

VICINITY MAP
(CITY GRIDS # Q24, Q23, P23)
(MAPSCO GRIDS # 587H, 587M, 588E, 588J)
SCALE: 1"=1000'

SITE DEVELOPMENT PERMIT PLANS

FOR

COMMUNITY FIRST PHASE 3

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OWNER: CAPITAL LAND HOLDINGS, LP
1709 WETHERSFIELD ROAD
AUSTIN, TX 78703
(512) 944-5045

ARCHITECT: HOLDER 3
4202 SPICEWOOD SPRINGS ROAD
SUITE 214, AUSTIN, TX 78759
MAC HOLDER
(512) 345-8817

ENGINEER: GARZAEMC, LLC
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

DEVELOPER: MOBILE LOAVES AND FISHES
9301 HOG EYE ROAD, SUITE 950
AUSTIN, TX 78724
SARAH SATTERLEE
(512) 551-5412

LANDSCAPE ARCHITECT: ORO DESIGN GROUP
AUSTIN, TX 78735
JASON NOBBE
(812) 552-9114

TRAVIS COUNTY NOTES

PRE-CONSTRUCTION NOTES:
1. PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING ENSURE THAT ALL REQUIRED NOTICES AND PERMITS ARE POSTED AND THE CERTIFIED INSPECTOR FOR YOUR SITE HAS UPLOADED A SWP3 INSPECTION REPORT TO YOUR ACCOUNT THAT CONFIRMS THAT THE FIRST PHASE OF TEMPORARY ESC HAVE BEEN INSTALLED PER PLANS AND SPECIFICATIONS.

ALONG WITH THE CITY OF AUSTIN, SCHEDULE YOUR PROJECTS PRE-CONSTRUCTION MEETING THROUGH THE MYPERMITNOW.ORG ACCOUNT AFTER THE INITIAL SRD/PARTY SWP3 INSPECTION REPORT HAS BEEN UPLOADED AND ALL PERMITS AND NOTICES HAVE BEEN POSTED, THEN FOLLOW UP WITH AN EMAIL TO THE TRAVIS COUNTY DEVELOPMENT SERVICES ENGINEERING INSPECTOR.

LUCIOUS HENDERSON, AT LUCIOUS.HENDERSON@TRAVISCOUNTYTX.GOV
ROY WRIGHT, AT ROY.WRIGHT@TRAVISCOUNTYTX.GOV
JOHNNY ANGLIN, AT JOHNNY.ANGLIN@TRAVISCOUNTYTX.GOV

TRAVIS COUNTY PERMIT NO. 21-34905
(AREA OF DISTURBANCE FOR THE SITE: 43.23 AC)
(PROPOSED IMPERVIOUS COVER FOR THE SITE: 25.89 AC (60.37%))

AUSTIN WATER UTILITY NOTE:

THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DIVISION
(512) 972-1060

GENERAL NOTES:

- 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.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN 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.
- FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. 2022167008, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. (COA TITLE 6)
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- BE INFORMED, THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN TRAVIS COUNTY ROW.
- AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE TO 25-8-341 HAS BEEN GRANTED TO ALLOW CUT GREATER THAN 4 FEET AND NOT MORE THAN 8 FEET IN THE DESIRED DEVELOPMENT ZONE.
- AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE TO 25-8-342 HAS BEEN GRANTED TO ALLOW FILL GREATER THAN 4 FEET AND NOT MORE THAN 8 FEET IN THE DESIRED DEVELOPMENT ZONE.
- AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE TO 25-8-262(B) HAS BEEN GRANTED TO ALLOW A COLLECTOR STREET THAT IS NOT AT LEAST 300 FEET FROM A COLLECTOR OR ARTERIAL STREET CROSSING ON THE SAME WATERWAY TO CROSS A CWQZ OF A MINOR WATERWAY IN A SUBURBAN WATERSHED.

TRAFFIC CONTROL PLAN NOTE:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

JURISDICTION:

THIS PROJECT SITE IS CONTAINED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF AUSTIN.

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE ELM CREEK WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE, TRANSITION OR CONTRIBUTING ZONES.

FLOODPLAIN INFORMATION:

NO PORTION OF THE TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS 404530490K DATED JANUARY 22, 2020 AND 484530470K DATED JANUARY 6, 2019 FOR TRAVIS COUNTY, TEXAS INCORPORATED AREAS. THE TRACT WAS DETERMINED TO BE IN THE 100 YEAR FLOODPLAIN AS DEFINED BY THE CITY OF AUSTIN.

LEGAL DESCRIPTION:

TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 26.070 ACRES, MORE OR LESS, SITUATED IN THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT 16, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 25.358 ACRES, MORE OR LESS, SITUATED IN THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT 16, TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

THE BASIS OF BEARING OF SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

RELATED CASES

LAND STATUS DETERMINATION CASE NUMBER: C81-2021-0044

SUBDIVISION No: C81-2021-0044



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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CITY OF AUSTIN FILE NO.: SP-2021-0137D

TRAVIS COUNTY PERMIT NO.: 21-34905

ADDRESS: 9116 HOG EYE ROAD, AUSTIN, TX 78724

SUBMITTAL DATE: APR 26, 2020

SUBMITTED BY: BRYANT R. BELL, P.E. DATE: 10.31.2022

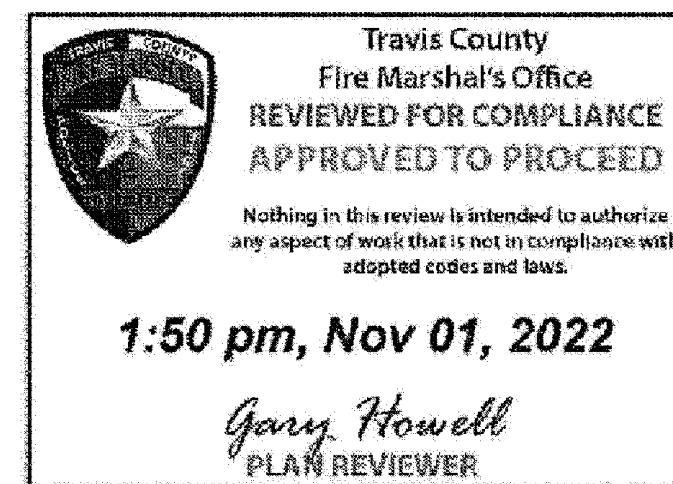
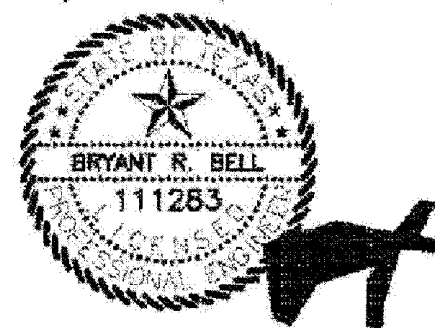
BRYANT R. BELL, P.E.
GARZAEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, BRYANT R. BELL, P.E., 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.

AUSTIN WATER
EXPIRATION DATE
October 31, 2025



AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODE	2015 INTERNATIONAL FIRE CODE WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	2,250 2C
INTENDED USE	MIXED RESIDENTIAL
CONSTRUCTION CLASSIFICATION	VB 2C
BUILDING FIRE AREA (SF)	26,000 2C
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	1,000
AFD FIRE HYDRANT FLOW TEST DATE	2/5/2021
AFD HYDRANT FLOW TEST LOCATION	9008 HOG EYE ROAD
BUILDING HEIGHT AND NO. STORIES	36'-10" / 10 STORIES 2C
ALTERNATIVE METHOD OF COMPLIANCE (AMOC)	N/A



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED
1C	UPDATES TO HOME LAYOUT, BUILDING FOOT PRINT, HARDSCAPE, ASSOCIATED GRADING AND UTILITIES IMPROVEMENTS. UTILITY DETAIL SHEET NUMBER UPDATE, POND SPOT GRADE.	1,6-9,13,15-16, 21-28,29,30,32,33, 35-40,46-50,55-59, 60,62, 67(R)	76	-28,390 SF	1,098,365 SF 48.08% 2C	SC 3/23/2023	
2C	UPDATES TO THE FOOT PRINT AND LAYOUT OF BUILDINGS A, B AND C, AND ASSOCIATED PARKING, HARDSCAPE, GRADING, DRAINAGE, WATER AND WASTEWATER IMPROVEMENTS.	1, 3, 9, 12, 15-19, 21-32, 36-40, 46-60, 53(R), 76 (A)	76	-503 SF	1,097,862 SF 49.00%	SC 10/27/2023	
3C	UPDATES TO FOOTPRINT/LAYOUT OF BUILDING D, DRAINAGE CONDITIONS AT NORTH PROPERTY LINE COORDINATED WITH SP-2021-0430D, AND STANDARD PRIVATE UTILITY CONNECTION DETAILS.	1, 5-6, 9-10, 12, 15-16, 18-19, 21-23, 25, 27-29, 31, 33, 36-37, 46-47, 56, 76(R)	76	+3,945 SF	1,102,329 SF 49.18%		

APPROVED FOR ACCEPTANCE:

Patricia Lourenco 1/3/2022
INDUSTRIAL WASTE DATE

Rick 11/9/2022
DEVELOPMENT SERVICES DEPARTMENT DATE

Gary Howell 10/31/2022
AUSTIN WATER UTILITY DEPARTMENT FO/OM DATE

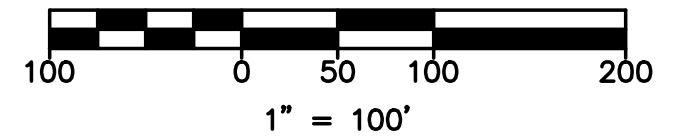
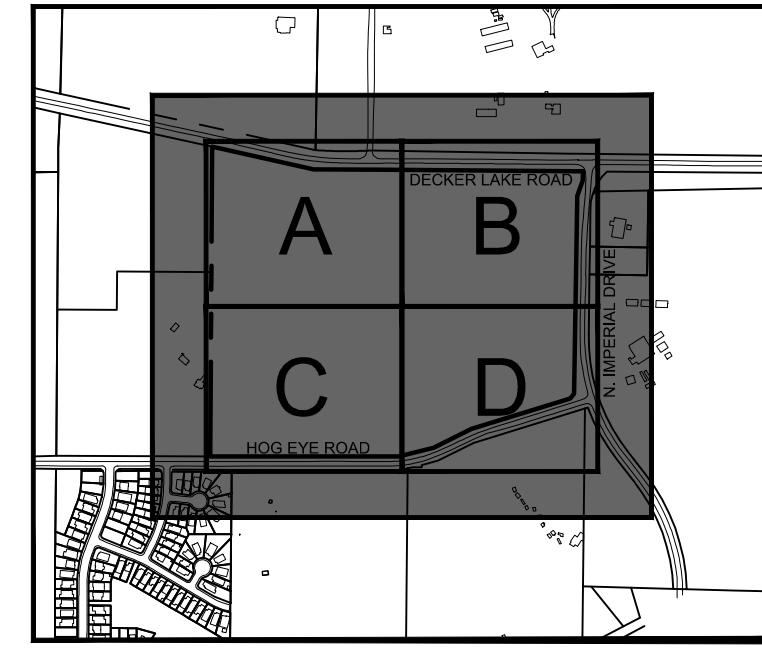
Gary Howell 11/01/22
TRAVIS COUNTY FIRE MARSHAL ESD NO. 4 DATE

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES HAS COMPLETED THE ENGINEERING REVIEW OF "COMMUNITY FIRST - PHASE 3" DEVELOPMENT PERMIT NUMBER 21-34905 ON NOVEMBER 3, 2022, BY MANNY DUARTE, P.E. OF SIGNATURE. ANY QUESTIONS MAY BE DIRECTED TO MANNY DUARTE, P.E. TNR DEVELOPMENT SERVICES, AT (512) 854-7569, AND AT MANNY.DUARTE@TRAVISCOUNTYTX.GOV

FO/OM INFORMATION

PROJECT JURISDICTION: AUSTIN 2 MILE ETJ
CITY NAME: CITY OF AUSTIN
INSPECTION REQUIRED FOR: WATER AND WASTEWATER
MAINTENANCE REQUIRED FOR: WATER AND WASTEWATER





LEGEND

EXISTING	DEMO	DESCRIPTION
(0000)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		STORMSEWER LINE
		WATER LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		TREE TO BE REMOVED
		TREE TO BE SAVED
		PROTECTED / MATURE TREE
		EXISTING SITE TO BE DEMOLISHED

NOTES:

- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- REFERENCE BOUNDARY, TOPOGRAPHIC & TREE SURVEY SHEETS FOR ADDITIONAL EXISTING SITE DATA.
- A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY FIELD DISTURBANCE.
- BOUNDARY, TOPOGRAPHIC & TREE SURVEY COMPLETED ON 04-09-2020 BY STANTEC CONSULTING SERVICES, INC. (PROJECT NO. 220211954)
- THERE IS NO EXISTING CITY OF AUSTIN OR FEMA FLOODPLAIN ON-SITE. THE BEST AVAILABLE DATA WAS USED TO DELINEATE THE COA FLOODPLAIN. (DCM 1.2.6)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	DATE	REVISION
3C	11/01/2023	CHANGES TO TREE DEMOLITION

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
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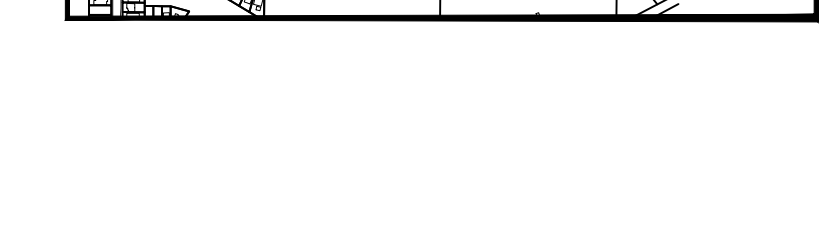
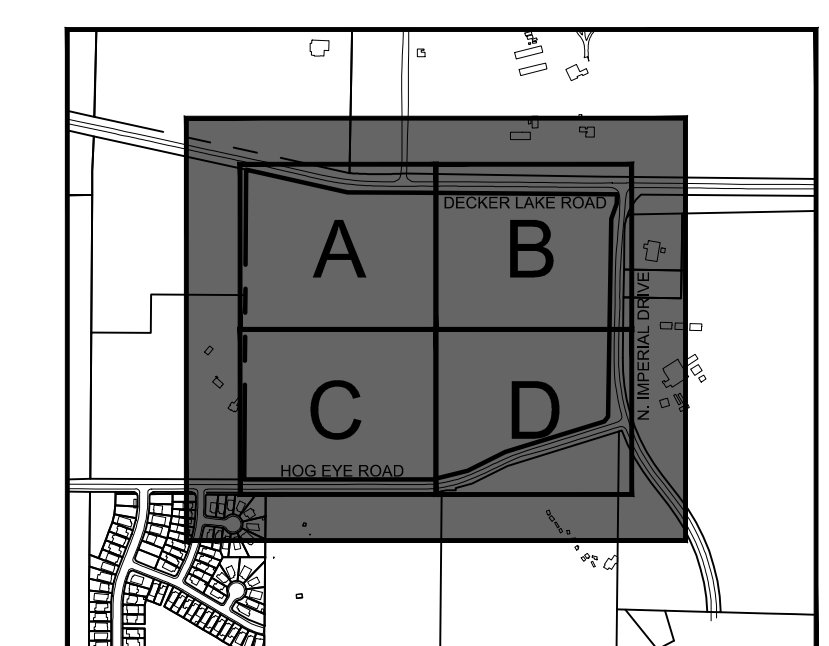
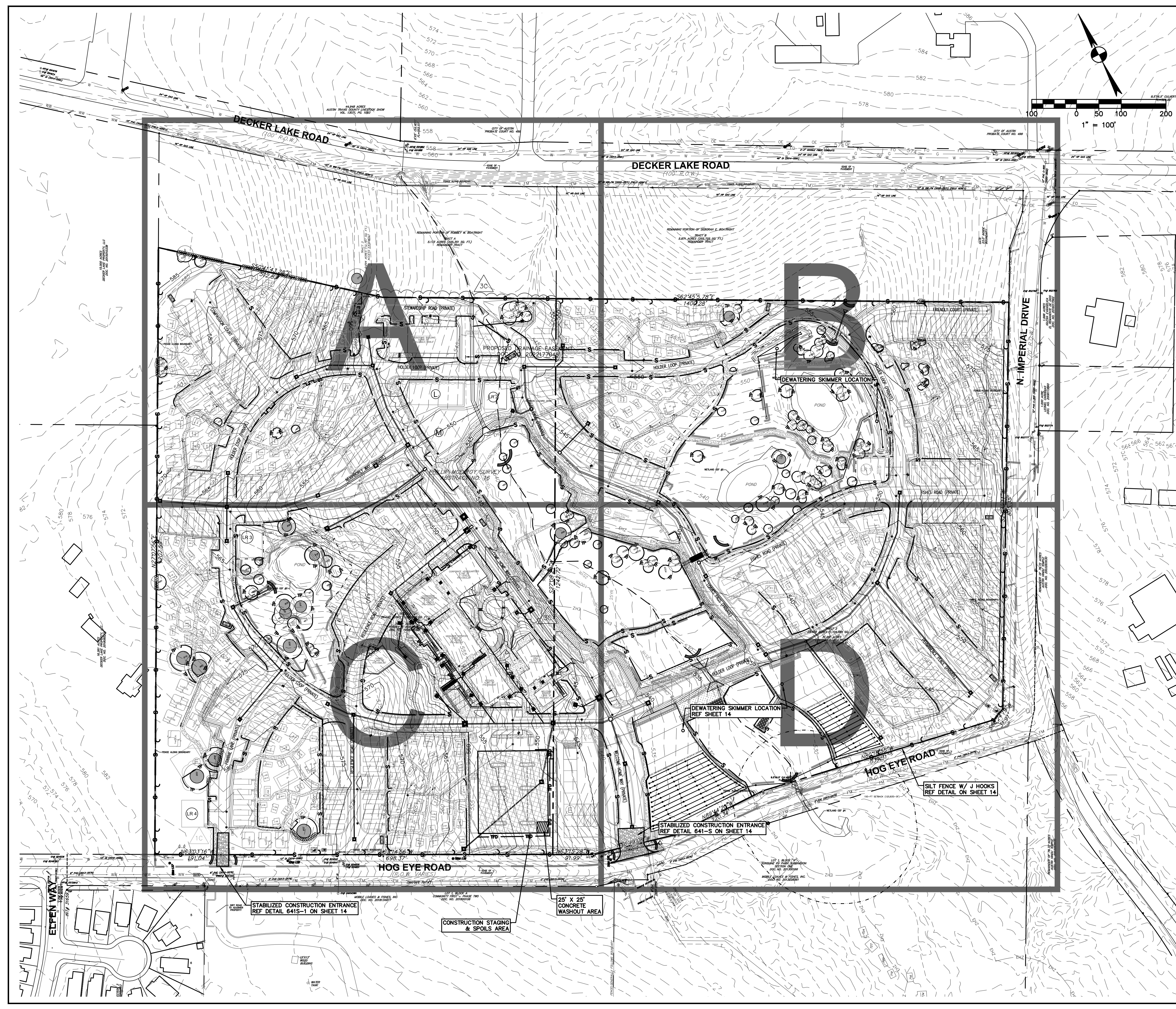
EXISTING SITE & DEMOLITION PLAN

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

SHEET
05
OF 76

V:\113702-0001\CH000-CAD\113702-00001-DEMOL-DENOV.dwg modified by pdm on Nov 29, 23 1:11 PM



LEGEND		DESCRIPTION
---	---	PROPERTY LINE / R.O.W. LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	POWER POLE
---	---	DOWN GUT
---	---	WATER MANHOLE
---	---	WATER LINE MARKER
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	TELEPHONE RISER
---	---	SPRINKLER CONTROL BOX
---	---	SWITCH GEAR & PAD
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GRATE INLET
---	---	CURB INLET (SIZE VARIES)
---	---	GREASE TRAP (SIZE VARIES)
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	WIRE FENCE
---	---	WOOD FENCE
---	---	CHAIN LINK FENCE
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	CONCRETE SIDEWALKS
---	---	WALL
---	---	LIMITS OF CONSTRUCTION
---	---	CONTOUR
---	---	STORMSEWER LINE
---	---	WATER LINE
---	---	FIRE LINE
---	---	WASTEWATER LINE
---	---	GAS LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	UNDERGROUND TELEPHONE LINE
---	---	UNDERGROUND CABLE AND INTERNET
---	---	UNDERGROUND TELECOMMUNICATIONS
---	---	TREE PROTECTION
---	---	SILT FENCE
---	---	SILT FENCE WITH J-HOOKS
---	---	LIMITS OF CONSTRUCTION & SILT FENCE
---	---	SWALE
---	---	TRIANGULAR FILTER DIKE
---	---	ROCK BERM
---	---	INLET PROTECTION
---	---	STABILIZED CONSTRUCTION ENTRANCE/ TEMPORARY SPOILS/STAGING AREA
---	---	MULCH SOCK
---	---	MULCH LOG
---	---	DIRECTION OF FLOW
---	---	TREE TO BE SAVED
---	---	PROTECTED / MATURE TREE
---	---	NATIVE REVEGETATION
---	---	PER COA STD. SPEC. ITEM NO. 609S

- NOTES:**
- CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES AND DETAILS FOR SPECIFICATIONS AND REQUIREMENTS REGARDING EROSION CONTROL.
 - ALL MUD, DIRT, ROCKS, DEBRIS, ETC. DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECTS IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER EOM 1.4.4.5(D), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH EOM 1.4.2(G).
 - CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROAD A MINIMUM OF ONCE DAILY.
 - 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. (EOM 1.4.4.3.3 SEC 5.1)
 - EROSION CONTROLS MAY BE REPLACED AS PER INSPECTOR-REQUEST FOR MORE EFFICIENT EROSION/SEDIMENTATION CONTROLS.
 - THIS CONSTRUCTION SITE IS GREATER THAN 25 ACRES AND IS REQUIRED TO SHOW PHASING OF DISTURBANCES ALIGNED TO THE SPECIFIC SITE CONDITIONS. ONLY ONE PORTION OF THE SITE MAY BE DISTURBED AT ANY ONE TIME. SUBSEQUENT PHASES MAY NOT BE STARTED UNTIL EARLIER PHASES ARE SUBSTANTIALLY COMPLETE AND EXPOSED SOILS ARE STABILIZED. (UDC 26-181 EOM 1.4.4.B SECTION 5)
 - ONLY RUBBER-TIRED EQUIPMENT IS ALLOWED WITHIN THE CWOZ AND FLOODPLAIN. NO TRACK EQUIPMENT IS ALLOWED.
 - ALL EQUIPMENT AND SPOILS ARE TO BE REMOVED FROM THE CREEK, THE CWOZ, AND 100-YEAR FLOODPLAIN NIGHTLY.
 - ALL ACTIVITIES WITHIN THE CWF SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. WASTEWATER APPLICATION AND CONSTRUCTION IS PROHIBITED.
 - ALL PERMANENT AREAS DISTURBED WITHIN CWOZ TO BE SEEDED AND PLANTED WITH NATIVE REVEGETATION PER REQUIREMENTS OF COA STD. SPEC. ITEM NO. 609S.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3C EROSION AND SEDIMENTATION CONTROL UPDATES: 07/10/2023
 2C EROSION AND SEDIMENTATION CONTROL UPDATES: 02/17/2023
 1C EROSION AND SEDIMENTATION CONTROL UPDATES: 02/17/2023
 DATE NO. REVISION

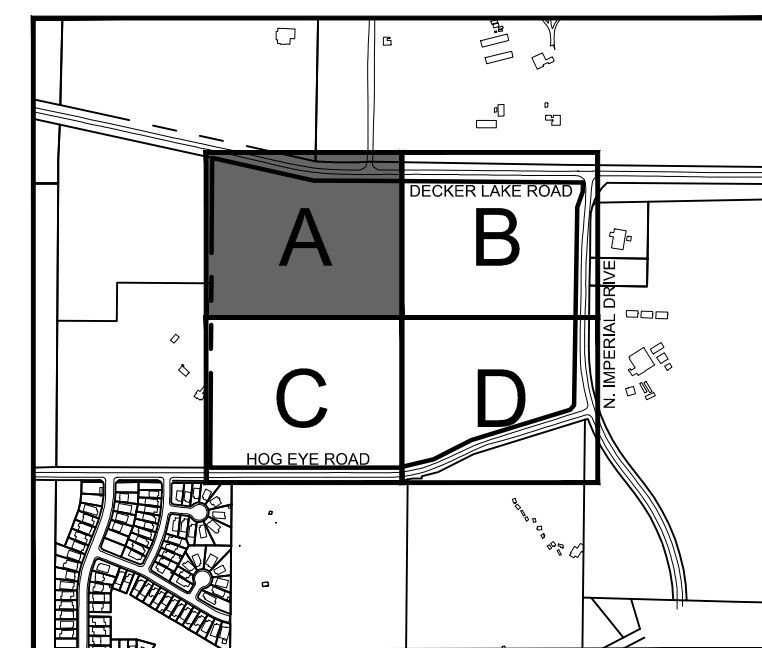
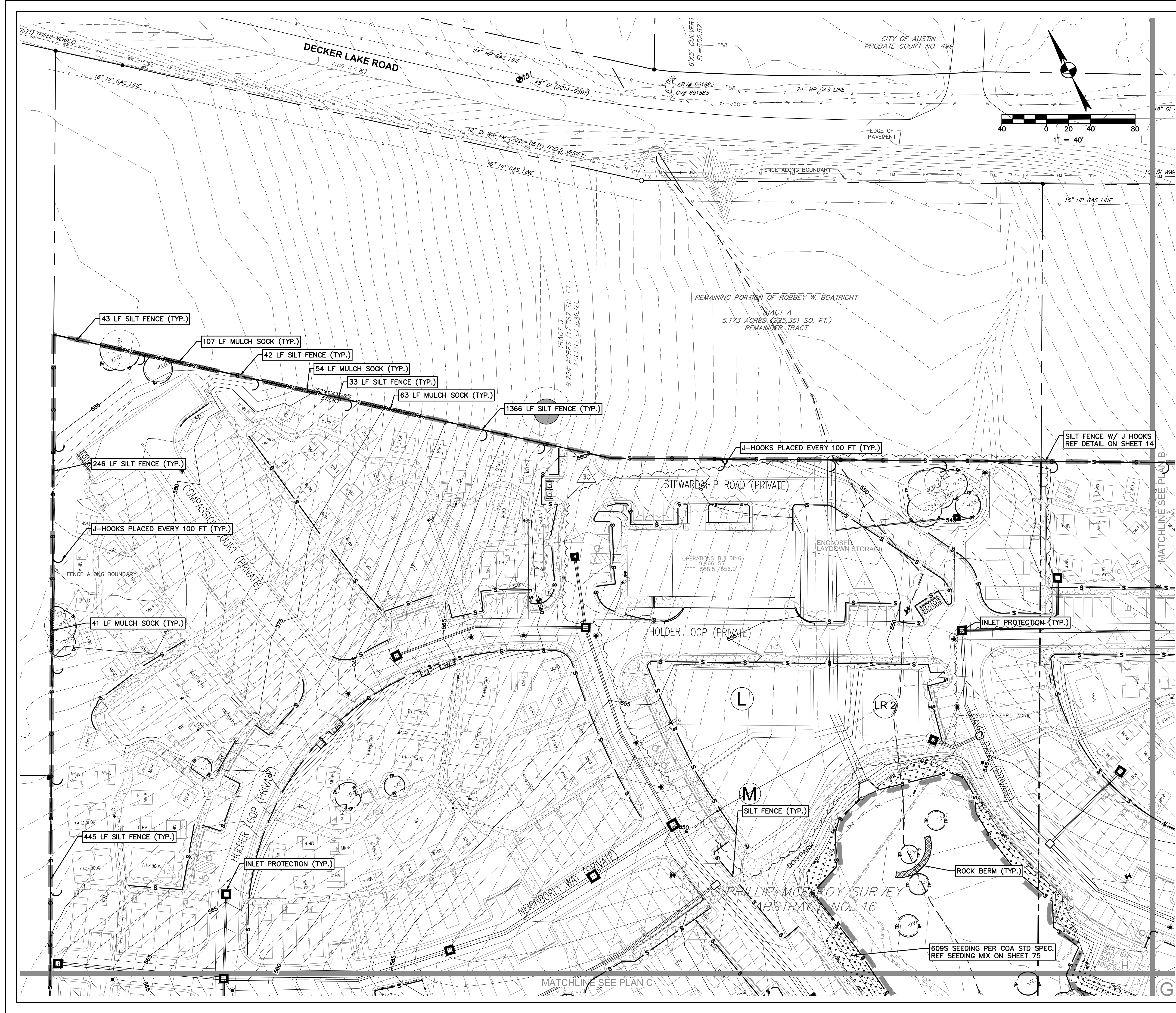
garza
 7708 Rialto Blvd., Suite 125
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBP# F-14629
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ANNA MERRYMAN
 138766
 12/4/23

OVERALL EROSION & SEDIMENTATION CONTROL PLAN

COMMUNITY FIRST - PHASE 3
 9116 HOG EYE ROAD, AUSTIN, TX 78724
 CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / OC:
 PROJECT NO.: 113702-0001
 SHEET
09
 OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALLS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	TREE PROTECTION
(---)	(---)	SILT FENCE
(---)	(---)	SILT FENCE WITH J-HOOKS
(---)	(---)	LIMITS OF CONSTRUCTION & SILT FENCE SWALE
(---)	(---)	TRIANGULAR FILTER DIKE
(---)	(---)	ROCK BERM
(---)	(---)	INLET PROTECTION
(---)	(---)	STABILIZED CONSTRUCTION ENTRANCE/ TEMPORARY SPOILS/STAGING AREA
(---)	(---)	MULCH SOCK
(---)	(---)	MULCH LOG
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE
(---)	(---)	NATIVE REVEGETATION PER COA STD. SPEC. ITEM NO. 609S

- NOTES:**
- CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES AND DETAILS FOR SPECIFICATIONS AND REQUIREMENTS REGARDING EROSION CONTROL.
 - ALL MUD, DIRT, ROCKS, DEBRIS, ETC. DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECTS IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRIGATION, TRUCKS AND MULCHING AS PER EGM 1.4.4.3(2).
 - CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE CWOZ AT A MINIMUM OF ONCE DAILY.
 - 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, (EGM 1.4.4.3.3 SEC 5, 1).
 - EROSION CONTROLS MAY BE REPLACED AS PER INSPECTOR-REQUEST FOR MORE EFFICIENT EROSION CONTROL.
 - THIS CONSTRUCTION SITES IS GREATER THAN 25 ACRES AND IS REQUIRED TO SHOW PHASING OF DISTURBANCE TAILORED TO THE SPECIFIC SITE CONDITIONS. ONLY ONE PORTION OF THE SITE MAY BE DISTURBED AT ANY ONE TIME. SUBSEQUENT PHASES MAY NOT BE STARTED UNTIL EARLIER PHASES ARE SUBSTANTIALLY COMPLETE AND EXPOSED SOILS ARE STABILIZED. (EGM 2.6-8-181, EGM 1.4.4.3 SECTION 5)
 - ONLY RUBBER-TIRED EQUIPMENT IS ALLOWED WITHIN THE CWOZ AND FLOODPLAIN, NO TRACK EQUIPMENT IS ALLOWED.
 - ALL EQUIPMENT AND SPOILS ARE TO BE REMOVED FROM THE CREEK, THE CWOZ, AND 100-YEAR FLOODPLAIN NIGHTLY.
 - ALL ACTIVITIES WITHIN THE SET BACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. WASTEWATER APPLICATION AND CONSTRUCTION IS PROHIBITED.
 - ALL TERRORS AREAS WITHIN CWOZ TO BE SEEDED AND PLANTED WITH NATIVE REVEGETATION PER REQUIREMENTS OF COA STD. SPEC. ITEM NO. 609S.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 288-3284 Fax: (512) 288-2592
TBP# F-14629
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ANNA MERRYMAN
138766
GENEAL SURVEYOR
12/14/23

