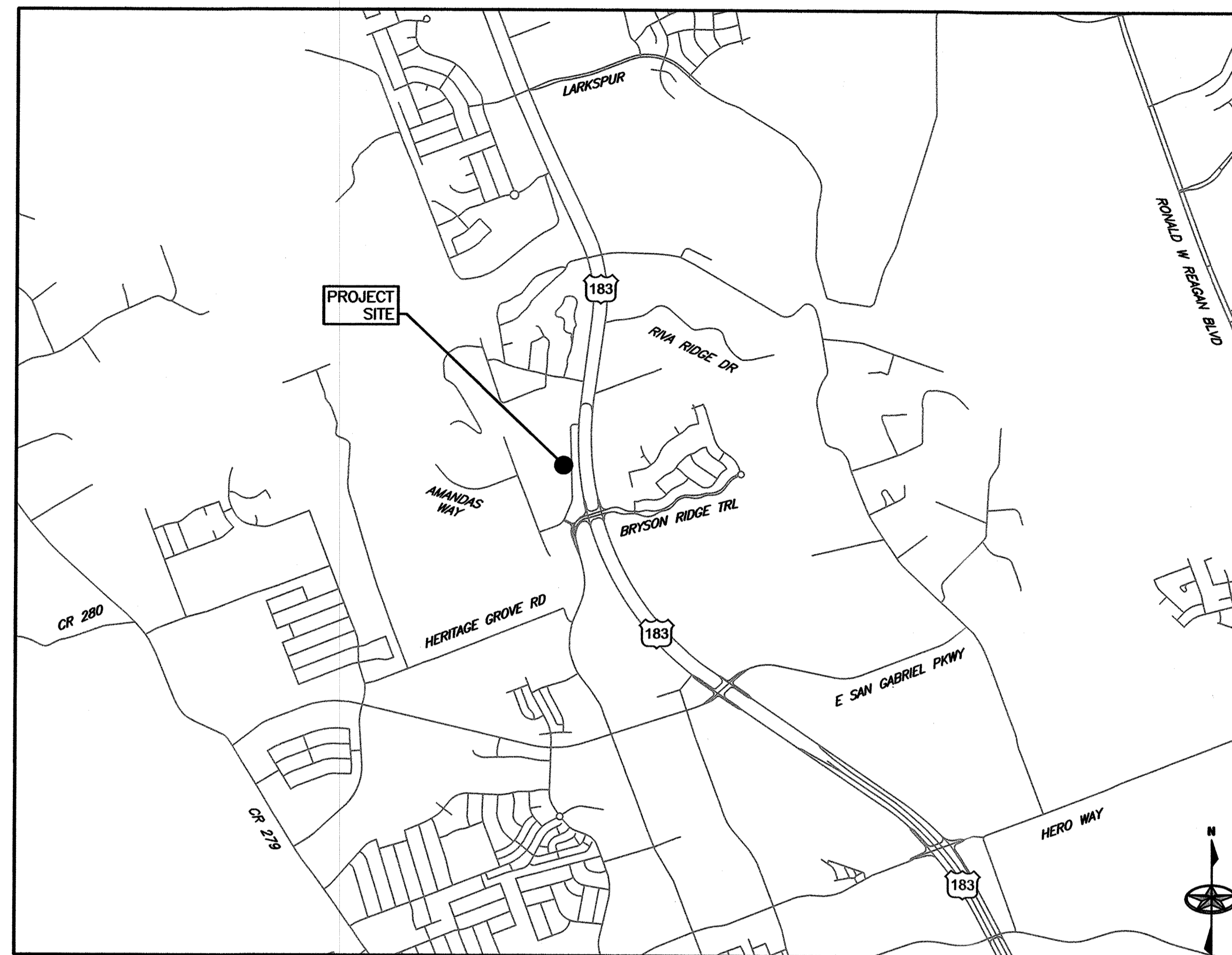


THE SHOPPES AT MONARCH

SITE DEVELOPMENT PLANS PHASE V OF THE MONARCH DEVELOPMENT

PROJECT SD-24-0235

PROJECT INFORMATION
PROPERTY OWNER AND DEVELOPER: SWEETWATER INVESTMENTS, LLC 5304 CIPRIANO DRIVE AUSTIN, TX 78737 (972) 358-1857
ENGINEER AND PROJECT AGENT: BAXTER & WOODMAN, INC. MICHAEL E. BEVLACQUA TEXAS FIRM F-21783 301 DENALI PASS DR., SUITE 3 CEDAR PARK, TX 78613 (737) 358-8101
SURVEYOR: 4WARD LAND SURVEYING TBPLS FIRM 10174300 4120 FREDRICH LN, SUITE 200 AUSTIN, TX 78744 (512) 537-2384
SUBMITTAL DATE: 12/31/2024
LAND USE ZONING: MONARCH PUD PER ORDINANCE 21-066-00 (GC-3-A)
PROPOSED USE: COMMERCIAL
FUTURE LAND USE CATEGORY: NEIGHBORHOOD CENTER, PRIORITY CORRIDOR
ACREAGE: 1.2061 ACRES
TOTAL IMPERVIOUS COVER: 41,507 (79%)
BUILDING IMPERVIOUS COVER: 8,877-SF
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.2061 ACRES OUT OF THE WILLIAM MANSIL SURVEY, KNOWN AS LOT 4, BLOCK A, OF MONARCH PHASE 5 FINAL PLAT, RECORDED IN THE OFFICIAL PUBLIC RECORDS IN WILLIAMSON COUNTY, TEXAS IN DOC# 2025002553.
THIS SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.
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)
ADDITIONAL AND ASSOCIATED PROJECT NUMBERS: CP-21-0001, PP-21-0002, FP-23-0109, SD-24-0235, PICP-23-0100, AND SD-21-0037
TCEQ APPROVAL LETTER, DATED 06/27/2025 AND SUPPORT CALCULATIONS ARE UPDATED ON THE CITY OF LEANDER HUB.

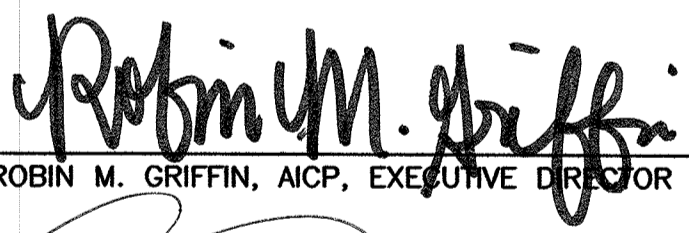


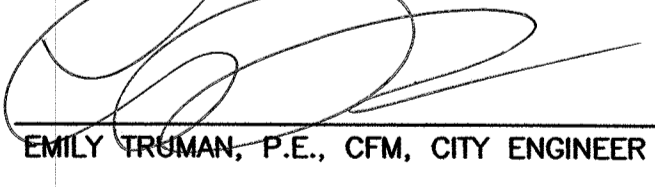
VICINITY MAP
SCALE 1" = 2000'


SHEET INDEX

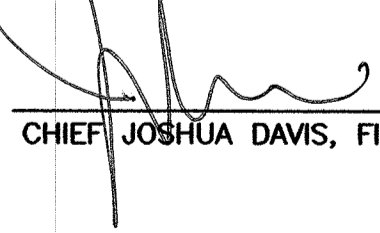
SHEET NO.	TITLE
1	COVER
2	GENERAL NOTES (SHEET 1 OF 2)
3	GENERAL NOTES (SHEET 2 OF 2)
4	FINAL PLAT (SHEET 1 OF 2)
5	FINAL PLAT (SHEET 2 OF 2)
6	EXISTING CONDITIONS AND DEMOLITION PLAN
7	EROSION & SEDIMENTATION CONTROL PLAN
8	PROPOSED GRADING PLAN
9	EXISTING & PROPOSED DRAINAGE PLAN
10	OVERALL PROPOSED SITE PLAN
11	ADDRESSING PLAN
12	PROPOSED STORM SEWER PLAN
13	PROPOSED STORM SEWER PROFILE
14	PROPOSED DETENTION POND PLAN AND DETAILS (1 OF 2)
15	PROPOSED DETENTION POND PLAN AND DETAILS (2 OF 2)
16	WATER QUALITY PLAN AND DETAILS
17	PROPOSED WATER PLAN
18	PROPOSED WASTEWATER PLAN
19	STANDARD DETAILS (SHEET 1 OF 5)
20	STANDARD DETAILS (SHEET 2 OF 5)
21	STANDARD DETAILS (SHEET 3 OF 5)
22	STANDARD DETAILS (SHEET 4 OF 5)
23	STANDARD DETAILS (SHEET 5 OF 5)
24	TXDOT DETAILS (SHEET 1 OF 3)
25	TXDOT DETAILS (SHEET 2 OF 3)
26	TXDOT DETAILS (SHEET 3 OF 3)
27	PROPOSED LANDSCAPE SHEET
28	PROPOSED LANDSCAPE SHEET - MAJOR CORRIDOR
29	STRUCTURAL - GENERAL NOTES
30	STRUCTURAL - FOUNDATION PLAN
31	STRUCTURAL - WALL ELEVATIONS
32	STRUCTURAL - WALL ELEVATIONS

REVISIONS AND/OR CORRECTIONS		
REVISION #	DESCRIPTION	APPROVAL

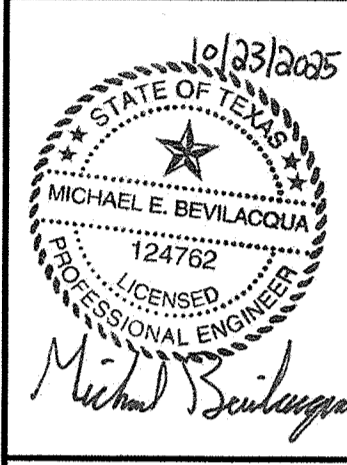

 ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES DATE: 01/23/2026


 EMILY TRISMAN, P.E., CFM, CITY ENGINEER DATE: 1/20/2026


 ASHLEA BOYLE, CPRE, DIRECTOR OF PARKS AND RECREATION DATE: 1-21-2026


 CHIEF JOSHUA DAVIS, FIRE MARSHAL DATE: 1/23/26

NO.	DESCRIPTION	APP	DATE



BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(737) 358-8101
TEXAS REGISTERED ENGINEERING FIRM F-21783

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

COVER

SHEET
1
OF 32



FILE: P:\SWHA\2328486-Monarch Lot 4\00-Multiple Work Types\00\Sheets\Site Plan FOR DEV\1139-001 - COVER.dwg PLOTTED: 10/23/2025 9:38 AM BY: GLENN POPE TAB: 1 COVER

SD-24-0235 SHOPPES AT MONARCH PHV APPROVED

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS:

REVISED JULY 22, 2024
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
PEC CONTACTS:
PUBLIC SAFETY LINE: 1-888-343-7702
CUSTOMER OUTAGE LINE: 1-800-396-9037

GENERAL:

- 1. 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.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. 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.
b. REPORT PIPELINE DAMAGE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. 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.
d. CONNECTING TO THE EXISTING WATER LINES.
e. 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.
4. 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.
5. 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.
6. BURNING IS PROHIBITED.
7. 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.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. 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.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. 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.
21. 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.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES:

- 1. CALL CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT 259-2640 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL THE ONE CALL CENTER AT 472-2822 FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN CITY OF LEANDER R.O.W.
2. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING.
3. ROUGH CUT ALL REQUIRED OR NECESSARY PONDS.
4. DELIVER APPROVED ROUGH CUT SHEETS TO THE CITY OF LEANDER PRIOR TO CLEARING AND GRUBBING.
5. SHAUL GRADE STREETS.
6. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT.
7. DELIVER STORM SEWER CUT SHEETS TO THE CITY OF LEANDER.
8. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS MUCH AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
9. DELIVER FINAL GRADE CUT SHEETS TO THE CITY OF LEANDER.
10. REGRADE STREETS TO SUBGRADE
11. INSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE BASE MATERIAL ON ALL STREETS.
12. INSTALL CURB AND GUTTER.
13. LAY FINAL BASE COURSE ON ALL STREETS.
14. LAY ASPHALT
15. COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
16. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF THE SITE VEGETATION. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
17. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED BY ITEM 17.

WATER AND WASTEWATER NOTES:

WATER AND WASTEWATER GENERAL NOTES

- 1. 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.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE 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
3. 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.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN 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:

Table with 2 columns: SIEVE SIZE, PERCENT RETAINED BY WEIGHT. Rows include 1/2", 3/8", #4, #10.

- 6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. 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).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL

WASTEWATER

- 1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. 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.
4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

EROSION CONTROL NOTES:

- 1. 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.
2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
3. 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.
4. 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.
5. 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 BERMOUDA SHALL NOT BE USED.
6. 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.
7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
8. 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.

STREET AND DRAINAGE NOTES:

- 1. 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).
2. 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.
3. 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.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR 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.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, 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.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. 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.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY TERRADYNE ENGINEERING, INC. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

Table with 4 columns: Public Personnel, High Pressure, High Voltage, High Temperature. Rows include various equipment types.

- 13. 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.
14. 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.
15. TEMPORARY ROCK 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.
16. 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.
17. 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.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY 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.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. 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.
22. 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.
23. 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.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. 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.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES:

- 1. 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:

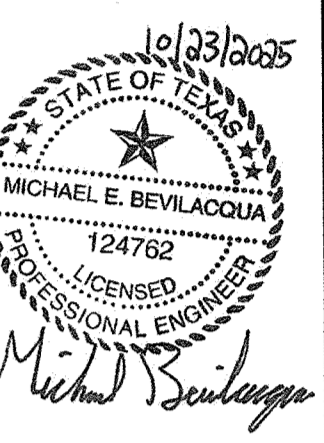
- 1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE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

BENCHMARKS INFORMATION:

BM #1 SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF KELCE COURT, A PUBLIC ACCESS ROAD DEDICATED IN DOC. NO. 2022079604 (O.P.R.W.C.T.). ±375' NORTHWEST FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT, AND ±600' NORTHWEST FROM A TELECOMMUNICATIONS MARKER LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 1,006.46'



Table with columns: NO., DESCRIPTION, REVISIONS, DATE.



