



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 1, 2021 at 3:00 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Remote Special Called Meeting on the 1st day of September 2021 at 3:00 p.m. at which time the following items will be discussed, to-wit: at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the Open Meetings Act update from the Office of the Texas Attorney General issued March 19, 2020, the City Council of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 349 954 9035, Password: 387042

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to zpsec@westlakehills.gov by 2:00 PM on September 1, 2021.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing zpsec@westlakehills.org. Comments must be received by 2:00 P.M. on September 1, 2021.

1. Call to Order. Chairman Robert Meisel.
2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
3. Land Use 0 Wildcat Hollow - A proposed subdivision to be known as Wildcat Hollow Subdivision, consisting of eight (8) single-family residential lots described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

4. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Mark Littrell, Zoning & Planning
Secretary

Certificate

I certify that the above Notice of the September 1, 2021 Special Called Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on 27th day of August, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).



PRELIMINARY SUBDIVISION PLAT STAFF REPORT

SEPTEMBER 1, 2021

Project Name: 0 Wildcat Hollow - A proposed subdivision consisting of eight (8) single-family residential lots to be known as Wildcat Estates.

Agenda Item: 0 Wildcat Hollow - A proposed preliminary subdivision plat consisting of eight (8) single-family residential lots described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Applicant Information: Wes Wigginton, Four Square Builders

Hearing Dates:

September 1, 2021

September 8, 2021

ZAPCO (Special Called)

City Council

Requested Action:

The applicant is requesting preliminary plat approval of an eight-lot subdivision Abstract 75 503 Bonham AD, 12.306 acres.

Location: The subject property is located east of Caravan Circle, west of Westlake Drive, north of Redbud Trail, and south of Terrace Mountain Drive.

Zoning & Site Characteristics:

The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential. The subject tract is vacant and is approximately 12.306 acres.

Background & Analysis:

A variance was granted by the City Council on March 24, 2021, to allow the subdivision to develop using a private street in lieu of a public street.

Lot Sizes

- Total Acreage: 12.306 acres
- Lot 1: 1.077 acres
- Lot 2: 1.002 acres
- Lot 3: 2.778 acres
- Lot 4: 1.698 acres
- Lot 5: 1.406 acres

- Lot 6: 1.082 acres
- Lot 7: 1.191 acres
- Lot 8: 2.072 acres

Floodplain – There is no floodplain on this property.

Access – Access for the subdivision will be from a private drive that connects to Wildcat Hollow at Terrace Mountain Drive. All the lots in the subdivision will have driveways that connect to the private drive.

Lot Density – The subdivision density being proposed is 8 lots. Per the Code of Ordinances, Subdivision Sec. 36.01.009, density for subdivisions five acres or greater is measured by multiplying the area of the subdivision by 0.67 and rounded down to the next whole number. By this calculation, a maximum of 8 lots are allowed. Once the subdivision has been completed, the resultant plats are final and cannot be further subdivided. A plat note is required on the final plat.

Next Steps:

The plat currently being considered is only preliminary. The next steps are to file construction plans with a final plat. Approval of a preliminary plat provides the applicant the ability to proceed with the final plat. Approval of a preliminary plat expires within 180 days, unless a final plat of at least a portion of the subdivision has been submitted. An extension can be granted if necessary.

Traffic/Transportation

If the subdivision is approved, there could be up to eight total homes in this subdivision, which may have an impact on existing traffic in the area.

Lighting

Outdoor lighting must comply with provisions in the outdoor lighting ordinance.

Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

The proposed subdivision would divide the existing lot into eight individual lots accessed by a private drive.

Comprehensive Planning Analysis

The permit is in compliance with the Master Plan based on current and future land use.

Staff Recommendation:

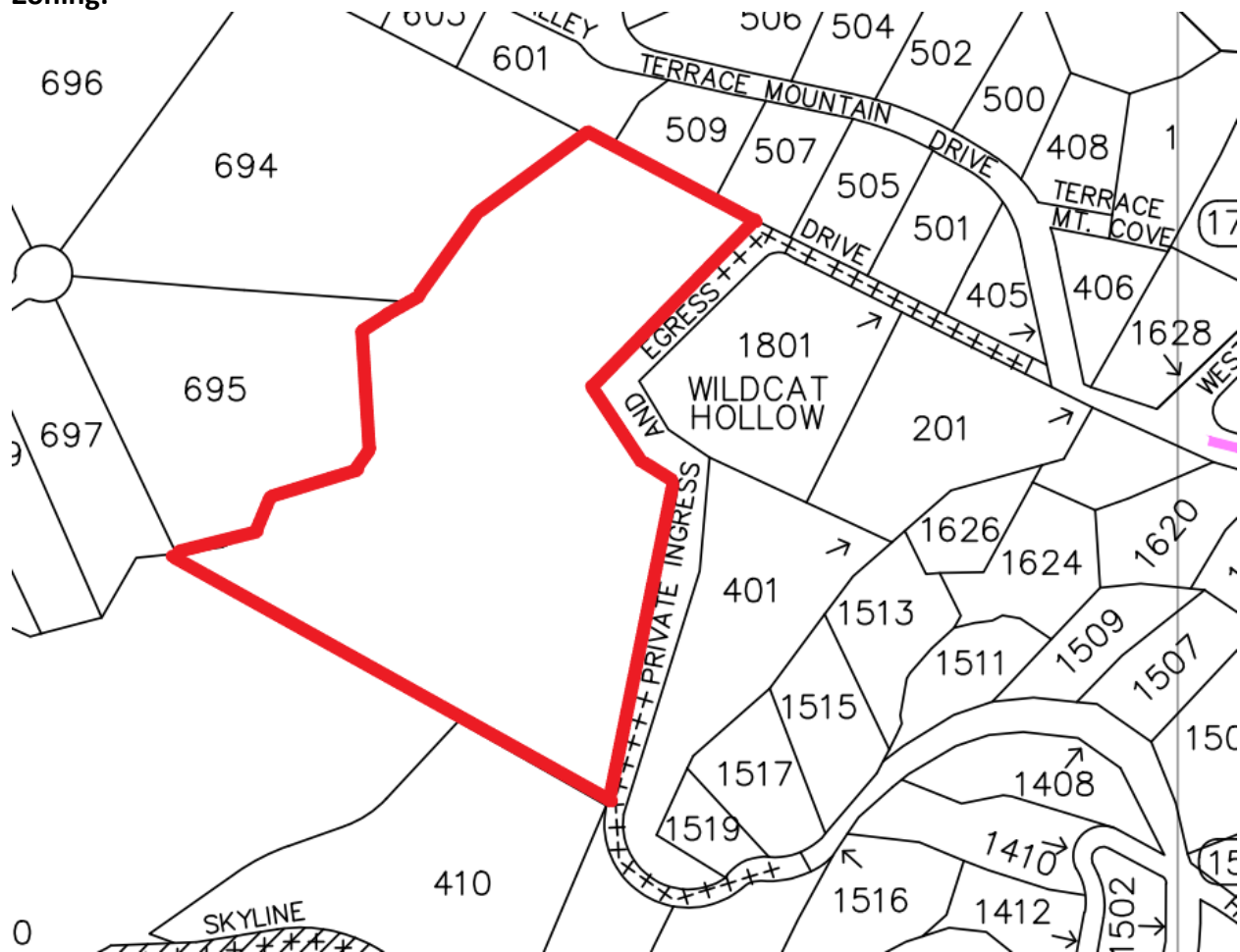
Staff recommends approval. The preliminary plat is in compliance with the City's Code of Ordinances and the Local Government Code.