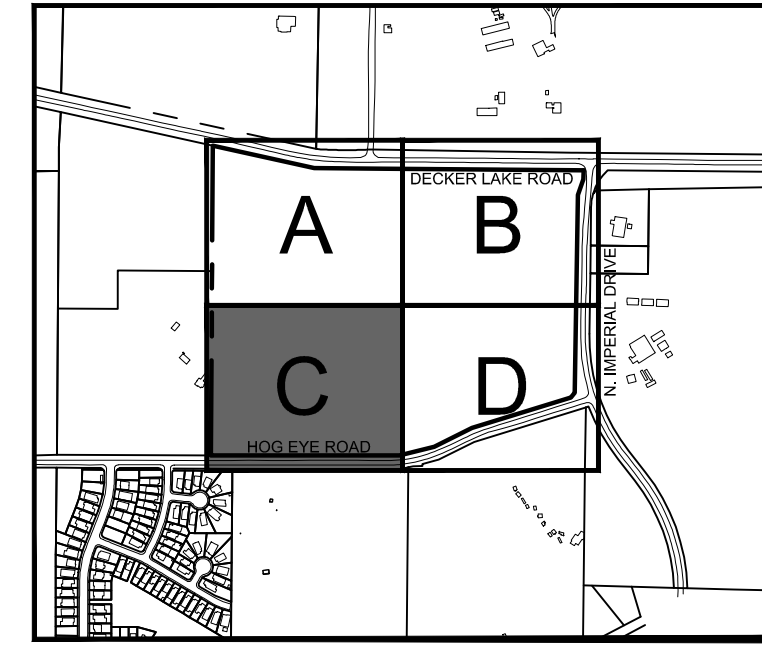
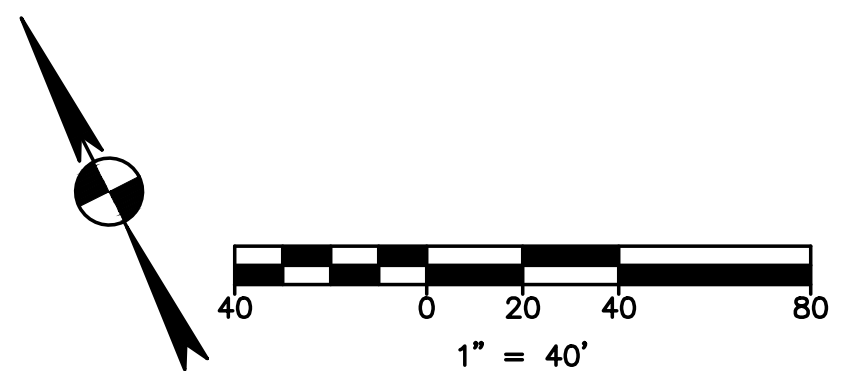
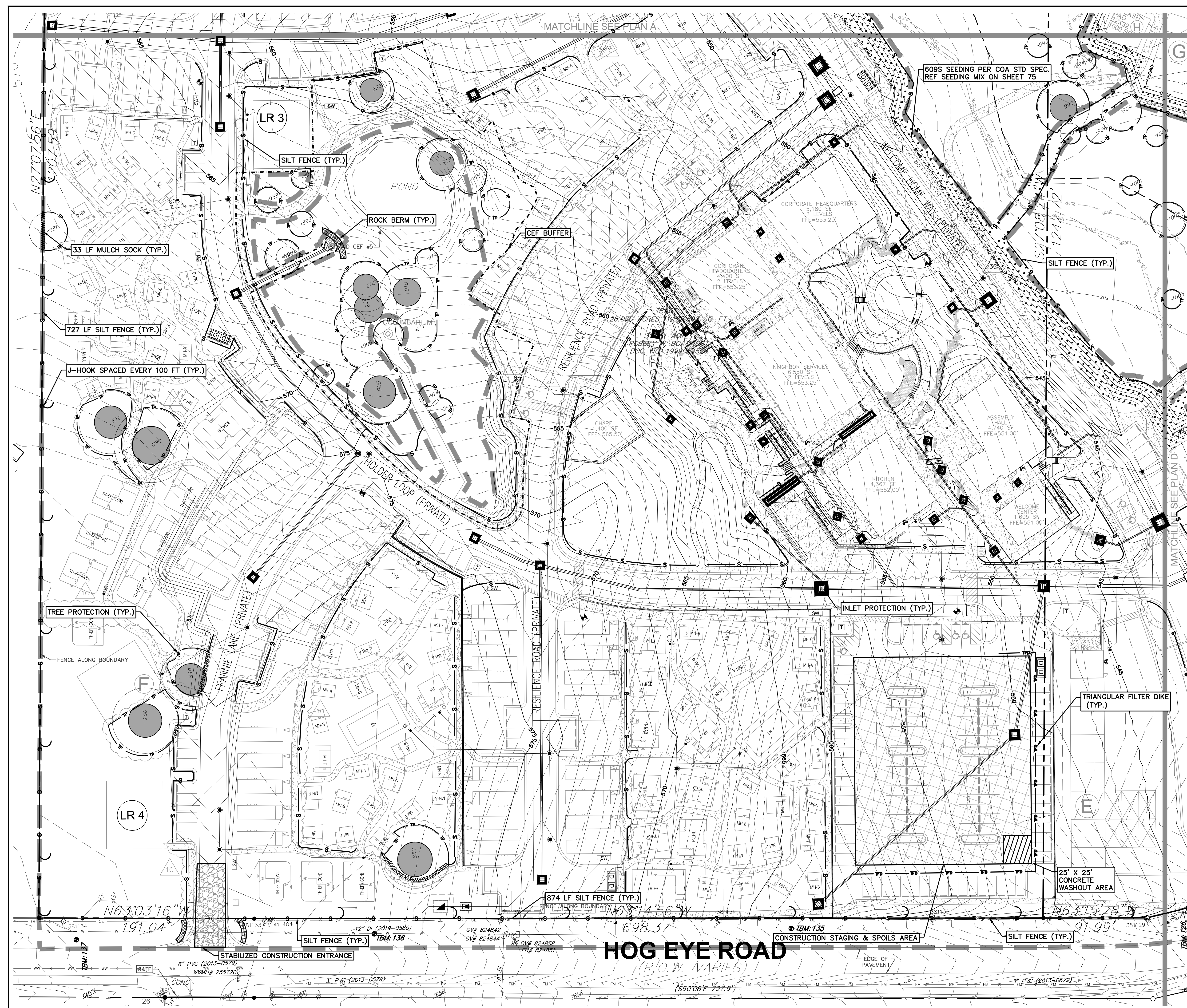
REVISION
NO. DATE
3C EROSION AND SEDIMENTATION CONTROL UPDATES. 11/21/2023
1C EROSION AND SEDIMENTATION CONTROL UPDATES. 02/17/2023

**COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP**

**EROSION & SEDIMENTATION
CONTROL PLAN A**

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 113702-0001

SHEET
10
OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	TREE PROTECTION
(---)	(---)	SILT FENCE
(---)	(---)	SILT FENCE WITH J-HOOKS
(---)	(---)	LIMITS OF CONSTRUCTION & SILT FENCE
(---)	(---)	SWALE
(---)	(---)	TRIANGULAR FILTER DIKE
(---)	(---)	ROCK BERM
(---)	(---)	INLET PROTECTION
(---)	(---)	STABILIZED CONSTRUCTION ENTRANCE/ TEMPORARY SPOILS/STAGING AREA
(---)	(---)	MULCH SOCK
(---)	(---)	MULCH LOG
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE
(---)	(---)	NATIVE REVEGETATION
(---)	(---)	PER COA STD. SPEC. ITEM NO. 609S

- NOTES:**
- CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES AND DETAILS FOR SPECIFICATIONS AND REQUIREMENTS REGARDING EROSION CONTROL.
 - ALL MUD, DIRT, ROCKS, DEBRIS, ETC. DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECTS IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS BRIGGATION TRUCKS AND MULCHING AS PER ECM 1.4.4.5(5), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(5).
 - CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROAD AT A MINIMUM OF ONCE DAILY.
 - 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 SEC 5, 1).
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 - THIS CONSTRUCTION SITES IS GREATER THAN 25 ACRES AND IS REQUIRED TO SHOW PHASING OF DISTURBANCE TALKED TO THE SPECIFIC SITE CONDITIONS. ONLY ONE PORTION OF THE SITE MAY BE DISTURBED AT ANY ONE TIME. SUBSEQUENT PHASES MAY NOT BE STARTED UNTIL EARLIER PHASES ARE SUBSTANTIALLY COMPLETE AND EXPOSED SOILS ARE STABILIZED. (UDC 25-8-181; ECM 1.4.4.B. SECTION 5)
 - ONLY RUBBER-TIRED EQUIPMENT IS ALLOWED WITHIN THE CWOZ AND FLOODPLAIN. NO TRACK EQUIPMENT IS ALLOWED.
 - ALL EQUIPMENT AND SPOILS ARE TO BE REMOVED FROM THE CREEK, THE CWOZ, AND 100-YEAR FLOODPLAIN NIGHTLY.
 - ALL ACTIVITIES WITHIN THE CEF SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. WASTEWATER APPLICATION AND CONSTRUCTION IS PROHIBITED.
 - ALL PERVIOUS AREAS DISTURBED WITHIN CWOZ TO BE SEEDED AND PLANTED WITH NATIVE REVEGETATION PER REQUIREMENTS OF COA STD. SPEC. ITEM NO. 609S.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISION

NO.	DATE	DESCRIPTION
1	11/21/2023	3C EROSION AND SEDIMENTATION CONTROL UPDATES.
2	07/10/2023	2C EROSION AND SEDIMENTATION CONTROL UPDATES.
3	02/17/2023	1C EROSION AND SEDIMENTATION CONTROL UPDATES.

garza
7708 Rialto Blvd, Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
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ANNA MERRYMAN
138766
GEN. S. 138766
PROFESSIONAL SEAL

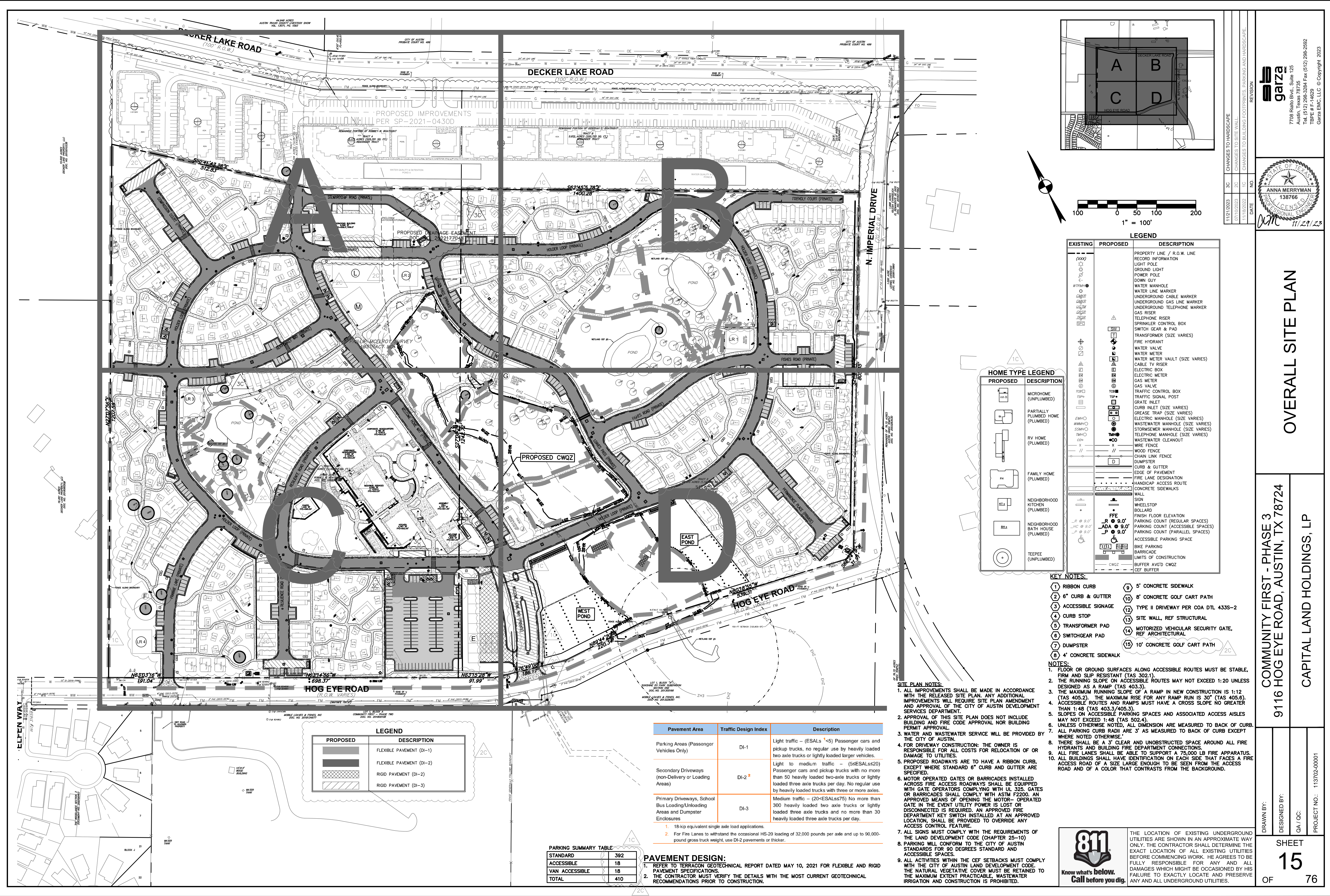
12/1/23

EROSION & SEDIMENTATION CONTROL PLAN C

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-0001

SHEET
12
OF 76



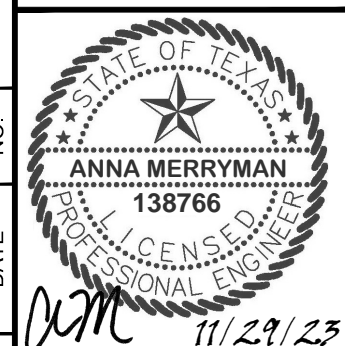
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 Austin, Texas 78725

 Tel: (512) 298-3284 Fax: (512) 298-2592

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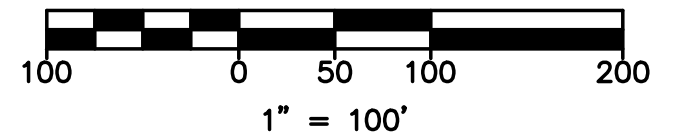
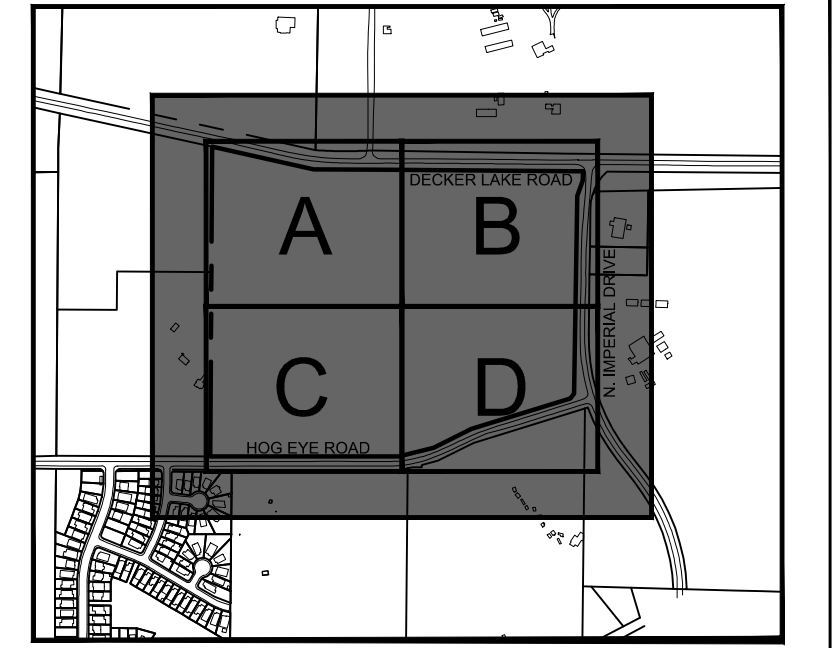


OVERALL SITE PLAN

COMMUNITY FIRST - PHASE 3
 9116 HOG EYE ROAD, AUSTIN, TX 78724
 CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / OC:
 PROJECT NO.: 113702-0001

SHEET
15
 OF 76



EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (ACCESSIBLE SPACES)
		PARKING COUNT (PARALLEL SPACES)
		ACCESSIBLE PARKING SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION
		BUFFER AVG'D CWQZ
		CEF BUFFER

PROPOSED	DESCRIPTION
	MICROPHONE (UNPLUMBED)
	PARTIALLY PLUMBED HOME (PLUMBED)
	RV HOME (PLUMBED)
	FAMILY HOME (PLUMBED)
	NEIGHBORHOOD KITCHEN (PLUMBED)
	NEIGHBORHOOD BATH HOUSE (PLUMBED)
	TEEPEE (UNPLUMBED)

- KEY NOTES:**
- 1 RIBBON CURB
 - 2 6" CURB & GUTTER
 - 3 ACCESSIBLE SIGNAGE
 - 4 CURB STOP
 - 5 TRANSFORMER PAD
 - 6 SWITCHGEAR PAD
 - 7 DUMPSTER
 - 8 4' CONCRETE SIDEWALK
 - 9 5' CONCRETE SIDEWALK
 - 10 8' CONCRETE GOLF CART PATH
 - 11 TYPE II DRIVEWAY PER COA DTL 4335-2
 - 12 SITE WALL, REF STRUCTURAL
 - 13 MOTORIZED VEHICULAR SECURITY GATE, REF ARCHITECTURAL
 - 14 10' CONCRETE GOLF CART PATH

- NOTES:**
1. FLOOR OR GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT (TAS 302.1).
 2. THE RUNNING SLOPE ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 403.3).
 3. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (TAS 405.2). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30" (TAS 405.6).
 4. ACCESSIBLE ROUTES AND RAMPS MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48 (TAS 403.3/405.3).
 5. SLOPES ON ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES MAY NOT EXCEED 1:48 (TAS 502.4).
 6. UNLESS OTHERWISE NOTED, ALL DIMENSION ARE MEASURED TO BACK OF CURB.
 7. ALL PARKING CURB RADII ARE 3' AS MEASURED TO BACK OF CURB EXCEPT WHERE NOTED OTHERWISE.
 8. THERE SHALL BE A 3' CLEAR AND UNOBSTRUCTED SPACE AROUND ALL FIRE HYDRANTS AND BUILDING FIRE DEPARTMENT CONNECTIONS.
 9. ALL LINES SHALL BE ABLE TO SUPPORT A 75,000 LB FIRE APPARATUS.
 10. ALL BUILDINGS SHALL HAVE IDENTIFICATION ON EACH SIDE THAT FACES A FIRE ACCESS ROAD OF A SIZE LARGE ENOUGH TO BE SEEN FROM THE ACCESS ROAD AND OF A COLOR THAT CONTRASTS FROM THE BACKGROUND.

- SITE PLAN NOTES:**
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 4. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
 5. PROPOSED ROADWAYS ARE TO HAVE A RIBBON CURB, EXCEPT WHERE STANDARD 6" CURB AND GUTTER ARE SPECIFIED.
 6. MOTOR OPERATED GATES OR BARRICADES INSTALLED ACROSS FIRE ACCESS ROADWAYS SHALL BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325. GATES OR BARRICADES SHALL COMPLY WITH ASTM F2200. AN APPROVED MEANS OF OPENING THE MOTOR-OPERATED GATE IN THE EVENT UTILITY POWER IS LOST OR DISCONNECTED IS REQUIRED. AN APPROVED FIRE DEPARTMENT KEY SWITCH INSTALLED AT AN APPROVED LOCATION, SHALL BE PROVIDED TO OVERRIDE ANY ACCESS CONTROL FEATURE.
 7. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)
 8. PARKING WILL CONFORM TO THE CITY OF AUSTIN STANDARDS FOR 90 DEGREES STANDARD AND ACCESSIBLE SPACES.
 9. ALL ACTIVITIES WITHIN THE CEF SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. WASTEWATER IRRIGATION AND CONSTRUCTION IS PROHIBITED.

Pavement Area	Traffic Design Index	Description
Parking Areas (Passenger Vehicles Only)	DI-1	Light traffic - (ESALs <5) Passenger cars and pickup trucks, no regular use by heavily loaded two axle trucks or lightly loaded larger vehicles.
Secondary Driveways (non-Delivery or Loading Areas)	DI-2 ²	Light to medium traffic - (5<ESALs<20) Passenger cars and pickup trucks with no more than 50 heavily loaded two-axle trucks or lightly loaded three axle trucks per day. No regular use by heavily loaded trucks with three or more axles.
Primary Driveways, School Bus Loading/Unloading Areas and Dumpster Enclosures	DI-3	Medium traffic - (20<ESALs<75) No more than 300 heavily loaded two axle trucks or lightly loaded three axle trucks and no more than 30 heavily loaded three axle trucks per day.

1. 18-kip equivalent single axle load applications.
 2. For Fire Lanes to withstand the occasional HS-20 loading of 32,000 pounds per axle and up to 90,000-pound gross truck weight, use DI-2 pavements or thicker.

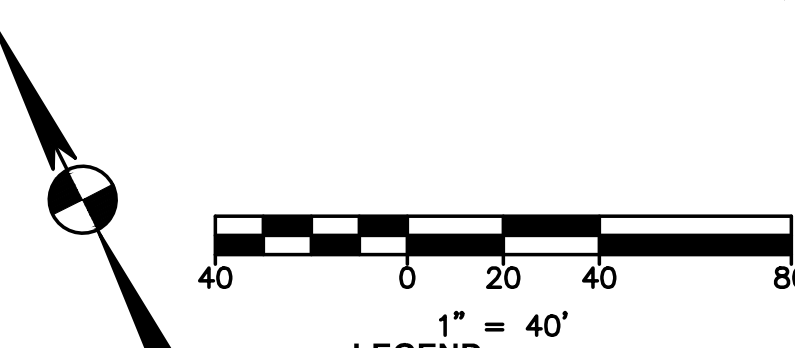
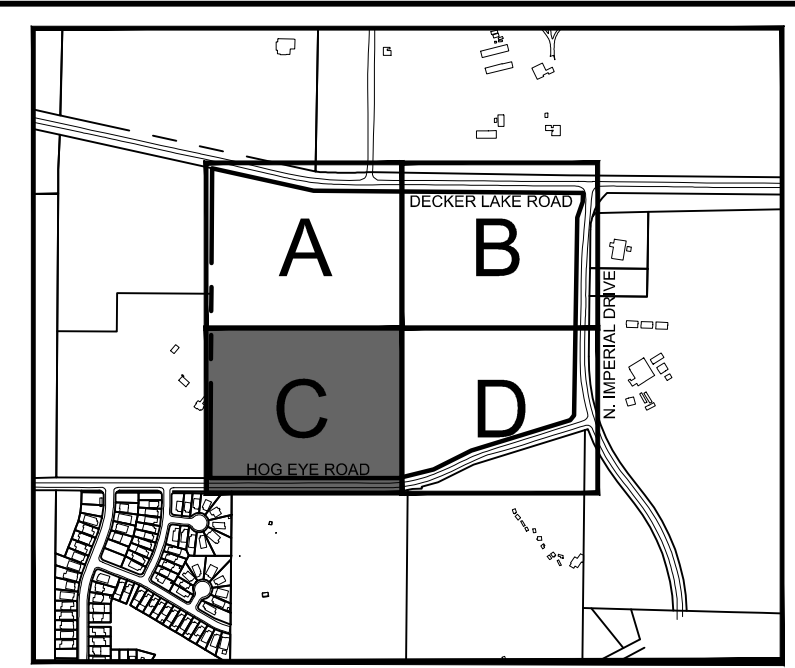
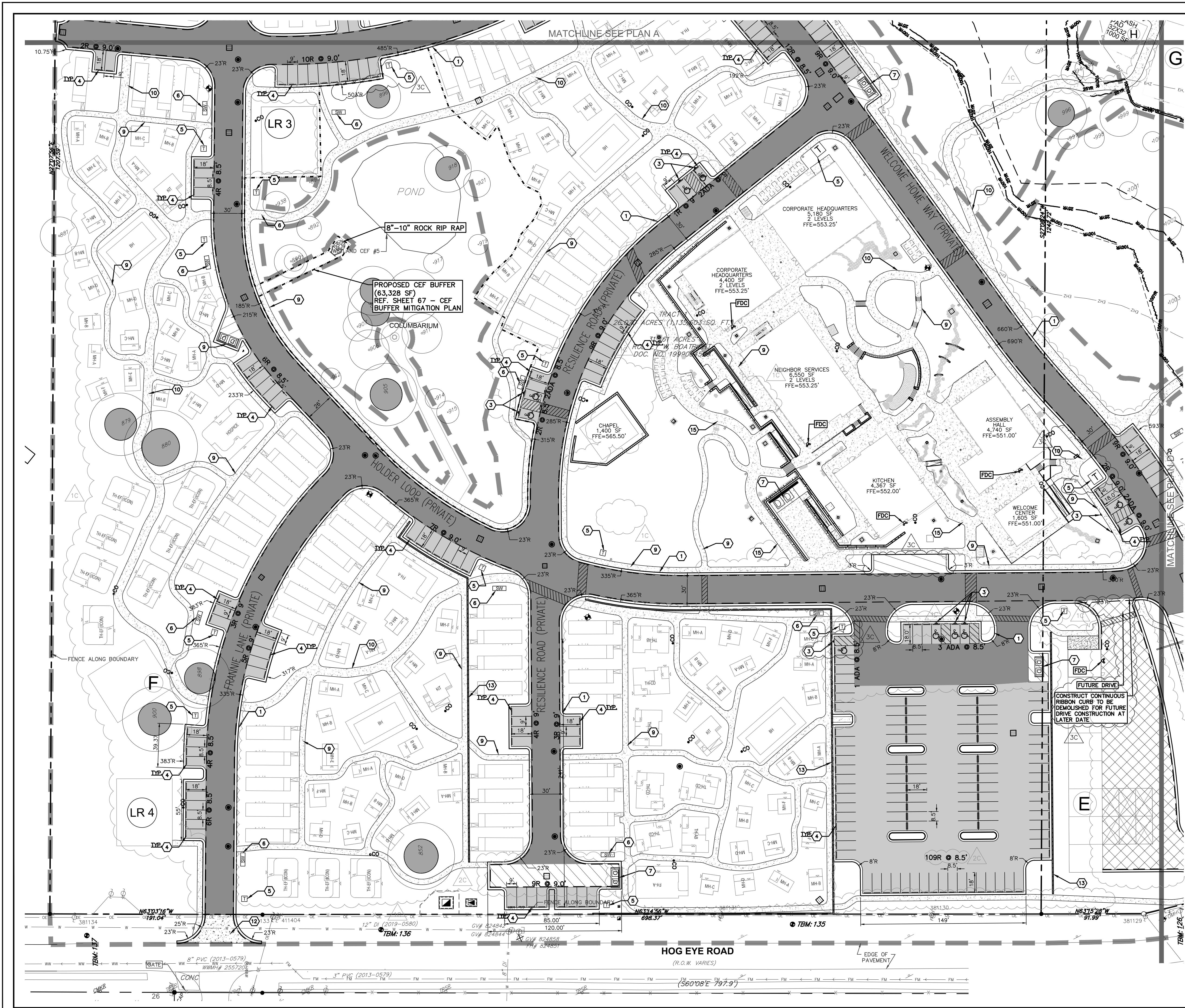
PARKING SUMMARY TABLE

STANDARD	392
ACCESSIBLE	18
VAN ACCESSIBLE	18
TOTAL	410

- PAVEMENT DESIGN:**
1. REFER TO TERRACON GEOTECHNICAL REPORT DATED MAY 10, 2021 FOR FLEXIBLE AND RIGID PAVEMENT SPECIFICATIONS.
 2. THE CONTRACTOR MUST VERIFY THE DETAILS WITH THE MOST CURRENT GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.



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EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY LINE / R.O.W. LINE
(Symbol)	(Symbol)	RECORD INFORMATION
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	GROUND LIGHT
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	DOWN GUTY
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	WATER LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND CABLE MARKER
(Symbol)	(Symbol)	UNDERGROUND GAS LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND TELEPHONE MARKER
(Symbol)	(Symbol)	GAS RISER
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	SPRINKLER CONTROL BOX
(Symbol)	(Symbol)	SWITCH GEAR & PAD
(Symbol)	(Symbol)	TRANSFORMER (SIZE VARIES)
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	WATER METER VAULT (SIZE VARIES)
(Symbol)	(Symbol)	CABLE TV RISER
(Symbol)	(Symbol)	ELECTRIC BOX
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	GAS VALVE
(Symbol)	(Symbol)	TRAFFIC CONTROL BOX
(Symbol)	(Symbol)	TRAFFIC SIGNAL POST
(Symbol)	(Symbol)	GRATE INLET
(Symbol)	(Symbol)	CURB INLET (SIZE VARIES)
(Symbol)	(Symbol)	GREASE TRAP (SIZE VARIES)
(Symbol)	(Symbol)	ELECTRIC MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	STORMSEWER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	TELEPHONE MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER CLEANOUT
(Symbol)	(Symbol)	WIRE FENCE
(Symbol)	(Symbol)	WOOD FENCE
(Symbol)	(Symbol)	CHAIN LINK FENCE
(Symbol)	(Symbol)	DUMPSTER
(Symbol)	(Symbol)	CURB & GUTTER
(Symbol)	(Symbol)	EDGE OF PAVEMENT
(Symbol)	(Symbol)	FIRE LANE DESIGNATION
(Symbol)	(Symbol)	HANDICAP ACCESS ROUTE
(Symbol)	(Symbol)	CONCRETE SIDEWALKS
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	WHEELSTOP
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	FINISH FLOOR ELEVATION
(Symbol)	(Symbol)	PARKING COUNT (REGULAR SPACES)
(Symbol)	(Symbol)	PARKING COUNT (ACCESSIBLE SPACES)
(Symbol)	(Symbol)	PARKING COUNT (PARALLEL SPACES)
(Symbol)	(Symbol)	ACCESSIBLE PARKING SPACE
(Symbol)	(Symbol)	BIKE PARKING
(Symbol)	(Symbol)	BARRICADE
(Symbol)	(Symbol)	LIMITS OF CONSTRUCTION
(Symbol)	(Symbol)	BUFFER AVCD CW2Z
(Symbol)	(Symbol)	CEF BUFFER

- KEY NOTES:**
- 1 RIBBON CURB
 - 2 6" CURB & GUTTER
 - 3 ACCESSIBLE SIGNAGE
 - 4 CURB STOP
 - 5 TRANSFORMER PAD
 - 6 SWITCHGEAR PAD
 - 7 DUMPSTER
 - 8 4" CONCRETE SIDEWALK
 - 9 5" CONCRETE SIDEWALK
 - 10 8" CONCRETE GOLF CART PATH
 - 11 TYPE II DRIVEWAY PER COA DTL 4335-2
 - 12 SITE WALL, REF. STRUCTURAL
 - 13 MOTORIZED VEHICULAR SECURITY GATE, REF. ARCHITECTURAL
 - 14 10" CONCRETE GOLF CART PATH

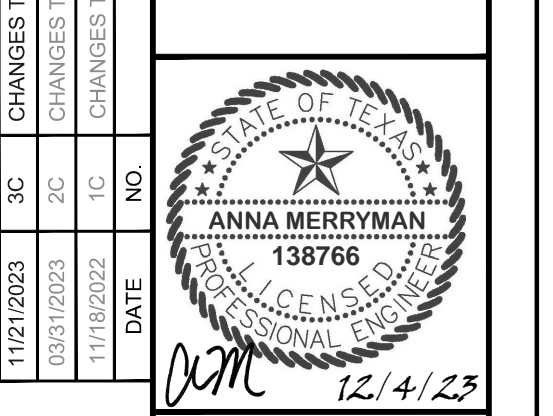
- NOTES:**
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 - THE RUNNING SLOPE ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 403.3).
 - THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (TAS 405.2). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30" (TAS 405.6).
 - ACCESSIBLE ROUTES AND RAMP MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48 (TAS 403.3/405.3).
 - SLOPES ON ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES MAY NOT EXCEED 1:48 (TAS 502.4).
 - UNLESS OTHERWISE NOTED, ALL DIMENSION ARE MEASURED TO BACK OF CURB.
 - ALL PARKING CURB RADII ARE 3' AS MEASURED TO BACK OF CURB EXCEPT WHERE NOTED OTHERWISE.
 - THERE SHALL BE A 3' CLEAR AND UNOBSTRUCTED SPACE AROUND ALL FIRE HYDRANTS AND BUILDING FIRE DEPARTMENT CONNECTIONS.
 - ALL FIRE LINES SHALL BE ABLE TO SUPPORT A 75,000 LB FIRE APPARATUS.
 - ALL BUILDINGS SHALL HAVE IDENTIFICATION ON EACH SIDE THAT FACES A FIRE ACCESS ROAD OF A SIZE LARGE ENOUGH TO BE SEEN FROM THE ACCESS ROAD AND OF A COLOR THAT CONTRASTS FROM THE BACKGROUND.

