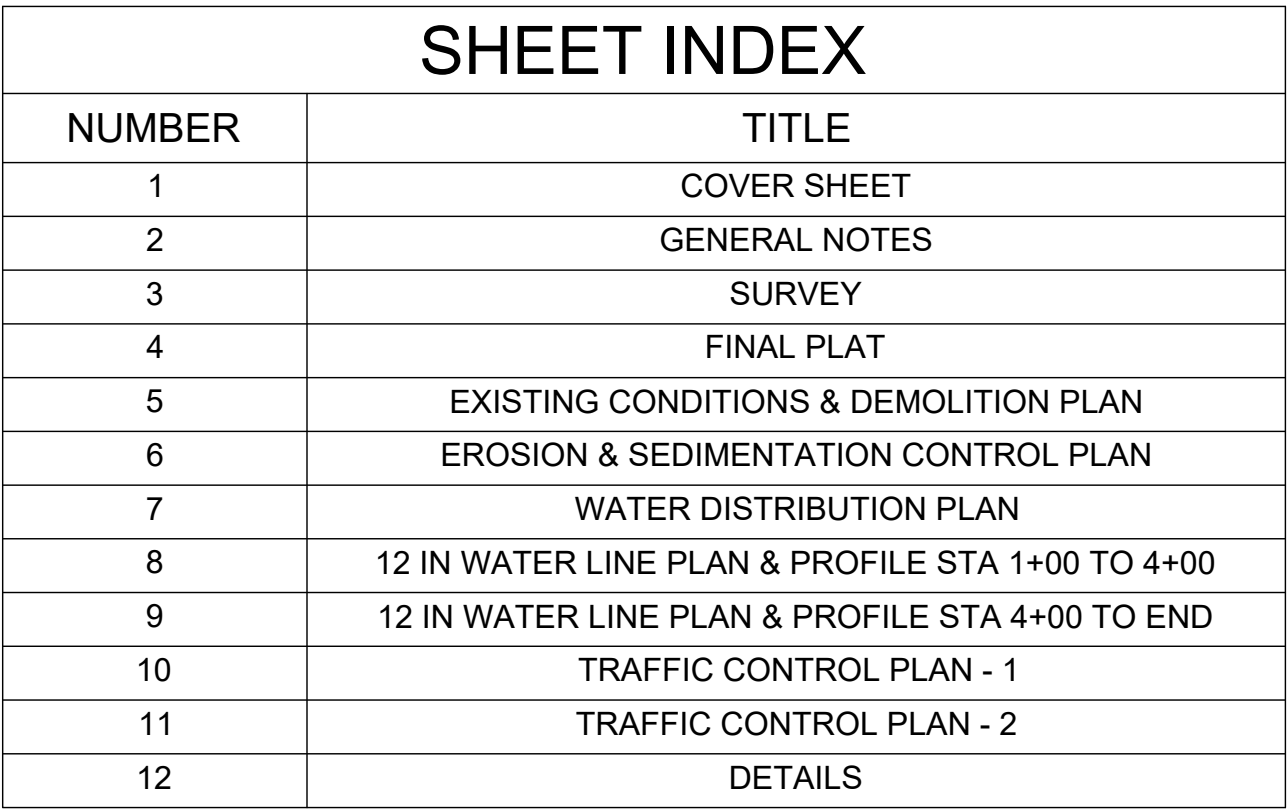


PICP NUMBER: PICP-XX-XXXX

THIS PROJECT IS TO EXTEND A 12" WATERLINE WITHIN THE SOUTHWEST RIGHT OF WAY OF BAGDAD ROAD WITHIN AND TO THE NORTH OF VISTA RIDGE DRIVE PER THE CITY OF LEANDER CAPITAL IMPROVEMENT REQUIREMENTS.



CHIEF JOSHUA DAVIS, FIRE MARSHALL	DATE
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REVISIONS:		
NO.	DESCRIPTION	APPROVAL

ADDRESS:	301 S. BAGDAD ROAD, LEANDER, TX 78641
LEGAL DESCRIPTION:	LOT 1, VISTA RIDGE COMMERCIAL (INCLUDING THE REPLAT OF LOT 1, SHIM OAK ESTATES, SECTION 1), CAB. DD, SLD, 91 P.R.W.C.T.
SITE DEVELOPMENT:	SD-2X-0XXX
REFERENCE PLANS:	WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE LOMA VISTA PHASE ONE (FORMERLY VILLAGES OF WESTBROOK) LEANDER, TEXAS

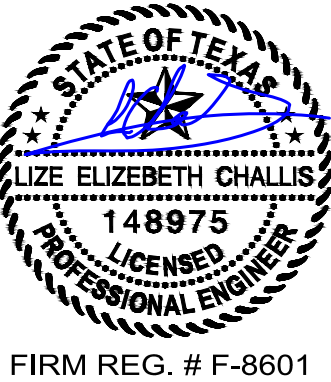
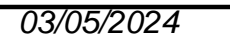
OWNER / DEVELOPER:	SCI SHARED RESOURCES, LLC 1929 ALLEN PARKWAY HOUSTON, TEXAS 77019 PH: (713) 525-9089
CONTACT:	JOHN CESMIROSKY, DIRECTOR-CONSTRUCTION
CIVIL ENGINEER:	TDI ENGINEERING, LLC 5906 OLD FREDERICKSBURG ROAD, SUITE 300 AUSTIN, TX. 78746 PH: (512) 301-3389
CONTACT:	LIZÉ CHALLIS, P.E.
SURVEYOR:	4WARD LAND SURVEYING, LLC P.O. BOX 90876 AUSTIN, TEXAS 78709 PH: (512) 537-2384
CONTACT:	JASON WARD, R.P.L.S.

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).



TDI Engineering, LLC
5906 Old Fredericksburg Road, Suite 300
Austin, TX 78749
512-301-3388 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON



WCF - BAGDAD ROAD -

2" WATER LINE
LEANDER, TEXAS 78641

SCI SHARED RESOURCES, LLC

COVER SHEET

PROJECT #
1038-109

ISSUE DATE
02/28/24

PROJECT MGR: L.CHALLIS
DESIGNER: J.S. / J.P.
DRAWN BY: J.PETLEY

SHEET

1

1 OF 12

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS
REVISED March 27, 2023

CITY CONTACTS:
ENGINEERING MAIN LINE: 512-528-2721
PLANNING DEPARTMENT: 512-528-2750
PUBLIC WORKS MAIN LINE: 512-259-2640
STORMWATER INSPECTIONS: 512-285-0055
UTILITIES MAIN LINE: 512-259-1142
UTILITIES ON-CALL: 512-690-4760

GENERAL:

- CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
- CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
 - REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
 - REPORT PIPELINE DAMAGE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
 - BEGINNING EACH PHASE OF CONSTRUCTION, CONTACT ASSIGNED CITY INSPECTOR.
 - ANY TESTING, CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
 - PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
 - CONNECTING TO THE EXISTING WATER LINES.
 - THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
- BURNING IS PROHIBITED.
- NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
- CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
- NO BLASTING IS ALLOWED.
- ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
- THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
- WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
- CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
- ALL MANHOLE FRAMES, COVERS, AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAYING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
- PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES. TO THE SATISFACTION OF THE CITY, THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
- TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

NOTE: BELOW IS GENERAL SEQUENCE OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL UPDATE BELOW WITH NOTES SPECIFIC TO THE PROJECT.

- REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
- SET-UP EIS CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
- SET UP TEMPORARY TRAFFIC CONTROLS.
- CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
- START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. [NOTE: PLEASE UPDATE AS PER THE PROJECT]
- REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
- ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

EROSION CONTROL NOTES

- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
- ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
- SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164-WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUUDA SHALL NOT BE USED.
- STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
- TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
- IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
- ALL WATER SERVICE AND WASTEWATER LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
VALVE	"V" ON TOP OF CURB
- OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
- INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
- SAND, AS DESCRIBED IN AUSTIN STANDARD SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND 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
12"	0
3/8"	0-2
#4	40-85
#10	85-100
- DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE. SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER 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.
- CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
- 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 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
- PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
- FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
- THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
- ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATION AND/OR ENGINEER'S DESIGN.
- PIPE MATERIAL: FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING), WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
- ALL WATER METER BOXES SHALL BE:
 - SINGLE, 1' METER AND BELOW DFW37F-12-1CA, OR EQUAL.
 - DUAL, 1" METERS AND BELOW DFW38F-12-1CA, OR EQUAL.
 - 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL.
 - 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL.
- ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.

- MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5
- RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
- FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL, FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
- DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
- STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE AREAS SHALL BE EASEMENTED. EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OF WAY OR EASEMENTS.
- THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
- ALL STRIPINGS, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
- MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
- 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 REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
- GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY _____ PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:
 - PROVIDE RECOMMENDATIONS.
- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
- STORMWATER PROOF CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
- AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
- IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
- CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
- SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
- THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
- PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTIONS PRIOR TO THE INSTALLATION OF DRY UTILITIES.
- DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
- A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMA PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

- TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

BENCHMARK NOTES

TBM #1- MAG NAIL WITH "4WARD" WASHER SET IN CONCRETE SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, .464' SOUTHEAST OF A TRAFFIC SIGN LABELED "3E MPH" FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE, AND .335' SOUTHEAST OF A WASTEWATER MANHOLE FOUND WITHIN VISTA RIDGE DRIVE. ELEVATION = 1,043.17.

