THE COLONY TREE HOUSE

SITE PLAN

THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1C BASTROP COUNTY, TEXAS

11.01.2024

DATE

REVIEWED BY FOR CONSTRUCTION

BASTROP COUNTY APPROVED PERMIT

DATE

D IN THESE ENGINEERING DOCUMENTS IS COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTIO BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL COUNTY

11.01.2024

DATE

PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN



13-Dec-22 DATE

OWNER: HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY

P.O. BOX 12220 EL PASO, TEXAS 79913 (915) 298-4226

ENGINEER: CARLSON, BRIGANCE & DOERING, INC. CIVIL ENGINEERING & SURVEYING C/O MR. MAHER HARMOUCHE, P.E. 5701 WEST WILLIAM CANNON DRIVE

> AUSTIN , TEXAS 78749 (512) 280-5160

UTILITY PROVIDERS:

WATER:

CABLE:

BLUEBONNET ELECTRIC ELECTRIC: (979) 542-3151

CENTER POINT ENERGY

(830) 643-6936

PHONE: AT&T

DESCRIPTION

(512) 870-1450

COLONY 1C M.U.D.

(512) 989-2200

WASTEWATER: COLONY 1C M.U.D. (512) 989-2200

SPECTRUM CABLE

CITY OF BASTROP

APPROVAL/DATE

MUD

APPROVAL

APPROVED

1-800-222-5355

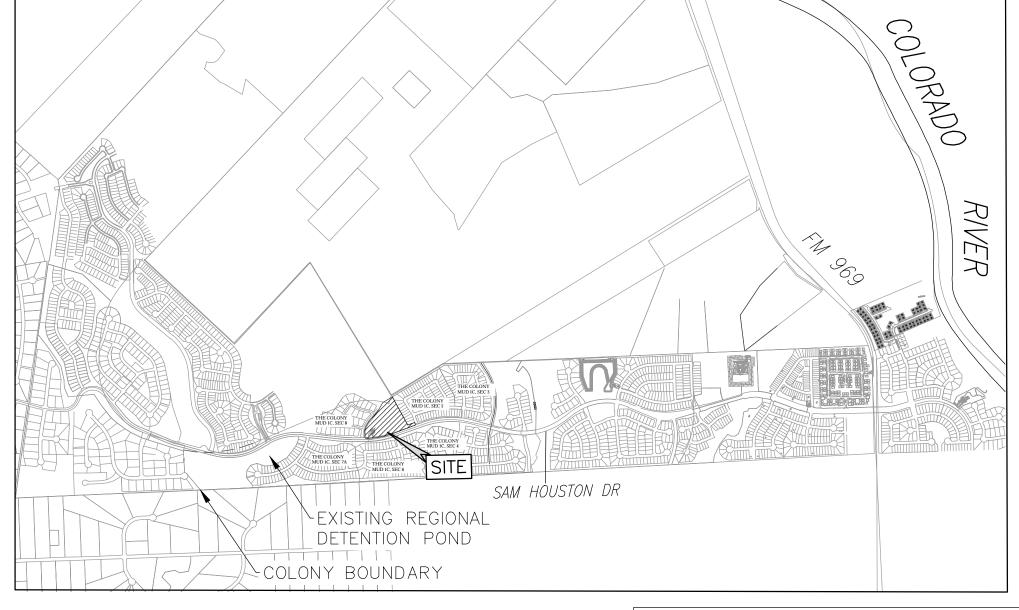
UTILITY CROSSROADS UTILITIES OPERATOR: (512) 246-1400

ORDINANCE CODE: REVIEWED FOR REQUIREMENTS OF THE THIRD AMENDMENT TO CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO.1 AND SUCCESSOR DISTRICTS, RESOLUTION NO. R-2019-114, APPROVED NOVEMBER 12, 2019.

BENCHMARKS:

BENCHMARK INFORMATION: BM-1: CAPPED IRON ROD STAMPED "CONTROL" ELEVATION = 514.34' N:10020928.45' E:3226055.92'

BM-2: COTTON SPINDLE IN SIDEWALK SEAM ELEVATION = 464.07' N:10021244.44' E:3227675.13'



LOCATION MAP

N.T.S.

FIRE FLOW TEST RESULTS RESIDUAL HYDRANT LOCATION: RAINWATER CREEK /FIRETHORN LOOP FLOW HYDRANT LOCATION: FIRETHORN LOOP FLOW HYDRANT: PITOT READING: 40 PSI GPM: 1,061 GPM TOTAL FLOW DURING TEST: 1,061 GPM TEST HYDRANT STATIC READING: 55 PSI RESIDUAL READING: 45 PSI

FLOW: AT 20 PSI RESIDUAL 2,087 GPM

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED.

AND ALL UNDERGROUND UTILITIES.

FAILURE TO EXACTLY LOCATE AND PRESERVE ANY

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, DATED MAY 09, 2023. COMMUNITY NUMBER 481193

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

SHEET INDEX

2 - GENERAL NOTES

MUD 1C8 FINAL PLAT (SHEET 1 OF 2)

LOCAL DRAINAGE PLANGRADING PLAN

SIGHT DISTANCE - RAINWATER DRIVE

SIGHT DISTANCE - SAM HOUSTON DRIVE

BASTROP FIRE DEPARTMENT

ADOPTED APPENDICES

BLDG. TYPE V-B

4,888 S.F.

08/11/2023

1,750 GPM FOR 2 HOURS

UTILITY AND MISCELLANEOUS

FIRE DESIGN CODES

PSI (GPM)

INTENDED USE

CONSTRUCTION CLASSIFICATION

FIRE FLOW DEMAND @ 20

BUILDING FIRE AREA (S.F.)

AUTOMATIC FIRE SPRINKLER

(GPM) (IF APPLICABLE) FIRE HYDRANT FLOW TEST

TRE HYDRANT FLOW TEST

ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF

APPLICABLE)

SYSTEM TYPE (IF APPLICABLE) N/A

REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM N/A

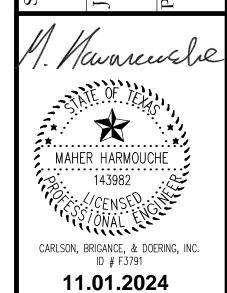
2018 INTERNATIONAL FIRE CODE WITH

RAINWATER CREEK/FIRETHORN LOOP

CONSTRUCTION DETAILS (1 OF 2)

17 - CONSTRUCTION DETAILS (2 OF 2) 18 - WALL DETAILS

TREE



JAN 2023 5469

JOB NUMBER SHEET 1 OF 18

- GENERAL CONSTRUCTION NOTES: 1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER
- AN APPOINTED ENGINEER SHALL NOTIFY IN WRITING THE LOCAL TCEQ'S REGIONAL OFFICE WHEN CONSTRUCTION WILL START, PLEASE KEEP IN MIND THAT UPON COMPLETION OF THE WATER WORKS PROJECT, THE ENGINEER OR OWNER SHALL NOTIFY THE COMMISSION'S WATER SUPPLY DIVISION, IN WRITING, AS TO ITS COMPLETION AND ATTEST TO THE FACT THAT THE WORK HAS BEEN COMPLETED ESSENTIALLY ACCORDING TO THE PLANS AND CHANGE ORDERS ON FILE WITH THE COMMISSION AS REQUIRED IN 30 TAC \(\)290.39(H)(3).

SYSTEMS."

- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61-G AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC \$290.44(A)(1).
- PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF PW-G) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC \$290.44(A)(2).
- 5. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY. AS REQUIRED BY 30 TAC §290.44(A)(3).
- WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC \$290.44(A)(4).
- PURSUANT TO 30 TAC \$290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

— The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC $\S290.44(a)(5)$. Please ensure that the formula for this calculation is correct and most current formula is in use;

- Q = the quantity of makeup water in gallons per hour. L = the length of the pipe section being tested, in feet, D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

— The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC \$290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet, D = the nominal diameter of the pipe in inches, and P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

DEVELOPER INFORMATION: OWNER: HUNT COMMUNITIES BASTROP, LLC.

DESIGN ENGINEER/REPRESENTATIVE RESPONSIBLE FOR PLAN CHANGES

ADDRESS: P.O. BOX 12220

PHONE: (915) 298-4226

REPRESENTATIVE: JOEY NÁJERA

EL PASO, TEXAS 79913

(843)437-5362

NAME: <u>CARLSON BRIGANCE & DOERING, INC.</u>

ADDRESS: 5701 WEST WILLIAM CANNON DR.

AUSTIN TX 78749

PHONE: (512) 280-5160

M.U.D. ENGINEER: KEN HEROY, P.E.

- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES:
- 8. PROJECTS CONSTRUCTED ON OR AFTER JANUARY 4, 2014 MUST COMPLY WITH CHANGES TO THE SAFE DRINKING WATER ACT THAT REDUCES THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, AND, PLUMBING FITTINGS, AND FIXTURES TO 0.25 PERCENT.
- 9. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY. IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC \$290.44(D).
- 10. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT AS REQUIRED BY 30 TAC §290.44(D)(1).
- 11. PURSUANT TO 30 TAC \$290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN
- 12. PURSUANT TO 30 TAC \(\frac{9}{2}\) 290.44(D)(5), SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING REPORT SHALL ESTABLISH CRITERIA FOR THIS
- 13. PURSUANT TO 30 TAC \$290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.
- 14. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAIN FIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC $\S290.44(E)(1-4)$ OF THE CURRENT RULES.
- 15. PURSUANT TO 30 TAC \$290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.
- 16. PURSUANT TO 30 TAC \$290.44(E)(6), FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.
- 17. PURSUANT TO 30 TAC \\$290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.
- 18. PURSUANT TO 30 TAC \$290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.
- 19. PURSUANT TO 30 TAC \$290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.
- 20. PURSUANT TO 30 TAC \$290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.
- 21. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC \$290.44(F)(3). REVISED: JANUARY 10, 2014

CITY OF BASTROP TRENCH SAFETY NOTES

- 1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR TO THE CITY. TRENCH SAFETY SYSTEM WILL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS.
- IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
- 3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF BASTROP.
- CITY OF BASTROP WATER AND WASTEWATER NOTES
- 1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MINIMUM CLASS 200), OR DUCTILE IRON (AWWA C-100, MINIMUM CLASS 200). WATER SERVICES (2 INCHES OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
- 2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC, OR DUCTILE IRON (MINIMUM CLASS 250). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAXIMUM DR-26), DUCTILE IRON (AWWA C-100, MINIMUM CLASS 200).
- 3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER. DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42 INCHES MINIMUM, AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MINIMUM OF 30 INCHES BELOW
- 4. ALL FIRE HYDRANT LEADS SHALL BE PVC (AWWA C-900, MINIMUM CLASS 200) OR DUCTILE IRON PIPE (AWWA C-100, MINIMUM CLASS 200). AS APPROVED BY THE DIRECTOR OF WATER AND WASTEWATER DURING PLAN RÉVIEW.
- 5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
- 6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR. TELEPHONE AT 512-332-8840 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- 7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS.
- TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A
- MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER. 9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE

SCHEDULED WITH THE CITY INSPECTOR, TELEPHONE AT 512-332-8840.

WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT

- 10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF BASTROP PERSONNEL WATER SAMPLES WILL BE COLLECTED BY THE CITY OF BASTROP TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF BASTROP.
- 11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE FASILY ACCESSIBLE FOR CITY PERSONNEL AT THE CONTRACTOR'S REQUEST AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF BASTROP NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF BASTROP, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF BASTROP FEE AMOUNTS MAY BE OBTAINED BY CALLING THE WATER AND WASTEWATER DEPARTMENT, TELEPHONE AT 512-332-8960.
- 12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES). SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF BASTROP PERSONNEL.
- 13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF BASTROP INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- 14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF BASTROP.
- 15. ALL VALVE BOXES AND COVERS SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CONSTRUCTION TECHNICAL MANUAL.
- 16. CONTACT THE WATER AND WASTEWATER DEPARTMENT, TELEPHONE AT 512-332-8960 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
- 17. THE PLANNING AND DEVELOPMENT DEPARTMENT, TELEPHONE AT 512-332-8840, SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE BUILDING OFFICIAL AND/OR FIRE DEPARTMENT MAY MONITOR SUCH
- 18. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
<i>Y</i> ₂ "	0
¾"	0-2
#4	40-85
#10	95–100

- 19. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
- 20. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF BASTROP SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
- 21. FOR WASTEWATER PIPES: A CONSTRUCTION METHOD THAT BENDS A PIPE JOINT IS PROHIBITED. UNLESS THE JOINTS ARE OFFSET LESS THAN THE LEAST OF THE FOLLOWING:
- (I) FIVE DEGREES OF DEFLECTION; (II) 80% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM JOINT OFFSET; OR (III) 80% OF THE APPROPRIATE ASTM, AWWA, ANSI, OR OTHER NATIONALLY ESTABLISHED STANDARD FOR JOINT OFFSET.

CITY OF BASTROP STREET AND DRAINAGE NOTES

- 1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY OF BASTROP CONSTRUCTION MANAGER AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT WITH NOTICE 512-332-8840.
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DENSITY TO WITHIN 3 INCHES OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSION. THE REMAINING 3 INCHES SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- 3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 36 INCHES BELOW SUBGRADE, UNLESS APPROVED BY THE CITY ENGINEER.
- 4. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4 INCH PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4 INCH PER FOOT SLOPE BE LESS. THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF BASTROP PLANNING AND DEVELOPMENT DEPARTMENT.
- BARRICADES BUILT TO CITY OF BASTROP STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- 6. ALL RCP SHALL BE MINIMUM CLASS III.
- THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY MLA. THE PAVING SECTIONS WERE DESIGNED BY MLA IN ACCORDANCE WITH THE CURRENT CITY OF BASTROP DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pa	Rigid Pavement	
		HMAC	CLB	JRPCC CLB		
Passenger Vehicles	1	2.0	- 8	6	100	
Heavy Duty Trucks*	Up to 10	2.0	10	6		

- Abbreviations: HMAC Hot Mixed Asphalt Concrete, CLB Crushed Limestone Base, JRPCC - Jointed, Reinforced Portland Cement Concrete Due to loose sand near the proposed subgrade, cement stabilization may be
- required in order to form a stable subgrade that will pass a proof-roll. · *Heavy-duty truck parking, loading, unloading, and turning areas should use the rigid pavement option.
- Average Daily Truck Traffic excludes pickup and panel trucks. · Inadequate drainage of the pavement system will accelerate pavement distress and result in increased maintenance costs. Adequate drainage should be provided for the pavement system. Adequate drainage consists of a curb and gutter or a shoulder and bar ditch system.
- · These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions. Deep seated soil swelling or settlement of fill materials may cause long wave surface roughness. The recommendations above are intended to reduce maintenance costs and increase the serviceable lifespan of the pavement system.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
- WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

CONSTRUCTION SEQUENCE:

NO CLEARING OR ROUGH GRADING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE.

- HOLD PRE-CONSTRUCTION CONFERENCE. 2. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY
- BEGIN CLEARING AND GRUBBING. INSTALL ALL UTILITIES.
- COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATION WITHIN THE LIMITS OF CONSTRUCTION. INSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED.
- COMPLETE FINAL GRADING WITHIN LIMITS OF CONSTRUCTION ALONG AREAS DESIGNATED, INCLUDING DITCHES AND PARKWAYS RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE.
- 7. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
- PROJECT ENGINEER OBSERVES CONSTRUCTION AND WRITES CONCURRENCE LETTER TO THE CITY OF BASTROP AND THE DISTRICT. AFTER FINAL INSPECTION AND ACCEPTANCE OF CONSTRUCTION, COMPLETE
- ANY NECESSARY FINAL DRESS UP OF DISTURBED AREAS AND REMOVE/ DISPOSE OF TEMPORARY EROSION CONTROLS IN AN APPROVED MANNER. PROVIDE THREE (3) COPIES OF OPERATION & MAINTENANCE MANUALS TO

CITY OF BASTROP GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CONSTRUCTION TECHNICAL MANUAL.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DEMOLITION THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT THE APPLICANT'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.
- MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE AFTER TO FINAL PAVING CONSTRUCTION. A CONCRETE SQUARE SHALL BE POURED AROUND ALL APPURTENANCES.
- THE CONTRACTOR SHALL GIVE THE CITY OF BASTROP 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. NOTICE SHALL BE GIVEN

TO THE PLANNING AND DEVELOPMENT DEPARTMENT: 512-332-8840.

- 6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL FOLLOW THE REQUIRED BEST MANAGEMENT PRACTICES.
- A) EACH SITE SHALL PROVIDE AN ACCESS DRIVE AND PARKING AREA OF SUFFICIENT DIMENSIONS AND DESIGN, SURFACED WITH A MATERIAL THAT WILL PREVENT FROSION AND MINIMIZE TRACKING OR WASHING OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ALL NON-PAVED ACCESS DRIVES SHALL BE DESIGNED SO THAT STORMWATER RUNOFF FROM ADJACENT AREAS DOES NOT FLOW DOWN THE DRIVE SURFACE.
- B) ANY SIGNIFICANT AMOUNT OF RUNOFF FROM UPSLOPE LAND AREA, ROOFTOPS OR OTHER SURFACES THAT DRAIN ACROSS THE PROPOSED LAND DISTURBANCE SHALL BE DIVERTED AROUND THE DISTURBED AREA. IF PRACTICAL. ANY DIVERSION OF UPSLOPE RUNOFF SHALL BE DONE IN A MANNER THAT PREVENTS EROSION OF THE FLOW PATH AND THE OUTLET. C) ANY CUTS AND FILLS SHALL BE PLANNED AND CONSTRUCTED TO MINIMIZE THE LENGTH AND STEEPNESS OF SLOPE AND STABILIZED IN ACCORDANCE
- OF THIS DOCUMENT. D) OPEN CHANNELS SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION. INLETS TO STORM DRAINS, CULVERTS, AND OTHER STORMWATER CONVEYANCE SYSTEMS SHALL BE PROTECTED FROM SILTATION UNTIL FINAL

WITH THE APPROVED EROSION CONTROL PLAN TIMELINES AND STANDARDS

- SITE STABILIZATION. F) WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSIONS OF THE SITE OR RECEIVING
- ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
- H) ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN. OR EQUIVALENT. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL
- SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE. SOIL STOCKPILES SHALL BE LOCATED NO CLOSER THAT 25-FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, OR ROADWAY DRAINAGE SYSTEMS. STOCKPILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS IF REMAINING FOR 20 DAYS

OR LONGER.

