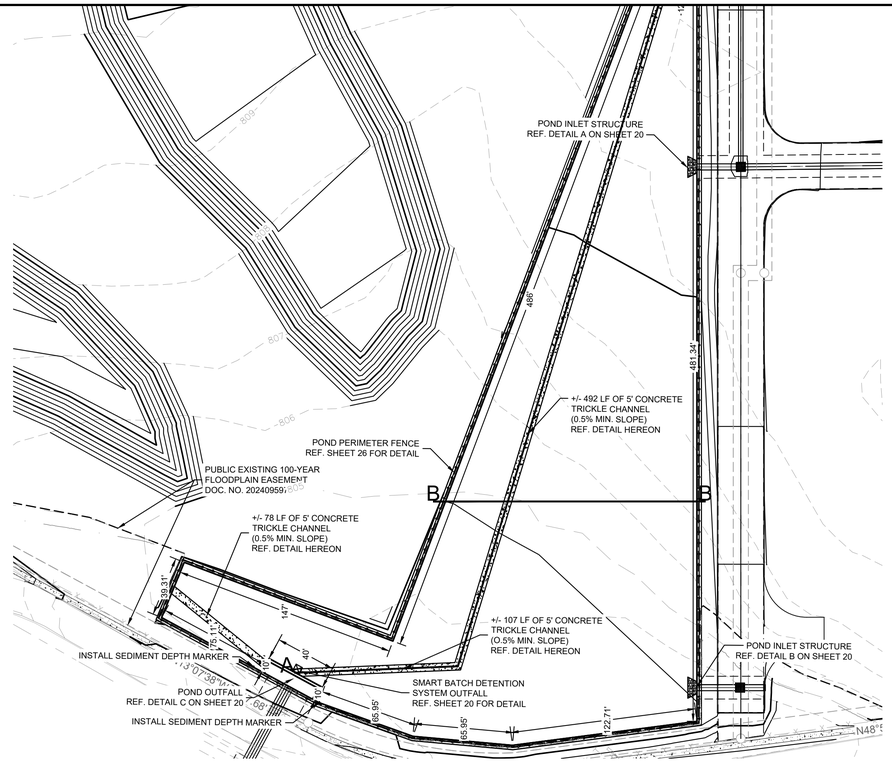
POND PLAN & PROFILE A-A

TORO GRANDE BLVD SHARED IMPROVEMENTS

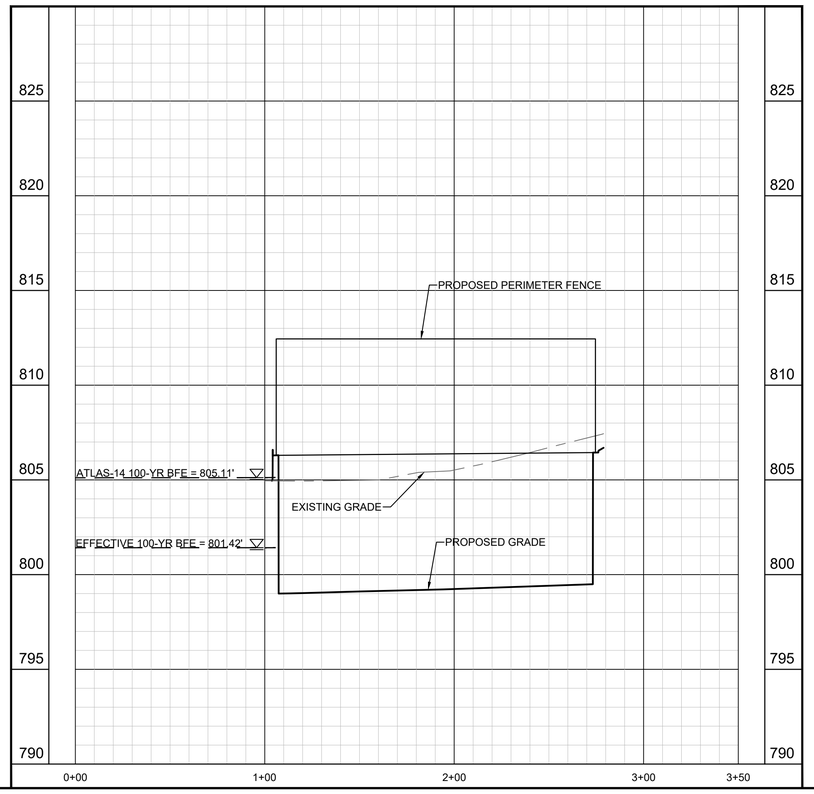
CITY OF CEDAR PARK
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SHEET NUMBER
17
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:18:43am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Water Quality Plan.dwg
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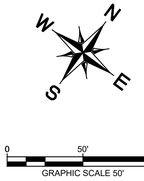


WQ POND B-B



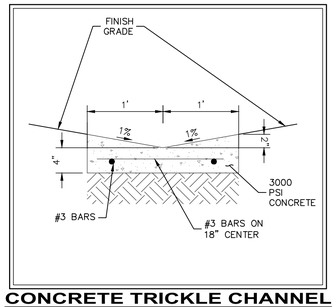
PROFILE SCALE
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1" = 4' VERTICAL

DETENTION POND SUMMARY						
STAGE	CONTOUR AREA (SF)	CONTOUR AREA (AC)	INCREMENTAL VOLUME (SF)	INCREMENTAL VOLUME (SF)	CUMULATIVE VOLUME (AC-FT)	
798.00	400	0.009	-	0	0.000	WATER QAULITY
798.50	10,333	0.237	2,683	2,683	0.062	
799.00	26,881	0.617	9,303	11,987	0.275	
799.50	45,251	1.039	18,033	30,020	0.689	
800.00	58,955	1.353	26,052	56,071	1.287	
800.50	67,992	1.561	31,737	87,808	2.016	
801.00	71,859	1.650	34,963	122,771	2.818	
801.50	71,899	1.651	35,939	158,710	3.643	
802.00	71,940	1.652	35,960	194,670	4.469	DETENTION
802.50	71,975	1.652	35,979	230,649	5.295	
803.00	72,011	1.653	35,997	266,645	6.121	
803.50	72,046	1.654	36,014	302,659	6.948	
804.00	72,081	1.655	36,032	338,691	7.775	
804.50	72,116	1.656	36,049	374,740	8.603	
805.00	72,151	1.656	36,067	410,807	9.431	
805.50	72,187	1.657	36,085	446,892	10.259	
806.00	72,222	1.658	36,102	482,994	11.088	



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- PERIMETER FENCE
- PROPOSED GRATE INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM JUNCTION BOX
- PROPOSED RIPRAP
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE



CONCRETE TRICKLE CHANNEL
N.T.S.

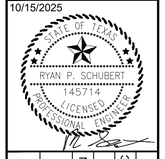
No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

10/15/2025



KHA PROJECT	068274410
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

POND PLAN & PROFILE B-B

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18
OF 33

Plotted By:Cole, David Date:October 16, 2025 09:18:51am File Path:K:\AUS_Civil\068274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Water Quality Plan.dwg
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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: TORO GRANDE SHARED IMPROVEMENTS
Date Prepared: 10/9/2024

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	22.50	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	17.94	acres
Total post-development impervious cover fraction * =	0.80	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	15615	lbs.

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

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

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

Drainage Basin/Outfall Area No. = POND

Total drainage basin/outfall area =	22.50	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	17.94	acres
Post-development impervious fraction within drainage basin/outfall area =	0.80	
$L_{M\ THIS\ BASIN}$ =	15615	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Extended Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	22.50	acres
A_I =	17.94	acres
A_P =	4.56	acres
L_R =	18147	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 15650 lbs.
F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.62	
On-site Water Quality Volume =	69901	cubic feet

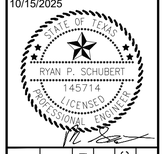
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	46.66	acres
Off-site Impervious cover draining to BMP =	13.37	acres
Impervious fraction of off-site area =	0.29	
Off-site Runoff Coefficient =	0.25	
Off-site Water Quality Volume =	58706	cubic feet
Storage for Sediment =	25721	
Total Capture Volume (required water quality volume(s) x 1.20) =	154329	cubic feet

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

10/15/2025



KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

WATER QUALITY DETAILS (SHEET 1 OF 2)

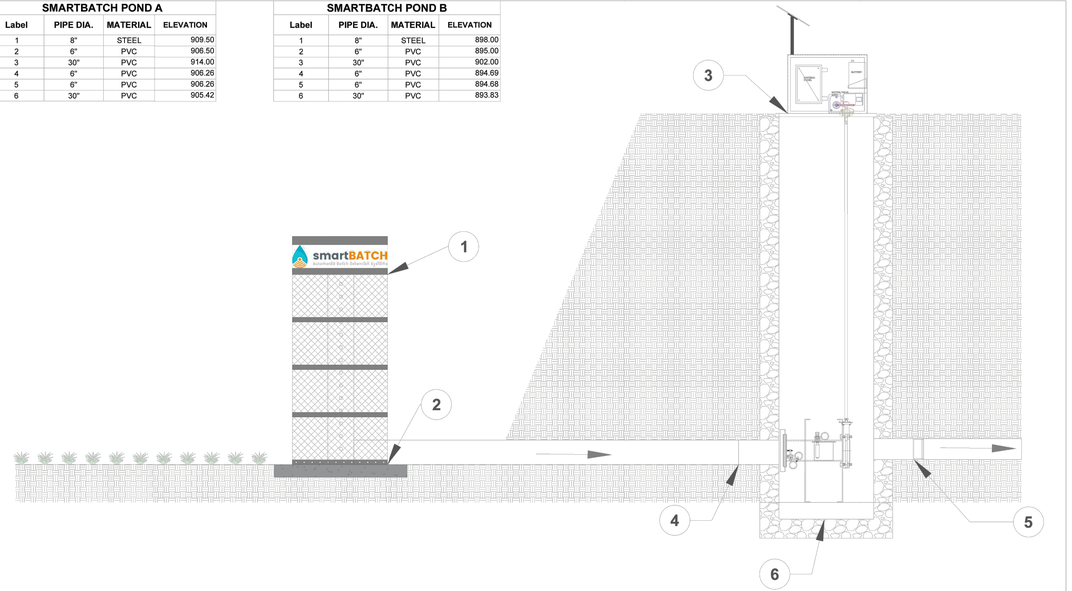
TORO GRANDE BLVD SHARED IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19
OF 33

Plotted By: Cole, David Date: October 16, 2025 09:18:56am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Water Quality Plan.dwg
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SMARTBATCH POND A			
Label	PIPE DIA.	MATERIAL	ELEVATION
1	8"	STEEL	909.50
2	6"	PVC	906.50
3	30"	PVC	914.00
4	6"	PVC	906.26
5	6"	PVC	906.26
6	30"	PVC	905.42

SMARTBATCH POND B			
Label	PIPE DIA.	MATERIAL	ELEVATION
1	8"	STEEL	898.00
2	6"	PVC	895.00
3	30"	PVC	902.00
4	6"	PVC	894.69
5	6"	PVC	894.68
6	30"	PVC	893.83



smartBATCH
Automated Batch Detention Systems
FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stored by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:
- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications
- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light
- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trash cage attaches to the perforated riser with a coupling and caldер pin. The trash cage will be comprised of steel banding and a 1.5" x 1.5" mesh to prevent floatable's and other contaminants from entering and clogging the perforated riser. The trash cage will sit 0.5" above the bottom of the impoundment to allow the last 0.5" out of the impoundment.

7.3 Valve Stem Extension
The drive shaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve is shipped in a near-fully assembled configuration and should be stored likewise. The systems are transported and stored on pallets and must remain secured via straps or steel bands to said pallet at all times. The solar panel is not installed at times of transport or storage and should not be installed until the unit is ready to begin operation. The battery may be stored inside the electronics box and if removed, should never be stored on a concrete surface.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:
- Always keep hands clear of the valve and motor when unit is in operation.
- Turn the power switch off when doing any electrical work.
- Do not enter the water when the device is actively draining water
- Always use proper PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve
"smartBATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(800)731-5428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(800)456-1000
www.ecosvs.com

12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site.Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND
Automated Stormwater Control.

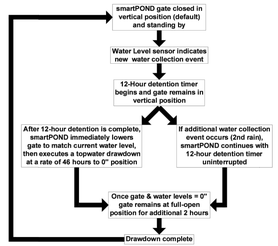
FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES 832-456-1000 www.ecosvs.com

CONSTRUCTION ECO SERVICES

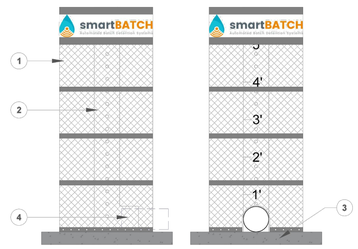
smartPOND Valve Specifications

REVISION NO. 0
DATE 12/27/2021
SHEET NO.

PROGRAMMABLE LOGIC FLOW CHART

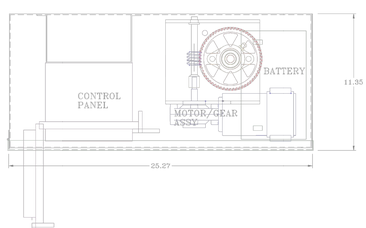


TRASH CAGE WITH PERFORATED RISER PIPE

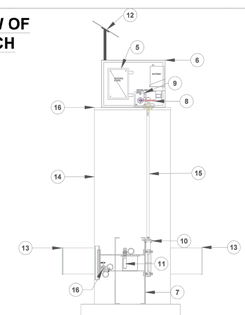


Parts List	
Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 ¼" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 ½' X 3 ½' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTBATCH

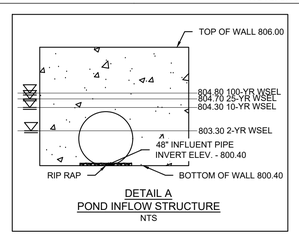


FRONT VIEW OF SMARTBATCH

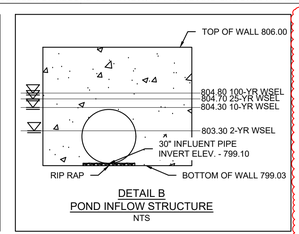


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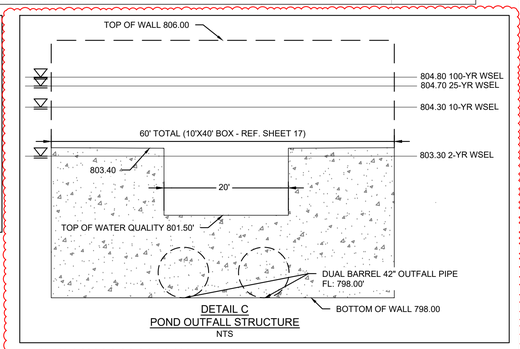
CONVERGENT WATER TECHNOLOGIES



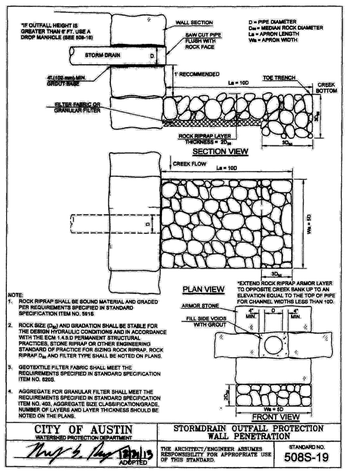
DETAIL A
POND INFLOW STRUCTURE
NTS

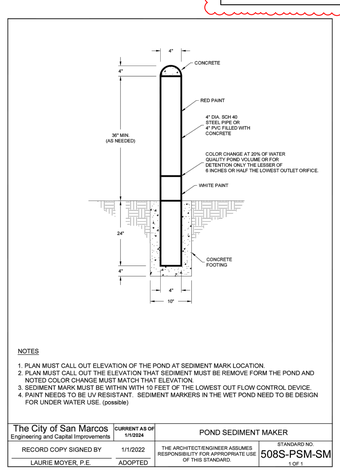


DETAIL B
POND INFLOW STRUCTURE
NTS



DETAIL C
POND OUTFALL STRUCTURE
NTS





No.	REVISIONS	DATE	BY
1	UPDATED DETAIL C TO SHOW DOUBLE BARREL OUTFALL	10/15/2025	

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

10/15/2025



KHA PROJECT	069274410
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

TORO GRANDE BLVD SHARED IMPROVEMENTS

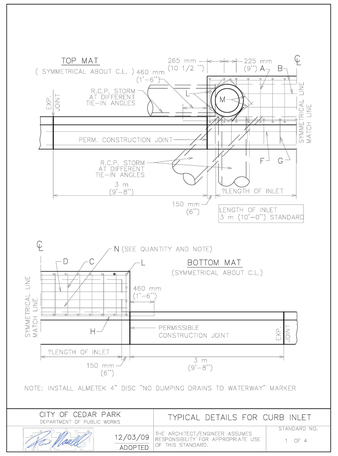
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

WATER QUALITY DETAILS (SHEET 2 OF 2)

SHEET NUMBER
20
OF 33

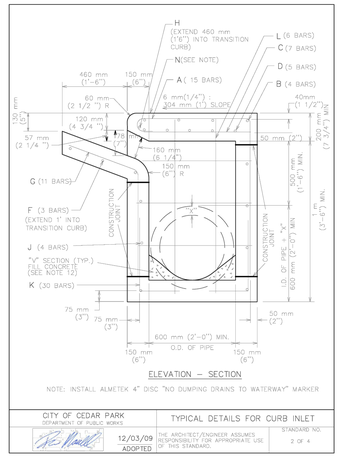
Plotted By:Cole, David Date:October 16, 2025 09:19:03am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C – Water Quality Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Cole, David Date: October 16, 2025 09:20:48am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Storm Drain Details.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

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



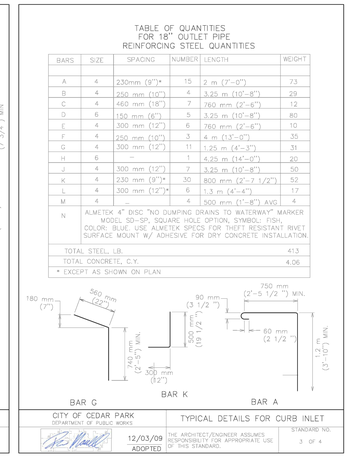
NOTE: INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER

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

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

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

* EXCEPT AS SHOWN ON PLAN



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

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A".
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.S. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
6. CHAMFER ALL EXPOSED EDGES - 20 mm (3/4").
7. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 5035S.
8. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
9. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
10. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
11. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION.
12. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.
13. INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATER" MARKER, MODEL SD-SP, SQUARE OPTION, SYMBOL: FISH, COLOR: BLUE. USE ALMETEK INSTALL SPECIFICATIONS FOR THEFT RESISTANT RIVET SURFACE MOUNT W/ADHESIVE FOR DRY CONCRETE INSTALL.

REFERENCES:
FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S-3, "DCRB EXPANSION JOINT DOWEL DETAIL".
FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 5035-1, "18" COVER AND FRAME".
ALMETEK "NO DUMPING DRAINS TO WATERWAY" MARKERS WWW.ALMETEK.COM

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

Duraslot® XL Trench Drains



Duraslot XL trench drains provide superior inlet capacity and conveyance volume and are engineered to stand up to heavy traffic loads. Manufactured with durable and corrosion-resistant materials, Duraslot XL provides a long-lasting, cost-effective solution to stormwater capture. Duraslot XL adapts to other ADS products seamlessly making for easy design and installation and requiring fewer fittings or basins.

The product is made from dual-wall corrugated polyethylene pipe with an aluminum slot mounted on top. It is a cost-effective substitute for precast trench drains or cast-in-place trench drains with steel or cast iron grates.

The product is available in standard slot or variable slot height made specific to your project's needs.

Applications
- Streets/Highways
- Commercial
- Warehouse
- Parks
- Loading Docks
- Parking lots
- Athletic fields
- Schools/Plazas

Features
- 5" (125 mm) ductile iron grates
- Up to 36" (900 mm) diameter N-12® pipe
- Tested to AASHTO H5-25
- Custom height slots
- Nyloplast® cleanouts available

Benefits
- Greater hydraulic efficiency compared to corrugated steel pipe
- High conveyance capacity makes for longer continuous runs for less cost
- N-12 pipe offers 100-year design service life with high durability and corrosion resistance

Duraslot XL Grates

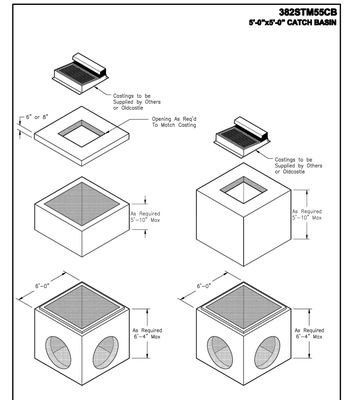


Standard grate
- Increased inlet capacity
- Higher load rating

Pedestrian grate
- ADA compliant & heel proof
- Decorative pattern

//ADS

382STM55CB
5'-0"x5'-0" CATCH BASIN

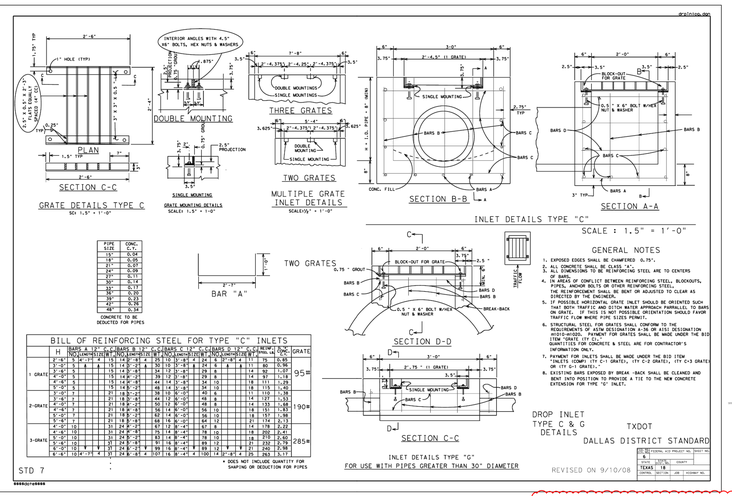


Oldcastle® Precast, Inc.
www.oldcastle-precast.com
3900 East Division Street Phone (615) 453-6111
Spring Hill, Tennessee 37174 FAX (615) 453-6100

ITEMS ARE SUBJECT TO CHANGE WITHOUT NOTICE. FOR DETAILS SEE PATENTED DESIGN.

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Issue: January 2008



PIPE I.D.	CONC. SLOPE
15"	0.50
18"	0.50
24"	0.39
30"	0.28
36"	0.17
42"	0.17
48"	0.17
54"	0.17
60"	0.17

CONCRETE TO BE DEDUCTED FOR PIPES

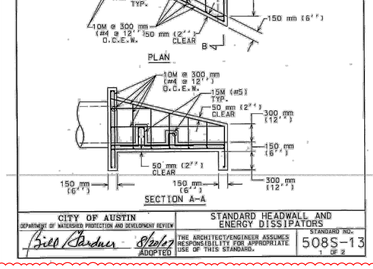
GENERAL NOTES
1. EXPOSED EDGES SHALL BE CHAMFERED 0.75".
2. ALL CONCRETE SHALL BE CLASS "A".
3. ALL DIMENSIONS TO BE REINFORCING STEEL ARE TO CENTERS OF BARS.
4. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, BLOCKOUTS, PIPES, ANCHOR BOLTS OR OTHER REINFORCING STEEL, REINFORCING STEEL SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. IF POSSIBLE HORIZONTAL GRATE INLET SHOULD BE ORIENTED SUCH THAT BOTH TRAFFIC AND DITCH WATER APPROACH PARALLEL TO BARS ON GRATE. IF THIS IS NOT POSSIBLE ORIENTATION SHOULD FAVOR DITCH WATER APPROACHING PARALLEL.
6. STRUCTURAL STEEL FOR GRATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION A-36 OR AISI DESIGNATION M203-B-M36S. PAYMENT FOR GRATES SHALL BE MADE UNDER THE BID ITEM FOR CONCRETE.
7. PAYMENT FOR INLETS SHALL BE MADE UNDER THE BID ITEM FOR INLET, TYPE C-1 GRATE, TYPE C-2 GRATE, TYPE C-3 GRATE OR TYPE G-1 GRATE.
8. EXISTING BARS EXPOSED BY BREAK-BACK SHALL BE CLEANED AND BENT INTO POSITION TO PROVIDE A TIE TO THE NEW CONCRETE EXTENSION FOR TYPE "G" INLET.

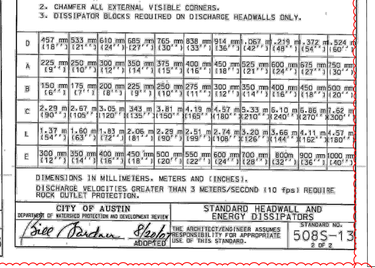
BILL OF REINFORCING STEEL FOR TYPE "C" INLETS

	TYPE	BARS A @ 12" C-C	BARS B @ 12" C-C	BARS C @ 12" C-C	BARS D @ 12" C-C	BARS E @ 12" C-C	BARS F @ 12" C-C	CONC. (CY)	GRATE
		NO. LENGTH (FT-IN)	NO. LENGTH (FT-IN)	NO. LENGTH (FT-IN)	NO. LENGTH (FT-IN)	NO. LENGTH (FT-IN)	NO. LENGTH (FT-IN)		
1-GRATE	2'-0" x 3'	5	15	14 @ 2'-8"	44	14	18	1.11	95#
	2'-0" x 4'	5	15	14 @ 2'-8"	44	14	18	1.29	
	2'-0" x 5'	5	15	14 @ 2'-8"	44	14	18	1.47	
	2'-0" x 6'	5	15	14 @ 2'-8"	44	14	18	1.65	
2-GRATE	3'-0" x 3'	7	21	18 @ 2'-8"	56	18	18	1.53	190#
	3'-0" x 4'	7	21	18 @ 2'-8"	56	18	18	1.77	
	3'-0" x 5'	7	21	18 @ 2'-8"	56	18	18	1.93	
	3'-0" x 6'	7	21	18 @ 2'-8"	56	18	18	2.17	
3-GRATE	4'-0" x 3'	9	27	24 @ 2'-8"	67	24	18	2.02	285#
	4'-0" x 4'	9	27	24 @ 2'-8"	67	24	18	2.26	
	4'-0" x 5'	9	27	24 @ 2'-8"	67	24	18	2.50	
	4'-0" x 6'	9	27	24 @ 2'-8"	67	24	18	2.74	

* DOES NOT INCLUDE QUANTITY FOR SHAPING OR DEDUCTION FOR PIPES

Plan Lbl	Slope	Weight	W	L	A	B
42"	S	10,140 Lbs.	60"	144"	54"	43"
	M	12,265 Lbs.	60"	164"	54"	43"
	S	17,227 Lbs.	60"	270"	54"	43"





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

	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1067 mm (42")	1219 mm (48")	1372 mm (54")	1524 mm (60")
D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1067 mm (42")	1219 mm (48")	1372 mm (54")	1524 mm (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	3.43 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")
L	1.37 m (54")	1.60 m (63")	1.83 m (72")	2.06 m (81")	2.29 m (90")	2.51 m (99")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Bardon Stanley ADOPTED	THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2

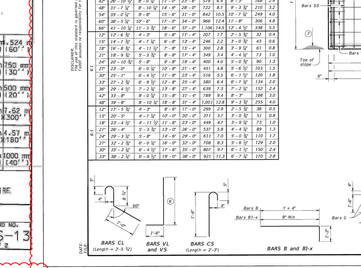
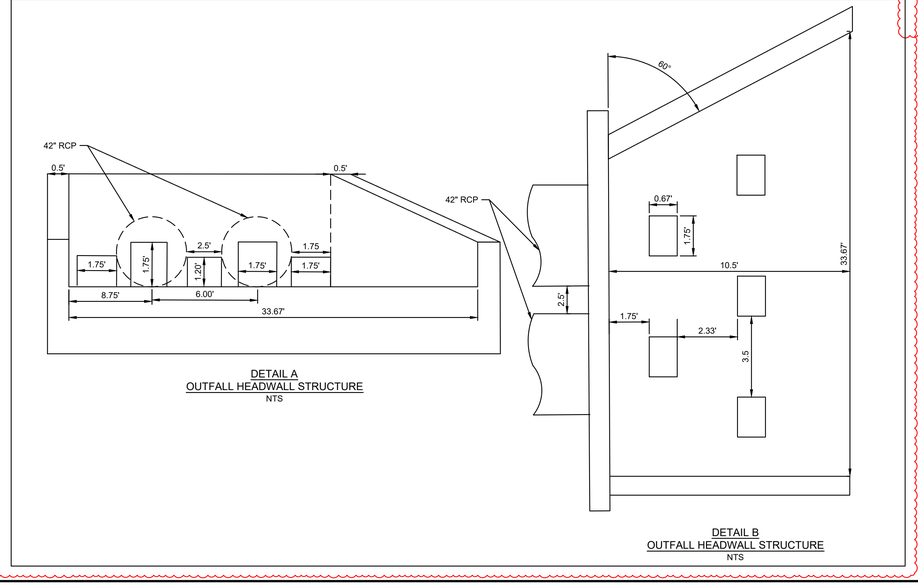
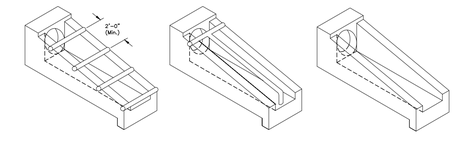
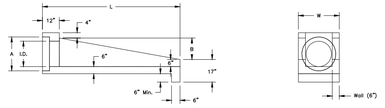


TABLE OF REINFORCING STEEL			
Bar	Size	Spa	No.
A	#4	1'-0"	–
B	#3	1'-0"	–
CL & CS	#4	1'-0"	–
D	#3	1'-0"	–
E	#3	–	4
F	#3	–	2
L	#3	–	2
SL & SS	#4	–	8
V1 & V5	#4	1'-0"	–
W & W5	#3	–	4

TABLE OF CONSTANT DIMENSIONS			
Pipe ø	G	K	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-2"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
30"	1'-10"	1'-0"	3'-6"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-0"	5'-0"
54"	2'-10"	1'-0"	5'-6"
60"	3'-1"	1'-0"	6'-0"
66"	3'-4"	1'-0"	6'-6"
72"	3'-7"	1'-0"	7'-0"







Water

42" RCP Safety End Treatments
Model: 42" RCP SET

SPECIFICATIONS:
1. Concrete: Class "C" with design strength of 3600 PSI at 28 days.
2. Steel reinforcement: ASTM A-615 Grade 60.
3. Reinforcement: #4 @ 9" O.C. as way or wire mesh equivalent to 0.24 in / linear foot in each direction.
4. Galvanized pipe shall conform to TXDOT specifications.

For more information about our products please visit us on the web at: oldcastleprecast.com
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S-5

Texas Region

888-9 Oldcastle (888-965-3227)

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TBPE Firm No. 928

10/15/2025

No.	REVISIONS	DATE	BY
1	UPDATED DETAIL FOR COMBO ANGLED AND PARALLEL HEADWALL	10/15/2025	

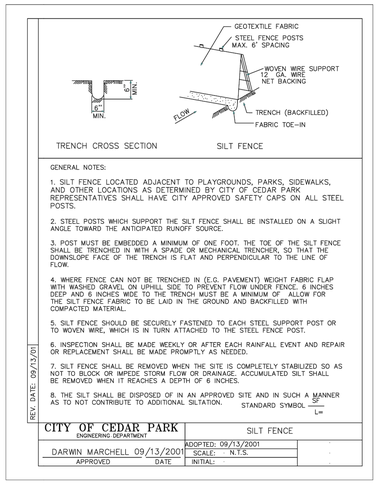
10/15/2025
STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE OCTOBER 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

STORM DRAIN DETAILS

TORO GRANDE BLVD SHARED IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
28
OF 33



TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

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

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

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

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

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

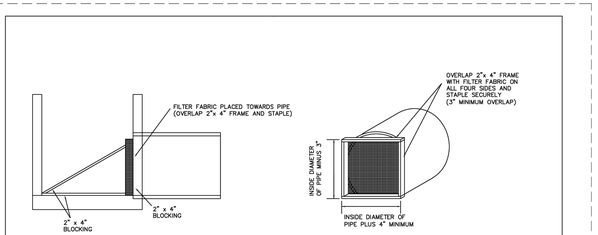
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

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

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

STANDARD SYMBOL SF L=

REV. DATE: 09/13/01		
CITY OF CEDAR PARK ENGINEERING DEPARTMENT		SILT FENCE
DARWIN MARCHELL, 09/13/2001	ADOPTED: 09/13/2001 SCALE: N.T.S.	
APPROVED DATE	INITIAL:	



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

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

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

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

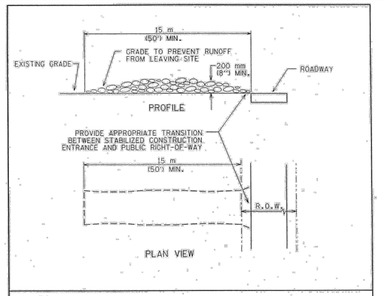
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

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

ALL WOOD SHALL BE PRESSURE TREATED.

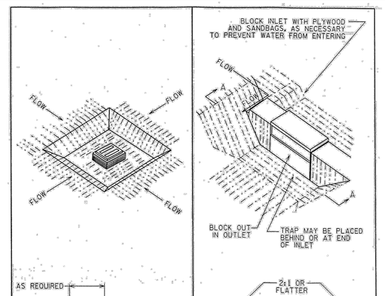
STORM INLET SEDIMENT TRAP

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



NOTES:
1. STONE SIZES 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTHs 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. DRAINAGES 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
Leon Barba 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 641S-1



NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP
APPROVED 3-27-00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 632S-1

1/20/23, 9:55 AM 1-4-5-K-1.png (1599×1267)

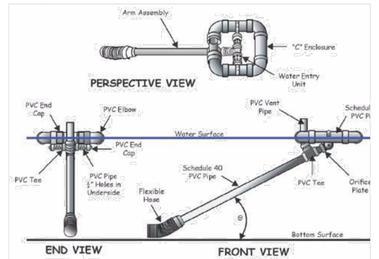
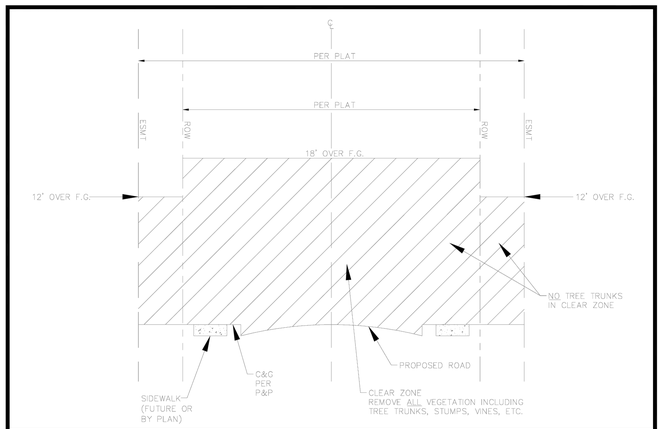


Figure 6.6a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manu March, 2000.

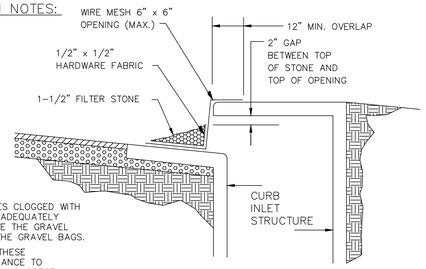
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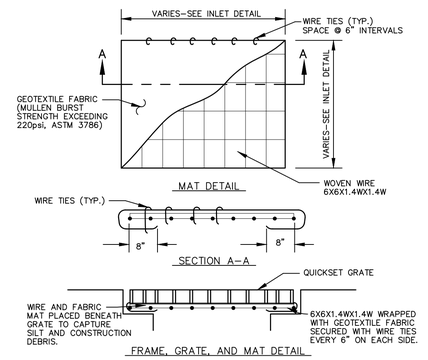
CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	RIGHT-OF-WAY CLEARING & GRUBBING

CURB INLET PROTECTION NOTES:

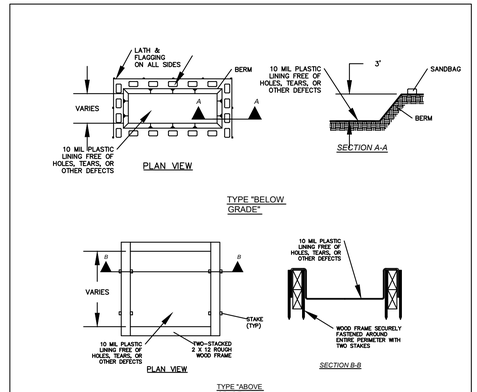
1. WITHIN FORTY-EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
2. PLACE SMALL GRAVEL BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
3. IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE GRAVEL BAGS, CLEAN IT AND REPLACE THE GRAVEL BAGS.
4. MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS, FINAL STABILIZATION OF CONSTRUCTION SITE.
5. DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND GRATE INLETS.