BAXTER & WOODMAN Consulting Engineers
301 RENAISSANCE DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281) 350-7027
TEXAS REGISTERED ENGINEERING FIRM F-41783

THE SHoppes AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

GENERAL NOTES (SHEET 1 OF 2)
SHEET 2 OF 32

FILE: P:\SW\2024\202406-Monarch Lot 4\00-Multiple Work Types\CAD\Sheet\SITE PLAN FOR DEAN\1139-001 - GEN NOTES.dwg

Tab: 2 GENERAL NOTES (SHEET 1 OF 2)

Plotted: 10/23/2025 9:39 AM BY: GLENN POPE

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES**

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES – LEGAL DISCLAIMER

THE FOLLOWING LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

TCEQ-0592A (Rev. July 15, 2015)

Page 1 of 2

- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPs) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE 12100 PARK 35 CIRCLE, BUILDING A AUSTIN, TEXAS 78753-1808 PHONE (512) 339-2929 FAX (512) 339-3795	SAN ANTONIO REGIONAL OFFICE 14250 JUDSON ROAD SAN ANTONIO, TEXAS 78233-4480 PHONE (210) 499-3096 FAX (210) 545-4329
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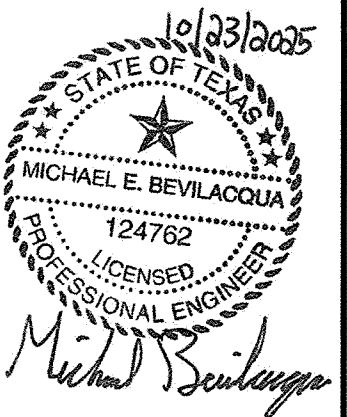
THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

TCEQ-0592A (Rev. July 15, 2015)

Page 2 of 2

FILE: F:\SWMA\2326486-Monarch Lot 4\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - GEN NOTES.dwg TAB: 3 GENERAL NOTES (SHEET 2 OF 2) PLOTTED: 10/23/2025 9:39 AM BY: GLENN POPE

NO.	DESCRIPTION	APP	DATE

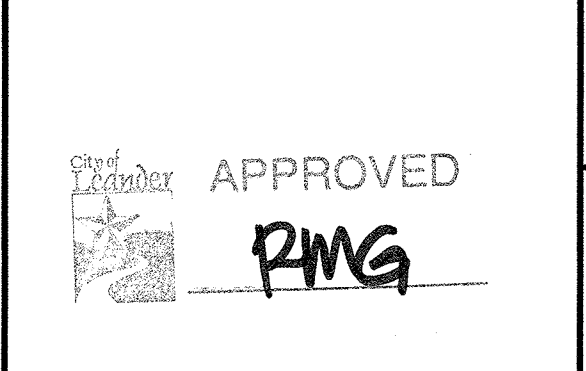


BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
REG. PROFESSIONAL ENGINEER
TEXAS REGISTERED ENGINEERING FIRM E-21785

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

GENERAL NOTES (SHEET 2 OF 2)



SHEET
3
OF 32

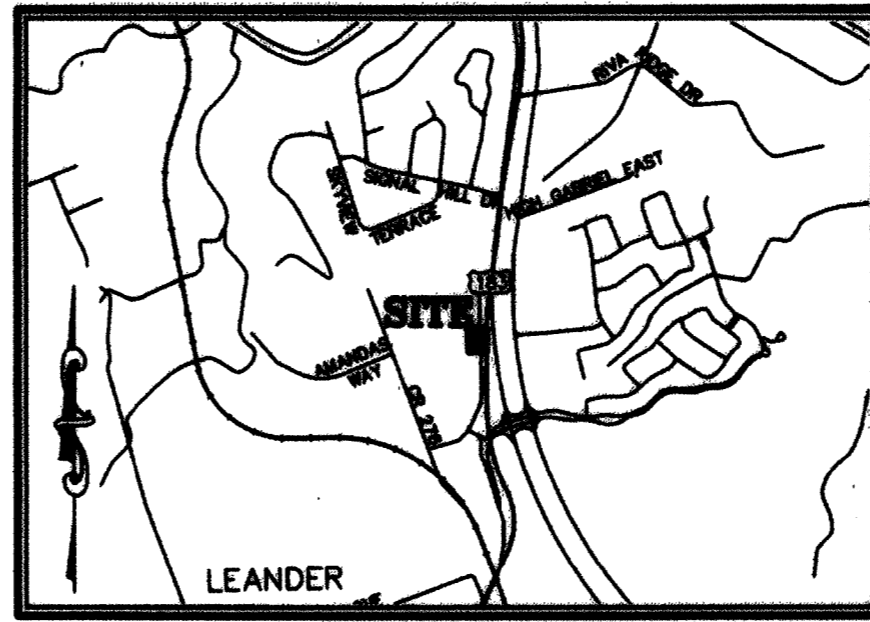
MONARCH PHASE 5
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER/DEVELOPER:
SWEETWATER INVESTMENTS, LLC
5304 CIPRIANO DRIVE
AUSTIN, TX 78737

SURVEYOR:
4WARD LAND SURVEYING
4120 FREDRICH LN, SUITE 200
AUSTIN, TX 78744
(512) 537-2384

ENGINEER:
BAXTER & WOODMAN
ENGINEERING AND CONSULTANT
301 DENALI PASS, SUITE #3
CEDAR PARK, TX 78613
(512) 640-6590

FILING DATE: OCTOBER 24, 2023



VICINITY MAP
GRAPHIC SCALE: 1" = 2000'

SHEET INDEX:
1. COVER SHEET
2. FINAL PLAT/LEGEND/CURVE TABLE
3. LEGAL DESCRIPTION/PLAT NOTES

LOT TABLE:
NUMBER OF BLOCKS: 1
NUMBER OF COMMERCIAL LOTS: 1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 1.2061

LOT SUMMARY TABLE			
LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
LOT 4, BLOCK A	COMMERCIAL USE	1.2061 ACRE(S)	52,536 SQ. FT.
TOTAL		1.2061 ACRES	52,536 SQ. FT.

4WARD
Land Surveying
A Limited Liability Company
PO Box 28876, Austin, Texas 78728
INFO@4WARDLS.COM (512) 537-2384
TSP/LS FORM 0101742000

Date: 7/15/2024
Project: 01694
Scale: N/A
Reviewer: PM
Tech: WC
Field Crew: NI/KS
Survey Date: JULY 2023
Sheet: 1 OF 3

MONARCH PHASE 5
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

(A)
WILLIAMSON COUNTY
CALLED 0.013 ACRES
(EXHIBIT "A")
DOC. NO. 2006039276
O.P.R.W.C.T.

(B)
WILLIAMSON COUNTY
CALLED 1.748 ACRES
(EXHIBIT "B")
DOC. NO. 2006039276
O.P.R.W.C.T.

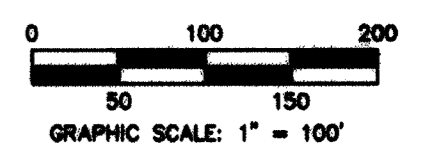
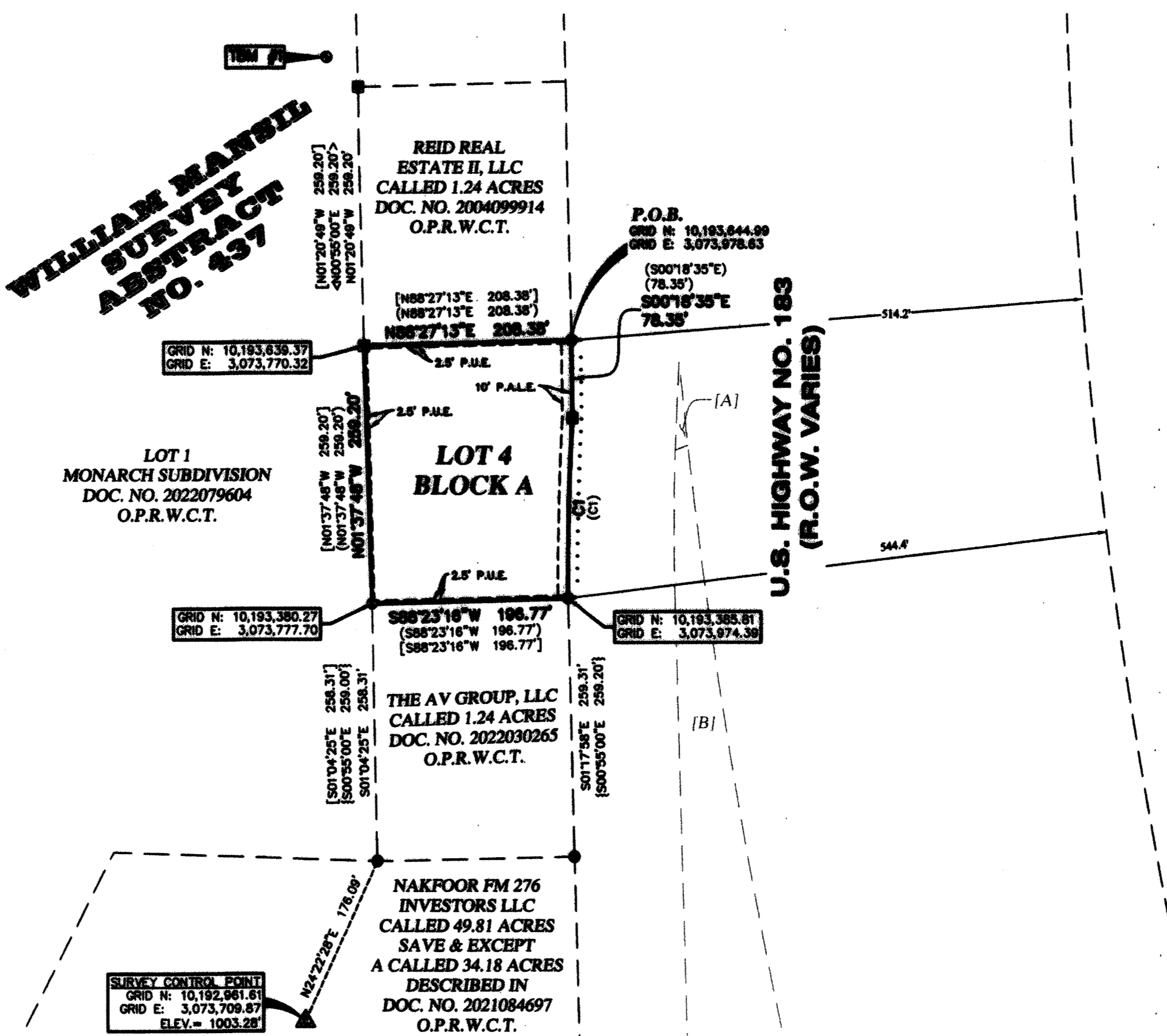
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83, PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

SURVEY CONTROL:
C.I.A. MONUMENT E344
GRID COORDINATES
N=1000022.99
E=3093970.91
C.S.F.=0.000000007207
ELEVATION=678.33'

BENCHMARK NOTE:
BM # - SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF KELCE COURT, A PUBLIC ACCESS ROAD DEDICATED IN DOC. NO. 2022079604 (O.P.R.W.C.T.), 5.375' NORTHWEST FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT, AND 5.600' NORTHWEST FROM A TELECOMMUNICATIONS MARKER LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 1,006.46'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	2,924.93'	180.93'	3'32"39"	S01°28'38"W	180.90'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	2,924.93'	180.93'	3'32"39"	S01°28'38"W	180.90'



LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
---	1/2' SIDEWALK (GRAPHICALLY SHOWN)
●	1/2" IRON ROD FOUND
●	IRON ROD WITH "DELTA" CAP FOUND (UNLESS NOTED)
●	COTTON SPINDLE WITH "DELTA" WASHER FOUND
●	TRIP TYPE 1 CONCRETE MONUMENT FOUND
▲	SURVEY CONTROL POINT
●	BENCHMARK
○	DOCUMENT NUMBER
○	R.O.W. RIGHT-OF-WAY
---	P.U.E. PUBLIC UTILITY EASEMENT
---	P.A.L.E. PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT
○	P.O.B. POINT OF BEGINNING
○	P.R.T.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
○	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(---)	RECORD INFORMATION PER DEED DOC. NO. 2022114134
(---)	RECORD INFORMATION PER PLAT DOC. NO. 2022079604
(---)	RECORD INFORMATION PER DEED DOC. NO. 2022030265
(---)	RECORD INFORMATION PER DEED DOC. NO. 2004069814

4WARD
Land Surveying
A Limited Liability Company
PO Box 28876, Austin, Texas 78728
INFO@4WARDLS.COM (512) 537-2384
TSP/LS FORM 0101742000

Date: 7/15/2024
Project: 01694
Scale: 1" = 100'
Reviewer: PM
Tech: WC
Field Crew: NI/KS
Survey Date: JULY 2023
Sheet: 2 OF 3

APPROVED
PMG

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281) 350-7027
TEXAS REGISTERED ENGINEERING FIRM F-21783



NO.	DESCRIPTION	APP	DATE
REVISIONS			

MONARCH PHASE 5
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT SWEETWATER INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 1.2061 ACRE (52,536 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE WILLIAM MANER SURVEY, ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS, SAID 1.2061 ACRES CONVEYED TO SAID OWNER IN DOCUMENT NO. 2022141434 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTERESTED FOR PUBLIC DEDICATION, ON WHICH THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"MONARCH PHASE 5"

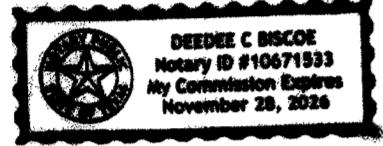
SWEETWATER INVESTMENTS LLC
BY: REYNATH BUREDDY, MANAGER
DATE: 8/15/2024
REYNATH BUREDDY
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE 15 DAY OF August, 2024, PERSONALLY APPEARED REYNATH BUREDDY, MANAGING MEMBER OF SWEETWATER INVESTMENTS, LLC, ON BEHALF OF SAID SWEETWATER INVESTMENTS, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024

NOTARY PUBLIC - STATE OF TEXAS
PRINTED NAME: DEIDER C BRICE
MY COMMISSION EXPIRES ON: NOV 28, 2025

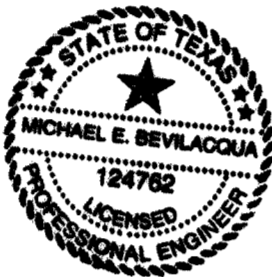


ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, MICHAEL BEVLACQUA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

Michael Bevlacqua 8/15/2024
MICHAEL E. BEVLACQUA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 124762, STATE OF TEXAS



SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, FERNANDO PEREZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCES AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT OF NO. 2084147 (EFFECTIVE 11/4/2023), AND AS FOUND ON THE NOTHING FURTHER CERTIFICATE PROVIDED BY HERITAGE TITLE COMPANY OF ALSTIN, INC. WITH FILE NO. C580333330 (EFFECTIVE 10/3/2022 THROUGH 8/29/2023), WHICH AFFECT THIS SURVEY IS SHOWN, PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND JULY 23, 2023.