PROPOSED	DESCRIPTION
(Symbol)	FLEXIBLE PAVEMENT (D1-1)
(Symbol)	FLEXIBLE PAVEMENT (D1-2)
(Symbol)	RIGID PAVEMENT (D1-2)
(Symbol)	RIGID PAVEMENT (D1-3)

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

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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
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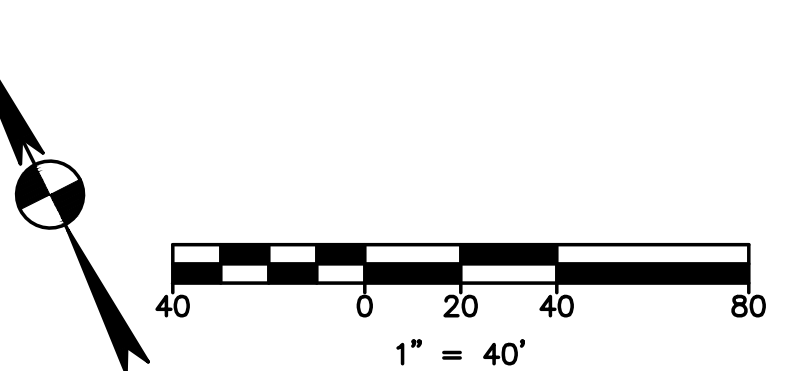
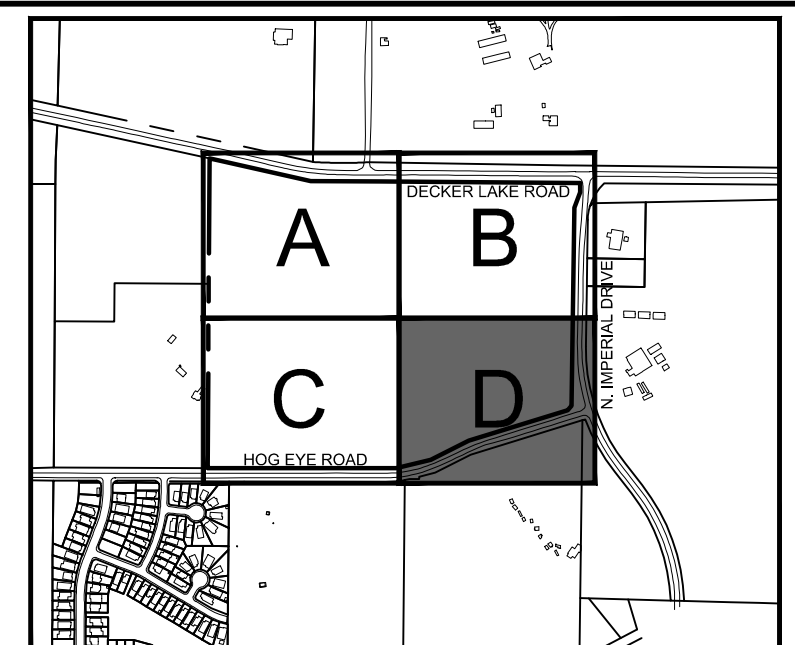
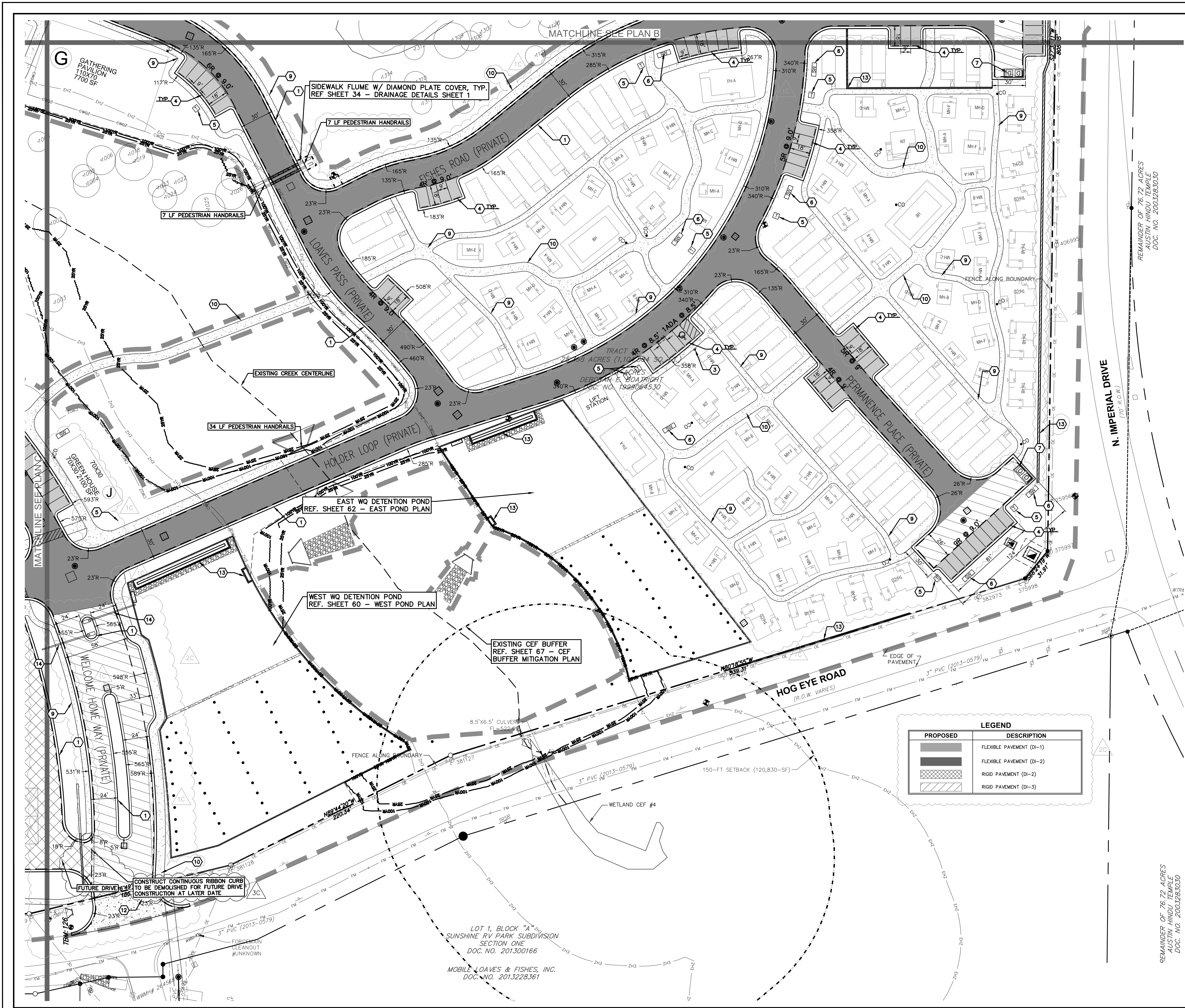
SITE PLAN C

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724

CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 113702-00001

SHEET 18
OF 76



EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY LINE / R.O.W. LINE
(Symbol)	(Symbol)	RECORD INFORMATION
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	GROUND LIGHT
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	DOWN GUY
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	WATER LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND CABLE MARKER
(Symbol)	(Symbol)	UNDERGROUND GAS LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND TELEPHONE MARKER
(Symbol)	(Symbol)	GAS RISER
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	SPRINKLER CONTROL BOX
(Symbol)	(Symbol)	SWITCH GEAR & PAD
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(Symbol)	(Symbol)	FIRE HYDRANT
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(Symbol)	(Symbol)	CABLE TV RISER
(Symbol)	(Symbol)	ELECTRIC BOX
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	GAS VALVE
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(Symbol)	(Symbol)	TRAFFIC SIGNAL POST
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(Symbol)	(Symbol)	CURB INLET (SIZE VARIES)
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(Symbol)	(Symbol)	ELECTRIC MANHOLE (SIZE VARIES)
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(Symbol)	(Symbol)	WASTEWATER CLEANOUT
(Symbol)	(Symbol)	WIRE FENCE
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(Symbol)	(Symbol)	CURB & GUTTER
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(Symbol)	(Symbol)	CONCRETE SIDEWALKS
(Symbol)	(Symbol)	WALL
(Symbol)	(Symbol)	WHEELSTOP
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	FINISH FLOOR ELEVATION
(Symbol)	(Symbol)	PARKING COUNT (REGULAR SPACES)
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(Symbol)	(Symbol)	ACCESSIBLE PARKING SPACE
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(Symbol)	(Symbol)	BARRICADE
(Symbol)	(Symbol)	LIMITS OF CONSTRUCTION
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- KEY NOTES:**
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PROPOSED	DESCRIPTION
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(Symbol)	FLEXIBLE PAVEMENT (DI-2)
(Symbol)	RIGID PAVEMENT (DI-2)
(Symbol)	RIGID PAVEMENT (DI-3)



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11/21/2023 3C CHANGES TO HARDSCAPE
07/10/2023 2C CHANGES TO SITE WALL
11/16/2022 1C CHANGES TO BUILDING FOOTPRINTS, PARKING AND HARDSCAPE.

REVISION
DATE NO.

ANNA MERRYMAN
138766
GENERIC
PROFESSIONAL SEAL

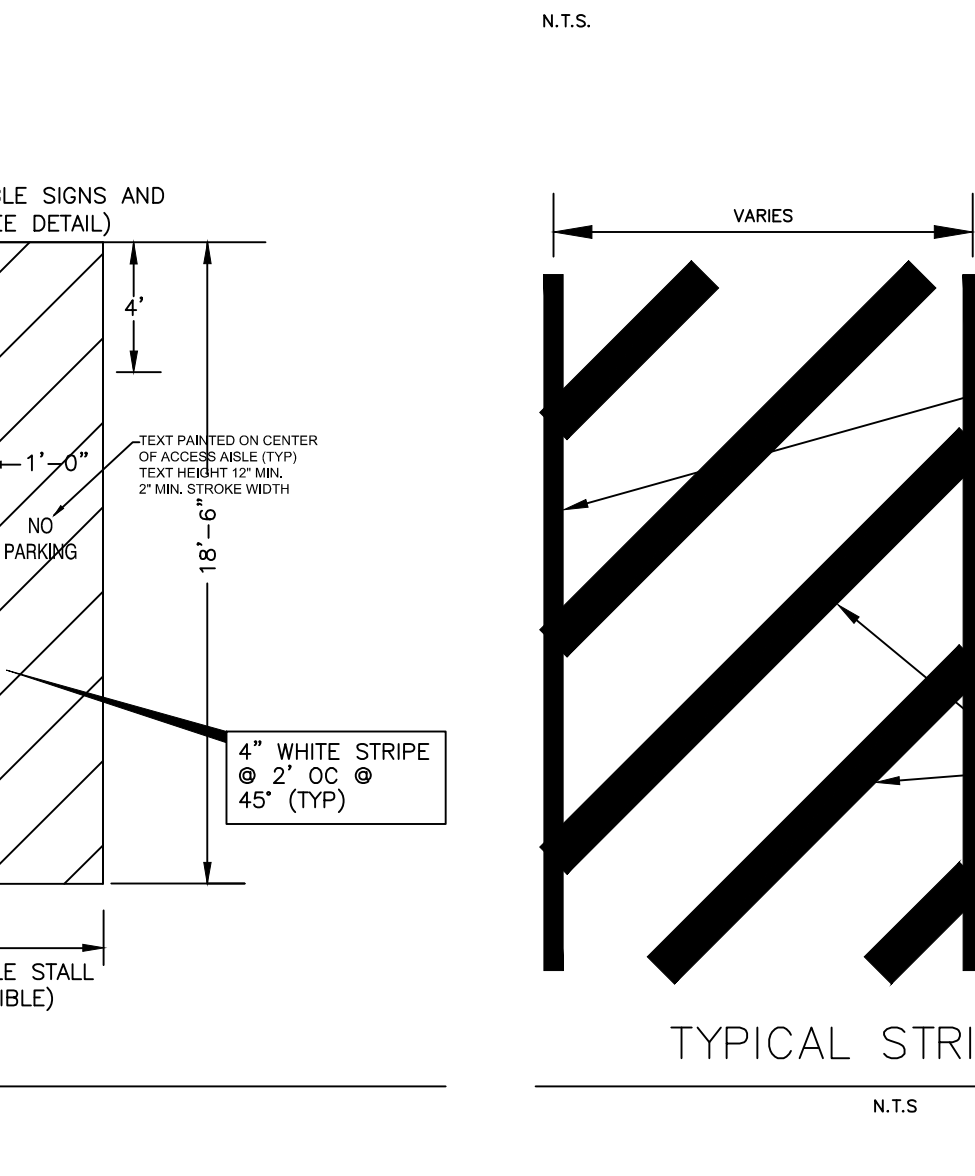
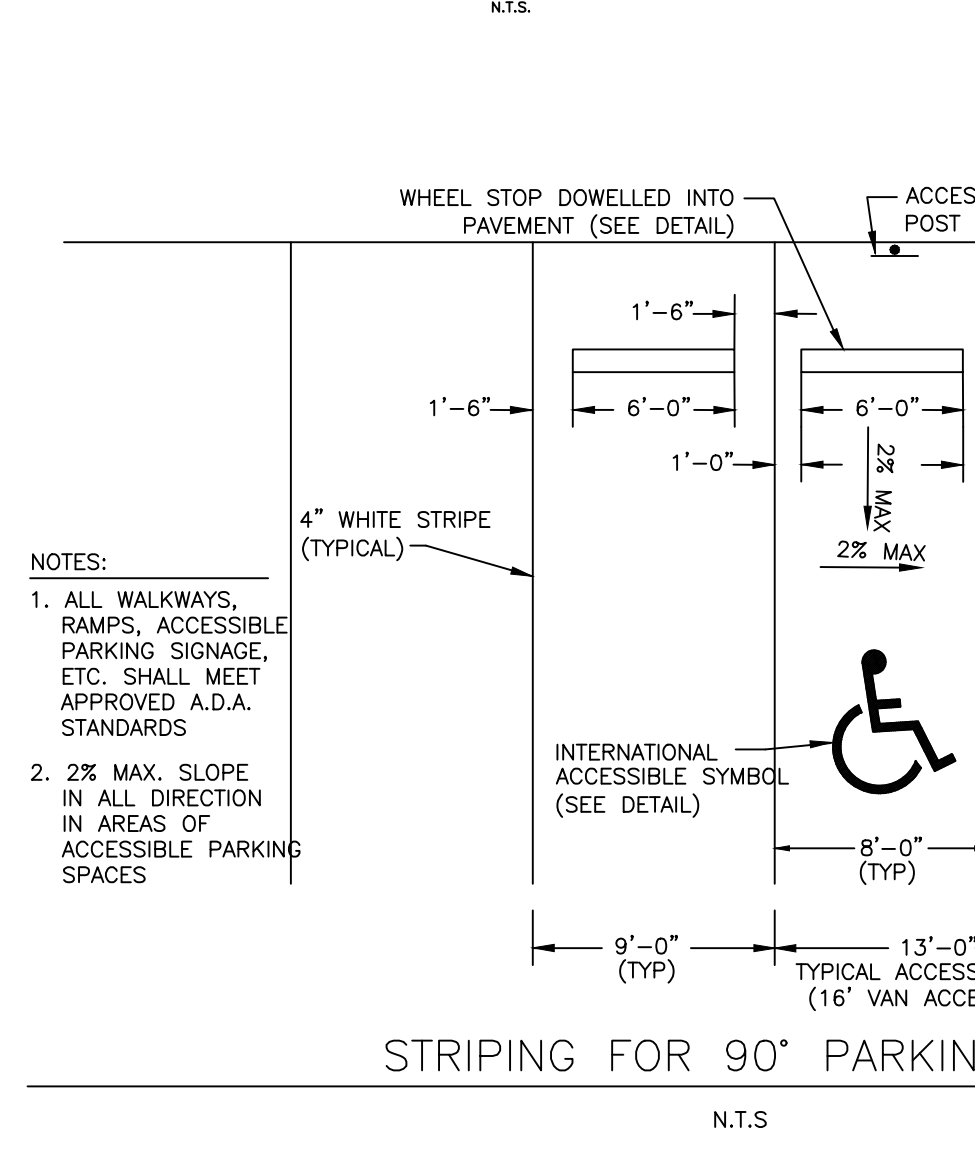
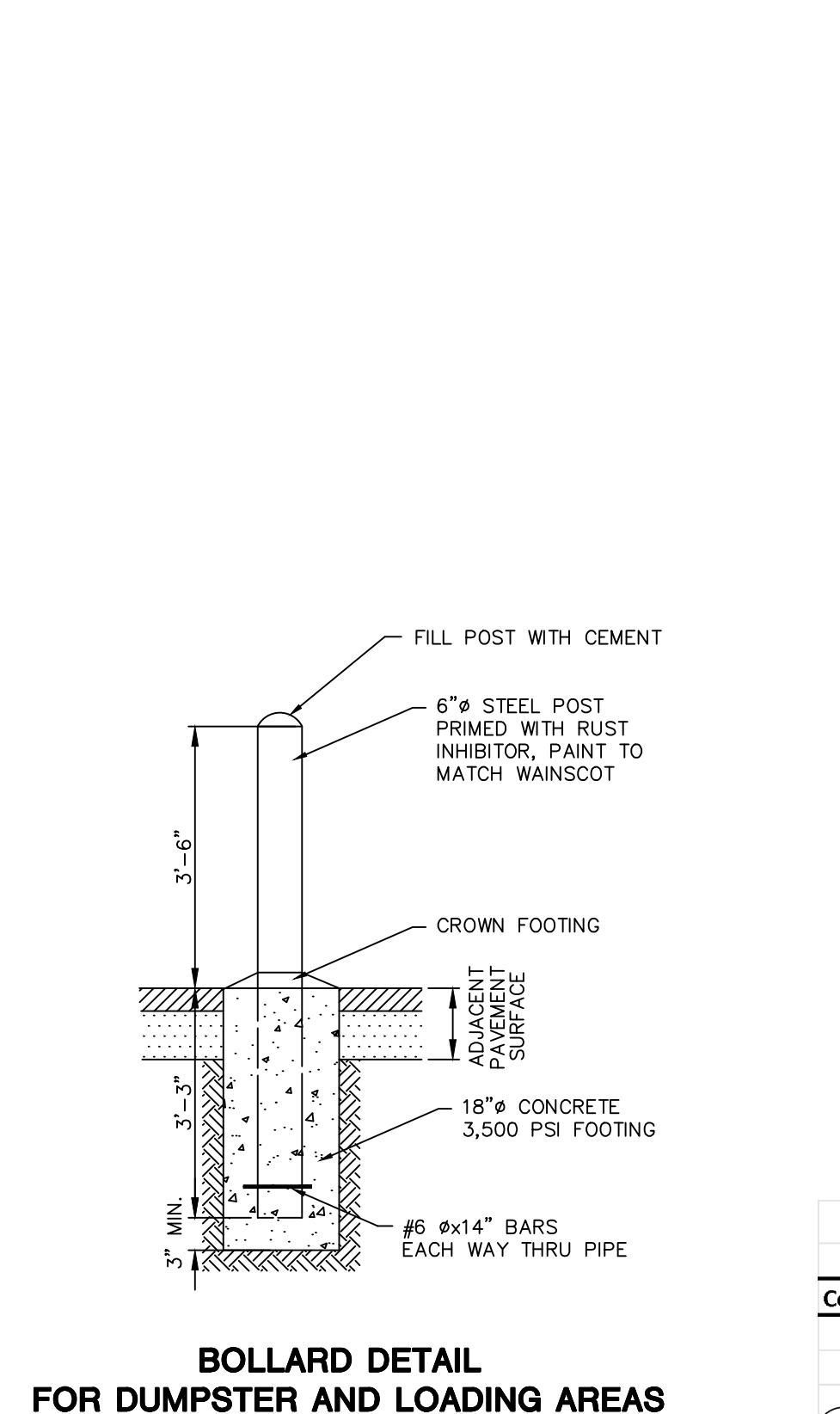
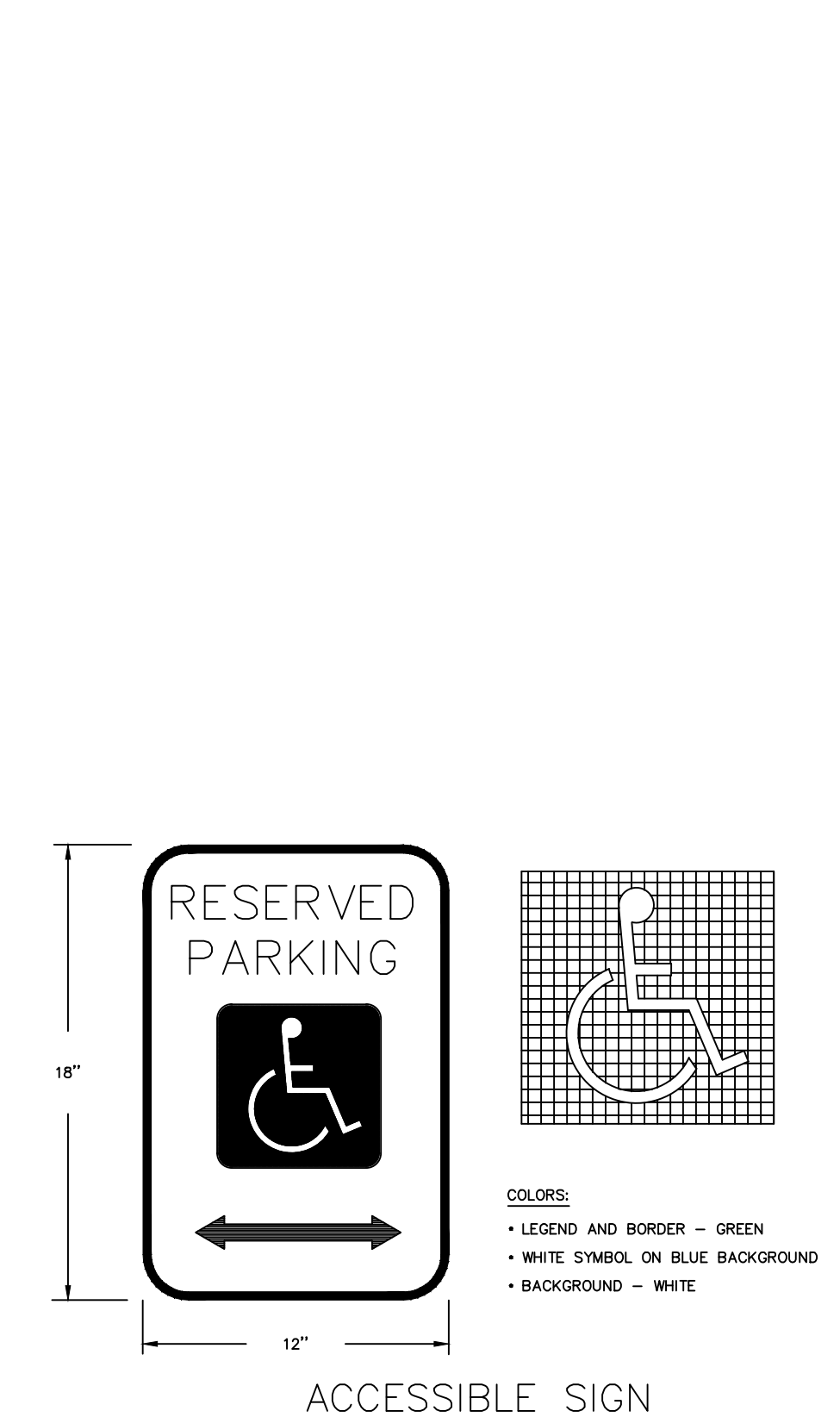
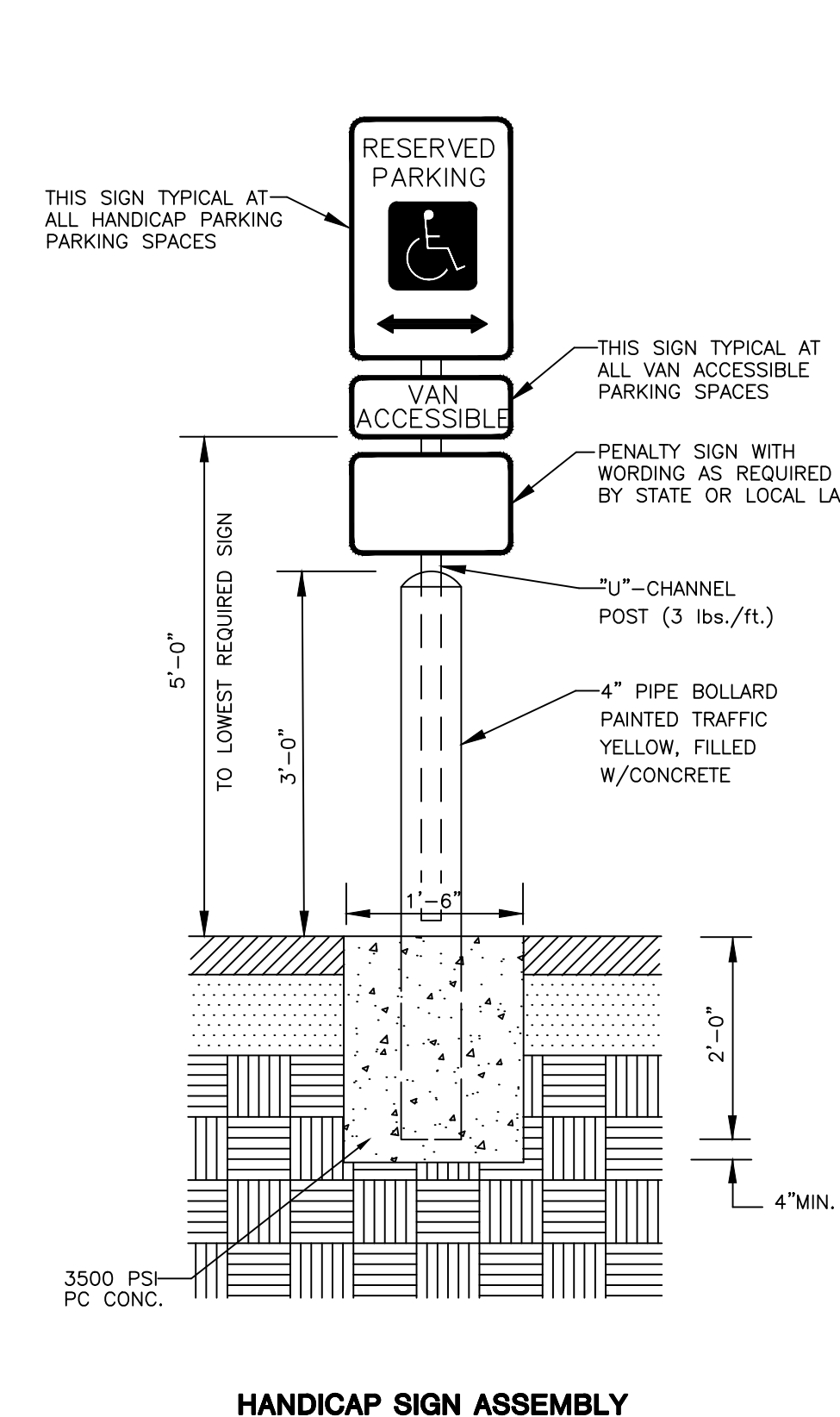
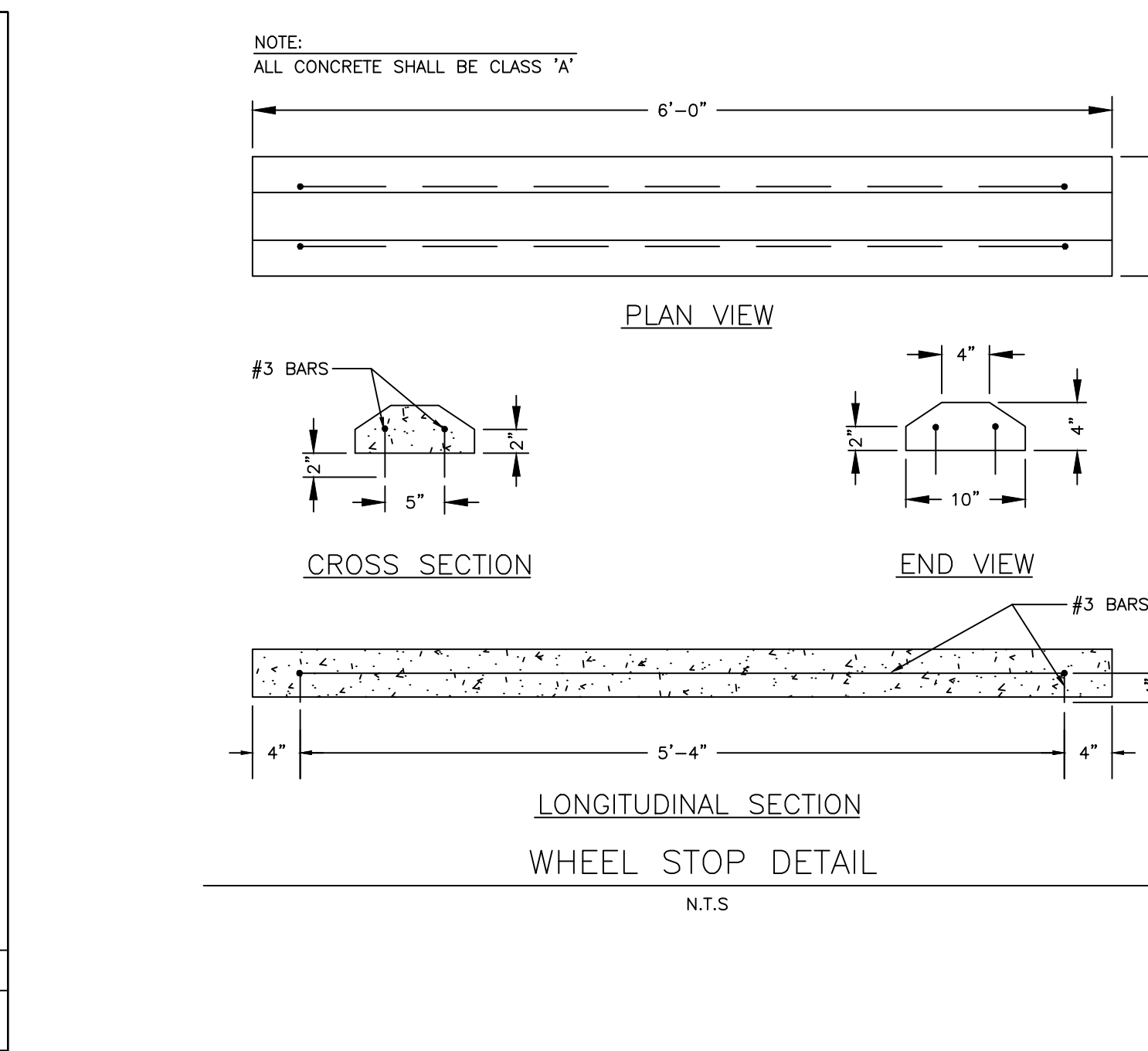
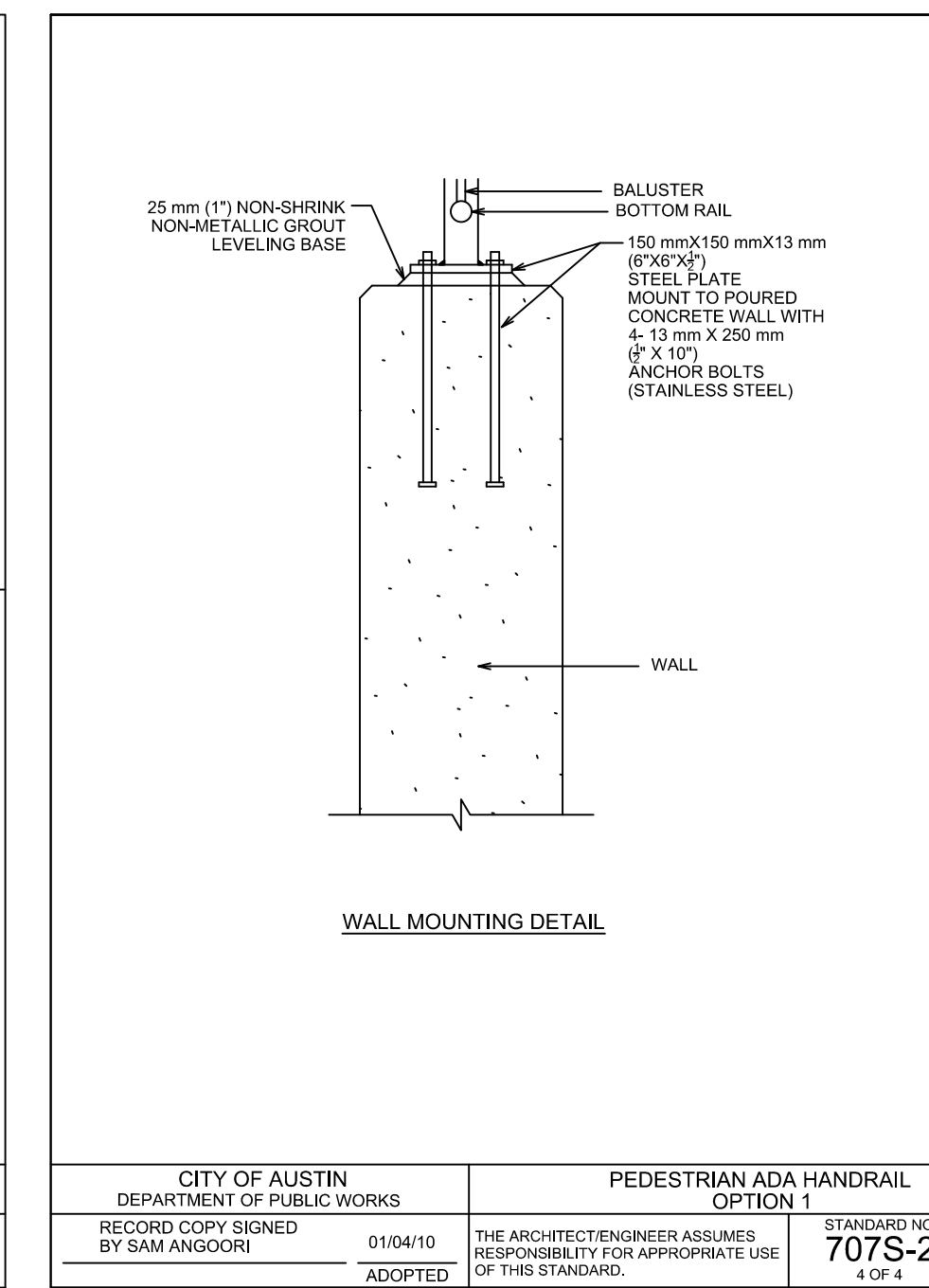
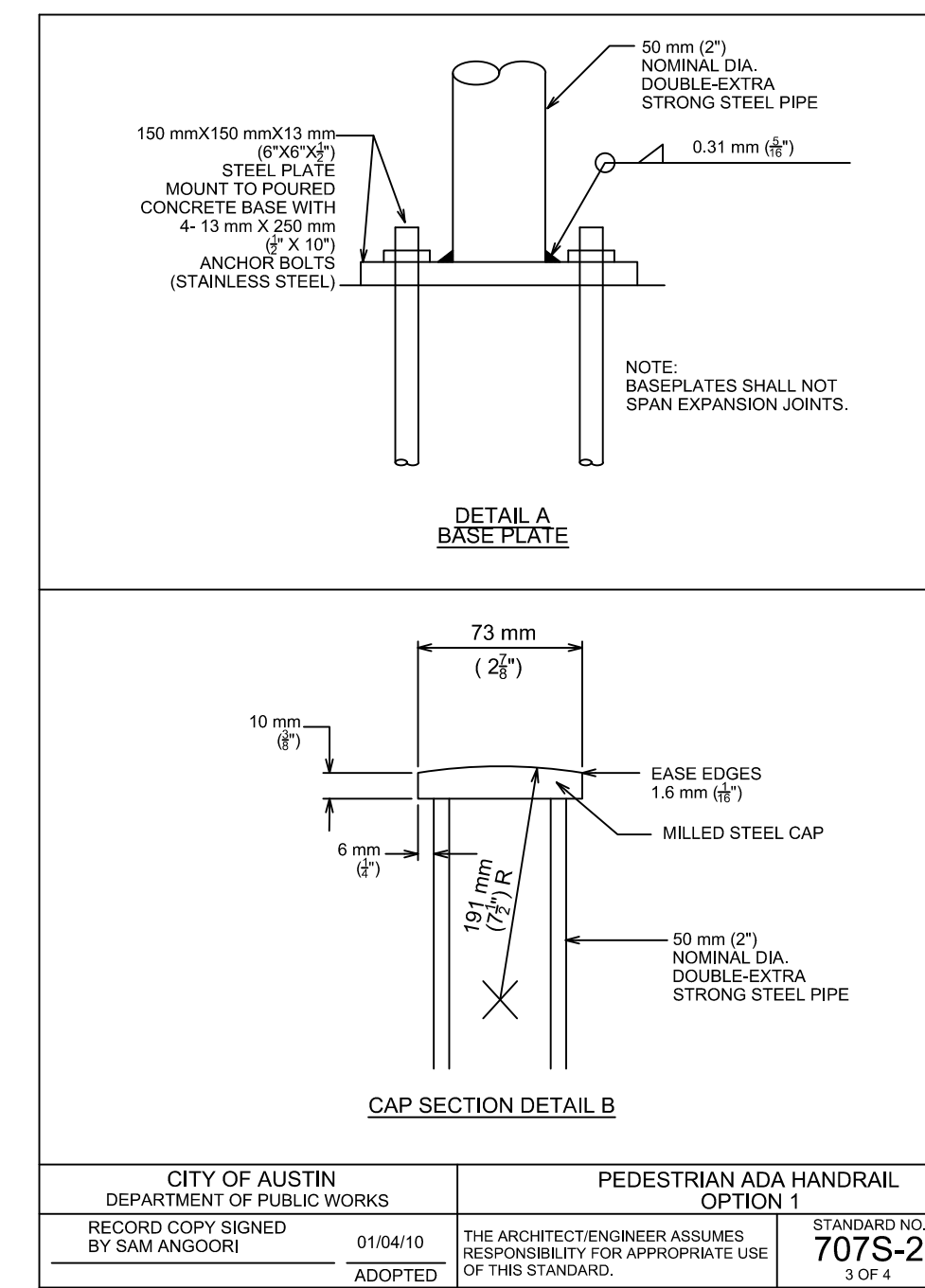
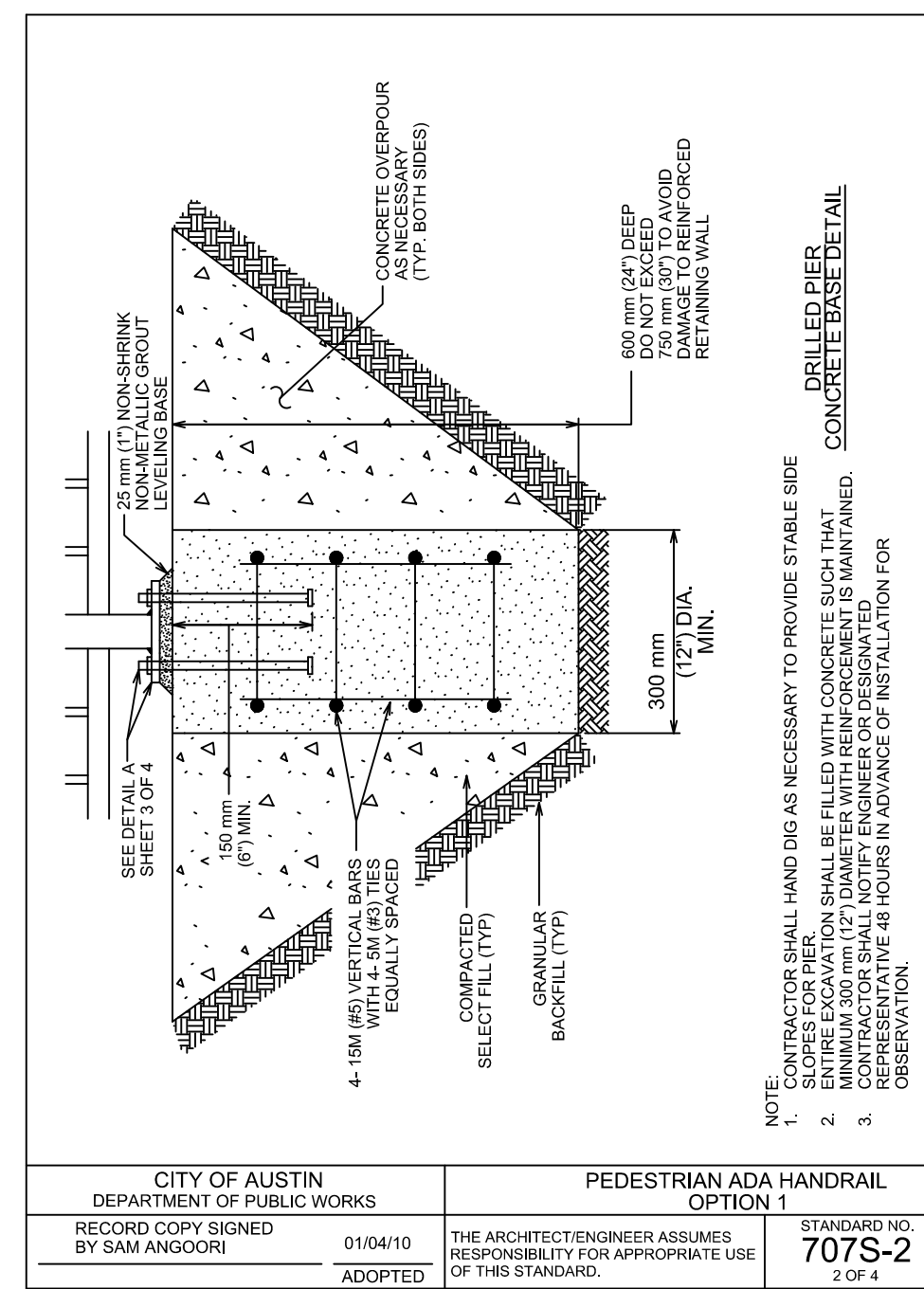
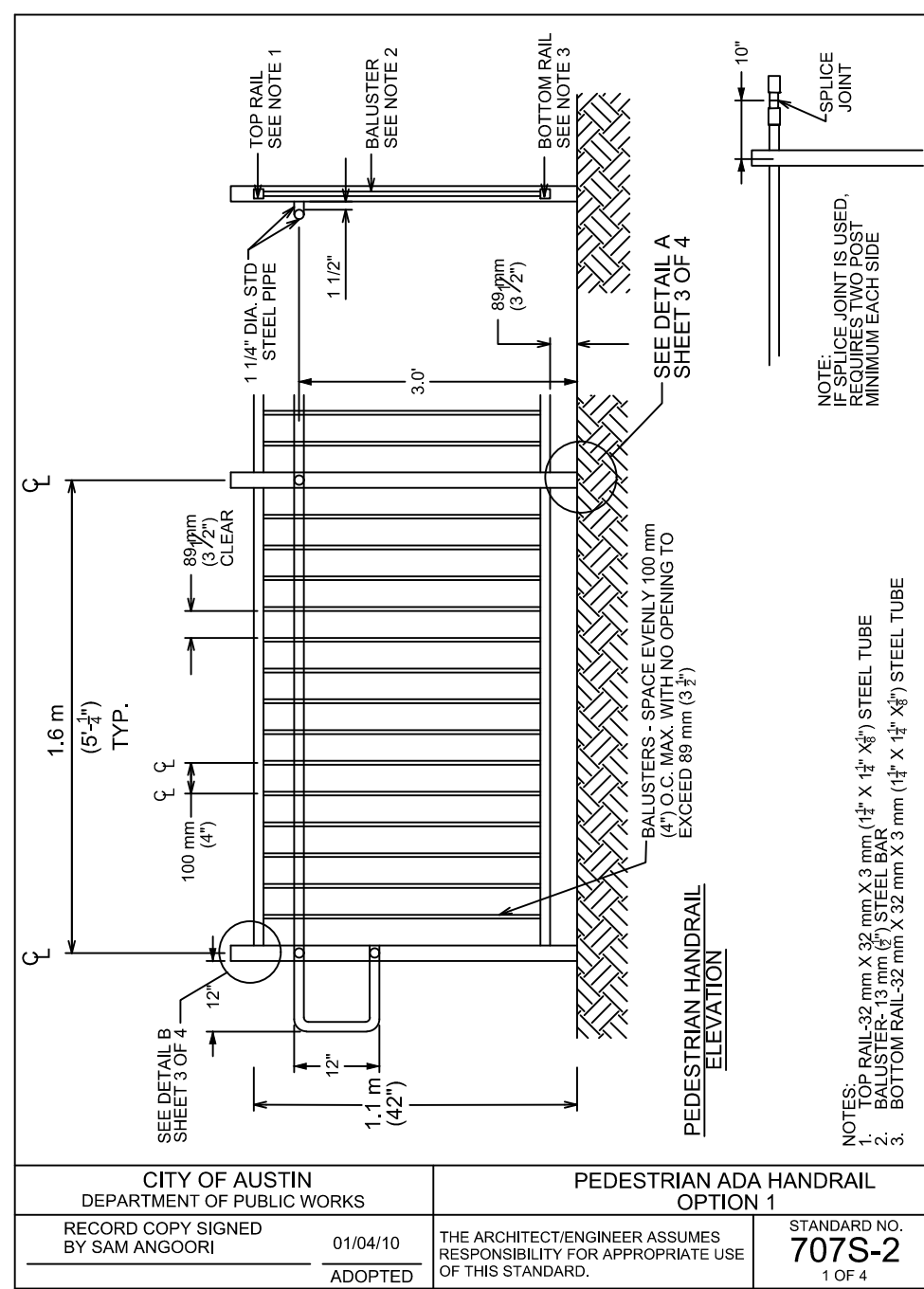
12/1/23