- PRIOR TO ANY CONSTRUCTION, THE APPLICANT'S ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN HIMSELE THE CITY OF BASTROP THE CONTRACTOR, UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR THE ENGINEER MAY REQUIRE. REFERENCE DEVELOPMENT PACKET FOR GUIDANCE ON HOW TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
- THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF BASTROP ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
- 9. THE BASTROP CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND
- 10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE

SATISFACTION OF THE CITY ENGINEER.

- 11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- 12. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

BENCHMARKS:

BENCHMARK INFORMATION: BM-1: CAPPED IRON ROD STAMPED "CONTROL" ELEVATION = 514.34' N:10020928.45' E:3226055.92'

- BM-2: COTTON SPINDLE IN SIDEWALK SEAM ELEVATION = 464.07' N:10021244.44' E:3227675.13'
- 13. SIGNS REQUIRE SEPARATE PERMITS APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY INCLUDED SIGN PLANS OR

CITY OF BASTROP TRAFFIC MARKING NOTES

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

COLONY MUD 1C NOTES:

- A. THE DISTRICT ENGINEER, JONES-HEROY & ASSOCIATES, INC. (KEN HEROY, (512) 989-2200) AND CROSSROADS INSPECTOR SHALL BE CONTACTÉD 48 HOURS PRIOR TO:
 - I. BEGINNING EACH PHASE OF CONSTRUCTION FIRE LANES DESIGNATED ON SITE PLANS SHALL BE II. PRE-CONSTRUCTION MEETINGS
 - III. TESTING OF WATER AND/OR WASTEWATER LINES IV. FINAL INSPECTION OF FACILITIES WITH THE CITY
 - V. REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO WATER, WASTEWATER, AND DRAINAGE AND DOES NOT INDICATE A REVIEW OF THE ADEQUACY OF THE DESIGN FOR THE FACILITIES. IN APPROVING THESE PLANS, THE DISTRICT MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN

VI. NOTIFY COLONY MUD 1C AND CROSSROADS 48 HOURS IN ADVANCE OF ANY TIE-INS TO ITS SYSTEMS

- ALL WATER LINES MUST BE CONSTRUCTED IN COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENT QUALITY RULE 30 TAC SECTION 290.44 RELATED TO WATER DISTRIBUTION LINES.
- THE SEQUENCING AND TIMING OF ALL WATER LINE TESTS, CONNECTIONS, AND SERVICE CUTOFF OPERATIONS RELATING TO EITHER THE EXISTING OR PROPOSED WATER SYSTEMS SHALL BE COORDINATED WITH COLONY MUD 1C AND CROSSROADS PRIOR TO
- ALL CONNECTIONS TO AN EXISTING WASTER SYSTEM MUST BE WITNESSED BY DISTRICT PERSONNEL AND CROSSROADS.
- ALL TEES, VALVES, FIRE HYDRANTS, ETC. SHALL BE PROPERLY BLOCKED IN ACCORDANCE WITH DISTRICT INSPECTOR'S REQUIREMENTS.
- FINISH GRADE BY THE CONTRACTOR. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

ALL VALVE COVERS, MANHOLES, ETC. SHALL BE ADJUSTED TO

ALL WASTEWATER SHALL HAVE DETECTOR TAPE INSTALLE ABOVE AND PARALLEL WITH "PRESSURE WASTEWATER" PRINTED

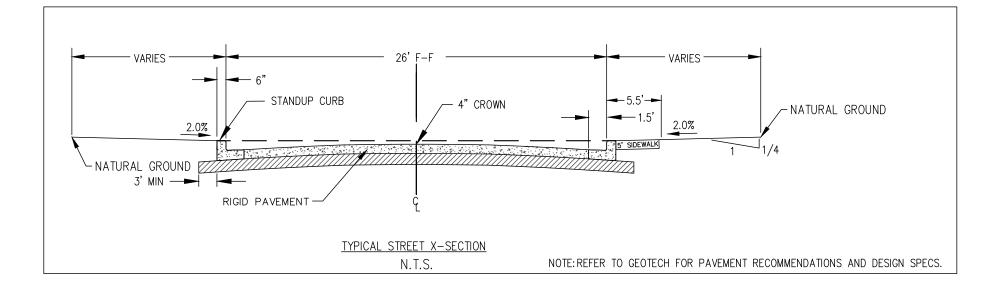
CROSSROADS UTILITIES MUST BE NOTIFIED BEFORE ANY

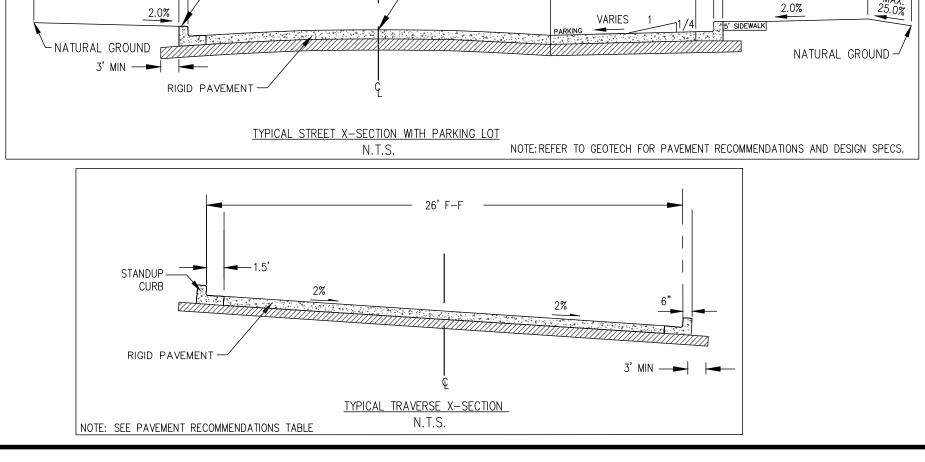
CONNECTIONS OR TESTING IS DONE ON THE WATER OR

WASTEWATER LINES.

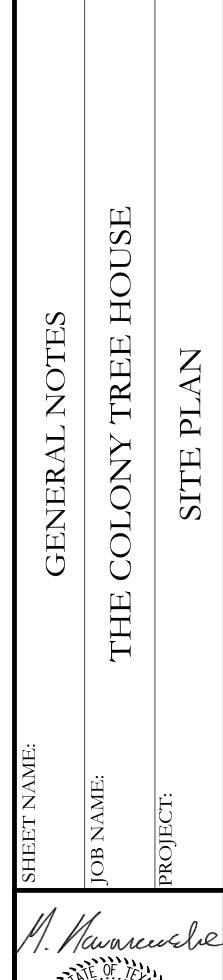
— STANDUP CURB

- BASTROP FIRE DEPARTMENT GENERAL NOTES
- THE BASTROP FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS.
- 2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER HOSE CONNECTION (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC-STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF
- TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE
- 4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS / DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- REGISTERED WITH THE BASTROP FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 13 FEET - 6 INCHES FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.
- UNDERGROUND MAIN NOTES TO BE PROVIDED ON THE UTILITY PLAN SHEET:
- A. UNDERGROUND MAINS SUPPLYING NFPA 13 AND NFPA 13R SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE. BY A LICENSED SPRINKLER CONTRACTOR HOLDING A SCRU REGISTRATION THROUGH THE STATE FIRE MARSHAL'S OFFICE. THE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME. UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- B. UNDERGROUND MAINS SUPPLYING PRIVATE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE. BY A LICENSED SPRINKLER CONTRACTOR HOLDING A SCR-U REGISTRATION THROUGH THE STATE FIRE MARSHAL'S OFFICE. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED





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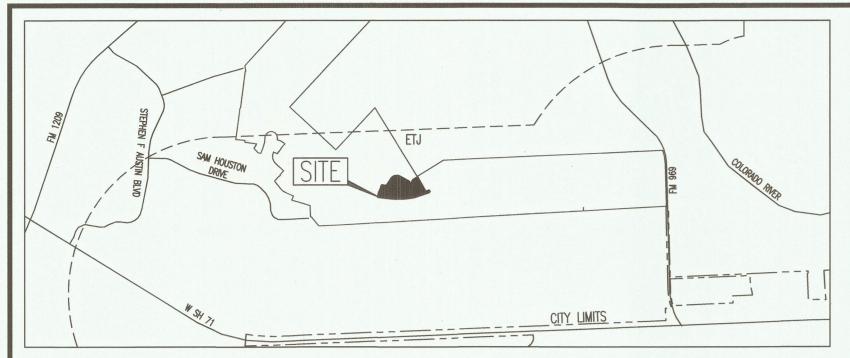
Brigance

* MAHER HARMOUCHE 143982 CARLSON, BRIGANCE, & DOERING, INC. ID # F3791

JAN 2023 OB NUMBER 5469

OF 18

11.01.2024



			Curve Tat			
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S25°42'25"W	21.21	15.00	90°00'00"
C2	469.46	1465.00	S80°08'48"W	467.45	236.76	18°21'37"
C3	182.99	1465.00	N87°05'41"W	182.87	91.62	7°09'25"
C4	85.48	60.00	N21°05'05"E	78.43	51.82	81°37′50″
C5	19.82	15.00	N78°00'21"E	18.41	11.66	75°43'17"
C6	174.60	425.00	N28°22'33"E	173.37	88.55	23°32'18"
C7	23.60	15.00	N45°40'58"W	21.24	15.04	90°08'59"
C8	23.54	15.00	N44°21'34"E	21.20	14.98	89°56'06"
C9	10.56	60.00	N05°38'59"W	10.55	5.29	10°05'01"
C10	16.80	60.00	S07°24'56"W	16.75	8.46	16°02'49"
C11	179.49	375.00	N26°26'00"E	177.78	91.50	27°25'25"
C12	23.11	15.00	N28°42'04"W	20.89	14.56	88°16'48"
C13	22.20	15.00	S64°46'01"W	20.23	13.69	84°47'03"
C14	70.05	275.00	N80°08'17"W	69.86	35.21	14°35'39"
C15	82.78	325.00	N80°08'17"W	82.56	41.62	14"35'39"
C16	51.19	325.00	S82°55'23"E	51.13	25.65	9°01'27"
C17	43.31	275.00	S82°55'23"E	43.27	21.70	9°01'27"
C18	19.03	15.00	S42°04'13"E	17.78	11.04	72°40'54"
C19	306.22	60.00	S28°03'40"W	66.74	40.15	292°25'08"
C20	23.56	15.00	N42°26'07"W	21.21	15.00	90°00'00"
C21	23.56	15.00	N47°33'53"E	21.21	15.00	90°00'00"
C22	137.67	225.00	N20°05'39"E	135.54	71.07	35°03'31"
C23	168.27	275.00	S20°05'39"W	165.66	86.86	35'03'31"
C24	23.56	15.00	N82°37'24"E	21.21	15.00	90°00'00"
C25	11.32	15.00	N16°00'28"E	11.05	5.94	43"13'52"
C26	184.79	60.00	S82°37'24"W	119.94	1942.96	176°27'45"
C27	11.32	15.00	S30°45'39"E	11.05	5.94	43"13'52"
C28	86.44	225.00	S63°22'56"E	85.91	43.76	22°00'41"
C29	105.65	275.00	S63°22'56"E	105.00	53.48	22'00'41"
C30	92.78	275.00	N64°43'21"W	92.34	46.83	19°19'50"
C31	68.09	225.00	S65°43'05"E	67.83	34.31	17"20'22"
C32	25.45	15.00	S08°27'06"E	22.50	17.01	97"11'36"
C33	22.20	15.00	N82'32'38"E	20.23	13.70	84°47'51"
C34	2.38	15.00	S59°35'44"E	2.37	1.19	9°04'34"

			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	77.89	275.00	S63°10'18"E	77.63	39.21	16°13'43'
C36	14.89	275.00	S72°50'13"E	14.89	7.45	3'06'07"
C37	12.81	225.00	N58°40'47"W	12.81	6.41	3°15'45"
C38	55.28	225.00	N67°20'58"W	55.14	27.78	14°04'37"
C39	0.62	225.00	S74°18'34"E	0.62	0.31	0°09'24"
C40	80.44	225.00	S63°59'21"E	80.01	40.65	20°29'04
C41	77.15	275.00	N66°21'02"W	76.90	38.83	16'04'28'
C42	5.38	225.00	S53*03'42"E	5.38	2.69	1°22'13"
C43	28.50	275.00	N55°20'42"W	28.48	14.26	5°56′13″
C44	51.11	60.00	S33°32'56"E	49.58	27.22	48'48'25
C45	69.07	60.00	N89°04'14"E	65.32	38.93	65°57'17'
C46	64.61	60.00	N25°14'34"E	61.54	35.84	61°42'03'
C47	55.00	275.00	N31°53'36"E	54.91	27.59	11°27′36′
C48	75.42	275.00	N18"18'25"E	75.18	37.95	15'42'47'
C49	37.85	275.00	N06°30'27"E	37.82	18.95	7°53'08"
C50	36.15	225.00	S33°01'16"W	36.11	18.11	9°12'17"
C51	101.53	225.00	S15°29'30"W	100.67	51.64	25°51'14
C52	26.55	60.00	S18°24'26"E	26.34	13.50	25°21'19'
C53	91.12	60.00	S74°35'33"E	82.61	56.95	87°00'55'
C54	60.09	60.00	N48°25'25"W	57.61	32.84	57°23'10
C55	42.97	60.00	S82°22'03"W	42.06	22.45	41°01'54
C56	29.94	325.00	N81°03'00"W	29.93	14.98	5°16'40"
C57	21.25	325.00	N85°33'43"W	21.25	10.63	3'44'47"
C58	3.65	275.00	N87°03'20"W	3.65	1.82	0°45'34"
C59	66.40	275.00	N79°45'30"W	66.24	33.36	13°50'05'
C60	61.87	325.00	S81°58'52"E	61.78	31.03	10°54'30'
C61	20.91	325.00	S74°41'02"E	20.90	10.46	3°41'09"
C62	10.40	15.00	S81°43'13"W	10.20	5.42	39°44'14
C63	15.94	39.00	N01°00'54"E	15.83	8.08	23°24'50
C64	39.75	1464.99	N88°27'55"E	39.75	19.87	1°33'16"
C65	150.08	1465.00	N84°45'12"E	150.01	75.10	5*52'10"
C66	277.48	1465.00	N76°23'33"E	277.06	139.15	10°51'07'
C67	131.81	425.00	S31°15'36"W	131.29	66.44	17°46′13′
C68	2.16	1463.21	N89°17'05"E	2.16	1.08	0°05'05"

DATE: SEPTEMBER 14, 2022 HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY 601 N. MESA STREET, EL PASO, TEXAS 79901 PHONE: (915) 298-4226

ENGINEER & SURVEYOR: AARON V. THOMASON, R.P.L.S. AND DOUGLAS R. RUMMEL, JR. P.E. CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280-5160 (512) 280-5165 fax