Fernando Perez 7/15/2024
FERNANDO PEREZ, P.L.S.
TEXAS REGISTRATION NO. 7041



GENERAL PLAT NOTES:

1. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON AUGUST 16, 2021.
2. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OR WAIVERS TO ORDINANCE REQUIREMENTS.
3. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
4. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, UNLESS OTHERWISE SPECIFIED IN THE PUB.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT, OR APPROVED IN THE PUB.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
10. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
11. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF US HWY 183. THOSE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS OR SIMILAR LOTS) SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
12. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48040404P, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND UNFLOODED AREAS.
13. ALL DRIVE LINES, FIRE LINES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
14. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.2061 ACRES (52,536 SQUARE FEET) CUT OF THE WILLIAM MANER SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 1.21 ACRE TRACT (DESCRIBED AS "TRACT 2") CONVEYED TO SWEETWATER INVESTMENTS LLC IN DOCUMENT NO. 2022141434 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.2061 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 (RIGHT-OF-WAY VARIES), BEING THE NORTHEAST CORNER OF SAID SWEETWATER INVESTMENTS TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 1.24 ACRE TRACT CONVEYED TO REED REAL ESTATE II, LLC IN DOCUMENT NO. 2004099914 (O.P.R.W.C.T.), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183 AND THE EAST LINE OF SAID SWEETWATER INVESTMENTS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S00°18'35"E, A DISTANCE OF 78.35 FEET TO A TYPED TYPE I CONCRETE MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE HEREOF, AND
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 2,924.93 FEET, WHOSE ARC LENGTH IS 180.93 FEET AND WHOSE CHORD BEARS S01°23'38"W, A DISTANCE OF 180.90 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SWEETWATER INVESTMENTS TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 1.24 ACRE TRACT CONVEYED TO THE AV GROUP, LLC IN DOCUMENT NO. 2022030285 (O.P.R.W.C.T.), FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID AV GROUP TRACT AND A CALLED 46.81 ACRE TRACT CONVEYED TO HANFORD FM 276 IN DOCUMENT NO. 2021084897 (O.P.R.W.C.T.), AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183 BEARS, S01°17'58"E, A DISTANCE OF 259.31 FEET;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183, WITH THE COMMON LINE OF SAID SWEETWATER INVESTMENTS TRACT AND SAID AV GROUP TRACT, S88°23'16"W, A DISTANCE OF 196.77 FEET TO A COTTON SPINDLE WITH DELTA SURVEY WASHER FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING IN THE EAST LINE OF LOT 1, MONARCH SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2022079804 (O.P.R.W.C.T.), AND BEING THE COMMON WEST CORNER OF SAID SWEETWATER INVESTMENTS TRACT AND SAID AV GROUP TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF LOT 1 OF SAID MONARCH SUBDIVISION, SAID AV GROUP TRACT, AND SAID HANFORD FM 276 TRACT BEARS, S01°04'25"E, A DISTANCE OF 258.31 FEET;

THENCE, WITH THE COMMON LINE OF LOT 1 OF SAID MONARCH SUBDIVISION AND SAID SWEETWATER INVESTMENTS TRACT, N01°37'48"W, A DISTANCE OF 259.20 FEET TO AN IRON ROD WITH DELTA SURVEY CAP FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID SWEETWATER INVESTMENTS TRACT AND SAID REED REAL ESTATE TRACT;

THENCE, WITH THE COMMON LINE OF SAID SWEETWATER INVESTMENTS TRACT AND SAID REED REAL ESTATE TRACT, N88°27'13"E, A DISTANCE OF 208.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2061 ACRES (52,536 SQUARE FEET) OF LAND, MORE OR LESS.

APPROVED THIS THE 6 DAY OF Jan, 2025 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST:
Robyn Griffin / Dana Crutcher
ROBYN M. GRIFFIN, CLERK / DANA CRUTCHER
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES / CITY SECRETARY
CITY OF LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, HANCO E. RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 15th

DAY OF January, 2025 A.D., AT 10:30 O'CLOCK, A.M. AND DULY RECORDED THIS THE 15th DAY OF January, 2025 A.D., AT 10:30 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2025002553.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

HANCO RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: [Signature] DEPUTY



4WARD Land Surveying A Limited Liability Company		Date: 7/15/2024
PO Box 50576, Austin, Texas 78760	Field Crew: HW/KS	
INFO@4WARDLS.COM (812) 837-2384	Survey Date: JULY 2023	
TSPLS PERM 619174369	Sheet: 3 OF 3	

APPROVED
PMG

OF 32

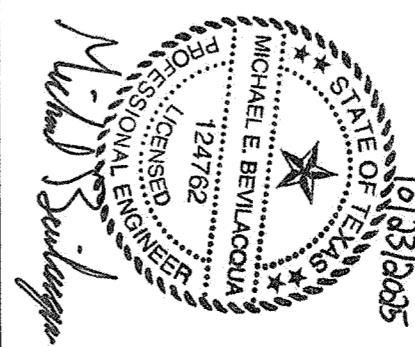
SHEET
5

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

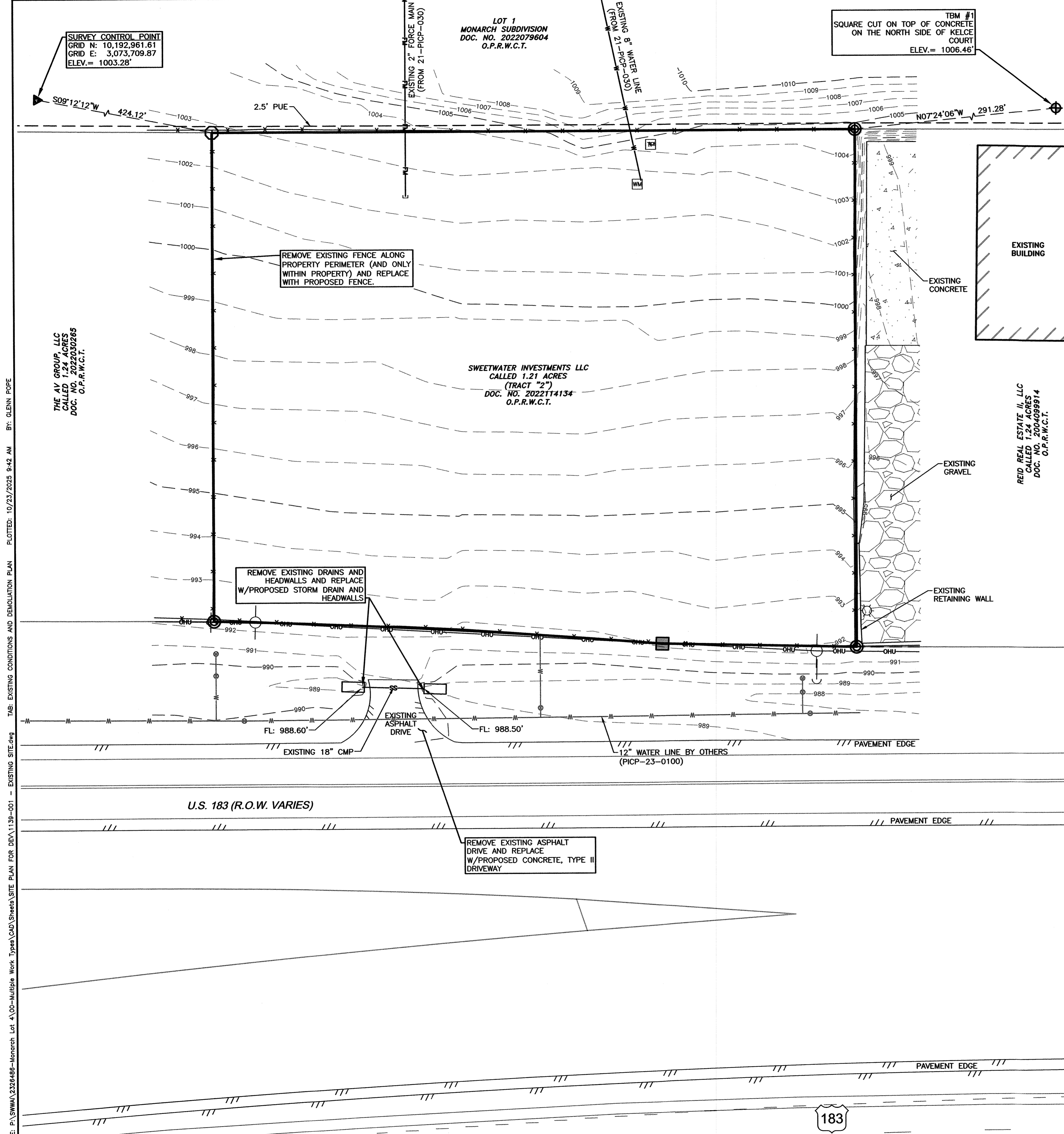
FINAL PLAT (SHEET 2 OF 2)

BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281)350-7027
TEXAS REGISTERED ENGINEERING FIRM F-21783

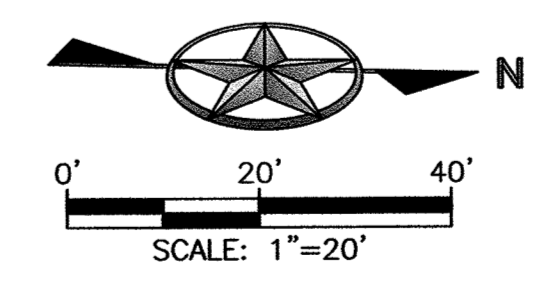


NO.	DESCRIPTION	APP	DATE
REVISIONS			

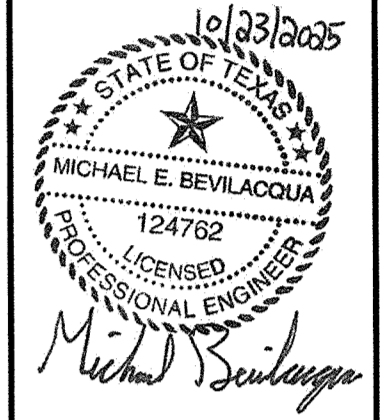


- NOTES:**
1. TREE PROTECTION AND EROSION AND SEDIMENTATION CONTROL TO BE IN PLACE PRIOR TO BEGINNING WORK. SEE ESC PLAN.
 2. SURVEY PERFORMED ON 7/29/2023 BY 4WARD LAND SURVEYING.
 3. EXISTING OVERHEAD AND BELOW GROUND UTILITIES SHOWN BASED ON SURVEY INFORMATION AND EXISTING UTILITY MAPS. CONTROL TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES.

- LEGEND**
- CONCRETE TDOT MONUMENT
 - IRON ROD FOUND
 - ⊙ IRON ROD WITH CAP FOUND
 - COTTON SPINDLE FOUND
 - W — EXISTING WATER LINE
 - FM — EXISTING FORCE MAIN
 - SS — EXISTING STORM SEWER
 - OHU — EXISTING OVERHEAD UTILITY
 - EXISTING UTILITY POLE
 - ⊙ EXISTING LIGHT POLE
 - TP — EXISTING TELEPHONE RISER
 - X — EXISTING WIRE FENCE
 - — — EXISTING EDGE OF PAVEMENT
 - — — PROPERTY LINE
 - — — LOT LINE
 - — — EASEMENT
 - 1500 — EXISTING CONTOUR
 - EXISTING SIGN
 - ### ##' ##'W ###'###' MEASURED (RECORDED)



NO.	DESCRIPTION	REVISIONS



BAXTER & WOODMAN
 Consulting Engineers
 301 DENALI PASS DR., SUITE 3
 CEDAR PARK, TEXAS 78613
 (281)350-7027
 TEXAS REGISTERED ENGINEERING FIRM F-51785