TBM #2- MAG NAIL WITH "4WARD" WASHER SET IN SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, .4224' SOUTHWEST OF A STORM SEWER MANHOLE WITHIN VISTA RIDGE DRIVE, AND .2328' SOUTHWEST OF A FIRE HYDRANT FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE. ELEVATION = 1,047.32.

COMPONENT	MATERIAL THICKNESS	
	LIGHT DUTY	HEAVY DUTY
ASPHALTIC CONCRETE	X"	X"
CRUSHED LIMESTONE BASE	X"	X"
COMPACTED SUBGRADE	X"	X"

DRY UTILITY NOTES - 2023

PROJECT NOTES:

- CONTRACTOR SHALL MAINTAIN MINIMUM 24" CLEARANCE FROM ALL EXISTING UTILITIES.
- FOR PUBLIC WATER & WASTEWATER LINE EMERGENCIES, CONTACT THE CITY OF LEANDER PUBLIC WORKS EMERGENCY 24-HOUR ON-CALL LINE AT 512-690-4760.
- THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
- CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
 - LOCATE REQUESTS **MUST INCLUDE A COPY OF YOUR 811 TICKET.**
 - REFRESH ALL LOCATES BEFORE 14 DAYS** – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
 - REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY** – IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT & CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS & TREE PROTECTION MEASURES AS WELL AS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT AT 512-528-2750 AT LEAST THREE (3) DAYS PRIOR TO MEETING DATE.
- CITY OF LEANDER NOISE ORDINANCE PROHIBITS CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
- CONTRACTOR SHALL BORE UNDER ALL DRIVEWAYS, STREET CROSSINGS AND OTHER PAVED AREAS. OPEN CUT CROSSING SHALL NOT BE ALLOWED.
- CONTRACTOR SHALL REPLACE ALL DAMAGED PAVEMENT, CURB & GUTTER, SIDEWALK, CURB INLETS AND ALL OTHER INFRASTRUCTURE DAMAGED BY CONSTRUCTION PER CITY OF LEANDER STANDARDS & SPECIFICATIONS.
- CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
- ALL UNDERGROUND UTILITY LINES SHALL CROSS UNDERNEATH WATERLINES.
- THE MINIMUM DEPTH OF COVER FOR UTILITY LINES INSTALLED UNDER CITY OF LEANDER ROADWAYS SHALL BE 36" BENEATH FINISHED GRADE.

EROSION CONTROL & RESTORATION:

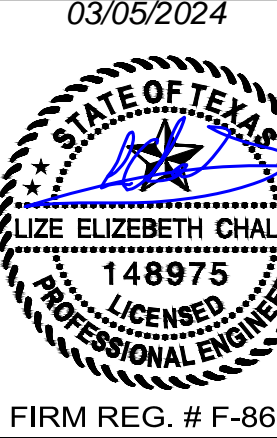
- THE CITY OF LEANDER ENVIRONMENT INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL. THE 6" MINIMUM SOIL DEPTH SHALL CONSIST OF 75% SOIL BLENDED WITH 25% COMPOST.
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED USING ONLY APPROVED GRASSES FROM THE GROW GREEN GUIDE.

Drawing: \N\201\201\DWG\1038-109 - N-1038\1038-109 - WCF - Shared - Bagdad\Civil\Drawings\1038-109 - WCF - Bagdad.dwg
User: jwheeler
Last Modified: Feb. 28, 24 - 1:51 PM
Plot Date/Time: Feb. 28, 24 - 1:51:27

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TDI Engineering LLC
5905 Old Fredericksburg Road, Suite 300
Austin, TX 78749
512-301-3389 | www.tdi-llc.net

TDI
ENGINEERING



WCF - BAGDAD ROAD -
12" WATER LINE
LEANDER, TEXAS 78641
SCI SHARED RESOURCES, LLC

GENERAL NOTES
PROJECT #
1038-109
ISSUE DATE
02/28/24

PROJECT MGR: L CHALLIS
DESIGNER: J.S./J.P.
DRAWN BY: J.P.TRELEY

SHEET
2
OF 12

PICP-XX-XXXX

LEGAL DESCRIPTION:
BEING ALL OF LOT 1, VISTA RIDGE COMMERCIAL, INCLUDING THE REPLAT OF LOT 1, SHIN OAK ESTATES, SECTION 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 91, OF THE MAP AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000139817260.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED AUGUST 08, 2023.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0450F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE:
TBM #1- MAG NAIL WITH "4WARD" WASHER SET IN CONCRETE SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±4.4' SOUTHEAST OF A TRAFFIC SIGN LABELED "30 MPH" FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE, AND ±3.5' SOUTHEAST OF A WASTEWATER MANHOLE FOUND WITHIN VISTA RIDGE DRIVE. ELEVATION = 1,043.17'.

TBM #2- MAG NAIL WITH "4WARD" WASHER SET IN SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±22.4' SOUTHWEST OF A STORM SEWER MANHOLE WITHIN VISTA RIDGE DRIVE, AND ±23.8' SOUTHWEST OF A FIRE HYDRANT FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE. ELEVATION = 1,047.32'.

- GENERAL NOTES:**
1. PROPERTY ADDRESS: 301 S BAGDAD RD, LEANDER, TX 78641
 2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
 3. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
 4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
 5. THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
 6. THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: 1-220339
EFFECTIVE DATE: JUNE 22, 2023
ISSUED: JULY 6, 2023

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- (1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD IDENTIFIED BELOW:
CABINET J, SLIDE 211, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CABINET DD, SLIDE 91, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. [SUBJECT TO]
- (2) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- F. ALL TERMS, PROVISIONS, COVENANTS, AGREEMENTS, RIGHTS, DEDICATIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS AND CONDITIONS, AS SET OUT IN THE FOLLOWING DEED AND PLAT RECORDS: CABINET J, SLIDE 211 AND CABINET DD, SLIDE 91, MAP AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. [SUBJECT TO]
- G. DRAINAGE EASEMENT TO CITY OF LEANDER, TEXAS, RECORDED IN DOCUMENT NO. 2001075133, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- H. LANDSCAPE EASEMENT TO LEANDER VISTA RIDGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN DOCUMENT NO. 2002017721, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]
- I. ELECTRIC UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2004067877, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- J. SIDEWALK EASEMENT TO CITY OF LEANDER, TEXAS, RECORDED IN DOCUMENT NO. 2007032497, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

TREE LIST

NUMBER	DESCRIPTION
5000	17" LIVE OAK 12-9
5001	40" LIVE OAK
5002	10" LIVE OAK
5003	8" LIVE OAK
5004	13" LIVE OAK 10-6
5005	11" LIVE OAK
5006	9" LIVE OAK
5007	14" LIVE OAK 10-7
5008	11" LIVE OAK
5009	10" LIVE OAK
5010	20" LIVE OAK 10-9-9
5011	13" LIVE OAK
5012	14" LIVE OAK
5013	9" LIVE OAK
5014	9" LIVE OAK
5015	13" LIVE OAK
5016	12" LIVE OAK
5017	12" LIVE OAK
5018	17" LIVE OAK
5019	12" CEDAR ELM 8-8
5020	9" LIVE OAK
5021	8" LIVE OAK
5022	13" LIVE OAK 8-8
5023	12" LIVE OAK 8-8
5024	18" LIVE OAK 10-7-7
5025	11" LIVE OAK
5026	23" LIVE OAK 9-8-8-6-6
5027	13" LIVE OAK 9-7
5028	12" LIVE OAK
5029	11" LIVE OAK
5030	11" LIVE OAK
5031	11" LIVE OAK
5032	8" LIVE OAK
5033	15" LIVE OAK 9-6-6
5034	15" LIVE OAK 10-9
5035	9" LIVE OAK
5036	9" LIVE OAK 9-9-9-8
5037	23" LIVE OAK
5038	8" LIVE OAK
5039	17" LIVE OAK
5040	8" CEDAR
5041	8" LIVE OAK
5042	12" LIVE OAK 8-7
5043	13" LIVE OAK
5044	14" LIVE OAK 9-6-4
5045	25" LIVE OAK 18-14
5046	14" LIVE OAK 10-7
5047	16" LIVE OAK 8-7-6
5048	11" LIVE OAK 8-6
5049	8" HACKBERRY
5050	16" CHINA BERRY 8-8-7
5051	19" LIVE OAK
5052	11" LIVE OAK
5053	17" LIVE OAK

ALTA/NSPS CERTIFICATION:
TO SOI TEXAS FURNAL SERVICES, LLC, LEANDER ASSOCIATES, LTD., FIRST AMERICAN TITLE GUARANTY COMPANY:

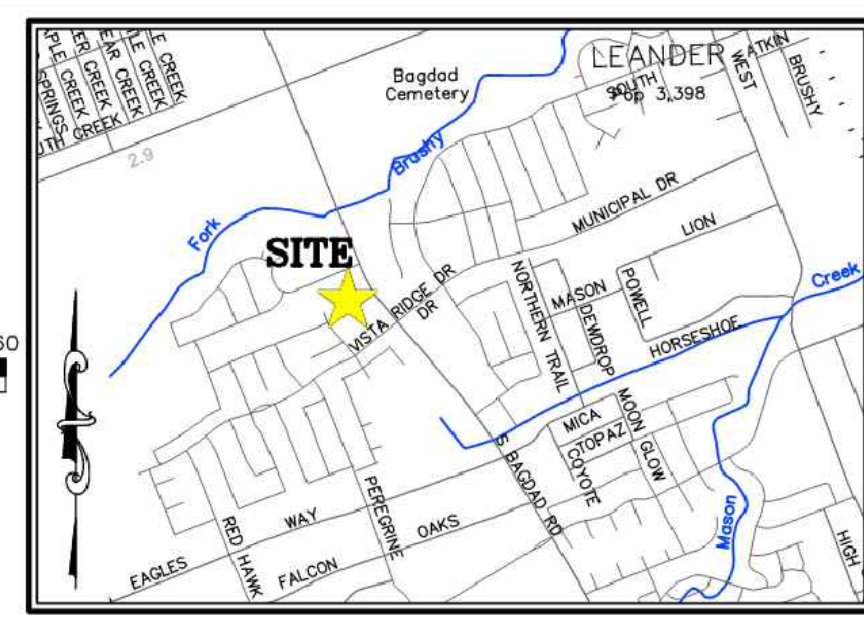
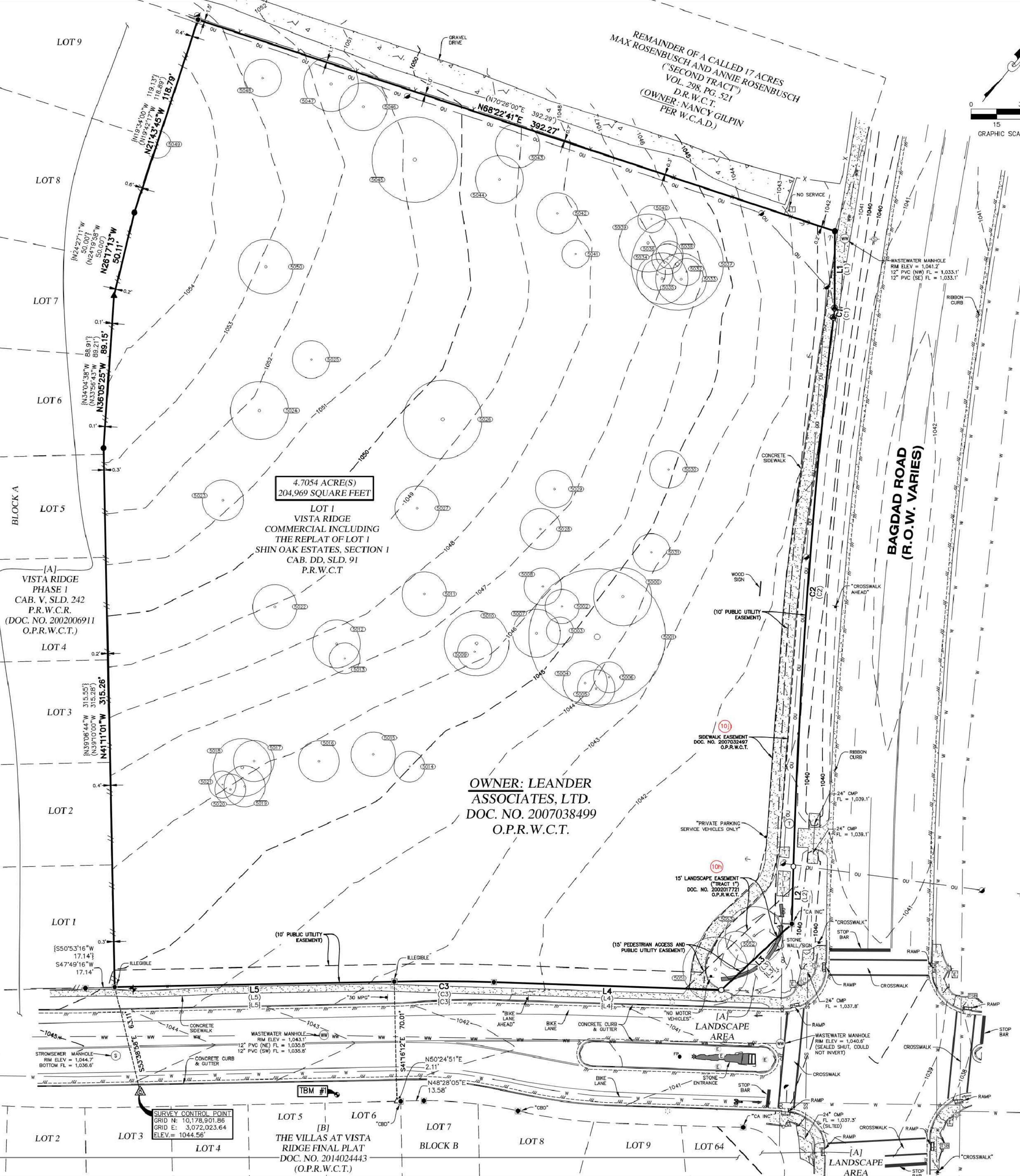
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(c), 8-9, 11(c), 13, AND 16-19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2023.

STATE OF TEXAS
LEANDER ASSOCIATES, LTD.
JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811
DATE: 8/17/2023

VISTA RIDGE DRIVE
(R.O.W. VARIES)
(AS PLATTED IN DOC. NO. 2002006911
O.P.R.W.C.T.)

NOGALES LANE
(50' R.O.W.)



LEGEND

PROPERTY LINE	EXISTING PROPERTY LINES	LIGHT POLE
EXISTING EASEMENTS	EXISTING EASEMENTS	WATER METER
CONTOUR LINE	CONTOUR LINE	BIKE LANE
1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	EDGE OF ASPHALT
MAG WITH "4WARD BOUNDARY" WASHER SET	MAG WITH "4WARD BOUNDARY" WASHER SET	WIRE FENCE
1/2" IRON ROD FOUND (UNLESS NOTED)	1/2" IRON ROD FOUND (UNLESS NOTED)	WOOD FENCE
IRON ROD WITH "S" & "V" SURVEYING	IRON ROD WITH "S" & "V" SURVEYING	OVERHEAD UTILITY
600 MAIL FOUND (UNLESS NOTED)	600 MAIL FOUND (UNLESS NOTED)	WASTEWATER LINE
CALCULATED POINT	CALCULATED POINT	WATER LINE
SURVEY CONTROL POINT	SURVEY CONTROL POINT	STORM SEWER LINE
BENCHMARK	BENCHMARK	CONCRETE
FLAG POLE	FLAG POLE	PAVERS
GROUND LIGHT	GROUND LIGHT	CMP CORRUGATED METAL PIPE
ELECTRIC JUNCTION BOX	ELECTRIC JUNCTION BOX	PVC POLYVINYL CHLORIDE PIPE
FIRE HYDRANT	FIRE HYDRANT	REF. REINFORCED CONCRETE PIPE
TELECOMMUNICATIONS MANHOLE	TELECOMMUNICATIONS MANHOLE	FL. ELEV. FLOW LINE ELEVATION
TELECOMMUNICATIONS BOX	TELECOMMUNICATIONS BOX	VOL./PG. VOLUME, PAGE
TELECOMMUNICATIONS PEDESTAL	TELECOMMUNICATIONS PEDESTAL	CAB./S.D. CABINET, SLIDE
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE	DOC. NO. DOCUMENT NUMBER
TRAFFIC SIGNAL BOX	TRAFFIC SIGNAL BOX	R.O.W. RIGHT-OF-WAY
WATER VALVE	WATER VALVE	P.R.T.C.T. PLAT RECORDS
IRRIGATION CONTROL VALVE	IRRIGATION CONTROL VALVE	WILLIAMSON COUNTY, TEXAS
WASTEWATER MANHOLE	WASTEWATER MANHOLE	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
STORM SEWER MANHOLE	STORM SEWER MANHOLE	WILLIAMSON COUNTY APPRAISAL DISTRICT
SON (AS NOTED)	SON (AS NOTED)	RECORD INFORMATION PER PLAT CAB. DD, SLD. 91
POWER/UTILITY POLE	POWER/UTILITY POLE	RECORD INFORMATION PER PLAT CAB. V, SLD. 241
GUY ANCHOR	GUY ANCHOR	
GAS MARKER POST	GAS MARKER POST	

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S39°47'21"E	44.93'
L2	S38°18'34"E	33.55'
L3	S06°45'57"W	56.49'
L4	S52°00'08"W	133.07'
L5	S48°51'22"W	163.49'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(L1)	S37°44'45"E	44.94'
(L2)	S36°16'12"E	33.55'
(L3)	S08°49'20"W	56.48'
(L3)	S08°51'41"W	56.48'
(L4)	S54°03'31"W	133.05'
(L4)	S53°57'12"W	133.19'
(L5)	S50°52'54"W	163.48'
(L5)	S50°53'16"W	163.43'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	25.00'	5.49'	12°35'03"	S33°19'54"E	5.48'
C2	3,738.42'	321.87'	4°56'04"	S35°50'32"E	321.87'
C3	1,088.00'	58.22'	3°03'58"	S50°17'26"W	58.21'

RECORD CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	25.00'	5.49'	12°35'04"	S31°17'32"E	5.48'
(C2)	3,738.42'	321.88'	4°56'05"	S33°48'10"E	321.88'
(C3)	1,088.00'	58.19'	3°03'51"	S52°21'16"33"W	58.18'
(C3)	1,088.00'	58.22'	3°03'57"	S52°25'14"W	58.21'

ALTA/NSPS LAND TITLE, TOPOGRAPHIC AND TREE SURVEY OF LOT 1, VISTA RIDGE COMMERCIAL, INCLUDING THE REPLAT OF LOT 1, SHIN OAK ESTATES, SECTION 1
City of Leander, Williamson County, Texas