CURB INLET PROTECTION
SCALE: N.T.S.



GRATE INLET PROTECTION MAT
SCALE: N.T.S.



GENERAL NOTES:

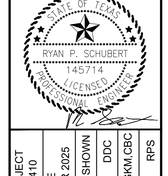
- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

CONCRETE TRUCK WASHOUT PIT

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

10/15/2025



KHA PROJECT 069274410	
DATE	OCTOBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

EROSION CONTROL DETAILS

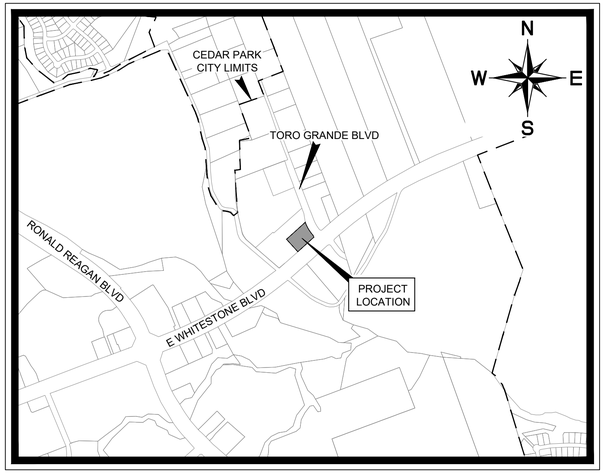
TORO GRANDE BLVD SHARED IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER 29 OF 33

Plotted By: Cole, David Date: October 16, 2025 09:21:01am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\Plan Sheets\C - Erosion Control Details.dwg
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CIVIL SITE DEVELOPMENT PLANS
FOR
TORO GRANDE - GAS STATION
3521 E WHITESTONE BLVD
CEDAR PARK, TEXAS 78613

CITY PROJECT NO. *2025-2-SD*
SUBMITTAL DATE: JANUARY 21, 2025



VICINITY MAP
SCALE: 1" = 1,000'

JULY 2025

GENERAL PLAN NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM PANEL NO. 48491C0470F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE: DECEMBER 20, 2019).
3. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
4. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
5. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
6. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. THERE ARE NO HERITAGE OR PROTECTED TREES ON THE EXISTING SITE.
8. TDLR REGISTRATION NO. TABS2025009941
9. TCEQ EDWARDS AQUIFER PROTECTION PROGRAM ID NO. 11004440 REGULATED ENTITY NO. RN111968053
10. THE CITY OF CEDAR PARK WILL NOT ISSUE A TCO FOR THIS PROJECT UNTIL THE DRIVEWAY AND DRIVE AISLE IMPROVEMENTS OF THE TORO GRANDE SHARED IMPROVEMENTS PROJECT (2024-9-SD) IS COMPLETED AND ACCEPTED BY BOTH TXDOT AND THE CITY OF CEDAR PARK.
11. THIS PROJECT IS BEING REVIEWED UNDER THE 2021 IFC AND THE CEDAR PARK FIRE CODE LOCAL AMENDMENTS.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A ±8600 SF OF GENERAL RETAIL SPACE WITH 5 FUEL PUMPS

Owner: VASDA DEVELOPERS, LLC Address: 3109 KENAI DR, UNIT 109, CEDAR PARK, TX 78613
Phone: Cell: Acreage: 1.56 AC Total Impervious Cover: 1.31 AC
Legal Description: BEING ALL OF LOT 3, BLOCK A, VASDA SUBDIVISION, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 2025041370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 3 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED TO THE WILLIAMSON COUNTY, TEXAS
Address: 3521 E WHITESTONE BLVD, CEDAR PARK, TX 78613
Land Use Summary: *[square footage of building(s) for each land use and number of units if multi-family]*
RETAIL - 7,300 SF RESTAURANT - 1,300 SF
Zoning: GB Date: 07/15/2024
Person Preparing Plan: DAVID COLE Company: KIMLEY-HORN AND ASSOCIATES, INC.
Address: 10814 JOLLYVILLE ROAD, BLDG IV, SUITE 200 AUSTIN, TX 78759
Phone: (512) 418-1771 Cell: N/A
Engineer: RYAN SCHUBERT Company: KIMLEY-HORN AND ASSOCIATES, INC.
Address: 10814 JOLLYVILLE ROAD, BLDG IV, SUITE 200 AUSTIN, TX 78759
Phone: (512) 418-1771 Cell: N/A

OWNER/DEVELOPER:

VASDA DEVELOPERS, LLC
3109 KENAI DR, 109
CEDAR PARK, TEXAS 78613

ENGINEER:

Kimley»Horn

RYAN P. SCHUBERT
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771

SURVEYOR:

Manhard CONSULTING

ABRAM C. DASHNER
MANHARD CONSULTING
6448 E. HIGHWAY 290, SUITE B-105
AUSTIN, TEXAS 78723
PH. (512) 244-3395

LANDSCAPE ARCHITECT:

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

WILL BLAIR
BLAIR LANDSCAPE ARCHITECTURE, LLC.
2028 E BEN WHITE BLVD #240-7873
AUSTIN, TEXAS 78741
PH. (512) 522-8998

CEDAR PARK

Reviewed for Code Compliance
Signature required from all Departments

Planning_____ Date_____
Engineering Services_____ Date_____
Industrial Pretreatment_____ Date_____
Fire Prevention_____ Date_____
Landscape Planner_____ Date_____
Addressing_____ Date_____
Site Development Permit Number 2025-2-SD

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

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	FINAL PLAT (SHEET 1 OF 2)
3	FINAL PLAT (SHEET 2 OF 2)
4	GENERAL NOTES
5	KIMLEY-HORN GENERAL NOTES
6	EXISTING CONDITIONS & DEMOLITION PLAN
7	EROSION CONTROL PLAN
8	OVERALL SITE PLAN
9	DIMENSION CONTROL & PAVING PLAN
10	GRADING PLAN
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	INLET DRAINAGE AREA MAP
14	OVERALL STORM PLAN
15	OVERALL WATER PLAN
16	OVERALL WASTEWATER PLAN
17	WWL-A & WWL- B PLAN AND PROFILE
18	WASTEWATER LINES C-F PROFILES
19	TEMPORARY PAVEMENT SECTION
20	FIRE PROTECTION PLAN
21	FIRE LANE PROFILE
22	LANDSCAPE PLAN
23	LANDSCAPE DETAILS
24	PAVING DETAILS (SHEETS 1 OF 2)
25	PAVING DETAILS (SHEET 2 OF 2)
26	TRAFFIC CONTROL DETAILS (SHEET 1 OF 2)
27	TRAFFIC CONTROL DETAILS (SHEET 2 OF 2)
28	STORM DRAIN DETAILS
29	UTILITY DETAILS (SHEET 1 OF 2)
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31	EROSION CONTROL DETAILS
32	A2.0 - BUILIDNG ELEVATIONS (SHEET 1 OF 2)
33	A2.1 - BUILIDNG ELEVATIONS (SHEET 2 OF 2)
34	SP1.0 - SITE PHOTOMETRIC PLAN
35	SP2.0 - SITE PHOTOMETRIC PLAN DETAILS
36	SP3.0 - SITE PHOTOMETRIC PLAN DETAILS

1. A SITE DEVELOPMENT PERMIT SHALL EXPIRE TWO (2) YEARS FROM THE DATE SUCH PERMIT WAS APPROVED IF NO PROGRESS HAS BEEN MADE TOWARDS COMPLETION OF THE PROJECT, PURSUANT TO SECTION 245.005 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. (SEC. 14.03.009 (A)).
2. ANY PROJECT, AS DEFINED UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, SHALL EXPIRE ON THE FIFTH ANNIVERSARY OF THE DATE THE FIRST PERMIT APPLICATION WAS FILED FOR THE PROJECT, PURSUANT TO SECTION 245.005 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. (SEC. 14.03.009 (B)).

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	CITY OF CEDAR PARK APPROVAL DATE	DATE IMAGED

Texas 811

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

2025-2-SD
Toro Grande Gas Sation
APPROVED
July 31, 2025
City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

K/H PROJECT	069274415
DATE	JULY 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM
CHECKED BY:	RPS

COVER SHEET

TORO GRANDE BLVD - GAS STATION SITE PLAN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:03:38am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Cover Sheet.dwg
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DOC# 2025041370

FINAL PLAT
OF
VASDA PLAT

22.493 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS.

OWNER: VASDA DEVELOPERS LLC
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613
(512) 590--4165
ACREAGE: 22.493
PATENT SURVEY: WASHINGTON ANDERSON SURV., ABSTRACT NO. 15
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 21.168
R.O.W. DEDICATION: 1.309
NUMBER OF LOTS: 3
SUBMITTAL DATE: 04/11/2024

SURVEYOR: ABRAM C. DASHNER, R.P.L.S. NO. 5901
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244--3395

ENGINEER: JUSTIN KRAMER, P.E. NO. 122309
KIMLEY-HORN
10814 JOLLYVILLE RD #200
AUSTIN, TX 78759
(512) 418--1771

LOCATION MAP
NOT TO SCALE

LEGEND

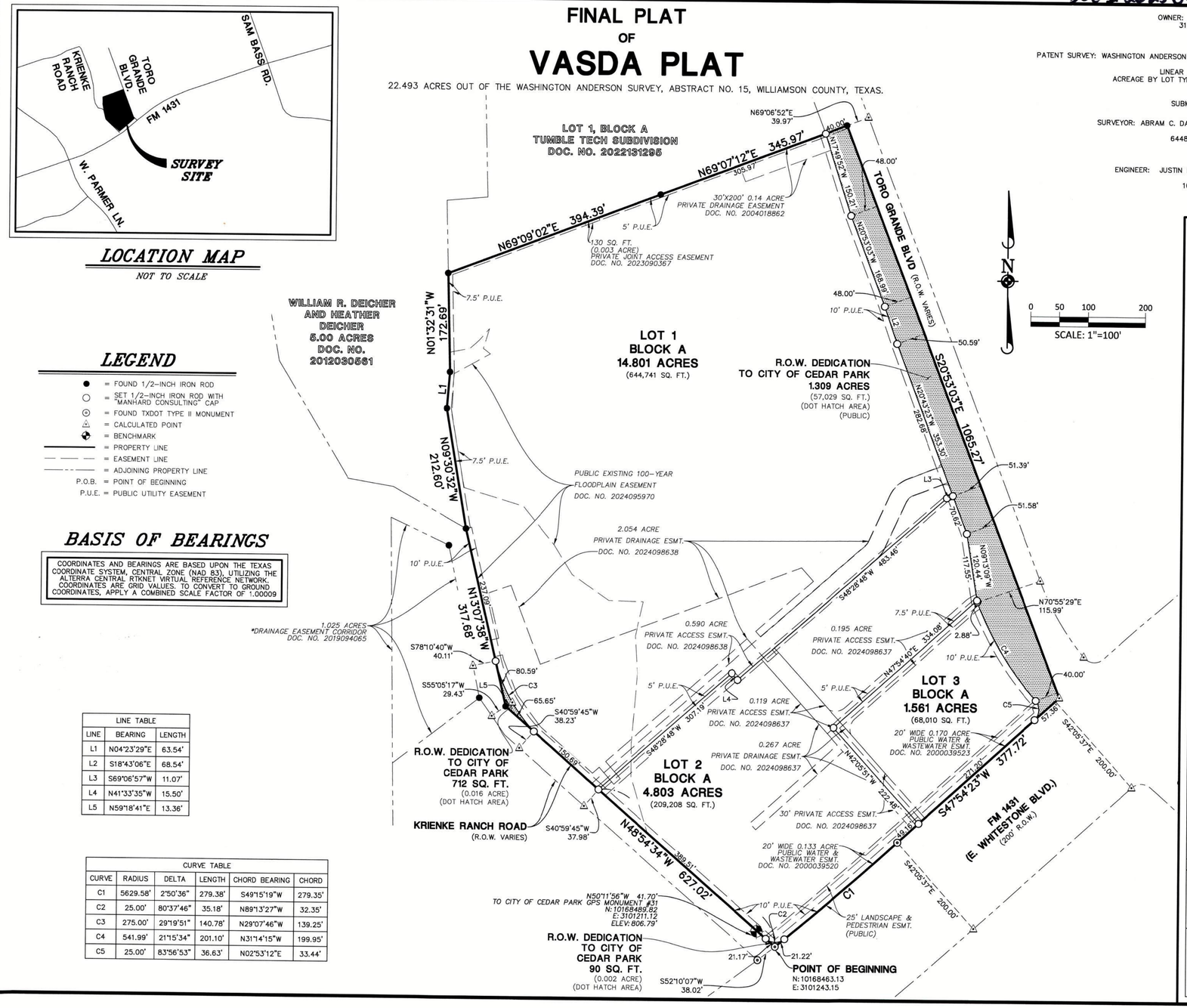
●	= FOUND 1/2-INCH IRON ROD
○	= SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
⊙	= FOUND TXDOT TYPE II MONUMENT
△	= CALCULATED POINT
◆	= BENCHMARK
———	= PROPERTY LINE
— — —	= EASEMENT LINE
——·——	= ADJOINING PROPERTY LINE
P.O.B.	= POINT OF BEGINNING
P.U.E.	= PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00009

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°23'29"E	63.54'
L2	S18°43'06"E	68.54'
L3	S69°06'57"W	11.07'
L4	N41°33'35"W	15.50'
L5	N59°18'41"E	13.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5629.58'	2°50'36"	279.38'	S49°15'19"W	279.35'
C2	25.00'	80°37'46"	35.18'	N89°13'27"W	32.35'
C3	275.00'	29°19'51"	140.78'	N29°07'46"W	139.25'
C4	541.99'	21°15'34"	201.10'	N31°14'15"W	199.95'
C5	25.00'	83°56'53"	36.63'	N02°53'12"E	33.44'



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Manhard CONSULTING
6448 E Highway 290, Ste. B-105 Austin, TX 78723 ph:512.244.3395 manhard.com
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194294 (Civil) F-23752 (Eng)

VASDA PLAT
3521 FM 1431, Cedar Park, Williamson County, TX 78641
FINAL PLAT

REVISED:	12/12/24
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	01/06/23
ISSUE DATE:	04/10/24
SCALE:	1"=100'

SHEET 1 OF 2

2025-2-SD
Toro Grande Gas Sation
APPROVED
July 31, 2025
City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

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07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
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KHA PROJECT	069274415
DATE	JULY 2025
SCALE:	AS SHOWN
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DRAWN BY:	GKM
CHECKED BY:	RPS

FINAL PLAT (SHEET 1 OF 2)

TORO GRANDE BLVD - GAS STATION SITE PLAN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:03:50am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Final Plat.dwg
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December 12, 2024 - 14:16 Dwg Name: P:\617.074 VStone LLC\002 3521 FM 1431 Leander\Vasa\Survey\Final Drawings\ Plat of Subdivision\074002_FinalPlat.dwg Updated By: Kirkwood

Doc# 2025041370

FINAL PLAT
OF
VASDA PLAT

22.493 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS.

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

THAT VASDA DEVELOPERS LLC, SOLE OWNER OF THAT CERTAIN 22.493 ACRE TRACT SHOWN HEREON AND SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021140921, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS VASDA PLAT

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF December, 2024

VASDA DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: ITS MANAGER, VELSA MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
VENKATESHWAR R. GUDAPURI, MANAGING MEMBER
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VENKATESHWAR R. GUDAPURI, AS MANAGING MEMBER OF VELSA MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, THE MANAGER OF VASDA DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF December, 2024.

_____
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 04-05-2027

PARTHANA JAYA PRAKASH NARAYAN
Notary Public, State of Texas
Comm. Expires 04-05-2027
Notary ID 134292004

ENGINEER'S CERTIFICATION:

I, JUSTIN KRAMER, 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 48491C0470F, 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 PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON COUNTY, TEXAS,

THIS 16 DAY OF DECEMBER 2024.

_____
JUSTIN KRAMER
REGISTERED PROFESSIONAL ENGINEER
NO. 122309 STATE OF TEXAS
KIMLEY-HORN
10814 JOLLYVILLE RD #200
AUSTIN, TX 78759
(512) 418-1771

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 16th DAY OF December 20 24

_____
ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, SUITE B-105
AUSTIN, TEXAS 78723

STATE OF TEXAS
ABRAM C. DASHNER
5901
REGISTERED
PROFESSIONAL
LAND SURVEYOR

CITY OF CEDAR PARK
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY)AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.

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

12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

16. A PORTION OF THIS TRACT LIES WITHIN FLOOD HAZARD AREA ZONE "X SHADED", AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0470F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019. ZONE "X SHADED" IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 0.2% AND 1& ANNUAL CHANCE FLOODPLAIN.

17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.

19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

ADDITIONAL PLAT NOTES

24. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.

25. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

26. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

27. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.

28. 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.

29. *DEVELOPER TO DEDICATE DRAINAGE EASEMENT CONTAINING STORM WATER FLOW FROM LOT 1, BLOCK A POND.

30. ALL DRIVEWAYS, DRIVE AISLES AND FIRE LANES WITHIN THIS SUBDIVISION SHALL PROVIDE RECIPROCAL CROSS ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION AND TO ADJACENT PROPERTIES.

DESCRIPTION

22.493 ACRES SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS LLC, BY DEED OF RECORD IN DOCUMENT NO. 2021140921, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.493 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A TXDOT TYPE II MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FM 1431 (200' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY LINE OF KRIENKE RANCH ROAD (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF KRIENKE RANCH ROAD, BEING THE WEST LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N48°54'34"W, A DISTANCE OF 627.02 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N13°07'38"W, A DISTANCE OF 317.68 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN 5.00 ACRE TRACT CONVEYED TO WILLIAM R. DEICHER AND HEATHER DEICHER, BY DEED OF RECORD IN DOCUMENT NO. 2012030561, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT;

THENCE, LEAVING SAID NORTHEAST RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID 5.00 ACRE TRACT, BEING THE WEST LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N09°30'32"W, A DISTANCE OF 212.60 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N04°23'29"E, A DISTANCE OF 63.54 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
3. N01°32'31"W, A DISTANCE OF 172.69 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, TUMBLE TECH SUBDIVISION, OF RECORD IN DOCUMENT NO. 2022131295, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N69°09'02"E, LEAVING THE EAST LINE OF SAID 5.00 ACRE TRACT, OVER AND ACROSS SAID 25.23 ACRE TRACT, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 394.39 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID 25.23 ACRE TRACT, BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 1, FOR AN ANGLE POINT;

THENCE, N69°07'12"E, IN PART ALONG THE SOUTH LINE OF SAID LOT 1, AND IN PART ALONG THE WEST RIGHT-OF-WAY LINE OF TORO GRANDE BLVD (R.O.W. VARIES), BEING THE NORTH LINE OF SAID 25.23 ACRE TRACT, A DISTANCE OF 345.97 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST RIGHT-OF-WAY LINE, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 25.23 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S20°53'03"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID 25.23 ACRE TRACT, A DISTANCE OF 1065.27 FEET TO A CALCULATED POINT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF TORO GRANDE BOULEVARD AND SAID NORTHWEST RIGHT-OF-WAY LINE OF FM 1431, FOR THE SOUTHEASTERLY CORNER OF SAID 25.23 ACRE TRACT AND HEREOF;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S47°54'23"W, A DISTANCE OF 377.72 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE, HAVING A RADIUS OF 5629.58 FEET, A CENTRAL ANGLE OF 02°50'36", AN ARC LENGTH OF 279.38 FEET, AND A CHORD WHICH BEARS S49°15'19"W, A DISTANCE OF 279.35 FEET TO THE **POINT OF BEGINNING,** AND CONTAINING 22.493 ACRES (979,791 SQUARE FEET) OF LAND, MORE OR LESS.

THIS SUBDIVISION TO BE KNOWN AS VASDA PLAT HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE

CEDAR PARK PLANNING AND ZONING COMMISSION ON THE 17 DAY OF December, 2024, A.D.

_____ 17 Dec 2024
RALPH E. STRADER, II, CHAIRMAN — DATE

_____ 12/17/24
KIMBERLY BRADFORD-BROWN, SECRETARY — DATE

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.

_____ 12/17/24
AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES — DATE

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

I, NANCY E. 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 20th DAY OF May, 2025, A.D., AT 2:30 O'CLOCK, P .M AND DULY RECORDED THIS THE 20th DAY OF May 2025 AD., AT 2:55 O'CLOCK, P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2025041370.

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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: _____, Deputy
BY: DEPUTY
Ashley Maxey

COUNTY COURT
WILLIAMSON COUNTY TEXAS

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Manhard CONSULTING
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Civil Engineers | Water Resource Engineers | Surveyors | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No.: F-10959 (Civil) / F-1732 (Surv)

VASDA PLAT
3521 FM 1431, Cedar Park, Williamson County, TX 78641
FINAL PLAT

REVISED:	12/12/24
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	01/06/23
ISSUE DATE:	04/10/24
SCALE:	1"=100'

SHEET
2 OF 2

2025-2-SD
Toro Grande Gas Sation
APPROVED
July 31, 2025
City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274415
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM
CHECKED BY: RPS

FINAL PLAT
(SHEET 2 OF 2)

TORO GRANDE BLVD - GAS STATION
SITE PLAN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:04:08am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Final Plat.dwg
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December 12, 2024 - 14:16 Dwg Name: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\Subdivision\074002-FinalPlat.dwg Updated By: rhimmond
Plat Name: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\Plat Drawings\Final Plat\Subdivision\074002-FinalPlat.dwg

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

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. 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 REVISIONS. 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 LISTED 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 OR THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD - DWG FILES AND "PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") ARE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPECTIVE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. 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 SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC. NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW
31. NO PONDING OF WATER SHALL BE ALLOWED ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ONSITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, FLUSH 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 STANDARD.
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 **TERRACYNE on MARCH 26, 2023.** THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Table No. 3- Design ESALs: 1,135,000
Recommended Flexible Pavement Sections- Collector Streets

Flexible Pavement Section	Thickness in Inches	
	Alt 1	Alt 2
Hot Mix Asphaltic Concrete	2.0	4.0
Aggregate Base	24.0	18.0
Lime Stabilized Subgrade	8.0	10.0

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340 ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS SHALL 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 IN QUESTION. THE DRIVEWAY SHALL BE DISINFECTED EVENLY CLEAN THE PIPE.
20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS 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. 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 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.
6. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX C REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINES AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.
7. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
8. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
9. 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.
10. WHERE A WASTEWATER MAIN 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 506-1
11. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
12. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
13. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
14. 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.
15. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE VALVES 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.
16. 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 SPECIFICALLY NAMED BID ITEM.
17. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
18. 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.
19. 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 WAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
20. 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.
2. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
3. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
4. 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.
5. 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.
6. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
7. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
8. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
9. 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.
10. 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.
11. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.
12. 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, AS NEEDED, TO COMPLY WITH CONSTRUCTION PHASING. THE APPROVED PLANS AND PERMITS SHALL BE AVAILABLE ON SITE FOR REVIEW BY THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE PONDS 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 SHALL BE INSTALLED 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/CON

KH GENERAL NOTES

OVERALL:

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

EROSION CONTROL:

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

STORM WATER DISCHARGE AUTHORIZATION:

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

DEMOLITION:

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

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION

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Plotted By: Cole, David Date: July 08, 2025 10:04:57am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Existing Conditions and Demolition Plan.dwg

S48°28'48"W 307.19'

N41°33'35"W 15.50'

S48°28'48"W 483.46'

LOT 2
BLOCK A
4.803 ACRES
(209,208 SQ. FT.)

N47°54'40"E 334.08'

N42°05'51"W 222.48'

LOT 3
BLOCK A
1.561 ACRES
(68,010 SQ. FT.)

±291 SF OF EXISTING SIDEWALK TO BE REMOVED

N20°43'23"W 353.3'

S69°06'57"W 11.07'

EXISTING 8" WATER SERVICE LINE

±27 LF OF EXISTING CURB AND GUTTER (TO BE DEMOLISHED)

EXISTING 8" WASTEWATER LINE

±27 LF OF EXISTING CURB AND GUTTER (TO BE DEMOLISHED)

N9°13'09"W 120.44'

±293 SF OF EXISTING SIDEWALK TO BE REMOVED

N70°55'29"E 115.9'

±80 LF OF EXISTING CURB AND GUTTER (TO BE DEMOLISHED)

EXISTING LIGHT POLE TO BE REMOVED AND RELOCATED REF. NOTE #9

EXISTING 12" WATER LINE

EXISTING FENCE TO BE REMOVED

EXISTING WASTEWATER MANHOLE (TO REMAIN)

EXISTING 6' SIDEWALK TO BE BUILT BY OTHERS

EXISTING WATER STRUCTURE (TO REMAIN)

EXISTING 8" WASTEWATER LINE

EXISTING 16" WATER LINE

EXISTING WATER STRUCTURE (TO REMAIN)

EXISTING FIRE HYDRANT (TO REMAIN)

EXISTING 8" WASTEWATER LINE

EXISTING FIRE HYDRANT (TO REMAIN)

TORO GRANDE BLVD. (R.O.W. VARIES)

20' WIDE WATER AND WASTEWATER EASEMENT DOC. NO. 2000039523

EXISTING 6' SIDEWALK REF. 2024-9-SD

20' WIDE WATER AND WASTEWATER EASEMENT DOC. NO. 2000039523

EXISTING WASTEWATER MANHOLE TO REMAIN

S47°54'23"W 377.72'

EXISTING FENCE TO BE REMOVED

WARNING! BURIED ELECTRICAL BOX.

WARNING! TRAFFIC SIGNAL AND MAST.

S42°05'37"E 200.00'

DRIVEWAY, RIGHT TURN LANE, AND DRAINAGE IMPROVEMENTS APPROVED UNDER TXDOT DRIVEWAY PERMIT 24-44898

EXISTING 30" STORM LINE

EXISTING 5' STORM MANHOLE TO REMAIN

FM 1431 (E. WHITESTONE BLVD.)
(R.O.W. VARIES)

S42°05'37"E 200.00'

EXISTING CURB INLET WITH MANHOLE TO REMAIN

EXISTING 18" STORM LINE

N

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER LINE
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
x x x x	EXISTING BARB WIRE FENCE

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL FOUNDATION, AND UTILITIES ON THE SITE. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
5. PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN ON SHEET 7 AND EROSION CONTROL DETAILS SHEETS 31 FOR TYPE AND LOCATION.
6. CONTRACTOR SHALL REMOVE ANY EXISTING ONSITE DEBRIS OR TRASH (TIRES, CONCRETE PADS, AND METAL BUILDING THAT IS FALLING DOWN).
7. NO EXISTING TREES ARE LOCATED ON SITE.
8. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILIITES PRIOR TO CONSTRUCTION AND COORDINATE WITH THE APROPRIATE UTILTIY PROVIDER
9. CONTRACTOR TO COORDIANTE LIGHT POLE REMOVAL AND RELOCATION WITH CHRIS BRICKEY AND THE DEPARTMENT OF PUBLIC WORKS. CONTACT CHRIS BRICKEY AT CHRIS.BRICKEY@CEDARPARKTEXAS.GOV

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	541.99'	201.10'	N31°14'15"W	199.95'	21°15'34"	101.72'

LINE TABLE

LINE	LENGTH	BEARING

Texas 811
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31".
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

2025-2-SD
Toro Grande Gas Sation
APPROVED
July 31, 2025
City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

Kimley»Horn
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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
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TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

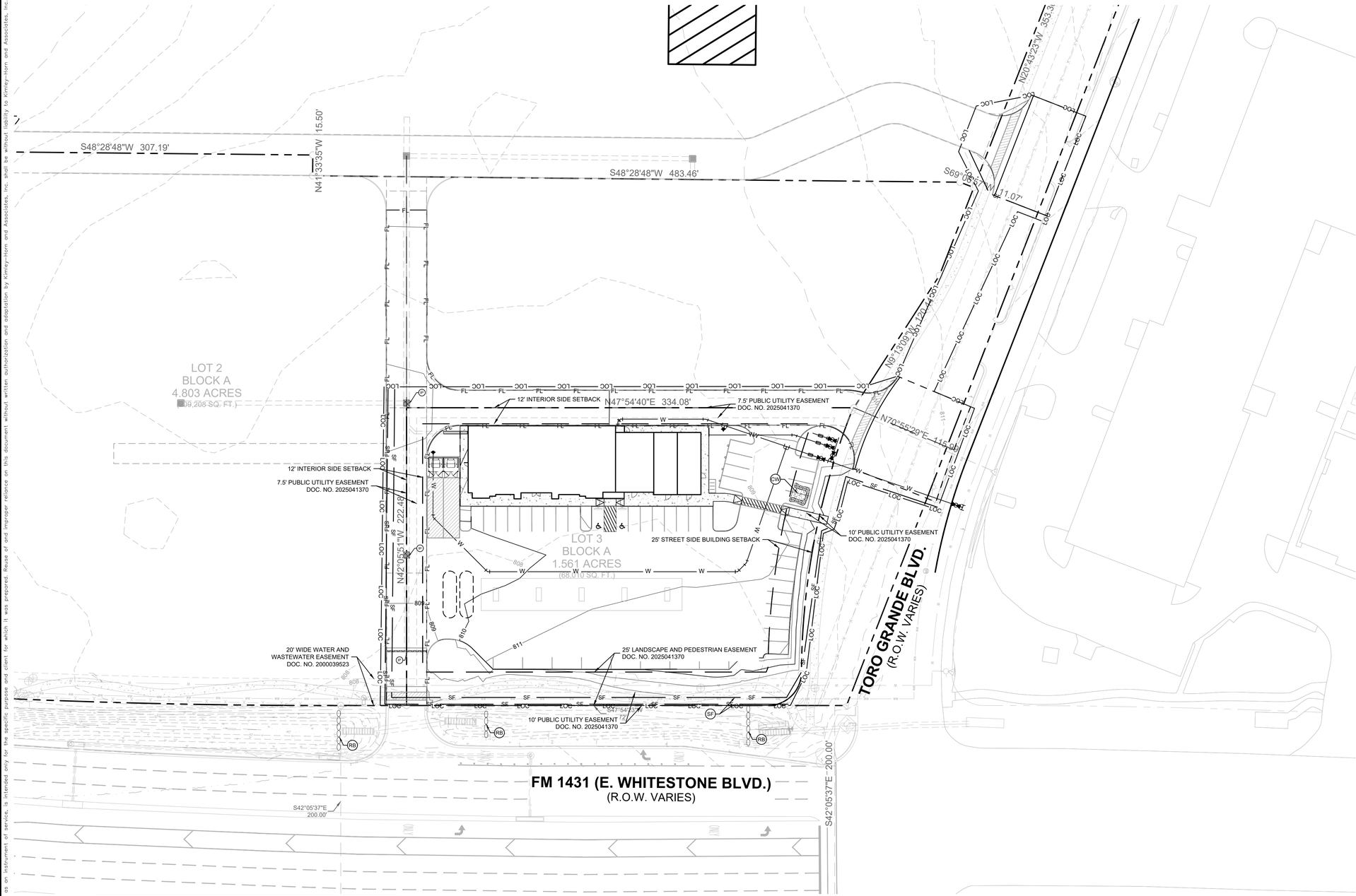
KHA PROJECT 069274415
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM
CHECKED BY: RPS

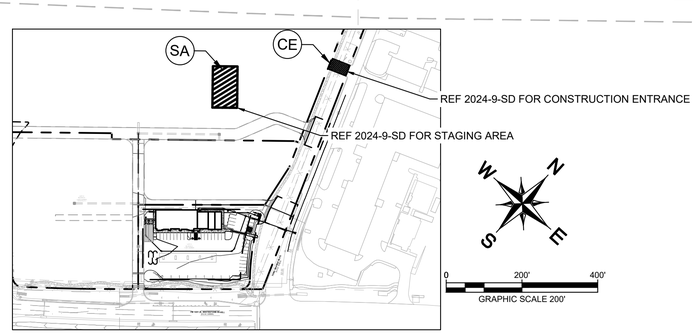
EXISTING CONDITIONS & DEMOLITION PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6
OF 36





LEGEND

- PROPERTY LINE
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- BUILDING SETBACK
- EASEMENT
- CE — CONSTRUCTION ENTRANCE
- SA — STAGING AREA
- CW — CONCRETE WASHOUT
- RB — ROCK BERM
- IP — GRATE INLET PROTECTION

NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMPS SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
8. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 29.
9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5, I.]. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
10. ALL DISTURBED AREAS TO BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
11. CONTRACTOR TO PROVIDE CONSTRUCTION SCREENING BETWEEN PROJECT SITE AND RESIDENTIAL LOTS WHERE EXISTING SCREENING IS NOT IN PLACE OR WILL BE REMOVED.
12. ALL RIPRAP PROPOSED WITHIN THIS PLAN SET TO BE MORTARED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR PARK'S STORMWATER COORDINATOR, DENNIS NIELSEN AT (512) 401-5359
14. TOTAL AREA OF DISTURBANCE: 1.81 AC.
15. CONTRACTOR SHALL PROVIDE THE FOLLOWING PRIOR TO THE PRECONSTRUCTION MEETING: CONSTRUCTION GENERAL PERMIT AND NOTICE OF INTENT TO CITY'S MS4 COORDINATOR (DENNIS NEILSON(, UPLOAD CGP & NOI TO MGO, AND POST ON SITE WITH SWPPP.