RICK NEFF

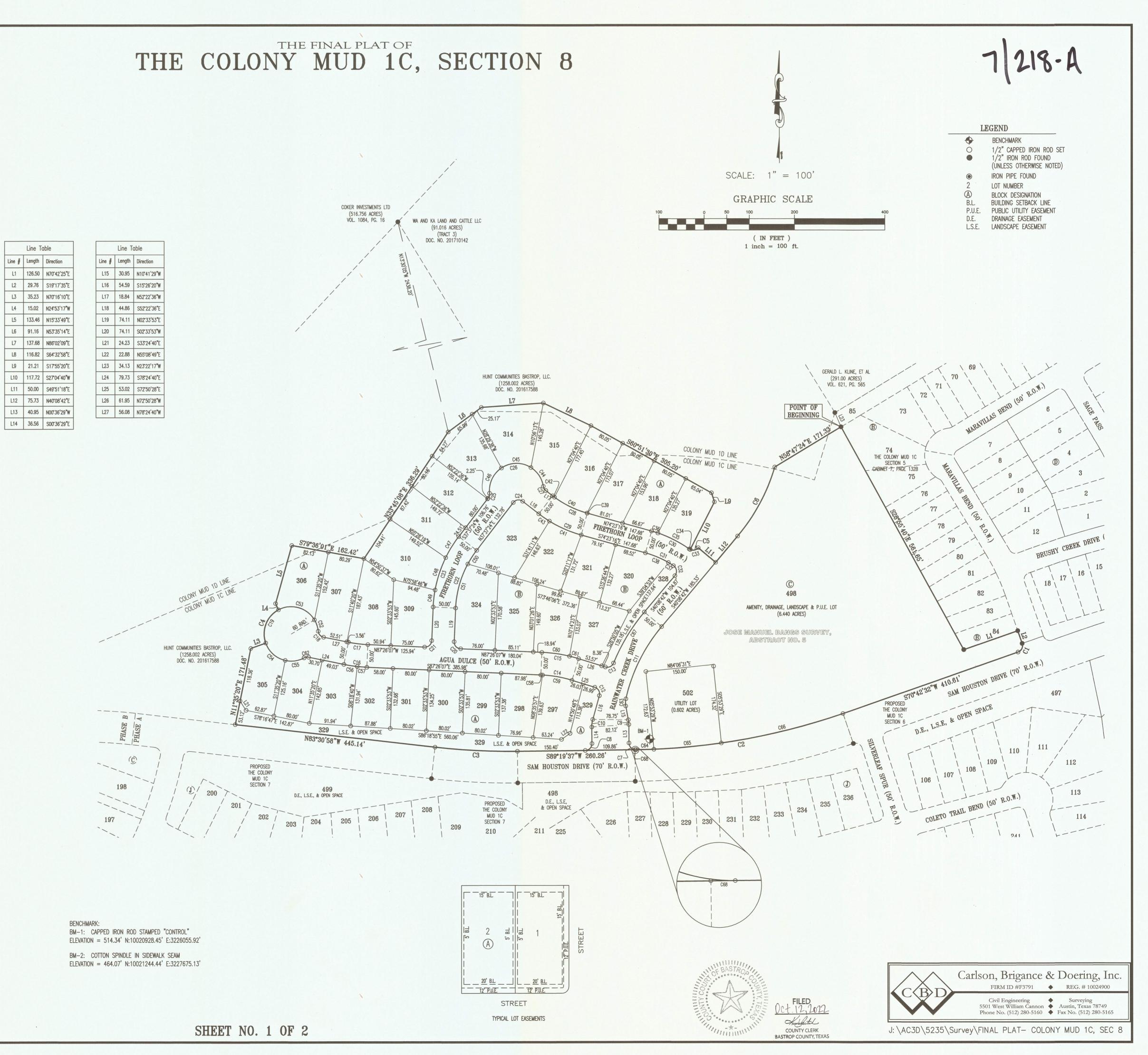
SUITE 1900

F.E.M.A. MAP NO. 48021C0335E BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006 TOTAL ACREAGE: 19.576 ACRES SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	31	9.032 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	7.856 ACRES
	TOTAL: 35	16.888 ACRES
NO. OF BLOCKS:	3	
R.O.W.:	TOTAL:	2.688 ACRES

NON -	RESIDENTIAL LOTS	
BLOCK	LOT	PURPOSE
Α	329	L.S.E. & OPEN SPACE
В	328	L.S.E., & OPEN SPACE
C	498	AMENITY, DRAINAGE, LANDSCAPE, & P.U.E.
C	502	UTILITY LOT

	LINEAR	FOOTAGE	0F	RIGHT-OF-WAY			
AGUA DULCE			50'	R.O.W.	755	FT	LOCAL
FIRETHORN LOOP			50'	R.O.W.	889	FT	LOCAL
RAINWATER CREEK	DRIVE		50'	R.O.W.	530	FT	LOCAL
TOTAL					2,174	FT	



METES AND BOUNDS

BEING ALL OF THAT CERTAIN 19.576 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 19.576 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 1258.002 ACRE TRACT, BEING ALSO AT THE WESTERNMOST CORNER OF LOT 74, BLOCK B, THE COLONY MUD 1-C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, PAGE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING ALSO AT THE SOUTHERNMOST CORNER OF LOT 85, BLOCK B, SAID COLONY MUD 1-C, SECTION 5 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N23'22'17"W A DISTANCE OF 34.13 FEET, BEING AT THE WESTERNMOST CORNER OF SAID LOT 85, BLOCK B, BEING ALSO AT THE SOUTHERNMOST CORNER OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE, ET AL IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WESTERN LINE OF SAID COLONY MUD 1-C, SECTION 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S28°55'40"E, A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHERNMOST CORNER OF LOT 84, BLOCK B, FOR CORNER,
- 2) N70°42'45"E, WITH THE SOUTH LINE OF SAID LOT 84, BLOCK B, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE EASTERNMOST CORNER OF SAID LOT 84, BLOCK B, BEING ALSO IN THE WESTERN RIGHT-OF-WAY LINE OF MARAVILLAS BEND (50' R.O.W.), FOR CORNER,
- 3) S19'17'35"E, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID MARAVILLAS BEND, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER, AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S25'42'25"W A DISTANCE OF 21.21 FEET, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- S70°42'32"W, A DISTANCE OF 410.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 469.46 FEET, AND A CHORD THAT BEARS S80'08'48"W, A DISTANCE OF 467.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S89'19'37"W, A DISTANCE OF 260.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 182.99 FEET, AND A CHORD THAT BEARS N87'05'41"W, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N83°30'58"W, A DISTANCE OF 445.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N11°35'20"E, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N70°16'10"E, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND A CHORD THAT BEARS N21°05'05"E, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N24°53'17"W, A DISTANCE OF 15.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N15'33'49"E, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 12) S79°36'01"E, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 13) N33'45'08"E, A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND AND CATTLE LLC IN DOCUMENT NUMBER 201710142, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS LTD IN VOLUME 1084, PAGE 16, BEARS N13'30'05"W, A DISTANCE OF 2438.20 FEET,
- 14) N53°35'14"E, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N86'02'09"E, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER
- 16) S64'32'58"E, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 17) S60°51'30"E, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 18) S17°55'20"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S27'04'40"W, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 20) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS N78'00'21"E, A DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S49°51'18"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N40'08'42"E, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS N28'22'33"E, A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N58'47'24"E, A DISTANCE OF 171.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 19.576 ACRES OF LAND.

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE:
- BM#1: CAPPED IRON ROD STAMPED "CONTROL", ELEVATION=514.34' N:10020928.45' E:3226055.92' BM#2: COTTON SPINDLE IN SIDEWALK SEAM, ELEVATION=464.07' N:10021244.44' E:3227675.13'
- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 6. CABLE SERVICE IS PROVIDED BY SPECTRUM. 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 24, 2022.
- 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS
- AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. 11. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE
- RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE
- PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY. 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- 15. ALL NEW UTILITIES WILL BE UNDERGROUND. 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18, NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER
- 19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 20. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 22. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 24, NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND
- COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 25. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES,
- TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 28. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO
- 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 31, FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION
- CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. 33. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
- 34. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- 35. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN
- 36. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE
- 37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 39, PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 40. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE
- FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. 41. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 42. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 43. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
- 44. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

STATE OF TEXAS COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT, AND BEING THE OWNER OF A 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HERBY SUBDIVIDE THAT 19.576 ACRE TRACT OF LAND WITH THE FINAL PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 8"

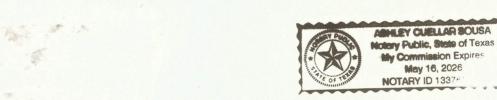
SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITH LOS MY HAND THIS 120 DAY OF SEPTEMBER, 2022, A.D.

LC. A DELAWARE LIMITED LIABILITY COMPANY

STATE OF TEXAS COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 2000 DAY OF Septem bet, 2023, A.D.





FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

STATE OF TEXAS COUNTY OF BASTROP §

I, DOUGLAS R, RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: DATE 9:20.22 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749



STATE OF TEXAS COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

AARON V. THOMASON ~ R.P.L.S. NO. 6214 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE



APPROVED THIS DAY 20 OF SECTION OF THE CITY OF BASTROP, TEXAS.

AUSTIN, TEXAS 78749

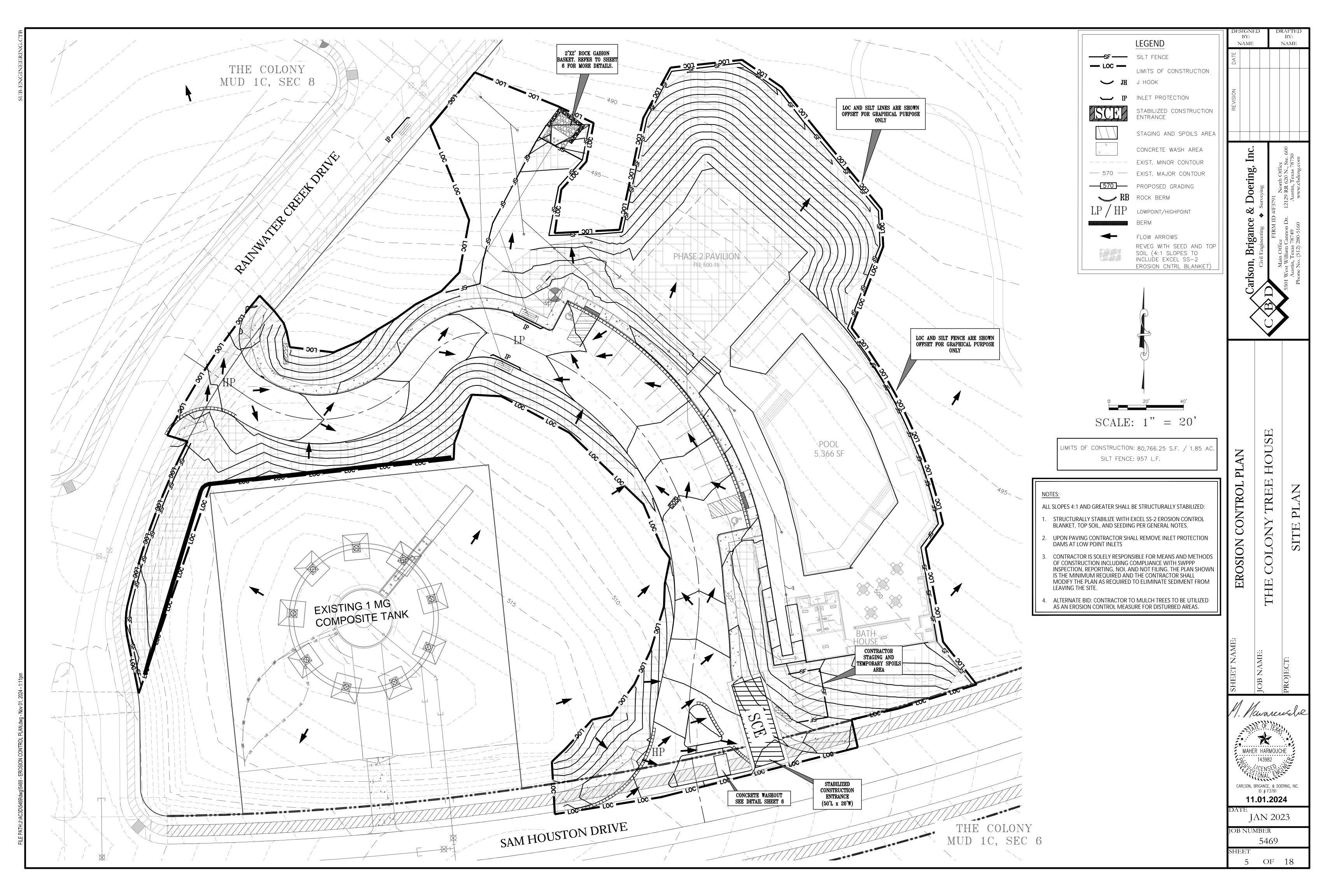
STATE OF TEXAS COUNTY OF BASTROP

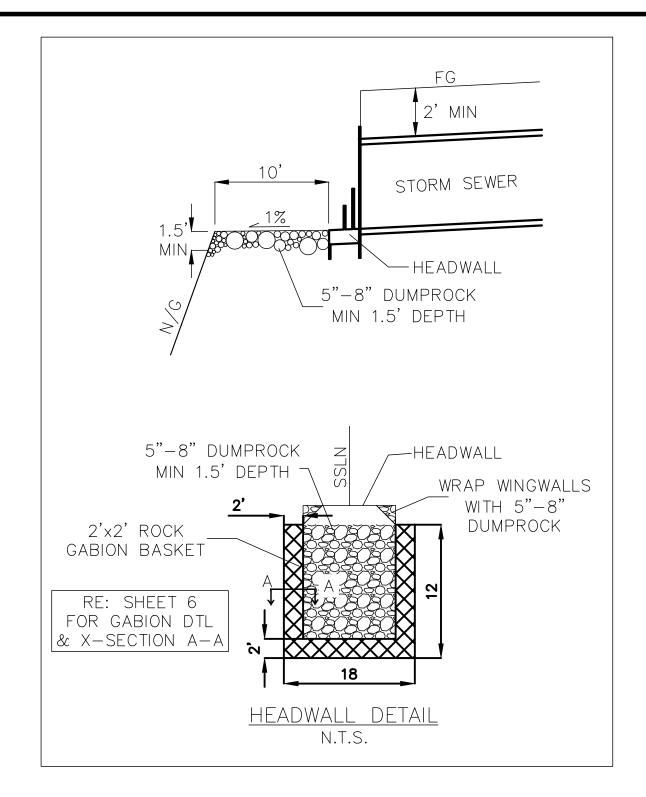
I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF OCTOBER 2022. A.D. AT _______O'CLOCK _A__, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ____ , PAGE 218-A : 218-B

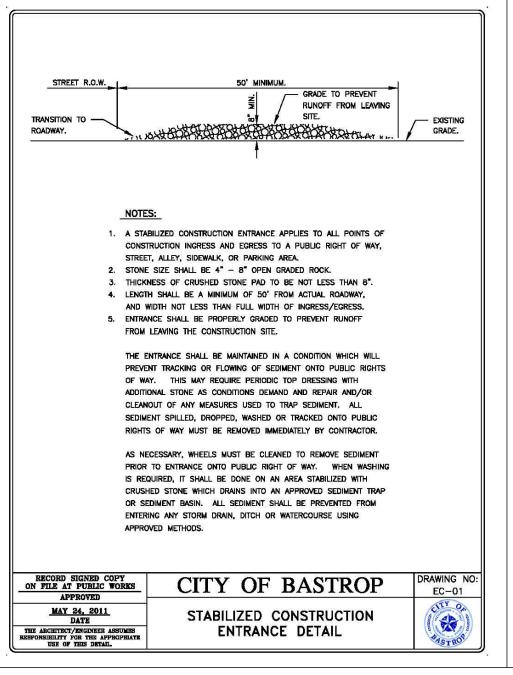


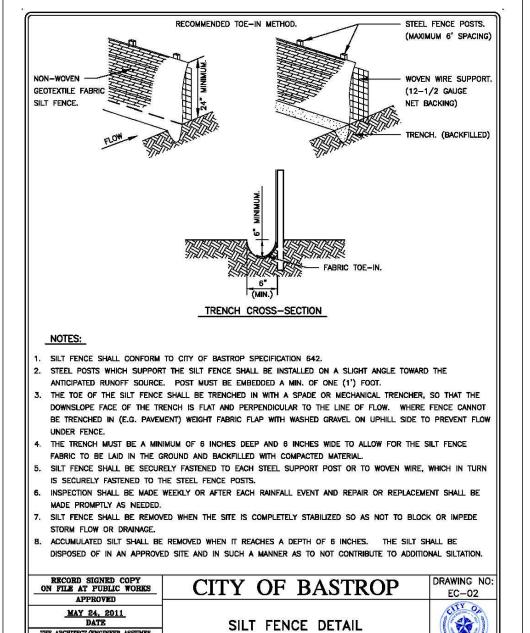
Carlson, Brigance & Doering, Inc. FIRM ID #F3791 • REG. # 10024900 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165

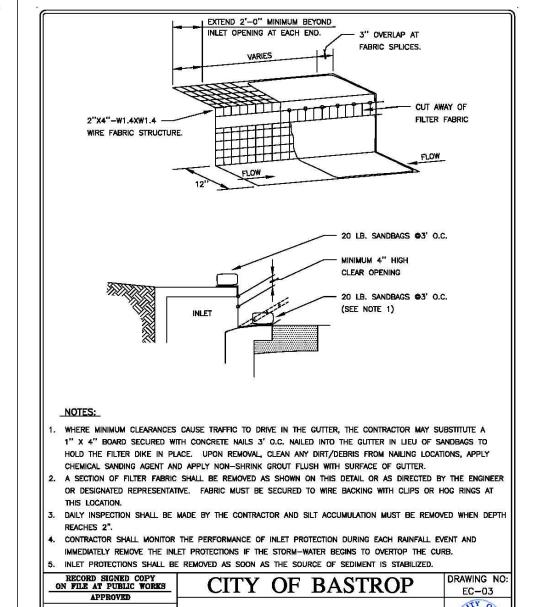
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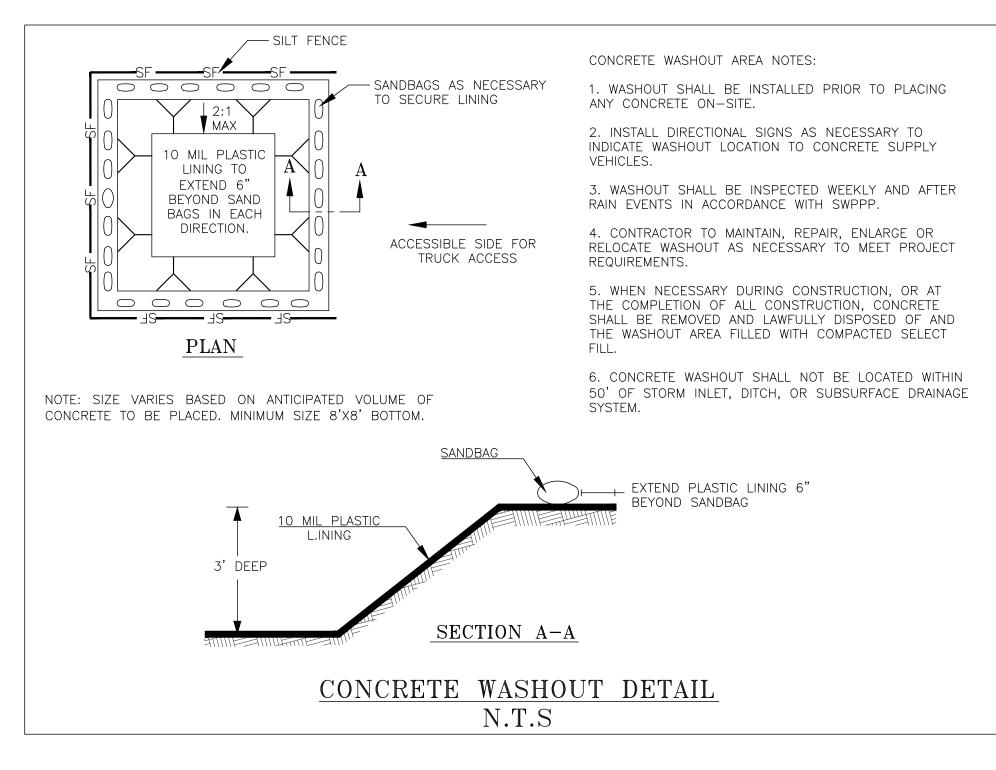