Links to Relevant Code:

- [Chapter 36 Subdivisions](#)

(Maps to follow)

Zoning:



Aerial:



SUBDIVISION APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

*****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org *****

APPLICANT INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Michael + Wes Company, LLC Phone: 512-912-7533

Email: [REDACTED]

Address: 507 Walsh Street City: Austin State: TX Zip: 78703

Agent*: Michael Loftis Phone: 512-646-2237

Email: [REDACTED]

Address: 2600 Via Fortuna, Terrace I, Suite 300 City: Austin State: TX Zip: 78746

**Please submit Power of Attorney form designating authorized agent.*

SUBDIVISION INFORMATION

Property Address: 0 Wild Cat Hollow, West Lake Hills, TX 78746

Subdivision Name: Wildcat Hollow

Tax Parcel ID: 117378 Total Acreage: 12.306

Type of Plat: Replat ☐ Amending Plat ☐ Minor Plat ☐ Preliminary Plat ☒ Major Plat ☐

Final Plat ☒ Plat Vacation ☐

Proposed number of lots: 8 Will project be connecting to central sewer? Y ☒ N ☐

Current Zoning Classification: R-1 Proposed Land Use: Single Family Residential

Does subdivision require variances? Y ☐ N ☒

If the subject area is already subdivided, please complete below:

Recorded in: Volume #: _____ Page #: _____ Instrument #: _____



SUBDIVISION APPLICATION

Briefly describe purpose of project:

The Wild Cat Hollow project is a proposed single-family homes subdivision development composed of 8 lots located in the city limits of West Lake Hills, TX.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described herein is owned by me and all others as assigned below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form). If said property is owned by a corporation, please list title and name of corporation.

Signature

Elisa Guerrero

Printed Name

Elisa Guerrero

Notary



Date

8-24-2021

Date

8-24-2021



SUBDIVISION APPLICATION

APPLICATION CHECKLIST

Application Requirements (refer to City Code Chapter 36)

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Tax certification
- ☐ Plat Document (must include required approval/signature blocks and other contents as required, depending on type of plat. Refer to Code Chapter 36 for all requirements)
- ☐ Proof of ownership of subject property
- ☐ Letter addressed to the chair of the Zoning & Planning Commission (if plat requires ZAPCO/City Council approval)
- ☐ Plat document prepared by surveyor/engineer, including all required signature blocks and plat notes
- ☐ Variance approval letter, if applicable
- ☐ Approvals from all other applicable entities (Water District 10, ESD 9, TxDOT, TCEQ, Austin Energy, OSSF/Sewer verification, etc.)
- ☐ Existing or proposed covenants and restrictions
- ☐ Construction Plans, if applicable
- ☐ Payment of application fees (including public notification fees) by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*). Call 512-327-3628 to pay by credit card or mail or drop off a check
- ☐ Traffic Impact Analysis, if applicable
- ☐ Other applicable information as required by staff and City Code

APPROVAL PROCESS & PROCEDURES

Public Hearings

Some types of subdivision applications require action by the Zoning and Planning Commission (ZAPCO), which meets on the third (3rd) Wednesday of the month (does not meet in December) and the City Council, which meets the second (2nd) and fourth (4th) Wednesdays of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 6:30pm (ZAPCO) and 7:00pm (City Council). The agendas and meeting packets are posted on the City website the Friday before the meeting.

Pre-Application Meeting

Subdivision pre-application meetings are required before filing an application. Please schedule a meeting by contacting planner@westlakehills.org. A concept plan needs to be prepared prior to scheduling a pre-application meeting.

Complete Application

An application must be considered complete by staff (official filing date) in order to be routed for technical review or be placed on an agenda for consideration. The filing date is the tenth (10th) business day after a submission has been submitted to the City if the City Administrator or designee has not yet acted on the submission.



SUBDIVISION APPLICATION

STAFF NOTES

For Completion by Staff Only

Official Filing Date (Administratively Complete): _____

Date of ZAPCO Hearing: _____

ZAPCO Recommendation: _____

Date of City Council Hearing: _____

City Council Action: _____

Notes:

August 23, 2021

City of West Lake Hills
Zoning & Planning Commission
911 Westlake Drive
West Lake Hills, TX 78746

Re: Summary Letter – Wild Cat Hollow Subdivision
Subdivision Application
0 Wildcat Hollow
West Lake Hills, Texas 78746

Dear Mr. Robert Meisel:

Please accept this formal application request for the above referenced project. Wildcat Hollow is a proposed 8-lot single family residential site on 12.306 acres located within the Full Purpose limits of West Lake Hills, TX. This project is located within the Bee Creek Watershed and is regulated as a Suburban watershed. The site is located within the Edwards Aquifer Contributing Zone according to the TCEQ Edwards Aquifer Map Viewer.

The lot consists of 12.306 acres of previously undeveloped land. The project includes the subdivision and associated improvements for 8 single family residential lots:

- 8 lots allocated to single family residential units
- 2 detention ponds
- Associated site work, paving, utility, landscaping and other site improvements

If you have any questions or comments regarding this request, please contact me at 512-912-7533.

Yours very truly,

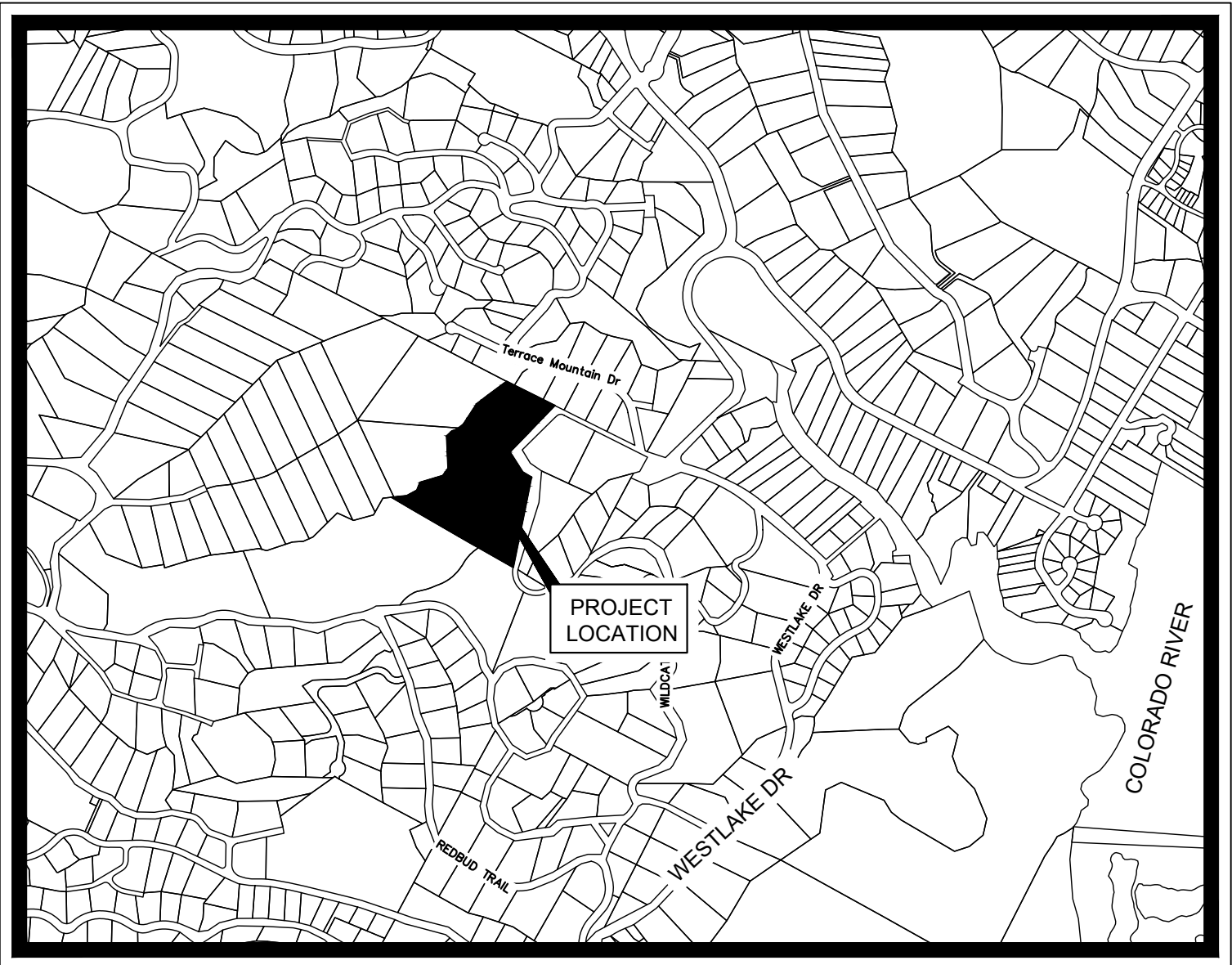
Wes Wigginton
Managing Director
Foursquare Builders