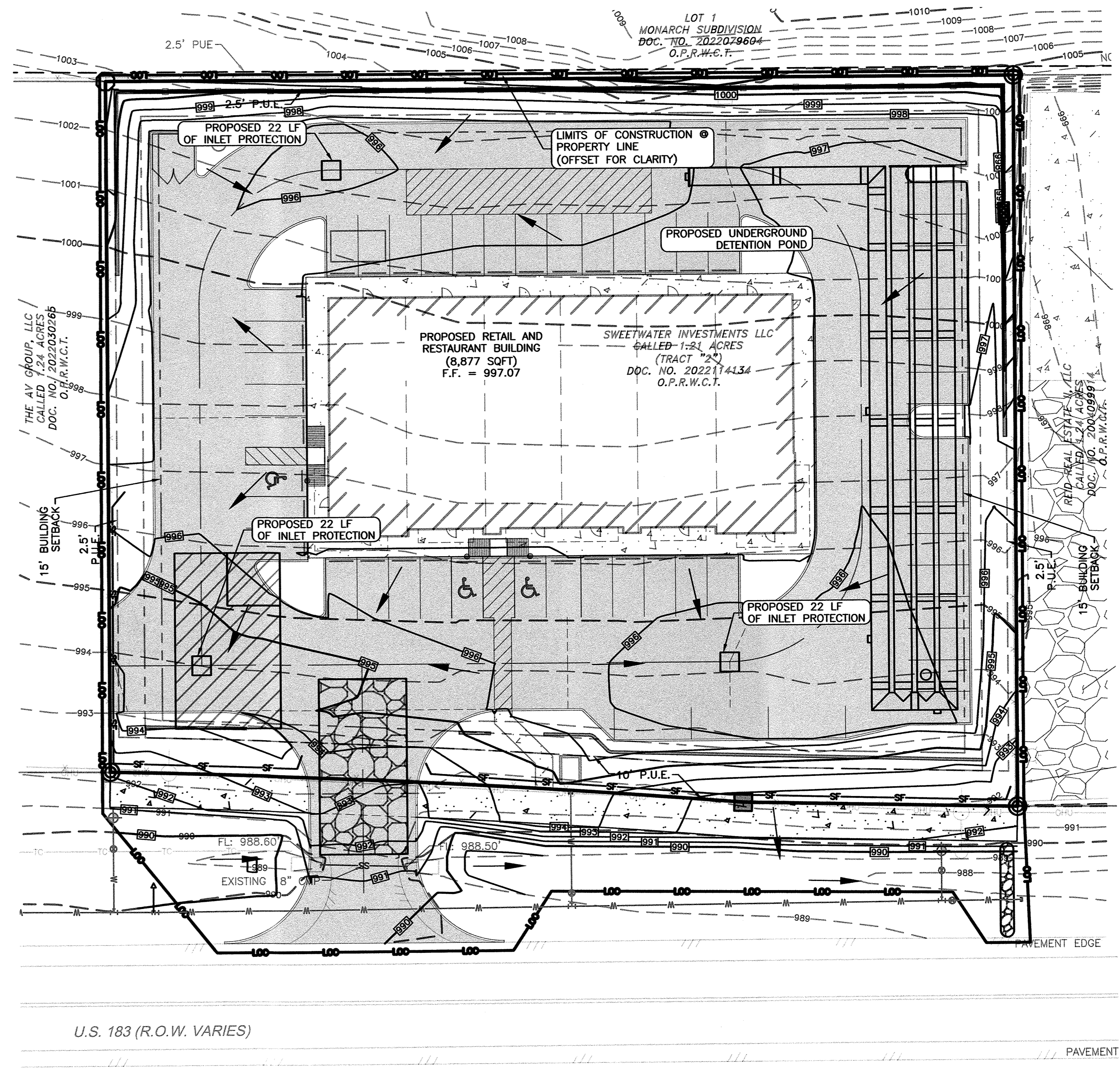
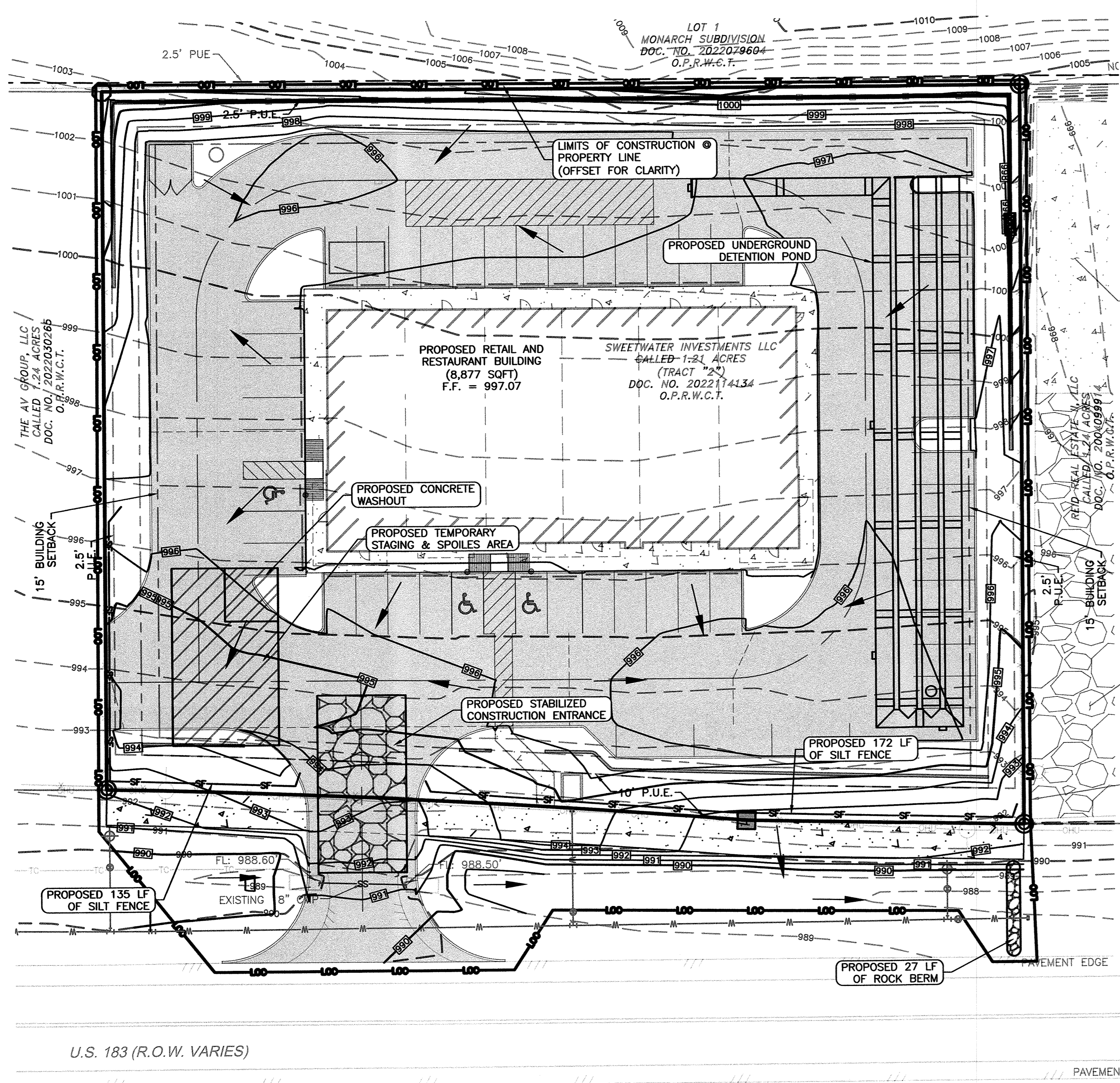
THE SHoppes AT MONARCH
 PHASE V OF THE MONARCH DEVELOPMENT
 3260 US 183
 LEANDER, TEXAS 78641

EXISTING CONDITIONS AND DEMOLITION PLAN

APPROVED
 PMG

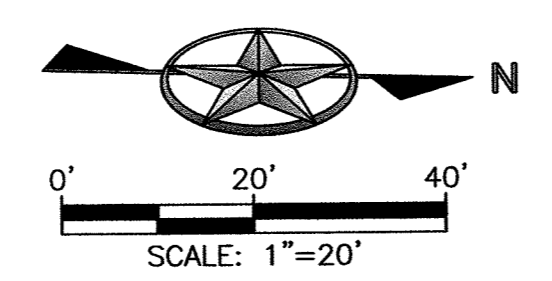
FILE: P:\SWM\2326486--Monarch Lot_A\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - EXISTING SITE.dwg
 TAB: EXISTING CONDITIONS AND DEMOLITION PLAN
 PLOTTED: 10/23/2025 9:42 AM BY: GLENN POPE

FILE: P:\S\WMA\232648-Monarch Lot 4\00-Multiple Work Types\CAD\Sheets\Site Plan For DE\1139-001 - PROPOSED EROS.dwg
 TAB: 7 EROSION & SEDIMENTATION CONTROL PLAN
 PLOTTED: 10/23/2025 9:43 AM BY: GLENN POPE



EROSION CONTROL SCHEDULE AND SEQUENCING

- | | |
|--|---|
| <p>I. ROUGH GRADING</p> <p>II. UTILITY INSTALLATION</p> <p>III. PAVING</p> <p>IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING</p> | <p>CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND STONE OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO INITIATION OF ROUGH GRADING, AS NEEDED.</p> <p>ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.</p> <p>ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMINDER OF THE PROJECT.</p> <p>ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.</p> |
|--|---|

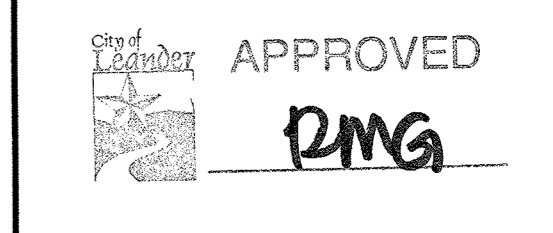


NOTES:

1. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
2. TREE PROTECTION AND EROSION/SEDIMENT CONTROLS SHALL BE INSPECTED BY THE CIT OF LEANDER INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SOIL RETENTION MATTING, CURLEX OR APPROVED EQUAL, TO BE INSTALLED ON ALL DISTURBED AREAS WITH SLOPES OF 4:1 OR GREATER AND IN DITCHES, CHANNELS OR CREEKS.
4. ADDITIONAL SPOILS & STAGING AREAS MAY BE LOCATED ON THE SITE AS LONG AS THEY ARE WITHIN/UPSTREAM OF THE MULCH SOCK/ SILT FENCE BOUNDARY SHOWN.
5. CONCRETE WASHOUT TO FOLLOW DETAIL 303-1. SEE SHEET 19
6. SURVEY PERFORMED ON 7/29/2023 BY 4WARD LAND SURVEYING..
7. EXISTING OVERHEAD AND BELOW GROUND UTILITIES SHOWN BASED ON SURVEY INFORMATION AND EXISTING UTILITY MAPS. CONTRACTOR TO FIELD VERIFY LOCATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
8. ALL DISTURBED AREAS TO BE REVEGETATED WITH BERMUDA tiff 419 GRASS IN ACCORDANCE WITH LANDSCAPE PLAN.
9. ALL NEW LANDSCAPES PLANTED WITH TURF GRASS MUST HAVE A MINIMUM OF 6" OF TOPSOIL, IN ACCORDANCE WITH EROSION CONTROL NOTE 5, SHEET 2.
10. STOCKPILE AND STAGING AREA TO BE REMOVED PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
11. SEE ESC DETAILS SHEETS 19 THRU 22.
12. NO TREE GREATER THAN 8" IN DIAMETER IS PROPOSED TO BE REMOVED WITH THIS PROJECT.
13. SEE NOTE 5 OF THE EROSION CONTROL NOTES ON GENERAL NOTES, SHEET 2 FOR THE RESTORATION PLAN FOR ALL DISTURBED AREAS DURING CONSTRUCTION.
14. ALL ROCK BERMS SHALL BE REMOVED BY THE CONTRACTOR.

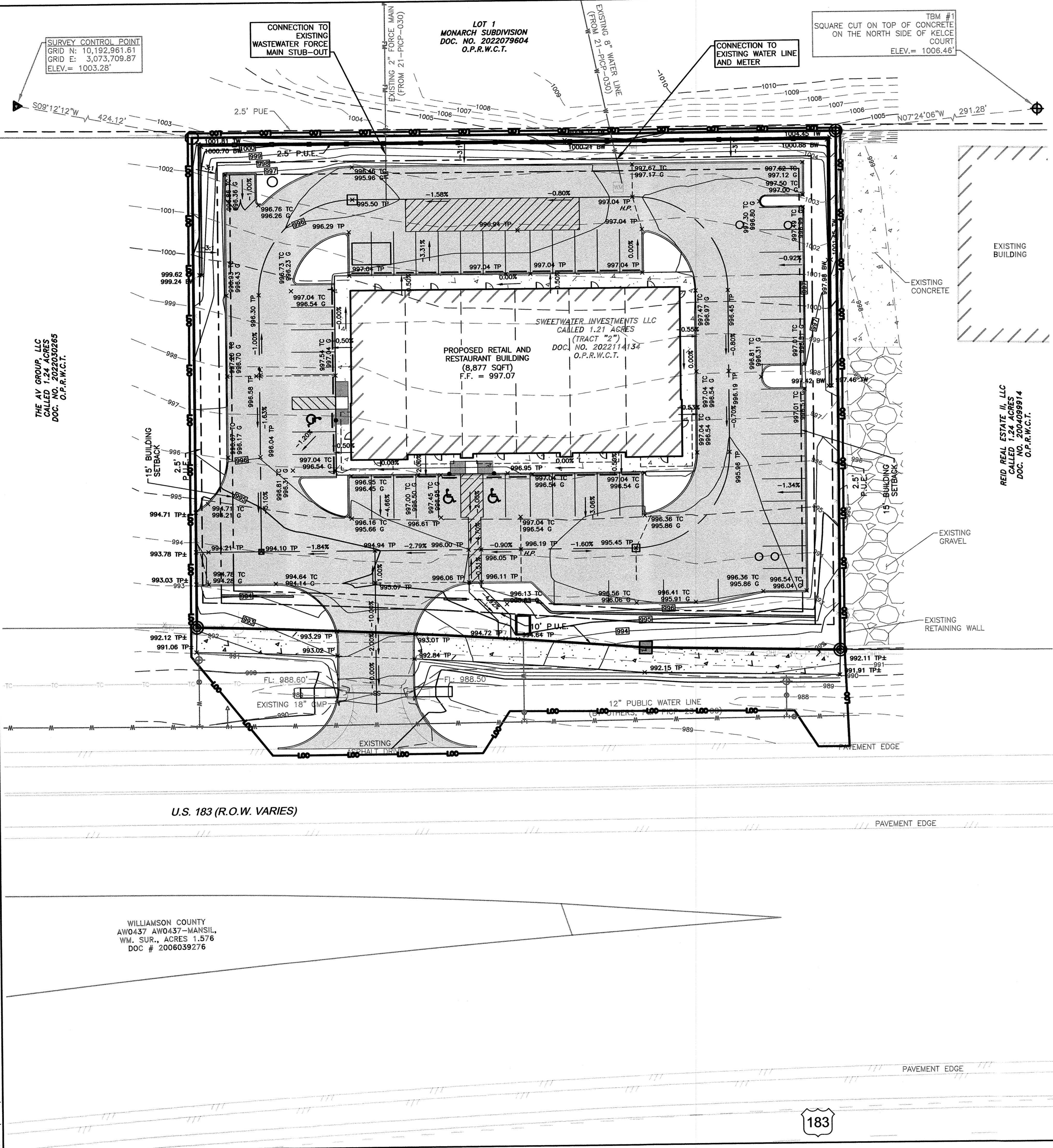
LEGEND

- | | |
|--|-----------------------------------|
| | PROPOSED SILT FENCE |
| | PROPOSED INLET PROTECTION |
| | LIMITS OF CONSTRUCTION |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | DRAINAGE FLOW |
| | TEMPORARY STAGING AND SPOILS AREA |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | CONCRETE WASHOUT |