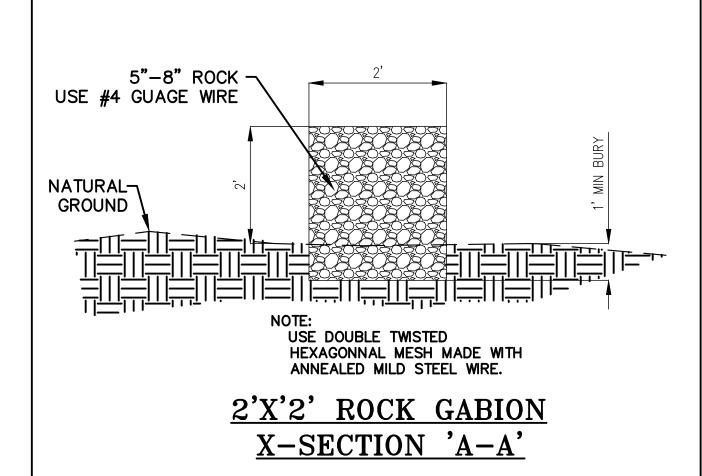




CURB INLET PROTECTION DETAIL



THE ARCHITECT/ENGINEER ASSUM ESPONSIBILITY FOR THE APPROPR USE OF THIS DETAIL.





THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS. WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS. STREETS, BRIDGES, AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.

ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.

SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF BASTROP FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.

ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING.

O. PAVED STREETS. DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP

11. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

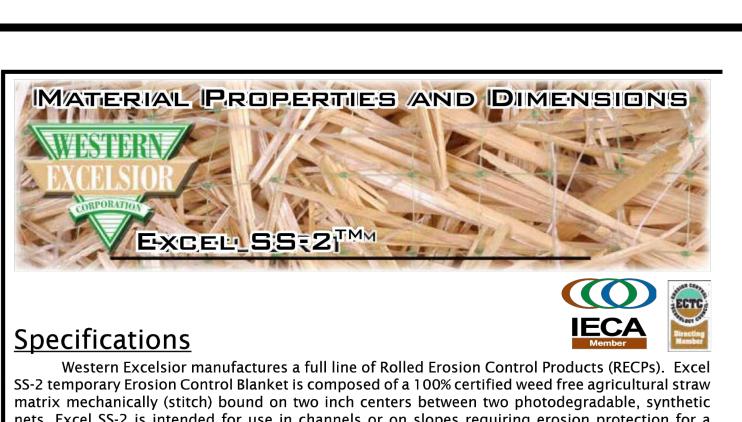
A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.

3. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS: BROADCAST SEEDING: (I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER 1,000 SQ./FT. OF WINTER RYE, WITH A PURITY OF 95% WITH 90% GERMINATION. (II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, WITH A PURITY OF 95% WITH 85% GERMINATION. FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT. MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET. HYDRAULIC SEEDING: (I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90% GERMINATION. (II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET. MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1,000 SQUARE FEET.

C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.

D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST INCH HIGH WITH 85 % COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.

5. SOIL STABILIZATION: STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDER DAYS.



nets. Excel SS-2 is intended for use in channels or on slopes requiring erosion protection for a period up to twelve months. Actual field longevity is dependent on soil and climatic conditions.

Each roll of EXCEL SS-2 is made in the USA and manufactured under Western Excelsior's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness. Typical manufactured properites are provided in Table 1 and product characteristics are provided in Table 2.

Table 1- Specified Expected Values

Bottom Net Opening Dimensions

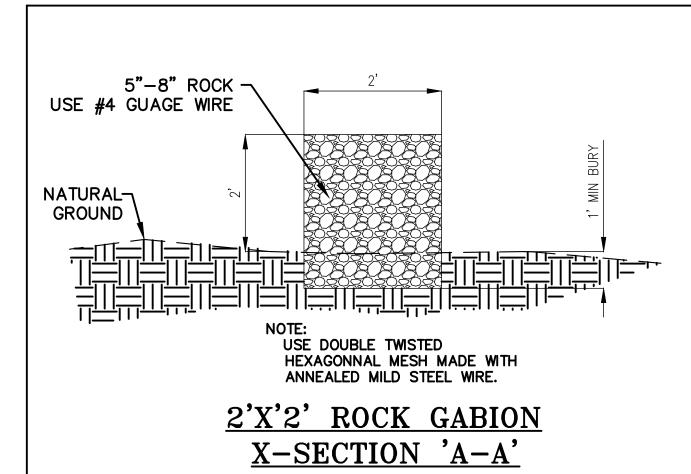
Tested Property	Test Method	Value
Tensile Strength (MD) x (TD)	ASTM D6818	10.0 lb/in (1.8 kN/m) x 6.2 lb/in (1.1 kN/m)
Elongation (MD) x (TD)	ASTM D6818	20 % x 26 %
Mass Per Unit Area	ASTM D6475	8.0 oz/yd^2 (271 g/m^2)
Thickness	ASTM D6525	0.28 in (7 mm)
Light Penetration	ASTM D6567	22 % open
Water Absorption	ASTM D1117	450 %

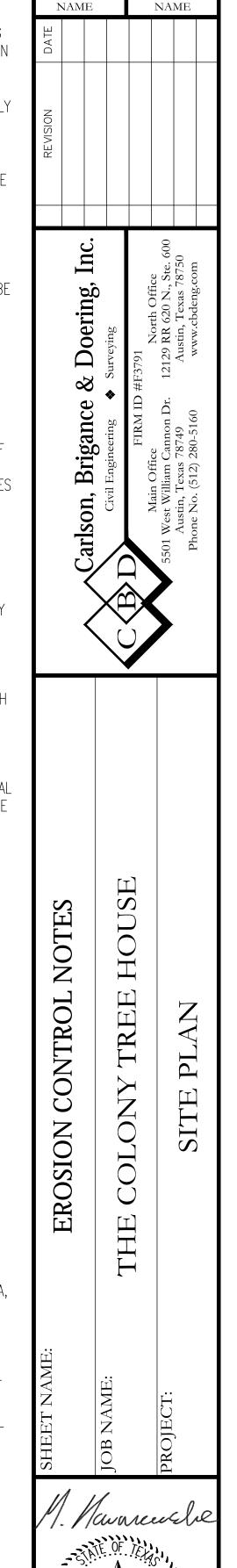
Table 2 - Netting	
Top Net Type	Synthetic, Photodegradable
Bottom Net Type	Synthetic, Photodegradable
Top Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)

Excel SS-2 is available in multiple roll sizes ranging in width from 8.0 ft to 16.0 ft. and 112.5 ft to 600 ft in length. Standard roll sizes are 100 square yards, measuring 8.0 ft wide by 112.5 ft long. Custom roll sizes are available upon request.

0.5 in (13 mm) x 0.5 in (13 mm)

Document # WE_EXCEL_SS2_SPEC. This document has been developed to provide the characteristic properties of the product described. For questions, to request performance data or installation recommendations, contact Western Excelsior at 866-540-9810 or wexcotech@westernexcelsior.com. Updated 4/14/2014.





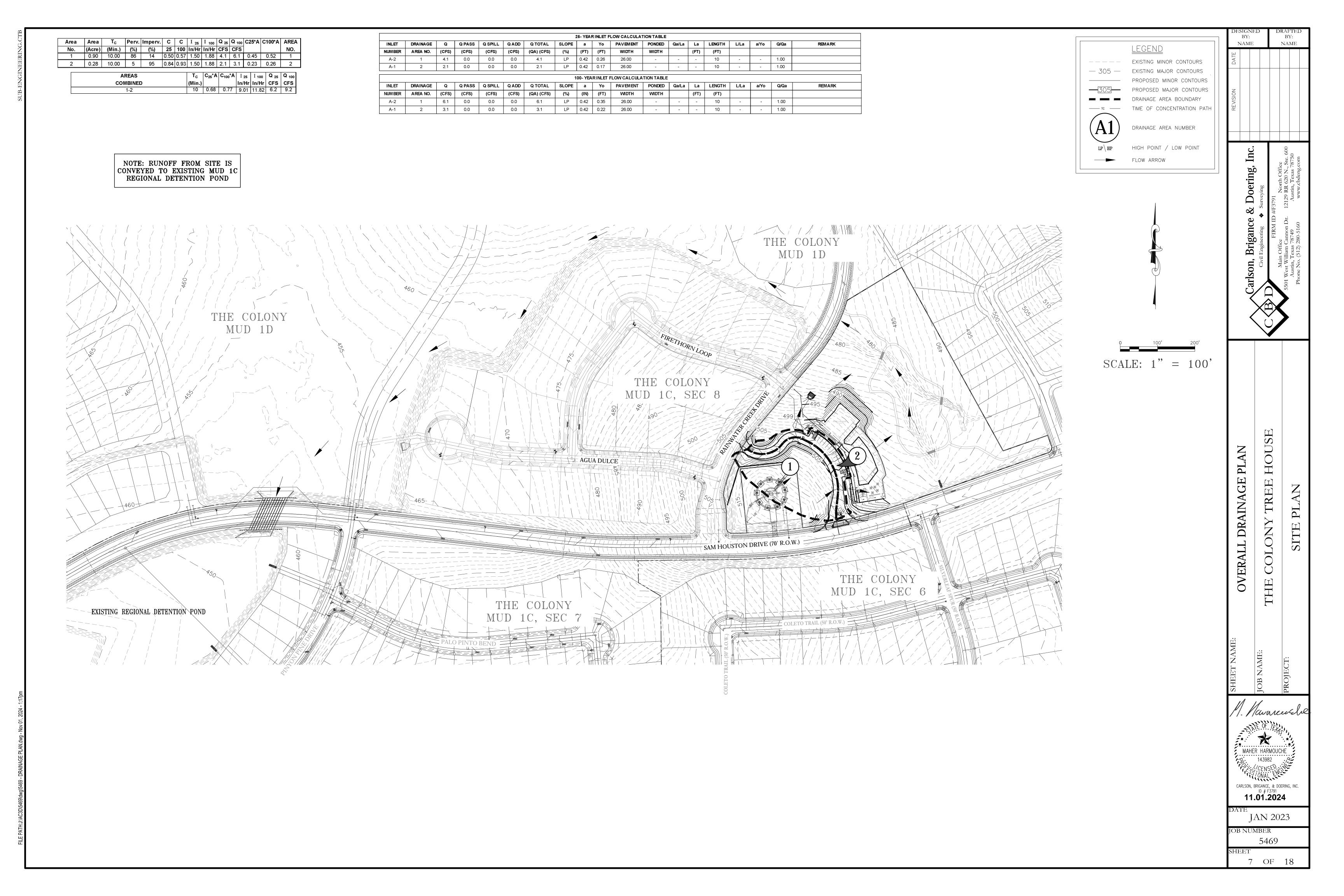
* MAHER HARMOUCHE 143982 : CENSED: CONTROL OF THE CONT 143982 CARLSON, BRIGANCE, & DOERING, INC.