Texas 811

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

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STATE OF TEXAS
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KHA PROJECT	069274415
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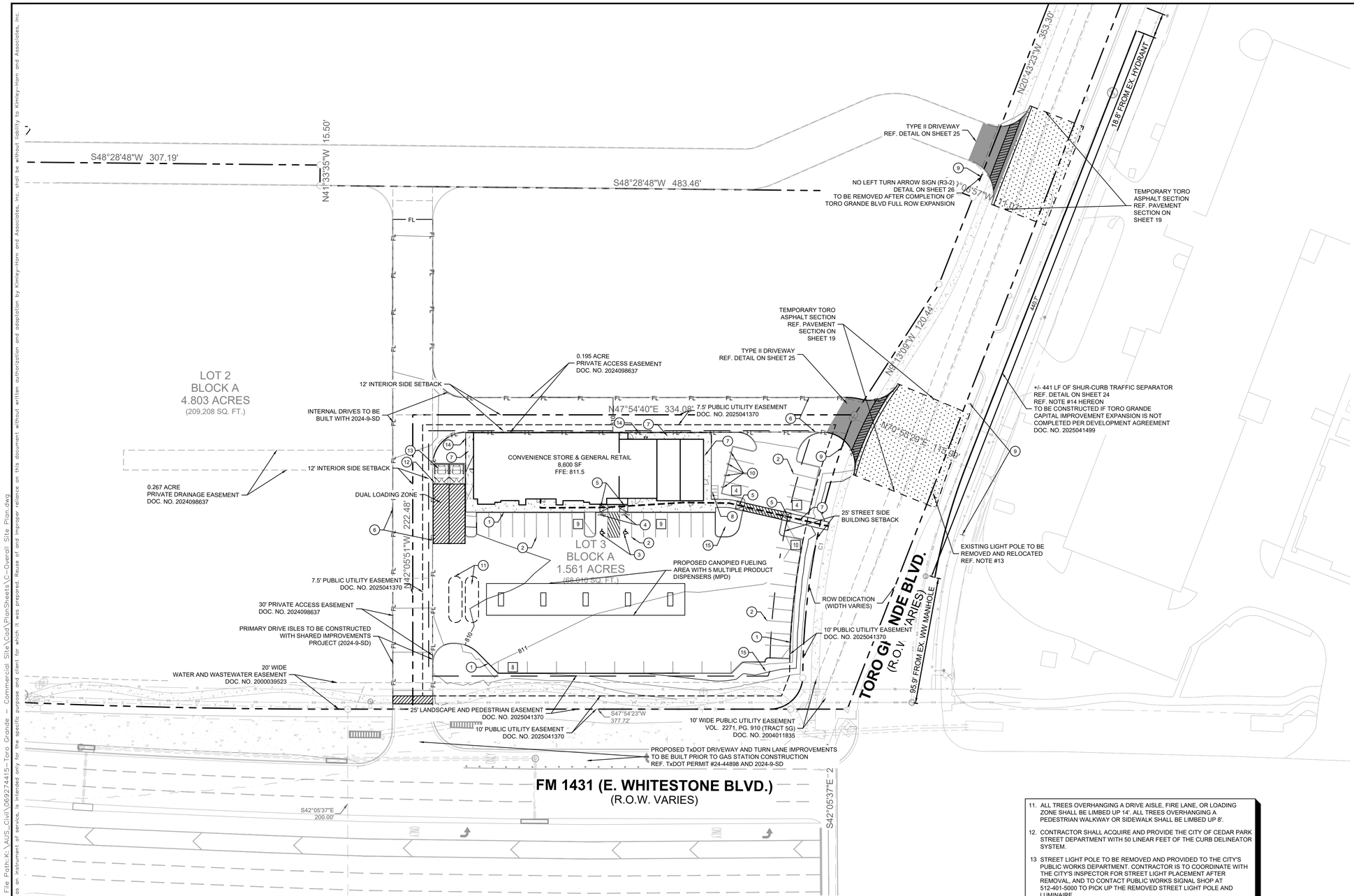
EROSION CONTROL PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7
OF 36

Plotted By:Cole, David Date:July 08, 2025 10:05:16am File Path:K:\AUS_Civil\069274415-Toro Grande – Commercial Site\Cad\PlanSheets\C-Erosion Control Plan.dwg
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0 40' 80'
GRAPHIC SCALE 40'

LEGEND

	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	BUILDING SETBACK
	EASEMENT
FL FL	FIRE LANE
1	PROPOSED 6" CURB
2	4" PAINTED WHITE STRIPE
3	PAINTED ACCESSIBLE PARKING SYMBOL
4	ACCESSIBLE PARKING SIGN
5	BARRIER FREE RAMP
6	FIRE LANE STRIPING
7	CONCRETE SIDEWALK
8	BIKE RACK
9	NO LEFT TURN ARROW SIGN (R3-2) DETAIL ON SHEET 25
10	PROPOSED ELECTRIC CHARGING STATIONS
11	UNDERGROUND FUEL STORAGE TANK
12	BALLARD REF DETAIL ON SHEET 25
13	PROPOSED DUMPSTER WITH ENCLOSURE
14	PEDESTRIAN HAND RAIL REF. DETAIL ON SHEET 25
15	ART INSTALLATION REF. LANDSCAPE PLAN ON SHEET 22
X	PARKING STALL COUNT
	LOADING ZONE

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE LANE TOW-AWAY ZONE" AT 35-FOOT INTERVALS WITH 4" WHITE LETTERS AND 6" RED STRIPING. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
5. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
8. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
9. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
10. ALL STANDARD PARKING STALLS TO BE 9.0' WIDE BY 18.5' DEEP TO FACE OF CURB
11. ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE, OR LOADING ZONE SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALKWAY OR SIDEWALK SHALL BE LIMBED UP 8'.
12. CONTRACTOR SHALL ACQUIRE AND PROVIDE THE CITY OF CEDAR PARK STREET DEPARTMENT WITH 50 LINEAR FEET OF THE CURB DELINEATOR SYSTEM.
13. STREET LIGHT POLE TO BE REMOVED AND PROVIDED TO THE CITY'S PUBLIC WORKS DEPARTMENT. CONTRACTOR IS TO COORDINATE WITH THE CITY'S INSPECTOR FOR STREET LIGHT PLACEMENT AFTER REMOVAL, AND TO CONTACT PUBLIC WORKS SIGNAL SHOP AT 512-401-5000 TO PICK UP THE REMOVED STREET LIGHT POLE AND LUMINAIRE.
14. CONTRACTOR TO COORDINATE SHUR-CURB LANE SEPARATOR INSTALLATION WITH THE DEVELOPMENT SERVICES INSPECTOR TO SCHEDULE TIME AND DATE OF THE INSTALLATION FOR OBSERVATION OF THE INSTALLATION. THE SHUR-CURB LANE SEPARATOR INSTALLATION MUST TAKE PLACE AT NIGHT.

PARKING TABLE			
USE	SF	PARKING RATIO	PARKING REQUIRED
RETAIL	7,314	1/250	30
RESTAURANT	1,286	1/100	13
REQUIRED PARKING			43
STANDARD SURFACE PARKING PROVIDED			42
COMPACT SPACES PROVIDED			0
ADA SPACES PROVIDED			2
TOTAL PROVIDED PARKING			44

Texas 811
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07/08/2025

STATE OF TEXAS
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KHA PROJECT	069274415
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DRAWN BY:	GKM
CHECKED BY:	RPS

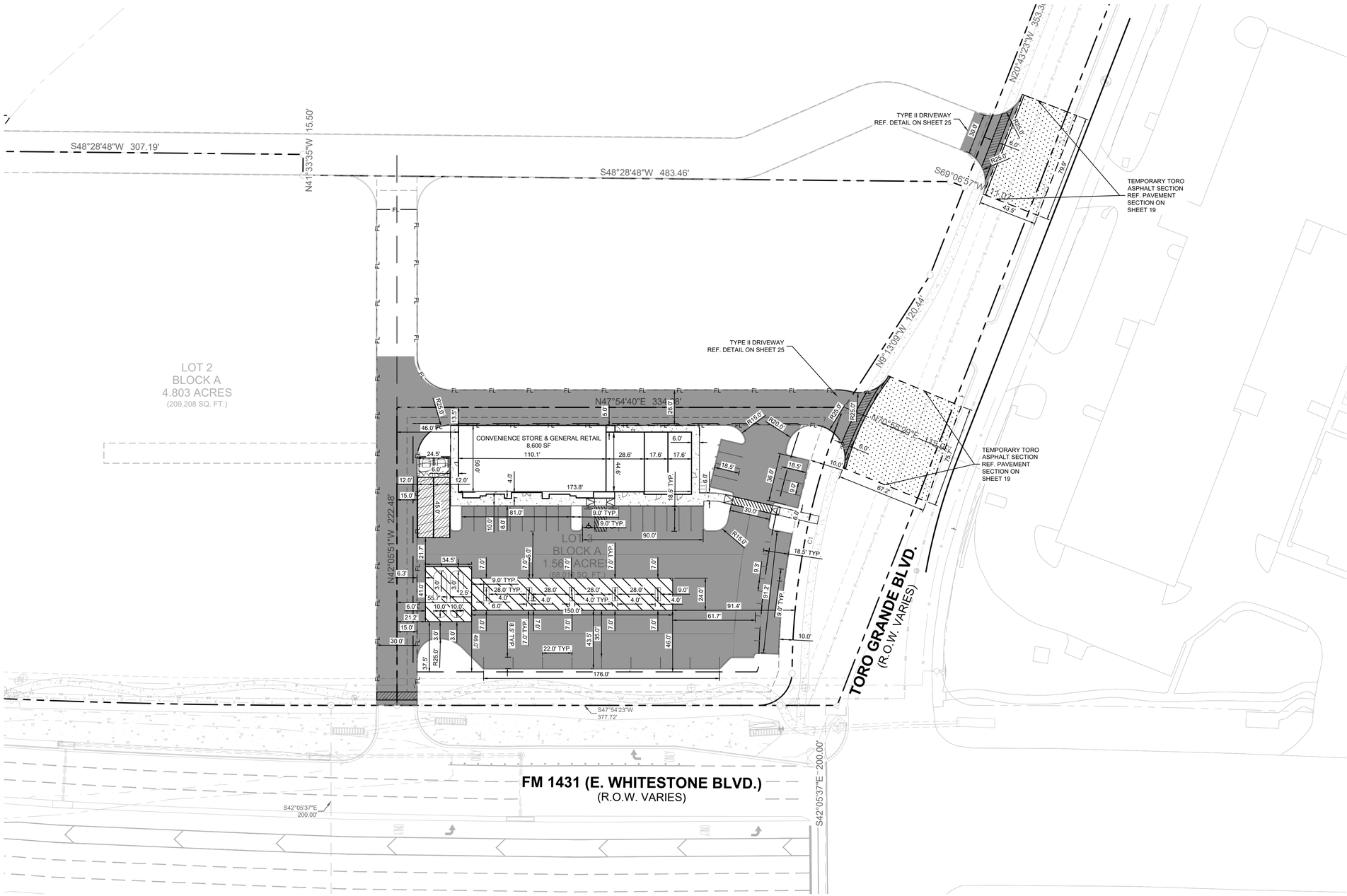
OVERALL SITE PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8
OF 36

Plotted By:Cole, David Date:July 08, 2025 10:05:29am File Path:K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Overall Site Plan.dwg
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0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- STANDARD DUTY CONCRETE
- TORO GRANDE INTERIM IMPROVEMENT AREA (REF. TEMPORARY PAVEMENT SECTION SHEET)
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- LOADING ZONE

GEOTECH NOTE:

REFER TO GEOTECHNICAL REPORT BY:
TERRADYNE ENGINEERS, GEOLOGISTS & ENVIROMENTAL SCIENTISTS

GEOTECH PROJECT NUMBER: **A241042**

DATED: **APRIL 19, 2024**

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11. CONTRACTOR TO NOTE THAT COMPACT SPACES SHALL BE IDENTIFIED BY BLACK PAINTED CURBS WITH WHITE LETTERING LABELING EACH SPACE AS "COMPACT"
12. SPEED BUMPS AND TRAFFIC CALMING DEVICES ARE NOT ALLOWED UNLESS APPROVED.
13. FIRE LANE AND DRAINAGE GRATES ROAD MUST MEET 90,000 POUND LOAD REQUIREMENT.

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SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM
CHECKED BY: RPS

DIMENSION CONTROL & PAVING PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9
OF 36

Plotted By:Cole, David Date:July 08, 2025 10:05:41am File Path:K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Dimension Control Plan.dwg
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CONVENIENCE STORE & GENERAL RETAIL
8,600 SF
FFE: 811.50

LOT 3
BLOCK A
1.561 ACRES
(68,010 SQ. FT.)

TORO GRANDE BLVD.
(R.O.W. VARIES)

FM 1431 (E. WHITESTONE BLVD.)
(R.O.W. VARIES)

EX: 811.73

EX: 811.35

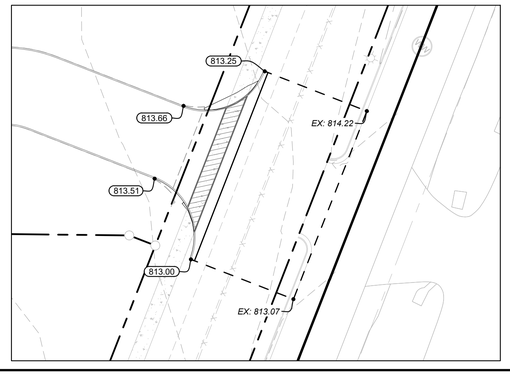
GRAPHIC SCALE 20'

LEGEND

	PROPERTY LINE
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	EXISTING STORM LINE (2024-9-SD)
	EXISTING STORM INLET
HP	HIGH POINT
FFE XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
995.70	PROPOSED TOP OF PAVEMENT ELEVATION
EX 996.21	EXISTING GRADE

NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.
6. PLEASE REFER TO 2024-9-SD FOR ALL POND GRADING INFORMATION.
7. AS-BUILT ELEVATIONS ON SITE AND ALONG TORO GRANDE ARE PROVIDED BY CLIENT AND NOT SURVEYED ELEVATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF ELEVATIONS DIFFER FROM WHAT IS PROVIDED IN PLAN.



GRAPHIC SCALE 30'

NORTH DRIVEWAY

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GRADING PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10
OF 36

Plotted By:Cole, David Date:July 08, 2025 10:05:54am File Path:K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Grading Plan.dwg
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N
W E
S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
	TIME OF CONCENTRATION PATH

Soil Type	Land Use		CN	Weighted CN
EX-1				
D	Impervious	19.3%	98	81.06
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	80.7%	77	

EXISTING CONDITIONS

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW P-2yr24hr 3.96 IN				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW																TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
					Grass Surface				Paved Surface				Pipe Flow								Open Channel Flow 2													
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)							
EX-1	0.15	100	0.003	18.81	2482	2.9	0.031	14.46	-	-	-	0.00	335	11.64	7.1	9.4	0.76	0.013	0.015	0.48	729	5.12	39.10	37.4	1.05	0.030	0.010	2.37	36.13	21.68	185.80	280.10	345.50	460.50	POA A

**Min. minimum Tt is 5 minutes per the City's DCM. Minimum Tlag time is 3.5 minutes

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

Texas 811
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2025-2-SD
Toro Grande Gas Sation
APPROVED
July 31, 2025
City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

Kimley»Horn
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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
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TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274415
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM
CHECKED BY: RPS

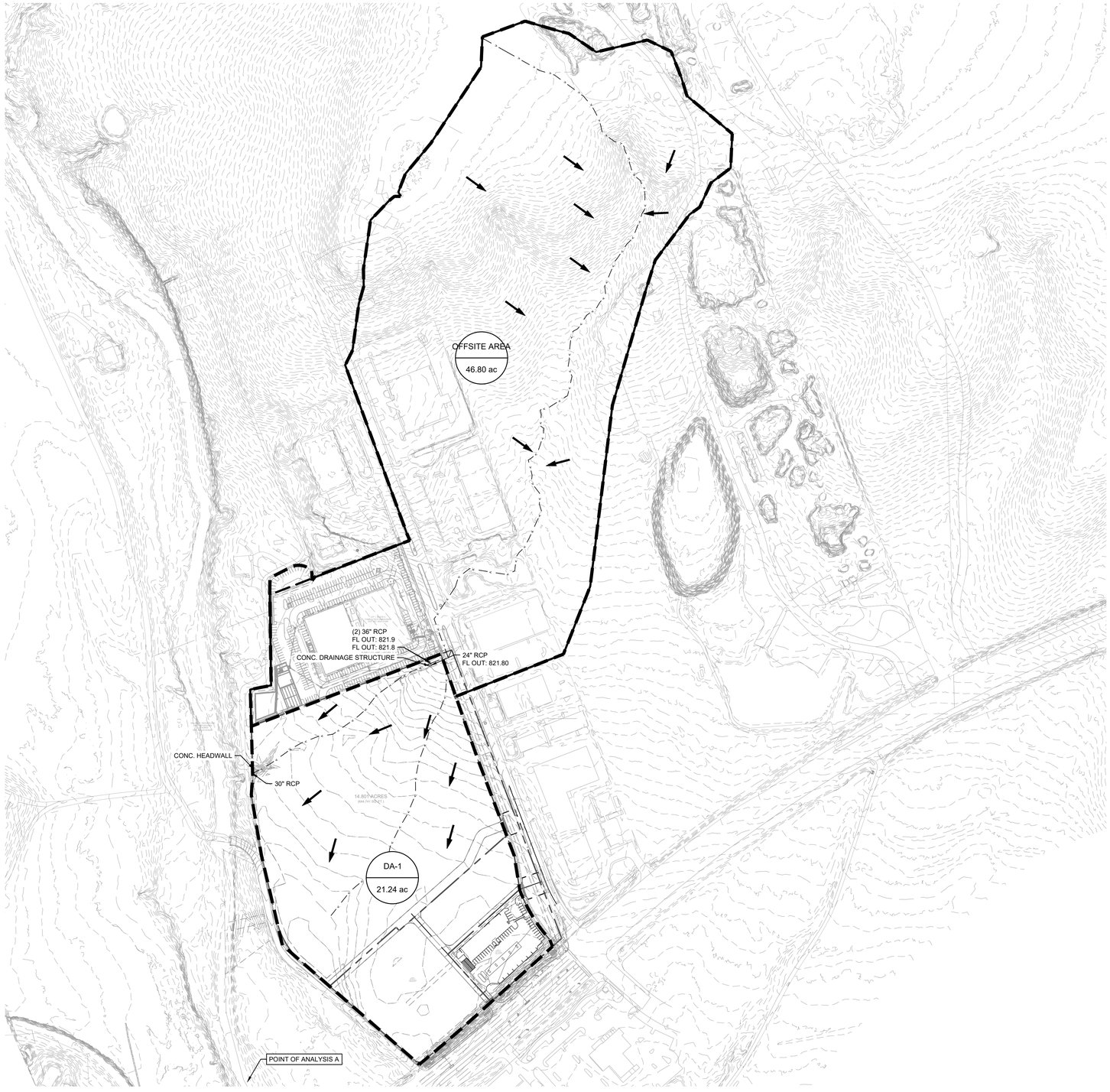
EXISTING DRAINAGE AREA MAP

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:06:43am File Path: K:\AUS_Civil\069274415-Toro Grande – Commercial Site\Cad\PlanSheets\C-Proposed Drainage Area Map.dwg
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N
W E
S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	TIME OF CONCENTRATION PATH

NOTES

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

Soil Type	Land Use		CN	Weighted CN
DA-1				
D	Impervious	79.8%	98	93.75
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	20.2%	77	
OFFSITE AREA				
D	Impervious Area	28.7%	98	83.02
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	71.4%	77	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	185.80	280.10	345.50	460.50
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	149.30	238.00	298.40	405.40
	Difference (CFS)			
	2	10	25	100
	-36.50	-42.10	-47.10	-55.10
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	247.00	371.90	458.20	609.40
Pond WSEL	804.20	804.70	804.80	804.90

FULLY DEVELOPED TRACT

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW P-2yr24hr 3.96 IN				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW																TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
					Grass Surface				Paved Surface				Pipe Flow								Open Channel Flow 2													
	N	L (ft)	S (ft/ft)	Ti(min)	L (ft)	V (fps)	S (ft/ft)	To(min)	L	V (fps)	S	To(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	To(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	To(min)							
DA-1	0.02	100	0.021	1.37	946	2.3	0.021	6.74	-	-	-	0.00	-	-	-	-	-	-	0.00	0.00	-	-	-	-	-	-	0.00	0.00	8.11	4.87	105.90	159.30	196.10	260.30	POND
OFFSITE AREA	0.15	100	0.003	18.81	2482	2.9	0.031	14.48	-	-	-	-	335	11.6	7.1	9.4	0.76	0.013	0.015	0.48	729	5.1	39.10	37.4	1.05	0.030	0.010	2.37	36.13	21.68	125.50	189.10	233.30	310.90	POND

**The minimum Tc is 5 minutes per the CoA DCM. Minimum tes time is 3.0 minutes

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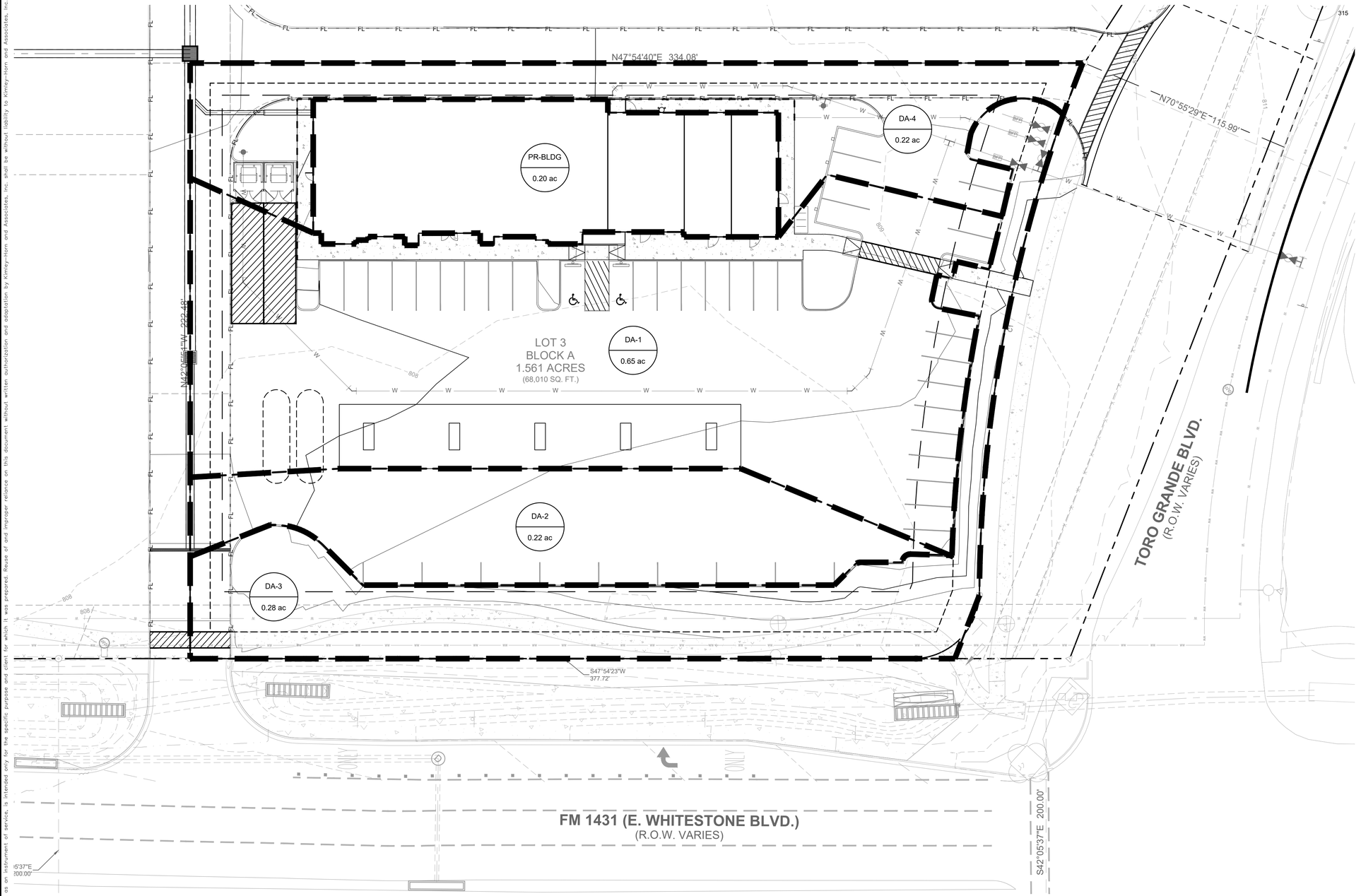
KHA PROJECT 069274415
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM
CHECKED BY: RPS

PROPOSED DRAINAGE AREA MAP

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

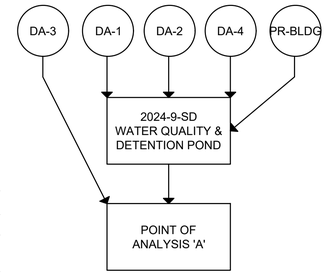
SHEET NUMBER
12
OF 36



LEGEND

- AREA DESIGNATOR (X-1 / 9.9 ac)
- AREA IN ACRES
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- TIME OF CONCENTRATION PATH

PROPOSED



DRAINAGE INLET CALCULATIONS

DRAINAGE AREA NUMBER	Q-100 (CFS)	DEPRESSION WIDTH - Wi (FT)	INLET LENGTH - L (FT)	INLET AREA - A (SQFT)	CLOGGING FACTOR	yo (FT)	PERIMETER - P (FT)	Q-INTERCEPTED (CFS)	Q-PASSED (CFS)	INLET CAPACITY (CFS)	REMARKS
DA-1	9.10	NA	NA	25.00	0.50	0.50	20.00	9.10	0.00	42.56	5.0'x5.0' GRATE INLET (SUMP)
DA-2	5.18	NA	NA	12.51	0.50	0.50	20.00	5.18	0.00	17.70	30'x0.417' TRENCH DRAIN
DA-4	3.10	NA	NA	36.00	0.50	0.50	24.00	3.10	0.00	61.28	6.0'x6.0' GRATE INLET (SUMP)

WEIR EQUATION Q=2.3 X (L + 1.8Wi) X (yo^1.5) WAS USED FOR CURB INLET CALCULATIONS. ORIFICE EQUATION

LOT	LOT SIZE (AC)	CURRENT IMPERVIOUS AREA (AC)	CURRENT IMPERVIOUS %	TOTAL IMPERVIOUS ALLOWED	REMAINING IMPERVIOUS	TOTAL IMPERVIOUS %
LOT 1	14.801	0.663	4.481	12.543	11.880	84.74
LOT 2	4.803	0.414	8.625	4.068	3.654	84.70
LOT 3	1.561	1.289	82.571	1.289	0.000	82.57
TOTAL	21.165	2.366		17.900	15.533	84.57
TCEQ APPROVAL IMPERVIOUS ACREAGE	17.900	*CURRENT IMPERVIOUS COVER AREA AND TOTAL IMPERVIOUS COVER ALOWED PER LOT ARE SUBJECT TO CHANGE WITH FUTURE SITE PLANS. THE TOTAL OF THE MASTER TRACT'S IMPERVIOUS COVER WILL NOT EXCEED THE 17.900 ACRES ALLOWED BY TCEQ.				

PROPOSED RATIONAL METHOD Q CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	WEIGHTED RUNOFF COE. C - 2YR	WEIGHTED RUNOFF COE. C - 10YR	WEIGHTED RUNOFF COE. C - 25YR	WEIGHTED RUNOFF COE. C - 100YR	TOTAL Tc** (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR BLDG	0.20	0.20	100%	0.75	0.83	0.88	0.97	**5.00**	0.93	1.54	2.02	2.96
DA-1	0.65	0.62	95%	0.73	0.81	0.86	0.94	**5.00**	3.79	5.70	7.03	9.36
DA-2	0.22	0.22	100%	0.75	0.83	0.88	0.97	**5.00**	1.02	1.70	2.22	3.25
DA-3	0.28	0.04	14%	0.36	0.42	0.46	0.53	**5.00**	0.62	1.09	1.48	2.27
DA-4	0.22	0.20	91%	0.71	0.79	0.84	0.92	**5.00**	0.96	1.61	2.11	3.10

Assumptions:
2-year intensity = 6.18 (ATLAS)
10-year intensity = 9.29 (ATLAS)
25-year intensity = 11.45 (ATLAS)
100-year intensity = 15.24 (ATLAS)
Notes: Runoff Coefficient (C) per City of Austin Drainage Criteria Manual; Runoff Coefficient C=Cperv*(Aperv/Atotal)+Cimperv*(Aimperv/Atotal): Rainfall Intensity I=a/(Tc+b)^c
Peak Flow Q = CIA

Texas 811
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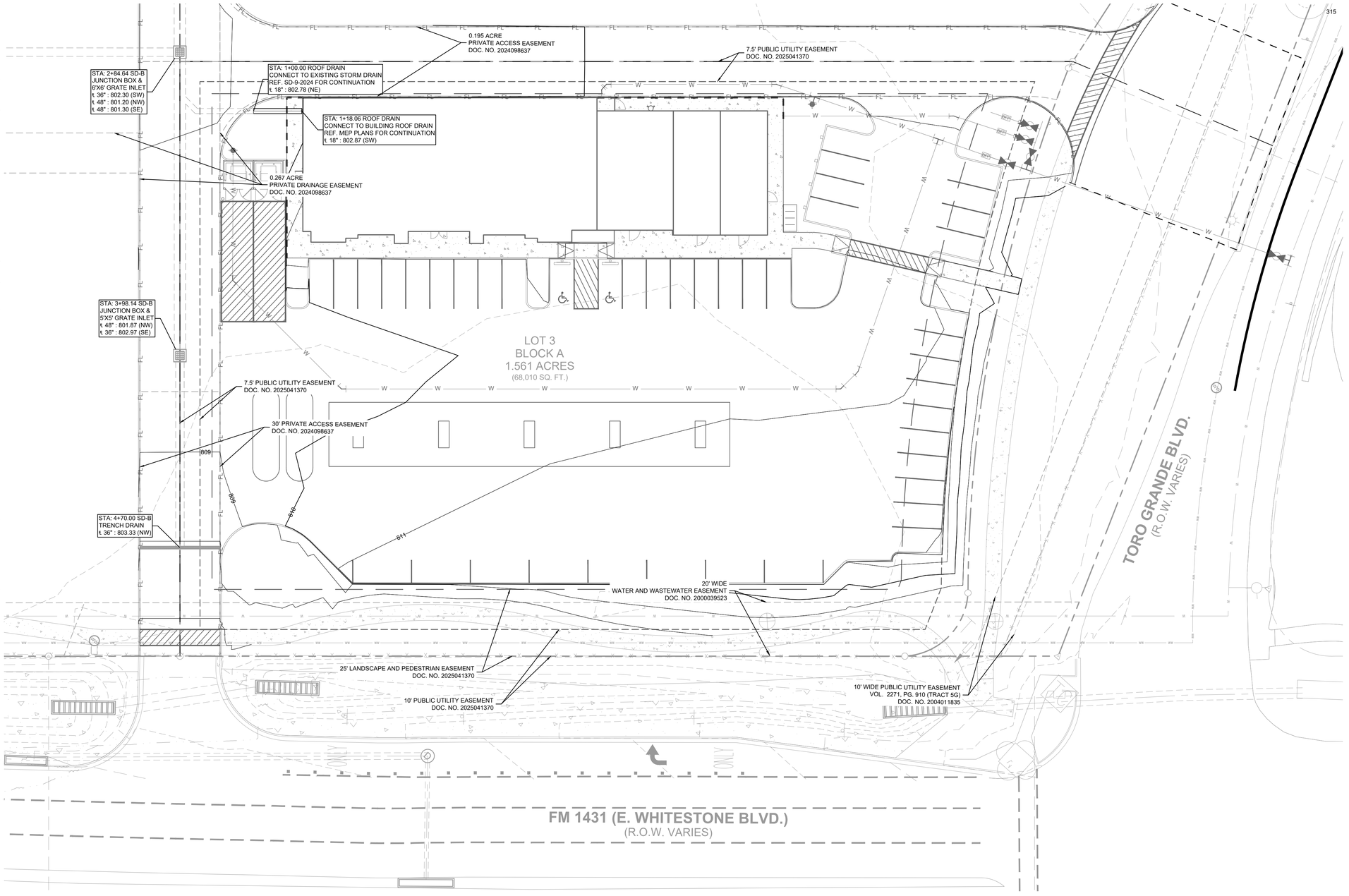
TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

INLET DRAINAGE AREA MAP

SHEET NUMBER
13
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:07:00am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Inlet Drainage Area Map.dwg
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0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED STORM DRAIN LINE
- EXISTING TRENCH DRAIN
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
5. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
8. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
9. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
10. ALL STANDARD PARKING STALLS TO BE 9.0' WIDE BY 18.5' DEEP TO FACE OF CURB.
11. ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE, OR LOADING ZONE SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALKWAY OR SIDEWALK SHALL BE LIMBED UP 8'.
12. ALL STORM DRAINS ARE TO BE BUILT WITH PARENT SD. REF. 2024-9-SD FOR DESIGN & DETAILS.

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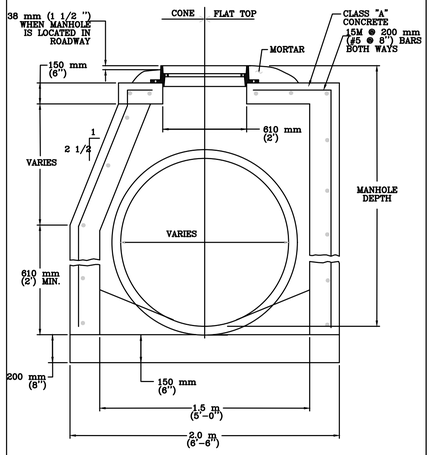
OVERALL STORM PLAN

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:07:14am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Overall Storm Plan.dwg
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CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW

RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02
ADOPTED

STORM DRAIN MANHOLE DETAIL

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

STANDARD NO. 506S-11

NDS
PO Box 1589 • Winchester, VA 22604-8189
800-999-9687 • www.ndspro.com

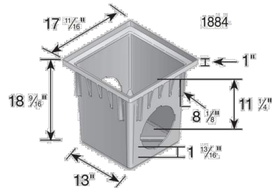
18" CATCH BASIN
Part #: 1882, 1884

18" Catch Basin

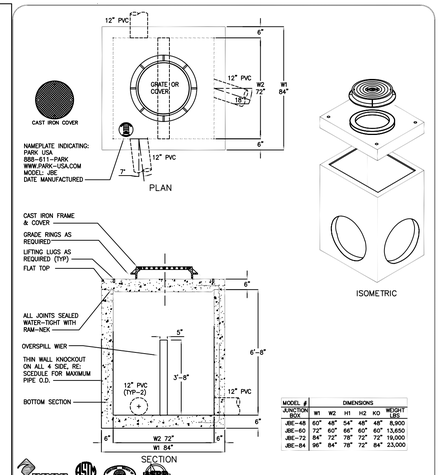
Grate Number(s)	Description	Flow Rate with ½" Head
1810, 1811, 1812	18" x 18" Square Grate	264.03 GPM
1813	18" x 18" Cast Iron Square Grate	338.65 GPM
1815	18" Square Galvanized Steel Grate	731.13 GPM
1881, 1891	18" x 18" Atrium Grate	273.49 GPM

OUTLET FLOW CAPACITIES

Part #	Flow Rate per Outlet
1242, 1243 (with reducer ring)	102.50 GPM
1245 (with reducer ring)	Top: 97.53 GPM Middle: 103.88 GPM Bottom: 107.24 GPM
1266 (with reducer ring)	349.48 GPM
1888	439.80 GPM
1889	336.87 GPM



5 of 7



MODEL # JUNCTION BOX	DIMENSIONS W1	W2	H1	H2	KO	WEIGHT LBS
JBE-48	60"	48"	54"	48"	48"	8,900
JBE-60	72"	60"	66"	60"	60"	13,650
JBE-72	84"	72"	78"	72"	72"	19,000
JBE-84	96"	84"	78"	72"	84"	23,000

© Park 2016

SPECIFICATIONS

CONCRETE : Class 1/1 concrete with of design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth. Rated for H-20 Loading.

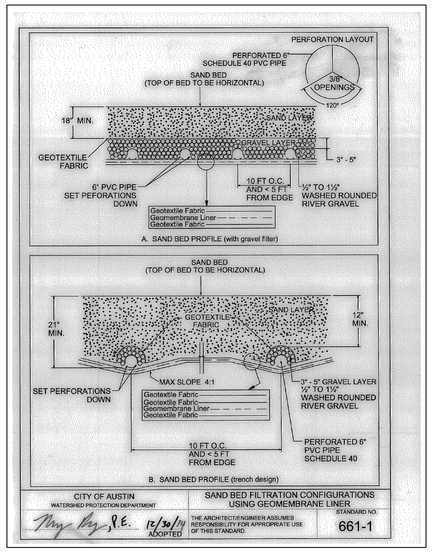
REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

C.I. CASTINGS: Cast iron frames and grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 30.