Plotted By: Kim, Justin Date: August 25, 2021 02:36:35pm File Path: K:\SAU-GWA\069289800 Wild Cat Hollow\Coord\PlanSheets\PRELIM\G-Cover_Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY DEVELOPMENT PLANS FOR WILD CAT HOLLOW CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS JULY 2021

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
3. APPROVAL OF THESE PLANS BY THE CITY OF WEST LAKE HILLS INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO START OF CONSTRUCTION, THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
4. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP NO. 48453C0445K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (REVISED JANUARY 22, 2020).
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
6. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/ SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY WATER DISTRICT 10, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
8. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
9. THIS PROJECT HAS 1 PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH WEST LAKE HILLS FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
10. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS, FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE WEST LAKE HILLS AREA "ONE CALL" CENTER @ 811 TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
12. THE SITE IS LOCATED WITHIN THE AUSTIN WEST EDWARDS AQUIFER CONTRIBUTING ZONE.



VICINITY MAP
SCALE: 1" = 1,000'

MAPSCO GRID #553Z
DRAINAGE BASIN: BEE CREEK

LEGAL DESCRIPTION
ABS 75 SUR 503 BONHAM A.L.D. ACR 12.345

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	KIMLEY-HORN GENERAL NOTES
4	EXISTING CONDITIONS AND TREE SURVEY
5	TREE TABLES (1 OF 2)
6	TREE TABLES (2 OF 2)
7	PLAT SHEET (1 OF 2)
8	PLAT SHEET (2 OF 2)
9	SLOPE MAP
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	PRELIMINARY UTILITY PLAN
L0.01	TREE MITIGATION PLAN
L0.02	LANDSCAPE NOTES AND SPECIFICATIONS

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

PREPARED BY/ENGINEER

Kimley»Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TEXAS 78746
CERTIFICATE OF REGISTRATION #F-928
CONTACT: MICHAEL LOFTIS, P.E.

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

OWNER/DEVELOPER

MICHAEL + WES COMPANY
507 WALSH STREET,
AUSTIN, TX 78703
CONTACT: JEFF BLACKBURN

SURVEYOR

BIG SKY SURVEYING
4025 CHRIS DR
ABILENE, TX 79606
CONTACT: FELIX M. GONZALEZ RPLS

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

CITY OF WEST LAKE HILLS

TRAVIS COUNTY WATER DISTRICT 10

TRAVIS COUNTY ESD #9

AUSTIN WATER UTILITY

DATE

DATE

DATE

DATE

DATE

Density Calculation Table		
Total Area (ac)	(0.67) Density Calculation (ac)	Density Calculation Rounded Down (ac)
12.306	8.245	8

Lot #s	Area (sf)	Area (ac)
Lot 1	46,913.413	1.077
Lot 2	43,662.558	1.002
Lot 3	121,026.672	2.778
Lot 4	73,977.913	1.698
Lot 5	61,234.511	1.406
Lot 6	47,115.558	1.082
Lot 7	51,858.963	1.191
Lot 8	90,238.977	2.072
Totals	536,028.564	12.306



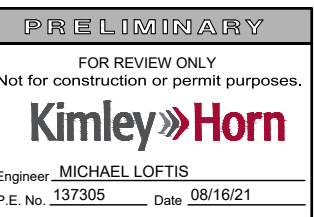
Know what's below.
Call before you dig.



BENCHMARKS

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE 1, SUITE 300, AUSTIN, TX 78746
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069289800
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY:	ML
DRAWN BY:	XXX
CHECKED BY:	ML

COVER SHEET

WILD CAT HOLLOW
PRELIMINARY PLAN

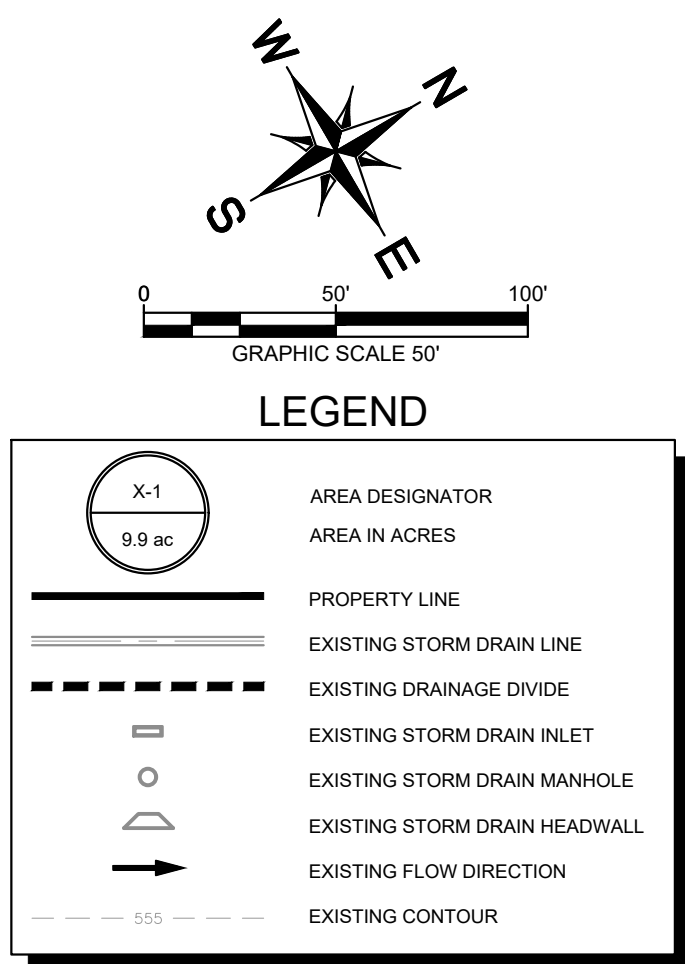
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1
OF 12