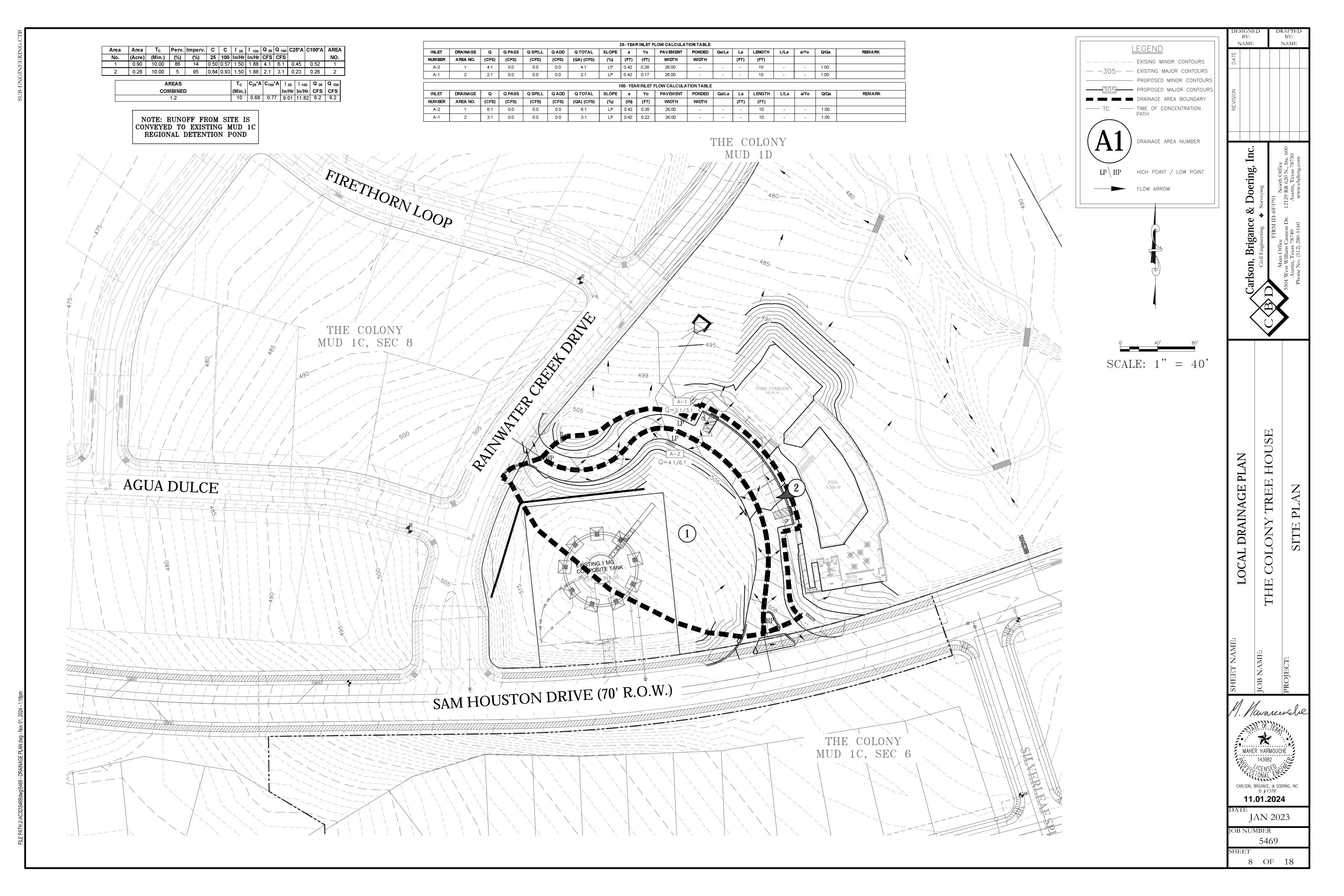
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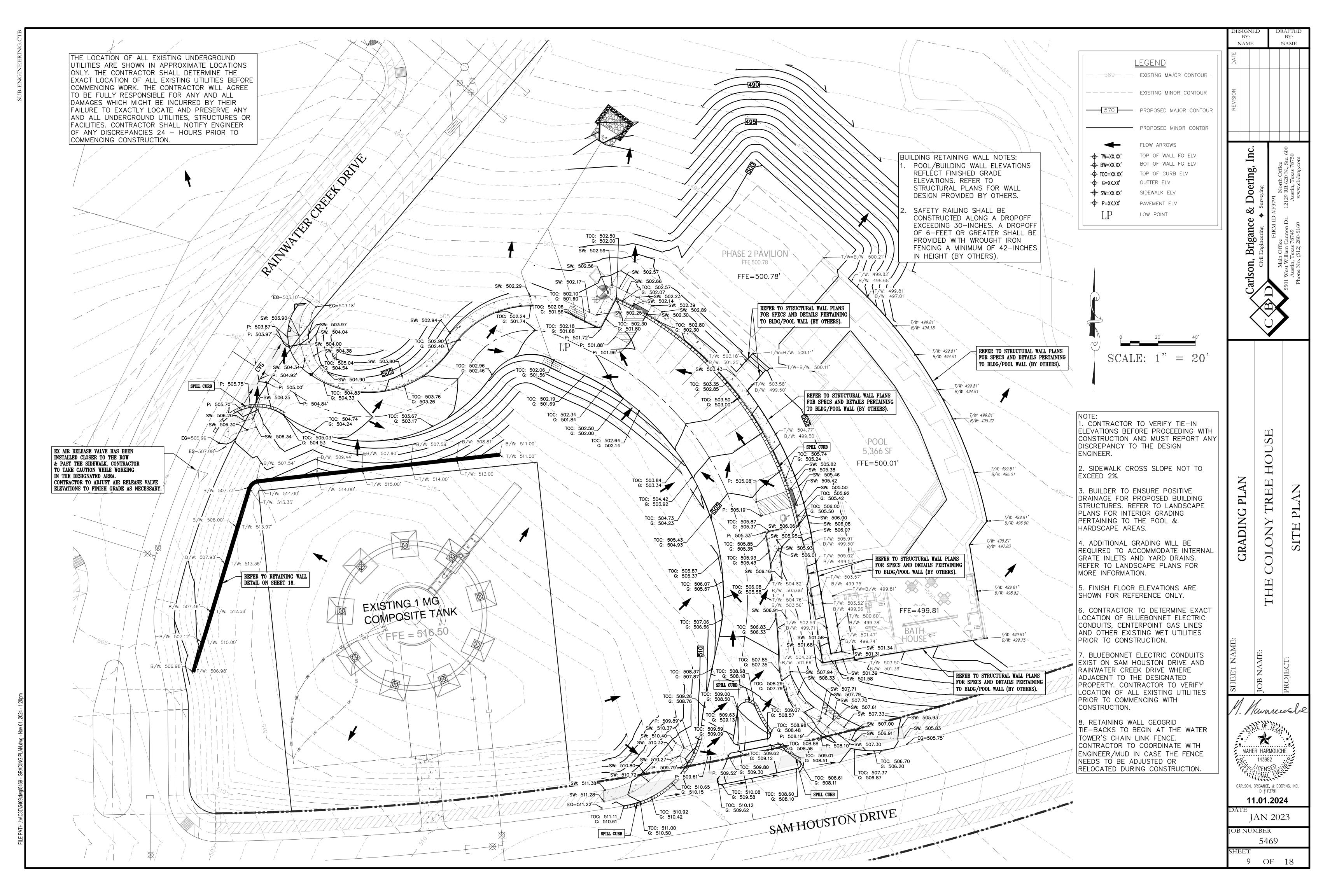
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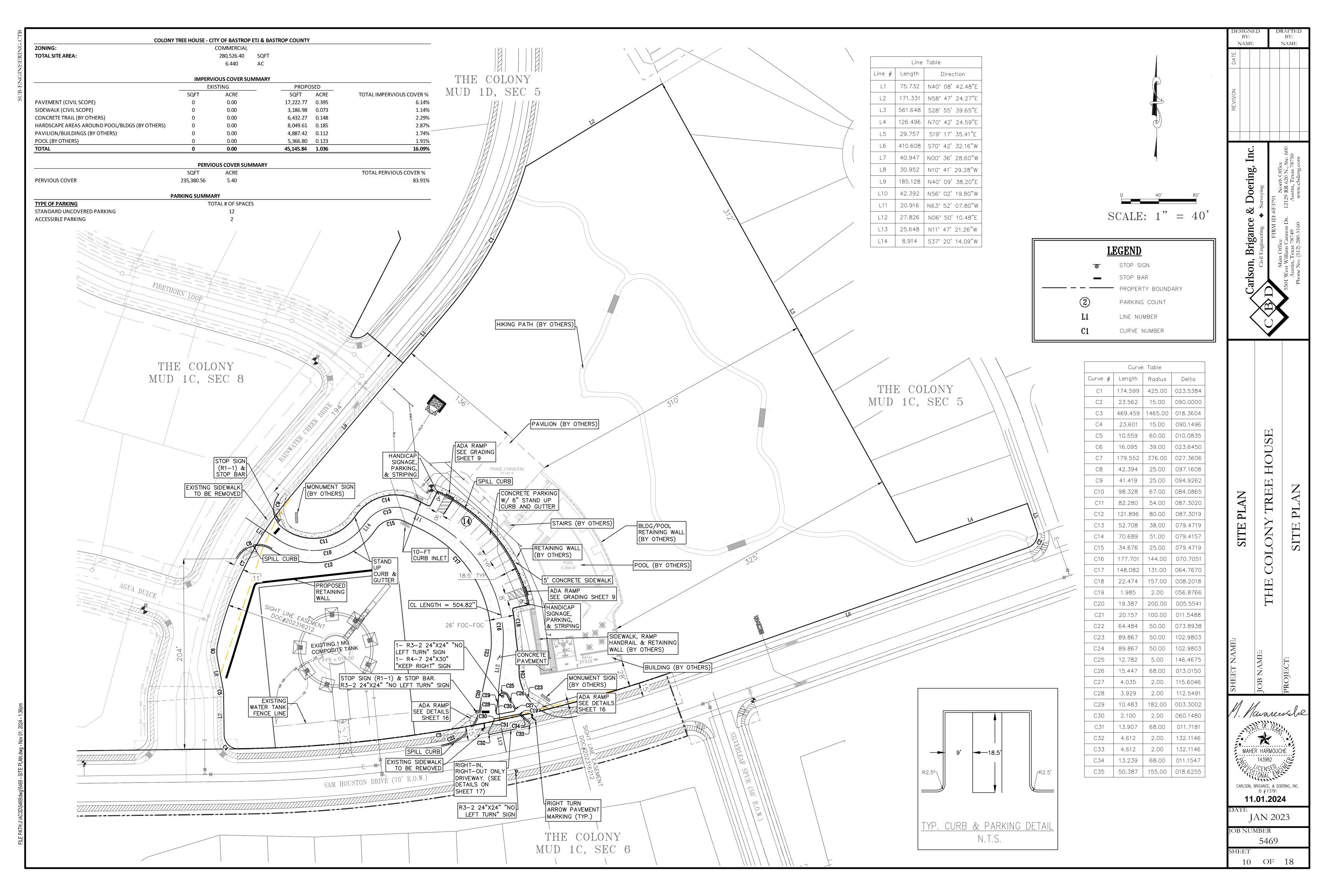
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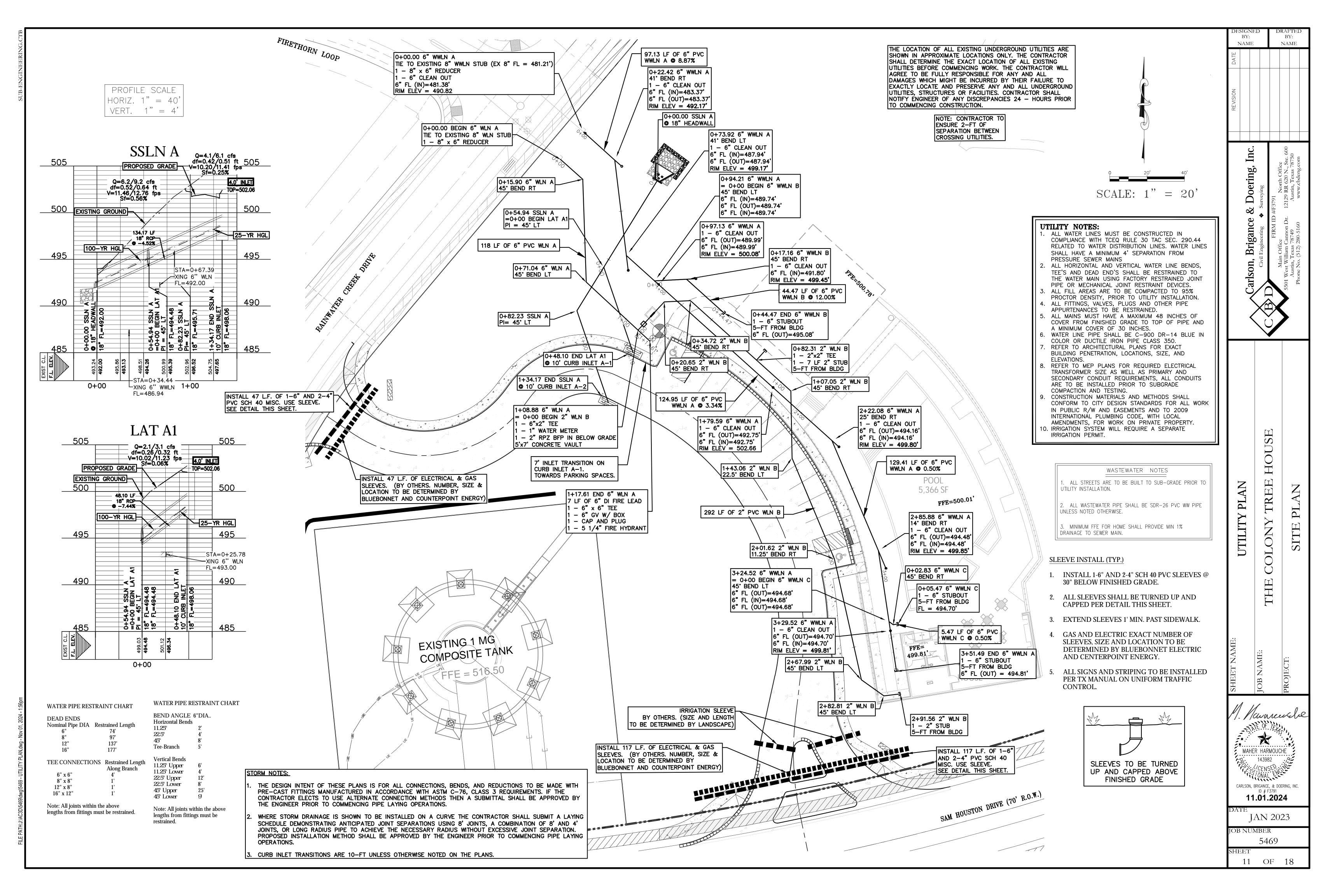
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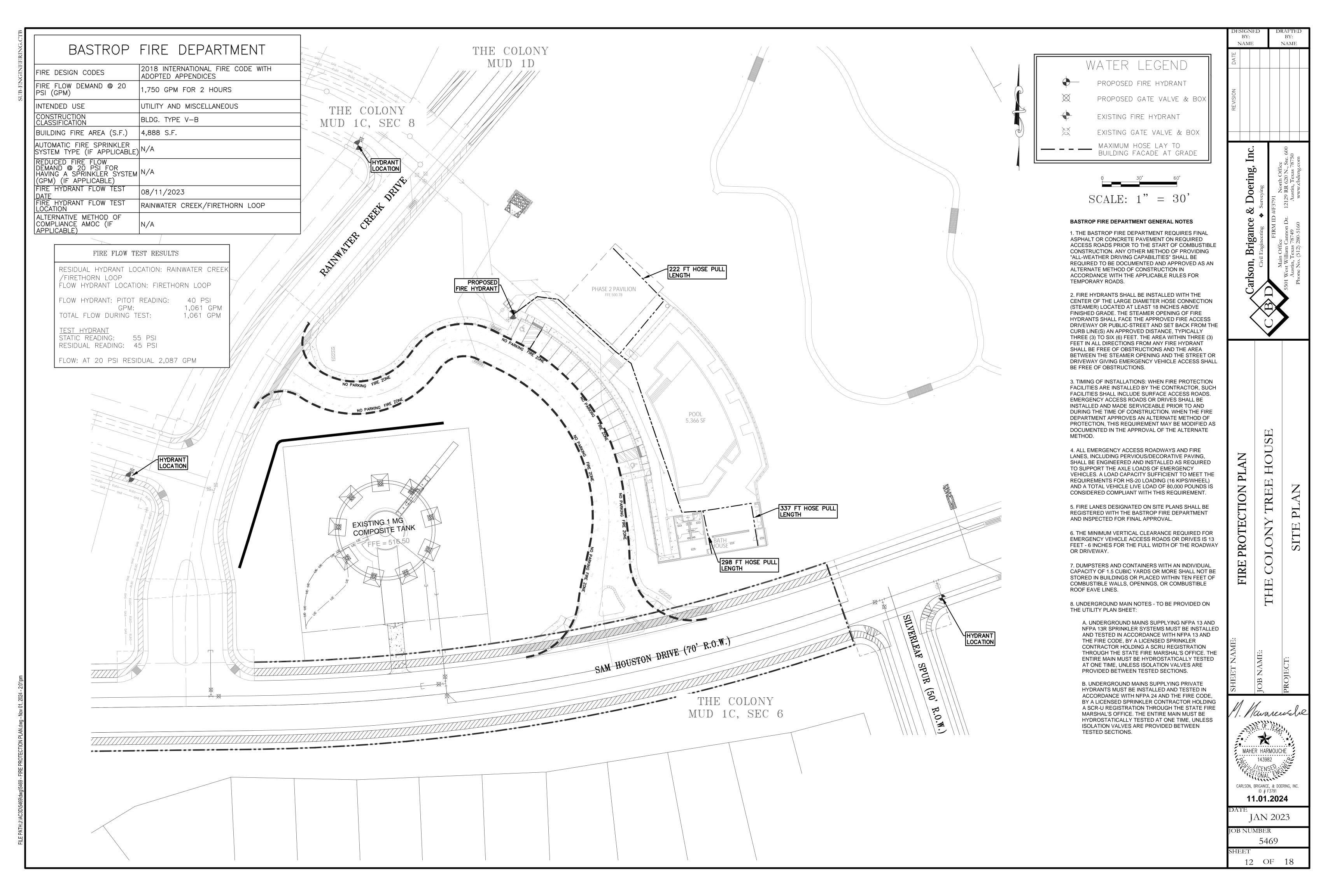