BBB BY PARK
PARK-USA.COM
PARK
DESIGN FOR WATER

JUNCTION BOX
MODEL JBE- 48" THRU 84"

PM	DRN	CHK	DWG. NO.	REV.
DATE 04/16			JBE-1	A



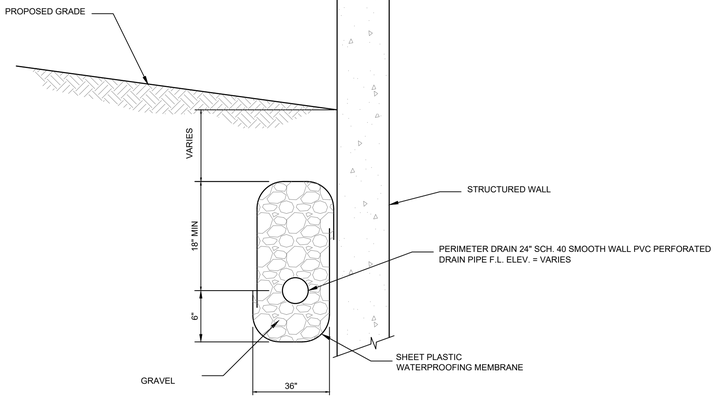
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

SAND BED FILTRATION CONFIGURATIONS USING GEOMEMBRANE LINER

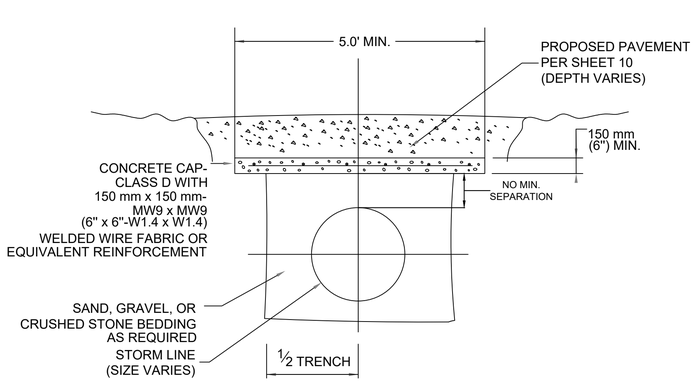
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 661-1

12/30/99 ADOPTED



DRAIN EMBEDMENT DETAIL
NTS



STORM LINE CONCRETE TRENCH CAP DETAIL
NTS

2025-2-SD
Toro Grande Gas Sation

APPROVED
July 31, 2025
City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

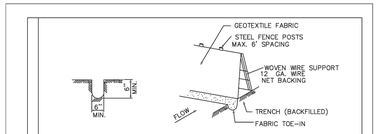
KHA PROJECT 069274415
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM
CHECKED BY: RPS

STORM DRAIN DETAILS

TORO GRANDE BLVD - GAS STATION SITE PLAN
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
28
OF 36

Plotted By: Cole, David Date: July 08, 2025 10:11:28am File Path: K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Storm Drain Details.dwg
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TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

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

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

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

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

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

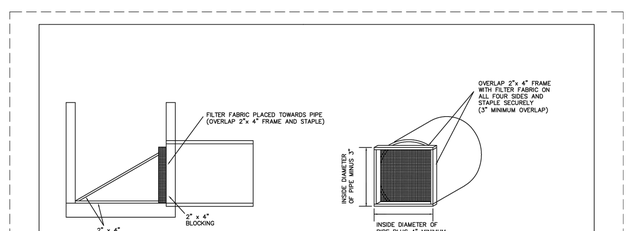
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

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

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

REV. DATE: 09/13/01

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



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

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

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

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

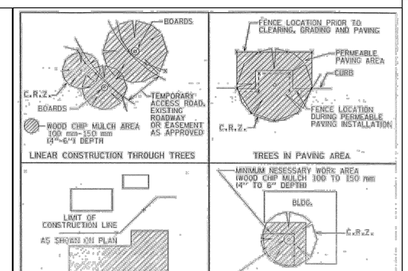
"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

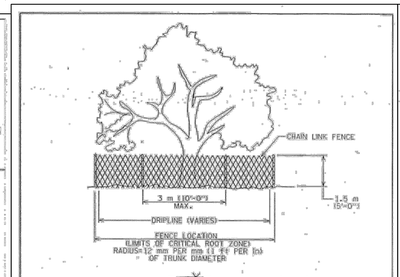
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

STORM INLET SEDIMENT TRAP

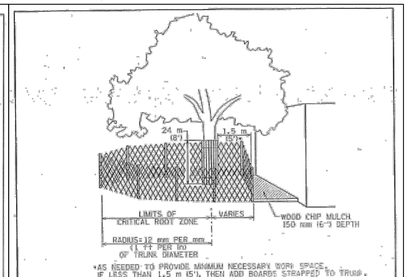
CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP	
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01	
	SCALE: NTS	
	INITIAL:	



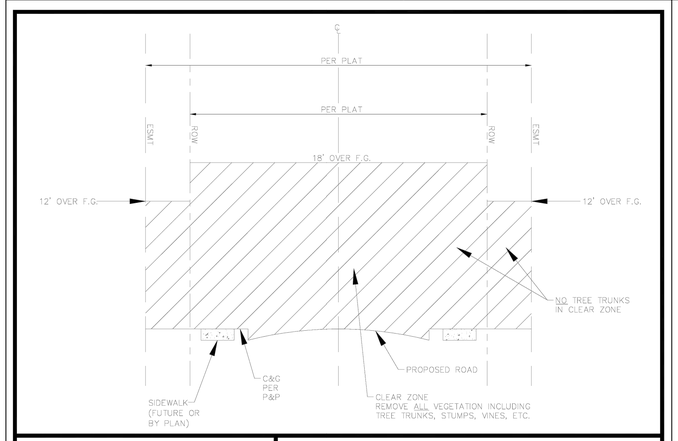
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
ADOPTED 11/5/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



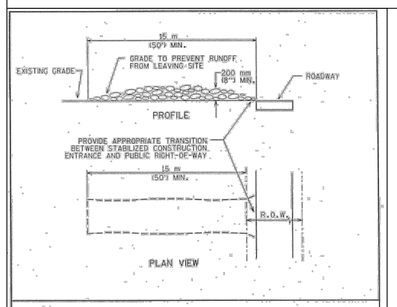
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
ADOPTED 11/5/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
ADOPTED 11/5/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	RIGHT-OF-WAY CLEARING & GRUBBING

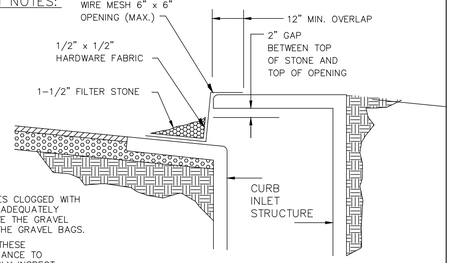


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR 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.

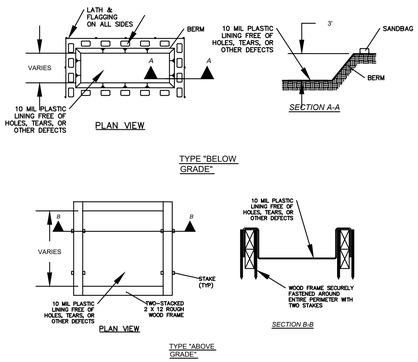
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
Tom Bostick 11/5/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

CURB INLET PROTECTION NOTES:

1. WITHIN FORTY-EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
2. PLACE SMALL GRAVEL BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
3. IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE GRAVEL BAGS, CLEAN IT AND REPLACE THE GRAVEL BAGS.
4. MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS, FINAL STABILIZATION OF CONSTRUCTION SITE.
5. DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND GRATE INLETS.



EXISTING CURB INLET PROTECTION
SCALE: N.T.S.



GENERAL NOTES:

- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

CONCRETE TRUCK WASHOUT PIT

2025-2-SD
Toro Grande Gas Sation

APPROVED
July 31, 2025

City of Cedar Park
Development Services Department

No.	REVISIONS	DATE	BY

Kimley»Horn
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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/08/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069274415
DATE	JULY 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM
CHECKED BY:	RPS

EROSION CONTROL DETAILS

TORO GRANDE BLVD - GAS STATION SITE PLAN

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
31
OF 36

Plotted By:Cole, David Date:July 08, 2025 10:12:09am File Path:K:\AUS_Civil\069274415-Toro Grande - Commercial Site\Cad\PlanSheets\C-Erosion Control Details.dwg
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HTeaO

TORO GRANDE BLVD AND WHITESTONE BLVD CEDAR PARK, TX

VICINITY MAP



LEGAL DESCRIPTION

0.574 ACRES OUT OF THE JOHN DILLARD SURVEY, ABSTRACT 179, AND WASHINGTON ANDERSON SURVEY, ABSTRACT 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021140921, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	COVER SHEET
	CIVIL DRAWINGS
C0.1	CIVIL DATA SHEET
C1.0	SITE DIMENSION PLAN
C2.0	SITE UTILITY PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	OVERALL EXISTING DRAINAGE PLAN (KIMLEY-HORN)
C3.2	POST DRAINAGE PLAN
C3.3	STORMWATER POLLUTION PREVENTION PLAN
C4.0	DETAILS SHEET
C4.1	DETAILS SHEET
SL1	SITE LIGHTING PLAN
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS & SPECIFICATIONS
–	SURVEY
–	**PLAT**

LOCATION MAP



OWNER & CONSULTANTS

OWNER
VASDA DEVELOPERS
3109 KENAI DR. #UNIT 109 CEDAR PARK, TX 78613

ARCHITECT
INTERPLAN LLC
1 EAST 22ND STREET, SUITE 400
LOMBARDI, IL 60148
630.932.2336
CONTACT: BHAKTI SHAH
EMAIL: BSHAH@INTERPLANLLC.COM
AOR: JOSEPH WHALEN

CIVIL ENGINEER
INTERPLAN LLC
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ALTAMONTE SPRINGS, FL 32701
407.645.5008
CONTACT: CHRIS BLURTON
EOR: STUART ANDERSON, P.E.

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
CONTACT:
PHONE:

INTERPLAN
INTERPLAN LLC
F-3219

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF TEXAS
STUART A. ANDERSON
116598
LICENSED PROFESSIONAL ENGINEER

Digitally Signed by Stuart A Anderson
Date: 2025.07.30 13:50:08-04'00'

NO DATE REMARKS
REVISIONS

HTeaO
TEXAS BORN & BREWED

TORO GRANDE BLVD
AND WHITESTONE BLVD
CEDAR PARK, TX

PROJECT NO: 2024.0443
DATE: 7-1-25

C0.0
COVERSHEET

CHECKED: CDB DRAWN: MB

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EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, **SEE T.X.D.O.T. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) FOR ENVIRONMENTAL RESOURCES.**

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE CONTRACTOR IS REQUIRED TO HAVE THE EROSION CONTROL PLAN POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY.

17. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.

18. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT IS SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTANCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A (**TEXAS**) REGISTERED LAND SURVEYOR).

UTILITY SEPARATION NOTES

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATER LINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 290.44(e)(1)-(4).

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM"

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN – UNLESS OTHERWISE LOCATED BY DIMENSIONS – REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE **CITY OF CEDAR PARK**, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN **36"** COVER OVER MAINS, AND **30"** OVER SERVICES/LATERALS.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-T-99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOTATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THEN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE), DR9.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-25 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

GENERAL NOTES

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: **TORO GRANDE BLVD. AND WHITESTONE BLVD, CEDAR PARK, TX**

3. THIS SITE LIES IN FLOOD ZONE **X**, F.I.R.M. PANEL 48491C0470F, DATED 12/20/2019 .

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY MANHARD CONSULTING, 1120 S. CAPITAL OF TEXAS HWY, BLDG. 1, STE. 210, AUSTIN, TX 78746

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY MANHARD CONSULTING.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY **TERRADYNE** ENGINEERING. INTERPLAN LLC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. **THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN.** IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY INTERPLAN LLC. OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF **CEDAR PARK** AND THE (TEXAS) DEPARTMENT OF TRANSPORTATION.

13. SCS SOILS: **FAIRLIE CLAY/SUNEV SILTY CLAY**

14. STORMWATER MANAGEMENT IS PROVIDED BY **MASTER SYSTEM**.

15. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

16. ALL DISTURBED AREAS SHALL BE SODDED.

17. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
- **a. SURVEYED "AS-BUILTS" PER AS-BUILT SURVEY SCOPE IN SPEC MANUAL.**
- **b. COMPACTION AND DENSITY TEST REPORTS, AND**
- **c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.**

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

18. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR (**TEXAS**) DEPARTMENT OF TRANSPORTATION.

19. PARKING STALLS SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

20. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

21. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

22. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

23. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.

24. ALL CURB RETURN RADII ARE 5' UNLESS NOTED.

25. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO **WEST** PROPERTY LINE.

GC NOTE:

A COPY OF THIS SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

SITE DATA

SITE AREA		25,021± SF	0.57 AC
EXISTING			
IMPERVIOUS	PAVEMENT/SIDEWALKS	6,789 SF	27% } 27%
	BUILDING	0 SF	0% }
TOTAL IMPERVIOUS		6,789 SF	
OPEN SPACE (GREEN)		18,232 SF	73%
PROPOSED			
IMPERVIOUS	PAVEMENT/SIDEWALKS	18,964 SF	76% } 83%
	BUILDING	1,923 SF	7% }
TOTAL IMPERVIOUS		20,887 SF	
OPEN SPACE (GREEN)		4,134 SF	17%
ZONING		GENERAL BUSINESS (GB)	
FLOOR AREA RATIO		F.A.R. = 0.07	

BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
	100 FT	19 FT

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25 FT	85 FT
SIDE (EAST)	12 FT	60 FT
SIDE (WEST)	12 FT	28 FT
REAR (NORTH)	5 FT	49 FT

LANDSCAPE BUFFER		
FRONT (SOUTH)	25 FT	25 FT
SIDE (EAST)	5 FT	0 FT
SIDE (WEST)	5 FT	5 FT
REAR (NORTH)	0 FT	0 FT

PARKING REQUIRED	REQUIRED	PROVIDED
1 SPACE PER 100SF	19 SPACES	20 SPACES
1,923 SF/100SF = 19 SPACES		

PARKING PROVIDED	
REGULAR	19
HANDICAP	1
TOTAL	20

LEGENDS

	PROPOSED
PROPOSED CONTOUR MEET EXISTING GRADE	73.50 MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
HIGH POINT	HP
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	1.0%
STORM SEWER & INLET	
YARD DRAIN INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS
GREASE TRAP	
CLEANOUT	C.O.
FORCE MAIN	FM
WATER SERVICE	W
WATER MAIN	WM
FIRE HYDRANT	W
DDCVA	
FDC	
WATER METER	M
BACKFLOW PREVENTION DEVICE (BFP)	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	UGT
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
DETAIL NUMBER / SHEET NUMBER	2 / C4
ZONING	B-3
CURRENT LAND USE	VACANT

DISINFECTING & TESTING NOTES

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

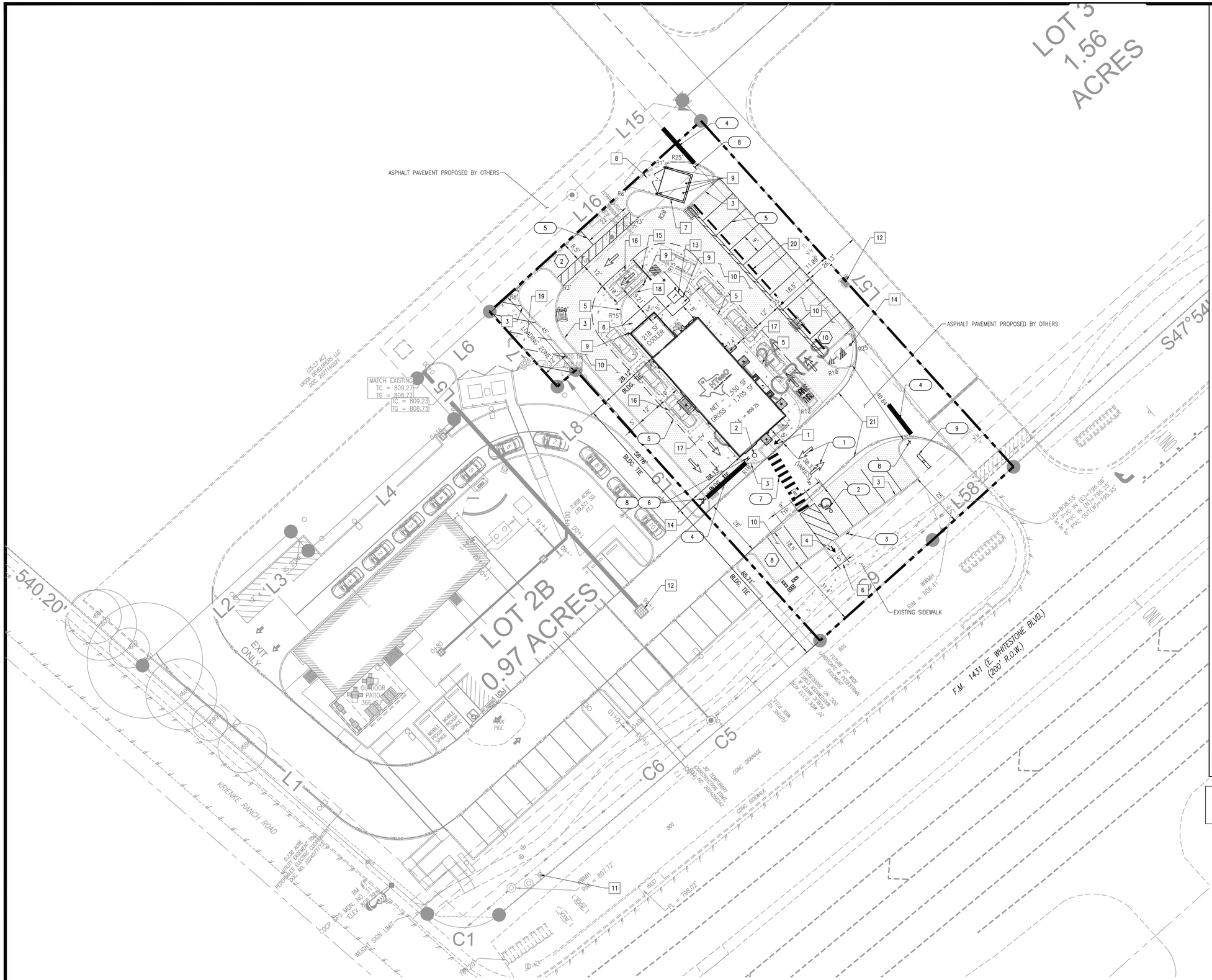
DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. **SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.**

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

UTILITY CONTACTS

WATER/ SEWER	**CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT** **2401 BRUSHY CREEK LOOP CEDAR PARK, TX 78613** **CONTACT: ADAM THANE** **PHONE: 512.401.5355** **EMAIL ADAM.THANE@CEDARPARKTEXAS.GOV**
STORM DRAINAGE	**CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT** **2401 BRUSHY CREEK LOOP CEDAR PARK, TX 78613** **CONTACT: PADMA PATLA** **PHONE: 512.401.5357** **EMAIL PADMA.PATLA@CEDARPARKTEXAS.GOV**
GAS	**ATMOS ENERGY** **3110 N INTERSTATE 35, ROUND ROCK, TX 78681** **CONTACT: BOBBY ONEY** **PHONE: 214.549.7144** **EMAIL: BOBBY.ONEY@ATMOSENERGY.COM**
ELECTRIC	**PEDERNALES ELECTRIC COOPERATIVE, INC (PEC)- LIBERTY HILL DISTRICT** **10625 WEST HIGHWAY 29, LIBERTY HILL, TX 78642** **CONTACT: ALEXANDREA DUBAY** **PHONE: 800



TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW (11 / C4.0) (TYP.)
2. HANDICAP PAVEMENT SYMBOLS (12 / C4.0) (TYP.)
3. HANDICAP SIGN (13 / C4.0)
4. 24" WIDE WHITE STOP BAR (TYP.)
5. PAVEMENT STRIPING (4" WHITE) (TYP.)
6. DO NOT ENTER SIGN
7. 24" WIDE WHITE CROSSWALK STRIPING
8. 30" STOP SIGN (R1-1)
9. MONUMENT SIGNAGE

– ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

SITE NOTES

1. SIDEWALK HANDICAP RAMP (16 / C4.0)
2. FLAG POLE
3. 6" CURB (5 / C4.0) (TYP.)
4. HANDICAP END RAMP (14 / C4.0)
5. MONOLITHIC CURB AND SIDEWALK (6 / C4.0)
6. CONCRETE SIDEWALK (7 / C4.0)
7. DUMPSTER ENCLOSURE (1–3 / C4.0)
8. CONCRETE APRON (8 / C4.0)
9. BOLLARD (4 / C4.0)
10. ASPHALT PAVEMENT (10 / C4.0)
11. EXISTING FIRE HYDRANT
12. EXISTING DRAINAGE STRUCTURES
13. TRANSFORMER PAD
14. LIGHT POLE
15. CLEARANCE BAR
16. DETECTOR LOOPS
17. CONCRETE PAVEMENT (15 / C4.0)
18. MENU BOARD
19. LOADING BERTH 12'x45'
20. WHEEL STOP (9 / C4.0)
21. EXISTING FIRE LANE

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE–SPECIFIC NOTES AND REQUIREMENTS.

NORTH

20' 0 20' 40'

GRAPHIC SCALE

SITE DIMENSION PLAN

1" = 20'

INTERPLAN
INTERPLAN LLC
F-3219

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF TEXAS
STUART A. ANDERSON
116598
LICENSED
PROFESSIONAL ENGINEER

Digitally Signed by Stuart A Anderson
Date: 2025.07.30 13:50:10-04'00'

NO DATE REMARKS
REVISIONS

HTeaO
TEXAS BORN & BREWED

TORO GRANDE BLVD
AND WHITESTONE BLVD
CEDAR PARK, TX

PROJECT NO: 2024.0443
DATE: 7-1-25

C1.0
SITE DIMENSION PLAN

CHECKED: CDB DRAWN: MB

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NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATION, INVERT ELEVATION, MATERIALS AND PIPE SIZE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR SHALL BEGIN STORMWATER PIPING CONSTRUCTION AT THE POINT OF CONNECTION OF EXISTING STORMWATER SYSTEM.

6" BELOW BASE MINIMUM PIPE COVER.

WHEN ANY ROOTS OR EXISTING TREE ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

Texas811
Know what's below.
Call before you dig.

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

DRAINAGE STRUCTURE TABLE

1. HANDICAP ZONE – MAX. 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
3. LOADING ZONE – MAX. 1.0% SLOPE IN ANY DIRECTION.
4. PROPOSED STORMWATER MANHOLE #1 (TO BE BUILT BY OTHERS)
   RIM ELEV. = 808.7+/-
   INV. IN 36" HDPE (SW) = 802.6+/-
   INV. OUT 36" HDPE (NE) = 802.4+/-
   INV. IN 18" HDPE (S) = 802.6
5. CONNECT TO 18" STORMWATER STUBOUT (TO BE BUILT BY OTHERS) @ INV. ELEV. = 803.67+/-
5A. 7 LF 18" HDPE @ 0.5%
6. PROPOSED STORMWATER MANHOLE #2
   RIM ELEV. = 808.8
   INV. IN 15" HDPE (SW) = 802.91
   INV. OUT 18" HDPE (NE) = 802.71
   INV. IN 15" HDPE (SE) = 802.91
7. 38 LF 15" HDPE @ 0.5%
8. PROPOSED STORM WATER INLET #1
   STORMWATER INLET (2'X2' GRATE INLET)
   GRATE ELEV. = 808.5
   INV. ELEV. (SE) = 803.2
   INV ELEV. (NE) = 803.1
9. 33 LF 15" HDPE @ 0.5%
10. PROPOSED STORM WATER INLET #2
    STORMWATER INLET (2'X2' GRATE INLET)
    GRATE ELEV. = 808.5
    INV ELEV. (W) = 803.08
11. CONNECT TO 18" STORMWATER STUBOUT (TO BE BUILT BY OTHERS) @ INV. ELEV. = 803.04
12. 12 LF 18" HDPE @ 0.5%
13. PROPOSED STORM WATER INLET #3
    STORMWATER INLET (2'X2' GRATE INLET)
    GRATE ELEV. = 808.7
    INV ELEV. (W) = 803.1
14. 92 LF – 6" PVC @ 1.0% SLOPE
15. C.O.
    INV. = 804.12
16. CONNECT BUILDING DOWNSPOUTS TO UNDERGROUND PIPING (TYP.) 4" PVC @ 1.0% SLOPE MIN.

DOWNSPOUTS PIPE INFORMATION

DRAINAGE & GRADING PLAN

1" = 20'

NORTH

20' 0 20' 40'

GRAPHIC SCALE

INTERPLAN
INTERPLAN LLC
F-3219
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF TEXAS
STUART A. ANDERSON
116598
LICENSED
PROFESSIONAL ENGINEER

Electronically Signed by Stuart A Anderson
Date: 2025.07.30 13:50:11-04'00'

NO DATE REMARKS
REVISIONS

HTeaO
TEXAS BORN & BREWED

TORO GRANDE BLVD
AND WHITESTONE BLVD
CEDAR PARK, TX

PROJECT NO: 2024.0443
DATE: 7-1-25

C3.0
DRAINAGE & GRADING PLAN

CHECKED: CDB DRAWN: MB

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N

W E

S

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

X-1 / 9.0 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING ATLAS-14 FLOODPLAIN
	POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	TIME OF CONCENTRATION PATH

NOTES

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

Soil Type	Land Use		CN	Weighted CN
DA-1				
D	Impervious	79.8%	98	93.75
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	20.2%	77	
OFFSITE AREA				
D	Impervious Area	28.7%	98	83.02
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	71.4%	77	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

FULLY DEVELOPED TRACT

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW P-2yr/24hr 3.95 IN				SHALLOW CONCENTRATED FLOW						CHANNEL FLOW												TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
					Grass Surface			Paved Surface			Pipe Flow						Open Channel Flow 2												
	N	L (ft)	S (ft/ft)	T(mins)	L	V (fps)	S (ft/ft)	T(mins)	L	V (fps)	S	T(mins)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	T(mins)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	T(mins)						
DA-1	0.02	100	0.040	1.06	903	2.3	0.020	6.64				0.00								0.00								7.70	4.62	105.70	165.70	206.40	276.70	POND
OFFSITE AREA	0.15	100	0.003	18.91	2482	2.9	0.031	14.46				-	335	11.6	7.1	9.4	0.76	0.013	0.015	0.48	729	5.1	39.16	37.4	1.05	0.030	0.010	2.37	36.13	21.68	83.70	163.30	201.70	286.70	POND

**The minimum Tc is 5 minutes per the Civil DCM.

BENCHMARK INFORMATION:

TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431). LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

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

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

06/02/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 062274410		
DATE: JUNE 2025	SCALE: AS SHOWN	
	DESIGNED BY:	DDC
	DRAWN BY:	GKM/CBC
	CHECKED BY:	RPS

PROPOSED DRAINAGE AREA MAP

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11
OF 33

INTERPLAN
INTERPLAN LLC
F-3219

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

FOR INFORMATION ONLY

NO DATE REMARKS
REVISIONS

HTeaO
TEXAS BORN & BREWED

TORO GRANDE BLVD
AND WHITESTONE BLVD
CEDAR PARK, TX

PROJECT NO: 2024.0443
DATE: 7-1-25

C3.1
OVERALL EXISTING DRAINAGE PLAN

CHECKED: CDB DRAWN: MB

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Plotted By: Cole, David Date: June 03, 2025 03:07:26pm File Path: K:\AUS_Civil\062274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Proposed Drainage Area Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMPERVIOUS COVER SUMMARY TABLE (TABLE REFERENCED FROM CITY PROJECT #2024-9-SD)

LOT	LOT SIZE (AC)	CURRENT IMPERVIOUS AREA (AC)	CURRENT IMPERVIOUS %	TOTAL IMPERVIOUS ALLOWED	REMAINING IMPERVIOUS	TOTAL IMPERVIOUS %
LOT 1	14.801	0.663	4.481	12.543	11.880	84.74
LOT 2	4.803	0.414	8.625	4.068	3.654	84.70
LOT 3	1.561	1.289	82.571	1.289	0.000	82.57
TOTAL	21.165	2.366		17.900	15.533	84.57
TCEQ APPROVAL IMPERVIOUS ACREAGE	17.900	*CURRENT IMPERVIOUS COVER AREA AND TOTAL IMPERVIOUS COVER ALOWED PER LOT ARE SUBJECT TO CHANGE WITH FUTURE SITE PLANS. THE TOTAL OF THE MASTER TRACT'S IMPERVIOUS COVER WILL NOT EXCEED THE 17.900 ACRES ALLOWED BY TCEQ.				

LOT 2A
TOTAL SITE AREA: 25,021 SF, 0.57 ACRES
MAXIMUM ALLOWED IMPERVIOUS COVERAGE: 84.7%
PROPOSED IMPERVIOUS AREA: 20,887 SF, 83.4%

BASED ON THE FIGURES ABOVE, THE PROPOSED IMPERVIOUS COVERAGE MEETS THE MAXIMUM ALLOWED LIMIT OF 84.7% AND DOES NOT EXCEED IT.

POST-DRAINAGE LEGEND

DRAINAGE AREA NO. — DA-X
DRAINAGE AREA ACREAGE — X.XX
DRAINAGE DIVIDE

DA-1 0.08
DA-2 0.05
DA-3 0.19
DA-4 0.08

LOT 2B
0.97 ACRES

218 SF COOLER

NET - 1,550 SF
GROSS - 1,705 SF
F.F.E. = 809.75

OUTDOOR PATIO 366 S.F.

LOADING ZONE

EXIT ONLY

MOBILE HOUSE SPACE

MOBILE HOUSE SPACE

PAD FOR FUTURE PILE

MATCH EXISTING
TC = 809.27
TG = 808.77
TC = 809.23
TG = 808.73

(23.21 AC)
VKDN DEVELOPERS LLC
DOC. 2021140921

KRIENKE RANCH ROAD

F.M. 1431 (E. WHITESTONE BLVD.)
(200' R.O.W.)

ONLY

ONLY

0.238 ACRE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. DOC. NO. 2024077179

0.098 ACRE (38,571 SQ. FT.) UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. DOC. NO. 2024077179

FUTURE 20' WIDE PEDESTRIAN ACCESS EASEMENT

10' TEMPORARY CONSTRUCTION EASEMENT DOC. NO. 2024056042

CONC. DRAINAGE

WATER METER VAULT

WWMH RIM = 808.41

WWMH RIM = 807.22'

INLET

RIM = 798.02

RIM NO. 5 VON. NO. 5 ELEV. = 807.70

LOOP 1 PS

WEIGHT SIGN LIMIT

540.20'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58

C1 C2 C3 C4 C5 C6 C7 C8 C9

809.0± M.E.G.
809.15
809.1
809.0
808.6
808.7
809.2± M.E.G.
808.8
809.4
808.9
808.85
809.0
809.03± M.E.G.
808.5
808.71± M.E.G.
809.6
809.1
809.65
809.15
809.0
807.9± TRENCH DRAIN (BY OTHERS)
809.73
809.0
808.73± M.E.G.
807.17± (BY OTHERS)
809.15
808.65
808.13± M.E.G.
809.9
809.4
808.5± M.E.G.
808.5
808.25
808.4± M.E.G.
808.55
808.17± M.E.G.
808.65
808.65
808.14± M.E.G.
808.1± M.E.G.
808.35

LID=808.53'
8" PVC IN (E)=796.06'
8" PVC IN (N)=796.25'
8" PVC OUT(W)=795.95'

NORTH

20' 0 20' 40'
GRAPHIC SCALE

POST DRAINAGE PLAN

1" = 20'

INTERPLAN
INTERPLAN LLC

F-3219

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF TEXAS
STUART A. ANDERSON
116598
LICENSED
PROFESSIONAL ENGINEER

Electronically Signed by Stuart A Anderson
Date: 2025.07.30 13:50:12-04'00'

NO DATE REMARKS
REVISIONS

HTeaO
TEXAS BORN & BREWED

TORO GRANDE BLVD
AND WHITESTONE BLVD
CEDAR PARK, TX

PROJECT NO: 2024.0443
DATE: 7-1-25

C3.2
POST DRAINAGE PLAN

CHECKED: CDB DRAWN: MB

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TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

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

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

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

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

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

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

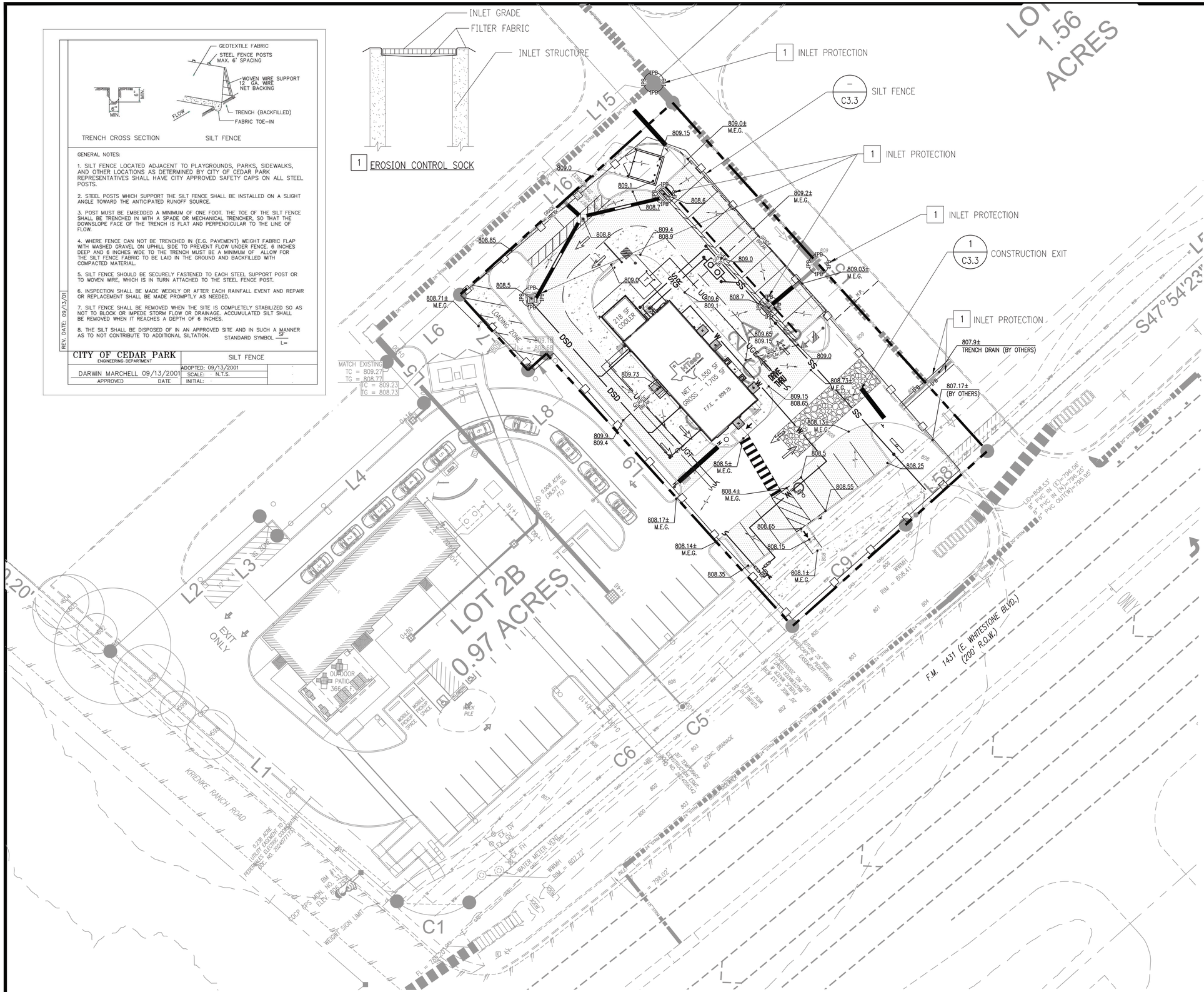
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

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

REV. DATE: 09/13/01

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

1 EROSION CONTROL SOCK


1 INLET PROTECTION
SILT FENCE
C3.3
1 INLET PROTECTION
1 INLET PROTECTION
1
C3.3
CONSTRUCTION EXIT
1 INLET PROTECTION
807.9± TRENCH DRAIN (BY OTHERS)
807.17± (BY OTHERS)
LOT 2A 1.56 ACRES
LOT 2B 0.97 ACRES
S47°54'23"E
F.M. 1431 (E. WHITESTONE BLVD.) (200' R.O.W.)
KRIENKE RANCH ROAD
EXIT ONLY
ENTRY ONLY
218 SF COOLER
NET = 1,550 SF
GROSS = 1,705 SF
F.F.E. = 809.75
OUTDOOR PATIO 366 S.F.
MOBILE HOUSE & SHED
MOBILE HOUSE SPACE
ROCK PILE
LOADING ZONE
MATCH EXISTING
TC = 809.27
TG = 808.77
TC = 809.23
TG = 808.73
0.698 ACRE (30,571 SQ. FT.)
0.238 ACRE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE DOC. NO. 2024077173
RIM NO. 8.11 ELEV. 806.26
LOOP 1325 MON. WELL
WEIGHT SIGN LIMIT
WATER METER VAULT
WWMH RIM = 807.22'
WWMH RIM = 808.41
WWMH RIM = 805.41
UD=808.53' 8" PVC IN (E)=796.06' 8" PVC IN (N)=796.25' 6" PVC OU(W)=795.95'
20' TEMPORARY CONSTRUCTION ESMT. DOC. NO. 2024036522
FUTURE 25' WIDE SIDEWALK EASEMENT FOR PEDESTRIAN ACCESS
CONC. DRAINAGE
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20
809.0± M.E.G.
809.2± M.E.G.
809.03± M.E.G.
808.71± M.E.G.
808.5± M.E.G.
808.4± M.E.G.
808.17± M.E.G.
808.14± M.E.G.
808.1± M.E.G.
808.13± M.E.G.
809.73± M.E.G.
809.15
809.0
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808.55
808.65
808.15
808.35
809.65
809.73
809.0
809.1
809.0
809.0
809.0

TOPOGRAPHIC SURVEY

BENCHMARKS

SITE BENCHMARK 51:
CUT SQUARE IN CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF FM 1431, +/- 288' EAST OF SUBJECT TRACT'S SOUTHEASTERLY CORNER.

ELEVATION= 809.32' DATUM=NAVD88-GEOID 18

SITE BENCHMARK 52:
CUT SQUARE IN TOP OF HEADWALL IN INTERSECTION OF THE WEST RIGHT-OF-WY LINE OF KRIENKE RANCH RD AND THE NORTH RIGHT-OF-WAY LINE OF FM 1431, +/- 255' WEST OF SUBJECT TRACT'S SOUTHWESTERLY CORNER.