SITE PLAN D

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 113702-00001

SHEET
19
OF 76



SITE GROSS FLOOR AREA

Name	Floor Area (SF)	Quantity	Gross Floor Area (SF)
Community Buildings			
A Neighbor Services	6,500	2	13,000
B Corporate HQ	9,405	2	18,810
C Welcome Center/Assembly Hall	6,420	2	12,840
D Operations	9,066	1	9,066
E Car Care	6,000	1	6,000
F Event Pavilion	3,000	1	3,000
G Gathering Pavilion	4,000	1	4,000
H Splash Pad	1,000	1	1,000
J Greenhouse	2,000	1	2,000
K Chapel	1,400	1	1,400
L Future	6,000	1	6,000
M Future	4,800	1	4,800
N Guard Shack	100	1	100
LR1 Living Room	2,500	1	2,500
LR2 Living Room	2,500	1	2,500
LR3 Living Room	2,500	1	2,500
LR4 Living Room	2,500	1	2,500
O Kitchen	4,380	1	4,380
Community Buildings Total GFA			96,396
Neighborhood Buildings			
Bathroom	840	13	10,920
Outdoor Kitchen	400	13	5,200
Neighborhood Buildings Total GFA			16,120
Home Types			
PMRV typical	399	161	64,239
Partially Plumbed	300	118	35,400
Family Home	900	12	10,800
Microhome	200	315	63,000
Home Total GFA			173,439
Overall Total			285,955

APPENDIX Q-2: IMPERVIOUS COVER

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

SUBURBAN WATERSHEDS

ALLOWABLE IMPERVIOUS COVER
GROSS SITE AREA = 51.430 Acres
IMPERVIOUS COVER ALLOWED AT = 60% X GROSS SITE AREA = 30.858 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 0.300 Acres X 10% = 0.030 Acres

PROPOSED TOTAL IMPERVIOUS COVER
TOTAL PROPOSED IMPERVIOUS COVER = 25.294 Acres

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	% of CATEGORY	AC.
0-15%	50.800	15.810	9.485
15-25%	0.300	0.000	0.000
25-35%	0.300	0.000	0.000
TOTAL SITE AREA	51.400		

REVISION

NO.	DATE	DESCRIPTION
1C	11/16/2022	SITE GROSS FLOOR AREA AND IMPERVIOUS COVER TABLE UPDATE.
2C	07/10/2023	SITE GROSS FLOOR AREA AND IMPERVIOUS COVER TABLE UPDATE.
3C	11/21/2023	SITE GROSS FLOOR AREA AND IMPERVIOUS COVER TABLE UPDATE.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRYANT R. BELL TX P.E. #11283 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SITE DETAILS SHEET 2

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724

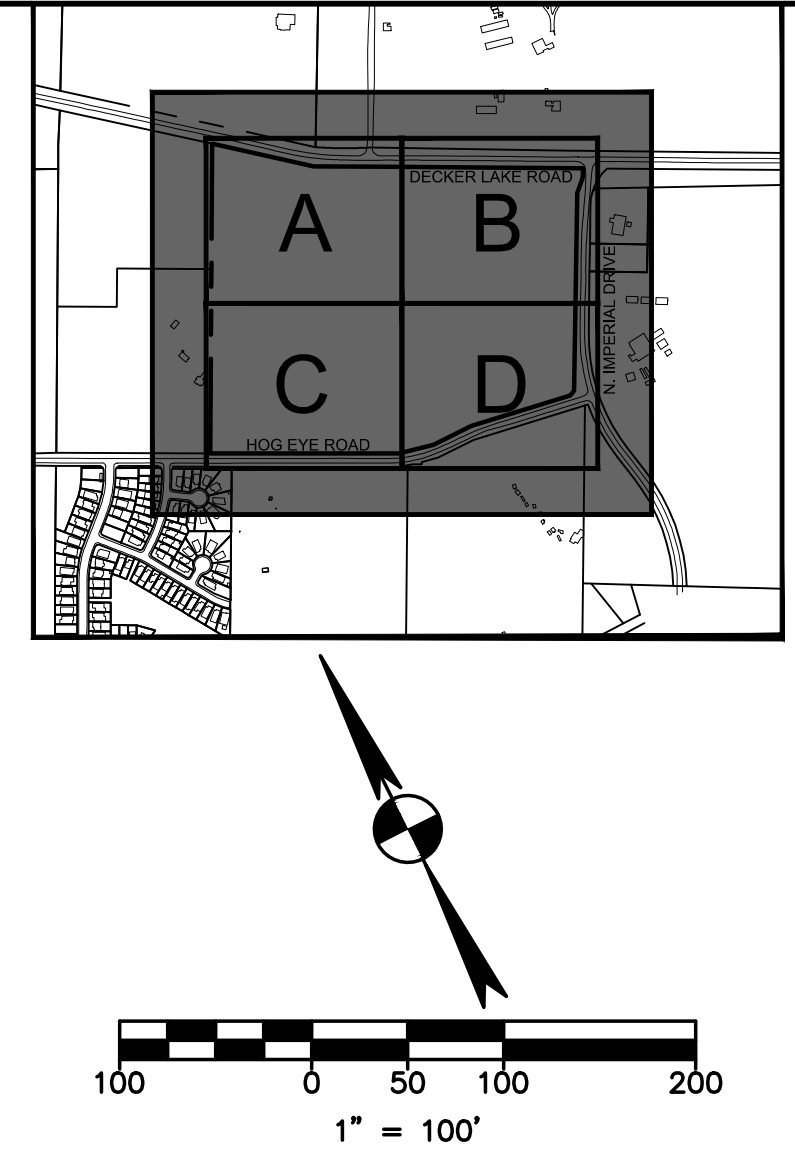
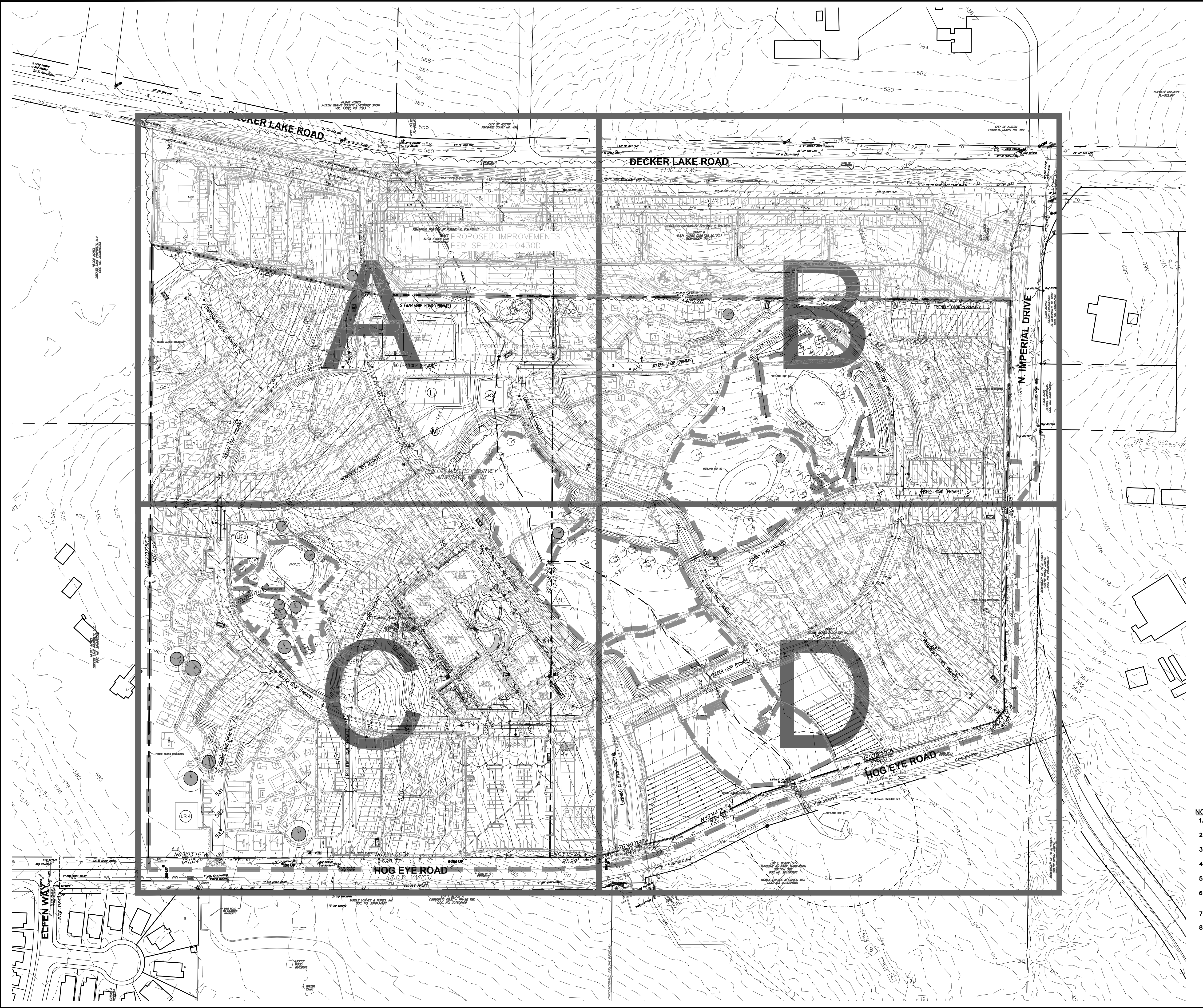
CAPITAL LAND HOLDINGS, LP

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DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

SHEET 21
OF 76



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	CRITICAL WATER QUALITY ZONE
(---)	(---)	25 YR FLOODPLAIN 25 YR WSE
(---)	(---)	100 YR FLOODPLAIN 100 YR WSE
(---)	(---)	CEP SETBACK
(---)	(---)	CREEK CENTER LINE
(---)	(---)	FIRE LINE
(---)	(---)	HANDICAP ACCESS ROUTE
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	HANDICAP SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE
(---)	(---)	HIGH POINT
(---)	(---)	TOP OF WALL
(---)	(---)	TOP OF CURB
(---)	(---)	GUTTER
(---)	(---)	SPOT ELEVATION

- NOTES:**
- FLOOR OR GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT (TAS 302.1).
 - THE RUNNING SLOPE ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 403.3).
 - THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (TAS 405.2). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30" (TAS 405.6).
 - ACCESSIBLE ROUTES AND RAMPS MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48 (TAS 403.3/405.3).
 - SLOPES ON ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES MAY NOT EXCEED 1:48 (TAS 302.4).
 - ANY DISCREPANCIES WITH THE TOPOGRAPHIC INFORMATION DEPICTED ON THESE PLANS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER/SUPERVISOR AND ENGINEER IMMEDIATELY.
 - EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	DATE	REVISION
3C	11/21/2023	UPDATES TO GRADING
2C	04/04/2023	WALL SPOT GRADE UPDATES
1C	11/16/2022	UPDATES TO GRADING

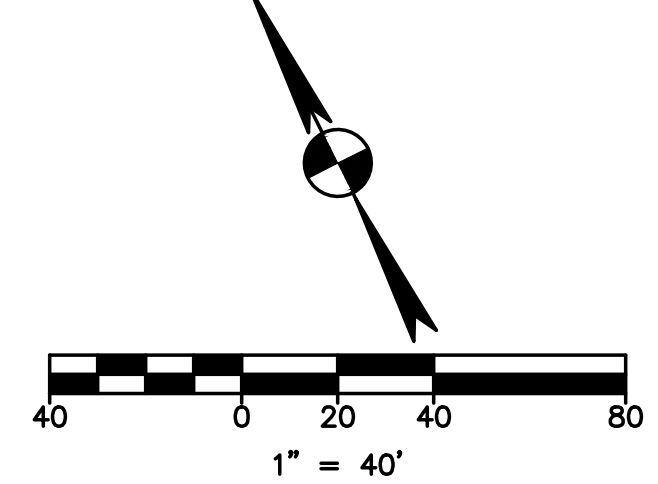
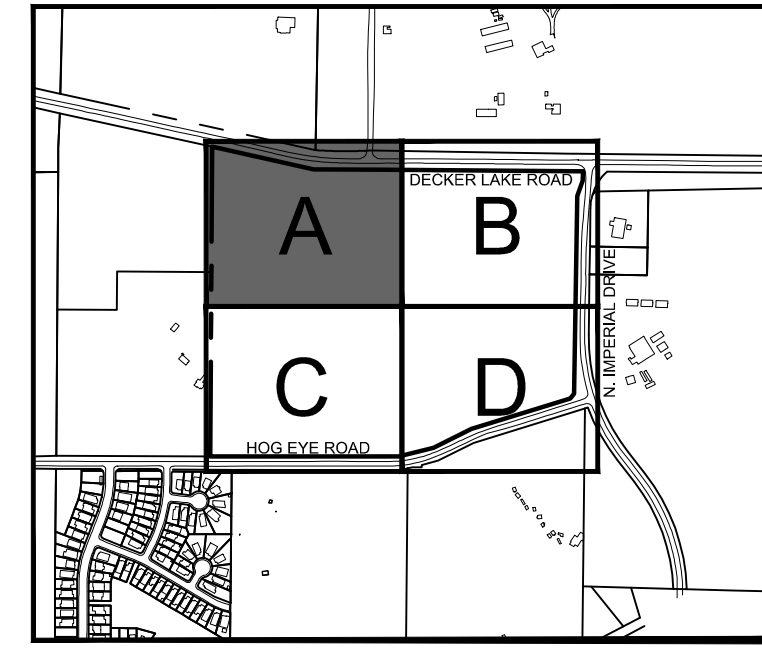
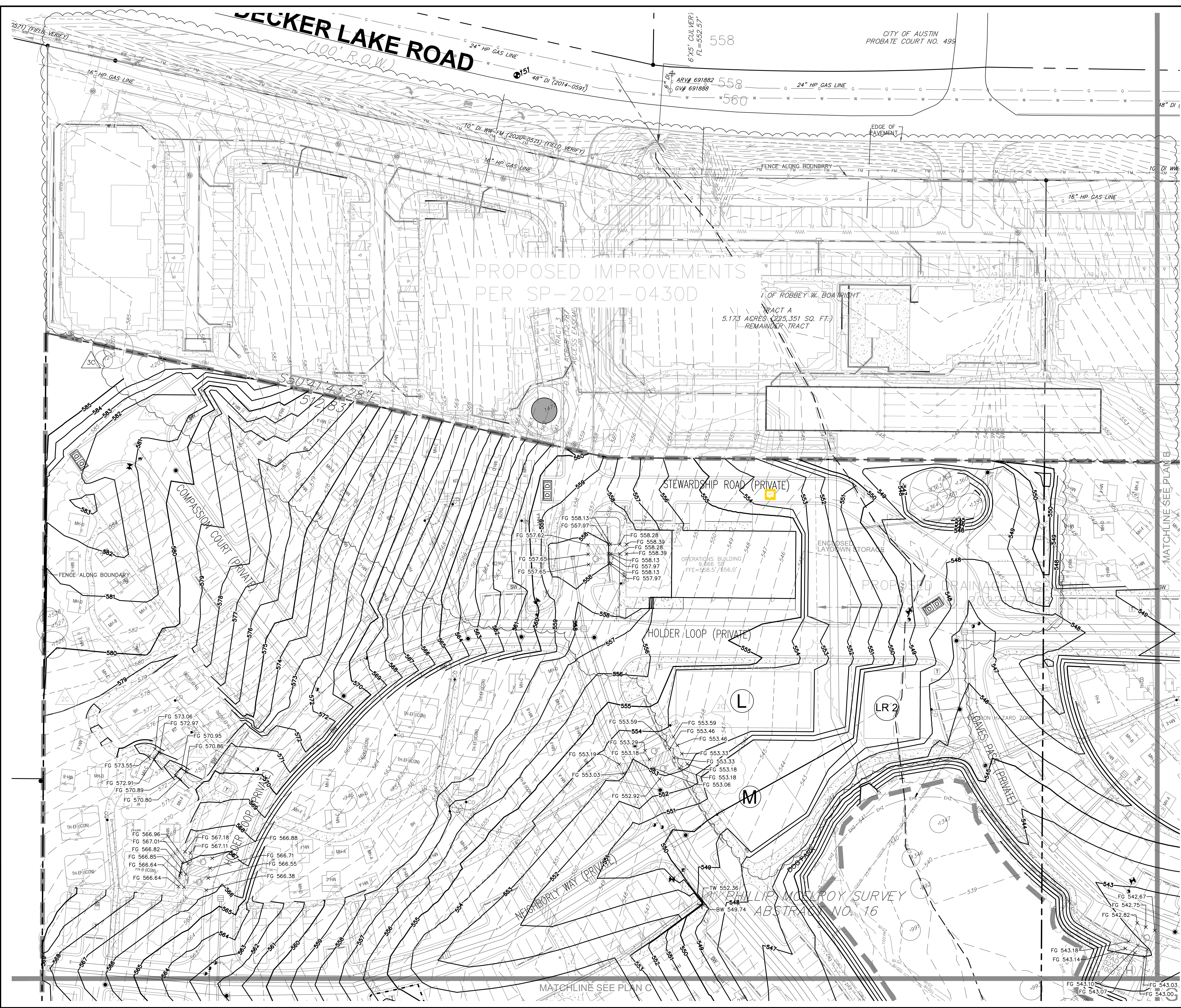
OVERALL GRADING PLAN

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724

CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

SHEET
22
OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANSOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	CRITICAL WATER QUALITY ZONE
(---)	(---)	FLOODPLAIN 25YR WSE
(---)	(---)	FLOODPLAIN 100YR WSE
(---)	(---)	CEP SETBACK
(---)	(---)	CREEK CENTER LINE
(---)	(---)	FIRE LINE
(---)	(---)	HANDICAP ACCESS ROUTE
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	HANDICAP SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE
(---)	(---)	HP - HIGH POINT
(---)	(---)	TW - TOP OF WALL
(---)	(---)	TC - TOP OF CURB
(---)	(---)	G - GUTTER
(---)	(---)	X 701.33 - SPOT ELEVATION

- NOTES:
1. FLOOR OR GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT (TAS 302.1).
 2. THE RUNNING SLOPE ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 403.3).
 3. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (TAS 405.2). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30" (TAS 405.6).
 4. ACCESSIBLE ROUTES AND RAMPS MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48 (TAS 403.3/405.3).
 5. SLOPES ON ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES MAY NOT EXCEED 1:48 (TAS 502.4).
 6. SEE MASTER GRADING PLAN FOR GENERAL GRADING NOTES.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. ONLY THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE	NO.	REVISION
11/21/2023	3C	UPDATES TO GRADING
03/31/2023	2C	UPDATES TO GRADING
11/16/2022	1C	UPDATES TO GRADING

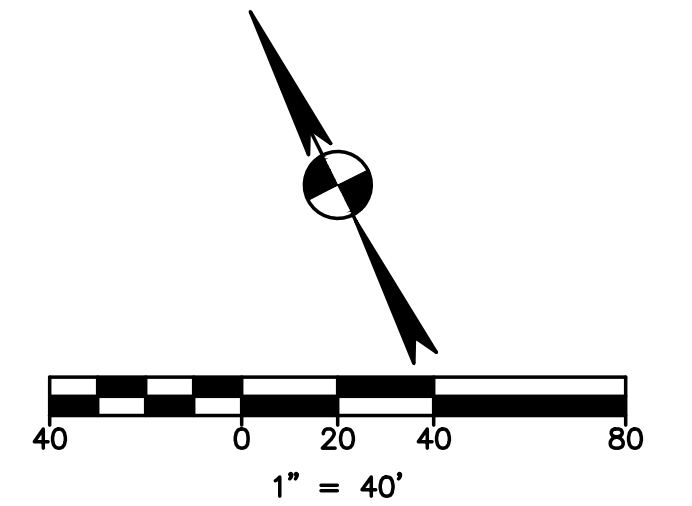
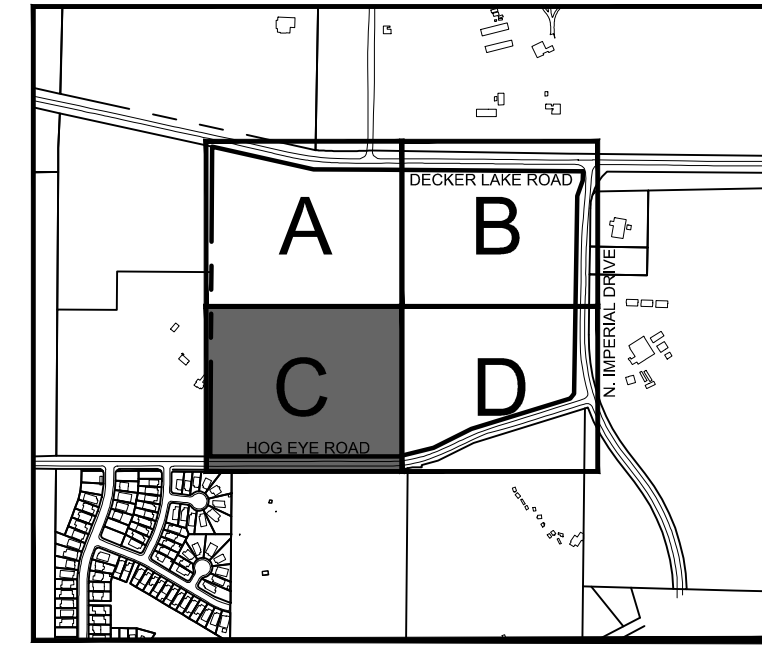
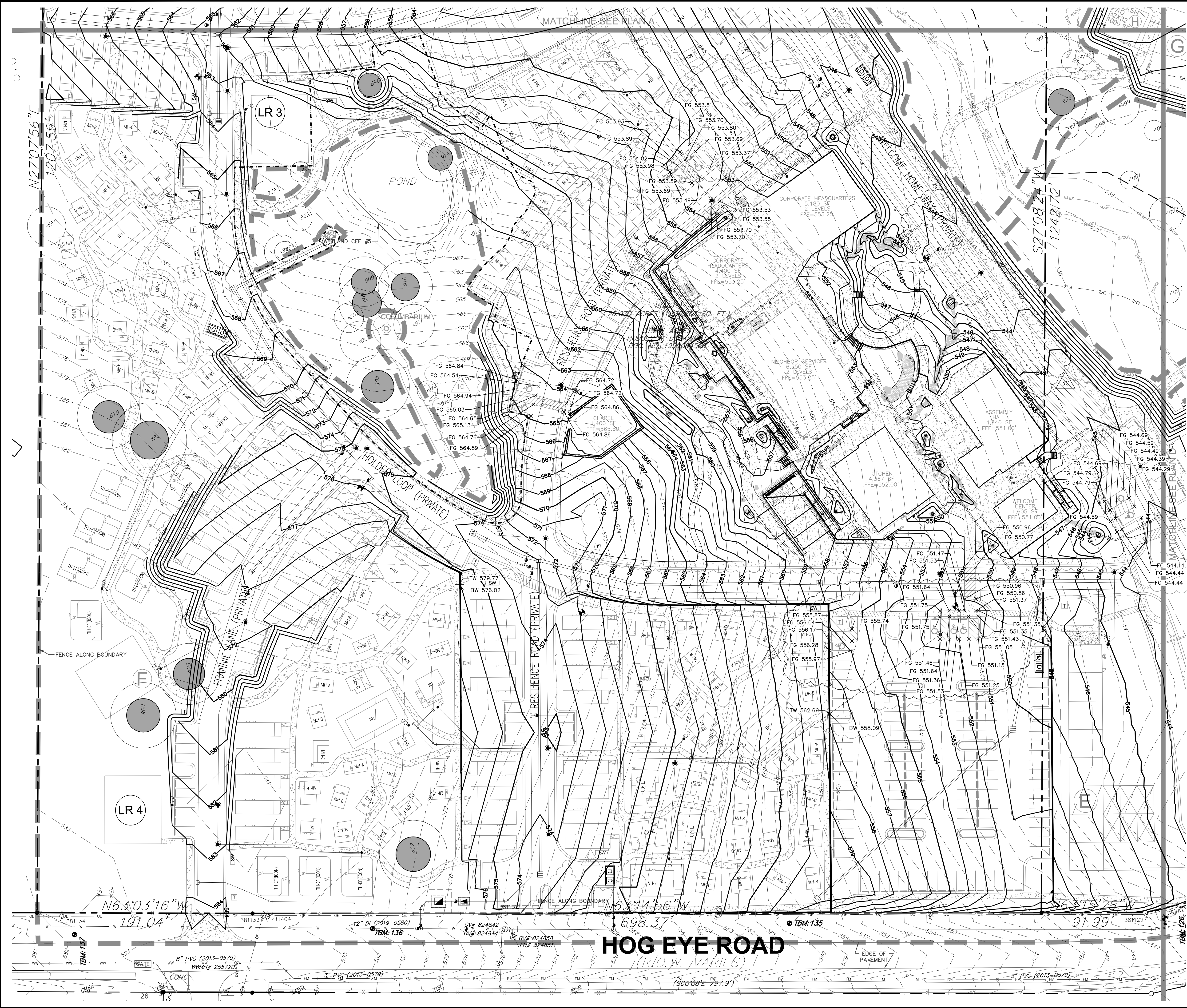
garza
 7708 Rialto Blvd., Suite 125
 Austin, Texas 78725
 Tel: (512) 298-3294 Fax: (512) 298-2592
 TBPE # F-14629
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GRADING PLAN A