PRELIMINARY PLANS

WILD CAT HOLLOW SUBDIVISION PRELIMINARY PLAN

Plotted By: Kim, Justin Date: August 25, 2021 02:36:43pm File Path: K:\ASU-G\Sub\06289800 Wild Cat Hollow\Coat\PlanSheets\PRELIM\General Notes.dwg This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.	GENERAL NOTES 1. THE CONTRACTOR IS TO CONTACT ONE OF THE FOLLOWING: NATIONAL CALL BEFORE YOU DIG 811 1-800-344-8377 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-245-4545 TEXAS ONE CALL SYSTEM (TODS) 1-800-498-9359 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W. 2. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT (512) 974-7161 AT LEAST 24 HOURS PRIOR TO INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, WESTLAKE HILLS, TEXAS.) 4. ALL SITE WORK SHALL COMPLY WITH ENVIRONMENTAL REQUIREMENTS SET FORTH IN THE CITY OF WESTLAKE HILLS LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS. DEVELOPER INFORMATION: MICHAEL + WES ADDRESS 507 WALSH ST. AUSTIN, TEXAS 78703 A. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: PHONE NO. (512) 418-1771 MICHAEL LOTTS, P.E. / KIMLEY-HORN AND ASSOCIATES, INC. B. PERSON OR FIRM RESPONSIBLE FOR EROSION / SEDIMENTATION CONTROL MAINTENANCE: MICHAEL + WES ADDRESS 507 WALSH ST. AUSTIN, TEXAS 78703 D. PERSON OR FIRM RESPONSIBLE FOR TREE / NATURAL AREA CONTROL MAINTENANCE: MICHAEL + WES ADDRESS 507 WALSH ST. AUSTIN, TEXAS 78703 8. ALL CONSTRUCTION SHALL COMPLY WITH THE "CITY OF WESTLAKE HILLS STANDARD SPECIFICATIONS," AS AMENDED BY SPECIAL PROVISION, CURRENT AT THE TIME OF BIDDING. 9. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER. 10. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES BEFORE ANY TAPPING OR CUTTING OF UTILITIES. COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK. 11. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL. 12. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED. 13. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES. 14. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTUAL SERVICE IN OPERATION. 15. 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 OWNER. 16. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY.) 17. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE ROOT ZONE AREA UNINTERRUPTED. 18. THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF KIMLEY-HORN AND ASSOCIATES, INC. REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR TO PREPARE, OBTAIN, AND MAINTAIN APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE - REGULAR SESSION. 19. TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS MANUAL OF UNIFORM CONSTRUCTION BARRICADE STANDARDS, EFFECTIVE OCTOBER 1988. ADDITIONALLY, THE CONTRACTOR IS TO SCHEDULE THE WORK AND TRAFFIC CONTROLS TO ACHIEVE THE FOLLOWING TRAFFIC GUIDELINES: 20. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION. 21. NO BLASTING WITHIN 15 FEET OF EXISTING UTILITIES OR STRUCTURES. IF BLASTING IS TO BE USED BY THE CONTRACTOR TO BUST THROUGH EXISTING UTILITY, THE CONTRACTOR MUST SECURE PRIOR TO COMMENCEMENT OF WORK. BLASTING TO BE IN ACCORDANCE WITH "CITY OF WESTLAKE HILLS STANDARD SPECIFICATIONS" AND CRITERIA OF THE NATIONAL FIRE PROTECTION ASSOCIATION. 22. BURNING IS NOT ALLOWED ON THIS PROJECT. 23. CONTRACTOR TO INSTALL 12-INCH-DEMIER BY 12-INCH-LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED, AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NOT LESS THAN 12 INCHES BELOW FINISHED GRADE. REBAR SHALL BE IDENTIFIED AS FOLLOWS: A. BLUE RIBBON- WATER LINE D. ORANGE RIBBON- TELECOM DUCT BANK B. GREEN RIBBON- WASTEWATER LINE E. RED RIBBON- ELECTRICAL DUCT BANK C. YELLOW RIBBON- GAS LINE 24. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING STREET FROM END BACK UNTIL FULL DEPTH BASE AND HMAc ARE RECONSTRUCTED AND HMAc APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW. 25. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB. 26. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH. 27. CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3.50 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A616 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS. 28. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE. 29. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. 30. PUMPING OF STORMWATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORMWATER IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER. 31. ALL WORK MUST STOP IF A VOID IN THE ROOT SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF WESTLAKE HILLS ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION. TRAVIS COUNTY ESD, 9 NOTES 1. THE WESTLAKE HILLS 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 OUTLINED IN THE CITY OF WESTLAKE HILLS FIRE PROTECTION CRITERIA MANUAL. 2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (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 OBSTRUCTIONS. 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 METHOD. 3. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE LOAD AXLES OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (18 KIPS/WHEEL) AND A TOTAL VEHICLE LIFT WEIGHT OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT. 4. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF WESTLAKE HILLS FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL. 5. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY. AUSTIN ENERGY STANDARD NOTES 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE PROJECTOR IS TO INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. 4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ANY VIOLATIONS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. TRREE PROTECTION NOTES 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. 2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF WESTLAKE HILLS STANDARDS FOR TREE PROTECTION. 3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. 4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES. 5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING: A. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR FENCING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST. B. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT. F. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES. 6. EXCEPTIONS TO INSTALLING FENCIAL AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES: A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED. B. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 512-974-1876 TO DISCUSS ALTERNATIVES. C. SPECIAL NOTICES MAY BE OBTAINED FROM THE CITY ARBORIST FOR EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE BE PERMITTED. D. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ABOUT 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING. E. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 512-974-1876 TO DISCUSS ALTERNATIVES. F. SPECIAL NOTICES MAY BE OBTAINED FROM THE CITY ARBORIST FOR EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE BE PERMITTED. 7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN A FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT. (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED. 8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. 9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION. 10. ANY TRENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. 11. NO LANDSCAPE TOPDRESSING, DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. 12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). 13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST). DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT. EOA 3.5.4 SPECIAL CONSTRUCTION TECHNIQUES IN CONJUNCTION WITH REMEDIAL CARE, MITIGATION FOR TREES REMOVED MAY INCLUDE SPECIAL CONSTRUCTION TECHNIQUES NOT NORMALLY REQUIRED IN STANDARD SPECIFICATIONS. SOME OF THESE TECHNIQUES INCLUDE THE FOLLOWING: 1. PRIOR TO EXCAVATION WITHIN TREE DRILINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE. 2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION IN AREAS WITH HIGH SOIL PLASTICITY. GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT HEAVY EQUIPMENT, SUCH AS THE MULCH, ADDITIONALLY, MATERIALS SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM TEMPORARY AREAS, UNLESS THE PROJECT IS COMPLETED, ALL MATERIALS MUST BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES. 3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. 4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES. 5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BETWEEN THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL. AMERICANS WITH DISABILITIES ACT THE CITY OF WESTLAKE HILLS HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE. RELEASE NOTES. ORDINANCE REQUIREMENTS: 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN, ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL. 3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE. 4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, OR DAMAGE TO UTILITIES. 