ELEVATION=802.56' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 04/25/2025

LEGEND

- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- = FLOOD PLAIN LIMIT LINE
- = WIRE FENCE
- = SANITARY LINE
- = WATERMAIN LINE
- = UNDERGROUND GAS
- = FOUND TXDOT TYPE II MONUMENT
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = BENCHMARK
- = SANITARY SEWER MARKER
- = WATER MARKER
- = GAS UTILITY MARKER
- = GAS VALVE
- = AUXILIARY VALVE
- = GAS MARKER POST
- = STORM MANHOLE (MH)
- = SANITARY MANHOLE (SMH)
- = LIGHT STANDARD
- = FIRE HYDRANT/AUX. VALVE
- = WATER METER
- = VALVE BOX
- = SANITARY SERVICE POST
- = ELECTRIC PULLBOX
- = REINFORCED CONCRETE PIPE
- = TELEPHONE MARKER POST
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL CONTROL BOX

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'40"W	12.00'
L2	N42°05'20"W	45.50'
L3	S47°54'23"W	49.16'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5629.58'	0°41'32"	68.02'	S48°10'47"W	68.02'
C2	5629.58'	2°09'04"	211.36'	N49°36'05"E	211.35'

LEGAL DESCRIPTION

0.574 ACRES OUT OF THE JOHN DILLARD SURVEY, ABSTRACT 179, AND WASHINGTON ANDERSON SURVEY, ABSTRACT 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021140921, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE ALTERRA RTKNET VIRTUAL REFERENCE NETWORK.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48491C0470F WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

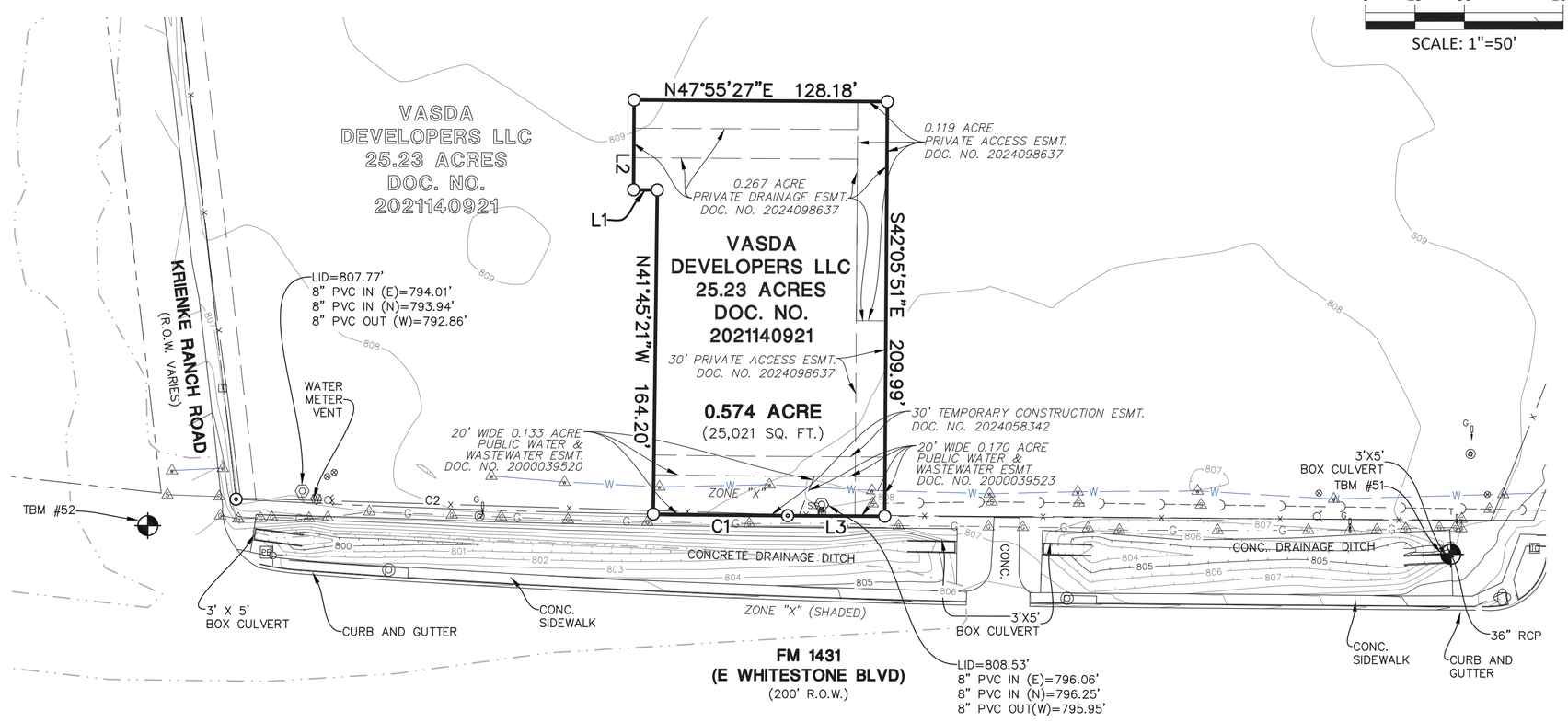
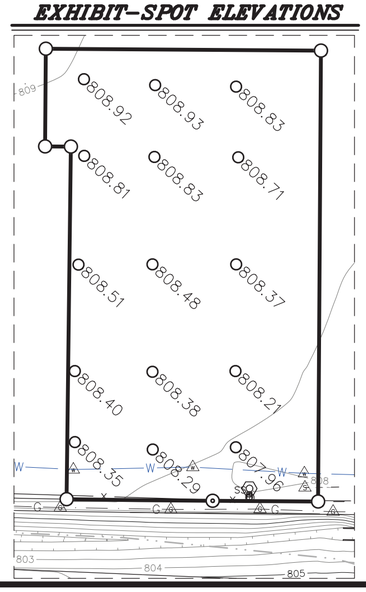


EXHIBIT-SPOT ELEVATIONS



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A TITLE SURVEY, AND SHOULD NOT BE USED TO CONVEY REAL PROPERTY.

7. BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN APRIL, 2025 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

PRELIMINARY - FOR REVIEW ONLY

_____
ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLDG 1, STE 210
AUSTIN, TEXAS 78746

DATE	REVISIONS	DRAWN BY
05/08/25	ADDED SPOT ELEVATION EXHIBIT	TZ

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

0.574 ACRE- WASHINGTON ANDERSON SURV., A-15
1200 KRIENKE RANCH RD, LEANDER, TX, 78641
TOPOGRAPHIC SURVEY

PROJ. MGR.: AD
DRAWN BY: TZ
SURV. DATE: 04/25/25
ISSUE DATE: 04/28/25
SCALE: 1"=50'

SHEET 1 OF 1

617.074002

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May 8, 2025 - 13:34 Dwg Name: P:\617.074 VStone LLC\002 3521 FM 1431 Leander\dwg\Surv\Final Drawings_Topography\FinalTopo-T01.dwg Updated By: tzlupnicki

LAND TITLE SURVEY

TITLE NOTES

IN REFERENCE TO FIRST NATIONAL TITLE INSURANCE COMPANY G.F. NO. 25–846111–AM WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN SURVEY–RELATED TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.

PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SCHEDULE B:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

   THOSE RESTRICTIVE COVENANTS RECORDED IN VOLUME 2271, PAGE 910, DEED RECORDS, DOCUMENT NOS. 2004011835, 2004097746, 2024098637, AND 2024098638, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
   –SUBJECT TO;

10G. COVENANTS, TERMS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, AND LIEN FOR ASSESSMENTS SET FORTH IN INSTRUMENT EXECUTED BY FAYE V. CRUMLEY AND AUDREY C. CRUMLEY, FILED MARCH 19, 1993, RECORDED IN VOLUME 2271, PAGE 910, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; AMENDMENT FILED FEBRUARY 17, 2004, RECORDED UNDER DOCUMENT NO. 2004011835; AND CORRECTION DOCUMENT FILED DECEMBER 21, 2004, RECORDED UNDER DOCUMENT NO. 2004097746, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
–DOES NOT AFFECT THIS TRACT;

10H. EASEMENTS DESCRIBED IN INSTRUMENTS EXECUTED BY FAYE V. CRUMLEY AND AUDREY C. CRUMLEY RECORDED IN VOLUME 2271, PAGE 915, VOLUME 2271, PAGE 920, VOLUME 2271, PAGE 925, VOLUME 2271, PAGE 930 AND VOLUME 2475, PAGE 298, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2000000684, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
–DOES NOT AFFECT THIS TRACT;

10I. EASEMENT DESCRIBED IN INSTRUMENT EXECUTED BY MILNE PROPERTIES TO THE CITY OF CEDAR PARK, DATED JUNE 13, 2000, FILED JUNE 20, 2000, RECORDED UNDER DOCUMENT NO. 2000039520, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
–SUBJECT TO, AS SHOWN HEREON;

10J. EASEMENT DESCRIBED IN INSTRUMENT EXECUTED BY FAYE CRUMLEY TO THE CITY OF CEDAR PARK, DATED JUNE 15, 2000, FILED JUNE 20, 2000, RECORDED UNDER DOCUMENT NO. 2000039523, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
–SUBJECT TO, AS SHOWN HEREON;

10K. EASEMENT DESCRIBED IN INSTRUMENT EXECUTED BY RONNIE CRUMLEY TO GRANDE BLVD. PARTNERS, LTD., DATED MARCH 4, 2004, FILED MARCH 12, 2004, RECORDED UNDER DOCUMENT NO. 2004018862, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
–DOES NOT AFFECT THIS TRACT;

10L. TERMS AND PROVISIONS OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN VASDA DEVELOPERS LLC AND ATMOS ENERGY CORPORATION DATED JUNE 19, 2024, FILED JULY 23, 2024, RECORDED IN DOCUMENT NO. 2024058342, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
–SUBJECT TO, AS SHOWN HEREON;

10M. UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2024077173, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
–DOES NOT AFFECT THIS TRACT;

10N. FLOODPLAIN DRAINAGE EASEMENT GRANTED TO CITY OF CEDAR PARK, RECORDED IN DOCUMENT NO. 2024077173, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
–THERE IS NO FLOODPLAIN EASEMENT ASSOCIATED WITH THE LISTED DOCUMENT;

10O. FLOODPLAIN DRAINAGE EASEMENT GRANTED TO CITY OF CEDAR PARK, RECORDED IN DOCUMENT NO. 2024095970, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
–DOES NOT AFFECT THIS TRACT;

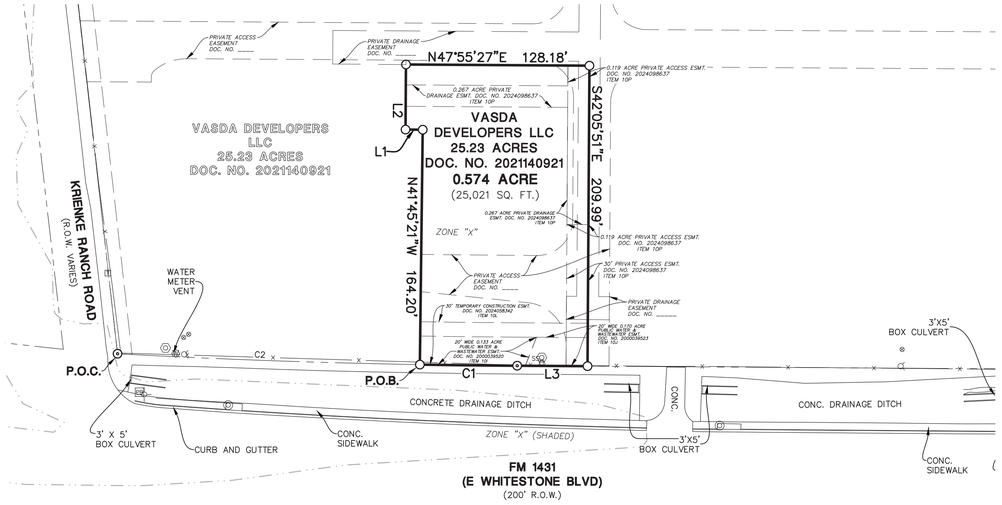
10P. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THOSE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2024098637 AND 2024098638, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
–SUBJECT TO, AS SHOWN HEREON;

LEGAL DESCRIPTION

0.574 ACRES OUT OF THE JOHN DILLARD SURVEY, ABSTRACT 179, AND WASHINGTON ANDERSON SURVEY, ABSTRACT 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021140921, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.

SURVEY PREPARED FOR

H2T HOLDINGS, LLC



FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48491C0470F WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.



0 25 50 100

SCALE: 1"=50'

LEGEND

- = PROPERTY LINE
- = EASEMENT LINE
- = PRIVATE DRAINAGE EASEMENT
- = ADJOINING PROPERTY LINE
- = FLOOD PLAIN LIMIT LINE
- = WIRE FENCE
- = FOUND TXDOT TYPE II MONUMENT
- = SET 1/2–INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = STORM MANHOLE (MH)
- = SANITARY MANHOLE (SMH)
- = LIGHT STANDARD
- = FIRE HYDRANT/AUX. VALVE
- = WATER METER
- = VALVE BOX
- = SANITARY SERVICE POST
- = ELECTRIC PULLBOX
- RCP = REINFORCED CONCRETE PIPE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE ALTERRA RTKNET VIRTUAL REFERENCE NETWORK.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
3. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
4. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
5. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
6. THIS TRACT HAS ACCESS TO FM 1431, A DEDICATED PUBLIC RIGHT–OF–WAY.
7. A METES & BOUNDS HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFRENCED AS FIELDNOTE FILE NO. 2025.083.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'40"W	12.00'
L2	N42°05'20"W	45.50'
L3	S47°54'23"W	49.16'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5629.58'	0°41'32"	68.02'	S48°10'47"W	68.02'
C2	5629.58'	2°09'04"	211.36'	N49°36'05"E	211.35'

SURVEYORS' CERTIFICATION

TO: H2T HOLDINGS,, LLC, A TEXAS LIMITED LIABILITY COMPANY; VASDA DEVELOPERS LLC; CAPITAL TITLE OF TEXAS, LLC, AS AGENT FOR FIRST NATIONAL TITLE INSURANCE COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN JANUARY, 2023 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON–THE–GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO. 25–846111–AM, EFFECTIVE DATE FEBRUARY 10, 2025; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET–BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0470F, EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS)".

PRELIMINARY PENDING FINAL REVIEW

ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD. 1, STE. 210
AUSTIN, TX 78746

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg 1, Ste 210, Austin, TX 78746 ph:737.377.0500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No.: F-10194129 (Civil) / F-23501 (Eng)

0.574 ACRES- WASHINGTON ANDERSON SURV., A-15
1200 KRIENKE RANCH RD, LEANDER, TX 78641
LAND TITLE SURVEY

PROJ. MGR.:	AD
DRAWN BY:	TZ
SURVEY DATE:	01/06/23
ISSUE DATE:	04/24/25
SCALE:	1"=50'

SHEET 1 OF 1

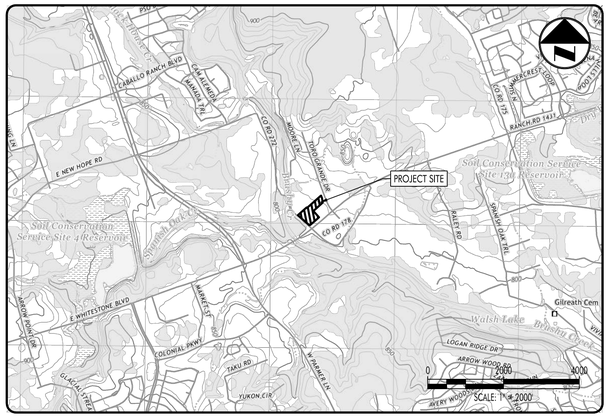
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July 11, 2025 - 11:01 Dwg Name: P:\617.074 XStone LLC\002 3521 FM 1431 Leander\Data\Survey\Final Drawings_Title\FinalTitle_Tit.dwg Updated By: oelbord

SITE DEVELOPMENT PLANS
SUBMITTED FOR
TACO BELL WHITESTONE CEDAR PARK
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

SITE LOCATION MAP



BENCHMARKS

BM #1 - CITY OF CEDAR PARK GPS MONUMENT NO. 31 ELEVATION 806.79 NAVD 88 (GEOID 18)
SEE SHEET SP FOR LOCATION

LEGAL DESCRIPTION

A REPLAT WILL BE PROVIDED FOR THE TACO BELL LOT UPON RECORDATION OF THE VASDA PLAT.

PROJECT DESCRIPTION

DEVELOPMENT TYPE: COMMERCIAL — BUILD NO. STORIES: 1
BUILD SQUARE FOOTAGE: 2,739.24 SF — TOTAL SITE ACREAGE: 0.97 ACRES
THIS PROJECT CONSIST OF THE CONSTRUCTION OF A SINGLE STORY COMMERCIAL RESTAURANT BUILDING TOTALING 2,739.24 SF WITH ASSOCIATED PARKING, SIDEWALKS, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS. TOTAL LIMITS OF CONSTRUCTION IS 50,223.96 S.F.

Sheet List Table

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	CVR	COVER
02	PLAT	PLAT
03	PLAT2	PLAT
04	SRV	SURVEY
05	SP	SITE PLAN
06	FPP	FIRE PROTECTION PLAN
07	EDA	EXISTING DRAINAGE AREA MAP
08	DDA	DEVELOPED DRAINAGE AREA MAP
09	RPDA	RECORD PROPOSED DRAINAGE AREA MAP
10	C00	GENERAL NOTES
11	C10	EROSION AND SEDIMENTATION CONTROL PLAN
12	C11	DEMOLITION PLAN
13	C20	UTILITY PLAN
14	C30	DRAINAGE PLAN
15	C31	UTILITY PROFILES
16	C32	REGIONAL POND PLAN & PROFILE A-A
17	C33	DETENTION POND PLAN & PROFILE B-B
18	C34	WATER QUALITY DETAILS
19	C40	GRADING PLAN
20	C50	DIMENSION CONTROL PLAN
21	C60	PAVING AND STRIPING PLAN
22	C70	CONSTRUCTION DETAILS
23	C71	ESC & STORM DETAILS
24	C72	UTILITY DETAILS
25	A0.0	DUMPSTER DETAILS
26	A4.0	EXTERIOR ELEVATIONS
27	A4.1	EXTERIOR ELEVATIONS
28	EU	PHOTOMETRIC PLAN
29	L1	LANDSCAPE PLAN
30	L2	TREE PRESERVATION PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

STATE OF TEXAS ★
COUNTY OF WILLIAMSON ★

I, TERRY R. HAGOOD, DO 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.

STATE OF TEXAS ★ TERRY R. HAGOOD 52960 REGISTERED PROFESSIONAL ENGINEER

2025-08-13

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960
THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

ACCEPTED FOR CONSTRUCTION BY:

City of Cedar Park
Development Services

Date

OWNER:	TACALA	ADDRESS:	425 ROUND ROCK WEST STE 105
PHONE:	(737) 209-7400 CELL: (737) 209-7400	ACREAGE: 0.973	TOTAL I.C.: 28,853.47 S.F.
LEGAL DESCRIPTION PENDING			
ADDRESS: 1200 KRIENKE RANCH ROAD			
LAND USE SUMMARY: 2739 S.F. DRIVE THRU RESTAURANT			
ZONING: GB GENERAL BUSINESS		DATE: 2025-08-13	
PERSON PREPARING PLAN: TERRY R. HAGOOD		COMPANY: HAGOOD ENGINEERING ASSOCIATES, INC.	
ADDRESS: 900 E. MAIN STREET, ROUND ROCK TX.			
PHONE: (512) 244-1546		CELL: (512) 244-1546	
ENGINEER: TERRY R. HAGOOD		COMPANY: HAGOOD ENGINEERING ASSOCIATES, INC.	
ADDRESS: 900 E. MAIN STREET, ROUND ROCK TX.			
PHONE: (512) 244-1546		CELL: (512) 244-1546	

PLAN SUBMITTALS

NO.	DATE	COMMENTS
1	2025-05-16	SUBMITTAL TO CITY OF CEDAR PARK
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOTES:
1. NO PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS WITHIN THE DESIGNATED 1% ANNUAL CHANCE FLOODPLAIN AREA (ZONE AE) AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) ON COMMUNITY PANEL 48491C0470F FOR THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.
2. SEE SHEET C00 FOR GENERAL NOTES
3. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONSTRIBUTING ZONE.
4. EDWARDS AQUIFER PROTECTION PROGRAM ID NO: PENDING. WATER POLLUTION ABATEMENT APPROVAL DATE: PENDING.
5. PROJECT SITE IS WITH THE BRUSHY CREEK WATERSHED.
6. THIS PLAN HAS BEEN SUBMITTED TO TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) FOR REVIEW. TDLR REGISTRATION NUMBER: TABS2025018687
7. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
8. ALL EXISTING EASEMENTS ARE SHOWN.
9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
10. NO STRUCTURES MAY BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
11. FOR OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT, SUCH EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN, WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLAN LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED, (SEC. 14.07.009(A) (5)).
12. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
12. DRAINAGE - PRIOR TO ISSUE OF TCO, PROVIDE DOCUMENTATION FROM A WATER QUALITY MAINTENANCE CONTRACTOR OR COMPANY THAT THE EXISTING POND HAS BEEN MAINTAINED AND IS OPERATING AS DESIGNED AND PERMITTED.
13. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED PRIOR TO CONSTRUCTION.

OWNER
TACALA
425 ROUND ROCK WEST STE 105
ROUND ROCK, TEXAS 78681
DWAYNE KOSTIHA
(737) 209-7400
DWAYNE.KOSTIHA@TACALA.COM

ARCHITECT
HOOVER & ASSOCIATES INC.
1407 W. 46TH STREET
AUSTIN, TEXAS 78756
MORRIS HOOVER
(512) 467-2626
MORRIS@E-DESIGNIT.COM

SURVEYOR
SINCLAIR LAND SURVEYING
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
TIMOTHY A. LENZ R.P.L.S
(512) 443-1174

ENGINEER
HAGOOD ENGINEERING ASSOCIATES, INC.
900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
TERRY R. HAGOOD, P.E.
(512) 244-1546
TERRYH@HEAENG.COM

UTILITY PROVIDERS

WATER	CITY OF CEDAR PARK
WASTEWATER	CITY OF CEDAR PARK
GAS	ATMOS
GAS	PEC

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

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED BY
1			
2			
3			
4			
5			

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hea.eng.pro
TBPE Registration No. F-12709

HAGOOD ENGINEERING ASSOCIATES

JOB NO. 25-006 © 2025 HEA, Inc.

JOB NO:	25-006
DRAWN BY:	WSH
CHECKED BY:	TRH
P.I.C.:	TRH
FILE NO:	25-006 CVR
DATE:	2025-08-13
SHEET:	01 OF 30

SITE PLAN PERMIT NO. _____-___

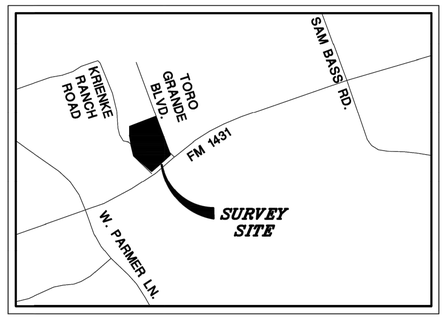
FINAL PLAT
OF
VASDA PLAT

22.493 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS.

OWNER: VASDA DEVELOPERS LLC
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613
(512) 590-4165
ACREAGE: 22.493
PATENT SURVEY: WASHINGTON ANDERSON SURV., ABSTRACT NO. 15
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 21.168
R.O.W. DEDICATION: 1.309
NUMBER OF LOTS: 3
SUBMITTAL DATE: 04/11/2024

SURVEYOR: ABRAM C. DASHNER, R.P.L.S. NO. 5901
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

ENGINEER: JUSTIN KRAMER, P.E. NO. 122309
KIMLEY-HORN
10814 JOLLYVILLE RD #200
AUSTIN, TX 78759
(512) 418-1771

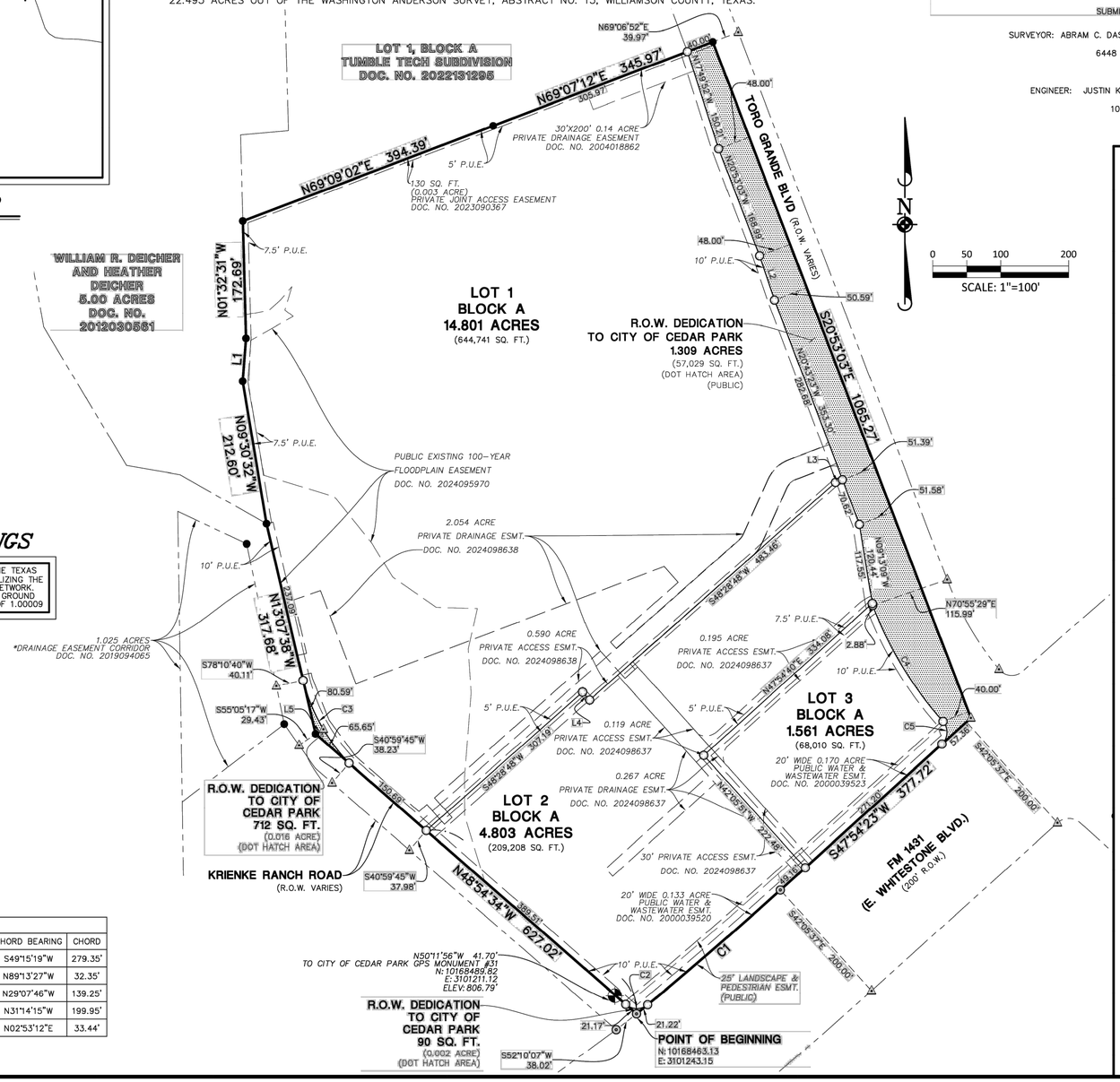


LOCATION MAP
NOT TO SCALE

LEGEND
- ● = FOUND 1/2-INCH IRON ROD
- ○ = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- ⊗ = FOUND TXDOT TYPE II MONUMENT
- △ = CALCULATED POINT
- ◆ = BENCHMARK
- ——— = PROPERTY LINE
- — — — = EASEMENT LINE
- ——·—— = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00009



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°23'29"E	63.54'
L2	S18°43'06"E	68.54'
L3	S69°06'57"W	11.07'
L4	N41°33'35"W	15.50'
L5	N59°18'41"E	13.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5629.58'	2°50'36"	279.38'	S49°15'19"W	279.35'
C2	25.00'	80°37'46"	35.18'	N89°13'27"W	32.35'
C3	275.00'	29°19'51"	140.78'	N29°07'46"W	139.25'
C4	541.99'	21°15'34"	201.10'	N31°14'15"W	199.95'
C5	25.00'	83°56'53"	36.63'	N02°53'12"E	33.44'

N

0 50 100 200
SCALE: 1"=100'

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Manhard CONSULTING
Civil Engineering | Land Development | Water Resources
Civil Engineers 290, Ste. B-105, Austin, TX 78723 | PH:512.418.1771 | www.manhard.com
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194470 (Civil) | 10194470 (Survey)

VASDA PLAT
3521 FM 1431, Cedar Park, Williamson County, TX 78641
FINAL PLAT

REVISED: 12/12/24
PROJ. MGR.: AD
DRAWN BY: TRS
SURVEY DATE: 01/06/23
ISSUE DATE: 04/10/24
SCALE: 1"=100'
SHEET 1 OF 2

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

04/28/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE APRIL 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

FINAL PLAT
(SHEET 1 OF 2)

TORO GRANDE BLVD
SHARED
IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2
OF 31

PLAT
02

_____-___

SHEET IS FOR REFERENCE PURPOSES ONLY AND WILL BE REPLACED WITH REPLAT FOR TACO BELL LOT. AFTER THE VASDA PLAT IS RECORDED.

SITE PLAN PERMIT NO. _____-___

Plotted By: Cole, David Date: April 28, 2025 10:56:08am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Final Plat.dwg
Page Name: P:\417.074 VPlace LLC\002 7651 FM 1431 Leander\Cad\C - Civil Drawings\Plat of Subdivision\072402_FinalPlat.dgn Updated By: tdiamond
December 13, 2024 14:16
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FINAL PLAT
OF
VASDA PLAT

22.493 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS.

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

THAT VASDA DEVELOPERS LLC, SOLE OWNER OF THAT CERTAIN 22.493 ACRE TRACT SHOWN HEREON AND SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021140921, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS VASDA PLAT

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

VASDA DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: ITS MANAGER, VELSA MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
VENKATESHWAR R. GUDAPURI, MANAGING MEMBER
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

STATE, ON THIS DAY PERSONALLY APPEARED VENKATESHWAR R. GUDAPURI, AS MANAGING MEMBER OF VELSA MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, THE MANAGER OF VASDA DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF

_____, 2024.

_____
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

I, JUSTIN KRAMER, 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 48491C0470F, 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 PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON COUNTY, TEXAS,

THIS _____ DAY OF _____, 2024.

_____
JUSTIN KRAMER
REGISTERED PROFESSIONAL ENGINEER
NO. 122309 STATE OF TEXAS
KIMLEY-HORN
10814 JOLLYVILLE RD #200
AUSTIN, TX 78759
(512) 418-1771

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS ___, DAY OF _____, 20__.

_____
ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, SUITE B-105
AUSTIN, TEXAS 78723

CITY OF CEDAR PARK
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY)AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.

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

12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

16. A PORTION OF THIS TRACT LIES WITHIN FLOOD HAZARD AREA ZONE "X SHADED", AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0470F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019. ZONE "X SHADED" IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 0.2% AND 1% ANNUAL CHANCE FLOODPLAIN.

17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.

19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

ADDITIONAL PLAT NOTES

24. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.

25. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

26. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

27. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.

28. 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.

29. *DEVELOPER TO DEDICATE DRAINAGE EASEMENT CONTAINING STORM WATER FLOW FROM LOT 1, BLOCK A POND.

30. ALL DRIVEWAYS, DRIVE AISLES AND FIRE LANES WITHIN THIS SUBDIVISION SHALL PROVIDE RECIPROCAL CROSS ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION AND TO ADJACENT PROPERTIES.

DESCRIPTION

22.493 ACRES SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS LLC, BY DEED OF RECORD IN DOCUMENT NO. 2021140921, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.493 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A TXDOT TYPE II MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FM 1431 (200' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY LINE OF KRIENKE RANCH ROAD (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF KRIENKE RANCH ROAD, BEING THE WEST LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N48°54'34"W, A DISTANCE OF 627.02 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N13°07'38"W, A DISTANCE OF 317.68 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN 5.00 ACRE TRACT CONVEYED TO WILLIAM R. DEICHER AND HEATHER DEICHER, BY DEED OF RECORD IN DOCUMENT NO. 2012030563, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT;

THENCE, LEAVING SAID NORTHEAST RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID 5.00 ACRE TRACT, BEING THE WEST LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N09°30'32"W, A DISTANCE OF 212.60 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N04°23'29"E, A DISTANCE OF 63.54 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
3. N01°32'31"W, A DISTANCE OF 172.69 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, TUMBLE TECH SUBDIVISION, OF RECORD IN DOCUMENT NO. 2022131295, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N69°09'02"E, LEAVING THE EAST LINE OF SAID 5.00 ACRE TRACT, OVER AND ACROSS SAID 25.23 ACRE TRACT, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 394.39 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID 25.23 ACRE TRACT, BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 1, FOR AN ANGLE POINT;

THENCE, N69°09'12"E, IN PART ALONG THE SOUTH LINE OF SAID LOT 1, AND IN PART ALONG THE WEST RIGHT-OF-WAY LINE OF TORO GRANDE BLVD (R.O.W. VARIES), BEING THE NORTH LINE OF SAID 25.23 ACRE TRACT, A DISTANCE OF 345.97 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST RIGHT-OF-WAY LINE, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 25.23 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S20°53'03"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID 25.23 ACRE TRACT, A DISTANCE OF 1065.27 FEET TO A CALCULATED POINT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF TORO GRANDE BOULEVARD AND SAID NORTHWEST RIGHT-OF-WAY LINE OF FM 1431, FOR THE SOUTHEASTERLY CORNER OF SAID 25.23 ACRE TRACT AND HEREOF;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID 25.23 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S47°54'23"W, A DISTANCE OF 377.72 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE, HAVING A RADIUS OF 5629.58 FEET, A CENTRAL ANGLE OF 02°50'36", AN ARC LENGTH OF 279.38 FEET, AND A CHORD WHICH BEARS S49°15'19"W, A DISTANCE OF 279.35 FEET TO THE POINT OF **BEGINNING, AND CONTAINING 22.493 ACRES (979,791 SQUARE FEET) OF LAND, MORE OR LESS.**

THIS SUBDIVISION TO BE KNOWN AS VASDA PLAT HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE

CEDAR PARK PLANNING AND ZONING COMMISSION ON THE _____ DAY OF

_____, 2024, A.D.

_____
RALPH E. STRADER, II, CHAIRMAN DATE

_____
KIMBERLY BRADFORD-BROWN, SECRETARY DATE

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 §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE____ DAY OF_____ , 20__ , A.D., AT_____ O'CLOCK,_____ .M AND DULY RECORDED THIS THE_____ DAY OF_____20__ , AD., AT_____ O'CLOCK, _.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

_____
BY: DEPUTY

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Manhard CONSULTING
Austin | Dallas | Houston | Fort Worth | San Antonio
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Survey F-23792) (Eng)

VASDA PLAT
3521 FM 1431, Cedar Park, Williamson County, TX 78641
FINAL PLAT

REVISED:	12/12/24
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	01/06/23
ISSUE DATE:	04/10/24
SCALE:	1"=100'

SHEET
2 OF 2

PLAT2
03
_____-___
SHEET IS FOR REFERENCE PURPOSES ONLY AND WILL BE REPLACED WITH REPLAT FOR TACO BELL LOT. AFTER THE VASDA PLAT IS RECORDED.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
©2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

04/28/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069274410
DATE	APRIL 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

FINAL PLAT
(SHEET 2 OF 2)

TORO GRANDE BLVD
SHARED
IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3
OF 31

SITE PLAN PERMIT NO. _____-___

Plotted By: Cole, David Date: April 28, 2025 10:58:13am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Final Plat\069274410-FinalPlat.dwg Updated By: rspence
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December 12, 2024 - 14:15 Dgn Name: P:\2017-074_VSteet LLC\002 3521 FM 1431 Leander\Civil\Cad\Final Drawings\Plat of Subdivision\069274410-FinalPlat.dgn

FUTURE LOT 1
BLOCK A

N

0 20 40 60

SCALE 1"= 20'

(25.23 AC)
VASDA DEVELOPERS LLC
DOC. 2021140921

FUTURE LOT 2
BLOCK A

FUTURE LOT 3
BLOCK A

LIMITS OF TOPOGRAPHIC SURVEY

LIMITS OF TOPOGRAPHIC SURVEY

APPARENT FUTURE 15' WIDE D.E.
(LOCATION APPROXIMATE BY SCALING FROM PLAT)

MAN

20' WIDE
WATER & WASTEWATER EASEMNT
DOC. 2000039523

WWMH

CHAP

TYPE II

FUTURE LOT 2
BLOCK A

FUTURE 25' WIDE
LANDSCAPE & PEDESTRIAN
EASEMENT

20' WIDE
WATER & WASTEWATER EASEMNT
DOC. 2000039520

ROCK
PILE

FUTURE 10' WIDE P.U.E.