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / OC:
 PROJECT NO.: 113702-0001
SHEET 23
 OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
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(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
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(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	CRITICAL WATER QUALITY ZONE
(---)	(---)	FLOODPLAIN 25YR WSE
(---)	(---)	FLOODPLAIN 100YR WSE
(---)	(---)	CEP SETBACK
(---)	(---)	CREEK CENTER LINE
(---)	(---)	FIRE LINE
(---)	(---)	HANDICAP ACCESS ROUTE
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	HANDICAP SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE
(---)	(---)	HP - HIGH POINT
(---)	(---)	TW - TOP OF WALL
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garza
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Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
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11/21/2023 3C UPDATES TO GRADING
03/31/2023 2C UPDATES TO GRADING
11/16/2022 1C UPDATES TO GRADING

DATE NO. REVISION

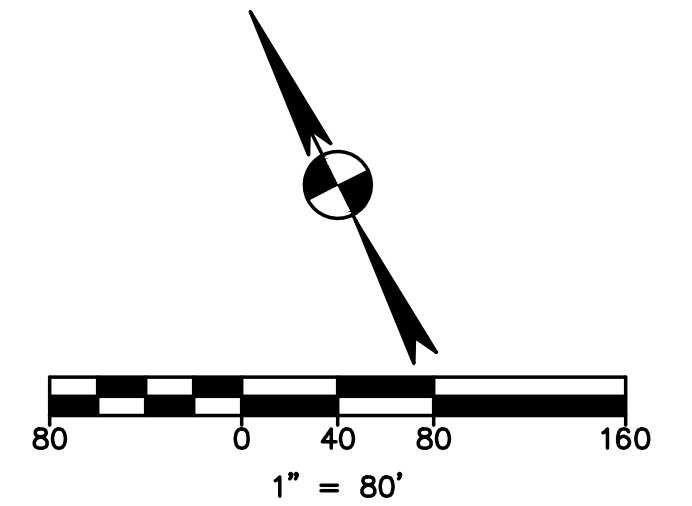
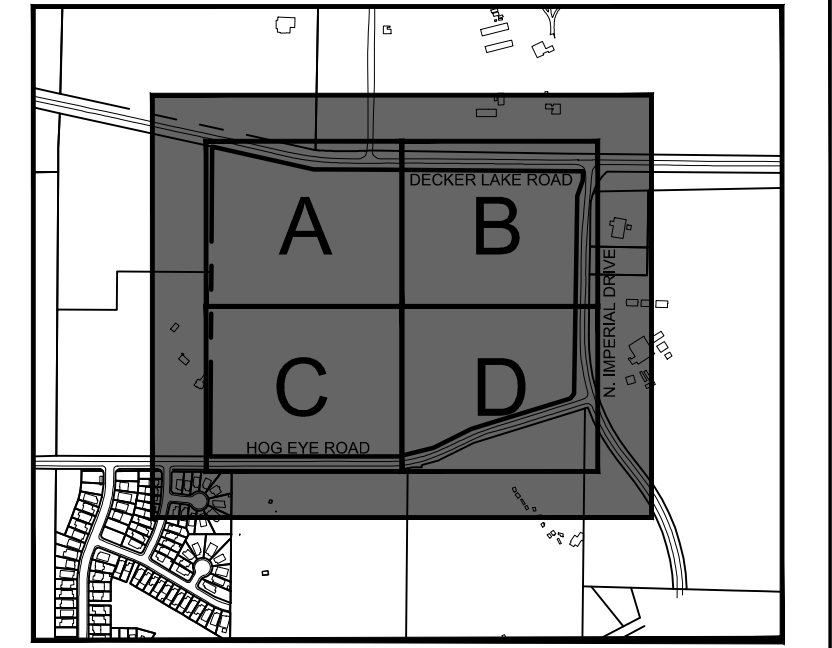
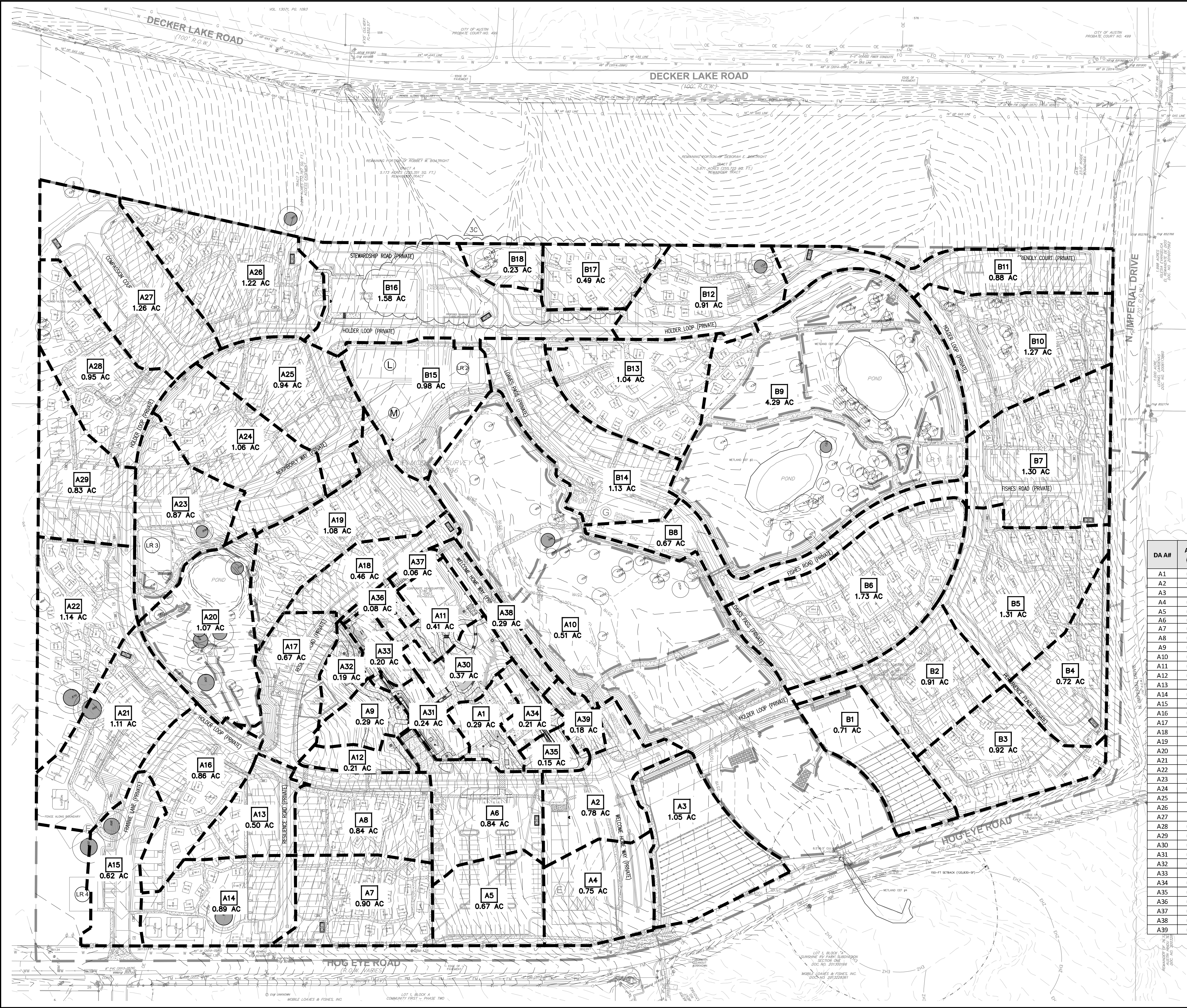
12/1/23

GRADING PLAN C

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 113702-00001

SHEET
25
OF 76



EXISTING		PROPOSED		DESCRIPTION
	678		678	PROPERTY (R.O.W.) LINE
	678		678	CONTOUR
	678		678	TIME OF CONCENTRATION
	678		678	DRAINAGE DITCH
	678		678	DIRECTION OF FLOW
	1.03 AC.		1.03 AC.	DRAINAGE AREA NUMBER AND ACREAGE

DA A#	AREA (AC)	25-YR STORM EVENT	100-YR STORM EVENT	DA B#	AREA (AC)	25-YR STORM EVENT	100-YR STORM EVENT
A1	0.29	2.80	4.1	B1	0.71	4	6
A2	0.78	7.90	11.0	B2	0.91	8	12
A3	1.05	5.70	8.6	B3	0.92	8	11
A4	0.75	7.20	10.4	B5	0.72	6	9
A5	0.67	6.80	9.8	B5	1.31	11	16
A6	0.84	9.00	13.0	B6	1.73	15	22
A7	0.90	7.70	11.2	B7	1.30	12	17
A8	0.84	7.40	10.8	B8	0.67	7	10
A9	0.29	2.00	3.0	B9	4.29	25	38
A10	0.51	3.70	5.5	B10	1.27	10	15
A11	0.41	4.00	6.0	B11	0.88	9	13
A12	0.21	1.00	2.0	B12	0.91	7	11
A13	0.50	5.00	6.8	B13	1.04	8	12
A14	0.89	7.20	10.5	B14	1.13	12	17
A15	0.62	5.30	7.7	B15	0.98	8	11
A16	0.86	7.60	11.1	B16	1.58	13	19
A17	0.67	7.40	10.0	B17	0.49	4	6
A18	0.46	5.20	7.4	B18	0.23	2	3
A19	1.08	8.20	12.0				
A20	1.07	6.10	9.2				
A21	0.65	5.50	8.1				
A22	1.14	8.30	12.3				
A23	0.87	7.70	11.2				
A24	0.65	6.10	8.8				
A25	1.06	9.90	14.3				
A26	1.22	10.80	15.7				
A27	1.26	12.70	18.4				
A28	0.95	8.40	12.3				
A29	0.83	7.80	11.3				
A30	0.37	3.00	4.0				
A31	0.24	2.00	2.0				
A32	0.19	2.00	2.0				
A33	0.20	2.00	3.0				
A34	0.21	2.00	3.0				
A35	0.15	1.00	2.0				
A36	0.08	1.00	1.0				
A37	0.06	1.00	1.0				
A38	0.29	3.00	4.0				
A39	0.18	2.00	3.0				



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

7708 Rialto Blvd., Suite 125
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBP# F-14629
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ANNA MERRYMAN
 138766
 CIVIL ENGINEER

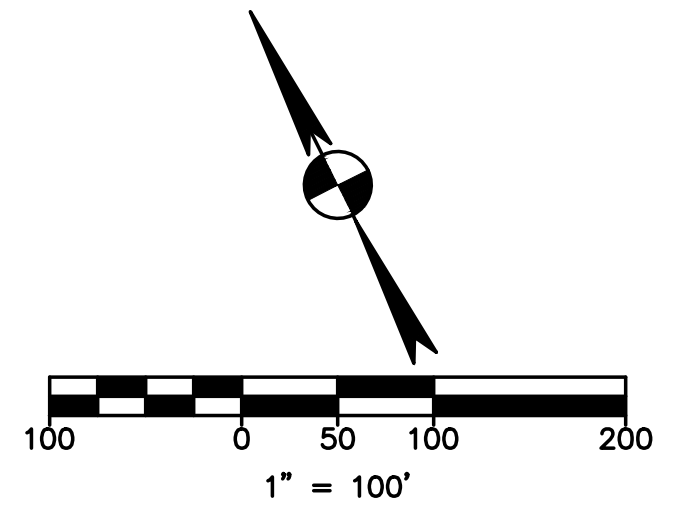
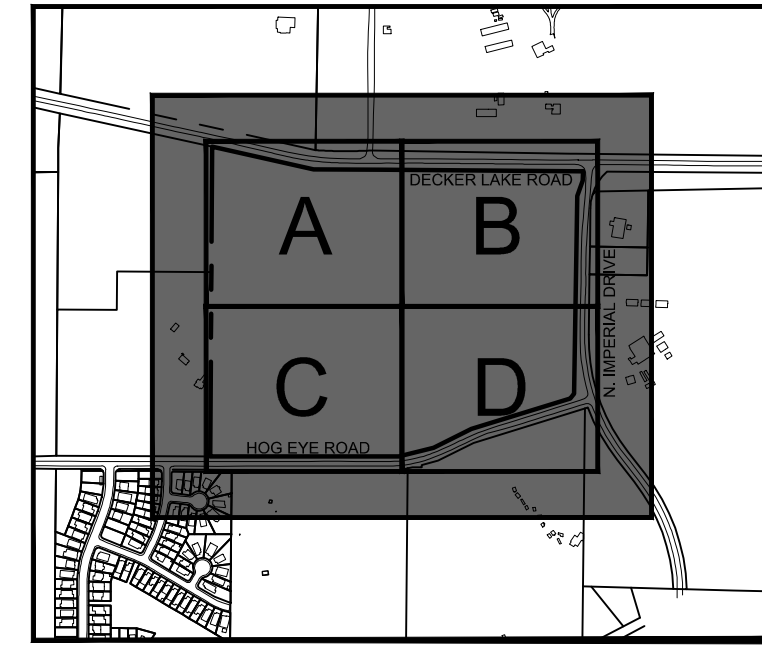
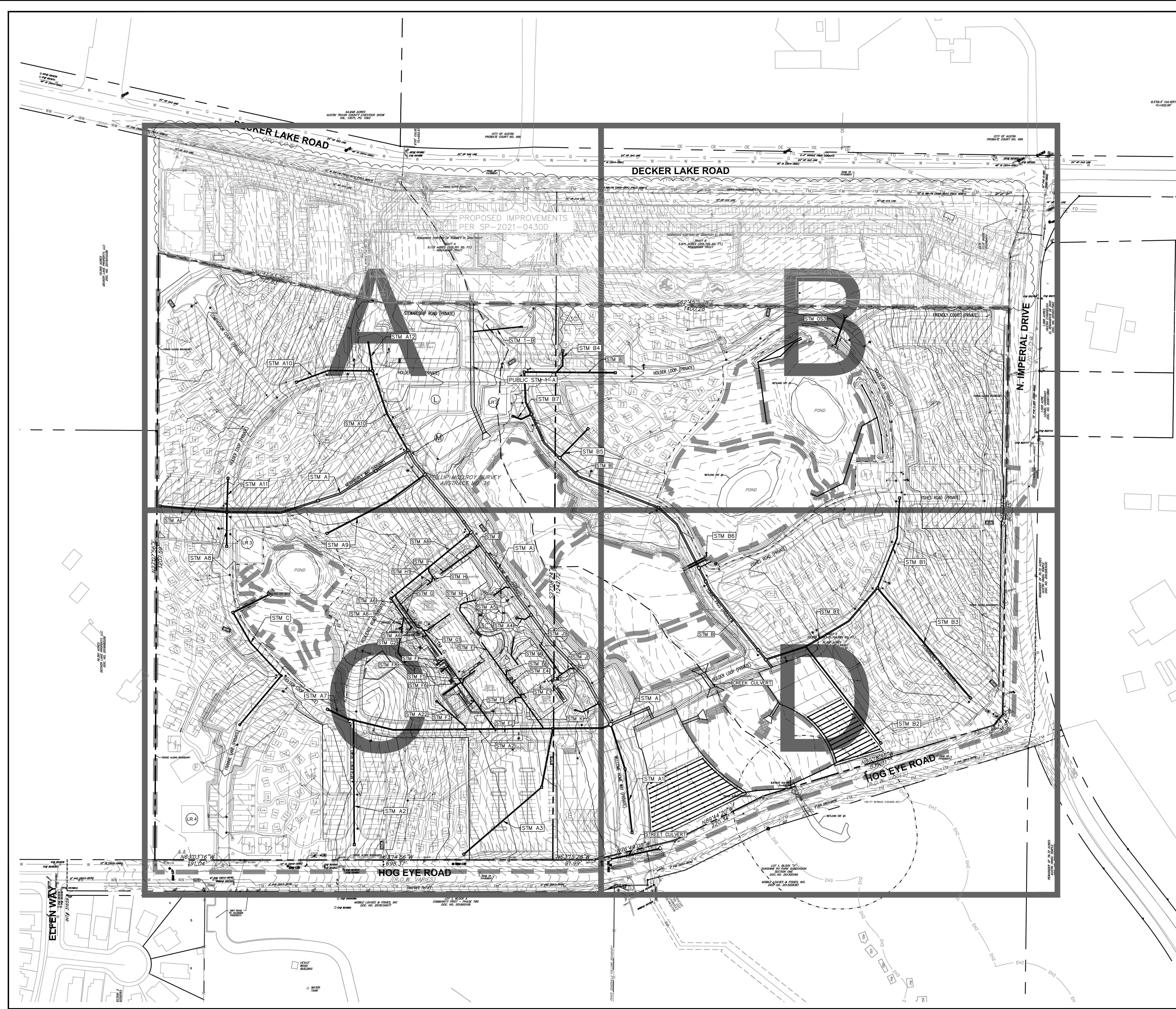
11/21/2023 3C UPDATES TO INLET DRAINAGE AREA MAP AND CALCULATIONS
 07/10/2023 2C UPDATES TO INLET DRAINAGE AREA MAP AND CALCULATIONS
 DATE NO. REVISION

INLET DRAINAGE AREA MAP

COMMUNITY FIRST - PHASE 3
 9116 HOG EYE ROAD, AUSTIN, TX 78724
 CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / QC:
 PROJECT NO.: 113702-00001

SHEET
27
 OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
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(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
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(---)	(---)	ELECTRIC BOX
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(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
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(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	SWALE
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE

- STORM SEWER SYSTEM GENERAL NOTES:**
- CONSTRUCTION OF ALL STORM DRAIN MANHOLES SHALL REFER TO THE CITY OF AUSTIN STANDARD DETAILS 503S-4S, 503S-5S, AND 506S-3.
 - CONTRACTOR SHALL USE SAND FOR CONCRETE STORM WATER PIPE BEDDING ENVELOPE MATERIAL. (PIPE BEDDING ENVELOPE SHALL COMPLY WITH COA STANDARD SPECIFICATIONS 510.3 - CONSTRUCTION METHODS) IF SAND IS NOT COMPATIBLE WITH IN-SITU MATERIAL IN THE TRENCH BOTTOM AND WALLS, CONTRACTOR SHALL SUBMIT RFI TO ENGINEER.
 - WHERE STORM SEWER LATERAL INTERSECTS TRUNK LINE AT WYE CONNECTION, SOFFIT ELEVATION OF STORM SEWER LATERAL SHALL MATCH SOFFIT ELEVATION OF TRUNK LINE.
 - HDPE PIPE SHALL BE ADS N-12 WT (WATER TIGHT).



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NO.	DATE	REVISION
3C	11/21/2023	DRAINAGE UPDATES
2C	03/01/2023	DRAINAGE UPDATES
1C	11/16/2022	DRAINAGE UPDATES

garza
 7708 Rialto Blvd., Suite 125
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBP# F-14629
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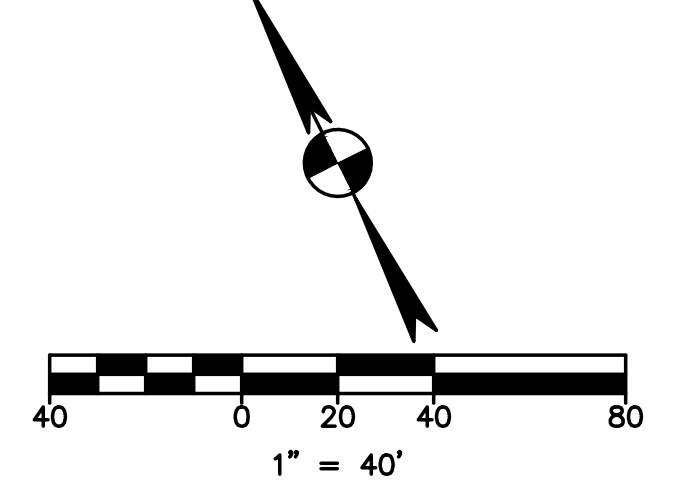
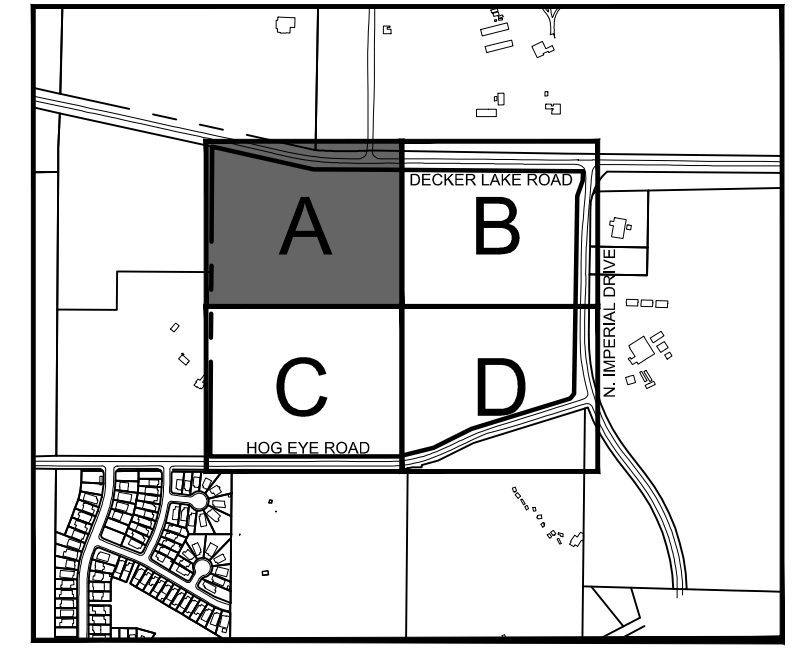
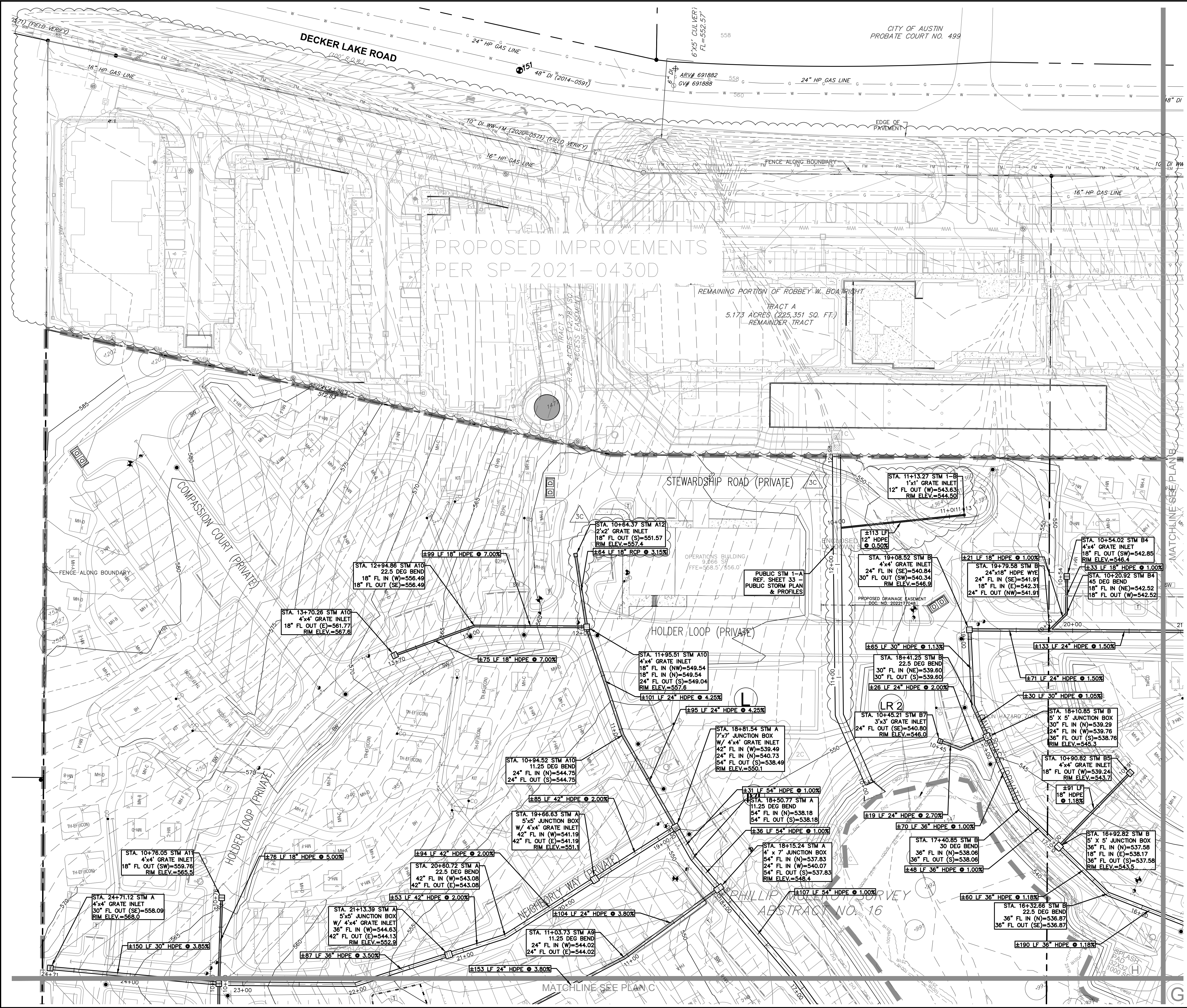
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OVERALL DRAINAGE PLAN

COMMUNITY FIRST - PHASE 3
 9116 HOG EYE ROAD, AUSTIN, TX 78724
 CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / QC:
 PROJECT NO.: 113702-00001

SHEET
28
 OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANTOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	SWALE
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE

- STORM SEWER SYSTEM GENERAL NOTES:**
- CONSTRUCTION OF ALL STORM DRAIN MANHOLES SHALL REFER TO THE CITY OF AUSTIN STANDARD DETAILS 5035-45, 5035-55, AND 5065-3. CONTRACTOR SHALL USE SAND FOR CONCRETE STORM WATER PIPE BEDDING ENVELOPE MATERIAL. (PIPE BEDDING ENVELOPE SHALL COMPLY WITH COA STANDARD SPECIFICATIONS 510.3 - CONSTRUCTION METHODS) IF SAND IS NOT COMPATIBLE WITH IN-SITU MATERIAL IN THE TRENCH BOTTOM AND WALLS, CONTRACTOR SHALL SUBMIT RFI TO ENGINEER.
 - WHERE STORM SEWER LATERAL INTERSECTS TRUNK LINE AT WYE CONNECTION, SOFFIT ELEVATION OF STORM SEWER LATERAL SHALL MATCH SOFFIT ELEVATION OF TRUNK LINE.
 - HOPE PIPE SHALL BE ADS-N-12 WT (WATER TIGHT).

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

11/21/2023
02/21/2023
11/16/2022

DRAINAGE UPDATES
DRAINAGE UPDATES
DRAINAGE UPDATES

REVISION

NO.	DATE	BY	NO.

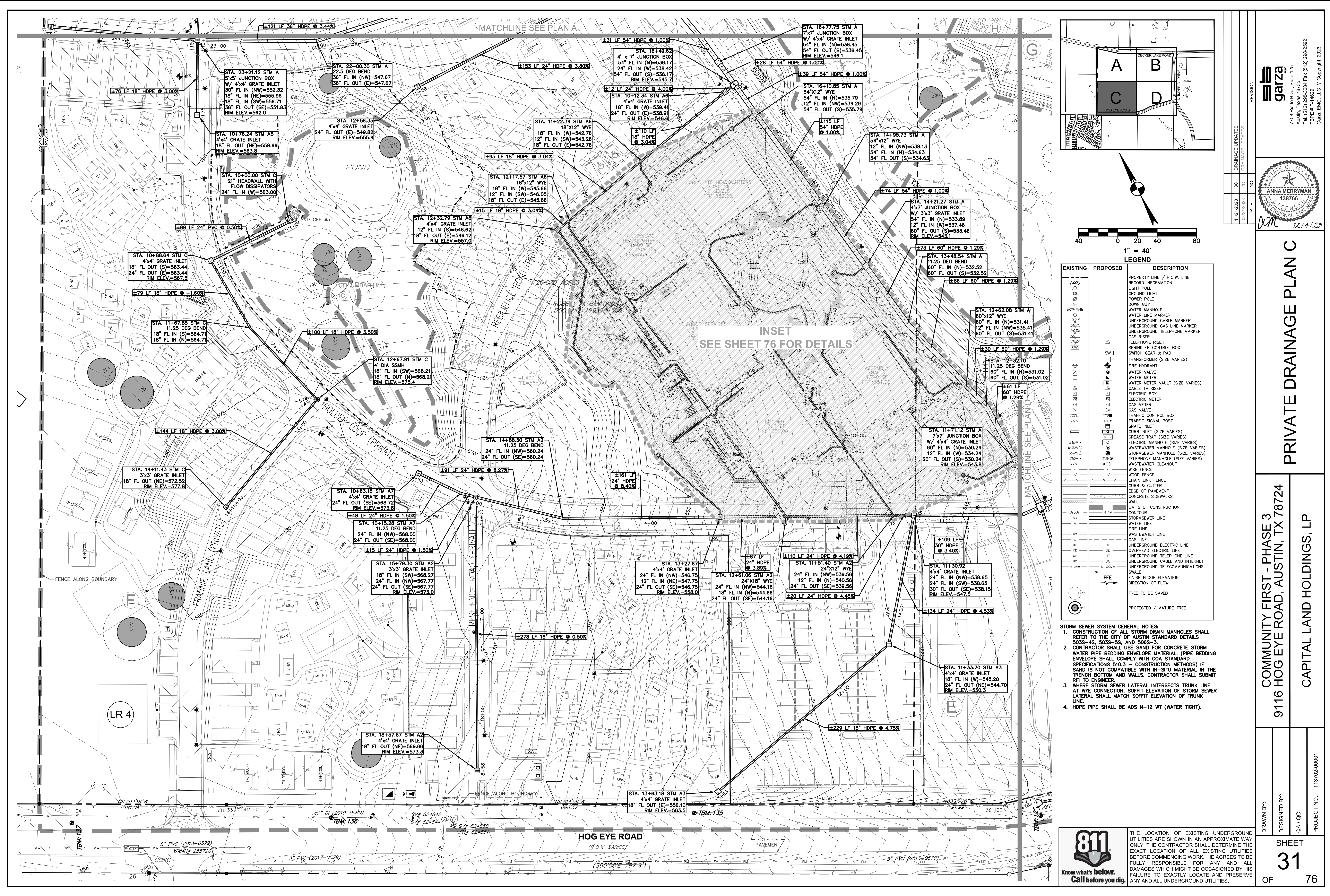
PRIVATE DRAINAGE PLAN A

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724

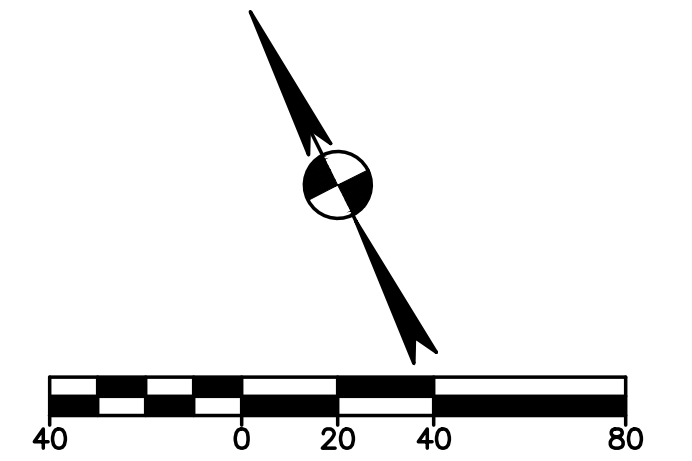
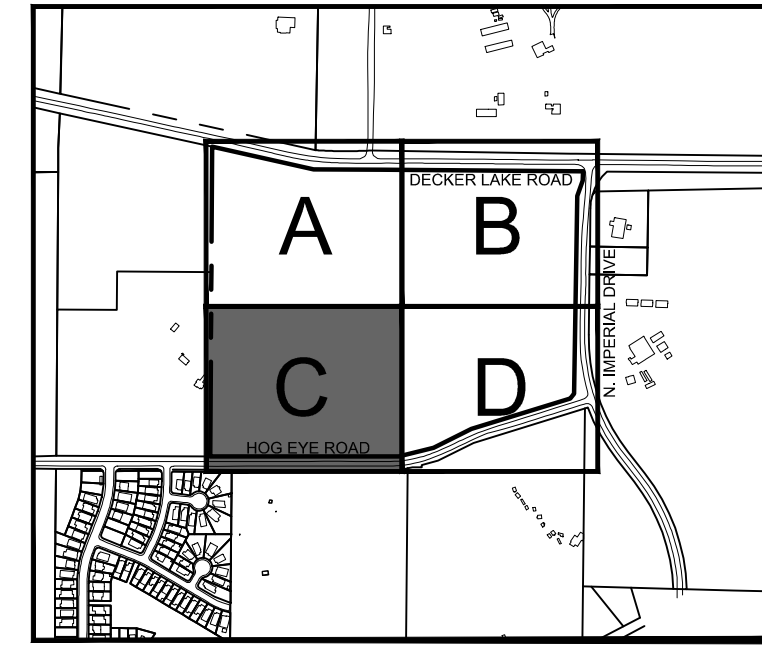
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

SHEET
29
OF 76



INSET
SEE SHEET 76 FOR DETAILS



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	SWALE
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE

- STORM SEWER SYSTEM GENERAL NOTES:
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 - WHERE STORM SEWER LATERAL INTERSECTS TRUNK LINE AT WYE CONNECTION, SOFFIT ELEVATION OF STORM SEWER LATERAL SHALL MATCH SOFFIT ELEVATION OF TRUNK LINE.
 - HDPE PIPE SHALL BE ADS N-12 WT (WATER TIGHT).