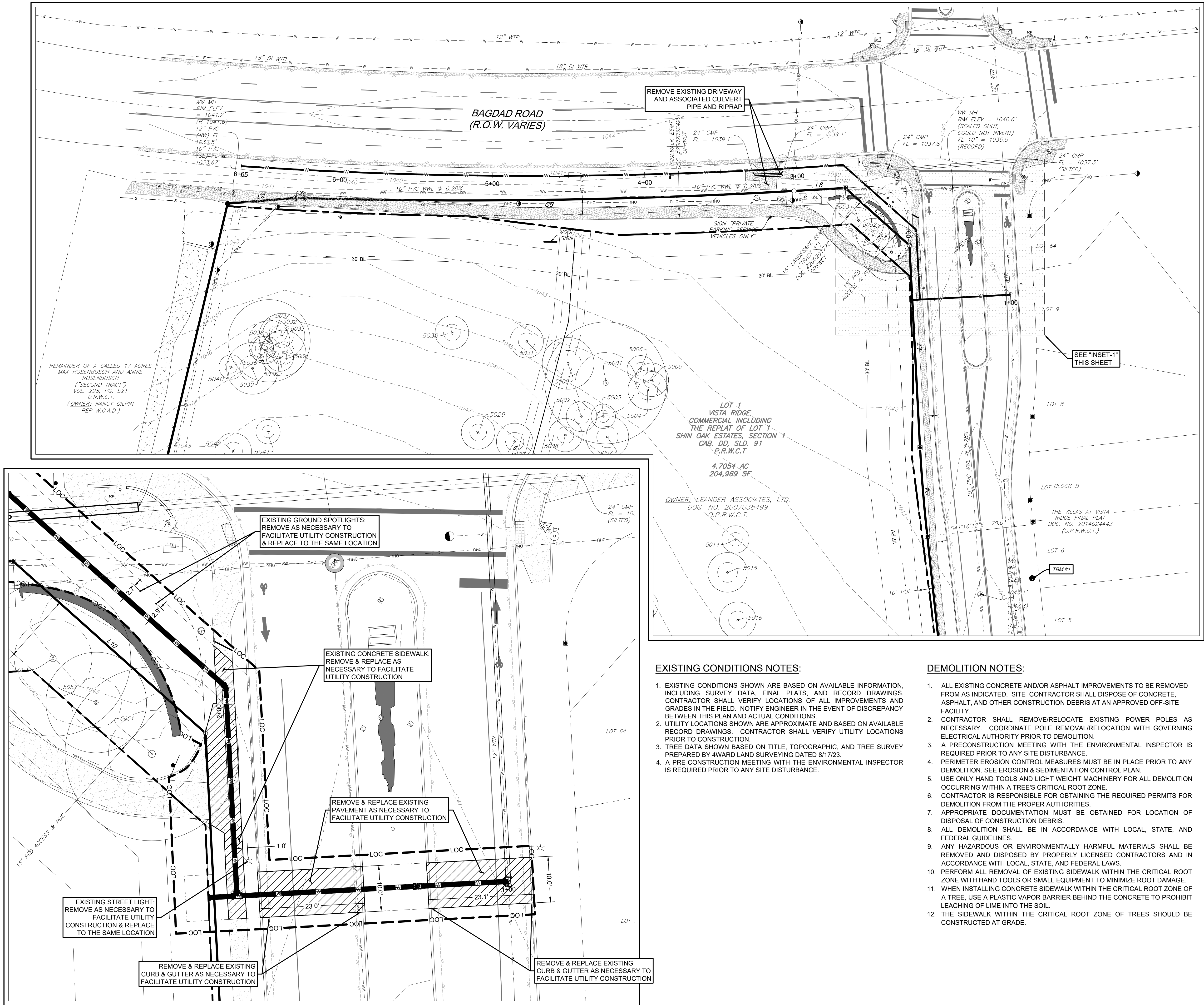
4WARD Land Surveying
A Limited Liability Company
PO Box 84876, Austin, Texas 78769
INFO@4WARDLANDSURVEYING.COM (512) 537-2384
TBEPLS FIRM #10174300
Date: 8/17/2023
Project: 01710
Scale: 1" = 30'
Reviewer: DV
Tech: TE
Field Crew: CG/SJ
Survey Date: AUG. 2023
Sheet: 1 OF 1

THIS DOCUMENT IS FOR REFERENCE ONLY AND IS NOT TO SCALE.

PICP-XX-XXXX

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CIVIL & STRUCTURAL ENGINEERING
512-301-3389 | www.tdi-llc.net
FIRM REG. # F-8601
WCF - BAGDAD ROAD - 12" WATER LINE
LEANDER, TEXAS 78641
SCS SHARED RESOURCES, LLC
PROJECT # 1038-109
ISSUE DATE 02/28/24
SHEET 3 OF 12

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Plot Date/Time: Feb 28, 24 - 13:54:27



INSET-1
SCALE: 1" = 10'

LEGEND	
EXISTING GRAPHICS	DESCRIPTION
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY LINES
	BUILDING SETBACK
	EASEMENT
	CONCRETE
	GRAVEL
	EDGE OF PAVEMENT
	CURB & GUTTER
	PAVEMENT MARKING (WIDTH VARIES)
	BIKE LANE MARKING
	SIGN (AS NOTED)
	OVERHEAD UTILITY
	POWER POLE / DOWN GUY
	ELEC BOX
	LIGHT POLE
	GROUND LIGHT
	TRAFFIC CONTROL POST
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POST
	TELECOM MH
	TELECOM PEDESTAL
	TELECOM JUNCTION BOX
	UNDERGROUND ELECTRIC LINE
	GAS MARKER
	GAS LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	IRRIGATION VALVE
	WATER LINE
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
	WASTEWATER LINE
	STORM SEWER MANHOLE
	STORM SEWER (DRAINAGE) PIPE
	TREE TO BE SAVED
	CONTOUR

BENCHMARK:

TBM #1- MAG NAIL WITH "4WARD" WASHER SET IN CONCRETE SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±64' SOUTHEAST OF A TRAFFIC SIGN LABELED "30 MPH" FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE, AND ±35' SOUTHEAST OF A WASTEWATER MANHOLE FOUND WITHIN VISTA RIDGE DRIVE. ELEVATION = 1,043.17'.

TBM #2- MAG NAIL WITH "4WARD" WASHER SET IN SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±224' SOUTHWEST OF A STORM SEWER MANHOLE WITHIN VISTA RIDGE DRIVE, AND ±238' SOUTHWEST OF A FIRE HYDRANT FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE. ELEVATION = 1,047.32'.

EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION, INCLUDING SURVEY DATA, FINAL PLATS, AND RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL IMPROVEMENTS AND GRADES IN THE FIELD. NOTIFY ENGINEER IN THE EVENT OF DISCREPANCY BETWEEN THIS PLAN AND ACTUAL CONDITIONS.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- TREE DATA SHOWN BASED ON TITLE, TOPOGRAPHIC, AND TREE SURVEY PREPARED BY 4WARD LAND SURVEYING DATED 8/17/23.
- A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

DEMOLITION NOTES:

- ALL EXISTING CONCRETE AND/OR ASPHALT IMPROVEMENTS TO BE REMOVED FROM AS INDICATED. SITE CONTRACTOR SHALL DISPOSE OF CONCRETE, ASPHALT, AND OTHER CONSTRUCTION DEBRIS AT AN APPROVED OFF-SITE FACILITY.
- CONTRACTOR SHALL REMOVE/RELOCATE EXISTING POWER POLES AS NECESSARY. COORDINATE POLE REMOVAL/RELOCATION WITH GOVERNING ELECTRICAL AUTHORITY PRIOR TO DEMOLITION.
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- PERIMETER EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY DEMOLITION. SEE EROSION & SEDIMENTATION CONTROL PLAN.
- USE ONLY HAND TOOLS AND LIGHT WEIGHT MACHINERY FOR ALL DEMOLITION OCCURRING WITHIN A TREE'S CRITICAL ROOT ZONE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR DEMOLITION FROM THE PROPER AUTHORITIES.
- APPROPRIATE DOCUMENTATION MUST BE OBTAINED FOR LOCATION OF DISPOSAL OF CONSTRUCTION DEBRIS.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES.
- ANY HAZARDOUS OR ENVIRONMENTALLY HARMFUL MATERIALS SHALL BE REMOVED AND DISPOSED BY PROPERLY LICENSED CONTRACTORS AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
- PERFORM ALL REMOVAL OF EXISTING SIDEWALK WITHIN THE CRITICAL ROOT ZONE WITH HAND TOOLS OR SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WHEN INSTALLING CONCRETE SIDEWALK WITHIN THE CRITICAL ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- THE SIDEWALK WITHIN THE CRITICAL ROOT ZONE OF TREES SHOULD BE CONSTRUCTED AT GRADE.