5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE. 6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS. 7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF WESTLAKE HILLS. 8. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF WESTLAKE HILLS PLANNING AND REVIEW DEPARTMENT. 9. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROJECT HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS. 10. FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES. 11. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. RIGHT OF WAY MANAGEMENT STANDARD NOTES 1. FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF WESTLAKE HILLS ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE. UNTIL THE VIOLATION IS CORRECTED, FOLLOWING IS THE CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE: A. NO OR EXPIRED PERMIT = EQUAL TO THE COST OF THE PERMIT B. VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT = \$250 C. IMPROPER ADVANCE WARNING SIGN = \$250 D. IMPROPER USE OF DEVICE = \$250 E. FAILURE TO CORRECT DEFICIENCY = \$250 F. RESTRICTING TRAFFIC DURING PEAK HOURS = EQUAL TO THE COST OF THE PERMIT G. MULTIPLE VIOLATIONS = UP TO A 4 DAY SUSPENSION OF WORK 2. CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF WESTLAKE HILLS FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY. 3. CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL (512) 974-1159 FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE. 4. FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP, TO COORDINATE AND GAIN APPROVAL. A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE. 5. CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW. 6. CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO START OF WORK. 7. CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK. 8. STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW. A. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES. B. STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO NO MORE THAN 10 CUBIC YARDS OF MATERIAL IN THE ROOT ZONE AREA, RESULTING FROM VEHICULAR TRAFFIC OR CLEANING, AND FIRES. C. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC. 9. NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME. 10. PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN. 11. EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC CUES. ALL EXCAVATIONS SHALL BE TRANSPORTED WITHIN 48 HOURS OF THE PROJECT. SHALL PROVIDE AN ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION. 12. EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIES. ANY EXISTING SIDEWALKS OR BEATEN PATHS THAT HAVE BEEN ABANDONED AND IS NO LONGER IN SERVICE SHALL BE RECONSTRUCTED TO MEET ADA COMPLIANCE. ALL SIDEWALKS SHALL BE RECONSTRUCTED TO MEET ADA COMPLIANCE. ALL SIDEWALKS SHALL BE RECONSTRUCTED TO MEET ADA COMPLIANCE. ALL SIDEWALKS SHALL BE RECONSTRUCTED TO MEET ADA COMPLIANCE. 13. "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF WESTLAKE HILLS STANDARD DETAILS FOR SIGN SPACING. 14. DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS 15. ADA COMPLIANCE SHALL BE MAINTAINED THROUGHOUT STABILIZED CONSTRUCTION ENTRANCE. 16. BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD. 17. FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF WESTLAKE HILLS STANDARD 0945-4 SERIES DETAILS. 18. ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF WESTLAKE HILLS STANDARD DETAIL 1100S-4. 19. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS. 20. THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS STANDARD 800 SERIES DETAILS. WESTLAKE HILLS WATER UTILITY GENERAL CONSTRUCTION NOTES (DATED APRIL 13, 2015) 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK. 2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY. 3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT OF ANY WATER AND WASTEWATER UTILITY TIES INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWWA PLAN REVIEWER. 4. THE CONTRACTOR SHALL CONTACT THE WESTLAKE HILLS AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. 5. NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES. 6. THE CITY SPECIFICATION ITEM 500S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE. 7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.4. 8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(4). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP. 9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (2). 10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER. 11. A) FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 B) FIRE HYDRANTS SHALL BE PAINTED FLUOR ALUMINUM OR EQUAL. 12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDERGROUNDS SHALL BE TESTED IN ACCORDANCE WITH THE PRESSURES SHOWN ON THE APPROVED PLANS. 13. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION. 14. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY FUSED WELD UNION OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME THE PE IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO THE NEXT SHUT OFF. 15. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE WESTLAKE HILLS WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE. 16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE WESTLAKE HILLS WATER UTILITY AT 972-0004 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS. 17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORKING AND INSINQA FOR THE CITY OF WESTLAKE HILLS. 18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ANY SITE UTILITY WORK. 19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF WESTLAKE HILLS DOES NOT REMOVE THESE RESPONSIBILITIES. 20. REVIEW BY THE WESTLAKE HILLS WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY RIGHT-OF-WAY. PRIVATE FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION. 21. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 20-2 OF THE BUILDING WATER STANDARDS, AND CHAPTER 21-1 DESIGN CRITERIA FOR SEWERAGE SYSTEMS, OF TCEQ RULES. 22. CONTRACTOR'S PERSONNEL THAT PERFORM BUILT FUSION AND ELECTROFUSION ON OR TO HOPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM. 23. SHOP DRAWINGS SHALL BE SUBMITTED FOR AWWA APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" SECTION, TOP OF MANHOLE ELEVATION SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS. 24. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER. 25. ASBESTOS CONCRETE PIPE (AC PIPE) HAS BEEN INSTALLED IN THE PAST AS PART OF WESTLAKE HILLS WATER UTILITIES, WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS. WESTLAKE HILLS WATER UTILITIES INFRASTRUCTURE INCLUDES AC PIPE THAT IS CURRENTLY IN SERVICE AS WELL AS AC PIPE THAT HAS BEEN ABANDONED AND IS NO LONGER IN SERVICE. RECORD INFORMATION MAY NOT BE COMPLETE FOR THE PROJECT. CONTRACTORS AND SUBCONTRACTORS MUST BE AWARE OF THE PRESENCE OF AC PIPE WITHIN THE LIMITS OF THE PROJECT AND BE KNOWLEDGEABLE OF HOW TO IDENTIFY IT. DISTURBANCE, REMOVAL OR CUTTING OF ASBESTOS CONTAINING PIPE IS TO BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TEXAS ADMINISTRATION CODE 26, SECTION 15, ARTICLE 447.3-A AND 29 CFR 1926.101. CONTACT THE CITY OF WESTLAKE HILLS ASBESTOS MANAGER AT 512-974-7154 THIRTY (30) DAYS PRIOR TO THE PLANNED DISTURBANCE OF THE AC PIPE. ONLY STATE LICENSED PERSONNEL ARE PERMITTED TO DISTURB, REMOVE, TRANSPORT AND DISPOSE OF AC PIPE. WEST LAKE HILLS NOTES: 1. PROJECT IS A TYPE II DEVELOPMENT. 2. WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN. 3. NO CONCENTRATED STORMWATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A DRAINAGE EASEMENT. 4. NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT. 5. PER TPO GENERAL PERMIT NO. 150000, DISTURBED AREA ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. 6. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASHED FROM THE SITE IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES. 7. STRIPPING OF VEGETATION FROM THE PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE WEST LAKE HILLS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(1). 8. THIS PROJECT IS LOCATED IN THE AUSTIN WET CONTRIBUTING ZONE. KHA GENERAL NOTES 1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION. 2. PROPOSED CONTROLS AND SPOT ELEVATIONS SHOWN REFLECT FINISH SURFACE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT. 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS. 4. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. 12. 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- NOTES:**
1. DRAINAGE CALCULATIONS WERE PERFORMED USING THE SCS METHOD.
 2. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED REGIONAL DETENTION AND WATER QUALITY FACILITIES (BY OTHERS) WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
 3. CONTRACTOR SHALL CALL TEXAS 811 (811 or 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