REVISION

NO.	DATE	DESCRIPTION
3C	11/21/2023	DRAINAGE UPDATES
2C	03/27/2023	DRAINAGE UPDATES

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
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ANNAMERRYMAN
138766
PROFESSIONAL
SEAL

12/14/23

PRIVATE DRAINAGE PLAN C

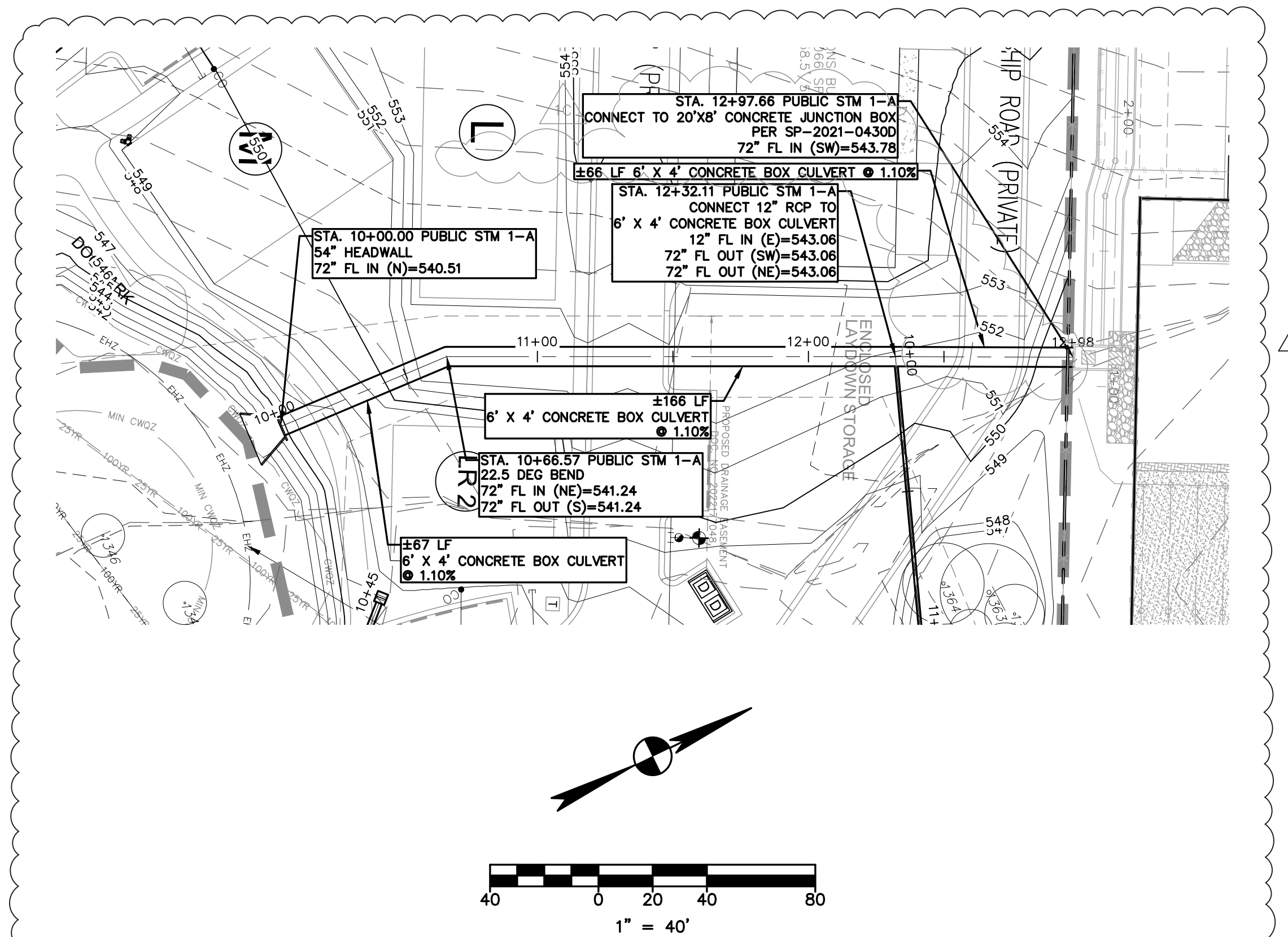
COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

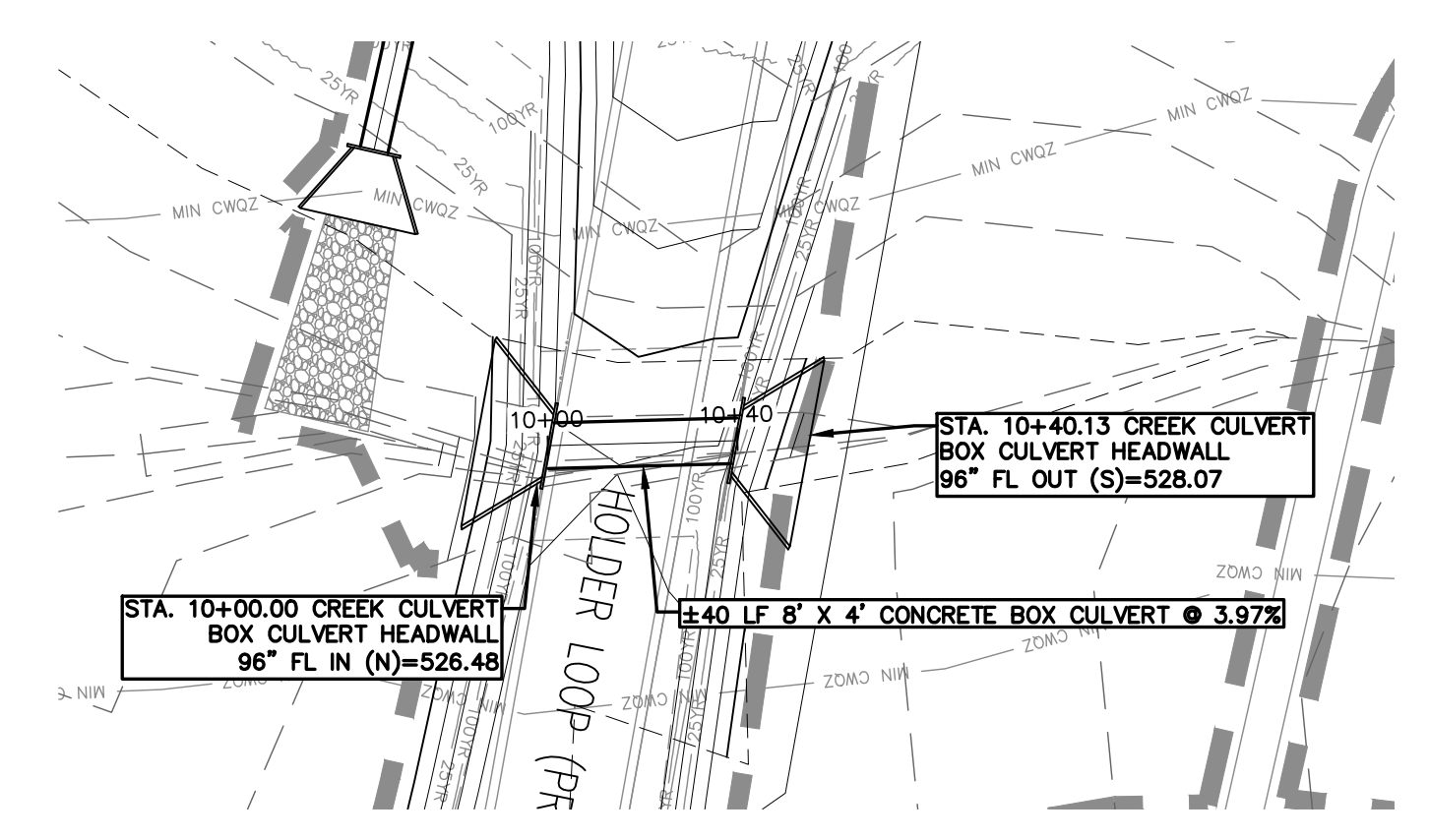
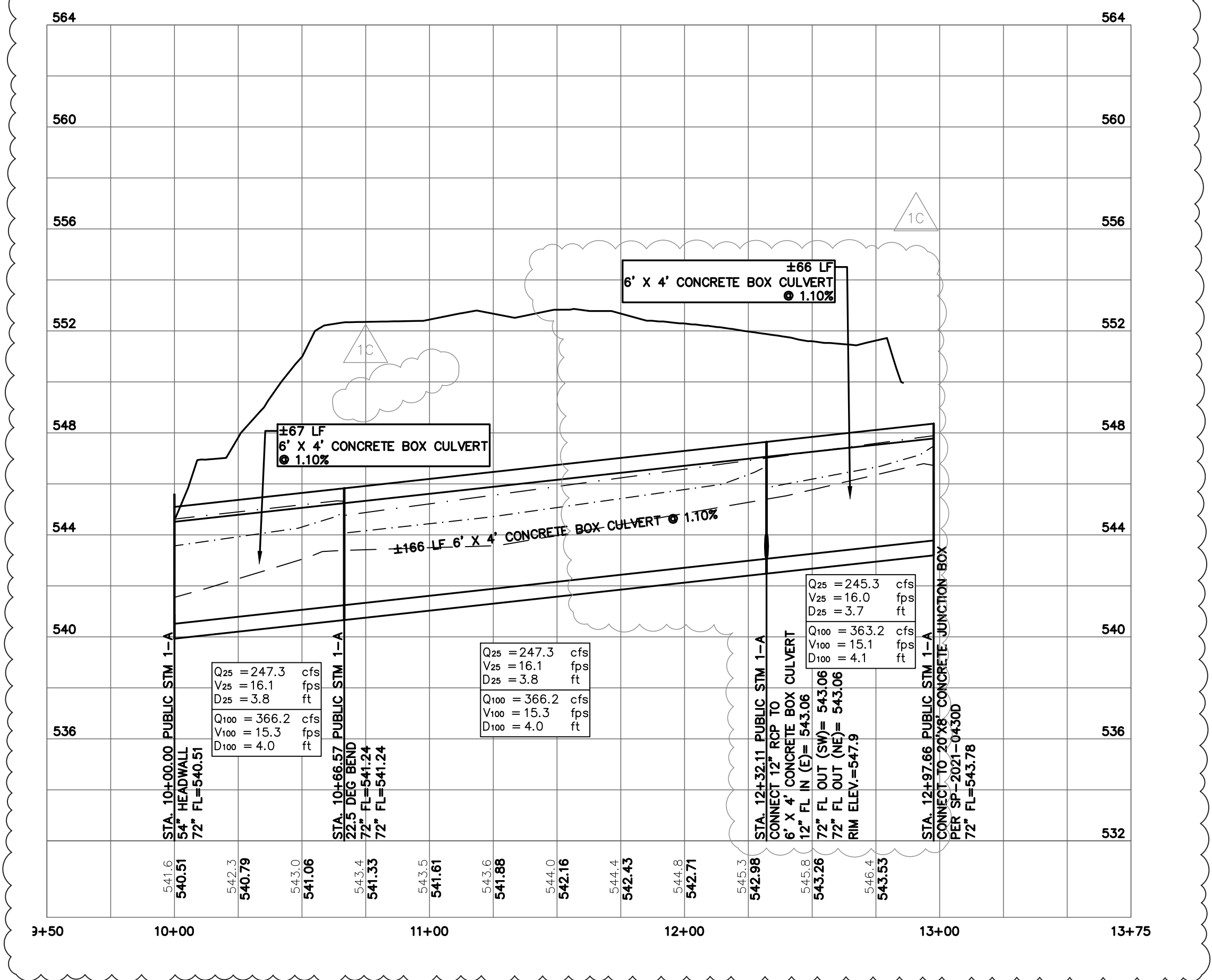
SHEET
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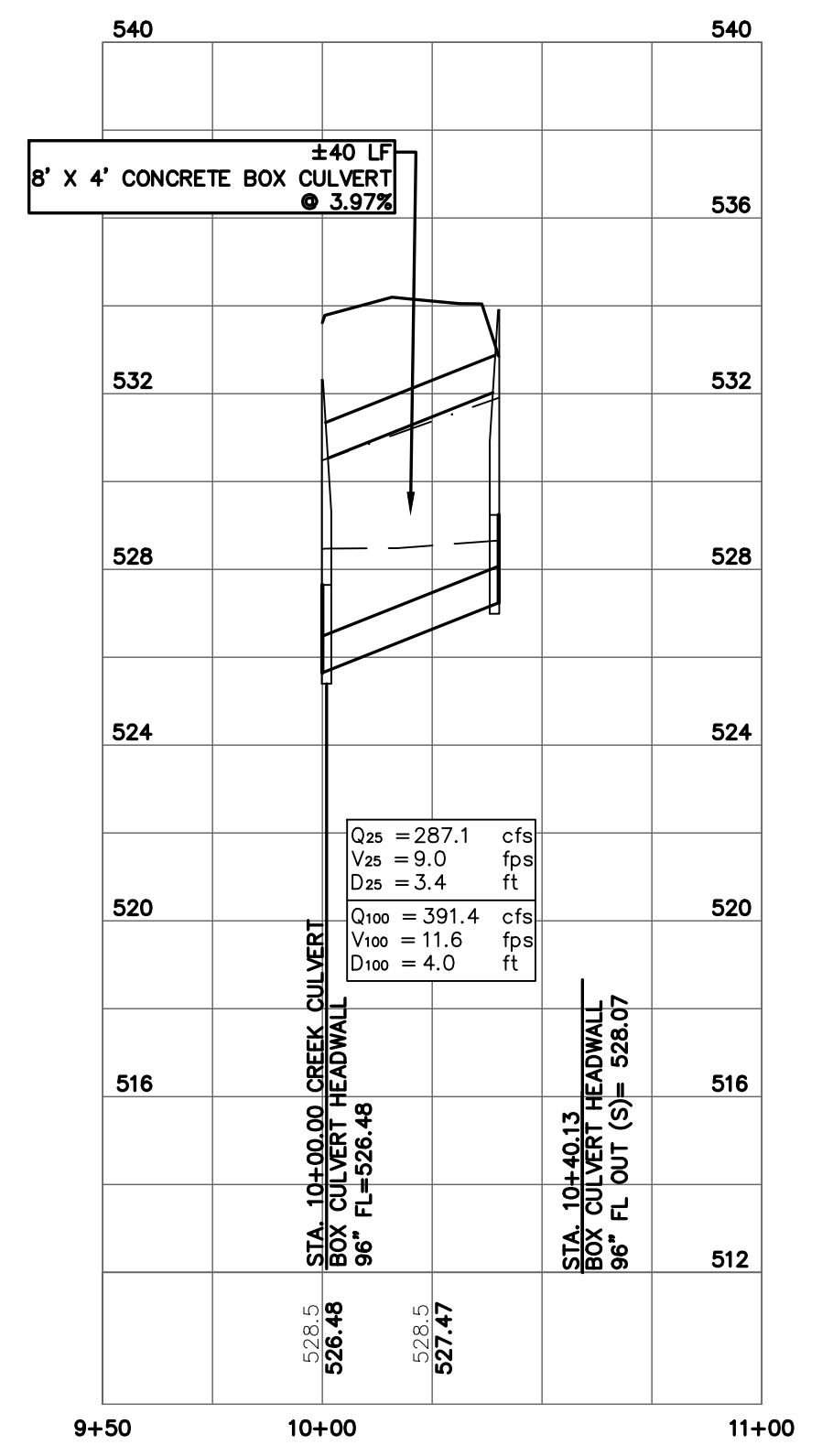
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PUBLIC STM 1-A



CREEK CULVERT



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W LINE
(XXX)		RECORD INFORMATION
(XXX)		LIGHT POLE
(XXX)		GROUND LIGHT
(XXX)		POWER POLE
(XXX)		DOWN GUY
(XXX)		WATER MANHOLE
(XXX)		WATER LINE MARKER
(XXX)		UNDERGROUND CABLE MARKER
(XXX)		UNDERGROUND GAS LINE MARKER
(XXX)		GAS RISER
(XXX)		UNDERGROUND TELEPHONE MARKER
(XXX)		TELEPHONE RISER
(XXX)		SPRINKLER CONTROL BOX
(XXX)		SWITCH GEAR & PAD
(XXX)		TRANSFORMER (SIZE VARIES)
(XXX)		FIRE HYDRANT
(XXX)		WATER VALVE
(XXX)		WATER METER
(XXX)		WATER METER VAULT (SIZE VARIES)
(XXX)		CABLE TV RISER
(XXX)		ELECTRIC BOX
(XXX)		ELECTRIC METER
(XXX)		GAS VALVE
(XXX)		TRAFFIC CONTROL BOX
(XXX)		TRAFFIC SIGNAL POST
(XXX)		GRATE INLET
(XXX)		CURB INLET (SIZE VARIES)
(XXX)		GREASE TRAP (SIZE VARIES)
(XXX)		ELECTRIC MANHOLE (SIZE VARIES)
(XXX)		WASTE WATER MANHOLE (SIZE VARIES)
(XXX)		STORMWATER MANHOLE (SIZE VARIES)
(XXX)		TELEPHONE MANHOLE (SIZE VARIES)
(XXX)		WASTEWATER CLEANOUT
(XXX)		WIRE FENCE
(XXX)		WOOD FENCE
(XXX)		CHAIN LINK FENCE
(XXX)		CURB & GUTTER
(XXX)		EDGE OF PAVEMENT
(XXX)		CONCRETE SIDEWALKS
(XXX)		WALL
(XXX)		LIMITS OF CONSTRUCTION
(XXX)		CONTOUR
(XXX)		STORMSEWER LINE
(XXX)		WATER LINE
(XXX)		FIRE LINE
(XXX)		WASTEWATER LINE
(XXX)		GAS LINE
(XXX)		UNDERGROUND ELECTRIC LINE
(XXX)		OVERHEAD ELECTRIC LINE
(XXX)		UNDERGROUND TELEPHONE LINE
(XXX)		UNDERGROUND CABLE AND INTERNET
(XXX)		UNDERGROUND TELECOMMUNICATIONS
(XXX)		SWALE
(XXX)		FINISH FLOOR ELEVATION
(XXX)		DIRECTION OF FLOW
(XXX)		TREE TO BE SAVED
(XXX)		PROTECTED / MATURE TREE

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 3. WHERE STORM SEWER LATERAL INTERSECTS TRUNK LINE AT WYE CONNECTION, SOFFIT ELEVATION OF STORM SEWER LATERAL SHALL MATCH SOFFIT ELEVATION OF TRUNK LINE.
 4. HDPE PIPE SHALL BE ADS-N-12 WT (WATER TIGHT).

PROFILE LEGEND		PROFILE SCALE	
(---)	EXISTING GRADE	1" = 40' HORIZONTAL	
(---)	PROPOSED GRADE	1" = 4' VERTICAL (LOWER PROFILE)	
(---)	100-YR HGL	1" = 8' VERTICAL (UPPER PROFILE)	
(---)	25-YR HGL		
(---)	PROPOSED PIPE		
(---)	ELEVATION EXISTING GRADE	658.34	FL ELEVATION EXISTING PIPE

garza
 7708 Rialto Blvd, Suite 125
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBPE # F-14629
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ANNA MERRYMAN
 130766
 LICENSED PROFESSIONAL ENGINEER

11/21/2023 3C DRAINAGE UPDATES
 11/16/2022 1C PUBLIC STORAGE LINE UPDATES

DATE NO. REVISION

12/14/23

PUBLIC STORM PLAN & PROFILES

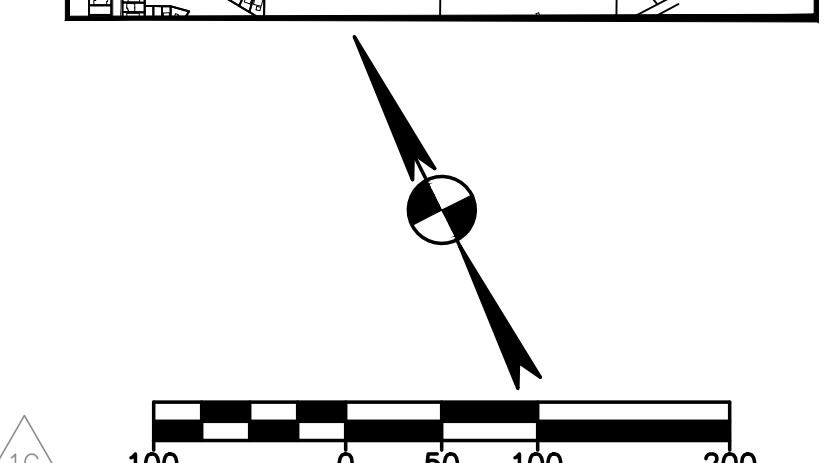
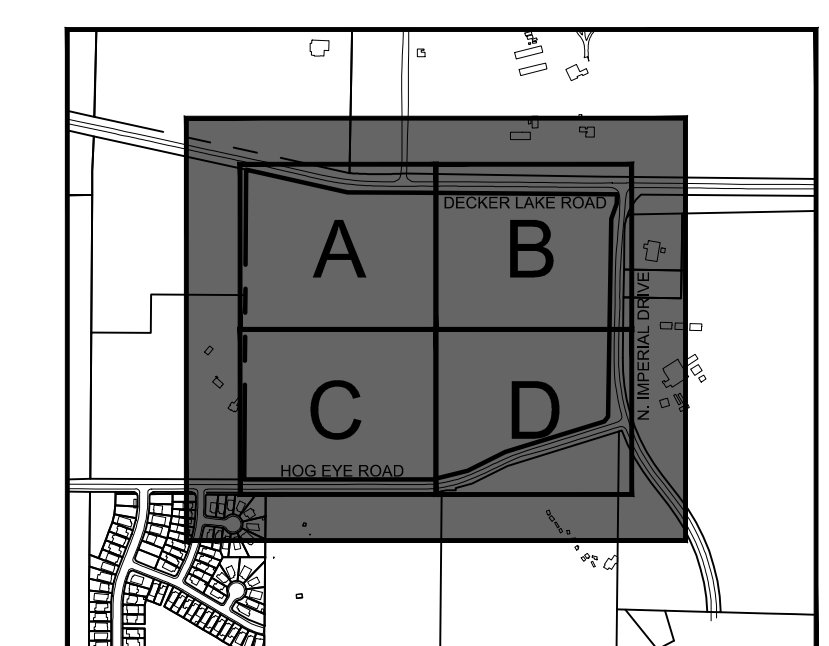
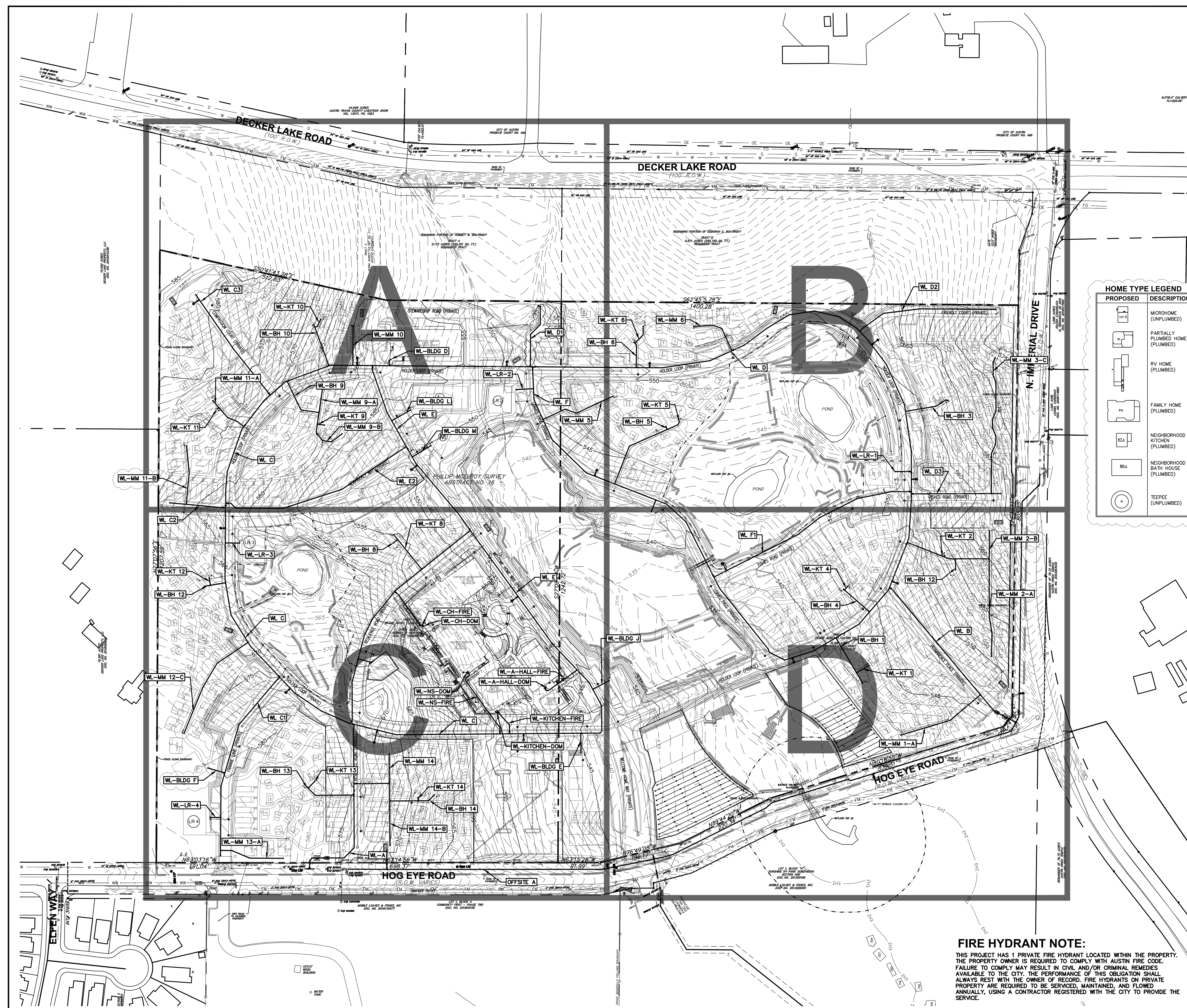
COMMUNITY FIRST - PHASE 3
 9116 HOG EYE ROAD, AUSTIN, TX 78724
 CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / OC:
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811
 Know what's below.
 Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SHEET
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 OF 76



PROPOSED	DESCRIPTION
	MICROHOME (UNPLUMBED)
	PARTIALLY PLUMBED HOME (PLUMBED)
	RV HOME (PLUMBED)
	FAMILY HOME (PLUMBED)
	NEIGHBORHOOD KITCHEN (PLUMBED)
	NEIGHBORHOOD BATH HOUSE (PLUMBED)
	TEEPEE (UNPLUMBED)

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		WALL
		LIMITS OF CONSTRUCTION
		CONTOUR
		STORMSEWER LINE
		WATER LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		FINISH FLOOR ELEVATION
		TREE TO BE SAVED
		PROTECTED / MATURE TREE

- UTILITY NOTES:**
- ALL DOMESTIC WATER PIPE SHALL BE PVC PIPE COMPLYING WITH AWWA C900 OR DUCTILE IRON PRESSURE CLASS 350.
 - ALL GATE VALVES FOR FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN THE PAVEMENT IN ACCORDANCE WITH CITY OF AUSTIN STANDARD DETAIL.
 - RESTRAIN ALL PUBLIC WATER LINES AND JOINTS.
 - RESTRAIN ALL PRIVATE WATER LINES 6" OR LARGER IN DIAMETER.
 - AT ALL CROSSINGS WITH UNDERGROUND UTILITIES AND STORM SEWERS, PIPE LENGTHS SHALL BE CENTERED AT CROSSING IN ORDER TO KEEP PIPE JOINTS AS FAR AS POSSIBLE FROM CENTER POINT OF CROSSING.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL TEST WATERLINES TO THE NEAREST CUTOFF VALVE AT ALL CONNECTIONS.
 - ALL WASTEWATER SERVICE CONNECTION FITTINGS SHALL CONFORM TO ASTM D3084 AND FITTING MANUFACTURERS SHALL BE ON THE COA STANDARD PRODUCTS LIST.
 - ALL GRAVITY WASTEWATER PIPE AND SERVICES SHALL BE GREEN-COLORED ASTM D3034 30" OR 36" PIPING.
 - CONTRACTOR TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND CONTACT ENGINEER IF IT DIFFERS FROM AS-BUILT INFORMATION.
 - UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND FIRE CODE. BY A LICENSED SPRINKLER CONTRACTOR WITH A CITY OF AUSTIN PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
 - CITY OF AUSTIN WATER AND WASTEWATER UTILITY SPECIAL SERVICES DIVISION 512-072-1050. THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO DO SO MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED, AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT HAS 1 PRIVATE HYDRANTS.

FIRE HYDRANT NOTE:
 THIS PROJECT HAS 1 PRIVATE FIRE HYDRANT LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED, AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.

811
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 Call before you dig.