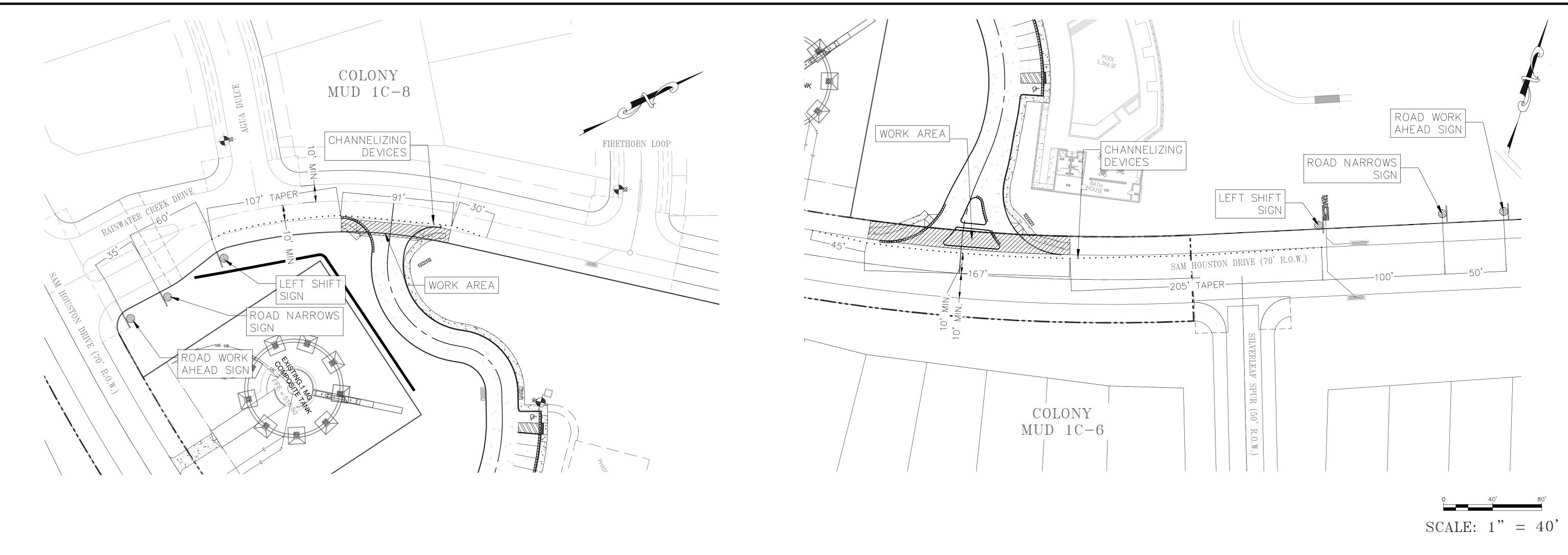


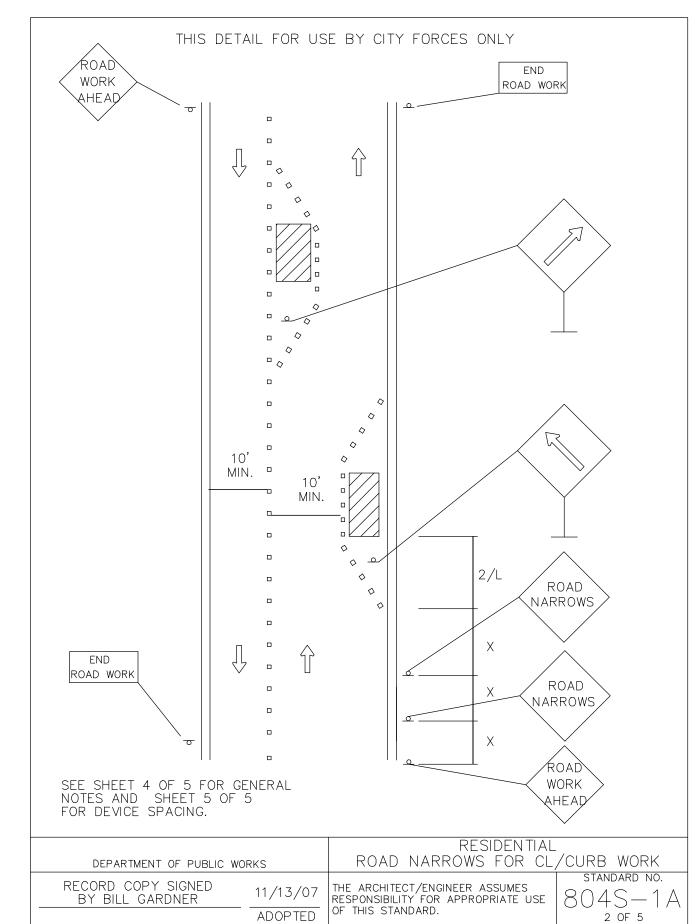


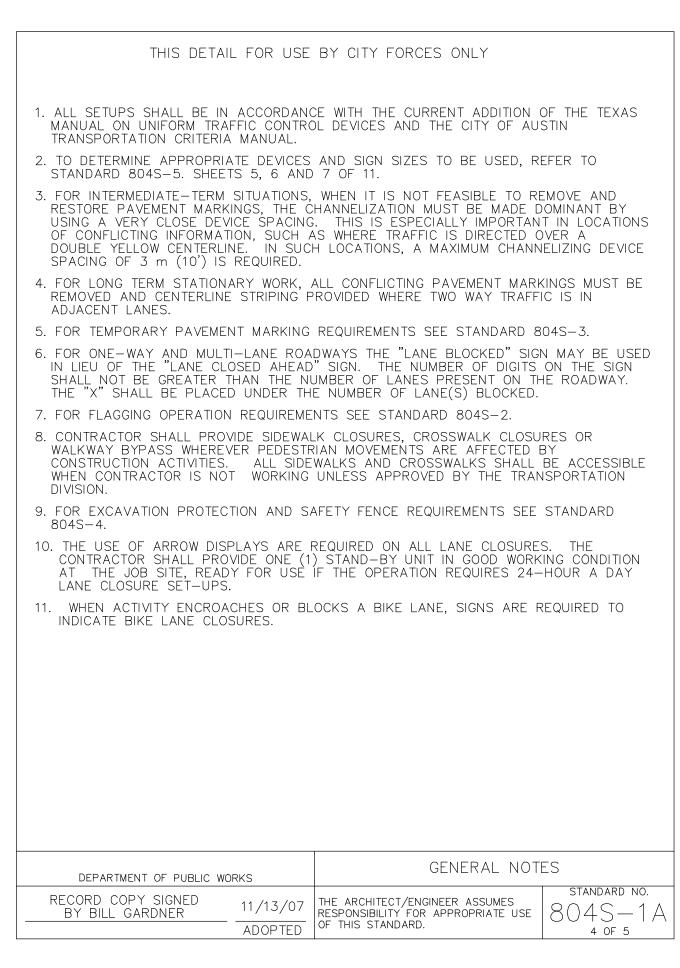


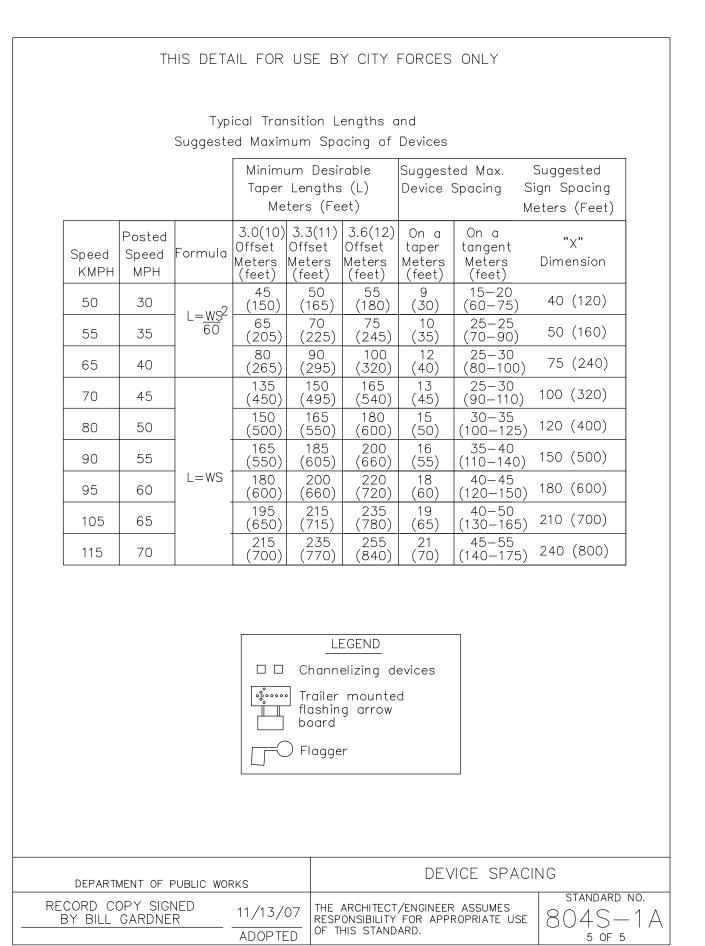


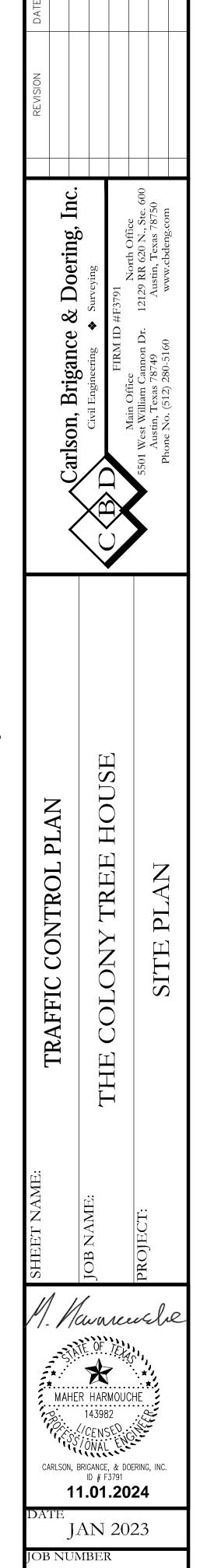






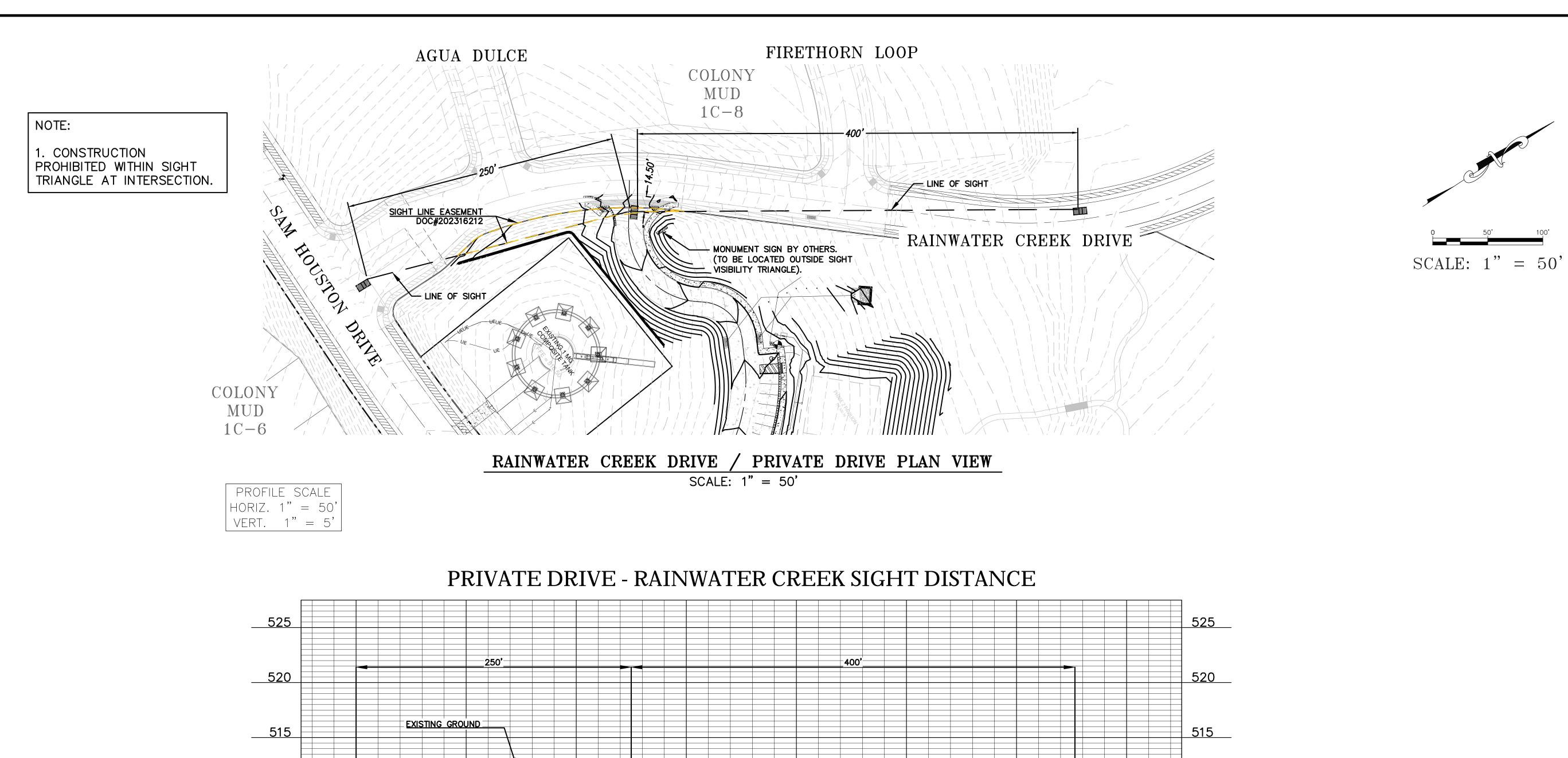






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525						52
	250'			400'		
520				100		52
515	EXISTING GROUND					51
	LINE OF SIGHT					
510						51
			LINE OF SIG	ЭНТ		
005		in				50
, S		DRIVER AT STOP				
:OO ⊢NORTHBOUI	PACHING PINISHED GRADE PINISHED GRADE	SIGN ON PRIVATE DRIVE (EYE HEIGHT				50
RAINWATE	HOUSTON & ER CREEK SECTION	ASSUMED TO BE 3.5' ABOVE FG PER				
(OBJECT	T HEIGHT TO BE 3.5'	AASHTO GUIDELINES)				
.95 🗀 PER A	AASHTO CLINES)					49
90					APPROACHING	49
					SOUTHBOUND VEHICLE ON RAINWATER CREEK	
0.5					(OBJECT HEIGHT ASSUMED TO BE 3.5' PER AASHTO	
85					GUIDELINES)	48
80					Oi Oi	48
					, ri	

lson, Brigance & Doering, Inc. RAINWATER DRIVE THE COLONY TREE HOUSE SITE PLAN SIGHT DISTANCE

MAHER HARMOUCHE

143982

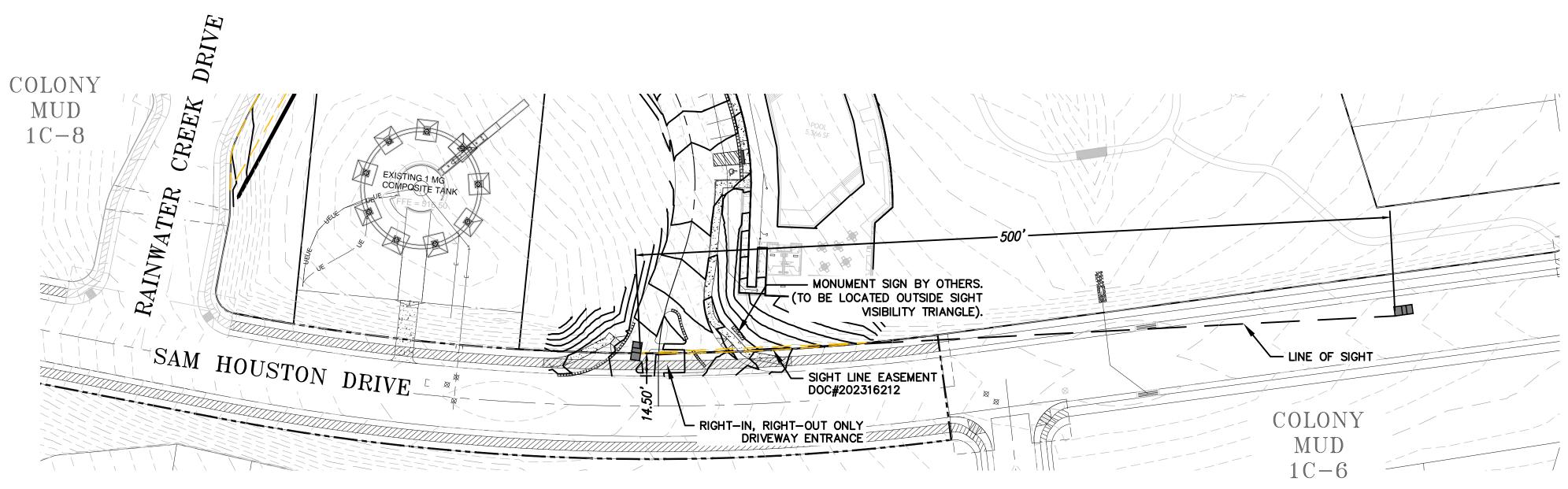
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ID # F3791

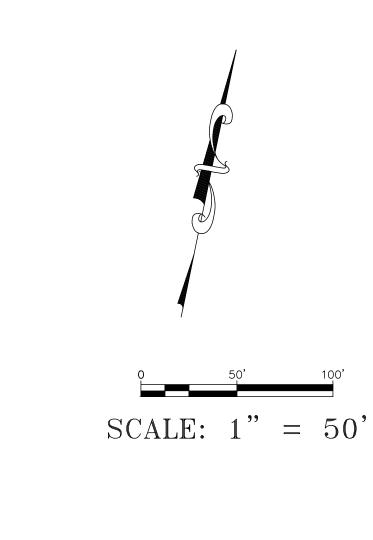
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JOB NUMBER
5469

sheet 14 of 18

2. SINCE THIS IS A RIGHT-IN, RIGHT-OUT ONLY DRIVEWAY, INTERSECTION SIGHT DISTANCE AND LINE OF SIGHT EASEMENT ARE NOT REQUIRED LOOKING RIGHT FROM THE INTERSECTION.



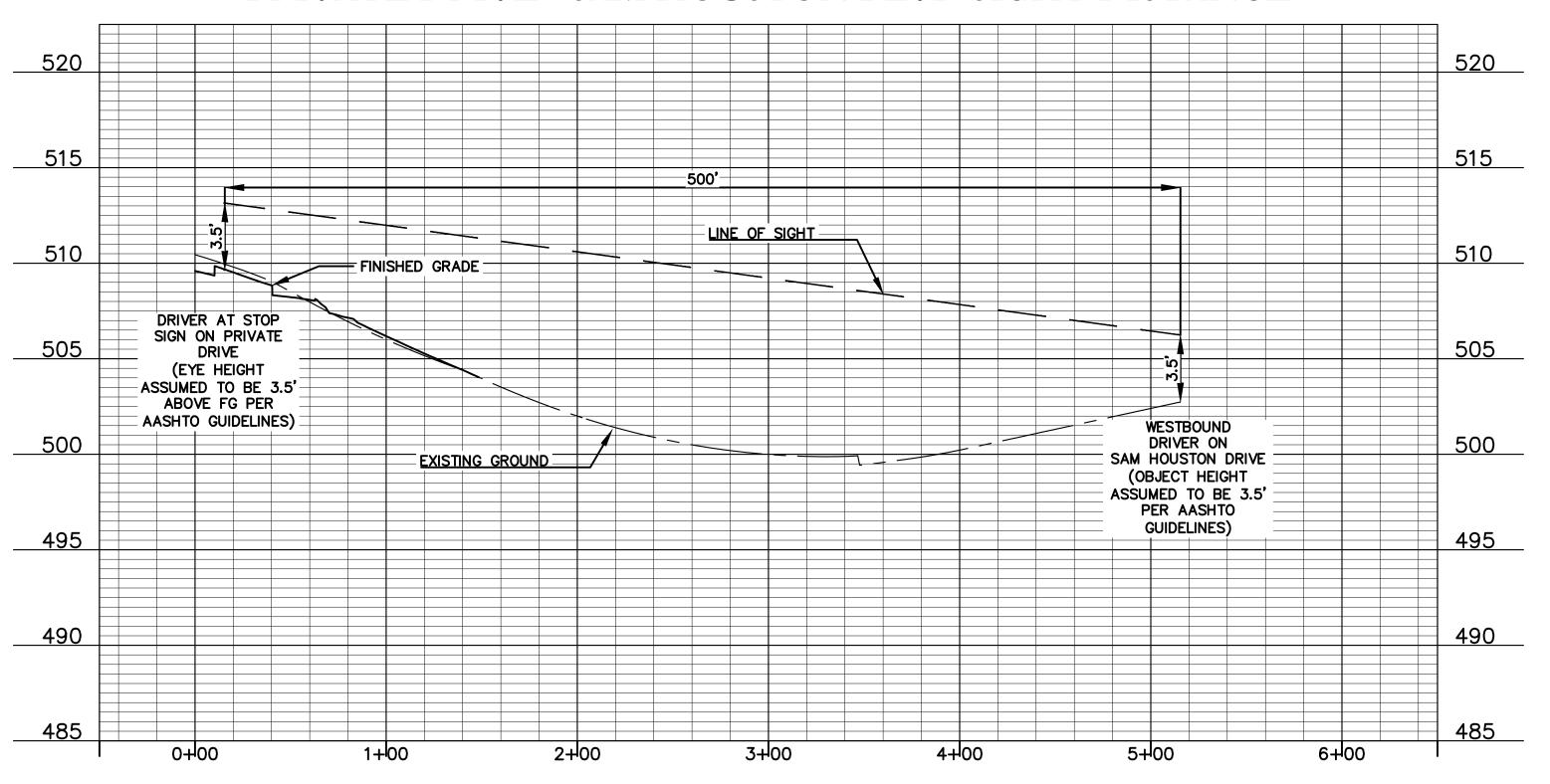


SAM HOUSTON DRIVE / PRIVATE DRIVE PLAN VIEW

SCALE: 1" = 50'