<p>THE SHOPS AT MONARCH PHASE V OF THE MONARCH DEVELOPMENT LEANDER, TEXAS 78641</p>	<p>EROSION & SEDIMENTATION CONTROL PLAN</p>								
<p>BAXTER & WOODMAN Consulting Engineers</p> <p>301 DENALI PASS DR., SUITE 3 CEDAR PARK, TEXAS 78613 (281)350-7027 TEXAS REGISTERED ENGINEERING FIRM F-1783</p>	<p>10/23/2025 MICHAEL E. BEVILACQUA 124782 LICENSED PROFESSIONAL ENGINEER Michael Bevilacqua</p>								
<p>SHEET 7 OF 32</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS						
NO.	REVISIONS								

FILE: P:\SWM\2228485-Monarch Lot 4\00-Multiple Work Types\CAD\Sheet\Site Plan For DE\1139-001 - PROPOSED GRADING.dwg TAB: 8 - PROPOSED GRADING PLAN PLOTTED: 10/23/2025 9:45 AM BY: GLENN POPE



NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ACCESSIBLE ROUTE SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS. ACCESSIBLE ROUTE SHALL IN NO CASE EXCEED A RUNNING SLOPE OF 5%, NOR SHALL THE CROSS SLOPE EXCEED 2%.
3. ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AND MARKINGS.
4. ALL MATERIALS, METHODS, TESTING, AND STANDARDS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF CEDAR PARK STANDARD SPECIFICATIONS.
5. PAVEMENT DESIGN, MATERIALS & TESTING SHALL COMPLY WITH RECOMMENDATIONS PROVIDED IN SITE SPECIFIC GEOTECHNICAL REPORT.
6. A PRECONSTRUCTION MEETING WITH THE CITY INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

GRADING NOTES:

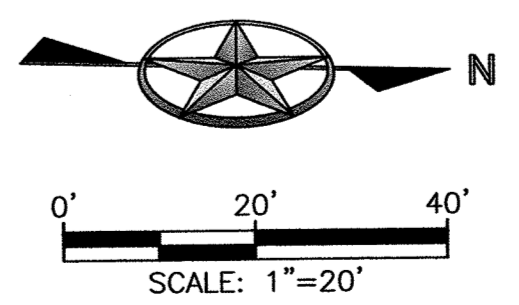
1. CONTRACTOR SHALL ACHIEVE PROPOSED GRADES WITHIN ± 0.1 FEET.
2. DRIVEWAY SLOPE SHALL NOT EXCEED 10% SLOPE.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN THE DIRECTION OF FLOW, ELIMINATING LOCALIZED HIGH POINTS OR DEPRESSIONS THAT CAN CAUSE PONDING.
5. MINIMUM ACCEPTABLE FINAL GRADE SLOPE IS 1% UNLESS OTHERWISE NOTED.
6. MAXIMUM ALLOWABLE UN-STABILIZED SLOPE IS 3:1. SLOPES EXCEEDING THIS LIMIT SHALL BE STABILIZED.
7. CONTRACTOR SHALL CONTACT ENGINEER SHOULD THERE BE ANY QUESTION AS TO THE INTENT OF GRADING PLAN.
8. SPOILS REMOVED FROM SITE SHALL BE TAKEN TO AN APPROVED DISPOSAL FACILITY.
9. FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS IN SITE SPECIFIC GEOTECHNICAL REPORT.
10. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITION.

TRAFFIC CONTROL NOTES:

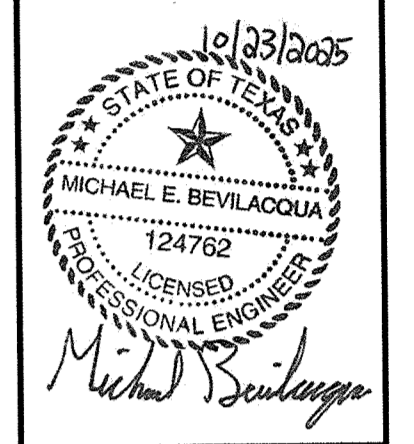
1. CONTRACTOR TO UTILIZE TXDOT DETAIL TCP (1-2)-18.
2. ALL OTHER APPLICABLE TRAFFIC CONTROL AND DEVICES SHALL ALSO BE IMPLEMENTED IN ACCORDANCE WITH TEXAS MUTCD.
3. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH TXDOT AND CITY OF LEANDER STANDARDS PRIOR TO BEGINNING WORK.

LEGEND

- CONCRETE TDOT MONUMENT
- IRON ROD FOUND
- IRON ROD WITH CAP FOUND
- COTTON SPINDLE FOUND
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- EXISTING STORM SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE RISER
- EXISTING WIRE FENCE
- EXISTING EDGE OF PAVEMENT
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- LOT LINE
- EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SIGN
- PROPOSED PAVEMENT
- EXISTING SIGN MEASURED (RECORDED)



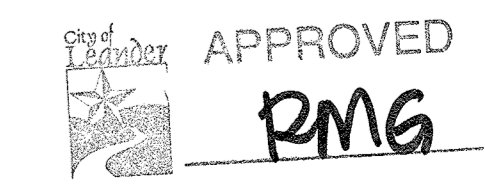
NO.	DESCRIPTION	APP.	DATE



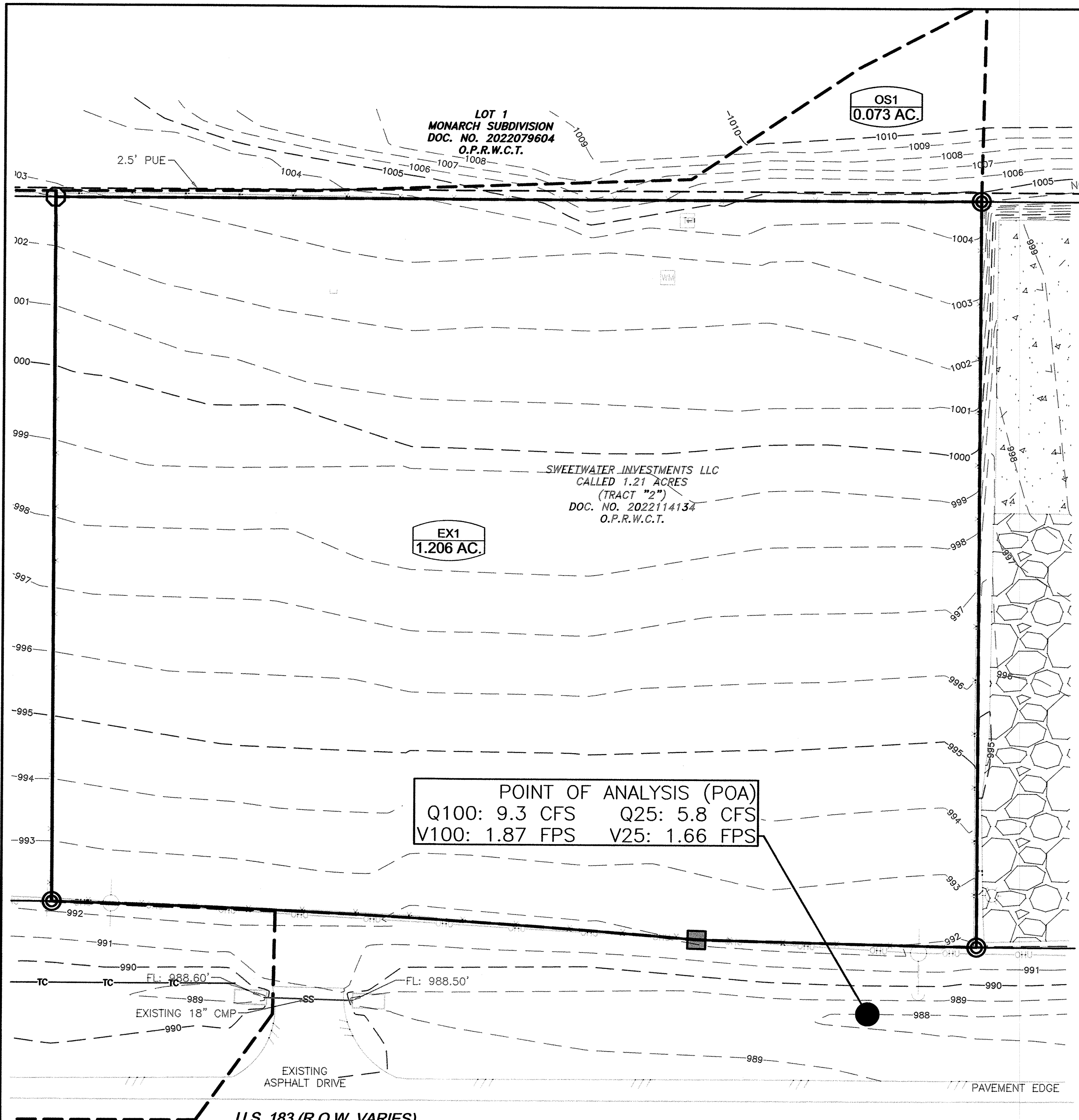
BAXTER & WOODMAN
Consulting Engineers
301 DEWALL PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(261) 550-7027
TEXAS REGISTERED ENGINEERING FIRM F-21783

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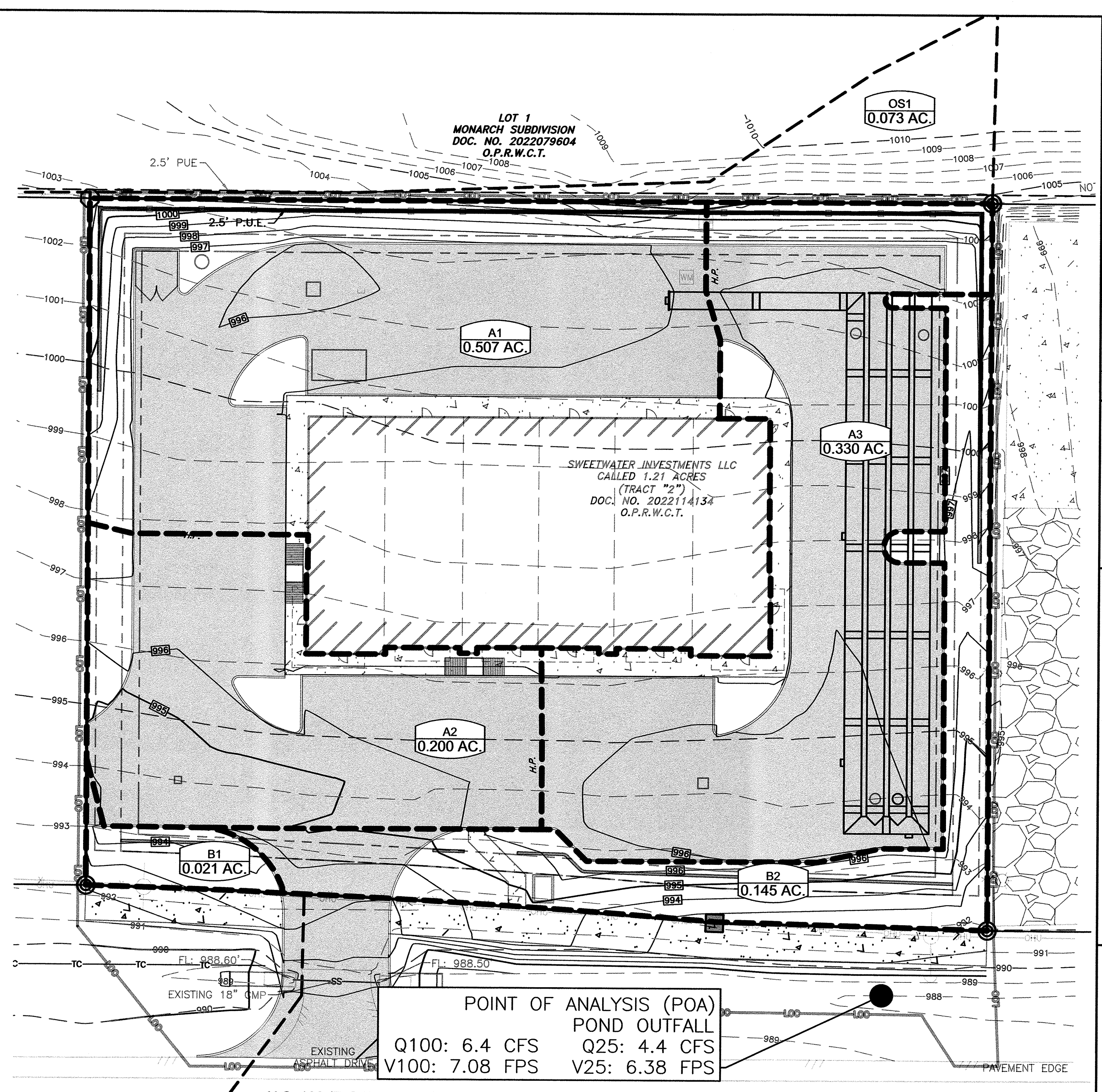
PROPOSED GRADING PLAN