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

TDI Engineering, LLC
5905 Old Fredericksburg Road, Suite 300
Austin, TX 78749
512-301-3389 | www.tdi-llc.net

TDI
ENGINEERING**

03/05/2024

FIRM REG. # F-8601

WCF - BAGDAD ROAD -
12" WATER LINE
LEANDER, TEXAS 78641

SCI SHARED RESOURCES, LLC

EXISTING CONDITIONS
& DEMOLITION PLAN

PROJECT #
1038-109

ISSUE DATE
02/28/24

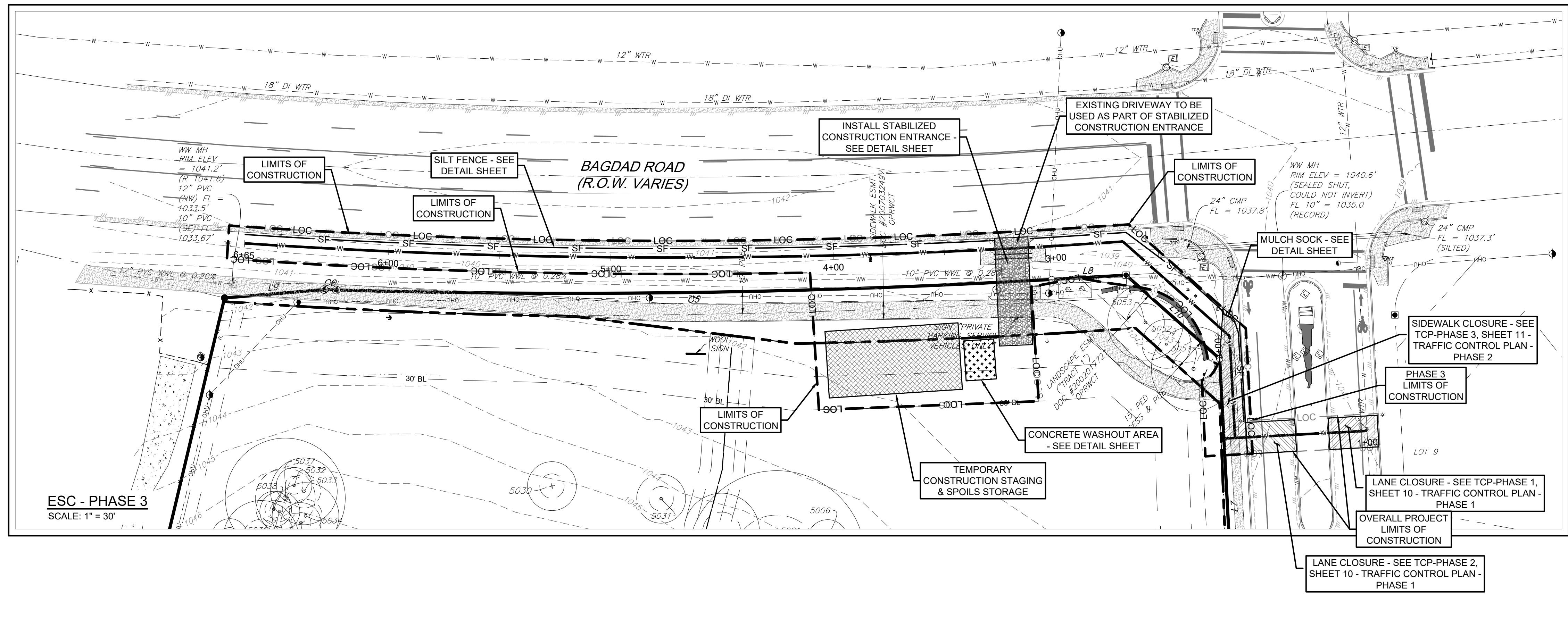
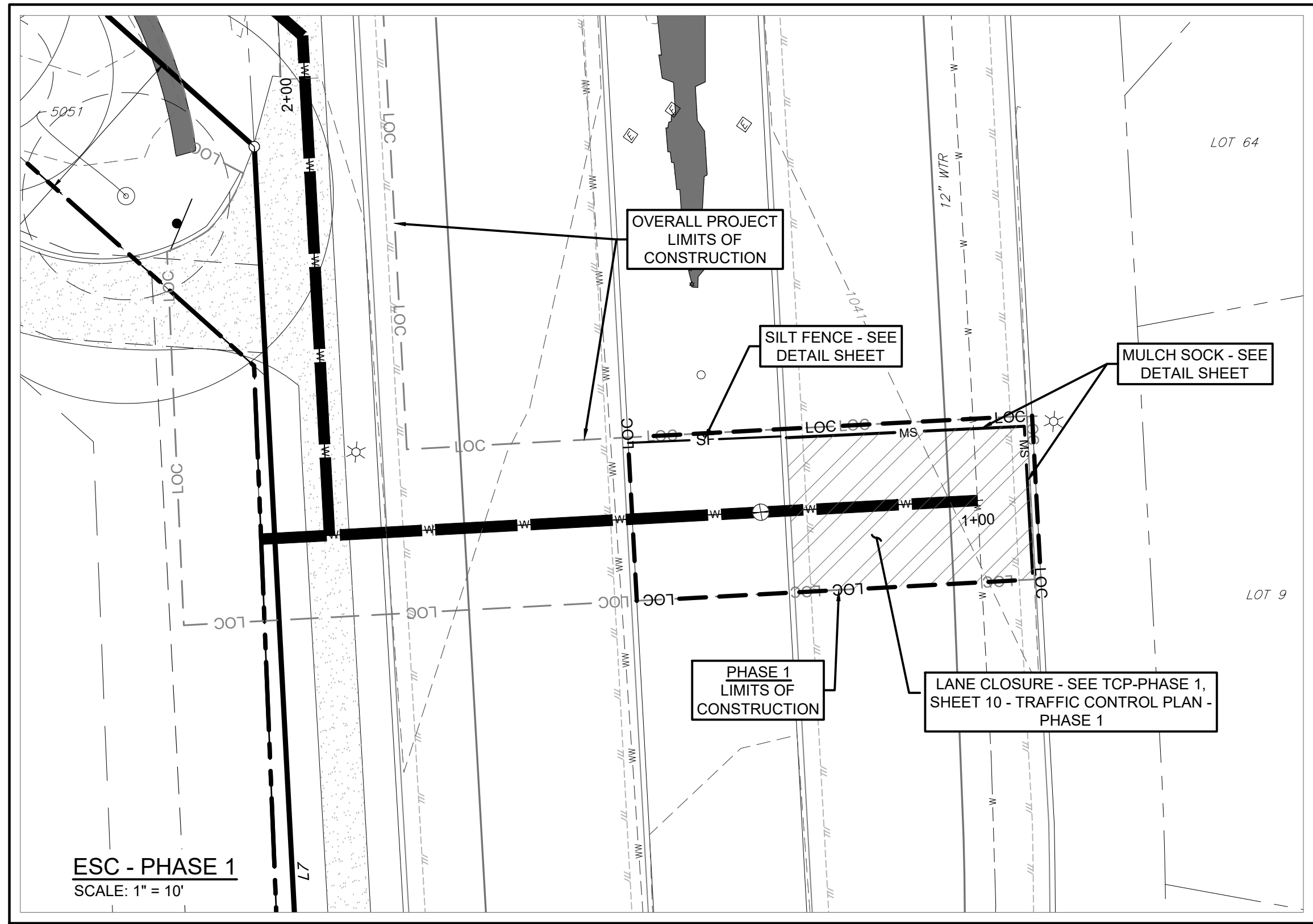
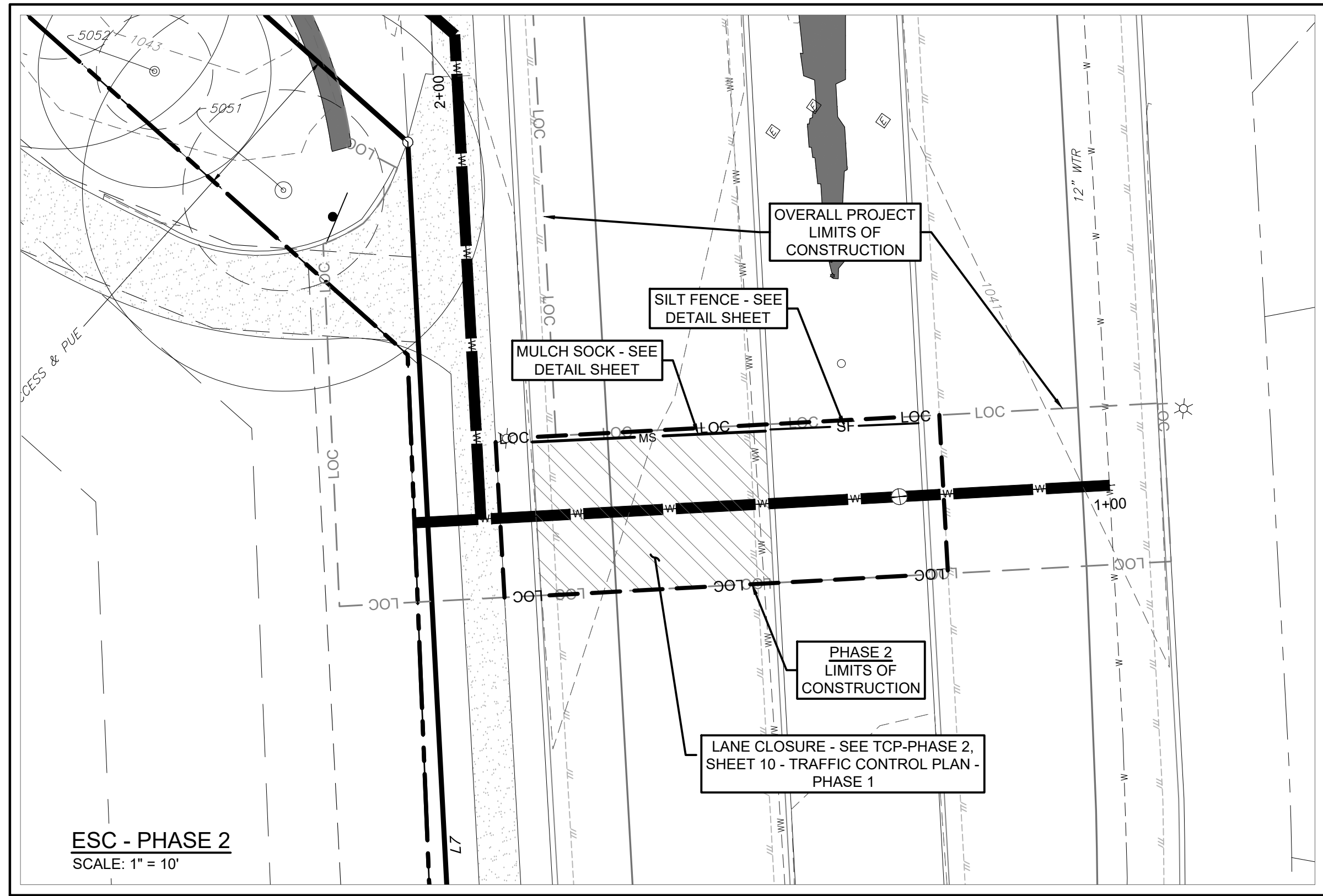
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5 OF 12