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

PRIVATE DRIVE - SAM HOUSTON BLVD SIGHT DISTANCE



	& Doering, Inc.	Surveying		North Office 12129 RR 620 N., Ste. 600	Austin, Texas 78750	www.cbdeng.com
	Carlson, Brigance & Doering, Inc.	Civil Engineering Surveying	FIRM ID #F3791	Main Office 5501 West William Cannon Dr.	Austin, Texas 78749	Phone No. (512) 280-5160
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	SIGHT DISTAINCE - SAIM HOUSTOIN DRIVE	AE: TUE COI ONV TPEE UOITSE			SITE DI ANI	
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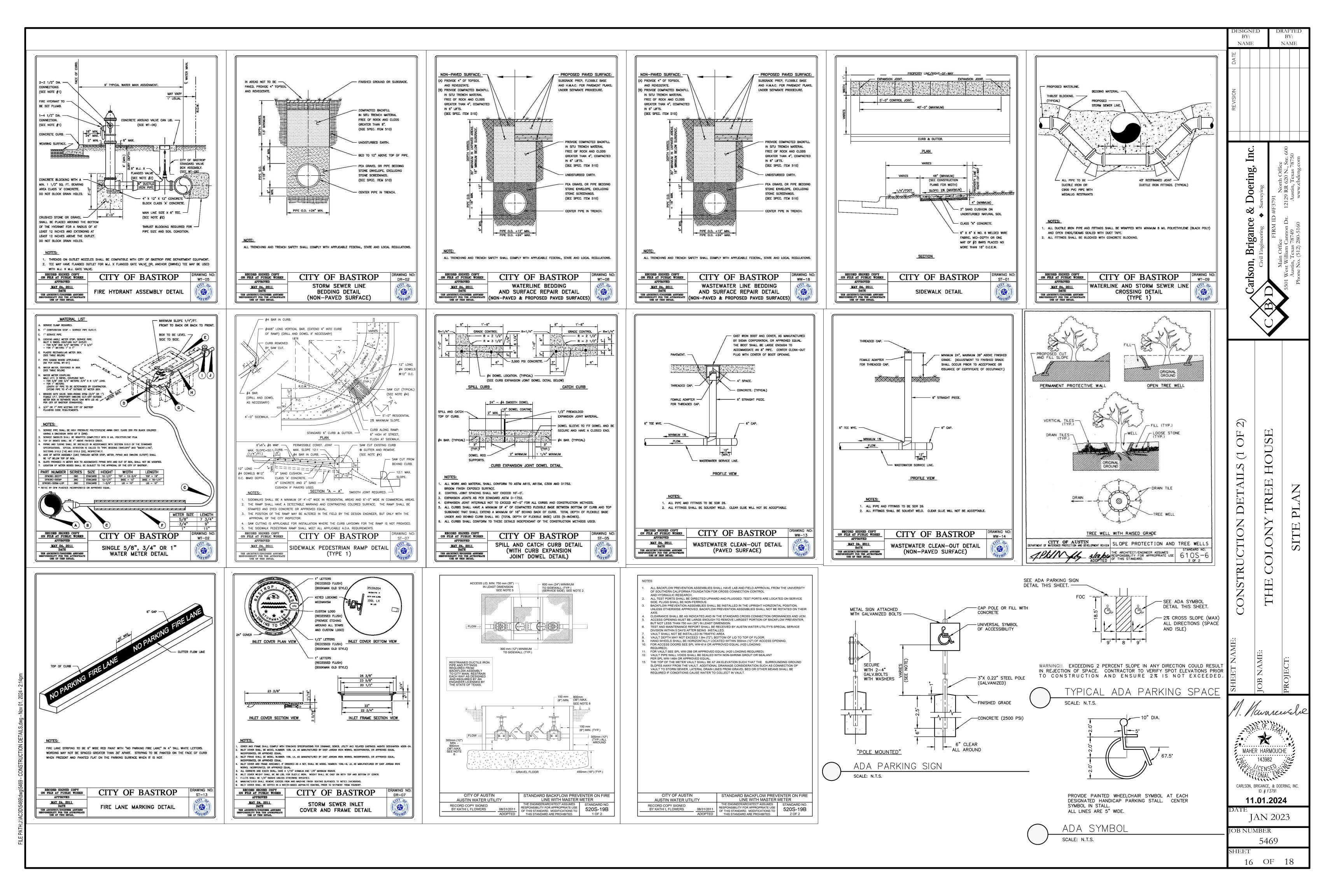
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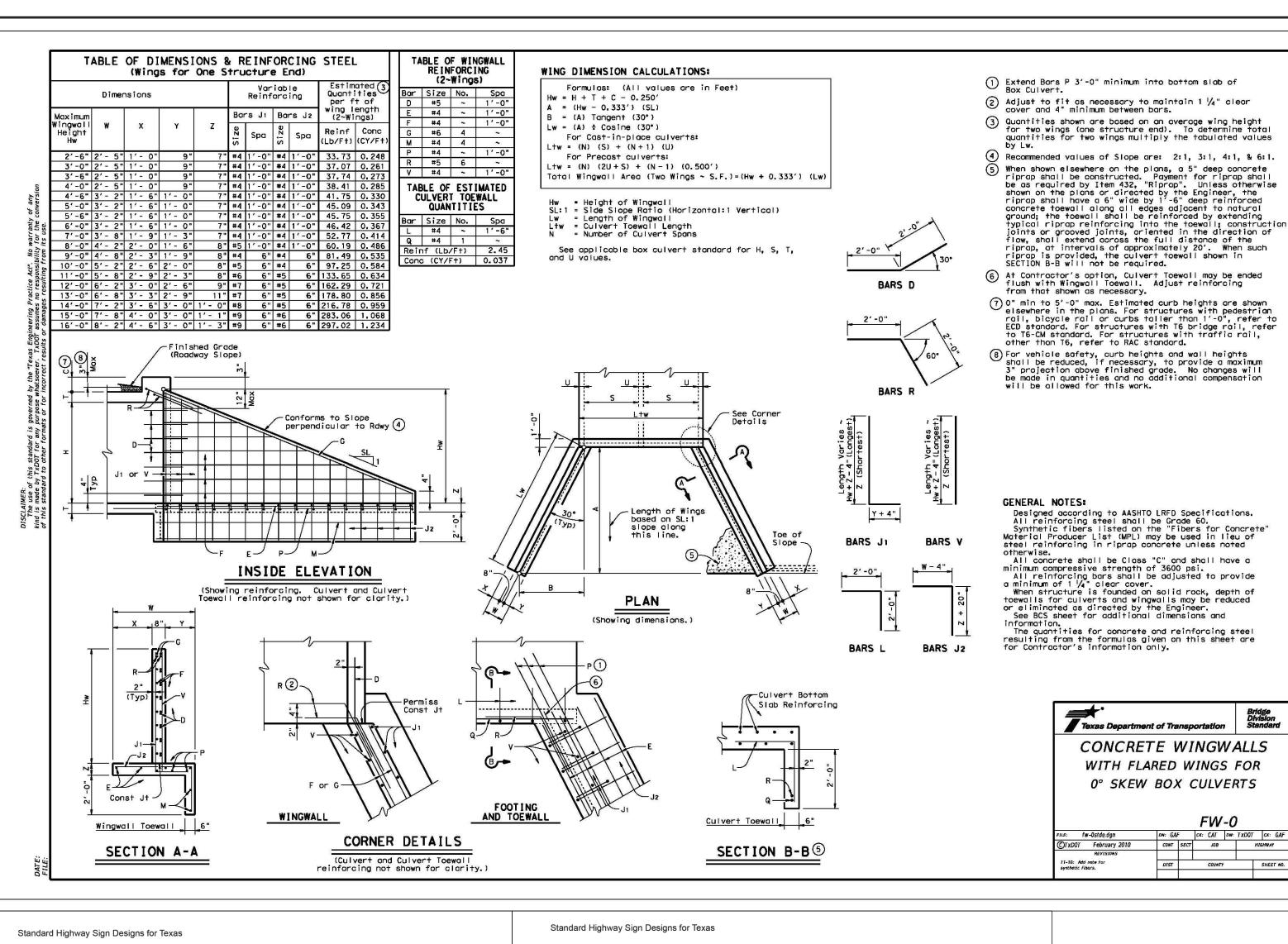
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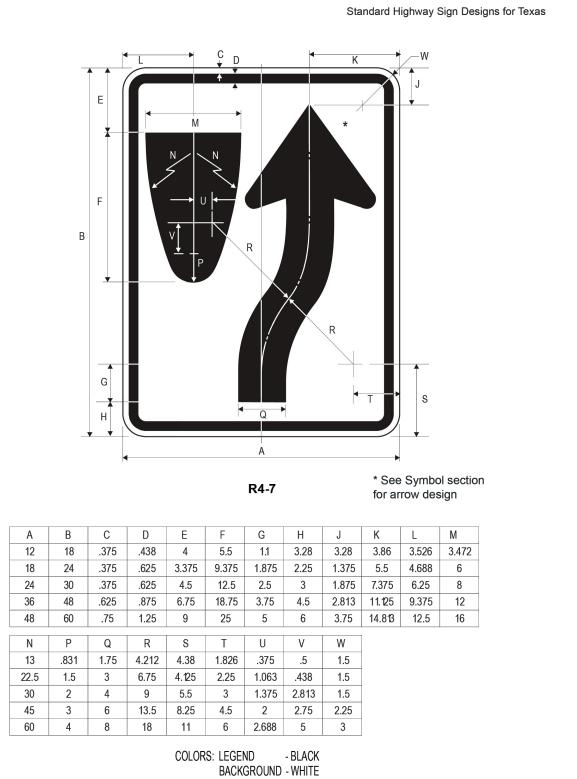
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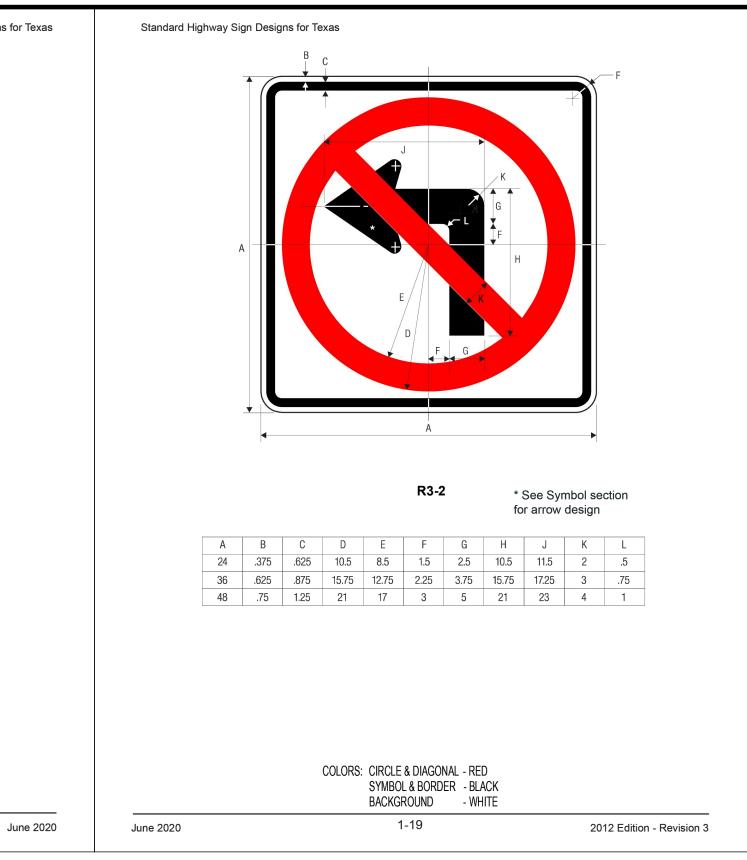