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garza
 7708 Rialto Blvd., Suite 125
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
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REVISION
 NO. DATE
 1C 11/21/2023
 2C 03/21/2024
 3C WATER LINE ADJUSTMENTS
 1C WATER LINE ADJUSTMENTS

11/21/2023
 03/21/2024
 11/21/2023
 DATE

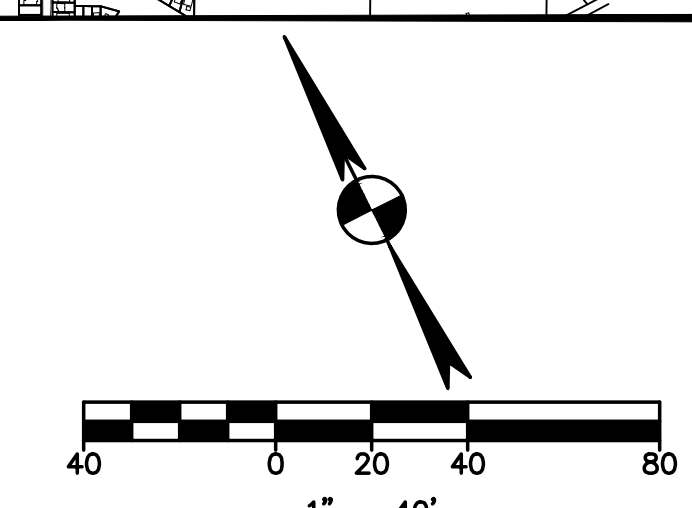
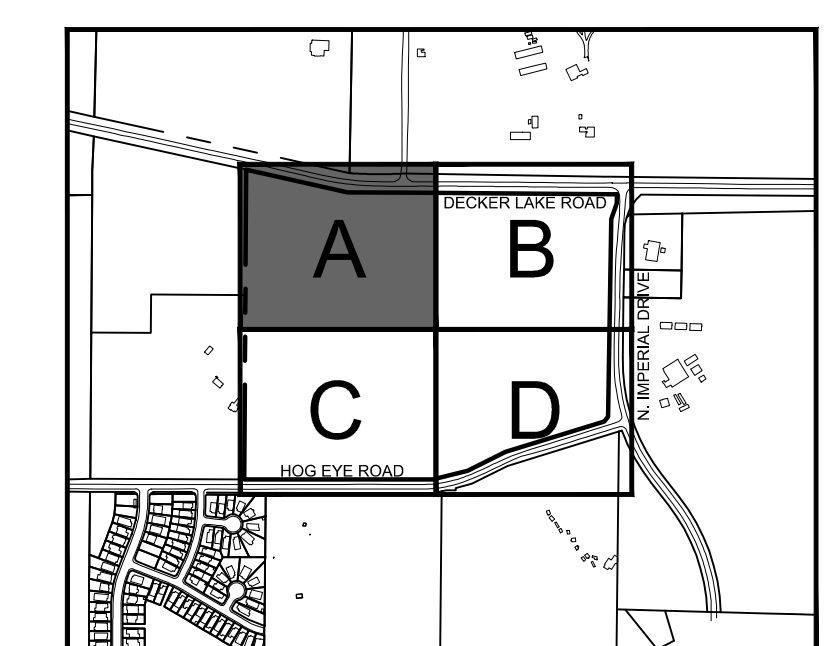
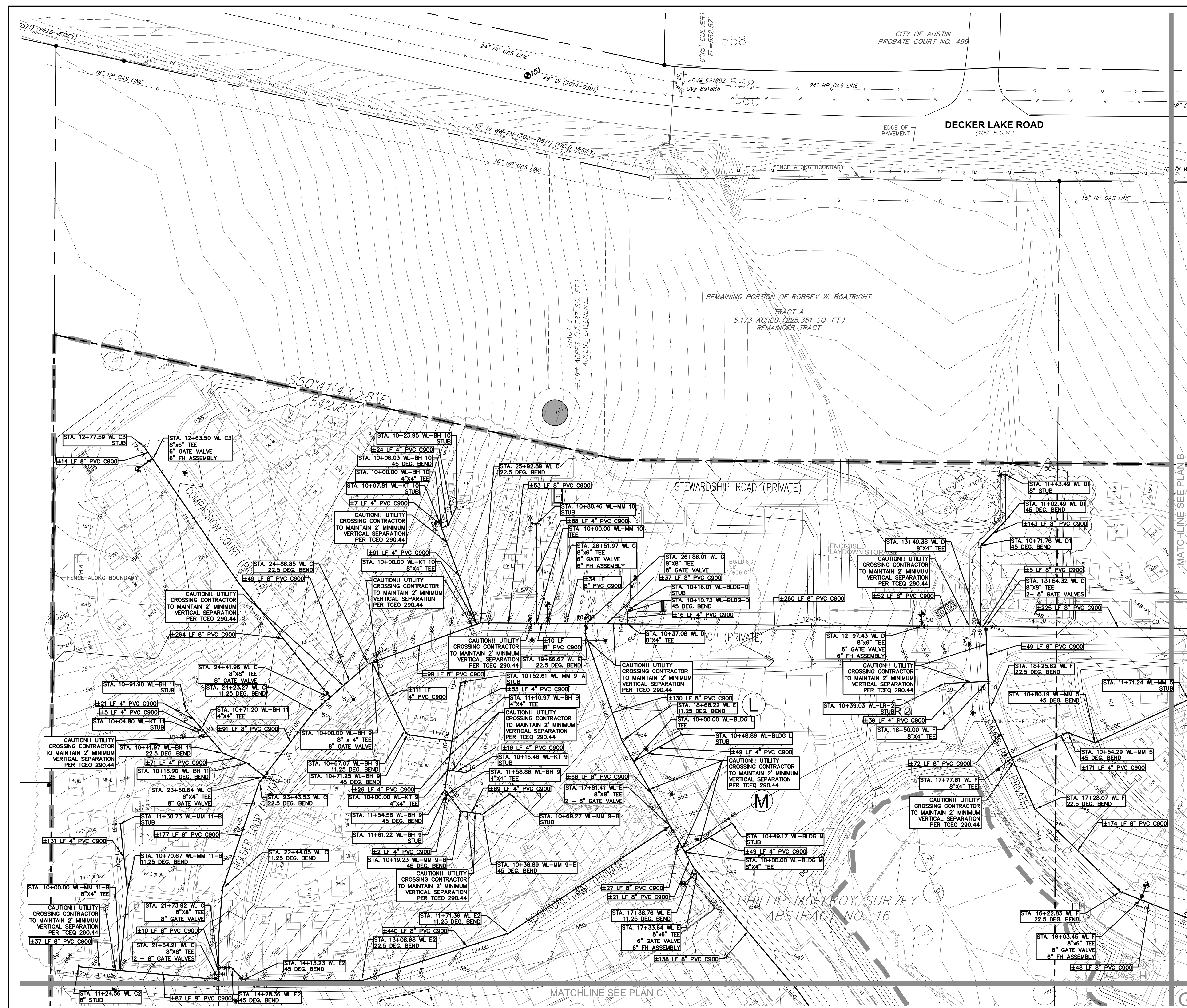
ANNA MERRYMAN
 138766
 12/4/23

OVERALL WATER PLAN

COMMUNITY FIRST - PHASE 3
 9116 HOG EYE ROAD, AUSTIN, TX 78724
 CAPITAL LAND HOLDINGS, LP

DRAWN BY:
 DESIGNED BY:
 QA / OC:
 PROJECT NO.: 113702-00001

SHEET
36
 OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
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(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	FFE
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE

- UTILITY NOTES:**
- ALL DOMESTIC WATER PIPE SHALL BE PVC PIPE COMPLYING WITH AWWA C900 OR DUCTILE IRON PRESSURE CLASS 350.
 - PUBLIC WATER MAINS TO USE FULL MECHANICAL JOINT RESTRAINT.
 - AT ALL CROSSINGS WITH UNDERGROUND UTILITIES AND STORM SEWERS, PIPE LENGTHS SHALL BE CENTERED AT CROSSING IN ORDER TO KEEP PIPE JOINTS AS FAR AS POSSIBLE FROM CENTER POINT OF CROSSING.
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 - CONTRACTOR SHALL TEST WATERLINES TO THE NEAREST CUTOFF VALVE AT ALL CONNECTIONS.
 - ALL WASTEWATER SERVICE CONNECTION FITTINGS SHALL CONFORM TO ASTM D3034 AND FITTING MANUFACTURERS SHALL BE ON THE ODA STANDARD PRODUCTS LIST.
 - ALL GRAVITY WASTEWATER PIPE AND SERVICES SHALL BE GREEN-COLORED ASTM D3034 SDR-25 PIPE.
 - CONTRACTOR TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND CONTACT ENGINEER IF IT DIFFERS FROM AS-BUILT INFORMATION.
 - UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A CITY OF AUSTIN PLUMBING PERMIT. THE ENTIRE MAIN SHALL BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
 - CITY OF AUSTIN WATER AND WASTEWATER UTILITY SPECIAL SERVICES DIVISION 512-972-1060 HAS PRIVATE HYDRANTS LOCATED WITHIN THE APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - SPECIAL NOTE FOR STANDARD 5205-17 (FIRE LINE METER INSTALLATION): CONTRACTOR AND INSPECTOR TO CONFIRM METER AND STRAINER MANUFACTURER PRIOR TO INSTALLING METER PIPING AND VAULT AS CONFIGURATION MAY VARY FROM DETAIL IF METER/STRAINER IS MANUFACTURED BY SENSUS (OMHA). THEN CONTRACTOR SHALL INSTALL A FLEXI-D SPOOL BETWEEN THE MAIN AND BYPASS TO EXTEND BYPASS AWAY FROM STRAINER TO ALLOW 12" (MINIMUM) SEPARATION BETWEEN BYPASS PIPING AND STRAINER. CONTRACTOR TO COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS DETAIL.



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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
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ANNA MERRYMAN
138766
PROFESSIONAL ENGINEER

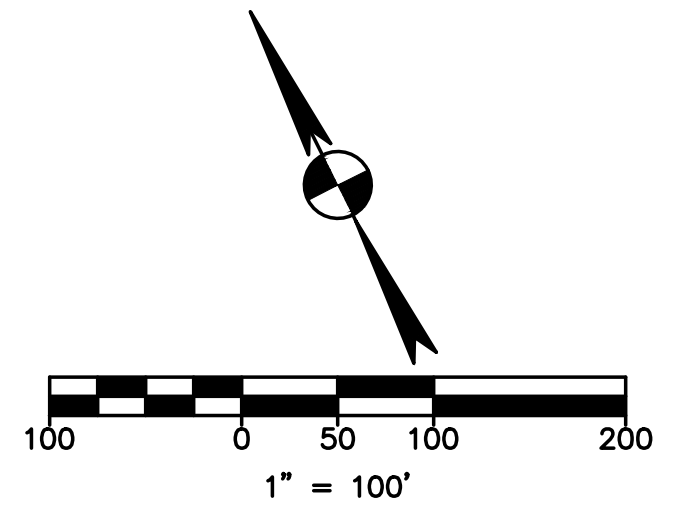
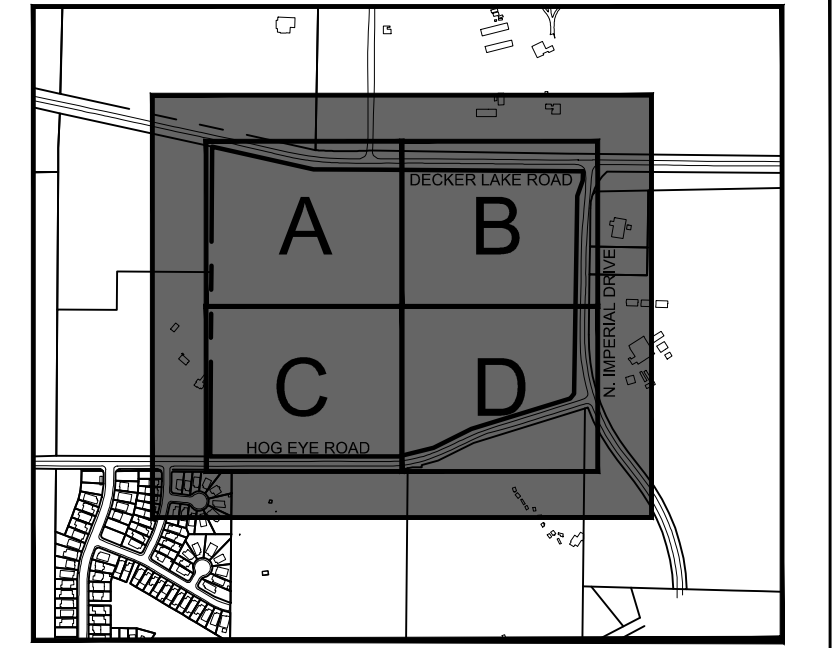
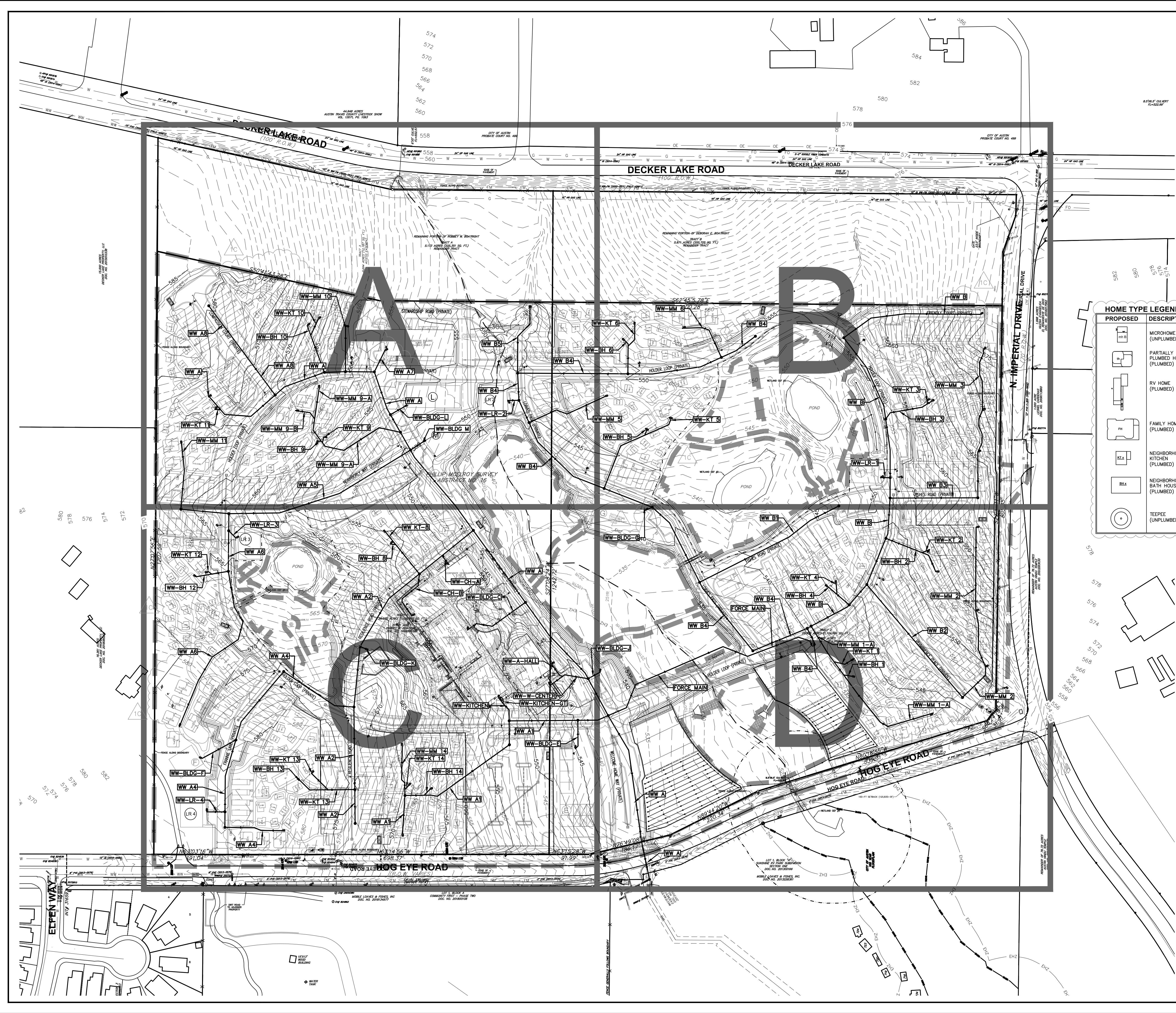
12/1/23

PRIVATE WATER PLAN A

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-0001

SHEET
37
OF 76



HOME TYPE LEGEND	
PROPOSED	DESCRIPTION
	MICROMINE (UNPLUMBED)
	PARTIALLY PLUMBED HOME (PLUMBED)
	RV HOME (PLUMBED)
	FAMILY HOME (PLUMBED)
	NEIGHBORHOOD KITCHEN (PLUMBED)
	NEIGHBORHOOD BATH HOUSE (PLUMBED)
	TEEPEE (UNPLUMBED)

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		LIMITS OF CONSTRUCTION
		CONTOUR
		STORMWATER LINE
		WATER LINE
		FIRE LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERHEAD TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		FINISH FLOOR ELEVATION
		TREE TO BE SAVED
		PROTECTED / MATURE TREE

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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
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ANNA MERRYMAN
138766
GENEAL
PROFESSIONAL
SEAL

11/21/2023
03/31/2023
11/16/2022

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WASTEWATER LINE ADJUSTMENTS
WASTEWATER LINE ADJUSTMENTS

NO. NO.
DATE

REVISION

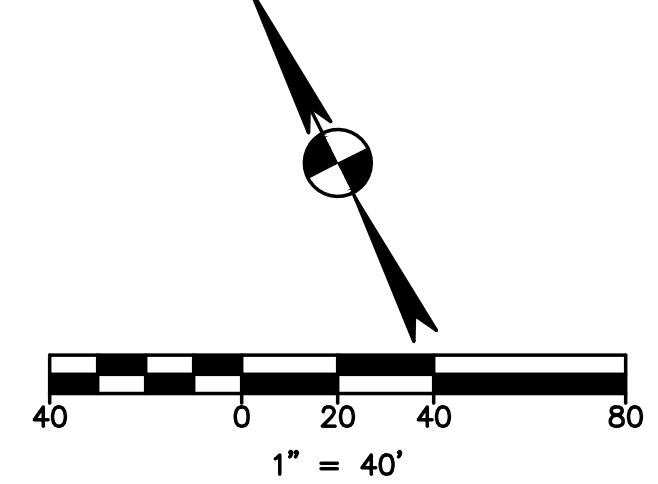
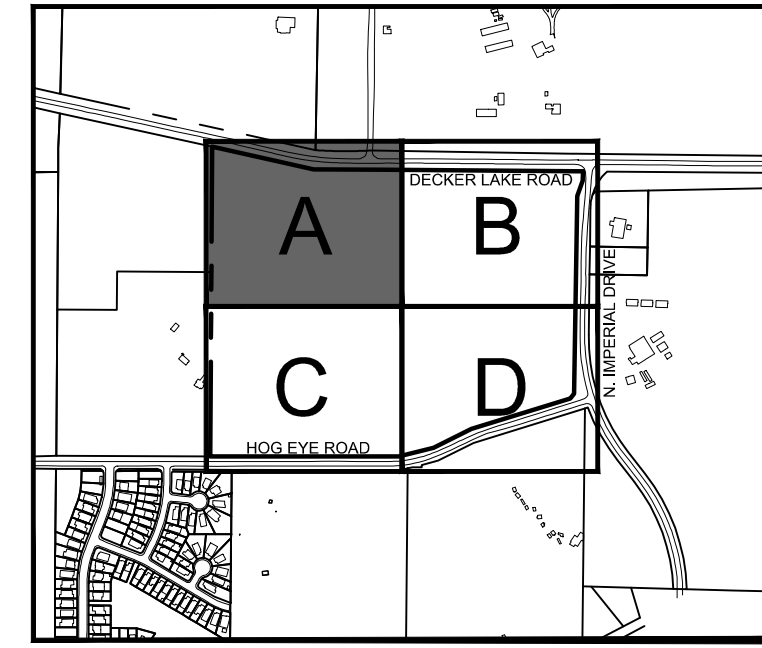
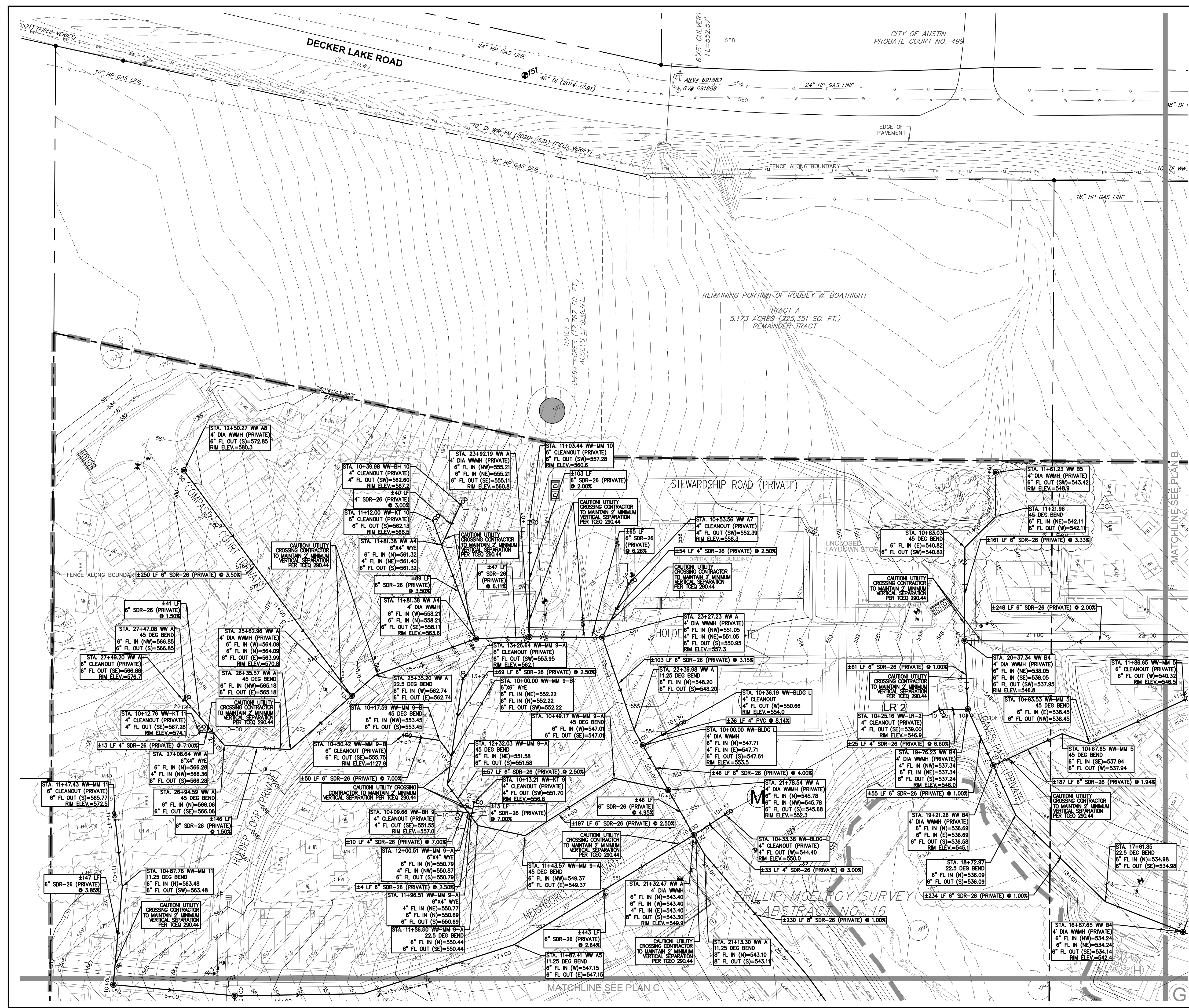
12/1/23

OVERALL WASTEWATER PLAN

COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

SHEET
46
OF 76



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	SEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WRE CIRC
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
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(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	FFE
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE

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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
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03/17/2023
11/18/2022

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NO. DATE REVISION

ANNA MERRYMAN
138766
GEN. ENG. & SURV.
STATE OF TEXAS

12/1/23

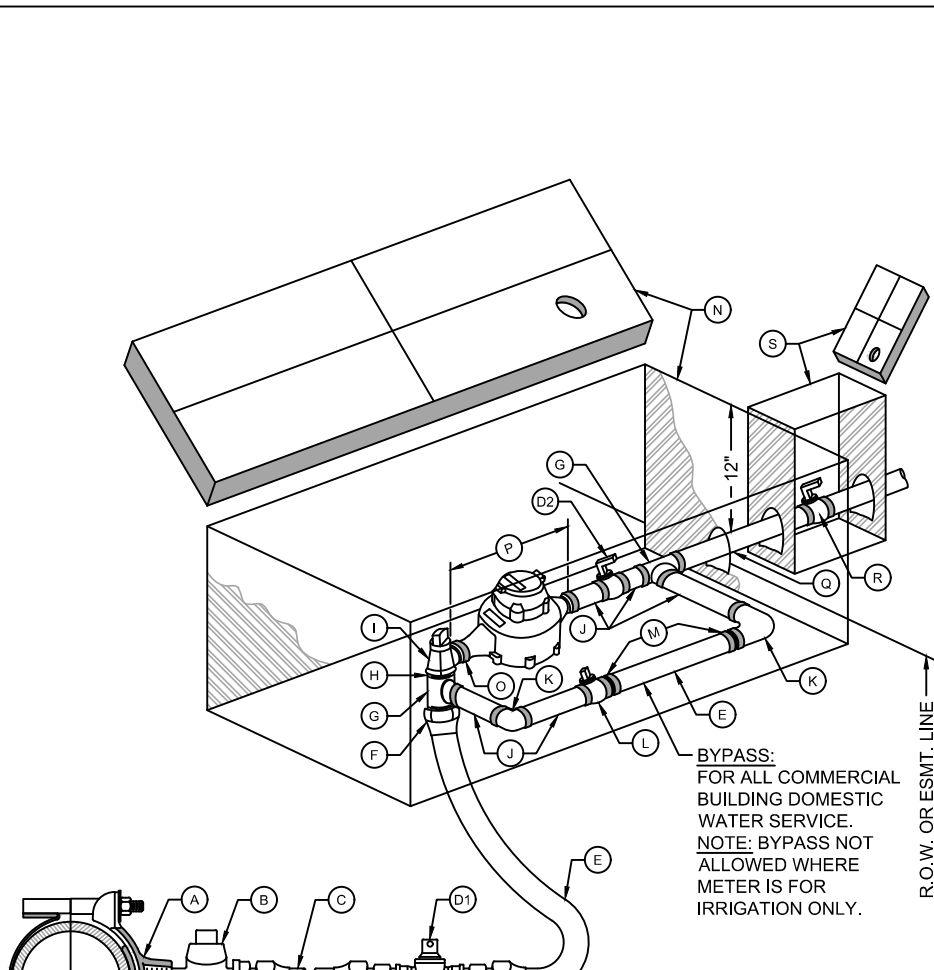
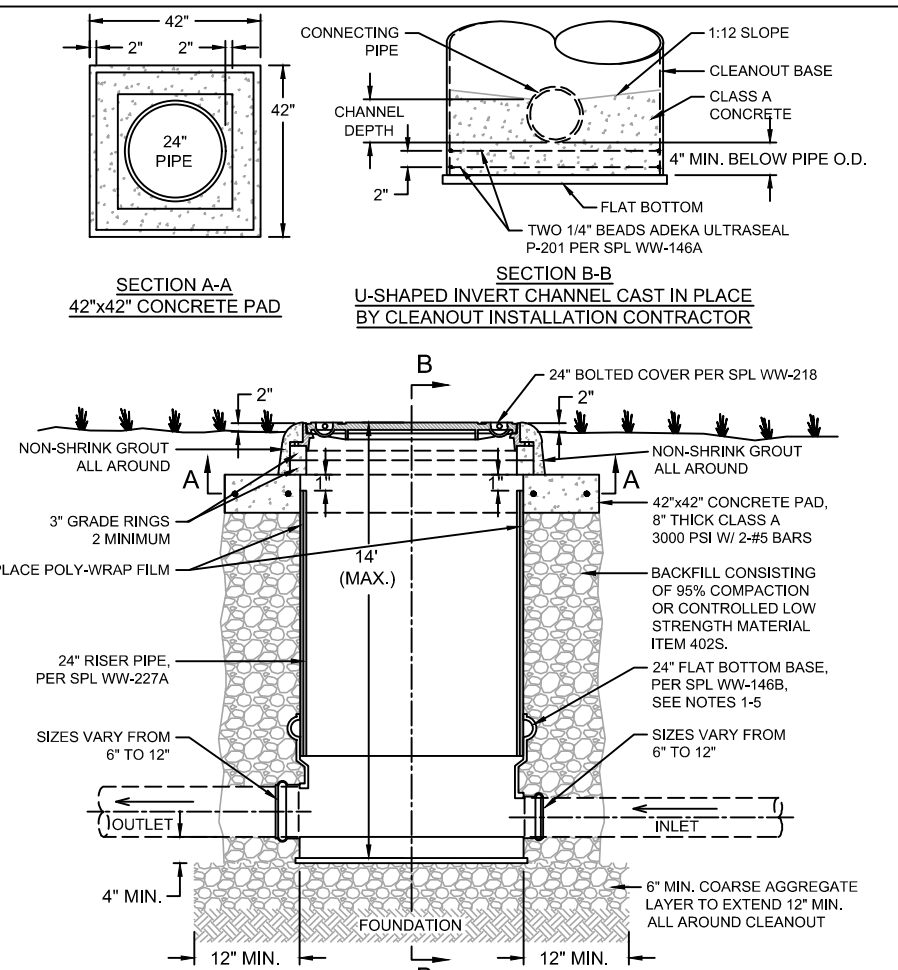
**PRIVATE WASTEWATER
PLAN A**

**COMMUNITY FIRST - PHASE 3
9116 HOG EYE ROAD, AUSTIN, TX 78724**

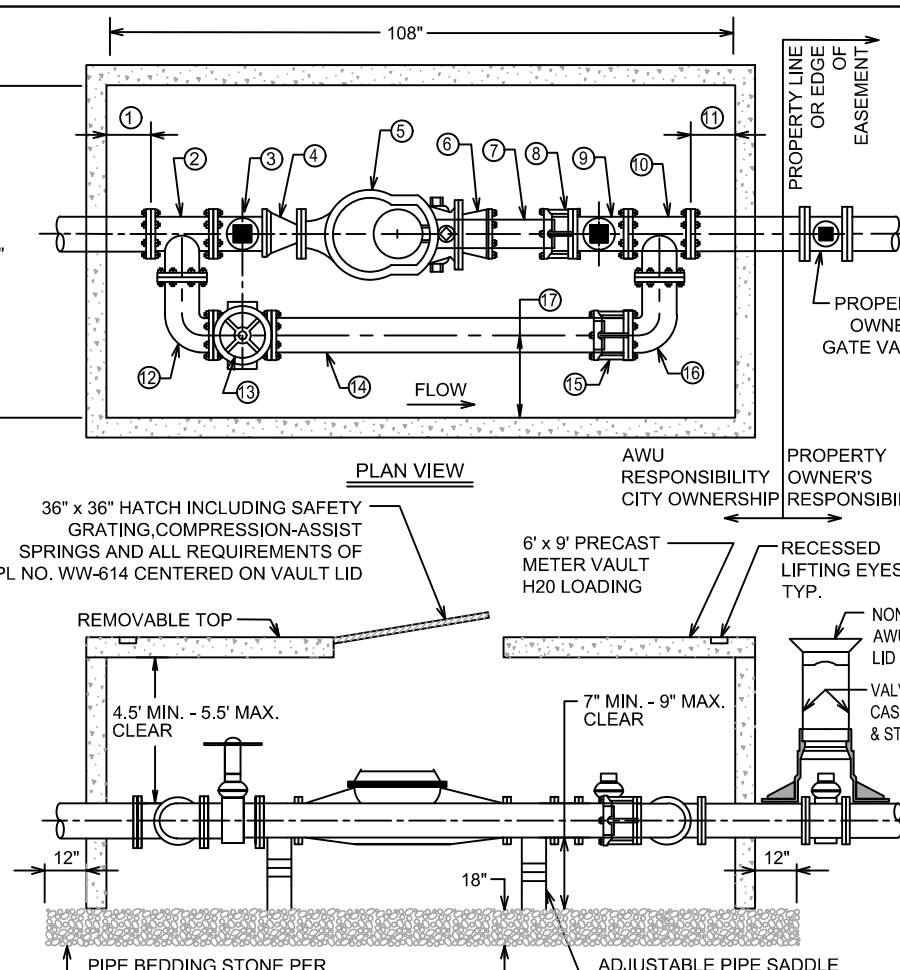
CAPITAL LAND HOLDINGS, LP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113702-00001

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OF
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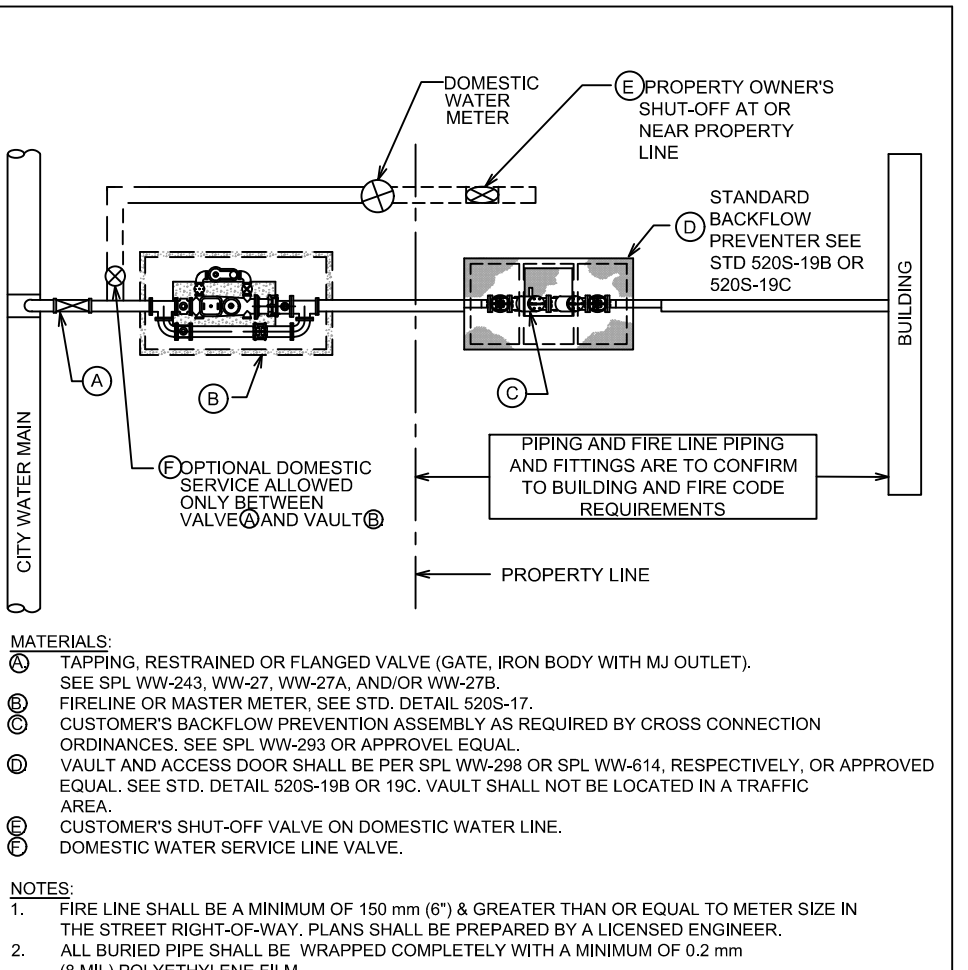
- MATERIALS LIST:**
- A. 2" SERVICE CLAMP
 - B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
 - C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
 - D. 2" BALL VALVE, SPL. WW-275
 - E. 2" COPPER SERVICE TUBING
 - F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
 - G. 2" BRASS TEE
 - H. 2" BRASS CLOSE-NIPPLE
 - I. 2" ANGLE METER STOP SERVICE TUBING INLET x FLANGED OUTLET
 - J. 2" BRASS ELBOW
 - K. 2" BRASS ELBOW
 - L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
 - M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
 - N. RECTANGULAR METER BOX AND COVER, SPL. WW-145A
 - O. BRASS ADAPTER (2" x 1/2") FOR 1/2" METER ONLY
 - P. WATER METER, LENGTH 12" (PURCHASED FROM AUSTIN WATER)
 - Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
 - R. CUSTOMER CUT-OFF VALVE
 - S. CUSTOMER VALVE BOX AND LID
- NOTES:**
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
 2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
 3. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
 4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS. BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
 5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
 6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
 7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM 888 WITH NO SWEAT OR SOLDERED JOINTS.