PROJECT MGR: LCHALLIS
DESIGNER: J.S./J.P.
DRAWN BY: J.PETLEY

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Last Modified: Feb. 28, 24 - 13:51
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LEGEND	
GRAPHICS	DESCRIPTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	STABILIZED CONSTRUCTION ENTRANCE
	CONSTRUCTION STAGING AREA & SPOILS STORAGE
	CONCRETE WASHOUT AREA
	SILT FENCE
	TRIANGULAR FILTER DIKE
	MULCH SOCK
	INLET PROTECTION
	ROCK BERM
	TREE TO BE SAVED
	TREE PROTECTION
	LIMITS OF CONSTRUCTION

NOTES:

- ALL DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- INSPECTORS HAVE THE AUTHORITY TO ADD OR MODIFY EROSION CONTROL MEASURES ON SITE DURING CONSTRUCTION TO KEEP PROJECT IN COMPLIANCE WITH RULES AND REGULATIONS.
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING CONSTRUCTION.
- REFER TO SHEET 12 - DETAILS FOR EROSION CONTROL MEASURE DETAILS.
- SEE GENERAL NOTES SHEET FOR STANDARD NOTES.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY.
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF LEANDER ORDINANCE.
- ON-SITE EROSION CONTROL MEASURES TO BE ESTABLISHED AND MAINTAINED AROUND TEMPORARY PERMANENT SPOILS LOCATIONS, CONCRETE WASHOUT AND CONTRACTOR STAGING AREAS.

BENCHMARK:

TBM #1- MAG NAIL WITH "4WARD" WASHER SET IN CONCRETE SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±64' SOUTHEAST OF A TRAFFIC SIGN LABELED "30 MPH" FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE, AND ±35' SOUTHEAST OF A WASTEWATER MANHOLE FOUND WITHIN VISTA RIDGE DRIVE. ELEVATION = 1,043.17.

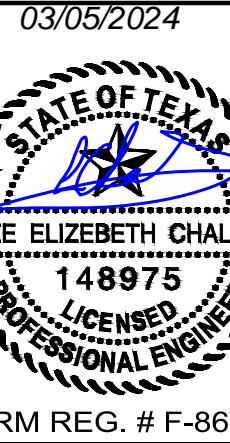
TBM #2- MAG NAIL WITH "4WARD" WASHER SET IN SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±224' SOUTHWEST OF A STORM SEWER MANHOLE WITHIN VISTA RIDGE DRIVE, AND ±238' SOUTHWEST OF A FIRE HYDRANT FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE. ELEVATION = 1,047.32'.

PICP-XX-XXXX

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FIRM REG. # F-8601

WCF - BAGDAD ROAD -
12" WATER LINE
LEANDER, TEXAS 78641

EROSION & SEDIMENTATION
CONTROL PLAN

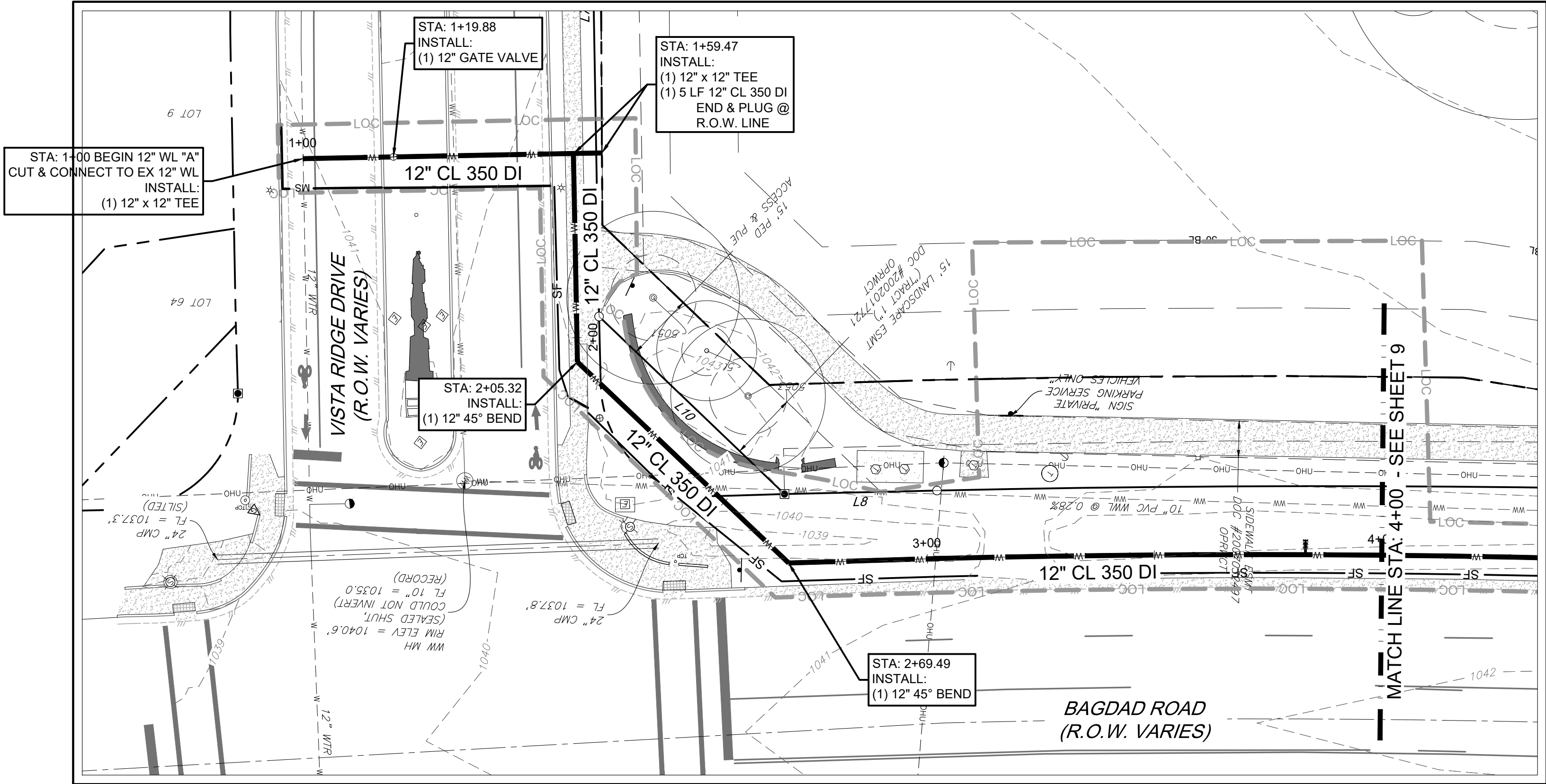
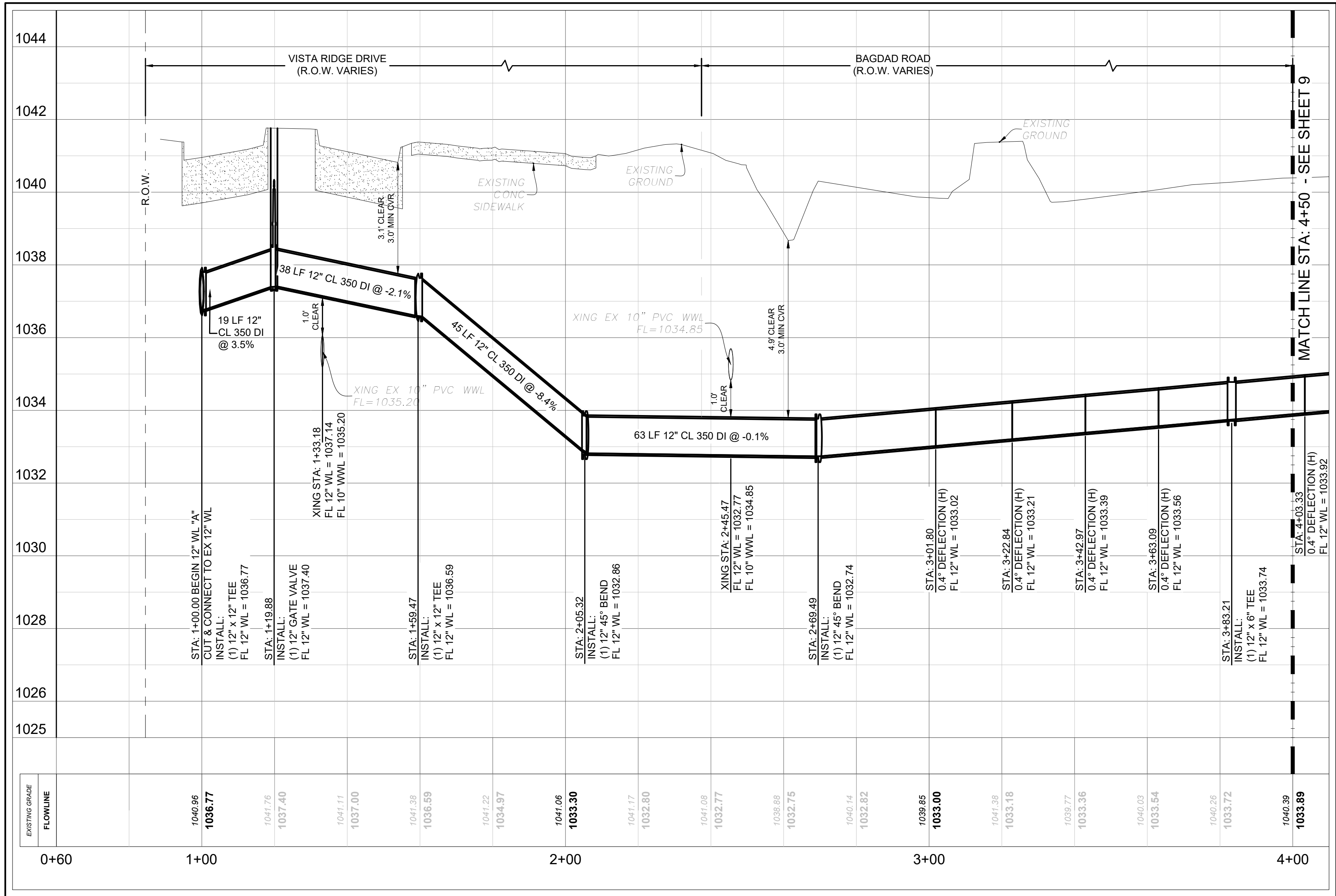
PROJECT #
1038-109