Existing Storm Drainage Summary (SCS Method)		
Area ID	Event (years)	Peak Flow (cfs)
EX-1	2	17.83
	10	31.98
	25	41.35
	100	56.37
EX-2	2	23.95
	10	42.78
	25	55.25
	100	75.25
EX-3	2	7.14
	10	12.57
	25	16.17
	100	21.95
EX-4	2	2.64
	10	4.75
	25	6.15
	100	8.40
EX-5	2	9.01
	10	16.22
	25	21.00
	100	29.66



EXISTING CURVE NUMBER CALCULATIONS						
Area ID	Soil/Surface Description	Area (\$F)	Area (ac)	Soil Group	C-Value	CA
EX-1	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0.000	0.000
	Fair condition (grass cover 50% to 75%)	280,612.00	6.442	D	84.000	541.125
	Total	280,612.00	6.442			84.000
EX-2	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0.000	0.000
	Fair condition (grass cover 50% to 75%)	330,711.00	7.592	D	84.000	637.735
	Total	330,711.00	7.592			84.000
EX-3	Paved parking lots, roofs, driveways, etc.	0	0.000	NONE	0.000	0.000
	Fair condition (grass cover 50% to 75%)	81,873.00	1.880	D	84.000	157.882
	Total	81,873.00	1.880			84.000
EX-4	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0.000	0.000
	Fair condition (grass cover 50% to 75%)	42,329.00	0.972	D	84.000	81.626
	Total	42,329.00	0.972			84.000
EX-5	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0.000	0.000
	Fair condition (grass cover 50% to 75%)	131,129.00	3.010	D	84.000	252.866
	Total	131,129.00	3.010			84.000

[illegible]

BENCHMARKS

[illegible]

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE I, SUITE 300, AUSTIN, TX 78746
PHONE: 512-646-2237 FAX: 512-418-1791
www.kimley-horn.com
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 069289800	DATE AUGUST 2021
SCALE: AS SHOWN	DESIGNED BY: ML
	DRAWN BY: XXX
	CHECKED BY: ML

EXISTING DRAINAGE AREA MAP

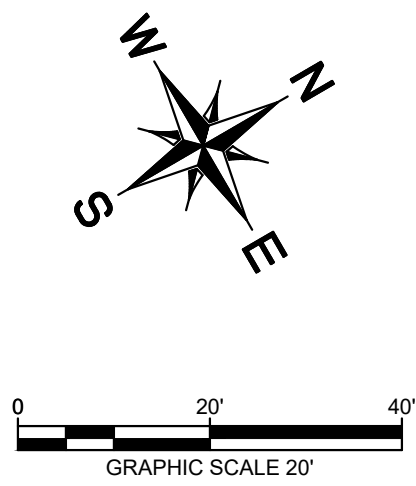
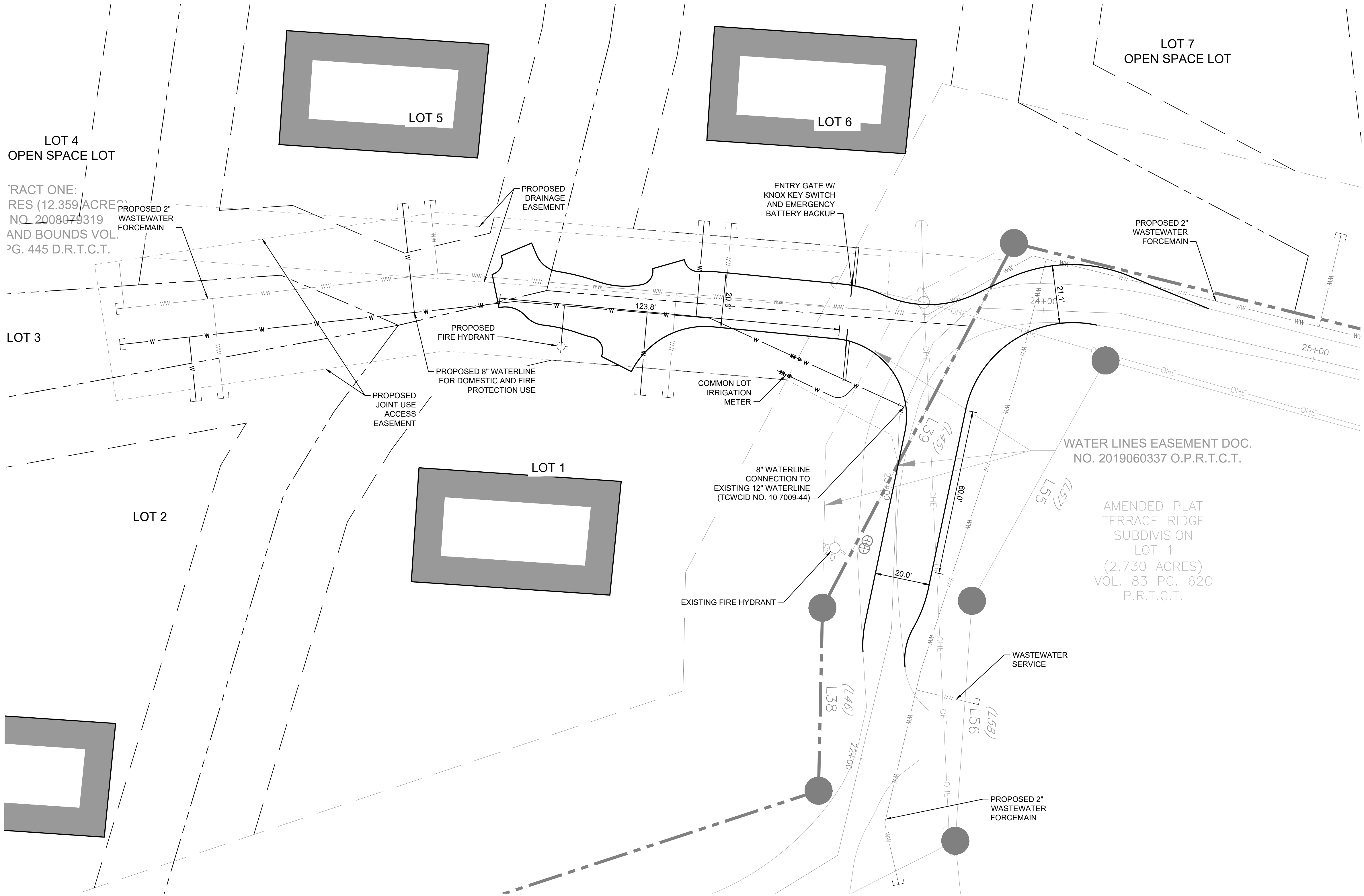
**WILD CAT HOLLOW
PRELIMINARY PLAN**

CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10
OF 12

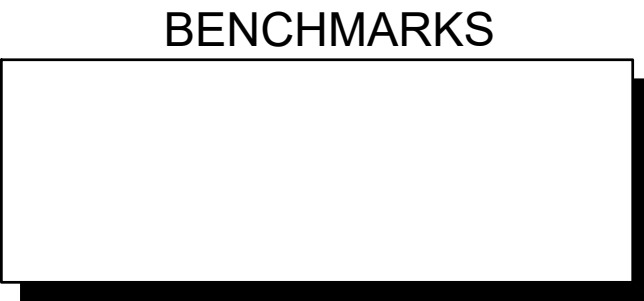
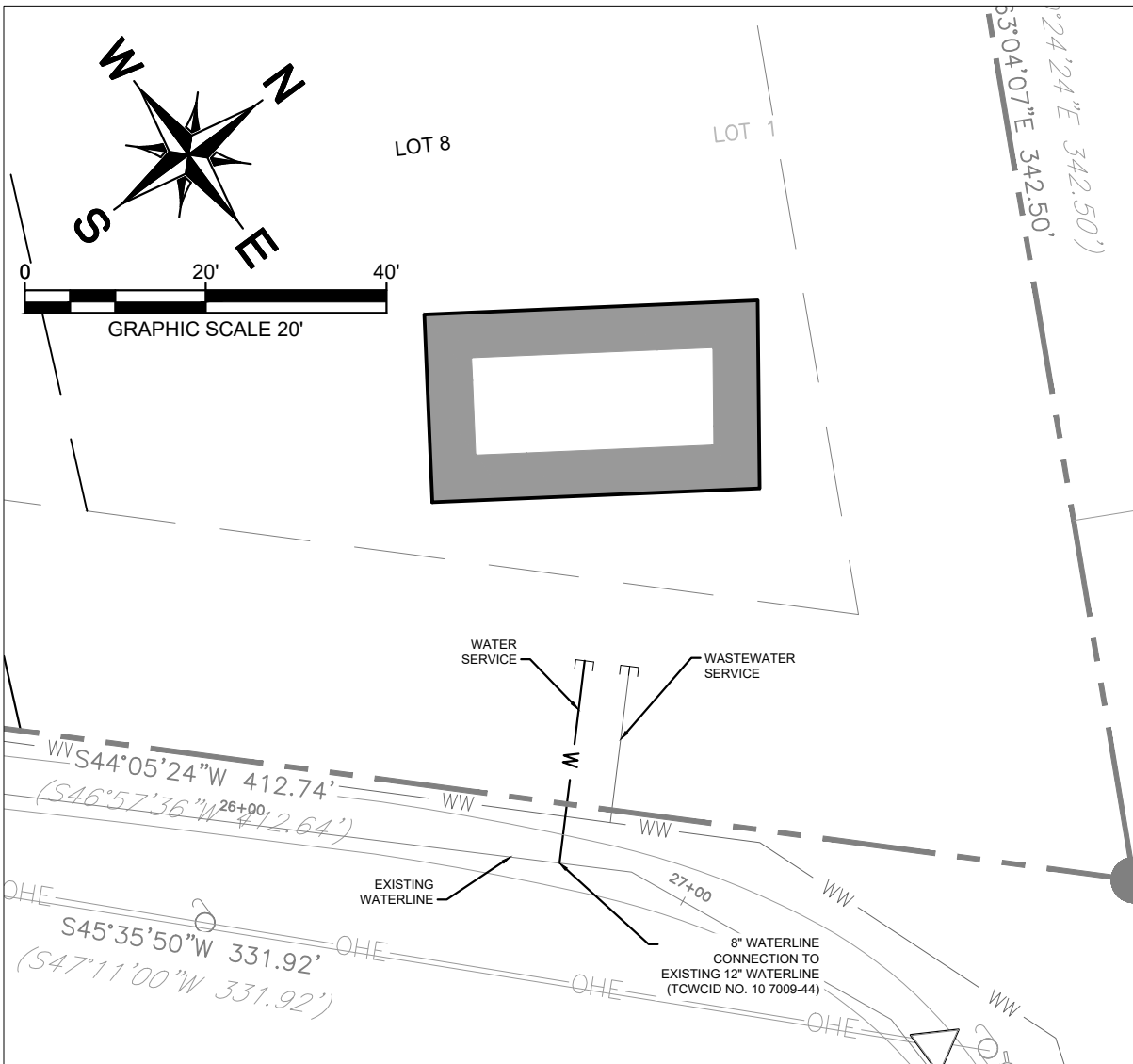
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UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED WASTE WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

- NOTES:
1. ALL RESIDENTIAL HOMES TO BE SPRINKLERED. SEE PLAT FOR DETAILS.
 2. GATE AT SUBDIVISION ENTRY TO INCLUDE EMERGENCY KNOX KEY SWITCH W/ BATTERY BACKUP.
 3. VERTICAL CLEARANCE ALONG EMERGENCY "T" TURNAROUND TO BE 13' MAX.
 4. DRIVEWAYS TO RESIDENTIAL HOMES TO BE 12' MINIMUM.



WILD CAT HOLLOW PRELIMINARY PLAN		PRELIMINARY UTILITY PLAN		KIMLEY-HORN		REVISIONS		DATE		BY	
CITY OF WEST LAKE HILLS TRAVIS COUNTY, TEXAS		SHEET NUMBER		12 OF 12		No.		No.		No.	
KHA PROJECT 069289800		DATE AUGUST 2021		SCALE AS SHOWN		DESIGNED BY: ML		DRAWN BY: XXX		CHECKED BY: ML	
Engineer: MICHAEL LOFTIS		P.E. No. 137305		Date 08/19/21		© 2021 KIMLEY-HORN AND ASSOCIATES, INC.		2600 VIA FORTUNA, TERRACE I, SUITE 300, AUSTIN, TX 78746		PHONE: 512-646-2237 FAX: 512-418-1791	
WWW.KIMLEY-HORN.COM		TEXAS REGISTERED ENGINEERING FIRM F-928									



REVISIONS

NO.	DATE	DESCRIPTION

DATE

ARCHITECT

LANDSCAPE ARCHITECT

REGISTERED

STATE OF TEXAS

1970

07/02/21

WILD CAT HOLLOW

WEST LAKE HILLS, TEXAS

TREE MITIGATION PLAN

SCALE:

0 50 75

DATE:

07/02/21

B+A

BENKENDORFER+ASSOCIATES

LANDSCAPE ARCHITECTURE/SITE PLANNING

2001 Bee Cave Road
Heritage Square, Ste P
Austin, TX 78704

P 512 366 9359
F 512 369 3465

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Benkendorfer+Associates, LLC

L0.01

PROJECT # 192-01

FOR THE CITY OF WEST LAKE HILLS USE ONLY

NOTES:

1. Trunk diameter less than six (6) inches: No replacement required.
2. From six (6) inches to less than fourteen (14) inches: 75% replacement required: Must use replacement trees with trunk diameters of at least two (2) inches.
3. Fourteen (14) inches and larger: requires variance; 150% replacement required: Must use replacement single-trunk trees with trunk diameters of at least two (2) inches.
4. In the case of dead trees removed in accordance with this section and with section 22.03.303(b)(7), no replacement is required
5. For purposes of calculating the replacement inches as required above, the trunk diameters of all replacement trees shall be measured at a point twelve (12) inches above ground.
6. Replacement trees shall count on an inch-for-inch basis.
7. When using a species with multiple trunks (e.g., Texas mountain-laurel, etc.) for replacement purposes, the following chart shall be used to convert the planting container measurement to the equivalent trunk diameter for the purposes of this section.