CONC. DRAINAGE

CONC. SIDEWALK

F.M. 1431 (E. WHITESTONE BLVD.)
(200 R.O.W.)

KRIENKE RANCH ROAD

FUTURE 10' WIDE P.U.E.

CITY OF CEDAR PARK
GPS MONUMENT NO. 31
ELEVATION 806.79
NAVD 88 (GEOID 18)

WEIGHT LIMIT
SIGN

TYPE II

SL

INLET

F.L.: 798.02'

F.L.: 798.20'

TREE TABLE			
TAG #	SIZE	MULTI	TYPE
1			CEDAR
598	11"		CEDAR
599	8"		BLACK WALNUT
600	16"		CEDAR
601	26"		CEDAR
602	9"		CHINA BERRY
603	16"		CEDAR
604	12"		CHINA BERRY

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, DERIVED BY GPS METHODS. ELEVATIONS ARE BASED ON NAVD 88 (GEOID 18)

2) THE TRACT BOUNDARIES AND FUTURE EASEMENTS SHOWN HEREON ARE BASD ON THE PROPOSED SUBDIVISION PLAT OF "VASDA" PREPARED BY MANHARD CONSULTING, AUSTIN TEXAS. THE BOUNDARY LINES ALONG FM 1431 AND KRIENKE RANCH ROAD ARE BASED ON AN ON THE GROUND SURVEY.

SRV

04

____-___

SHEET IS FOR REFERENCE PURPOSES ONLY
SHEET IS NOT TO SCALE

LEGEND

- ○ 1/2" STEEL PIN SET W/CAP MARKED "SLS 10089000"
- ● 1/2" STEEL PIN FOUND (UNLESS NOTED)
- MAN ● 1/2" STEEL PIN FOUND W/CAP MARKED MANHARD CONSULTING
- CHAP ● 1/2" STEEL PIN FOUND W/CAP MARKED CHAPARRAL
- TYPE II ⊞ TYPE II TxDOT MONUMENT FOUND
- △ COMPUTED POINT
- —◇— CHAIN LINK FENCE
- —#— 2" PIPE RAILING
- —◇— MARKED UNDERGROUND FIBER OPTIC LINE
- —UE— MARKED UNDERGROUND ELECTRIC LINE
- —W— MARKED UNDERGROUND WATER LINE
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- —OU— OVERHEAD UTILITY LINE
- DOWN GUY
- (BRG.=DIST.) RECORD CALL
- [BRG.=DIST.] RECORD CALL ADJOINER
- MH MANHOLE (VARIOUS TYPES)
- CLEAN-OUT
- VALVE
- AIR CONDITIONER
- ELEC BOX
- TRAN TRANSFORMER ON PAD
- TEL/CABLE RISER/BOX
- FH FIRE HYDRANT
- SL STREET LIGHT
- W WATER METER
- O.P.R.W.C.Tx OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.Tx REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.Tx DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.Tx PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

APRIL 17, 2025

TIMOTHY A. LENZ
TEXAS R.P.L.S. No. 4393

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

TOPOGRAPHIC SURVEY
PORTION OF FUTURE VASDA SUBDIVISION

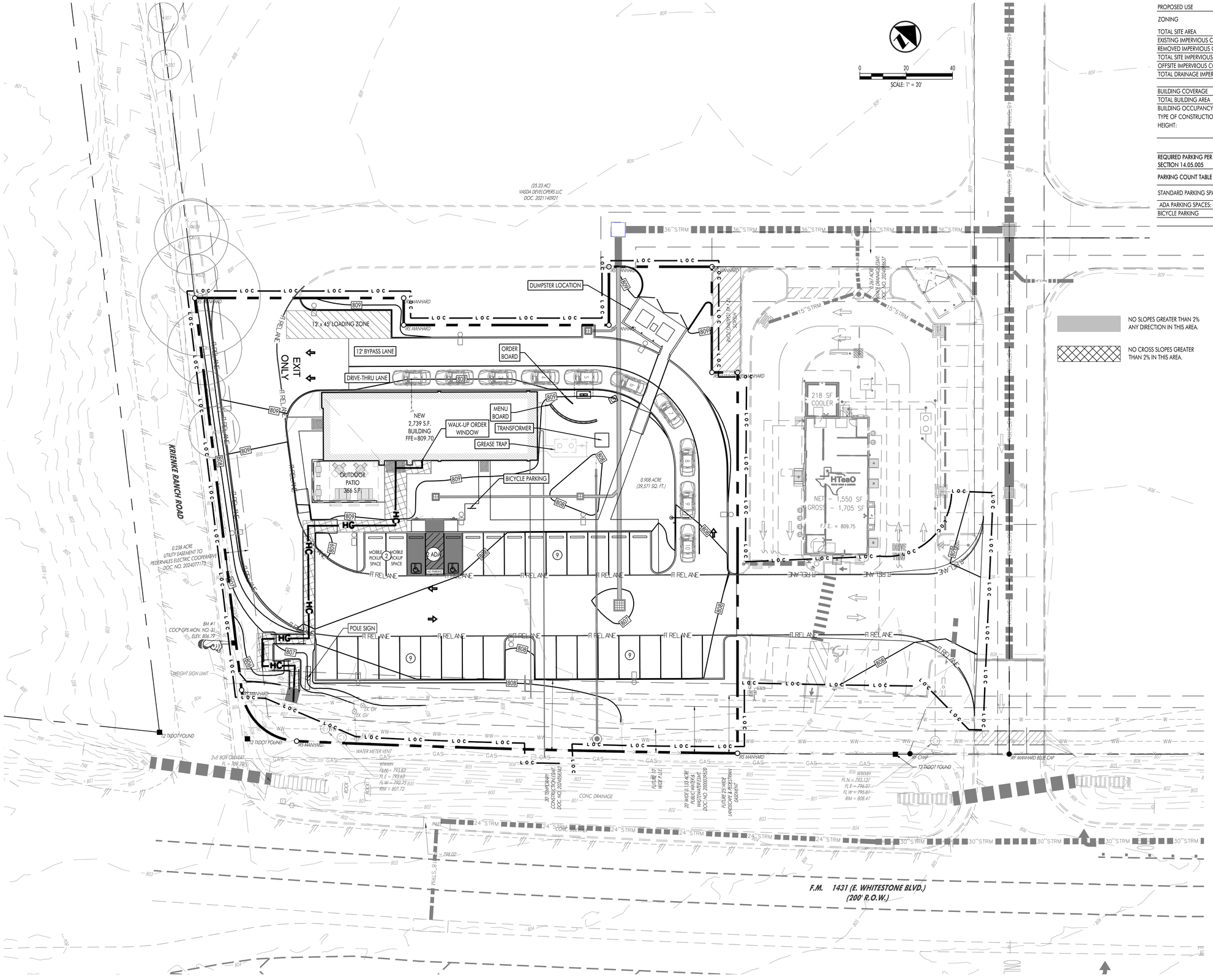
WASHINGTON ANDERSON SURVEY, A-15
WILLIAMSON COUNTY, TEXAS

SINCLAIR LAND SURVEYING, INC.
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000

JOB NUMBER:

SITE PLAN PERMIT NO. _____-___

S:\CARLSONPROJECTS_MISC. SURVEY\2025\TACO BELL - CEDAR PARK\DWG\PARTIAL TREE & TOPO.dwg, 4/21/2025 1:43:55 PM,



PROPOSED USE	RESTAURANT		
ZONING	GB (GENERAL BUSINESS)		
TOTAL SITE AREA	42,390.44 S.F.	0.97 AC.	
EXISTING IMPERVIOUS COVER	1,680.49 S.F.	3.96 %	
REMOVED IMPERVIOUS COVER	0.00 S.F.	0.00 %	
TOTAL SITE IMPERVIOUS COVER	28,853.47 S.F.	68.07 %	
OFFSITE IMPERVIOUS COVER	3,331.02 S.F.		
TOTAL DRAINAGE IMPERVIOUS COVER	32,184.49 S.F.	75.92 %	
BUILDING COVERAGE	2739.24 S.F.	6.46 %	
TOTAL BUILDING AREA	2739.24 S.F.		
BUILDING OCCUPANCY TYPE:	A-2		
TYPE OF CONSTRUCTION:	V-B - UNSPRINKLED		
HEIGHT:	SINGLE STORY BUILDING - (20'-6" PARAPET) (24'-5" TOWER)		

	AREA	RATIO	REQUIRED
REQUIRED PARKING PER CODE SECTION 14.05.005	2,739.24	100	28

PARKING COUNT TABLE	EXISTING	REMOVED	NEW	PROVIDED
STANDARD PARKING SPACES:	0	0	29	29
ADA PARKING SPACES:	0	0	2	2
BICYCLE PARKING	0	0	2	2
TOTAL	0	0	33	33

NO SLOPES GREATER THAN 2% ANY DIRECTION IN THIS AREA.

NO CROSS SLOPES GREATER THAN 2% IN THIS AREA.

LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- 4" GAS LINE — PROPOSED 4" DIA. GAS LINE
- 6" STORM SEWER LINE — PROPOSED 6" DIA. STORM SEWER LINE
- 8" WASTEWATER LINE — PROPOSED 8" DIA. WASTEWATER LINE
- 8" WATER LINE — PROPOSED 8" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE (SIZE VARIES)
- EXISTING WASTEWATER LINE (SIZE VARIES)
- EXISTING FORCE MAIN (SIZE VARIES)
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCE
- RB — ROCK BERM
- IP — INLET PROTECTION
- TP — TREE PROTECTION
- MS — MULCH SOCK
- LOC — LIMITS OF CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

HAGOOD ENGINEERING ASSOCIATES
900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
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www.heaeng.com
TBPE Registration No. F-12709

STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960

THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 25-006 © 2025 HEA, Inc.
DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

SITE PLAN

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE. ANY OMISSIONS OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

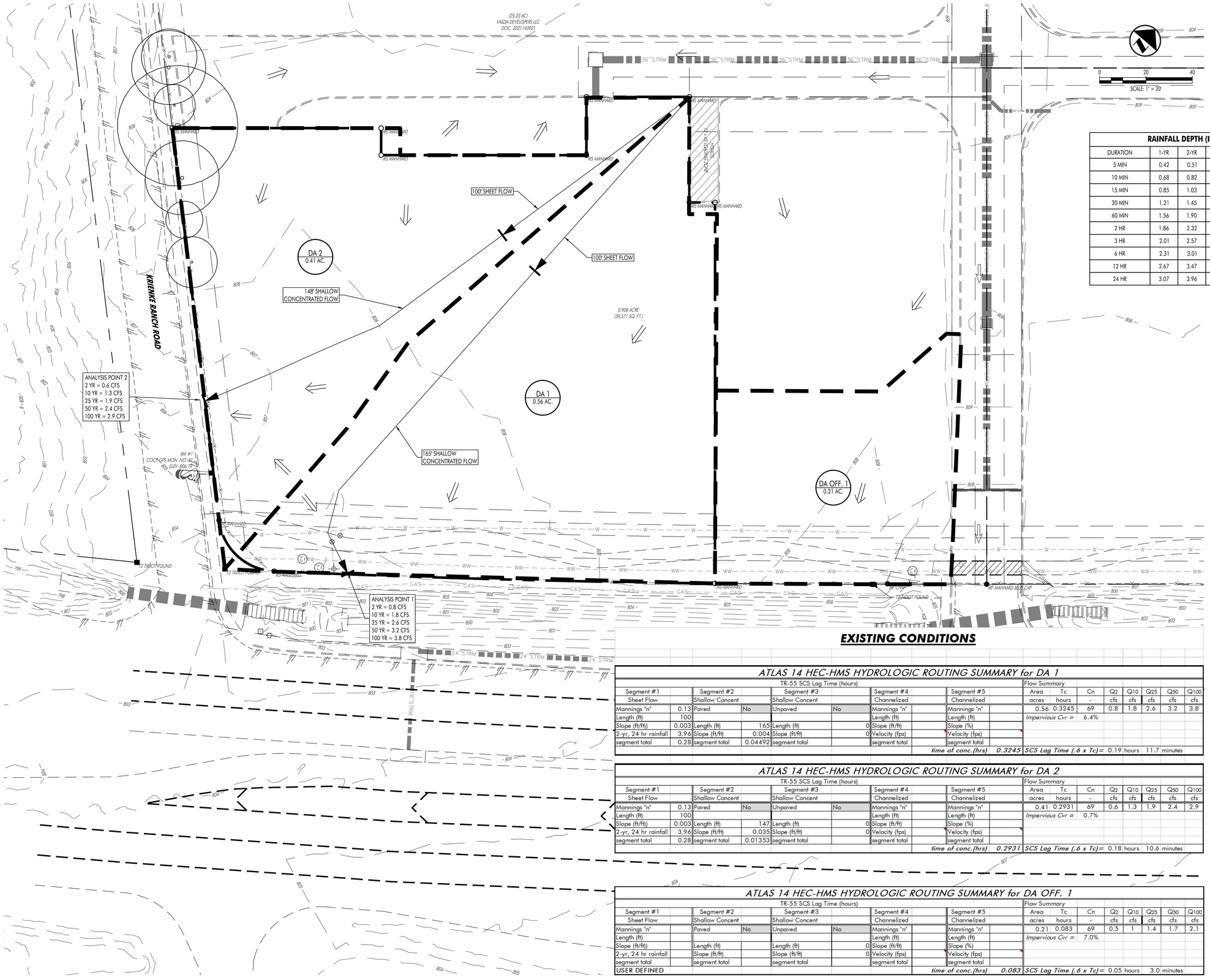
REVISIONS	DATE

PROJECT NO.	2025
CAD FILE	25-006 CVL.DWG
DRAWN BY	WH
CHECKED BY	TH
DATE:	2025-08-13
SCALE:	AS NOTED

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DWG 05 OF 30

SITE PLAN PERMIT NO. _____-___



EXISTING CONDITIONS

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 1

TR-55 SCS Lag Time (hours)

Segment #1		Segment #2		Segment #3		Segment #4	Segment #5	Flow Summary						
Sheet Flow		Shallow Concent		Shallow Concent		Channelized	Channelized	Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
								acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	0.13	Paved	No	Unpaved	No	Mannings "n"	Mannings "n"	0.56	0.3245	69	0.8	1.8	2.6	3.2	3.8
Length (ft)	100					Length (ft)	Length (ft)	*Impervious Cvr =*		6.4%					
Slope (ft/ft))	0.003	Length (ft)	165	Length (ft)	0	Slope (ft/ft)	Slope (%)								
2-yr, 24 hr rainfall	3.96	Slope (ft/ft)	0.004	Slope (ft/ft)	0	Velocity (fps)	Velocity (fps)								
segment total	0.28	segment total	0.04492	segment total		segment total	segment total								
							time of conc.(hrs)	*0.3245*	*SCS Lag Time (.6 x Tc)=*	0.19	hours	11.7	minutes		

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 2

TR-55 SCS Lag Time (hours)

Segment #1		Segment #2		Segment #3		Segment #4	Segment #5	Flow Summary						
Sheet Flow		Shallow Concent		Shallow Concent		Channelized	Channelized	Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
								acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	0.13	Paved	No	Unpaved	No	Mannings "n"	Mannings "n"	0.41	0.2931	69	0.6	1.3	1.9	2.4	2.9
Length (ft)	100					Length (ft)	Length (ft)	*Impervious Cvr =*		0.7%					
Slope (ft/ft))	0.003	Length (ft)	147	Length (ft)	0	Slope (ft/ft)	Slope (%)								
2-yr, 24 hr rainfall	3.96	Slope (ft/ft)	0.035	Slope (ft/ft)	0	Velocity (fps)	Velocity (fps)								
segment total	0.28	segment total	0.01353	segment total		segment total	segment total								
							time of conc.(hrs)	*0.2931*	*SCS Lag Time (.6 x Tc)=*	0.18	hours	10.6	minutes		

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA OFF. 1

TR-55 SCS Lag Time (hours)

Segment #1		Segment #2		Segment #3		Segment #4	Segment #5	Flow Summary						
Sheet Flow		Shallow Concent		Shallow Concent		Channelized	Channelized	Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
								acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"		Paved	No	Unpaved	No	Mannings "n"	Mannings "n"	0.21	0.083	69	0.5	1	1.4	1.7	2.1
Length (ft)						Length (ft)	Length (ft)	*Impervious Cvr =*		7.0%					
Slope (ft/ft))		Length (ft)		Length (ft)	0	Slope (ft/ft)	Slope (%)								
2-yr, 24 hr rainfall		Slope (ft/ft)		Slope (ft/ft)	0	Velocity (fps)	Velocity (fps)								
segment total		segment total		segment total		segment total	segment total								
USER DEFINED							*time of conc.(hrs)*	*0.083*	*SCS Lag Time (.6 x Tc)=*	0.05	hours	3.0	minutes		

RAINFALL DEPTH (IN.) BY AVERAGE RECURRANCE INTERVAL

DURATION	1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR	200-YR	500-YR
5 MIN	0.42	0.51	0.65	0.77	0.95	1.10	1.26	1.43	1.66
10 MIN	0.68	0.82	1.04	1.23	1.52	1.76	2.02	2.28	2.63
15 MIN	0.85	1.03	1.30	1.54	1.89	2.19	2.51	2.84	3.29
30 MIN	1.21	1.45	1.82	2.15	2.64	3.04	3.48	3.95	4.61
60 MIN	1.56	1.90	2.39	2.84	3.50	4.05	4.65	5.32	6.28
2 HR	1.86	2.32	2.99	3.62	4.57	5.38	6.30	7.34	8.88
3 HR	2.01	2.57	3.35	4.11	5.26	6.27	7.42	8.74	10.71
6 HR	2.31	3.01	3.98	4.93	6.39	7.67	9.17	10.90	13.51
12 HR	2.67	3.47	4.58	5.68	7.36	8.83	10.55	12.55	15.59
24 HR	3.07	3.96	5.23	6.44	8.30	9.90	11.76	13.95	17.30

LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- 809 PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- X' GAS LINE PROPOSED X' DIA. GAS LINE
- X' STORM SEWER LINE PROPOSED X' DIA. STORM SEWER LINE
- X' WASTEWATER LINE PROPOSED X' DIA. WASTEWATER LINE
- X' WATER LINE PROPOSED X' DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SB SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- OHE EXISTING OVERHEAD ELECTRIC LINE
- UGE EXISTING UNDERGROUND ELECTRIC LINE
- OHT EXISTING OVERHEAD TELEPHONE LINE
- UGT EXISTING UNDERGROUND TELEPHONE LINE
- W EXISTING WATER LINE (SIZE VARIES)
- WW EXISTING WASTEWATER LINE (SIZE VARIES)
- FM EXISTING FORCE MAIN (SIZE VARIES)
- FOC EXISTING FIBER OPTIC LINE
- GAS EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- RB ROCK BERM
- IP INLET PROTECTION
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JOB NO. 25-006 © 2025 HEA, Inc.
DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

EXISTING DRAINAGE AREA MAP

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

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Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

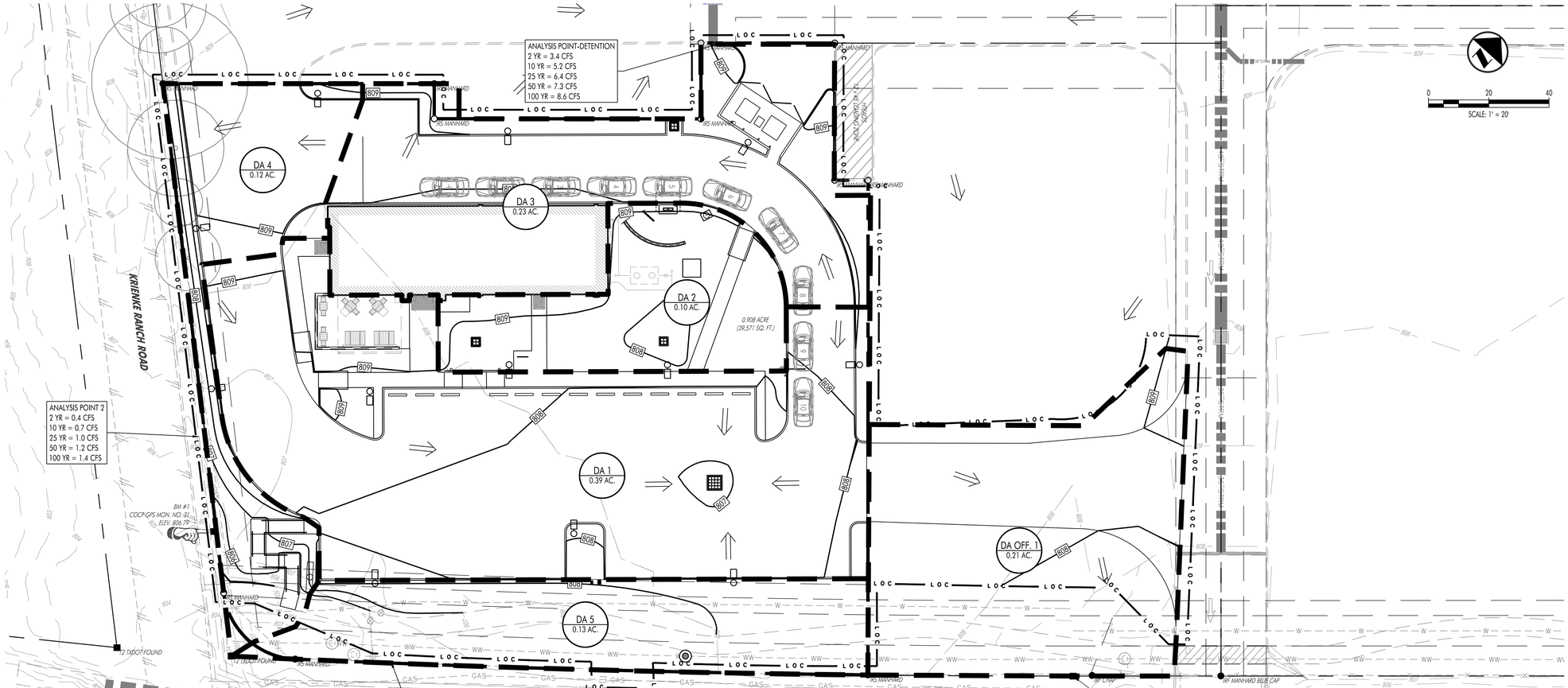
REVISIONS	DATE

PROJECT NO. 2025
CAD FILE 25-006 CVL.DWG
DRAWN BY WH
CHECKED BY TH
DATE: 2025-08-13
SCALE: AS NOTED

EDA

DWG 07 OF 30

SITE PLAN PERMIT NO. _____-___



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

LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
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- WATER METER
- 809 EXISTING CONTOURS
- 809 PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- XG GAS LINE — PROPOSED 6" DIA. GAS LINE
- XSS STORM SEWER LINE — PROPOSED 8" DIA. STORM SEWER LINE
- XWW WASTEWATER LINE — PROPOSED 8" DIA. WASTEWATER LINE
- XW WATER LINE — PROPOSED 8" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SB SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- OHE EXISTING OVERHEAD ELECTRIC LINE
- UGE EXISTING UNDERGROUND ELECTRIC LINE
- OHT EXISTING OVERHEAD TELEPHONE LINE
- UGT EXISTING UNDERGROUND TELEPHONE LINE
- W EXISTING WATER LINE (SIZE VARIES)
- WW EXISTING WASTEWATER LINE (SIZE VARIES)
- FOC EXISTING FORCE MAIN (SIZE VARIES)
- FOC EXISTING FIBER OPTIC LINE
- GAS EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- RB ROCK BERM
- IP INLET PROTECTION
- TP TREE PROTECTION
- WS MULCH SOCK
- LOC LIMITS OF CONSTRUCTION

DEVELOPED CONDITIONS

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 1

TR-55 SCS Lag Time (hours)

Segment #1 Sheet Flow	Segment #2 Shallow Concent		Segment #3 Shallow Concent		Segment #4 Channelized	Segment #5 Channelized	Flow Summary Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
							acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	Paved	No	Unpaved	No	Mannings "n"	Mannings "n"	0.39	0.0833	69	2	3	3.6	4.1	4.8
Length (ft)					Length (ft)	Length (ft)	*Impervious Cvr =*		92.1%					
Slope (ft/ft)	Length (ft)		Length (ft)		Slope (ft/ft)	Slope (%)								
2-yr, 24 hr rainfall	Slope (ft/ft)		Slope (ft/ft)		Velocity (fps)	Velocity (fps)								
segment total	segment total		segment total		segment total	segment total								
USER DEFINED						*time of conc.(hrs)*	*0.0833*	*SCS Lag Time (.6 x Tc)* = 0.05 hours		3.0 minutes				

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 2

TR-55 SCS Lag Time (hours)

Segment #1 Sheet Flow	Segment #2 Shallow Concent		Segment #3 Shallow Concent		Segment #4 Channelized	Segment #5 Channelized	Flow Summary Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
							acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n" 0	Paved	Yes	Unpaved	No	Mannings "n" 0.13	Mannings "n" 0	0.1	0.0833	69	0.3	0.5	0.7	0.8	1
Length (ft) 0					Length (ft) 552	Length (ft) 0	*Impervious Cvr =*		13.9%					
Slope (ft/ft) 0	Length (ft)	0	Length (ft)	0	Slope (ft/ft) 0.1	Slope (%) 0								
2-yr, 24 hr rainfall	Slope (ft/ft)	0	Slope (ft/ft)	0	Velocity (fps) 7.667	Velocity (fps) 0								
segment total	segment total		segment total		segment total 0.0200	segment total								
USER DEFINED						*time of conc.(hrs)*	*0.0833*	*SCS Lag Time (.6 x Tc)* = 0.05 hours		3.0 minutes				

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 3

TR-55 SCS Lag Time (hours)

Segment #1 Sheet Flow	Segment #2 Shallow Concent		Segment #3 Shallow Concent		Segment #4 Channelized	Segment #5 Channelized	Flow Summary Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
							acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	Paved	No	Unpaved	No	Mannings "n" 0.13	Mannings "n" 0	0.23	0.0833	69	1.1	1.7	2.1	2.4	2.8
Length (ft)					Length (ft) 90	Length (ft) 0	*Impervious Cvr =*		82.4%					
Slope (ft/ft)	Length (ft)	80	Length (ft)	0	Slope (ft/ft) 0.01	Slope (%) 0								
2-yr, 24 hr rainfall	Slope (ft/ft)	0.3	Slope (ft/ft)	0	Velocity (fps) 2.083	Velocity (fps) 0								
segment total	segment total	0.003	segment total		segment total 0.012	segment total								
USER DEFINED						*time of conc.(hrs)*	*0.0833*	*SCS Lag Time (.6 x Tc)* = 0.05 hours		3.0 minutes				

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 4

TR-55 SCS Lag Time (hours)

Segment #1 Sheet Flow	Segment #2 Shallow Concent		Segment #3 Shallow Concent		Segment #4 Channelized	Segment #5 Channelized	Flow Summary Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
							acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	Paved	No	Unpaved	No	Mannings "n" 0	Mannings "n" 0	0.12	0.083	69	0.4	0.7	0.9	1.1	1.3
Length (ft)					Length (ft) 0	Length (ft) 0	*Impervious Cvr =*		39.1%					
Slope (ft/ft)	Length (ft)	250	Length (ft)	0	Slope (ft/ft) 0	Slope (%) 0								
2-yr, 24 hr rainfall	Slope (ft/ft)	0.076	Slope (ft/ft)	0	Velocity (fps) 0	Velocity (fps) 0								
segment total	segment total	0.016	segment total		segment total	segment total								
USER DEFINED						*time of conc.(hrs)*	*0.083*	*SCS Lag Time (.6 x Tc)* = 0.05 hours		3.0 minutes				

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA 5

TR-55 SCS Lag Time (hours)

Segment #1 Sheet Flow	Segment #2 Shallow Concent		Segment #3 Shallow Concent		Segment #4 Channelized	Segment #5 Channelized	Flow Summary Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
							acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	Paved	No	Unpaved	No	Mannings "n" 0	Mannings "n" 0	0.13	0.083	69	0.4	0.8	1	1.2	1.4
Length (ft)					Length (ft) 0	Length (ft) 0	*Impervious Cvr =*		39.1%					
Slope (ft/ft)	Length (ft)		Length (ft)	0	Slope (ft/ft) 0	Slope (%) 0								
2-yr, 24 hr rainfall	Slope (ft/ft)		Slope (ft/ft)	0	Velocity (fps) 0	Velocity (fps) 0								
segment total	segment total		segment total		segment total	segment total								
USER DEFINED						*time of conc.(hrs)*	*0.083*	*SCS Lag Time (.6 x Tc)* = 0.05 hours		3.0 minutes				

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA OFF. 1

TR-55 SCS Lag Time (hours)

Segment #1 Sheet Flow	Segment #2 Shallow Concent		Segment #3 Shallow Concent		Segment #4 Channelized	Segment #5 Channelized	Flow Summary Area	Tc	Cn	Q2	Q10	Q25	Q50	Q100
							acres	hours	-	cfs	cfs	cfs	cfs	cfs
Mannings "n"	Paved	No	Unpaved	No	Mannings "n"	Mannings "n"	0.21	0.083	69	0.7	1.2	1.6	1.9	2.3
Length (ft)					Length (ft)	Length (ft)	*Impervious Cvr =*		41.0%					
Slope (ft/ft)	Length (ft)		Length (ft)	0	Slope (ft/ft)	Slope (%)								
2-yr, 24 hr rainfall	Slope (ft/ft)		Slope (ft/ft)	0	Velocity (fps)	Velocity (fps)								
segment total	segment total		segment total		segment total	segment total								
USER DEFINED						*time of conc.(hrs)*	*0.083*	*SCS Lag Time (.6 x Tc)* = 0.05 hours		3.0 minutes				

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960

THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 25-006 © 2025 HEA, Inc.
DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

DEVELOPED DRAINAGE AREA MAP

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

REVISIONS	DATE

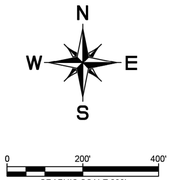
PROJECT NO. 2025
CAD FILE 25-006 CVL.DWG
DRAWN BY WH
CHECKED BY TH
DATE: 2025-08-13
SCALE: AS NOTED

DDA

DWG 08 OF 30

SITE PLAN PERMIT NO. _____-___





LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	EXISTING ATLAS-14 FLOODPLAIN
	POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	TIME OF CONCENTRATION PATH

NOTES

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

Soil Type	Land Use	CN	Weighted CN
DA-1			
D	Impervious	79.8% 98	93.75
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	20.2% 77	
OFFSITE AREA			
D	Impervious Area	28.7% 98	83.02
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	71.4% 77	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

RPDA

09

_____-___

SHEET IS FOR REFERENCE PURPOSES ONLY

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

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

FULLY DEVELOPED TRACT

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW P-2yr/24hr 3.96 IN				SHALLOW CONCENTRATED FLOW							CHANNEL FLOW																TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
					Grass Surface			Paved Surface				Pipe Flow							Open Channel Flow 2														
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)						
DA-1	0.02	100	0.040	**1.06**	903	2.3	0.020	**6.64**	-	-	-	**0.00**	-	-	-	-	-	-	-	**0.00**	-	-	-	-	-	-	-	**0.00**	**7.70**	**4.62**	105.70	165.70	206.40	276.70	POND
OFFSITE AREA	0.15	100	0.003	**18.81**	2482	2.9	0.031	**14.46**	-	-	-	-	335	11.6	7.1	9.4	0.76	0.013	0.015	**0.48**	729	5.1	39.10	37.4	1.05	0.030	0.010	**2.37**	**36.13**	**21.68**	83.70	153.30	201.70	285.70	POND

**The minimum Tc is 5 minutes per the CoA DCM.

KHA PROJECT 069274410
DATE APRIL 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

PROPOSED DRAINAGE AREA MAP

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

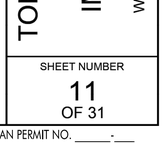
SHEET NUMBER
11
OF 31

SITE PLAN PERMIT NO. _____-___

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TBPE Firm No. 928

04/28/2025



Plotted By:Cole, David Date:April 28, 2025 10:58:13am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C – Proposed Drainage Area Map.dwg
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CONSTRUCTION NOTES FOR SUBDIVISIONS & SITE PLANS CITY OF CEDAR PARK
REVISED APRIL 2, 2024

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1- 800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: NONE
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY 'GEO-REFERENCED' TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON- NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTORS EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 a.m. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

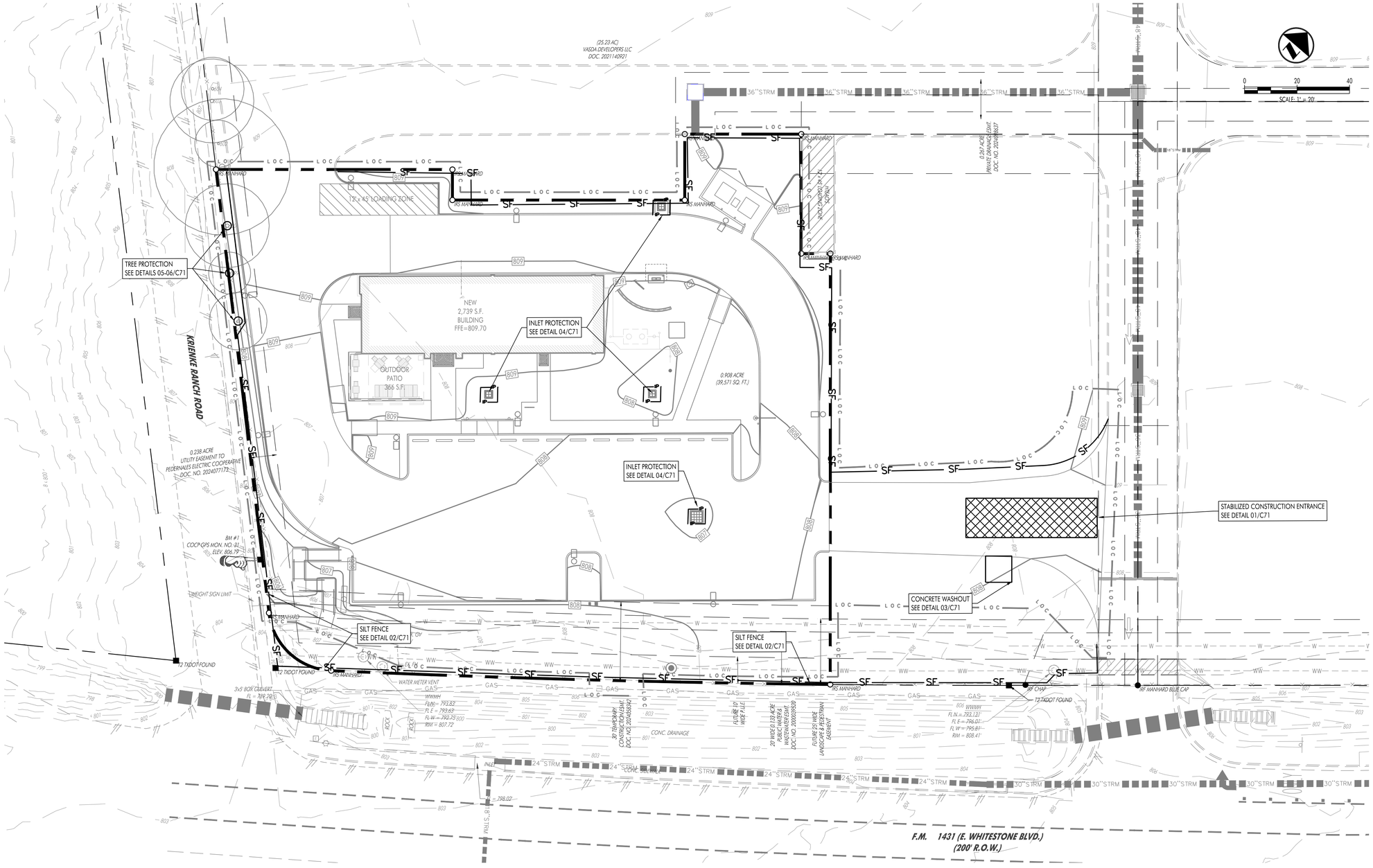
1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY RABA KISTNER ON APRIL 2025 THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: 08/C70
7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

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

WATER NOTES:

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



LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- 4" GAS LINE — PROPOSED 4" DIA. GAS LINE
- 6" STORM SEWER LINE — PROPOSED 6" DIA. STORM SEWER LINE
- 8" WASTEWATER LINE — PROPOSED 8" DIA. WASTEWATER LINE
- 6" WATER LINE — PROPOSED 6" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SB — SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- W — EXISTING WATER LINE (SIZE VARIES)
- WW — EXISTING WASTEWATER LINE (SIZE VARIES)
- FM — EXISTING FORCE MAIN (SIZE VARIES)
- FOC — EXISTING FIBER OPTIC LINE
- GAS — EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCE
- RB — ROCK BERM
- IP — INLET PROTECTION
- TP — TREE PROTECTION
- WS — MULCH SOCK
- L O C — LIMITS OF CONSTRUCTION

NOTES:

1. CONTRACTOR TO ENSURE AT ALL TIMES, CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THROUGH A STABILIZED CONSTRUCTION ENTRANCE.
2. ALL DIRT, MUD, ROCKS, DEBRIS, ETC. SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
3. CONTRACTOR TO IMPLEMENT TRAFFIC CONTROL MEASURES AS REQUIRED WHEN NECESSARY.
4. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO ANY DEMOLITION.
5. THE CONTRACTOR SHALL CONSTRUCT AN ALL WEATHER SURFACE ACCESS DRIVE PRIOR TO GOING VERTICAL WITH THE BUILDING STRUCTURE. DIRT WORK AND FOUNDATION WORK MAY BE DONE PRIOR TO THE CONSTRUCTION OF THIS REQUIREMENT. ALL WEATHER SURFACE IS DEFINED AS ASPHALT, CONCRETE OR CHIP SEAL OVER AN ENGINEERED COMPACTED BASE.
6. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING & HYDROMULCH DOES NOT CONSTITUTE STABILIZATION. MINIMUM 70 PERCENT VEGETATIVE COVER OF DISTURBED AREAS IS REQUIRED.
7. DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE SITE INSPECTOR.
8. LOCATION FOR SPOILS TO BE CONFIRMED WITH CONTRACTOR
9. ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INPECTION AT TIME OF CONSTRUCTION.