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02/28/24

SHEET
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6 OF 12

PROJECT MGR: L.CHALLIS
DESIGNER: J.S./J.P.
DRAWN BY: J.PETLEY

*THINK DESIGN innovate, integrate, implement...



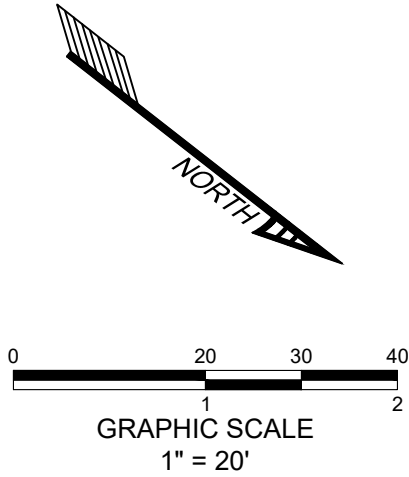
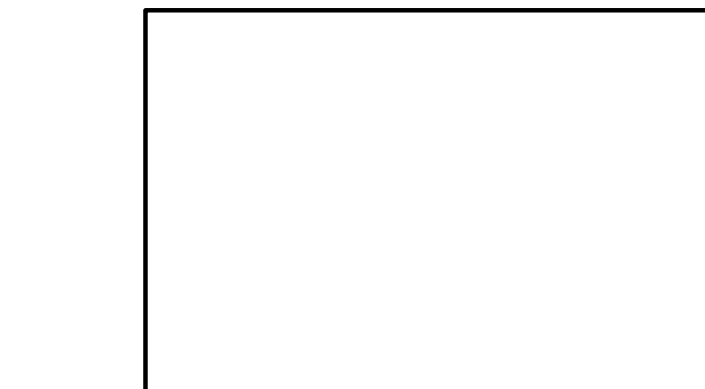
UTILITY NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR IS TO EXPOSE AND LOCATE ALL UTILITIES AT BOTH ENDS OF PROJECT AND PROVIDE ENGINEER WITH LOCATIONS AND ELEVATIONS.
- REFER TO GENERAL NOTES FOR CITY WATER & WASTEWATER NOTES.
- ALL MATERIALS, METHODS, TESTING, AND STANDARDS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, MATERIALS, AND SIZES OF ALL EXISTING UTILITIES SHOWN.
- CONTRACTOR SHALL NOTIFY ONE-CALL OR OTHER UTILITY LOCATION SERVICES AT LEAST 48-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH UTILITY SERVICE PROVIDERS PRIOR TO TAPPING EXISTING LINES. COORDINATE REMOVAL OF MAINS TEMPORARILY FROM SERVICE AS NECESSARY.
- CONTRACTOR SHALL INSTALL MECHANICAL JOINT RESTRAINTS ON ALL JOINTS/FITTINGS.
- ALL UNDERGROUND FIRE LINE PIPING MUST BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR, IN ACCORDANCE WITH NFPA 24.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING A TRENCH SAFETY PLAN PER CITY, STATE AND FEDERAL REQUIREMENTS. CITY OF AUSTIN SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- THE PROPOSED UTILITY PLAN MEETS THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION OF WATER AND WASTEWATER LINES AS MANDATED BY TCEQ.
- EXISTING 6" WATERLINE MUST STAY IN SERVICE DURING THE CONSTRUCTION OF NEW 12" WATERLINE.

BENCHMARK:

TBM #1- MAG NAIL WITH "4WARD" WASHER SET IN CONCRETE SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±64' SOUTHEAST OF A TRAFFIC SIGN LABELED "30 MPH" FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE, AND ±35' SOUTHEAST OF A WASTEWATER MANHOLE FOUND WITHIN VISTA RIDGE DRIVE. ELEVATION = 1,043.17'.

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12 IN WATER LINE
PLAN & PROFILE
STA 1+00 TO 4+00

WCF - BAGDAD ROAD -
12" WATER LINE
LEANDER, TEXAS 78641

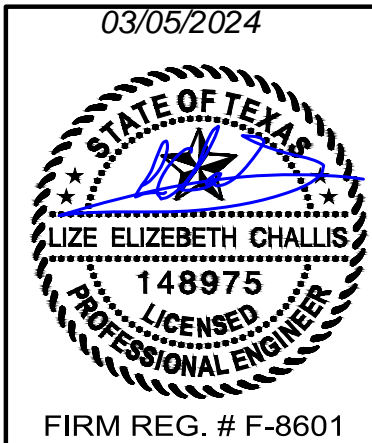
SCI SHARED RESOURCES, LLC

PROJECT #
1038-109

ISSUE DATE
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PROJECT MGR: L CHALLIS
DESIGNER: J.S./J.P.
DRAWN BY: J.PETLEY

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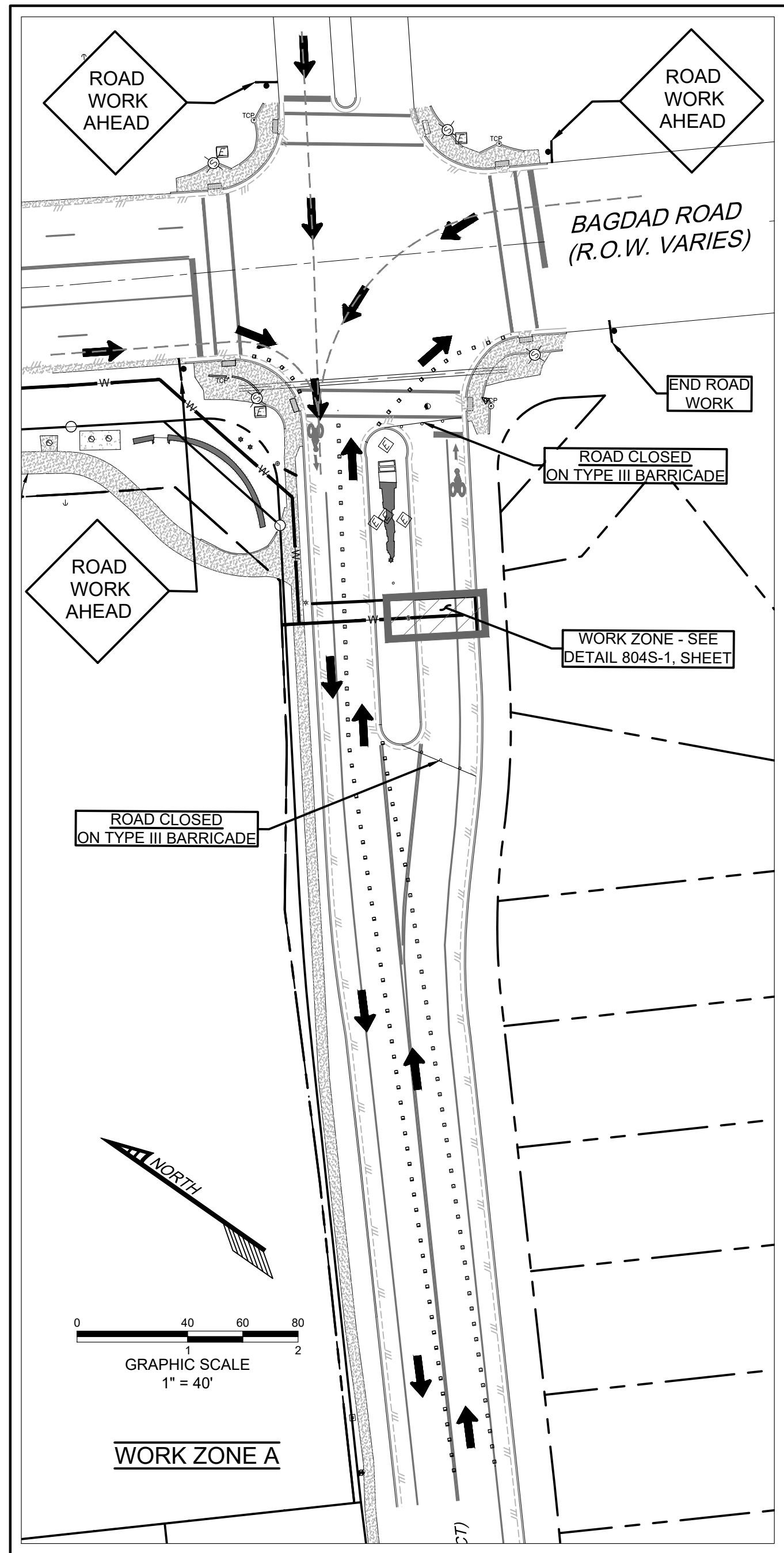