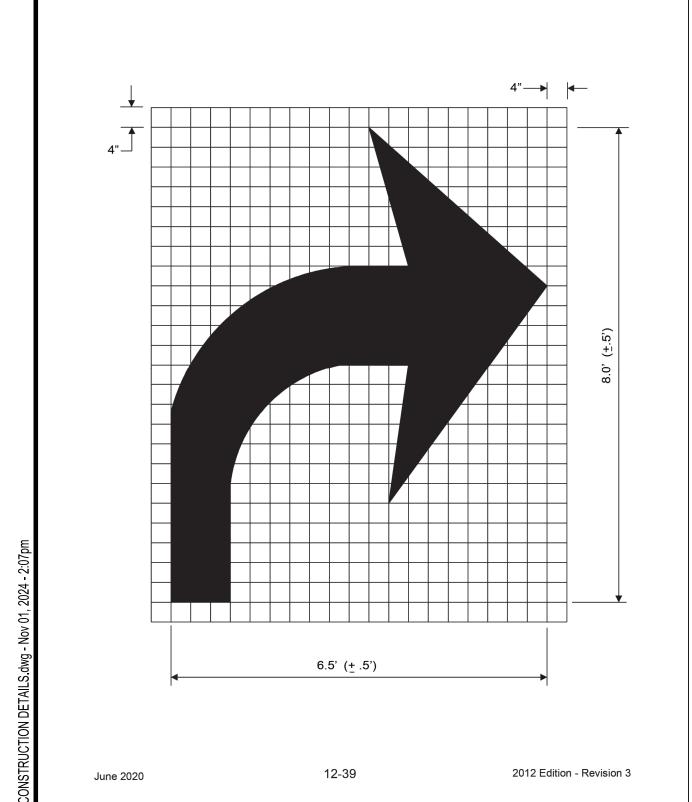


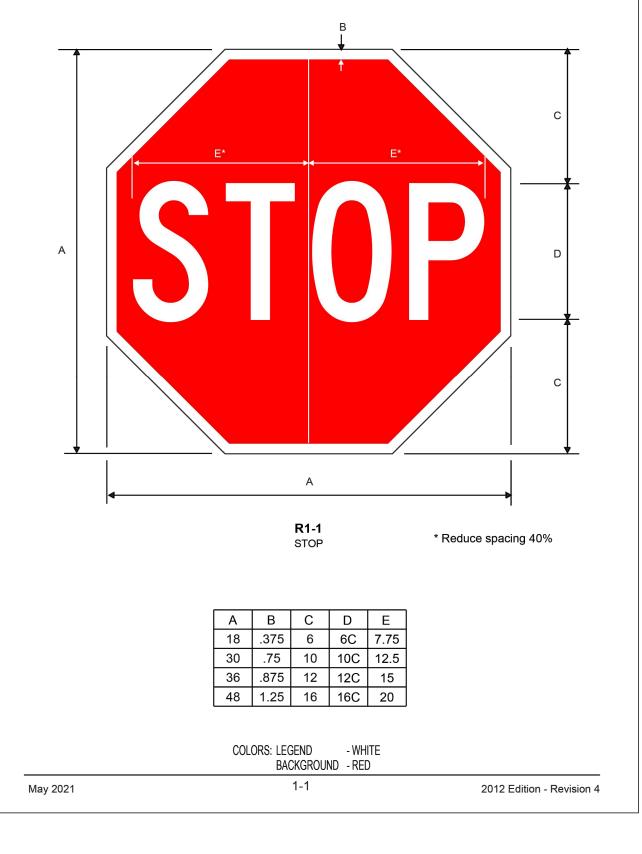


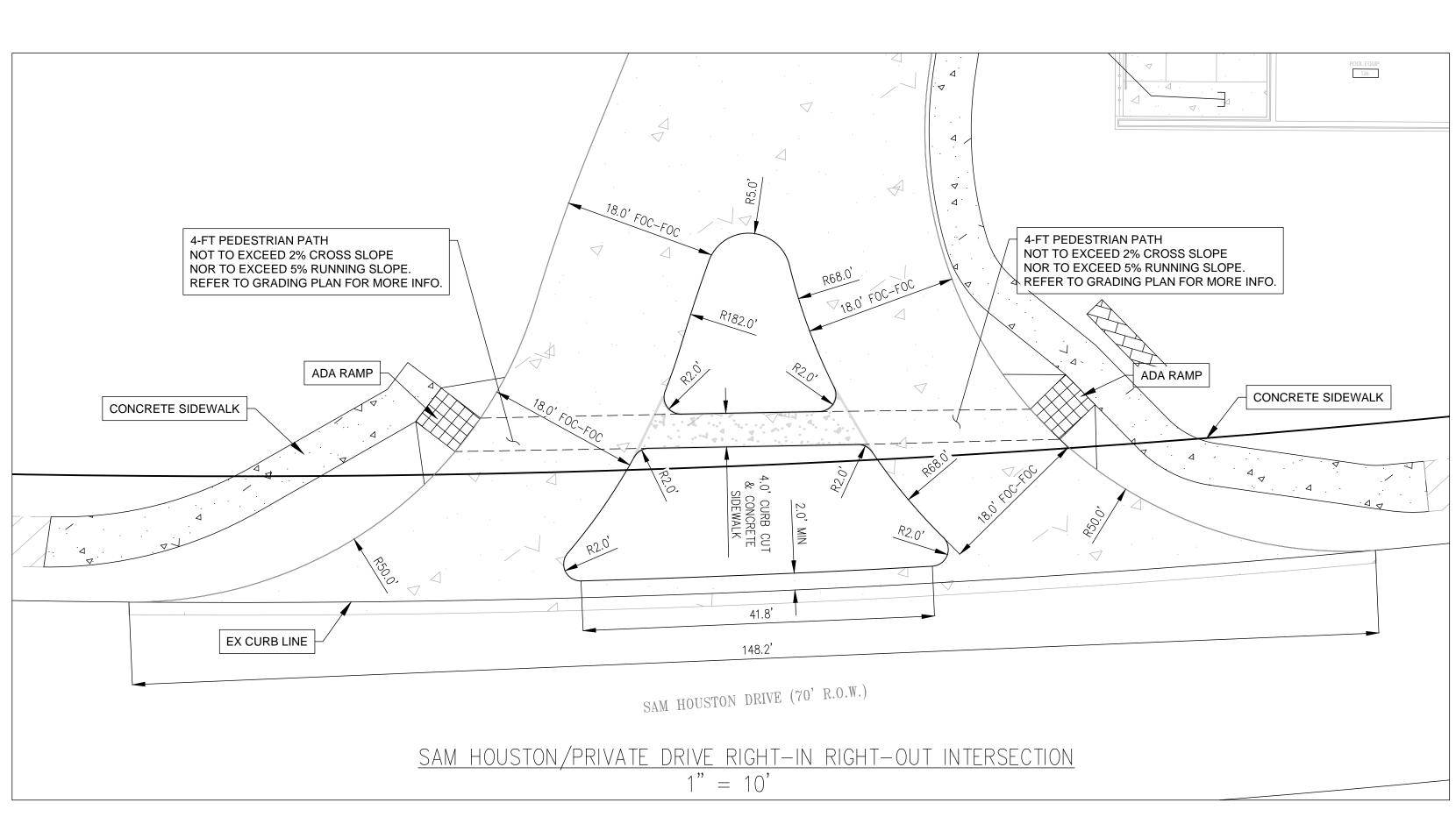
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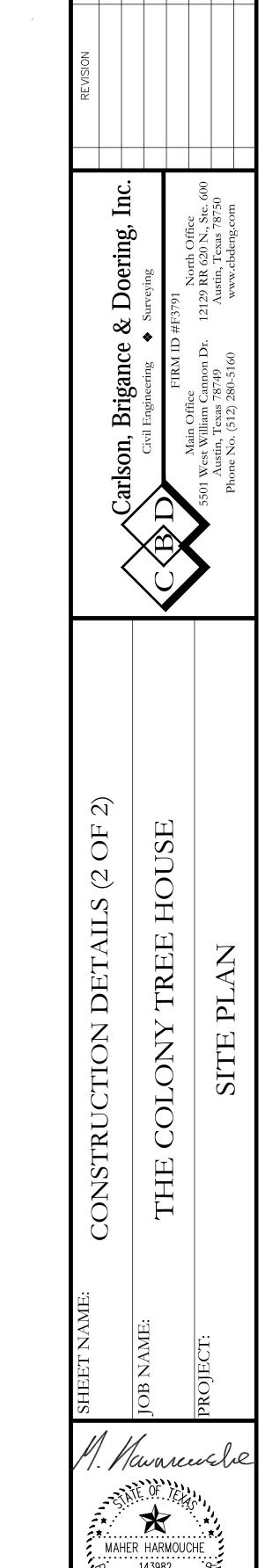
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ID # F3791
11.01.2024

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JOB NUMBER

NAME

NAME

CONSTRUCTION NOTES



- ON-SITE FILL: ON-SITE FILL MATERIAL SHALL BE ON-SITE OR IMPORTED COMPRESSIBLE SOIL CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY (MAX PI-25), COMPACTED TO 95% STD. PROCTOR DENSITY
- THE PORTION OF THE REINFORCED BACKFILL MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 20. REINFORCED BACKFILL MATERIAL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY OR NON-PLASTIC SOILS.
- GEOGRID REINFORCING SHALL BE TENSAR UX1400 UNIAXIAL GEOGRID AS MANUFACTURED BY THE TENSAR CORPORATION. DESIGNS PRESENTED HEREIN ARE VALID FOR TENSAR GEOGRIDS OR ENGINEER APPROVED EQUAL.
- WALL FACING SHALL BE LIMESTONE BLOCK
- GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
- REINFORCING BARS SHALL BE ASTM A615, GRADE 60.

TECHNICAL REQUIREMENTS

- 1. PRIOR TO CONSTRUCTION OF THE GEOGRID REINFORCED WALL, THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE, REMOVING TOPSOILS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY SUITABLE SOILS SHALL BE OVER-EXCAVATED, REPLACED AND COMPACTED WITH REINFORCED BACKFILL MATERIAL TO PROJECT SPECIFICATIONS PR AS OTHERWISE DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER
- 2. FILL MATERIALS SHALL BE PLACED FROM THE BACK OF THE BLOCK FACING UNITS TOWARDS THE TAIL OF THE GEOGRID TO ENSURE FURTHER TENSIONING.
- 3. FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN COMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT. FILL SHALL BE COMPACTED AS SPECIFIED BY PROJECT SPECIFICATIONS OR TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH TXDOT TEST METHOD TEX-114-E AT MOISTURE CONTENT NO GRATER THAN 2 PERCENTAGE POINTS ABOVE OR BELOW OPTIMUM.
- 4. ONLY HAND OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF THE BACK FACE OF WALL AND FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 6 INCHES IN UNCOMPACTED THICKNESS, COMPACTION SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, ROLLER OR VIBRATORY SYSTEM. THE SPECIFIED LIFT THICKNESS SHALL BE ADJUSTED AS WARRANTED BY THE TYPE OF COMPACTION EQUIPMENT ACTUALLY USED, BUT NO SOIL DENSITY TESTS NEED BE TAKEN WITHIN THIS AREA. CARE SHALL BE EXERCISED DURING THE COMPACTION PROCESS TO AVOID MISALIGNMENT OF THE BLOCK UNITS.
- 5. TESTING METHODS
- A. TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIAL SPECIFICATIONS AND COMPACTION SHALL BE THE RESPONSIBILITY OF THE OWNER'S GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER.
- DENSIITY TESTING OF THE REINFORCED BACKFILL SHALL BE REQUIRED FOR EVERY 200 LINEAR FEET OF EACH LIFT OF BACKFILL. DENSITY TESTING SHALL BE IN ACCORDANCE WITH TXDOT TEST METHOD TEX-115-E.
- TEST METHODS TEX-114-E AND TEX-115-E ARE NOT APPLICABLE IF 30 PERCENT OR MORE OF THE REINFORCED BACKFILL IS GREATER THAN 3/4 INCH IN SIZE. COMPACTION FOR THIS TYPE OF MATERIAL SHALL CONTINUE UNTIL THERE IS NO EVIDENCE OR FURTHER COMPACTION, AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER. PRIOR TO AND IN CONJUNCTION WITH THE ROLLING OPERATION, EACH LAYER SHALL BE KEPT LEVELED WITH SUITABLE EQUIPMENT TO INSURE UNIFORM COMPACTION OVER THE ENTIRE LAYER. SHOULD THE SUBGRADE, FOR ANY REASON OR CAUSE, LOSE THE REQUIRED STABILITY OF FINISH, IT SHALL BE RECOMPACTED AND REFINISHED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS ON-SITE AT ALL TIMES DURING CONSTRUCTION OF THE

GEOGRID PLACEMENT

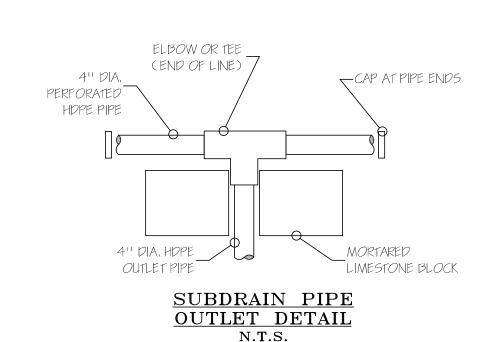
- 1. GEOGRID SHALL BE PLACED AT THE LOCATION SHOWN ON THE CONSTRUCTION DRAWINGS.
- 2. GEOGRID EMBEDMENT LENGTH (GEL) SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. REINFORCED BACKFILL ZONE LENGTH IS MEASURED FROM THE FRONT FACE OF THE WALL EXTENDING TO THE TAIL OF THE GEOGRIDS.
- 3. GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGH OUT THE DESIGNATED EMBEDMENT CONNECTION.
- 4. THE CONNECTION OF THE GEOGRID TO THE BLOCK SHALL BE A POSITIVE-MECHANICAL CONNECTION.
- 5. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID. A MINIMUM FILL THICKNESS OF SIX INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TURNING OF TRACKED VEHICLES SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND/OR
- 6. RUBBER-TIRED VEHICLES MAY PASS OVER THE GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.
- 7. UNIAXIAL GEOGRID SHALL BE ROLLED OUT WITH THE LONG AXIS OF THE APERTURES (MACHINE DIRECTION) PERPENDICULAR TO THE WALL FACE.
- 8. UNIAXIAL GEOGRIDS SHALL BE CUT NEXT TO THE CROSS—MACHINE DIRECTION BAR. THE CROSS—MACHINE DIRECTION BAR SHALL BE PLACED AND PULLED TAUT PRIOR O FILL PLACEMENT.
- 9. A MINIMUM OF 3 INCHES OF FILL MATERIAL SHALL BE REQUIRED BETWEEN LAYERS OF UNIAXIAL GEOGRID AND FILTER FABRIC UNLESS OTHERWISE SHOWN.

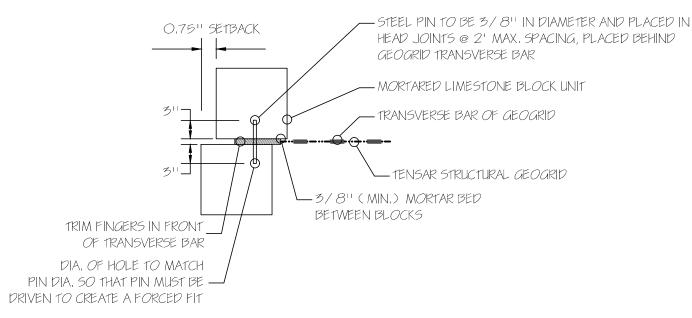
BLOCK PLACEMENT

THE ALLOWABLE HORIZONTAL AND VERTICAL TOLERANCE FOR THE ERECTION OF THE WALLS SHALL BE LIMITED TO 1.5 INCH IN 10.0 FEET OF LENGTH OR HEIGHT.

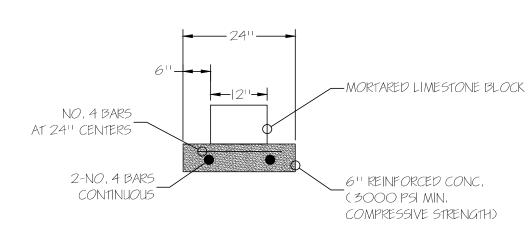
DRAINAGE

- 1. FOR WALLS NOT INCORPORATING FREE-DRAINING CRUSHED STONE BACKFILL, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACE A MINIMUM OF 2 PERCENT SLOPE AND A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE WALL CREST TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE WALL. GRADING SHALL BE PERFORMED AT THE END OF EACH WORK DAY.
- 2. AT THE END OF EACH WORKDAY, BACKFILL SURFACE SHALL BE COMPACTED WITH A SMOOTH WHEEL ROLLER TO MINIMIZE PONDING OF WATER AND SATURATION OF THE
- 3. PERMANENT SURFACE WATER DIVERSION AND/OR COLLECTION SHALL BE AS REQUIRED AND PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 4. THE RETAINING WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE REINFORCED BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OF WATER
- 5. CARE SHALL BE TAKEN NOT TO CONTAMINATE THE GEO-TEXTILE FABRIC AND/OR DRAINAGE STONE WITH FINE-GRAINED SOILS OR OTHER DELETERIOUS MATERIALS.

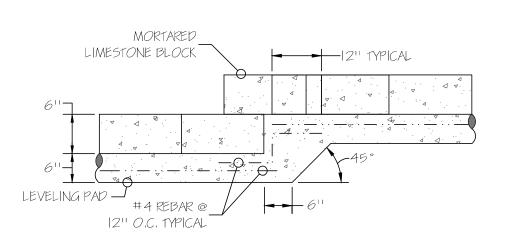




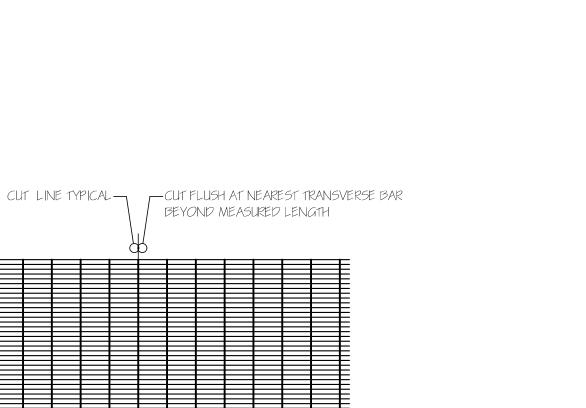
NATURAL LIMESTONE BLOCK TO GEOGRID CONNECTION DETAIL N.T.S.







TYPICAL LEVELING PAD STEP DETAIL



LEVELING PAD DETAIL

//wareers X MAHER HARMOUCHE 143982 CARLSON, BRIGANCE, & DOERING, INC. ID # F3791 11.01.2024

TREE

WALL

NAME

Doering,

 \otimes

Brigance

NAME

JAN 2023 JOB NUMBER 5469

18 OF 18

ON-SITE FILL COMPACTED TO -GEOTEXTILE WRAP 95% STANDARD PROCTOR AROUND PIPE DENSITY WITH MAX, PI-25 4" DIA, PERFORATED SUBDRAIN PIPE, OUTLETS TO BE LOCATED _ AT LOW POINTS OF WALL & AT – FOUNDATION – MAX, 25' CENTERS 50|L5 _GEOGRID LENGTH:_ "L" = "H" * 0.7, 5' MIN. NOTES: I. WALLS LESS THAN 3.0" IN HEIGHT DO NOT REQUIRE REINFORCEMENT LIMESTONE BLOCK WALL ADJACENT TO WATER TOWER TYPICAL CROSS-SECTION DETAIL

MORTARED LIMESTONE BLOCK UNIT —

PEDESTRIAN HANDRAIL, FENCE, OR GUARDRAIL (MIN. 36" HEIGHT) AT ALL

TOP OF WALL CONDITION VARIES —

FINISH PER PROJECT REQUIREMENTS

REINFORCED BACKFILL —

501L5

LIMITS OF REINFORCED BACKFILL -

TENSAR UXI400 GEOGRID —

** ADDITIONAL LAYERS OF GEOGRID CORRESPONDING TO ADDITIONAL WALL

HEIGHTS TO BE SPACED AT 2,0' VERTICAL

LOCATIONS ALONG WALL WITH MORE THAN 30'' VERTICAL DROP. SET \neg POSTS IN CONCRETE 12''X36'' MIN. 3000 PSI. (BY OTHERS, IF REQUIRED)

STEEL PIN, 3/8" DIAMETER,

GEOGRID TRANSVERSE BAR

PLACED IN HEAD JOINT TO SCALE 2'

3/8" DIA, ± TOLERANCE DIA,

OF HOLE TO MATCH PIN DIA.

TO CREATE A FORCED FIT

ISOMETRIC VIEW

N.T.S.

GEOTEXTILE FABRIC —

2' MAX.

SO THAT PIN MUST BE DRIVEN

-TOP OF WALL

- MORTARED NATURAL

NOMINAL 6" (H) X 12" (D)

PROPOSED -

TO (BURY WALL 12" BELOW GRADE)

6" CONCRETE LEVELING PAD

GROUND LINE

HEIGHT OF WALL "H"

VARIES (13' SHOWN)

MORTARED LIMESTONE

BLOCK UNIT (TYP.)

— TENSAR STRUCTURAL GEOGRID

GEOGRID CONNECTION AND

LIMESTONE BLOCK UNIT DETAIL

N.T.S.

GEOGRID SCHEDULE

HEIGHT "H" NUMBER OF EMBEDMENT GEOGRID

OF WALL LAYERS LENGTH TYPE

4.0' 2 | 5.0' | UX1400

5.0' 2 5.0' UX1400

10.0' | 5 | 7.0' | UX1400

11.0' 5 | 8.0' | UX1400

13.0' 6 9.0' UX1400

C.) WALLS WITH "H" < 3.0' DO NOT REQUIRE GEOGRID.

BEYOND MEASURED LENGTH

LONG AXIS OF STRUCTURAL GEOGRID APERTURE

(PERPENDICULAR TO WALL FACE)

GEOGRID ORIENTATION DETAIL

N.T.S.

B.) MINIMUM 5' GEOGRID LENGTH.

3 | 5.0' | UX1400

3 | 5.5' | UX1400

4 | 6.0' | UX1400

4 | 6.5' | UX1400

6 | 8.5' | UX1400

A.) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL.

— MAXIMUM SPACING, PLACED BEHIND