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STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED
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EROSION AND SEDIMENTATION CONTROL PLAN

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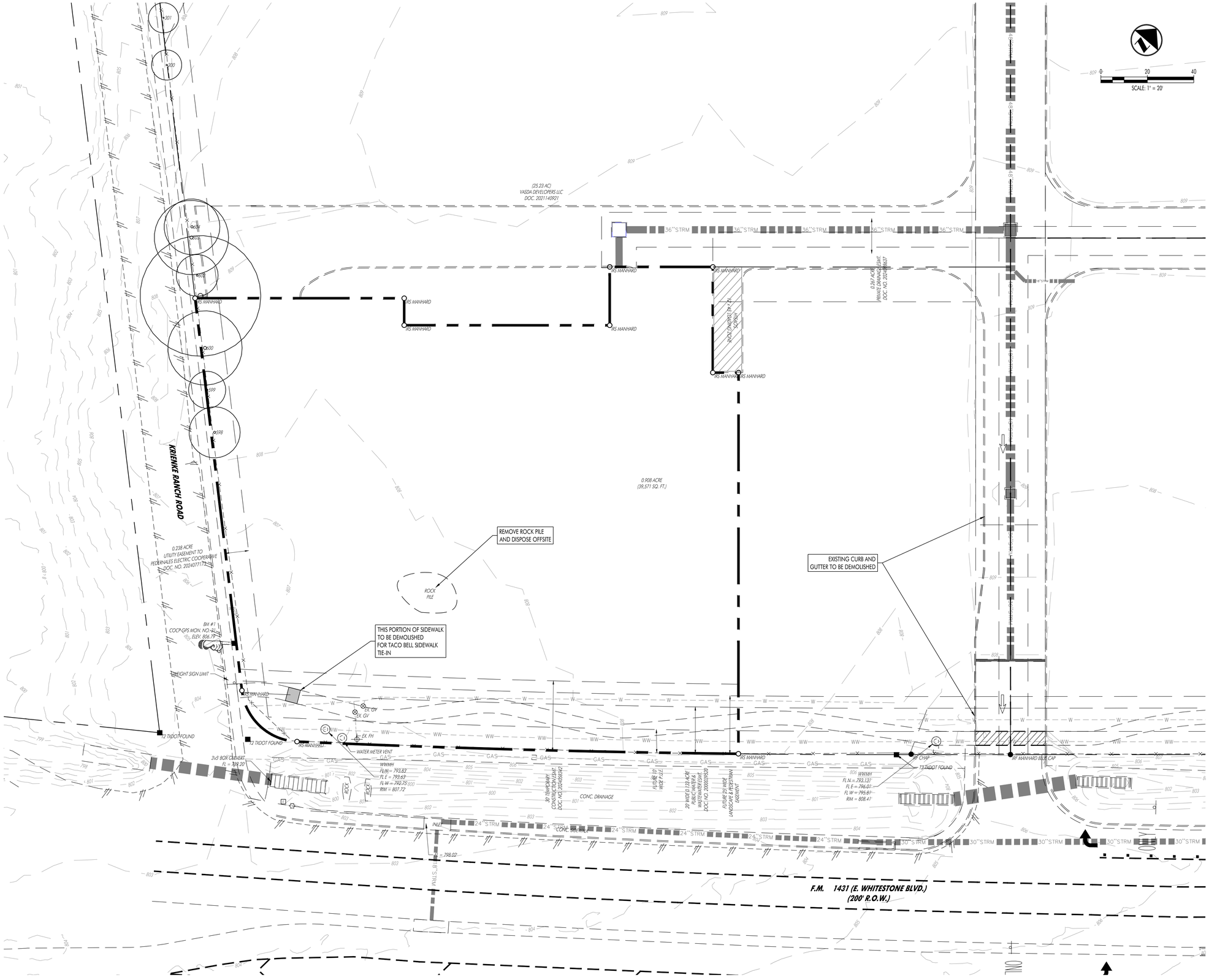
REVISIONS	DATE

PROJECT NO.	2025
CAD FILE	25-006 CVL.DWG
DRAWN BY	WH
CHECKED BY	TH
DATE:	2025-08-13
SCALE:	AS NOTED

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DWG 11 OF 30

SITE PLAN PERMIT NO. _____-___



LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED X" GAS LINE
- PROPOSED X" STORM SEWER LINE
- PROPOSED X" WASTEWATER LINE
- PROPOSED X" WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE (SIZE VARIES)
- EXISTING WASTEWATER LINE (SIZE VARIES)
- EXISTING FORCE MAIN (SIZE VARIES)
- EXISTING FIBRE OPTIC LINE
- EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
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- CONCRETE WASHOUT
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- SF SILT FENCE
- RB ROCK BERM
- IP INLET PROTECTION
- TP TREE PROTECTION
- MS MULCH SOCK
- L O C LIMITS OF CONSTRUCTION

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STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER

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DEMOLITION PLAN

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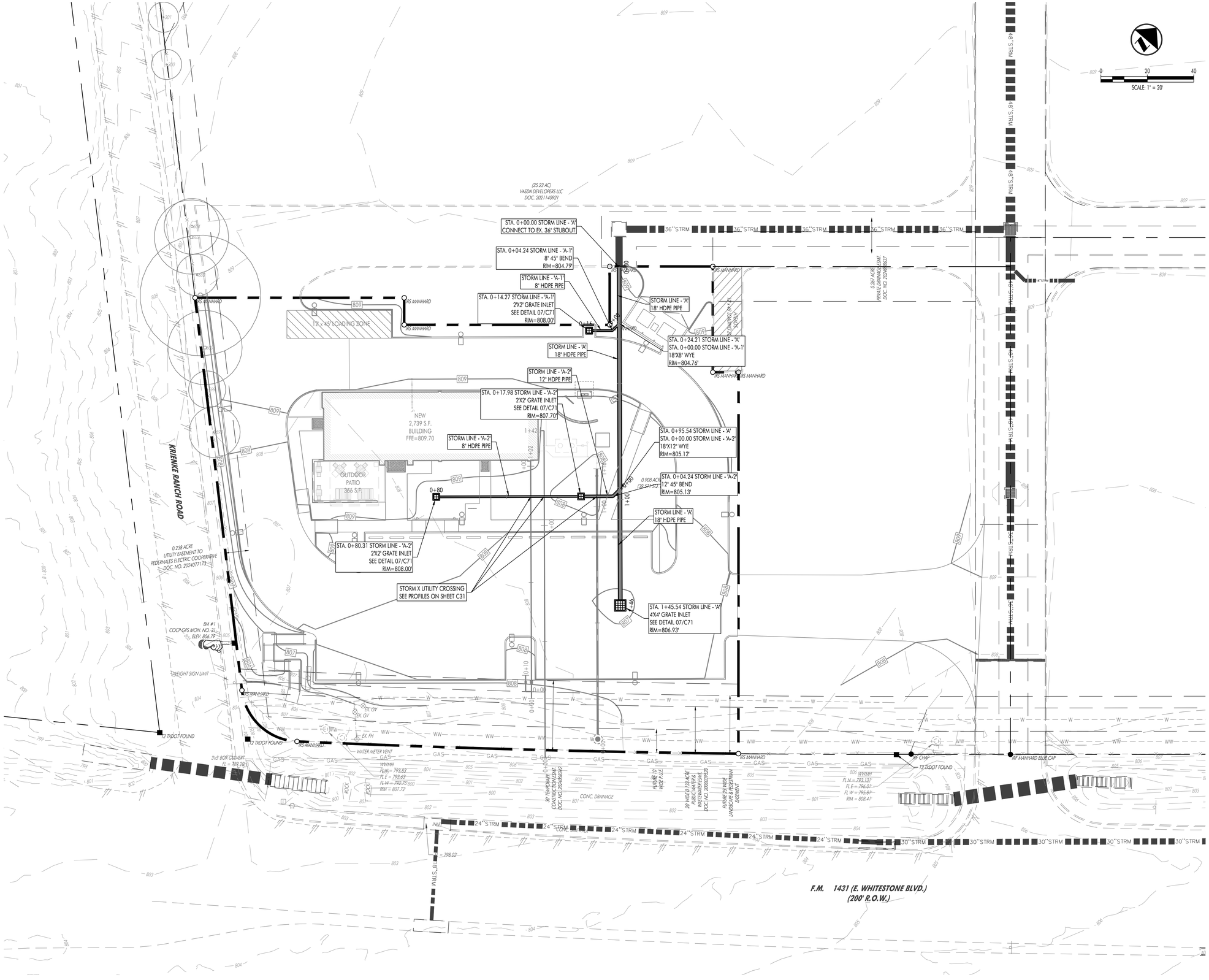
REVISIONS	DATE

PROJECT NO.	2025
CAD FILE	25-006 CVL.DWG
DRAWN BY	WH
CHECKED BY	TH
DATE:	2025-08-13
SCALE:	AS NOTED

C11

DWG 12 OF 30

SITE PLAN PERMIT NO. _____-___



NOTES:

1. ALL STORM SEWER WYES, BENDS AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED AND FREE FROM DEFECTS.

LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- 6" GAS LINE — PROPOSED 6" DIA. GAS LINE
- 6" STORM SEWER LINE — PROPOSED 6" DIA. STORM SEWER LINE
- 6" WASTEWATER LINE — PROPOSED 6" DIA. WASTEWATER LINE
- 6" WATER LINE — PROPOSED 6" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE (SIZE VARIES)
- EXISTING WASTEWATER LINE (SIZE VARIES)
- EXISTING FORCE MAIN (SIZE VARIES)
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
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- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- CONCRETE WASHOUT
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- IP — INLET PROTECTION
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- LOC — LIMITS OF CONSTRUCTION

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900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.heaeng.com
TBPE Registration No. F-12709

STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960

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DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

DRAINAGE PLAN

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

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RD
41

Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

TACO BELL

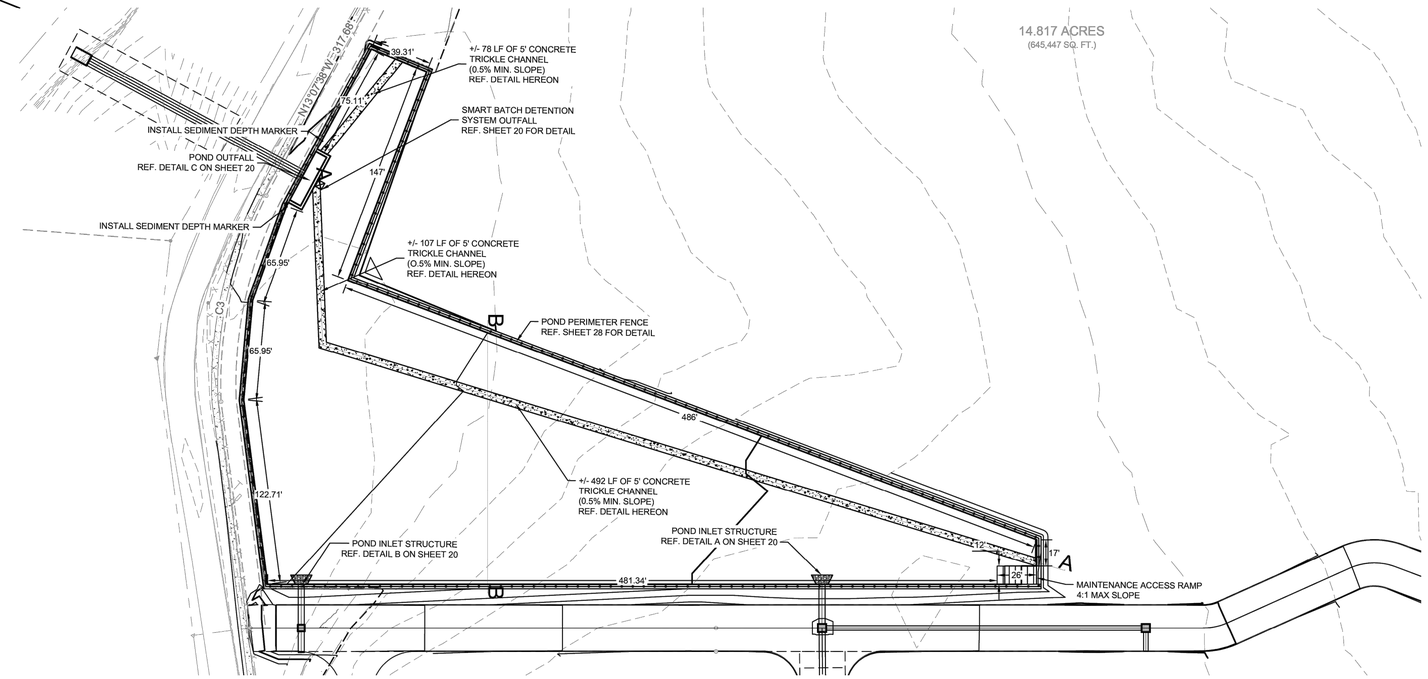
REVISIONS	DATE

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CAD FILE	25-006 CVL.DWG
DRAWN BY	WH
CHECKED BY	TH
DATE:	2025-08-13
SCALE:	AS NOTED

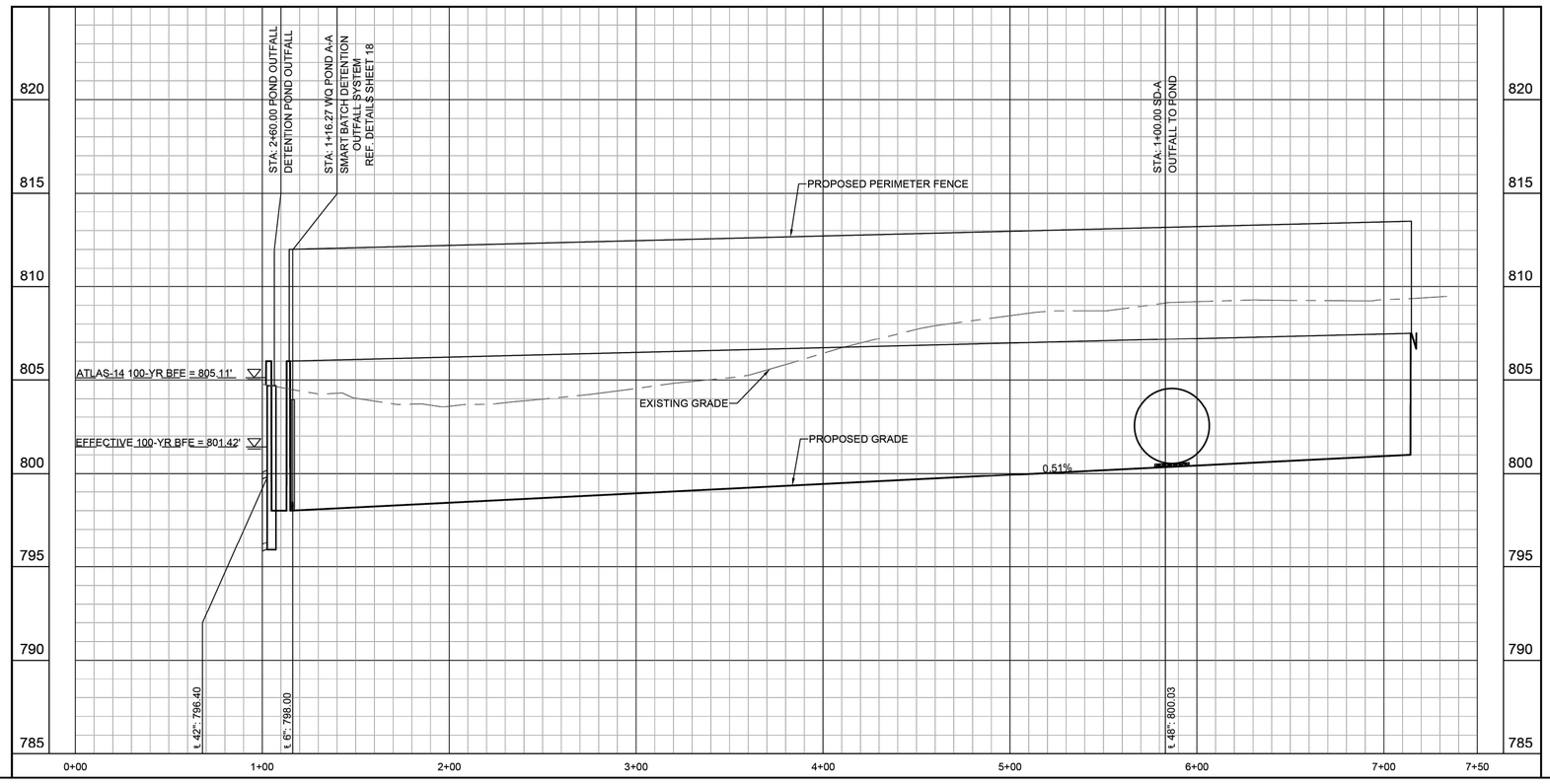
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DWG 14 OF 30

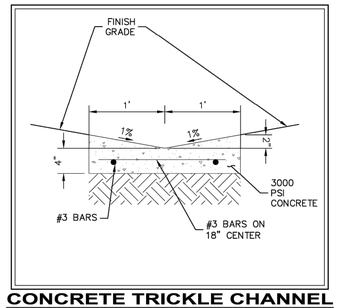
SITE PLAN PERMIT NO. _____-___



WQ POND A-A



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



CONCRETE TRICKLE CHANNEL
N.T.S.

LEGEND

- PROPERTY LINE
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- EXISTING ATLAS-14 FLOODPLAIN
- POST-DEVELOPMENT ATLAS-14 FLOODPLAIN
- PERIMETER FENCE
- PROPOSED GRATE INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM JUNCTION BOX
- PROPOSED RIPRAP
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

DETENTION POND SUMMARY

STAGE	CONTOUR AREA (SF)	CONTOUR AREA (AC)	INCREMENTAL VOLUME (SF)	INCREMENTAL VOLUME (SF)	CUMULATIVE VOLUME (AC-FT)
798.00	400	0.009		0	0.000
798.50	10,333	0.237	2,683	2,683	0.062
799.00	26,881	0.617	9,303	11,987	0.275
799.50	45,251	1.039	18,033	30,020	0.689
800.00	58,955	1.353	26,052	56,071	1.287
800.50	67,992	1.561	31,737	87,808	2.016
801.00	71,859	1.650	34,963	122,771	2.818
801.50	71,899	1.651	35,939	158,710	3.643
802.00	71,940	1.652	35,960	194,670	4.469
802.50	71,975	1.652	35,979	230,649	5.295
803.00	72,011	1.653	35,997	266,645	6.121
803.50	72,046	1.654	36,014	302,659	6.948
804.00	72,081	1.655	36,032	338,691	7.775
804.50	72,116	1.656	36,049	374,740	8.603
805.00	72,151	1.656	36,067	410,807	9.431
805.50	72,187	1.657	36,085	446,892	10.259
806.00	72,222	1.658	36,102	482,994	11.088

WATER QAULITY
DETENTION

STRUCTURAL WALL NOTE:
WALLS WILL NOT BE BUILT ON SITE UNTIL A STRUCTURAL WALL DETAIL IS REVIEWED AND APPRO[illegible] BY CITY STAFF, EXCEPT FOR WALLS RELATED TO [illegible] OF THE BUILDING STRUCTUR[illegible]

LOT	LOT SIZE (AC)	CURRENT IMPERVIOUS AREA (AC)	CURRENT IMPERVIOUS %	TOTAL IMPERVIOUS ALLOWED	REMAINING IMPERVIOUS	TOTAL IMPERVIOUS %
LOT 1	14.801	0.663	4.481	12.543	11.880	84.74
LOT 2	4.803	0.414	8.625	4.068	3.654	84.70
LOT 3	1.561	1.289	82.571	1.289	0.000	82.57
TOTAL	21.165	2.366		17.900	15.533	84.57
TCEQ APPROVAL IMPERVIOUS ACERAGE	17.900	*CURRENT IMPERVIOUS COVER AREA AND TOTAL IMPERVIOUS COVER ALLOWED PER LOT ARE SUBJECT TO CHANGE WITH FUTURE SITE PLANS. THE TOTAL OF THE MASTER TRACT'S IMPERVIOUS COVER WILL NOT EXCEED THE 17.900 ACRES ALLOWED BY TCEQ.				

C32
16
____-___

SHEET IS FOR REFERENCE PURPOSES ONLY

SITE PLAN PERMIT NO. ____-___

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

04/28/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069274410
DATE	APRIL 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

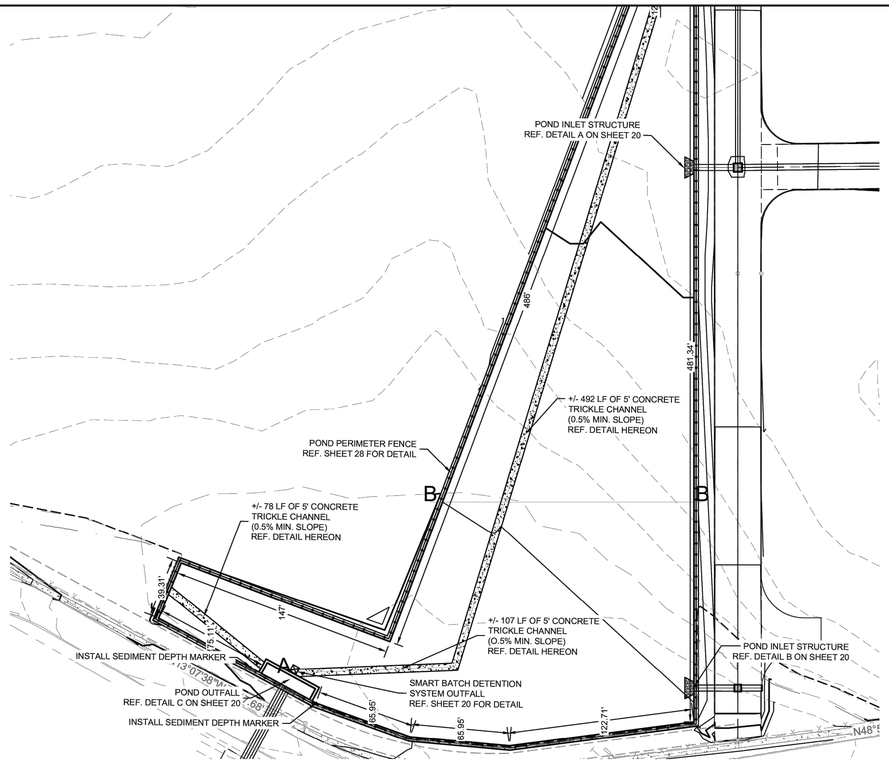
POND PLAN & PROFILE A-A

TORO GRANDE BLVD SHARED IMPROVEMENTS

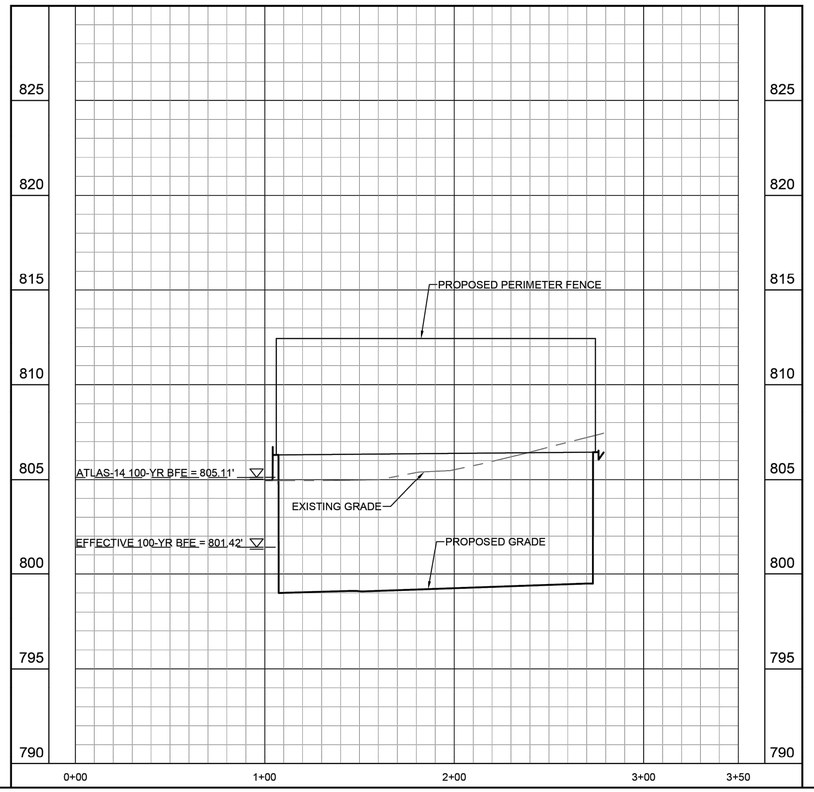
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17
OF 31

Plotted By: Cole, David Date: April 28, 2025 10:59:26am File Path: K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Water Quality Plan.dwg
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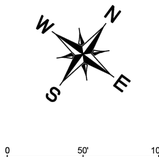
WQ POND B-B



PROFILE SCALE

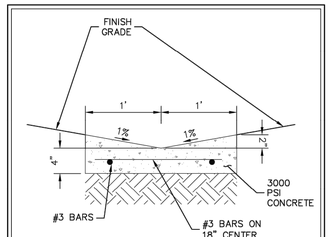
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DETENTION POND SUMMARY						
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805.50	72,187	1.657	36,085	446,892	10.259	
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LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- PROPOSED MINOR CONTOUR
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CONCRETE TRICKLE CHANNEL

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C33

17

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No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

04/28/2025

STATE OF TEXAS
RYAN P. SCHUBERT
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LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069274410
DATE	APRIL 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDC
DRAWN BY:	GKM,CBC
CHECKED BY:	RPS

POND PLAN & PROFILE B-B

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18
OF 31

SITE PLAN PERMIT NO. _____-___

Plotted By:Cole, David Date:April 28, 2025 10:59:32am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Water Quality Plan.dwg
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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: TORO GRANDE SHARED IMPROVEMENTS
Date Prepared: 10/9/2024

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	22.50	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	17.94	acres
Total post-development impervious cover fraction * =	0.80	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	15615	lbs.

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

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

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

Drainage Basin/Outfall Area No. = POND

Total drainage basin/outfall area =	22.50	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	17.94	acres
Post-development impervious fraction within drainage basin/outfall area =	0.80	
$L_{M\ THIS\ BASIN}$ =	15615	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Extended Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	22.50	acres
A_I =	17.94	acres
A_P =	4.56	acres
L_R =	18147	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 15650 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.62	
On-site Water Quality Volume =	69901	cubic feet

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

Off-site area draining to BMP =	46.66	acres
Off-site Impervious cover draining to BMP =	13.37	acres
Impervious fraction of off-site area =	0.29	
Off-site Runoff Coefficient =	0.25	
Off-site Water Quality Volume =	58706	cubic feet
Storage for Sediment =	25721	
Total Capture Volume (required water quality volume(s) x 1.20) =	154329	cubic feet

No.	REVISIONS	DATE	BY

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

04/28/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410	DATE APRIL 2025	SCALE: AS SHOWN	DESIGNED BY: DDC
		DRAWN BY: GKM,CBC	CHECKED BY: RPS

WATER QUALITY DETAILS (SHEET 1 OF 2)

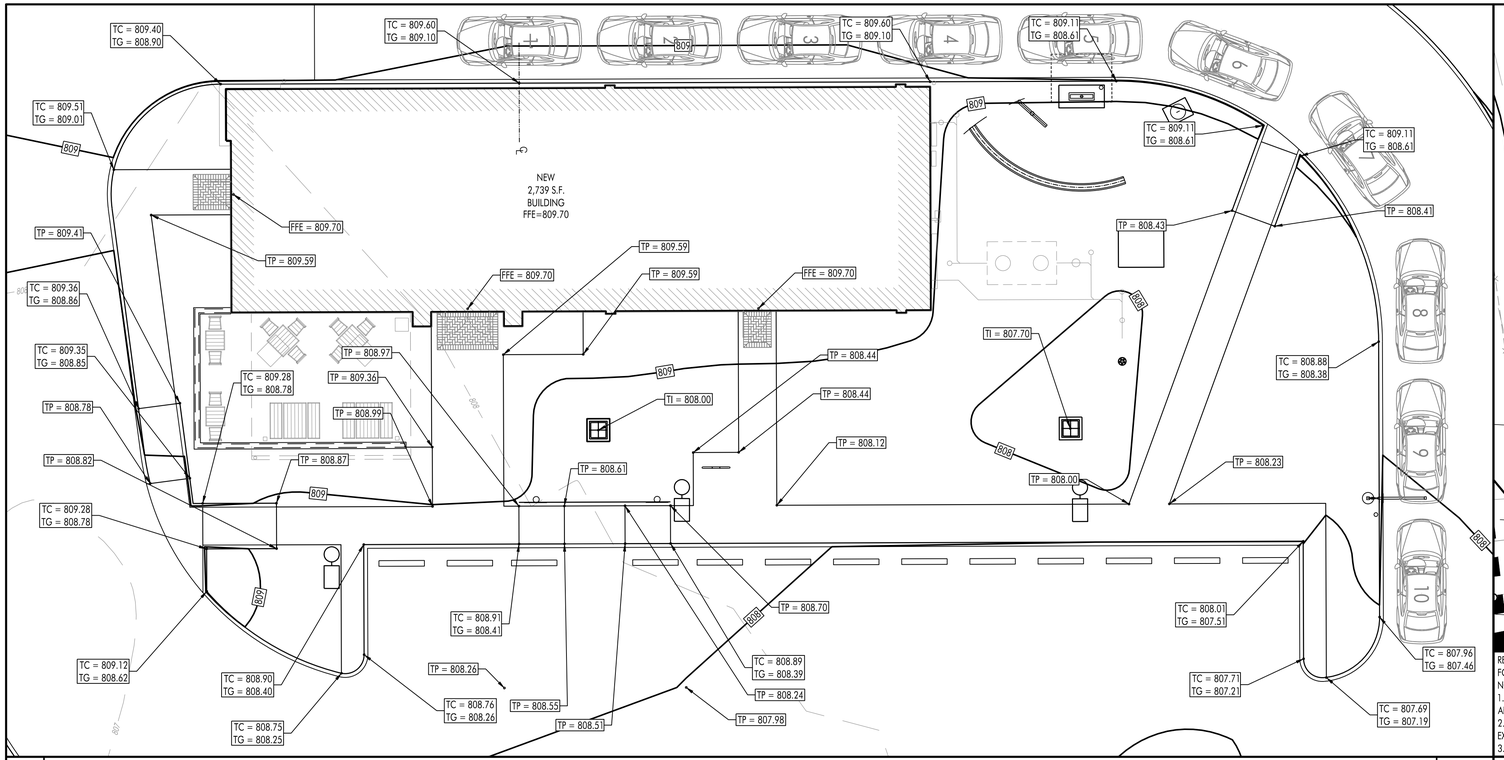
TORO GRANDE BLVD SHARED IMPROVEMENTS
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19
OF 31

C34
18
____-___
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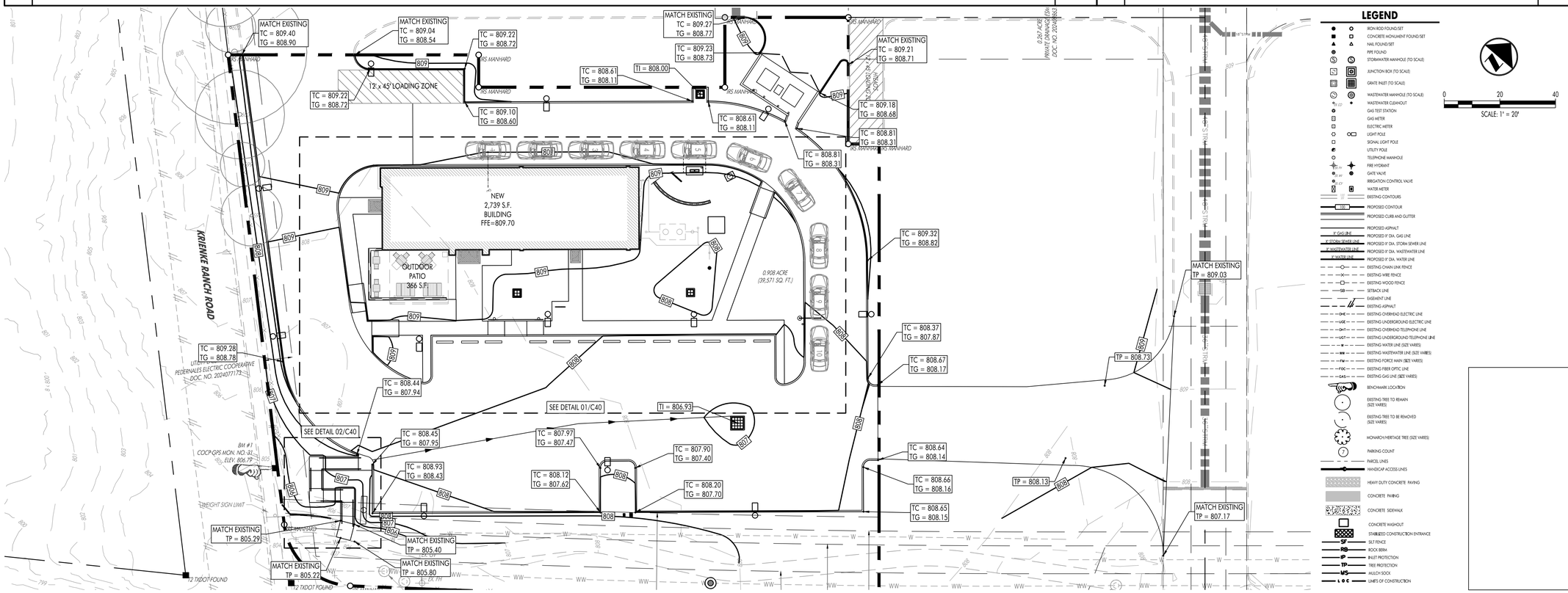
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01 INSET A — 1" = 10'

02 ADA RAMP GRADING PLAN — 1" = 4'



LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED 6" DIA. GAS LINE
- PROPOSED 6" DIA. STORM SEWER LINE
- PROPOSED 8" DIA. WASTEWATER LINE
- PROPOSED 2" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE (SIZE VARIES)
- EXISTING WASTEWATER LINE (SIZE VARIES)
- EXISTING FORCE MAIN (SIZE VARIES)
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
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STATE OF TEXAS
TERRY R. HAGOOD
52960
LICENSED PROFESSIONAL ENGINEER

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DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

GRADING PLAN

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

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Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