Planting Container Size	Equivalent Trunk Diameter
20 gallons	3 inches
30 gallons	4 inches
40 gallons	5 inches

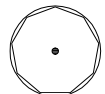
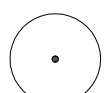
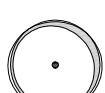
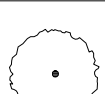
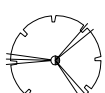
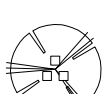
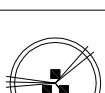
TREE REPLACEMENT CALCULATIONS					
		6"-13.99"		>14"	
Tree Number and Species		Total Inches	Total Removed	Total Inches	Total Removed
473	Cedar	13	13		
984	Cedar	10	10		
985	Cedar	6	6		
987	Cedar	8	8		
988	Cedar	8	8		
990	Cedar	7	7		
991	Triple Cedar (6-8-10)			17	17
992	Cedar	7	7		
995	Multi-Stem Cedar (6-6-8-9)			19	19
998	Twin Cedar (7-8)	12	12		
1000	Cedar	6	6		
1004	Cedar	6	6		
1005	Cedar	8	8		
1006	Cedar	6	6		
1007	Cedar	7	7		
1009	Cedar	8	8		
1843	Multi-Stem Cedar (3-4-4-5)	11	11		
1847	Cedar	11	11		
1861	Cedar	8	8		
1862	Multi-Stem Cedar (5-7-8-10)			20	20
TOTALS		142	142		56
INCHES TO BE REPLACED			75%		150%
			106.5	0	84
TOTAL MITIGATED INCHES TO BE REPLACED =					190.5

Proposed Tree Removal

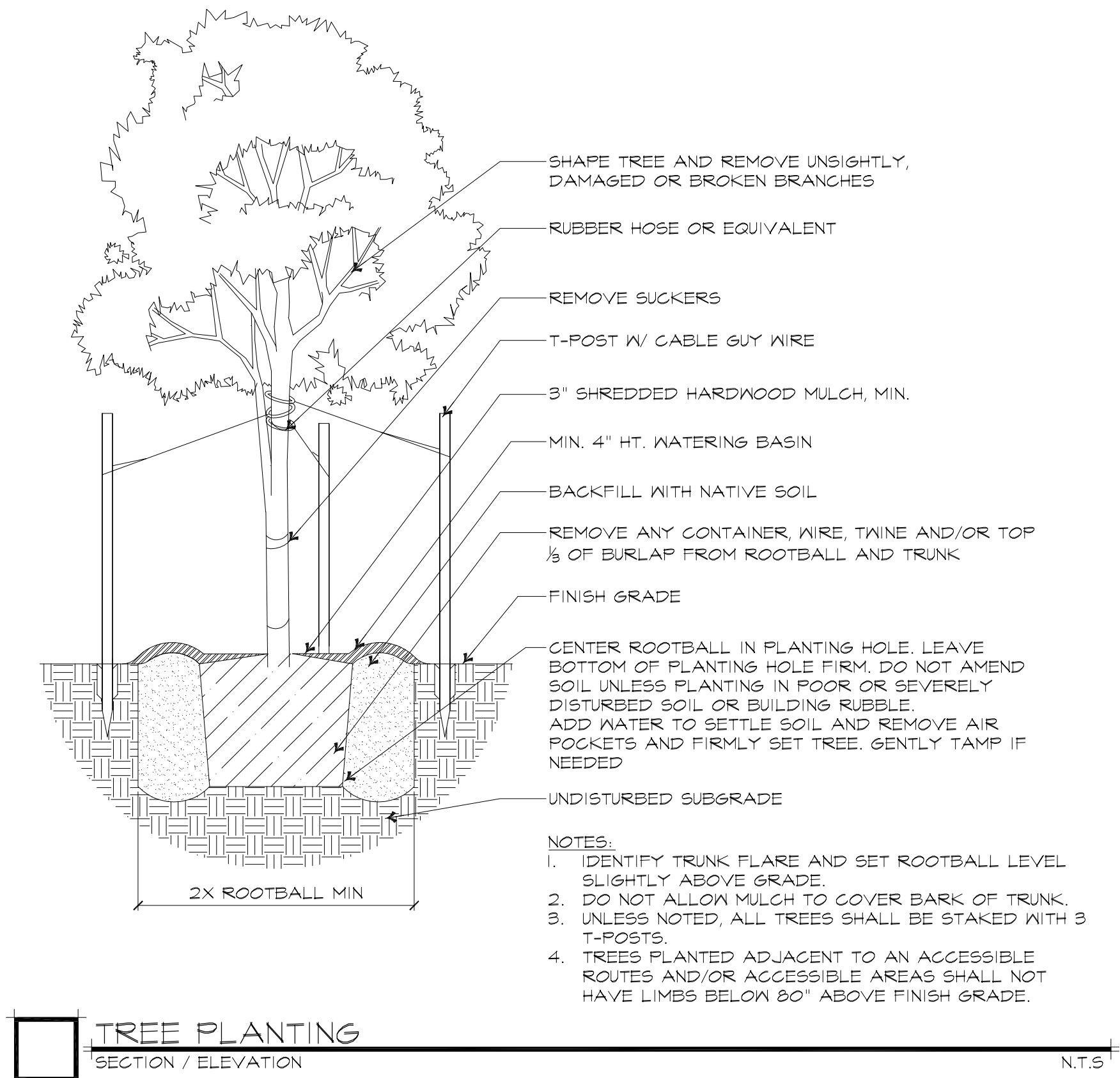
Total of all trees proposed to be removed size 14" and greater = 56"
(56" replaced at 150% = 84" required to be replaced)

Total of all trees proposed to be removed size 6" to 13.99" = 142"
(142" replaced at 75% = 106.55" required to be replaced)

Total of tree replacement required = 190.5"

PLANT SCHEDULE						
CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	4	Chinkapin Oak	Quercus muhlenbergii	B & B or Container	5"	12' Ht./ 5' Sprd.
	4	Shumard Red Oak	Quercus shumardii	B & B or Container	5"	14' Ht./ 4' Sprd.
	4	Live Oak	Quercus virginiana	B & B or Container	5"	12' Ht./ 4' Sprd.
	2	Cedar Elm	Ulmus crassifolia	B & B or Container	5"	14' Ht./ 6' Sprd.
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	4	Anacacho Orchid Tree	Bauhinia congesta	#45		8' Ht. / 4' Sprd.
	6	Possumhaw Holly	Ilex decidua	#45		8' Ht./ 5' Sprd.
	6	Yaupon Holly	Ilex vomitoria	#45		8' Ht./ 5' Sprd.
	9	Texas Mountain Laurel	Sophora secundiflora	#45		8' Ht./ 4' Sprd.

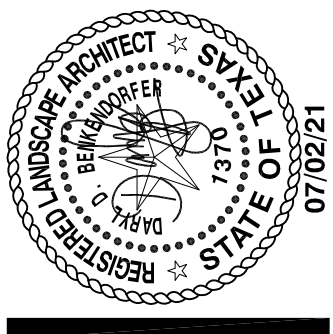
Total proposed tree replacement = 195" cal. inches



REVISIONS

COMMENTS

DATE



WILD CAT HOLLOW

WEST LAKE HILLS, TEXAS

LANDSCAPE NOTES AND SPECIFICATIONS

SCALE:

NONE

DATE:

07/02/21



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PROJECT # 192-01