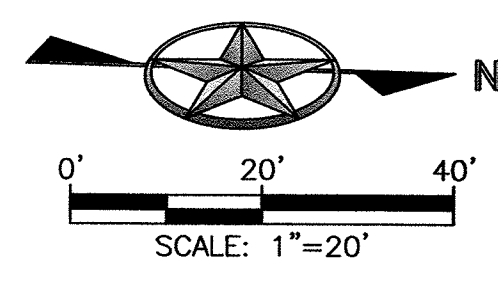
FILE: P:\SWMA\23264-88-Monarch Lot_A\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - DRAINAGE.dwg TAB: 9 EXISTING & PROPOSED DRAINAGE PLAN PLOTTED: 10/23/2025 9:46 AM BY: GLENN POPE



EXISTING DRAINAGE



PROPOSED DRAINAGE



Drainage Area	Area (acres)	Area (sq mi)	Impervious Cover	Composite "C"				SCS CN	Sheet Flow Grass				Sheet Flow Pavement				Shallow Conc. Flow Grass Lawn				Shallow Conc. Flow Pavement				Tc Total (min)	Tc Design (min)	T lag Design (min)		
				2	10	25	100		L (ft)	n	S (%)	Tc (min)	L (ft)	n	S (%)	Tc (min)	L (ft)	n	S (%)	Tc (min)	L (ft)	n	S (%)	Tc (min)					
EXISTING																													
EX1	1.21	0.001884	0% impervious, 100% grass fr cond, av slope	0.33	0.38	0.42	0.49	74.00	100	0.20	5.41%	7.35	0	0.02	0.00%	0.00	362	0.20	2.90%	2.20	0	0.02	0.00%	0.00	0.00	0.00	9.55	9.55	5.730
PROPOSED																													
A1*	0.51	0.000792	84% impervious, 16% grass fr cond, av slope	0.68	0.75	0.80	0.89	80.00	9	0.30	33.00%	0.78	91	0.02	1.10%	1.86	0	0.30	0.00%	0.00	23	0.02	1.57%	0.15	0.00	2.79	5.00	3.000	
A2*	0.20	0.000313	90% impervious, 10% grass fr cond, av slope	0.71	0.78	0.83	0.92	80.00	0	0.30	0.00%	0.00	100	0.02	1.58%	1.73	0	0.30	0.00%	0.00	0	0.02	0.00%	0.00	0.00	1.73	5.00	3.000	
A3*	0.33	0.000516	90% impervious, 10% grass fr cond, av slope	0.70	0.78	0.83	0.92	80.00	9	0.30	33.00%	0.78	91	0.02	0.97%	1.96	0	0.30	0.00%	0.00	111	0.02	0.72%	1.07	0.00	3.81	5.00	3.000	
B1	0.02	0.000033	5% impervious, 95% grass fr cond, av slope	0.32	0.38	0.42	0.49	80.00	78	0.30	5.77%	8.83	0	0.02	0.00%	0.00	0	0.30	0.00%	0.00	0	0.02	0.00%	0.00	0.00	8.83	8.83	5.297	
B2	0.15	0.000231	36% impervious, 64% grass fr cond, av slope	0.45	0.52	0.56	0.64	80.00	100	0.30	1.48%	18.56	0	0.02	0.00%	0.00	82	0.30	4.80%	0.39	0	0.02	0.00%	0.00	0.00	18.95	18.95	11.368	
OFFSITE																													
OS-1*	0.07	0.000114	45% impervious, 55% grass gd cond, av slope	0.50	0.57	0.61	0.69	80.00	66.24	0.30	16.60%	5.08	0	0.02	1.00%	0.00	0	0.30	0.00%	0.00	0	0.02	0.00%	0.00	0.00	5.08	5.08	3.046	

HEC HMS RESULTS SUMMARY POA #1

	EXISTING FLOW (CFS)	DEVELOPED FLOW (CFS)	DEVELOPED WITH DETENTION (CFS)	POND ELEVATION (FT)
2 YR	1.7	3.8	1.2	989.8
10 YR	4.0	6.1	3.2	990.5
25 YR	5.8	7.9	4.4	990.9
100 YR	9.3	11.5	6.4	991.8

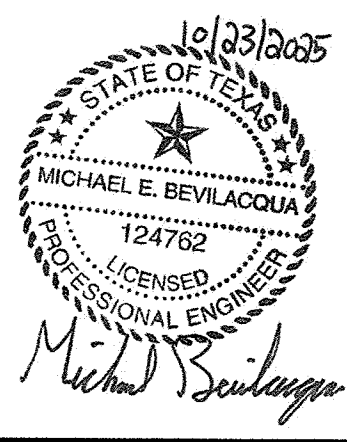
1. NOAA ATLAS 14 RAINFALL DATA WAS USED IN THE HEC-HMS MODEL PER LEANDER DRAINAGE CRITERIA MANUAL.



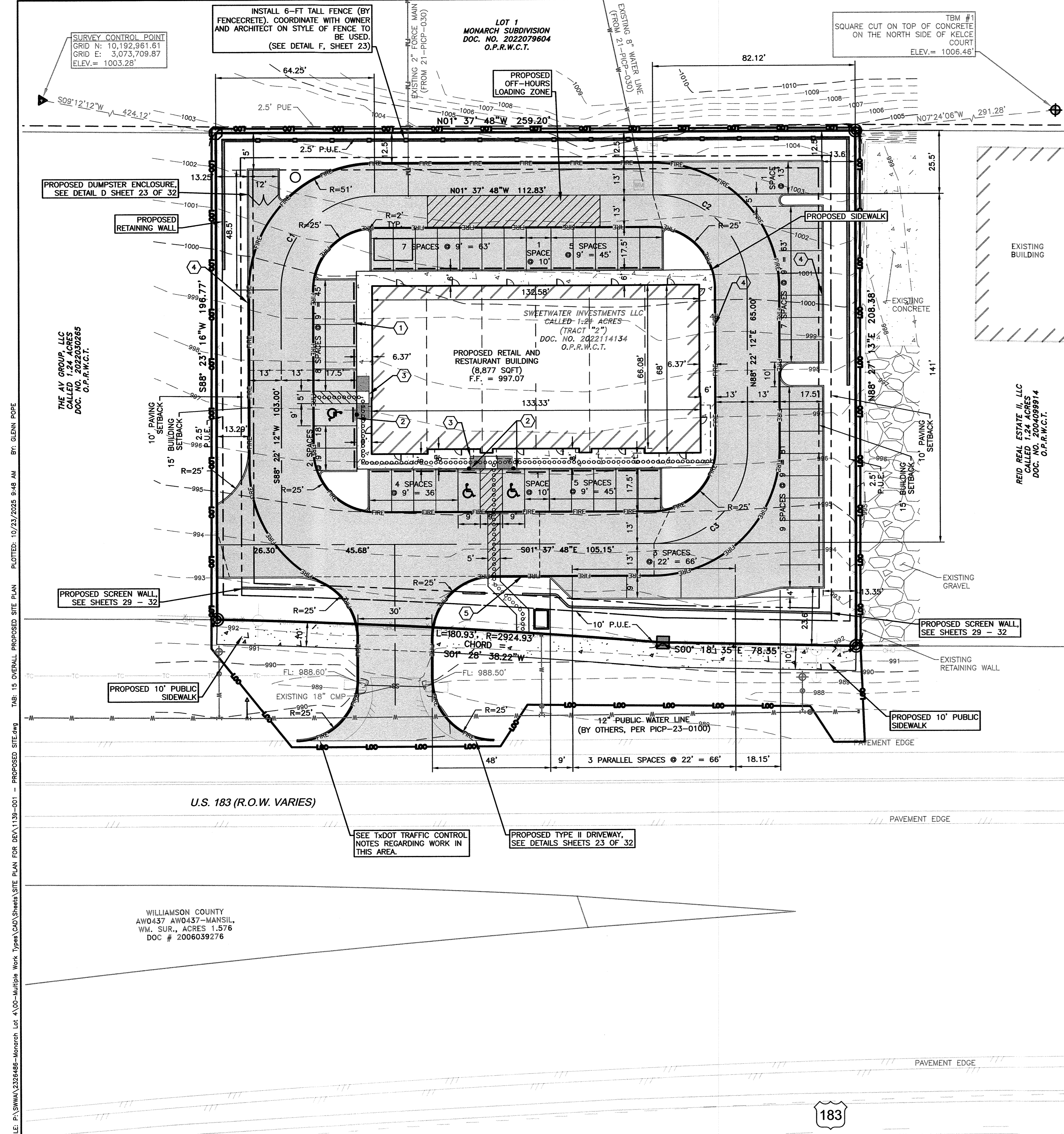
THE SHoppes AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

EXISTING & PROPOSED DRAINAGE PLAN

BAXTER & WOODMAN
Consulting Engineers
301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281) 350-7027
TEXAS REGISTERED ENGINEERING FIRM P-11783

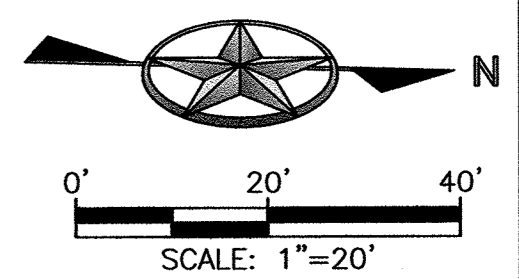


NO.	DESCRIPTION	REVISIONS	DATE



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CORD DIRECTION	CORD LENGTH
C1	59.69'	38.00'	N46° 37' 48.01"W	53.74'
C2	59.69'	38.00'	N43° 22' 11.99"E	53.74'
C3	59.69'	38.00'	S46° 37' 48.01"E	53.74'



STRIPING NOTES:

1. PARKING AND HANDICAP STRIPING SHALL BE 4" WIDE, WHITE, TYPE II (WATER-BASED PAINT) UNLESS OTHERWISE NOTED IN THE DETAIL.
2. CROSSWALK STRIPING SHALL BE 6" WIDE STRIPES, TYPE II (WATER-BASED PAINT). LONGITUDINAL STRIPES SHALL BE 6.5'-FT APART TO PROVIDE 6' GAP BETWEEN STRIPES. TRANSVERSE STRIPES AT 4' O.C.
3. SEE DETAIL SHEET 22 FOR FIRE LANE STRIPING.
4. SEE SHEET 22 FOR HANDICAP STRIPING REQUIREMENTS.

KEYNOTES:

- 1 CURB STOP, TYPICAL FOR PARKING SPACES AT PROPOSED BUILDING.
- 2 PROPOSED HANDICAP WITH VAN ACCESSIBLE SIGN WITH BALLARD, SEE DETAIL B SHEET 21.
- 3 PROPOSED CURB RAMP, SEE DETAIL 430S-2 SHEET 22
- 4 SPILL CURB AROUND INSIDE AND OUTSIDE PERIMETER OF PARKING AND DRIVE AISLES, DETAIL 430S-2 SHEET 21.
- 5 INSTALL FIRE LANE SIGN PER DETAIL 501-2 ON SHEET 22.

LEGEND

	CONCRETE TDOT MONUMENT
	IRON ROD FOUND
	IRON ROD WITH CAP FOUND
	COTTON SPINDLE FOUND
	PROPOSED WATER LINE
	EXISTING WATER LINE
	EXISTING FORCE MAIN
	EXISTING STORM SEWER
	EXISTING OVERHEAD UTILITY
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE RISER
	EXISTING WIRE FENCE
	EXISTING EDGE OF PAVEMENT
	FIRE LINE STRIPING
	PROPOSED ADA PATH
	LIMITS OF CONSTRUCTION
	PROPERTY LINE
	LOT LINE
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SIGN
	PROPOSED PAVEMENT
	EXISTING SIGN
	MEASURED (RECORDED)

LOT #4 - BUILDING SUMMARY

Use	Building (sqft)	% of Total Sqft
Office	7,354	83.00%
Restaurant ¹	1,523	17.00%
Total:	8,877	

1. Restaurant space is less than 20% of the Total Building square footage, therefore parking requirements can be combined into one (1) single use as Mixed-Use Retail.

LOT #4 - PARKING SUMMARY

Use	Building (sqft)	Ratio	Parking Spaces Required	Parking Spaces Provided
Mixed-Use Retail	8,877	1:200	45	53

LOT #4 - HANDICAP PARKING SUMMARY

Parking Spaces Provided	Handicap Spaces Required	Handicap Spaces Provided	Van Accessible Spaces Required	Van Accessible Spaces Provided
53	3	3	1	2

NOTES:

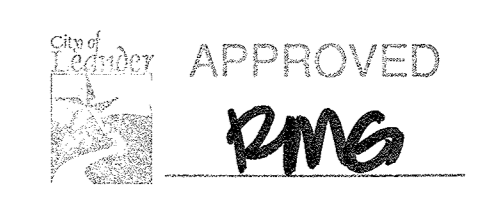
1. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED 'WALL PACK' LIGHTING IS NOT PROPOSED.
3. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
4. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
5. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
6. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
7. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 9/2/2022 WITH NOTHING FURTHER CERTIFICATE DATED 12/13/2024, CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
8. SEE GEOTECHNICAL REPORT REFERRED TO ON SHEET 2 STREET AND DRAINAGE NOTES 12 FOR PAVEMENT RECOMMENDATIONS.