LARGE METER INSTALLATIONS

DIMENSIONS IN INCHES

No.	METER LINE	2" TURBINE	3" COMPOUND	4" TURBINE	4" COMPOUND	6" TURBINE	6" COMPOUND
1	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"	6"
2	FLANGED TEE	13"	13"	13"	13"	16"	16"
3	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
4	3" x 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	-	-	-	-
5	METER	17"	19"	20"	23"	24"	27"
6	3" x 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	-	-	-	-
7	FLANGED X PLAN END DI PIPE + (R) RESTRAINED FLANGE COUPLING ADAPTOR (R) OR (D) FLANGE X DI PIPE + (D) DISMANTLING JOINT (DJ)	17"	15"	20"	17"	19"	16"
8	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
9	FLANGED TEE	13"	13"	13"	13"	16"	16"
10	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"	6"
11	CLEARANCE FROM INSIDE WALL TO CENTER OF BYPASS LINE	23"	23"	23"	23"	20"	20"
12	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
13	BYPASS GATE VALVE WITH HAND WHEEL	9"	9"	9"	9"	10 1/2"	10 1/2"
14-15	(R) FLANGED X PLAN END DI PIPE + (R) RESTRAINED FLANGE COUPLING ADAPTOR (R) OR (D) FLANGE X DI PIPE + (D) DISMANTLING JOINT (DJ)	57"	57"	49"	49"	53 1/2"	53 1/2"
16	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
17	1/2 TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
18	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"	6"
19	CLEARANCE FROM INSIDE WALL TO CENTER OF BYPASS LINE	23"	23"	23"	23"	20"	20"



- NOTES:**
1. THE CLEANOUT BASE SECTION SHALL BE SUPPLIED WITH A FLAT BOTTOM WITHOUT A FABRICATOR-INSTALLED INVERT.
 2. A L-SHAPED INVERT CHANNEL CONNECTING THE FLOWLINES OF THE INLET AND OUTLET PIPES SHALL BE CAST IN PLACE BY THE CLEANOUT INSTALLATION CONTRACTOR.
 3. THE CHANNEL DEPTH SHALL BE 3/4 OF THE DIAMETER OF THE LARGEST PIPE CONNECTING TO THE CLEANOUT.
 4. USE CLASS A CONCRETE FOR THE CAST IN PLACE INVERT AND COAT IT WITH AN ORGANIC SPRAY ENERLITTED ON SPL WW-411.
 5. THE CLEANOUT FOUNDATION SHALL MEET OR EXCEED STANDARD SPECIFICATION ITEM 506.6B.
 6. IN CASES WHERE THE WASTEWATER SERVICE LINE IS LARGER THAN 12" DIAMETER, THE CONTRACTOR MUST INSTALL A MINIMUM 40" DIAMETER MANHOLE IN PLACE OF THE LARGE DIAMETER CLEANOUT. THE ENGINEER MUST PROVIDE AN ACCEPTABLE SAMPLE PORT AND RECEIVE APPROVAL BY WRITING FROM THE INDUSTRIAL WASTE REVIEWER BEFORE INSTALLATION. THE 40" DIA. MANHOLE SHALL CONFORM TO STD. 506-6 AND INCLUDE A SAMPLE PORT.

- NOTES:**
1. FIRE LINE SHALL BE A MINIMUM OF 150 mm (6") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
 2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
 3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS. BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
 4. FIRE LINE SHALL BE PER SPL. WW-288 OR SPL. WW-414, RESPECTIVELY. OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
 5. CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE: DOMESTIC WATER SERVICE LINE VALVE.

- NOTES:**
1. METER VAULT MUST BE PLACED AT THE PROPERTY LINE WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A DESIGNATED WATER METER EASEMENT. METER SHALL NOT BE PLACED IN THE PATH OF VEHICULAR TRAFFIC INCLUDING ROWWAYS, DRIVEWAYS AND PARKING LOTS. METERS MAY NOT BE PLACED IN SIDEWALKS UNLESS SPECIFICALLY APPROVED BY AUSTIN WATER. METERS MUST BE ACCESSIBLE TO SERVICE VEHICLES AND SHALL NOT BE ENCLOSED WITH PROPERTY FENCES.
 2. ALL PIPE AND FITTINGS FROM MAIN TO CUSTOMER VALVE SHALL BE RESTRAINED.
 3. FACTORY NUTS WHERE PIPING GOES THROUGH VAULT WALL SHALL BE FILLED WITH NON-SHRINK GROUT PER SPL. NO. WW-704A.

CITY OF AUSTIN
AUSTIN WATER

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08/14/2020
ADOPTED

LARGE DIAMETER CLEANOUT

STANDARD DETAIL
506-AW-04
1 OF 1

CITY OF AUSTIN
AUSTIN WATER

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05/18/2018
ADOPTED

CITY OF AUSTIN
AUSTIN WATER UTILITY

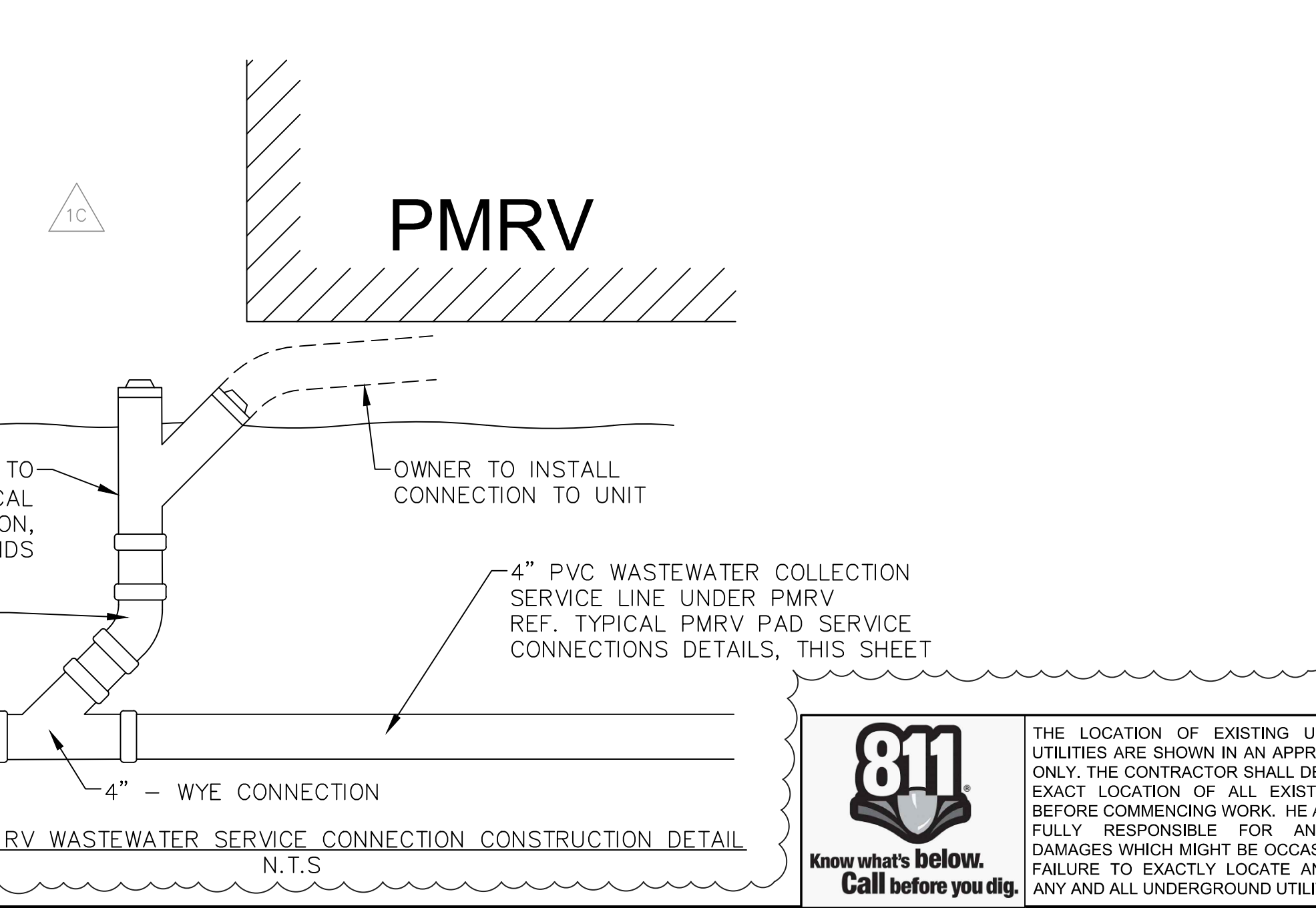
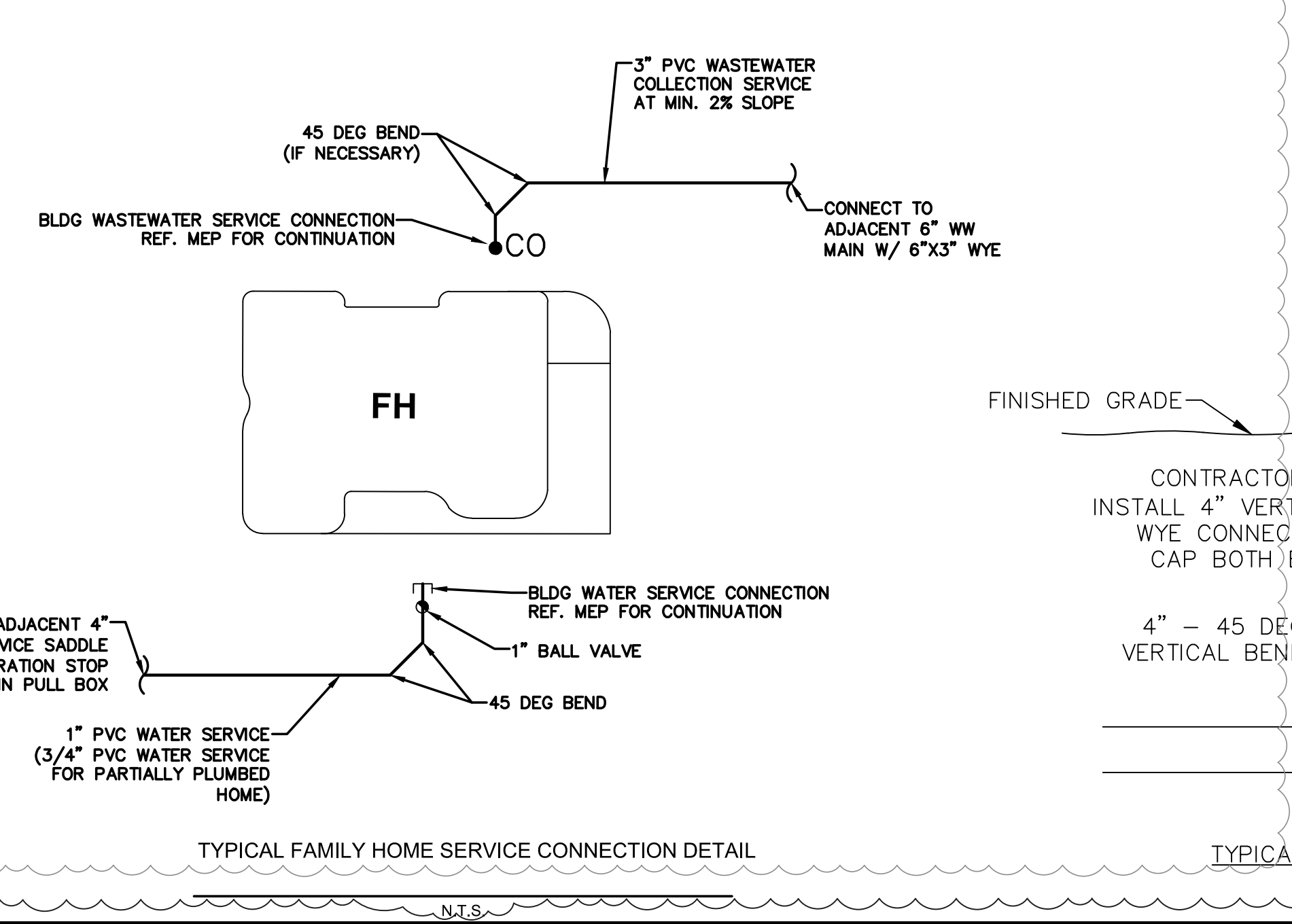
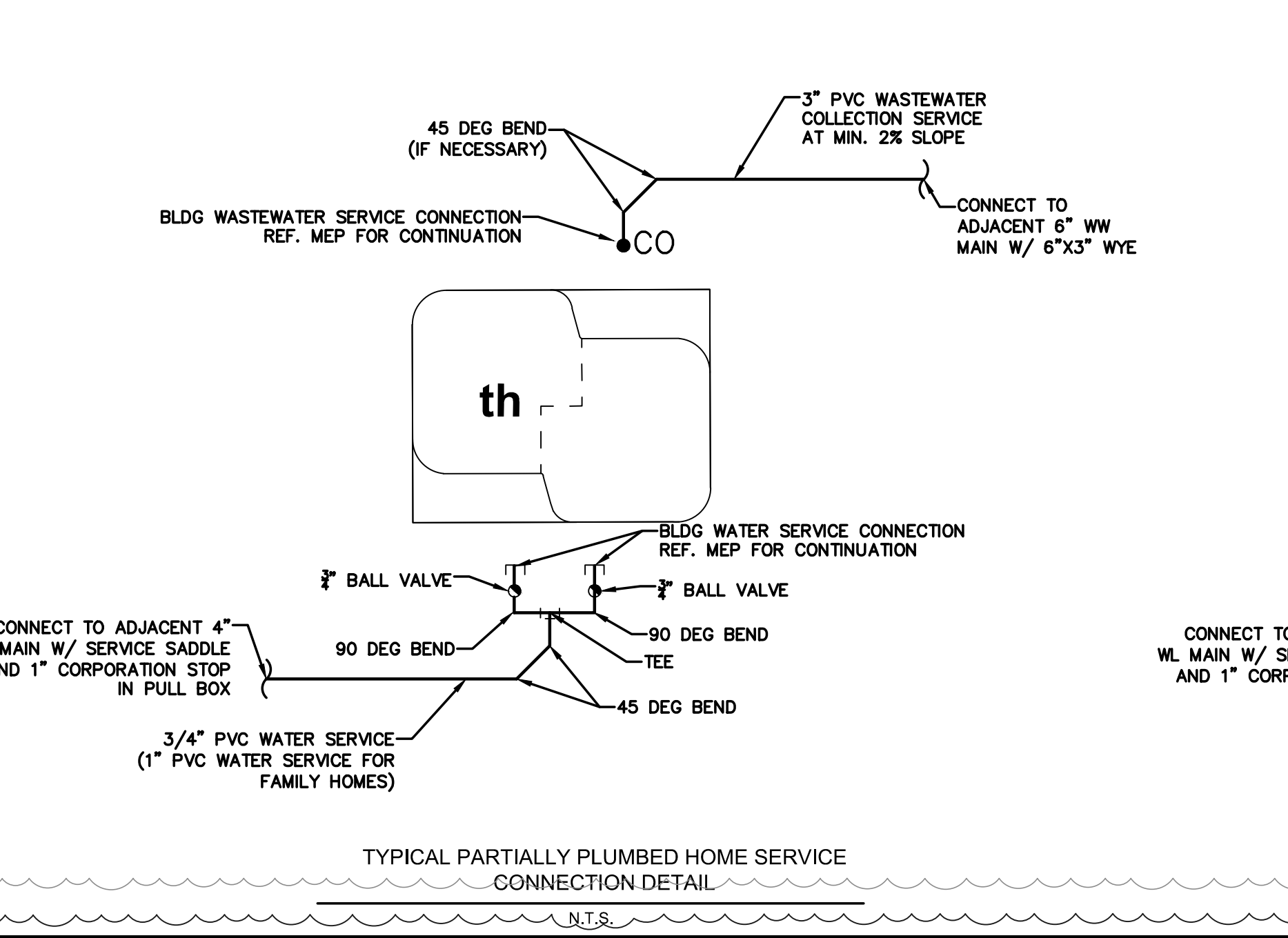
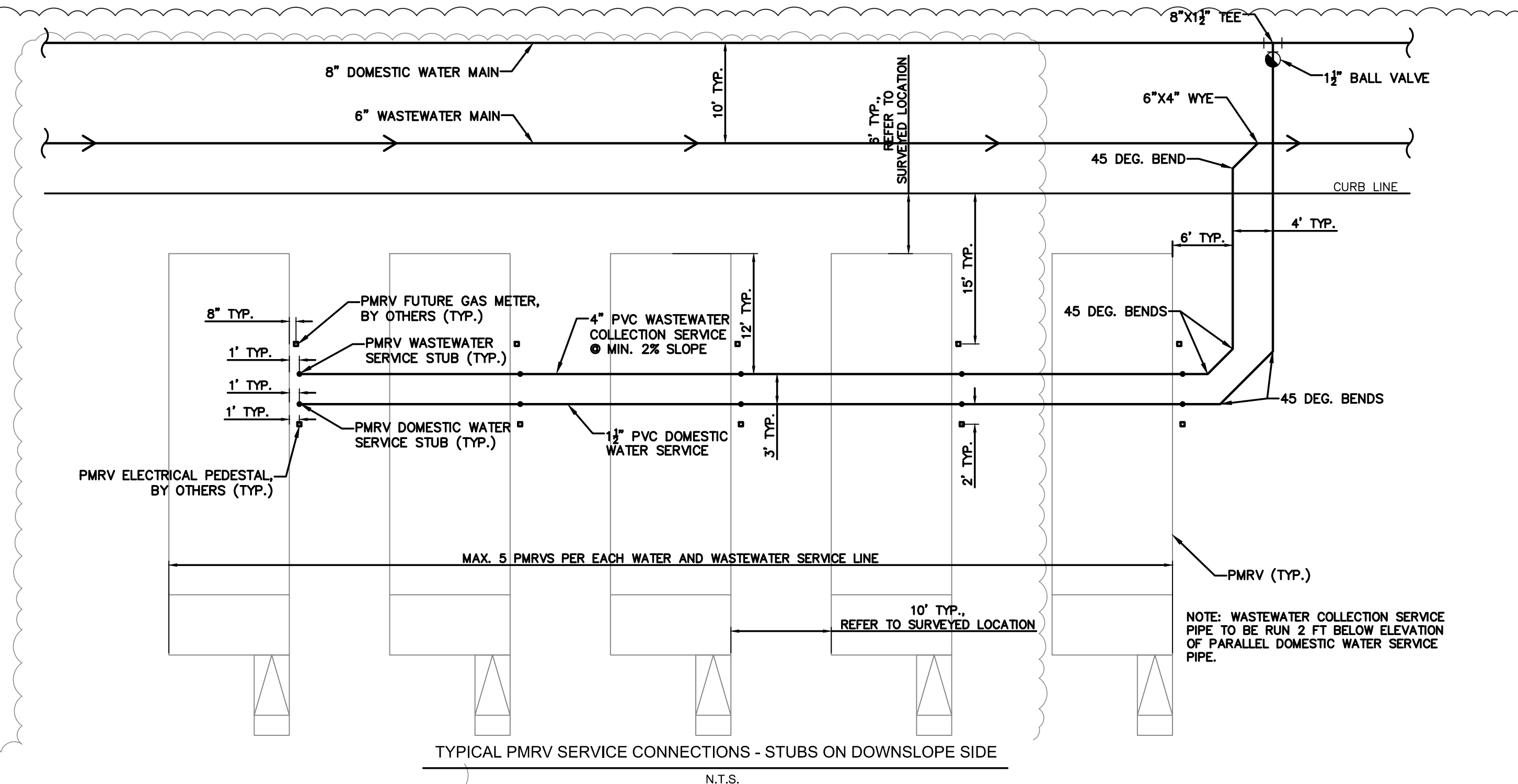
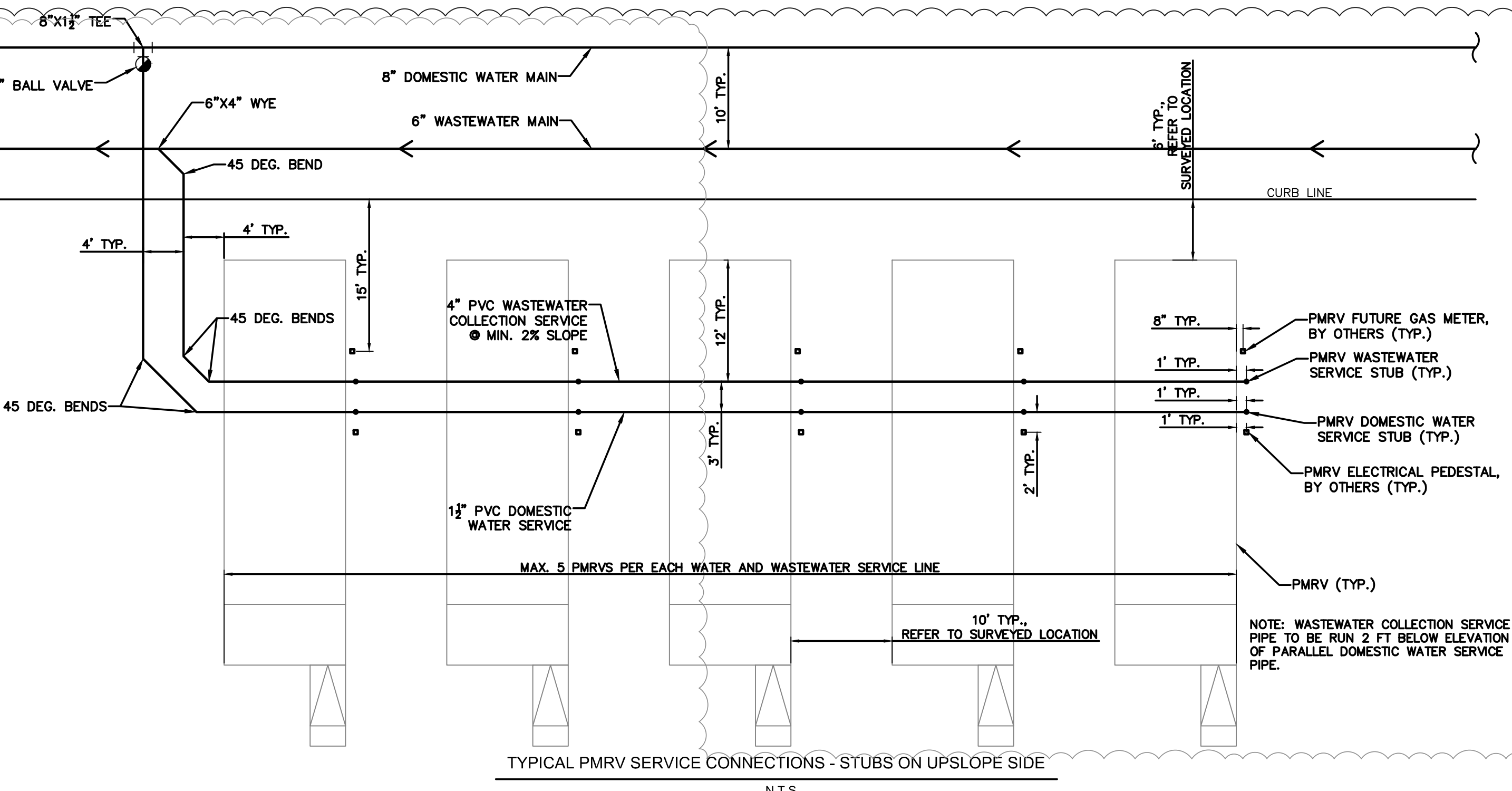
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CITY OF AUSTIN
AUSTIN WATER UTILITY

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08/31/2011



garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14639
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11/21/2023
11/16/2022
DATE

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1C
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REVISEMENTS TO PMRV DETAIL
CHANGES TO BUILDING FOOTPRINTS, PARKING AND HARDSCAPE.

12/14/23

UTILITY DETAILS 2

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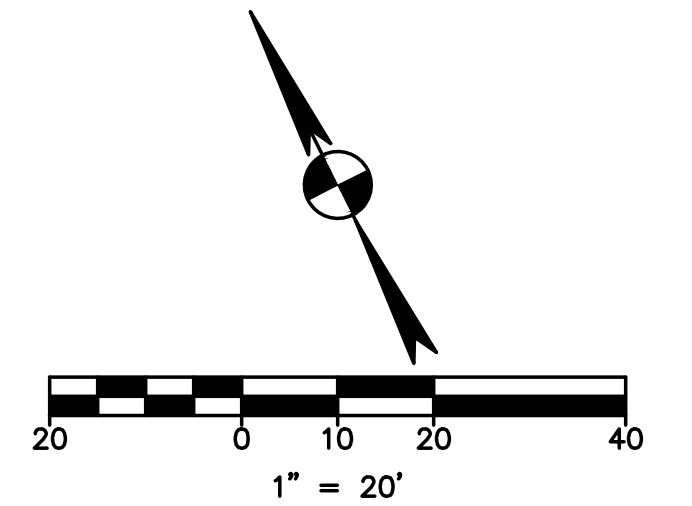
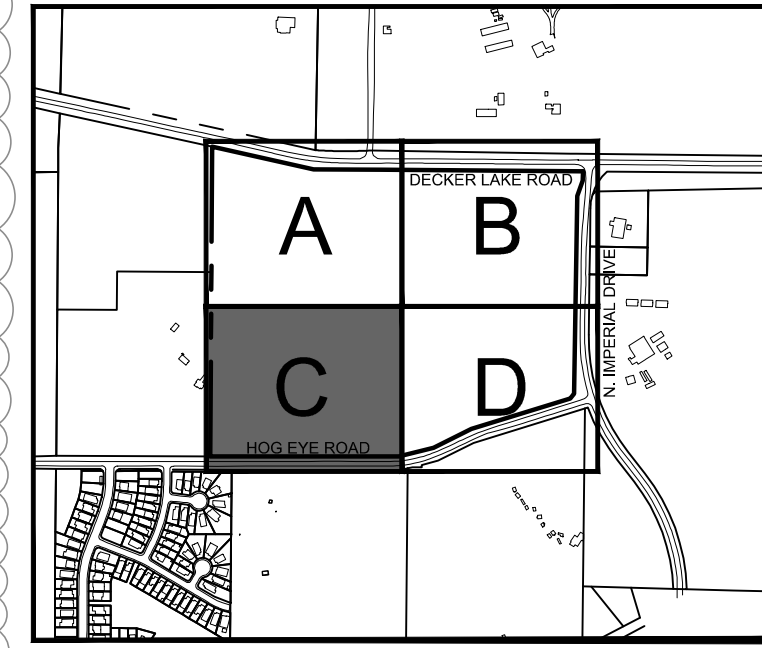
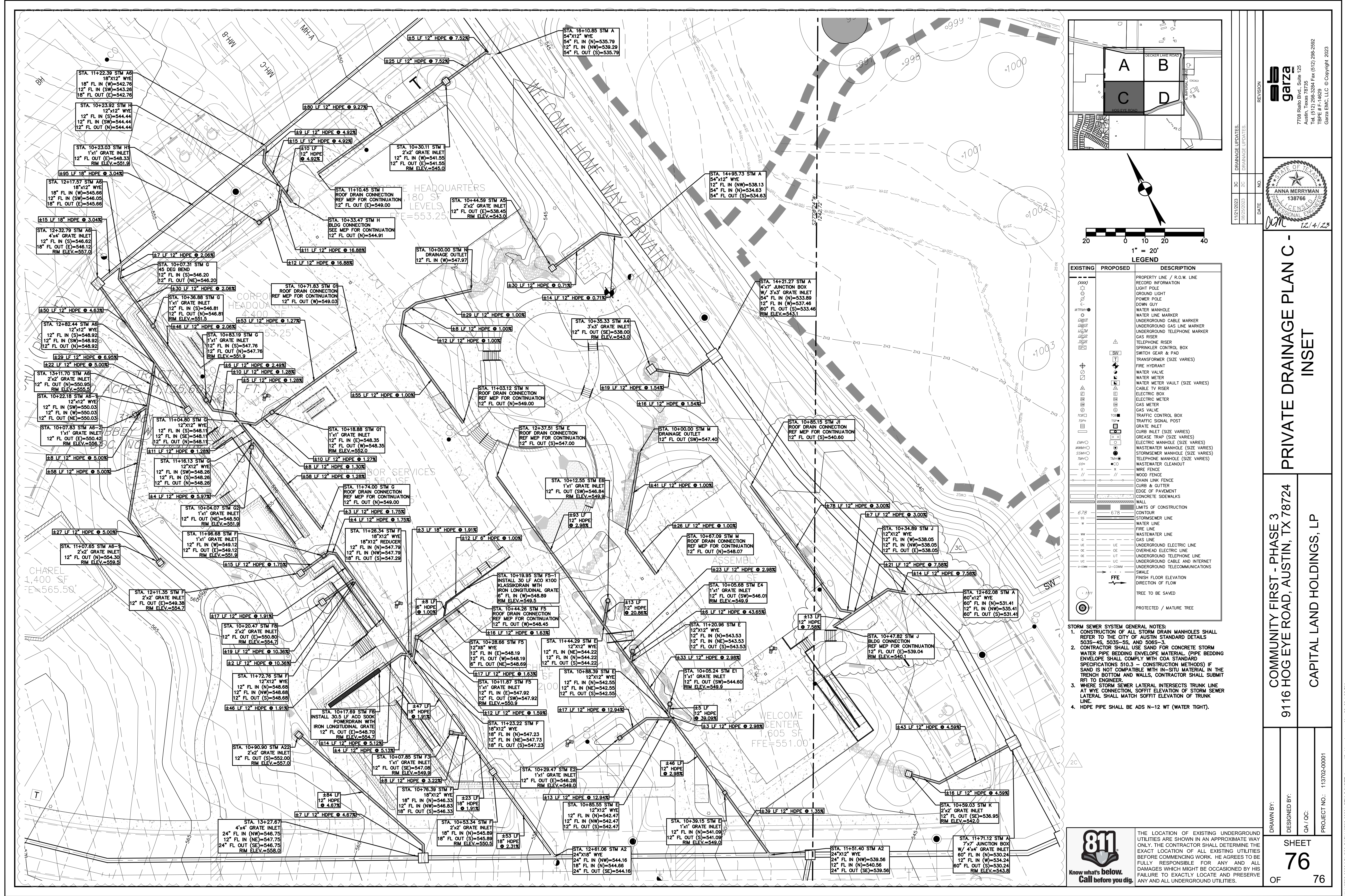
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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



EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	SWALE
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	PROTECTED / MATURE TREE

- STORM SEWER SYSTEM GENERAL NOTES:**
- CONSTRUCTION OF ALL STORM DRAIN MANHOLES SHALL REFER TO THE CITY OF AUSTIN STANDARD DETAILS 5035-4S, 5035-5S, AND 5065-3.
 - CONTRACTOR SHALL USE SAND FOR CONCRETE STORM WATER PIPE BEDDING ENVELOPE MATERIAL. (PIPE BEDDING ENVELOPE SHALL COMPLY WITH COA STANDARD SPECIFICATIONS 510.3 - CONSTRUCTION METHODS) IF SAND IS NOT COMPATIBLE WITH IN-SITU MATERIAL IN THE TRENCH BOTTOM AND WALLS, CONTRACTOR SHALL SUBMIT RFI TO ENGINEER.
 - WHERE STORM SEWER LATERAL INTERSECTS TRUNK LINE AT WYE CONNECTION, SOFFIT ELEVATION OF STORM SEWER LATERAL SHALL MATCH SOFFIT ELEVATION OF TRUNK LINE.
 - HDPE PIPE SHALL BE ADS-N-12 WT (WATER TIGHT).

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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
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REVISION
NO. DATE

11/21/2023 3C DRAINAGE UPDATES
10/25/2023 2C

DATE NO.

12/14/23

PRIVATE DRAINAGE PLAN C - INSET

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