TACO BELL

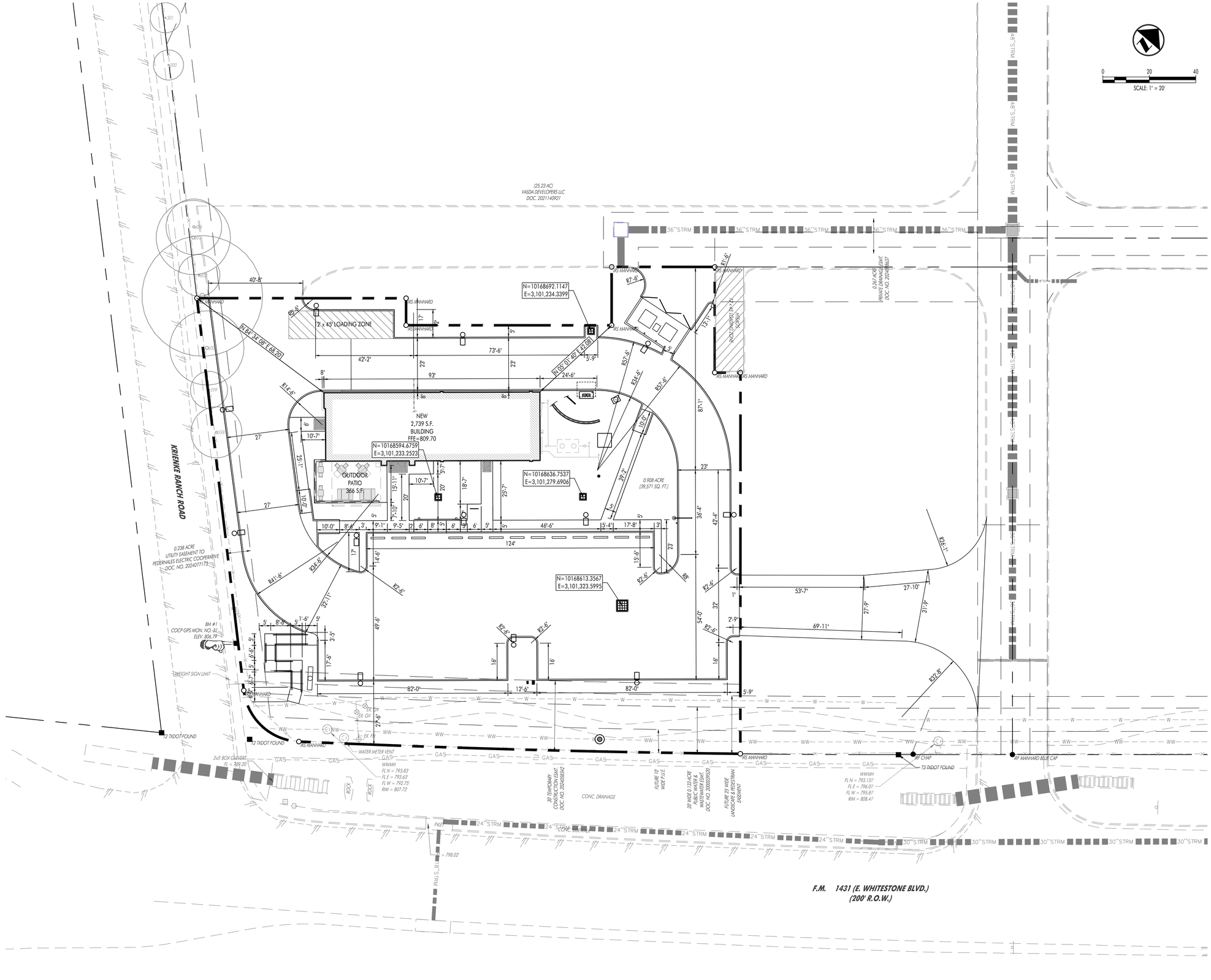
REVISIONS	DATE

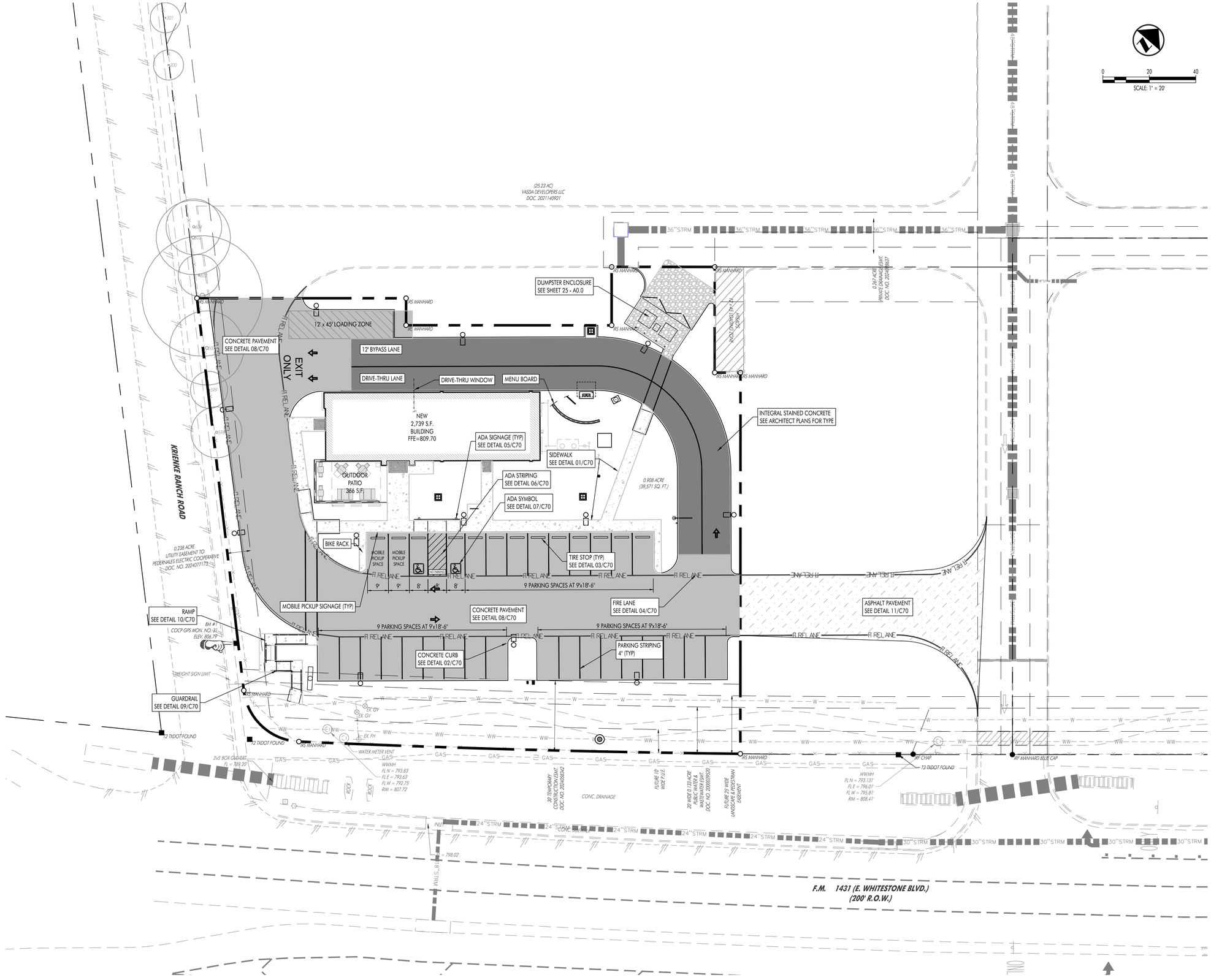
PROJECT NO.	2025
CAD FILE	25-006 CVL.DWG
DRAWN BY	WH
CHECKED BY	TH
DATE:	2025-08-13
SCALE:	AS NOTED

C40

DWG 19 OF 30

SITE PLAN PERMIT NO. _____-___


KRIENKE RANCH ROAD
F.M. 1431 (E. WHITESTONE BLVD.)
(200' R.O.W.)
(25.23 AC)
VASDA DEVELOPERS LLC
DOC. 202114921
0.267 ACRE
PRIVATE DRAINAGE ESMT.
DOC. NO. 2024186637
0.908 ACRE
(39,571 SQ. FT.)
0.238 ACRE
UTILITY EASEMENT TO
PEDERNALES ELECTRIC COOPERATIVE
DOC. NO. 2024071172
2 x 45' LOADING ZONE
NEW
2,739 S.F.
BUILDING
FFE=809.70
OUTDOOR
PATIO
366 S.F.
N=10168692.1147
E=3,101,234.3399
N=10168594.6759
E=3,101,233.2523
N=10168636.7537
E=3,101,279.6906
N=10168613.3567
E=3,101,323.5995
BM #1
COCP GPS MON. NO. 91
ELEV. 806.77'
HEIGHT SIGN LIMIT
IRS MANHARD
T2 TXDOT FOUND
IRF CHAP
IRF MANHARD BLUE CAP
36"STRM
24"STRM
30"STRM
48"STRM
3'x5' BOX CULVERT
FL = 799.20'
WWMH
FL IN = 793.83'
FL E = 793.63'
FL W = 792.75'
RIM = 807.72
WWMH
FL IN = 793.131'
FL E = 796.01'
FL W = 795.81'
RIM = 808.41'
CONC. DRAINAGE
30' TEMPORARY
CONSTRUCTION ESMT.
DOC. NO. 2024035842
FUTURE 10'
WIDE P.U.E.
20' WIDE (L.133 ACRE
PUBLIC SANITARY
WASTEWATER ESMT.
DOC. NO. 2000039520
FUTURE 25' WIDE
LANDSCAPE & PEDESTRIAN
EASEMENT
INLET
= 798.02
S.T.R.M.
WATER METER VENT
EX. FH
EX. GV
BOX, GV
BOX, GV
ROCK
ROCK
WEIGHT SIGN LIMIT
40'-8"
42'-2"
73'-6"
93'
24'-6"
82'-0"
82'-0"
124'
46'-6"
87'-6"
87'-1"
53'-7"
27'-10"
69'-11"
82'-8"
N 84° 34' 06" E 68.20'
N 05° 01' 40" E 42.08'
R14.5'
R34.5'
R57.5'
R24.5'
R41.5'
R82.5'
R96'
R24.1'
R2.5'
R2.4'
R2.5'
R2.5'
R2.5



0 20 40
SCALE: 1" = 20'

NOTES:

1. FIRELANE STRIPING TO BE 6' WIDE RED PAINT WITH 'FIRE LANE TOW AWAY ZONE' IN 4' TALL WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 25 FEET APART. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON PARKING SURFACE WHEN IT IS NOT.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB, OR CENTER OF STRIPING (WHERE APPLICABLE), UNLESS OTHERWISE NOTED.
3. NO CONSTRUCTION SHALL PROGRESS BEYOND THE FOUNDATION PHASE UNTIL THE FIRE LANES AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL.

LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (TO SCALE)
- JUNCTION BOX (TO SCALE)
- GRATE INLET (TO SCALE)
- WASTEWATER MANHOLE (TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED 1" DIA. GAS LINE
- PROPOSED 8" DIA. STORM SEWER LINE
- PROPOSED 8" DIA. WASTEWATER LINE
- PROPOSED 8" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE (SIZE VARIES)
- EXISTING WASTEWATER LINE (SIZE VARIES)
- EXISTING FORCE MAIN (SIZE VARIES)
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES
- HANDICAP ACCESS LINES
- HEAVY DUTY CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- ASPHALT PAVING
- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- RB ROCK BERM
- IP INLET PROTECTION
- TP TREE PROTECTION
- MS MULCH SOCK
- LOC LIMITS OF CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUANCE OF THE WORK OF THE DESIGN ENGINEER.

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900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.heaeng.com
TBPE Registration No. F-12709

STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960

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JOB NO. 25-006 © 2025 HEA, Inc.

DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

PAVING AND STRIPING PLAN

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

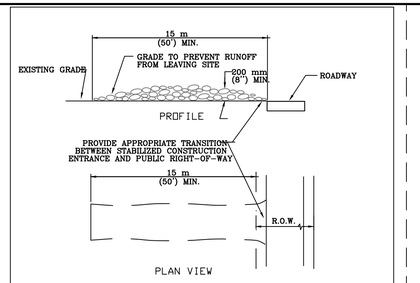
REVISIONS	DATE

PROJECT NO.	2025
CAD FILE	25-006 CVL.DWG
DRAWN BY	WH
CHECKED BY	TH
DATE:	2025-08-13
SCALE:	AS NOTED

C60

DWG 21 OF 30

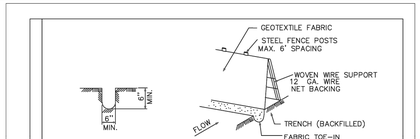
SITE PLAN PERMIT NO. _____-___



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 11/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

01 STABILIZED CONSTRUCTION ENTRANCE — NTS



TRENCH CROSS SECTION — SILT FENCE

GENERAL NOTES:

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

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

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

4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 8 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.

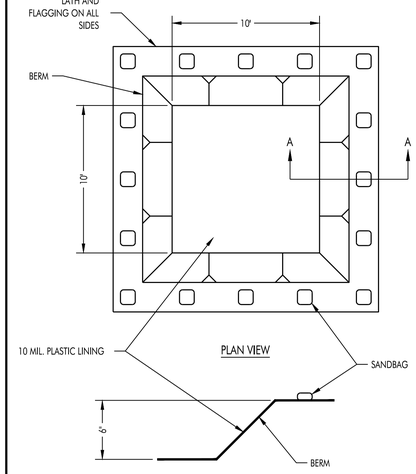
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOL SF L=

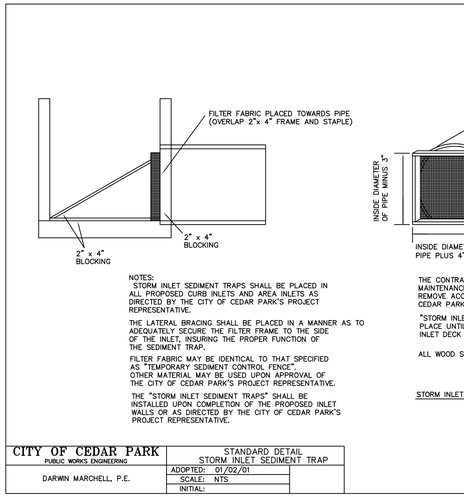
REV. DATE: 09/13/01

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

02 SILT FENCE — NTS



03 CONCRETE WASHOUT DETAIL — NTS



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.

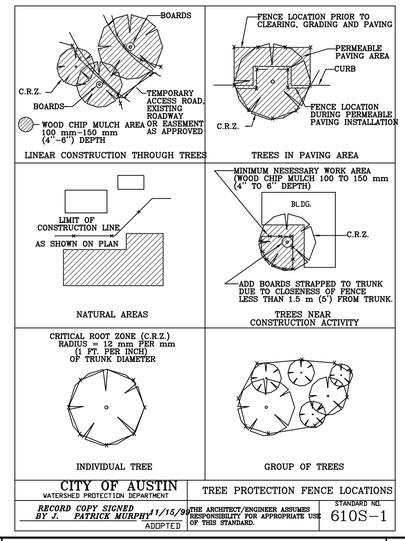
"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP.

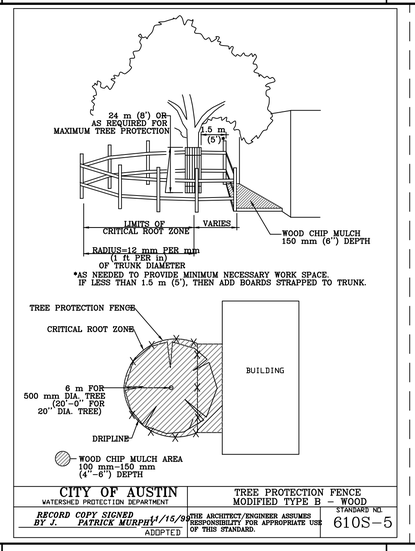
CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP	
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:	

04 STORM INLET SEDIMENT TRAP — NTS



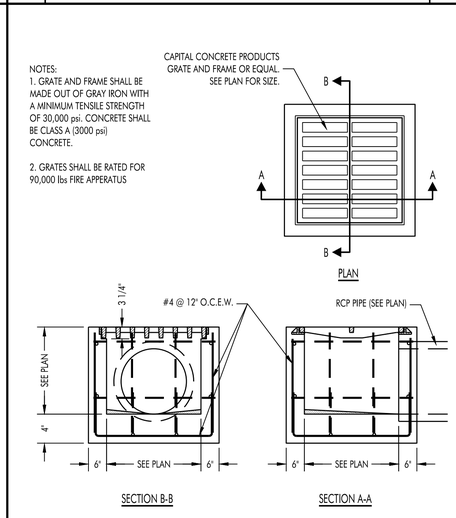
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/96 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

05 TREE PROTECTION LOCATIONS — NTS



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE B – WOOD	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/96 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-5

06 TREE PROTECTION TYPE B MOD WOOD — NTS

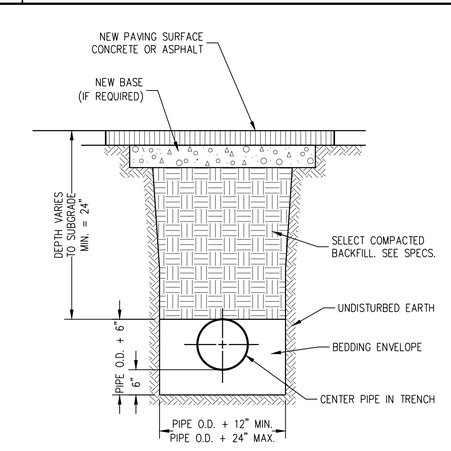


NOTES:
1. GRATE AND FRAME SHALL BE MADE OUT OF GRAY IRON WITH A MINIMUM TENSILE STRENGTH OF 30,000 psi. CONCRETE SHALL BE CLASS A (3000 psi) CONCRETE.

2. GRATES SHALL BE RATED FOR 90,000 lbs FIRE APPERATUS

SECTION B-B — SECTION A-A

07 GRATE INLET — NTS



08 STORM TRENCH WITH PAVED SURFACE — NTS

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

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HAGOOD ENGINEERING ASSOCIATES
900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.heaeng.com
TBPE Registration No. F-12709



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DATE SIGNED: 2025-08-13
ISSUED FOR: AGENCY REVIEW

ESC & STORM DETAILS

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY OMISSIONS, SIGNAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

Taco Bell
1200 KRIENKE RANCH RD
CEDAR PARK, TX 78641

REVISIONS	DATE

PROJECT NO. 2025
CAD FILE 25-006 CVL.DWG
DRAWN BY WH
CHECKED BY TH
DATE: 2025-08-13
SCALE: AS NOTED

C71

DWG 23 OF 30

SITE PLAN PERMIT NO. _____-___

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

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

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

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented. Records shall be maintained for a minimum of 3 years and shall be made available to TCEQ upon request. A sample inspection report is included with this attachment.

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

Responsible Party: Venkat Gudapuri
Mailing Address: 3109 Kenai Dr, 109
City, State: Cedar Park, Texas Zip: 78613

Telephone: (512) 568-4457 Fax: N/A

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

Signature of Responsible Party _____ Date October 16, 2025

By: _____ Date October 16, 2025
Ryan Schubert, P.E.

Inspection and Maintenance For BMPs

BATCH DETENTION BASIN

1. Inspections: Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.
2. Mowing. The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should 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 of grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.
3. Debris and Litter Removal. Debris and litter will accumulate near the extended detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.
4. Erosion Control. The pond side slopes, emergency spillway, and embankment all 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. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired. Grass areas in and around sand filters 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 landscape areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation
5. Structural Repairs and Replacement. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, whereas reinforced concrete barrels and risers may last from 50 to 75 yr.
6. Nuisance Control. Standing water (not desired in a extended detention basin) or soggy conditions within the lower stage of the 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, debris removal, clearing the outlet control device).
7. Sediment Removal. When properly designed, dry extended detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment

needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

8. Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

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

Amendment Log

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

Construction Activity Sequence Log

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

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

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Stabilization Activities Log

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

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

Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

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

Inspection Frequency

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

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

Reduced Frequency:

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

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

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

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

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

Unsafe Conditions for Inspection

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

If "yes", complete the following:

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

- Location(s) where conditions were found:

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

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

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

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

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

Kimley»Horn

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

What site conditions triggered the requirement to conduct corrective action:

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

Provide a description of the problem:

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

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

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

Section B.1 – Why the Problem Occurred

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

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

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

Kimley»Horn

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

What site conditions triggered the requirement to conduct corrective action:

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

Provide a description of the problem:

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

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

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

Section B.1 – Why the Problem Occurred

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

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

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

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation: _____

Certification and Signature by Permittee

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

Signature of Permittee or "Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation: _____

PILOT-SCALE FIELD TESTING PLAN

(NOT APPLICABLE)

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

During construction, standard erosion control measures will be used as shown in the construction plans. Runoff from the construction site will be contained by a silt fence until construction is complete. Debris will be captured by inlet protection measures and hauled off site. Entry and exit from the site will be through a stabilized construction entrance. Excess concrete will be removed from trucks into a concrete washout prior to vehicles leaving the site.

After completion of the project, temporary erosion and sedimentation measures will remain in place until vegetative cover is established. Details concerning the erosion/sedimentation protection plan can be found on the Erosion & Sedimentation Control Plans of the construction drawings.

SECTION 4:
TEMPORARY STORMWATER SECTION

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This Temporary Stormwater Section is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Matt Speitel, P.E.

Date: October 15, 2025

Signature of Customer/Agent:



Regulated Entity Name:

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____
   These fuels and/or hazardous substances will be stored in:
   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.
   ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ Attachment A - Spill Response Actions. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ Attachment B - Potential Sources of Contamination. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ Attachment C - Sequence of Major Activities. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. ☐ Attachment H - Temporary Sediment Pond(s) Plans and Calculations. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information

must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ Attachment I - Inspection and Maintenance for BMPs. A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

17. ☒ Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices. A schedule of the interim and permanent soil stabilization practices for the site is attached.
18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

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

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

Spill Response Actions

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16 or online resource at Spills: Reportable Quantities - Texas Commission on Environmental Quality - www.tceq.texas.gov.

Cleanup

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

Minor Spills

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
  - Contain the spread of the spill.
  - Recover spilled materials.
  - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

Potential Sources of Contamination

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

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

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

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

Potential Source: Silt leaving the site.

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

Potential Source: Construction Debris.

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

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

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

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

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

Potential Source: Portable toilet spill.

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

Sequence of Major Activities

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

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.05 Acres)
2. Installation of Temporary BMPs (8.4 Acres)
3. Initiate Grubbing and Topsoil Stripping of Site (8.4 Acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (8.4 Acres)
5. Wet and Dry Utility Construction (8.4 Acres)
6. Final Subgrade Preparation (8.4 Acres)
7. Installation of Base Materials (8.4 Acres)
8. Concrete (foundations, curbs, flatwork) (8.4 Acres)
9. Paving Activities (8.4 Acres)
10. Topsoil, Irrigation and Landscaping (8.4 Acres)
11. Site cleanup and Removal of Temporary BMPs (8.4 Acres)

Maximum total construction time is not expected to exceed 36 months.

Temporary Best Management Practices and Measures

A. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit will be used to collect all excess concrete during construction.

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

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

B. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.

Request To Temporarily Seal a Feature

Naturally-occurring features will not be sealed on the site.

Structural Practices

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

Description of Temporary BMPs

Temporary Construction Entrance/Exit

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

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

Silt Fence

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

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

Concrete Washout Area

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

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

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

Inlet Protection

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

Drainage Area Map



N

W E

S

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

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

Soil Type	Land Use		CN	Weighted CN
EX-1				
D	Impervious	19.3%	98	86.71
	Grassland, or range-continuous forage for grazing. (Fair)	80.7%	84	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

EXISTING CONDITIONS

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW P-2yr/24hr 3.96 IN				SHALLOW CONCENTRATED FLOW						CHANNEL FLOW														TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
					Grass Surface			Paved Surface			Pipe Flow						Open Channel Flow 2														
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)							
EX-1	0.15	100	0.003	18.81	2482	2.9	0.031	14.46	-	-	-	0.00	335	11.64	7.1	9.4	0.76	0.013	0.015	0.48	729	5.12	39.10	37.4	1.05	0.030	0.010	2.37	36.13	21.68	141.30	244.20	315.00	437.10	POA A

The minimum Tt is 5 minutes per the Civil DCM. Minimum tes time is 5.0 minutes.

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

BENCHMARK INFORMATION:
TBM #51
CUT SQUARE IN TOP OF HEADWALL
NORTHING = 10168857.71'
EASTING = 3101715.60'
NAVD88(GEOID18) ELEV. = 809.32'

TBM #52
CUT SQUARE IN CONCRETE
NORTHING = 10168423.13'
EASTING = 3101219.31'
NAVD88(GEOID18) ELEV. = 802.56'

SOURCE BENCHMARK INFORMATION:
CEDAR PARK GPS MONUMENT 31 "CP31":
3" BRASS DISK IN CONCRETE, STANDING ON THE EAST R.O.W. OF CR 272, NORTH OF E. WHITESTONE BLVD. (FM 1431), LOOKING SOUTH.
NAVD88 (GEOID 99) ELEV. = 806.79'

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

03/03/2025

STATE OF TEXAS
RYAN P. SCHUBERT
145714
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

EXISTING DRAINAGE AREA MAP

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10
OF 29

Plotted By:Cameron, Chris Date:March 03, 2025 11:27:03am File Path:K:\AUS_Civil\069274410-Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C - Existing Drainage Area Map.dwg
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N

W E

S

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

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

NOTES

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

Soil Type	Land Use		CN	Weighted CN
DA-1				
D	Impervious	79.8%	98	93.75
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	20.2%	77	
OFFSITE AREA				
D	Impervious Area	28.7%	98	83.02
	Brush - Brush weed grass mixture with brush the majo element. (Fair)	71.4%	77	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis Brushy Creek	141.30	244.20	315.00	437.10
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	105.10	198.00	265.80	392.60
	Difference (CFS)			
	2	10	25	100
	-36.20	-46.20	-49.20	-44.50
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	196.50	329.70	421.20	579.80
Pond WSEL	803.30	804.30	804.70	804.80

FULLY DEVELOPED TRACT

Cedar Park - Atlas 14 Rainfall Depth Flow Calculations

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW							CHANNEL FLOW														TOTAL Tc** (min)	LAG TIME (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
	P-2yr24hr 3.96 IN				Grass Surface				Paved Surface			Pipe Flow								Open Channel Flow 2												
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)						
DA-1	0.02	100	0.040	**1.06**	903	2.3	0.020	**6.64**	-	-	-	**0.00**								**0.00**								**0.00**	**7.70**	**4.62**	**105.70**	**165.70**	**206.40**	**276.70**	POND
OFFSITE AREA	0.15	100	0.003	**18.81**	2482	2.9	0.031	**14.46**	-	-	-	-	335	11.6	7.1	9.4	0.76	0.013	0.015	**0.48**	729	5.1	39.10	37.4	1.05	0.030	0.010	**2.37**	**36.13**	**21.68**	**83.70**	**153.30**	**201.70**	**285.70**	POND

**The minimum Tc is 5 minutes per the CoA DCM.

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

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STATE OF TEXAS
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PROFESSIONAL ENGINEER

KHA PROJECT 069274410
DATE MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDC
DRAWN BY: GKM,CBC
CHECKED BY: RPS

PROPOSED DRAINAGE AREA MAP

TORO GRANDE BLVD SHARED IMPROVEMENTS

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11
OF 29

Plotted By: Cameron, Chris Date: March 03, 2025 11:27:23am File Path: K:\AUS_Civil\069274410--Toro Grande Blvd\Cad\Shared Improvements\PlanSheets\C – Proposed Drainage Area Map.dwg
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Temporary Sediment Pond(s) Plans and Calculations

Calculations and drainage area maps are located in the construction plans in the exhibits section of this report.

Inspection and Maintenance for BMPs

Personnel Responsible for Inspections

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

Inspection Schedule

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

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

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

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of “dry” season and beginning of “wet” season).

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

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

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

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

Inspection Report Forms

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

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

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

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

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

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Schedule of Interim and Permanent Soil Stabilization

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

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

Records of the following shall be maintained:

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

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

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

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

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

Maintenance

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

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

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

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

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Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

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

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Amendment Log

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

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Construction Activity Sequence Log

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

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

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Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

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Stabilization Activities Log

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

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

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Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

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Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

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

Inspection Frequency

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

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

Reduced Frequency:

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

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

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

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

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

Unsafe Conditions for Inspection

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

If "yes", complete the following:

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

- Location(s) where conditions were found:

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

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

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

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

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

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

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

Provide a description of the problem:

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

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

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

Section B.1 – Why the Problem Occurred

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

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

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

Kimley»Horn

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

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

Provide a description of the problem:

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

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

Section B – Corrective Action Progress (Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)	
Section B.1 – Why the Problem Occurred	
Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

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

Kimley»Horn

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

SECTION 5:
ADDITIONAL FORMS

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

I Venkat Gudapuri,
Print Name

Owner,
Title - Owner/President/Other

of Vasda Developers LLC.,
Corporation/Partnership/Entity Name

have authorized Matt Speitel, P.E.,
Print Name of Agent/Engineer

of Kimley-Horn and Associates, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

July 23, 2025
Date

THE STATE OF TEXAS §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Venkat Gudapuri 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 24th day of July, 25.

NOTARY PUBLIC

PRARTHANA JAYA PRAKASH NARAYAN
Notary Public, State of Texas
Comm. Expires 04-05-2027
Notary ID 134292004

Prarthana Jayaprakash Narayan.
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 04-05-2027

ELECTRONICALLY RECORDED 2025064885
Williamson County, Texas Total Pages: 5

50/CTOT 84-822417-AM/RD

SPECIAL WARRANTY DEED
with Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS	§
	§
COUNTY OF WILLIAMSON	§
DATE:	August 15, 2025 to be effective August 18, 2025
GRANTOR:	VASDA Developers LLC, a Texas limited liability company
GRANTOR'S ADDRESS:	3109 Kenai Drive, Suite 109, Cedar Park, Texas 78613
GRANTEE:	Fortune 1431 Toro Grande Real Estate LLC, a Texas limited liability company
GRANTEE'S ADDRESS:	1624 Sunset Vista Bend, Leander, Texas 78641
LENDER:	Equity Secured Investments, Inc.
LENDER'S ADDRESS:	501 S AUSTIN AVE #1220 GEORGETOWN TX 78626
CONSIDERATION:	TEN DOLLARS ($10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.
REAL PROPERTY (INCLUDING ANY IMPROVEMENTS) [THE "PROPERTY" HEREIN]:	Lot 3, Block A, VASDA PLAT, an Addition to the City of Cedar Park, Williamson County, Texas, according to the Map or Plat recorded in Instrument No. 2025041370, Official Public Records of Williamson County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:
None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:
All valid and presently existing recorded encumbrances on the Property, but only to the extent they apply to the Property.

As a material part of the consideration for this Deed, and for providing Grantee a feasibility period to inspect to Grantee's satisfaction, Grantor and Grantee agree that **GRANTEE IS TAKING THE PROPERTY "AS-IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS** and that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that it is not relying upon the accuracy or completeness of any representation, brochure, rendering, promise, statement, or other assertion or information with respect to the Property made or furnished by or on behalf of, or otherwise attributed to, Grantor or any of its agents, employees, or representatives, any and all such reliance being hereby expressly and unequivocally disclaimed, but is relying solely and exclusively upon its own experience and its independent judgment, evaluation, and examination of the Property. Grantee takes the Property under the express understanding that **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES** (except for limited warranties of title set forth in this Deed). Except for Grantor's duty to complete "Seller's Work" pursuant to Section 4.b of Special Provisions Addendum to Commercial Contract – Unimproved Property dated September 13, 2024, Grantee expressly warrants and represents that no promise or agreement which is not herein expressed has been made to it and hereby disclaims any reliance upon any such alleged promise or agreement.

VENDOR'S LIEN:
It is expressly agreed that a VENDOR'S LIEN, as well as the superior title in and to the Property, is retained against the Property, premises, and improvements until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

ASSIGNMENT OF VENDOR'S LIEN (3RD-PARTY LENDER FINANCING):
Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a note (the "Note") of even date herewith that is in the principal amount stated in the Note in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby TRANSFERRED and ASSIGNED to Lender.

DEED OF TRUST:
In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to **Barry D. Johnson**, Trustee, for the benefit of Lender.

AD VALOREM TAXES:
Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

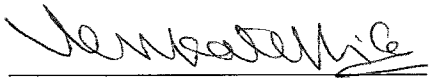
CONVEYANCE:
Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through or under Grantor, but not otherwise, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:
When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

VASDA DEVELOPERS LLC,
a Texas limited liability company

By its Manager:
Velsa Management LLC,
a Texas limited liability company

By: 

Venkateshwar Gudapuri,
Managing Member

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 15, 2025, by Venkateshwar Gudapuri as Managing Member of Velsa Management LLC, a Texas limited liability company, as Manager of VASDA Developers LLC, a Texas limited liability company, on behalf of said companies.

[Seal]

BIRUTA G DAVENPORT
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/02/27
NOTARY ID 1149714

Notary Public in and for the State of Texas

BIRUTA G DAVENPORT
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/02/27
NOTARY ID 1149714

After Recording, Please Return to:
~~Capital Title of Texas, LLC~~
~~Attn. Rudie Davenport~~
~~6850 Austin Center Blvd., Suite 127~~
~~Austin, Texas 78731~~
~~GF No. 24-822417-AM~~
FORTUNE 1431 TORO GRANDE
REAL ESTATE LLC
1624 SUNSET VISTA BEND
LEANDER TX 78641

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Samir Maredia of Fortune 1431 Toro Grande Real Estate LLC

am the owner of the property located at:

S13755 - VASDA PLAT, BLOCK A, Lot 3, ACRES 1.56

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Kimley-Horn & Associates, LLC
To conduct Engineering services and related activities
At 3521 E Whitestone Blvd, Cedar Park, TX 7861

Landowner Acknowledgement

I understand that Fortune 1431 Toro Grande Real Estate LLC

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Samir Maredia

Fortune 1431 Toro Grande Real Estate LLC

9/29/2025

Date

THE STATE § OF TEXAS

County § of Travis

BEFORE ME, the undersigned authority, on this day personally appeared

Samir Maredia

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 29th day of September 2025

Click or tap here to add ID

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Date Nov 8, 2026

DIRGHA KAFLE
Notary ID #134055519
My Commission Expires
November 8, 2026

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025064885

Pages: 5 Fee: $37.00
08/19/2025 08:56 AM
KOROURKE



Nancy E. Rister, County Clerk
Williamson County,Texas

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Toro Grande Shared Improvements

Regulated Entity Location: Northwest corner of Toro Grande Blvd & E Whitestone Blvd, Cedar Park

Name of Customer: Vasda Developers LLC. Contact Person: Venkat Gudapuri

Phone: ___Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$0
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	8.4 Acres	$5000
Sewage Collection System	L.F.	$ 0
Lift Stations without sewer lines	Acres	$ 0
Underground or Aboveground Storage Tank Facility	Tanks	$ 0
Piping System(s)(only)	Each	$ 0
Exception	Each	$ 0
Extension of Time	Each	$ 0



Signature: _____ Date: October 16, 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

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

2. Customer Reference Number *(if issued)*

CN

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number *(if issued)*

RN

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)*

Vasda Developers LLC

If new Customer, enter previous Customer below:

7. TX SOS/CPA Filing Number

0804186753

8. TX State Tax ID (11 digits)

32080551928

9. Federal Tax ID (9 digits)

872181274

10. DUNS Number *(if applicable)*

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:

3109 Kenai Dr, Ste 109

City: Cedar Park | State: TX | ZIP: 78613 | ZIP + 4:

16. Country Mailing Information *(if outside USA)*

17. E-Mail Address *(if applicable)*

vgudapuri@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 590-4165		( ) -

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.)*

Toro Grande - Shared Improvements

23. Street Address of the Regulated Entity: *(No PO Boxes)*								
	City	Cedar Park	State	TX	ZIP	78641	ZIP + 4	
24. County								

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

25. Description to Physical Location:	Northwest Corner of Toro Grande Blvd and E Whitestone Bvld

26. Nearest City	State	Nearest ZIP Code
Cedar Park	TX	78641

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

27. Latitude (N) In Decimal:	30.539619	28. Longitude (W) In Decimal:	-97.776987

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	22.6284	97	46	37.1532

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)
5085	5541	423840	457110

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

Industrial & Retail development

34. Mailing Address:	3109 Kenai Dr, Ste 109							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	

35. E-Mail Address:	vgudapuri@gmail.com

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 590-4165		( ) -

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:	Matt Speitel, P.E.	41. Title:	Civil Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 572-1241		( ) -	matt.speitel@kimley-horn.com

SECTION V: Authorized Signature

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

Company:	Vasda Developers LLC	Job Title:	Owner	
Name *(In Print)*:	Venkat Gudapuri		Phone:	(512) 590- 4165
Signature:			Date:	10/15/2025