PROHIBITED USES:

1. PER PUD APPROVAL, THE FOLLOWING USES ARE PROHIBITED ON THE SITE:
 - a. ANIMAL HOSPITAL, VETERINARIAN, ANIMAL BOARDING INCLUDING A CREMATORY ASSOCIATED WITH SUCH USE ON SITE, OR A CREMATORY ASSOCIATED WITH A CEMETERY, AS LONG AS THE CREMATORY STACK IS LOCATED AT LEAST TWO HUNDRED FEET (200') FROM A RESTAURANT, OR ASSOCIATED PARKING, OR A RESIDENTIAL ZONING DISTRICT.
 - ANY COMMERCIAL ENTERPRISE WHICH INCLUDES AN OUTDOOR ANIMAL YARD OR ANY OTHER COMMERCIAL UN-SOUNDPROOFED ANIMAL AREA CONTAINING FIVE OR MORE ANIMALS IS REQUIRED TO BE AT LEAST TWO HUNDRED FEET (200') FROM ANY RESIDENTIAL DISTRICT AND IS REQUIRED TO BE COMBINED WITH TYPE 4 OF 5 COMPONENT.
 - FARMS OR TRUCK GARDENS, LIMITED TO THE PROPAGATION AND CULTIVATION OF PLANTS AND PROVIDE FURTHER THAT NO POULTRY OR LIVESTOCK SHALL BE HOUSE WITHIN TWO HUNDRED FEET (200') OF ANY PROPERTY LINE.
 - b. FUNERAL HOMES, INCLUDING EMBALMING AND CREMATORY FACILITIES ASSOCIATED WITH AN ON SITE FUNERAL HOME OR CEMETERY, AS LONG AS THE CREMATORY STACK IS LOCATED AT LEAST TWO HUNDRED FEET (200') FROM A RESTAURANT, OR ASSOCIATED PARKING, OR FROM A RESIDENTIAL ZONING DISTRICT.
 - c. MANUFACTURED HOUSING SALES AND ACCESSORY BUILDING SALES
 - d. TRANSPORTATION RELATED FACILITIES INCLUDING COMMERCIAL PARKING LOTS, PASSENGER TERMINALS, TAXI CAB STATIONS AND MASS TRANSIT TERMINALS.
 - e. NEW VEHICLE AND MAJOR EQUIPMENT SALES, RENTAL OR LEASING, REPAIR OF NEW OR USED VEHICLES, BODY SHOPS, SMALL ENGINEER REPAIR SHOPS AND MOTORCYCLE REPAIR SHOPS SHALL NOT BE PERMITTED WITHIN ONE-HUNDRED FIFTY FEET (150') OF A RESIDENTIAL DISTRICT UNLESS SUCH REPAIRS ARE CONDUCTED TOTALLY WITHIN A FULLY ENCLOSED BUILDING.
2. PER CZO, PROJECTS WITHIN 400 FEET OF US 183 MAY NOT PROPOSE OR PERMIT: MINI-WAREHOUSES OR SELF-STORAGE FACILITIES; BOAT AND RV STORAGE; MATERIALS SALVAGE UNLESS ENCLOSED WITHIN A BUILDING; SEXUALLY-ORIENTED BUSINESSES OR MOTOR VEHICLE SALVAGE.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR TO UTILIZE TXDOT DETAIL TOP (1-2)-18.
2. ALL OTHER APPLICABLE TRAFFIC CONTROL AND DEVICES SHALL ALSO BE IMPLEMENTED IN ACCORDANCE WITH TEXAS MUTCD.
3. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH TXDOT AND CITY OF LEANDER STANDARDS PRIOR TO BEGINNING WORK.



THE SHOPS AT MONARCH
 PHASE V OF THE MONARCH DEVELOPMENT
 3260 US 183
 LEANDER, TEXAS 78641

OVERALL PROPOSED SITE PLAN

THE AV GROUP, LLC
 CALLED 1.24 ACRES
 DOC. NO. 2022020285
 O.P.R.W.C.T.

REID REAL ESTATE II, LLC
 CALLED 1.24 ACRES
 DOC. NO. 2004099914
 O.P.R.W.C.T.

WILLIAMSON COUNTY
 AWO437 AWO437-MANSIL,
 WM. SUR., ACRES 1.576
 DOC # 2006039276

LOT 1
 MONARCH SUBDIVISION
 DOC. NO. 2022079604
 O.P.R.W.C.T.

SURVEY CONTROL POINT
 GRID N: 10,192,961.61
 GRID E: 3,073,709.87
 ELEV.= 1003.28'

TBM #1
 SQUARE CUT ON TOP OF CONCRETE
 ON THE NORTH SIDE OF KELCE
 COURT
 ELEV.= 1006.46'

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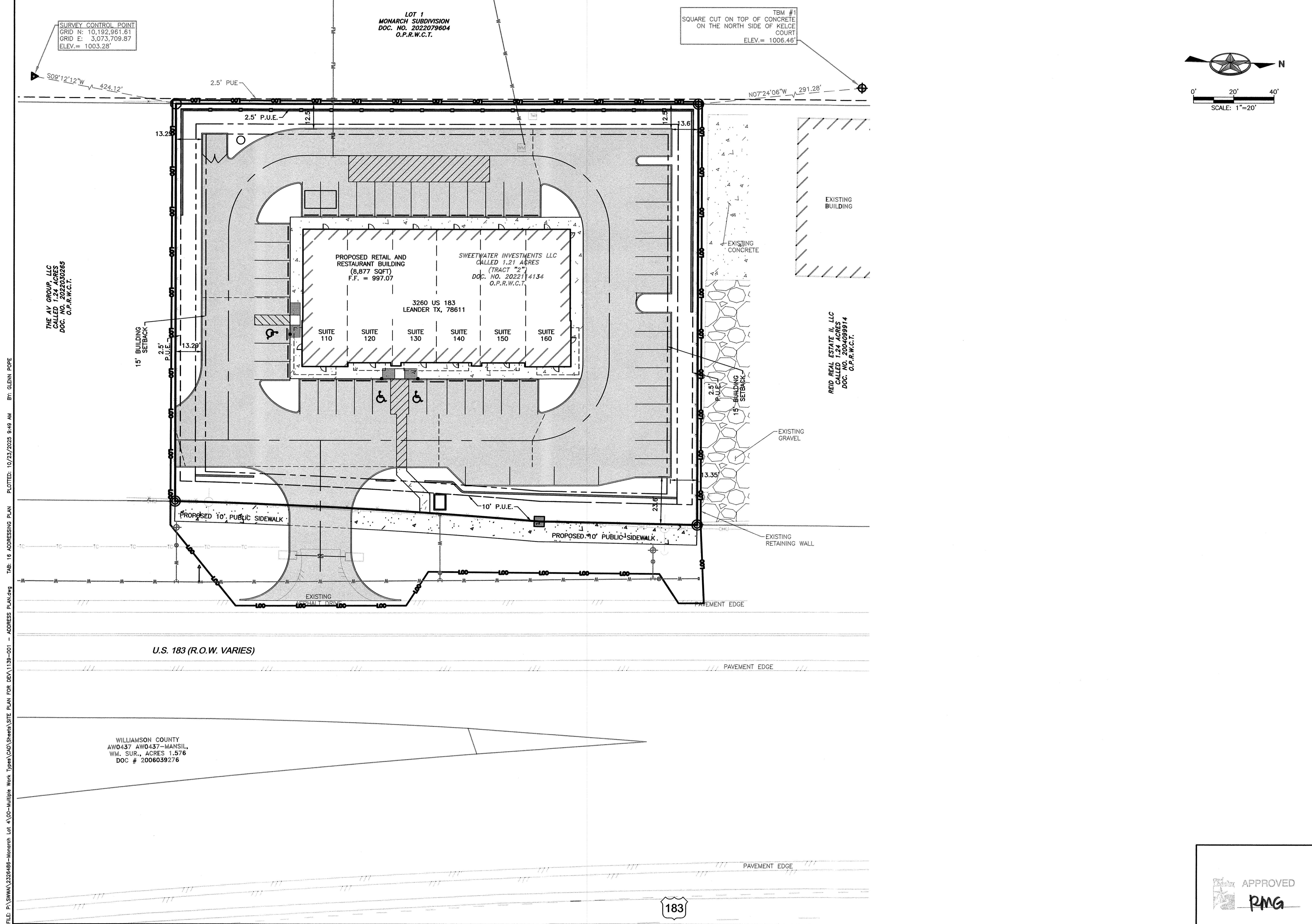
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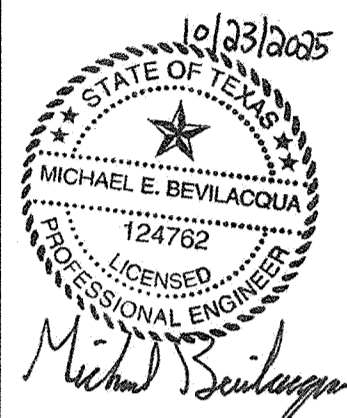
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 O.P.R.W



FILE: P:\SWWA\232448-Monarch Lot 4\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - ADDRESS PLAN.dwg
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 PLOTTED: 10/23/2025 9:49 AM BY: GLENN POPE

NO.	DESCRIPTION	APP.	DATE

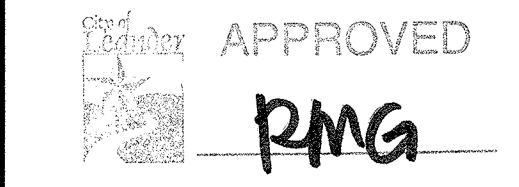


BAXTER & WOODMAN
Consulting Engineers

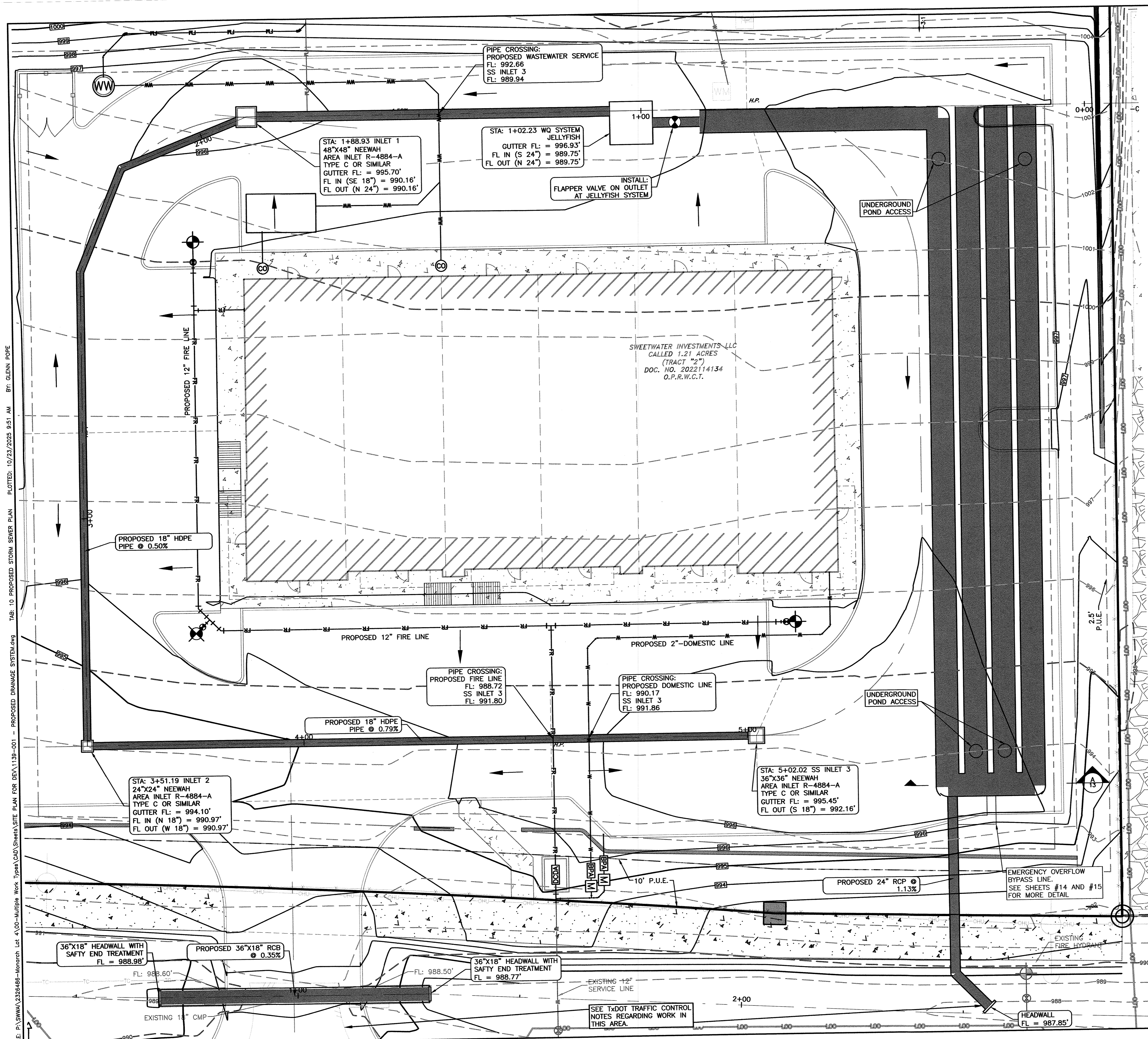
361 DENALI PASS DR., SUITE 3
CELESTIAL PARK
LEANDER, TEXAS 78641
(281) 350-3107
TEXAS REGISTERED ENGINEERING FIRM F-2178

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

ADDRESSING PLAN



FILE: P:\SWM\2326486-Monarch Lot 4\00-Multiple Work Types\CAD\Sheets\Site Plan For Rev\1139-001 - PROPOSED DRAINAGE SYSTEM.dwg TAB: 10 PROPOSED STORM SEWER PLAN PLOTTED: 10/23/2025 9:51 AM BY: GLENN POPE

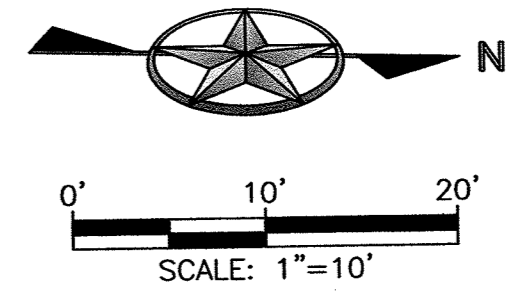


LEGEND

- CONCRETE TDOT MONUMENT
- IRON ROD FOUND
- ⊕ IRON ROD WITH CAP FOUND
- COTTON SPINDLE FOUND
- W — PROPOSED WATER LINE
- FM — EXISTING FORCE MAIN
- SS — EXISTING STORM SEWER
- OHU — EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊕ TP EXISTING TELEPHONE RISER
- W — EXISTING WIRE FENCE
- L — EXISTING EDGE OF PAVEMENT
- 100 — PROPERTY LINE
- — LOT LINE
- — EASEMENT
- 1500 — PROPOSED CONTOUR
- 1500 — EXISTING CONTOUR
- PROPOSED SIGN
- PROPOSED PAVEMENT
- EXISTING SIGN
- MEASURED (RECORDED)

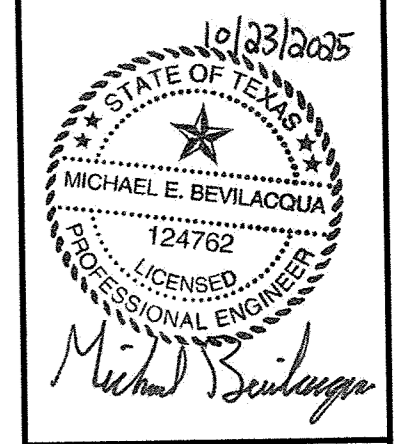
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2. ALL OTHER APPLICABLE TRAFFIC CONTROL AND DEVICES SHALL ALSO BE IMPLEMENTED IN ACCORDANCE WITH TEXAS MUTCD.
3. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH TXDOT AND CITY OF LEANDER STANDARDS PRIOR TO BEGINNING WORK.