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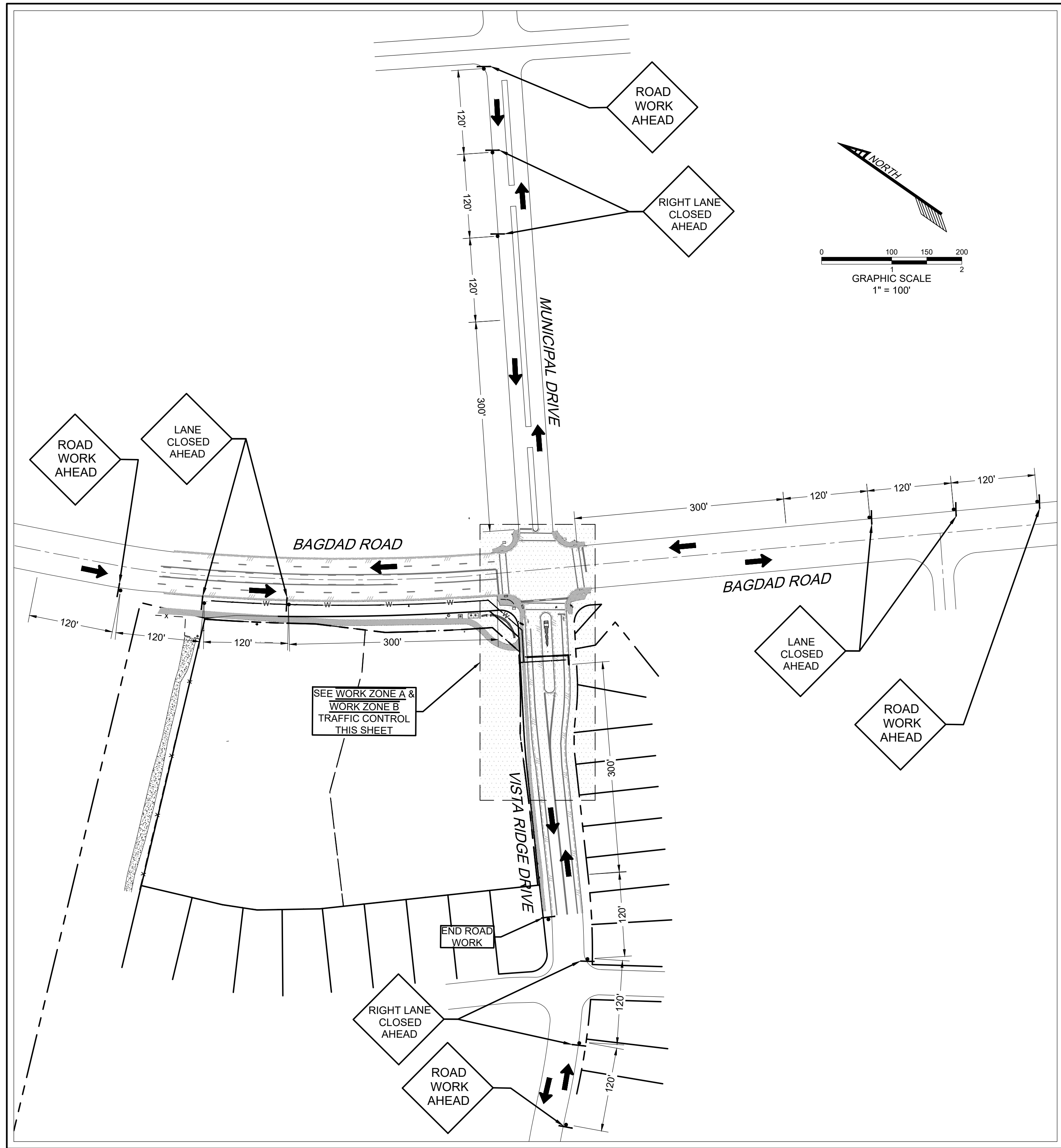
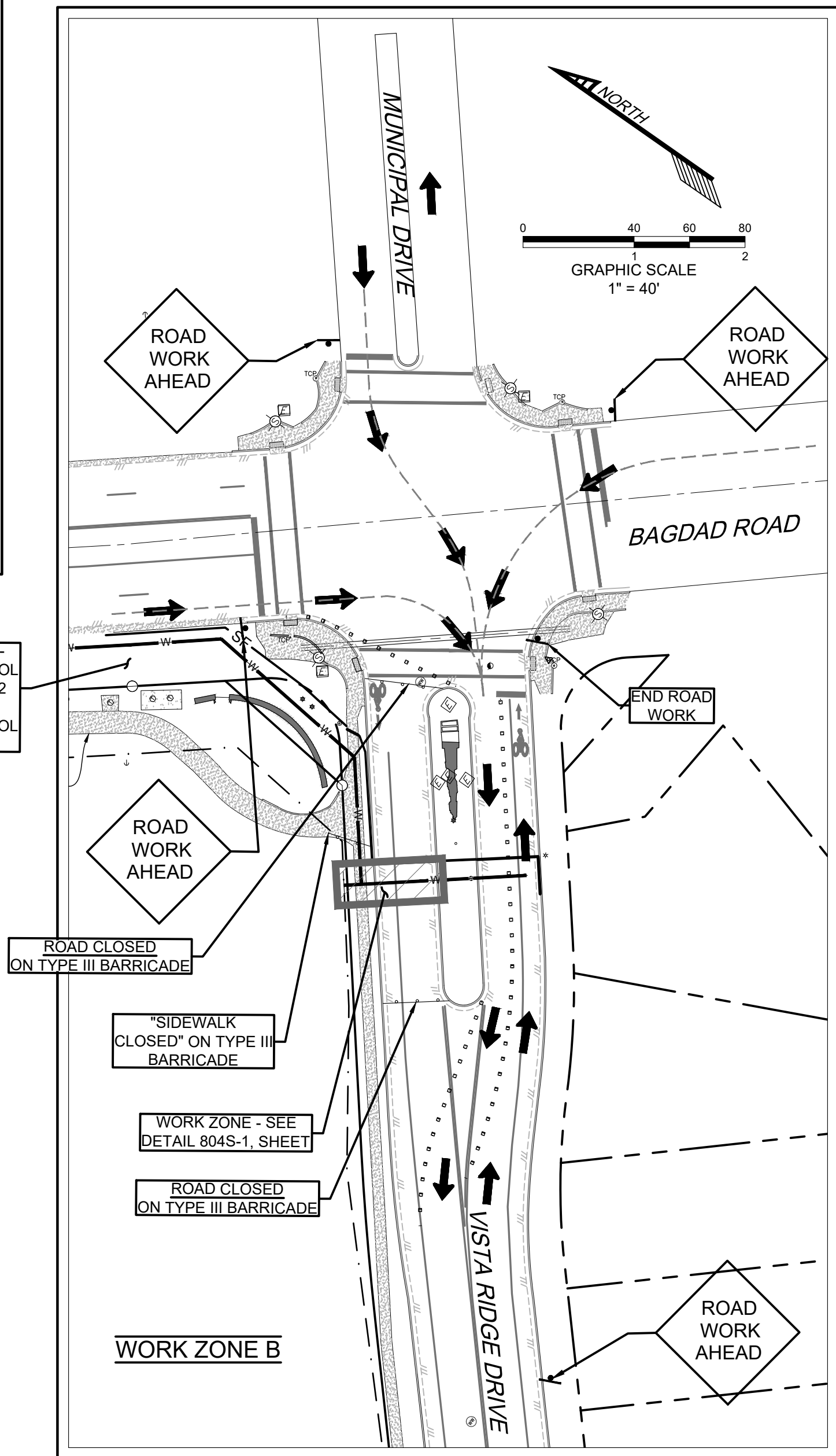
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SEE SHEET 11 -
TRAFFIC CONTROL
PLAN - PHASE 2
FOR PHASE 2
TRAFFIC CONTROL
PLAN



SEE SHEET 11 - TRAFFIC CONTROL
PLAN - PHASE 2 FOR CITY OF
AUSTIN DETAILS 804S-1

PICP-XX-XXXX

CIVIL & STRUCTURAL ENGINEERING AUSTIN / HOUSTON	
TDI Engineering, LLC 5905 Old Fredericksburg Road, Suite 300 Austin, TX 78749 512-301-3389 www.tdi-llc.net	
* TDI ENGINEERING	
03/05/2024 STATE OF TEXAS LIZIE ELIZABETH CHALLIS 148975 LICENSED PROFESSIONAL ENGINEER FIRM REG. # F-8601	
WCF - BAGDAD ROAD - 12" WATER LINE LEANDER, TEXAS 78641	
SCI SHARED RESOURCES, LLC	
TRAFFIC CONTROL PLAN - PHASE 1	PROJECT # 1038-109
ISSUE DATE 02/28/24	
PROJECT MGR: L. CHALLIS DESIGNER: J.S. / J.P. DRAWN BY: J. PETLEY	
SHEET 10 10 OF 12	

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