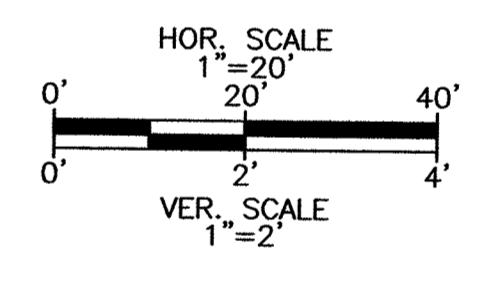
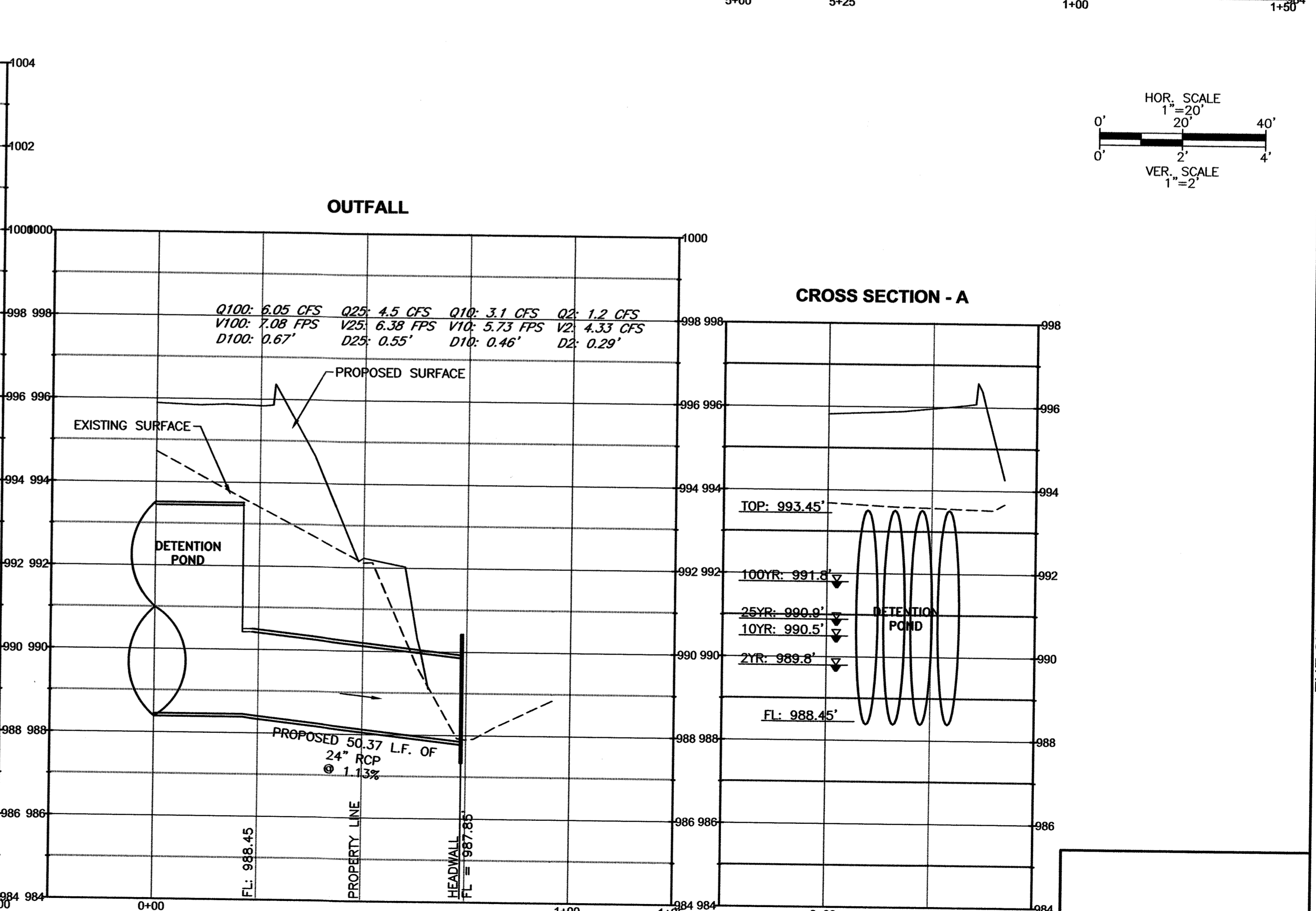
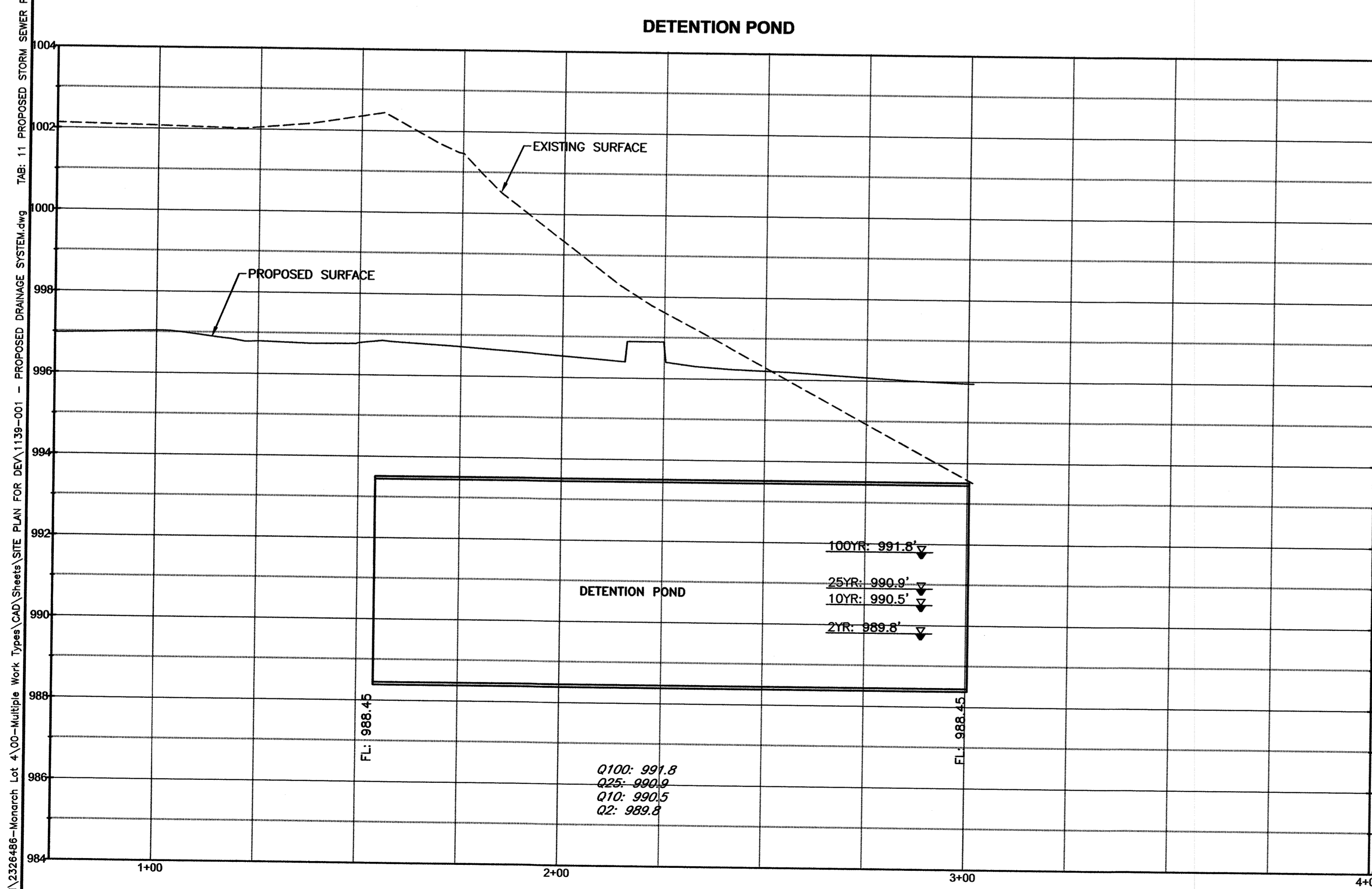
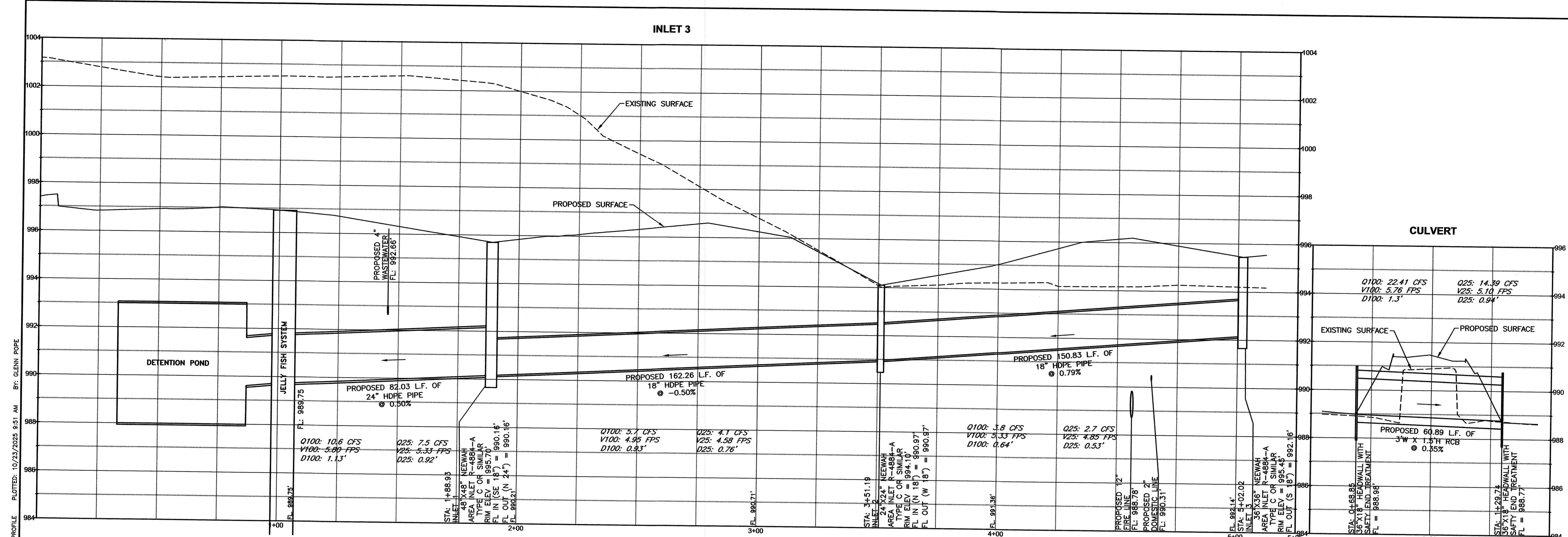
APPROVED
pmg

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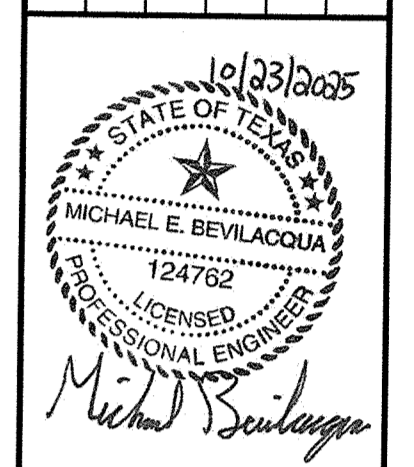


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TEXAS REGISTERED ENGINEERS FROM F-21785

THE SHOPS AT MONARCH
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LEANDER, TEXAS 78641
PROPOSED STORM SEWER PLAN

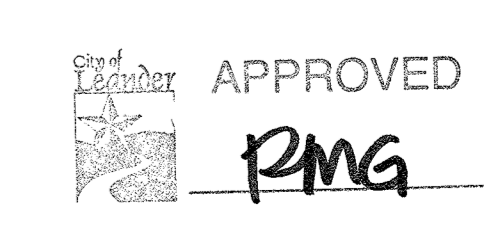


NO.	DESCRIPTION	DATE



BAXTER & WOODMAN
Consulting Engineers
301 DENALI PASS DR., SUITE 3
CEAR PARK, TEXAS 78613
(281)350-7027
TEXAS REGISTERED ENGINEERING FIRM F-21783

THE SHoppes AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641
PROPOSED STORM SEWER PROFILE



FILE: P:\SWMMA\2326468-Monarch Lot 4\CO-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - PROPOSED DRAINAGE SYSTEM.dwg TAB: 11 PROPOSED STORM SEWER PROFILE PLOTTED: 10/23/2025 9:51 AM BY: GLENN POPE

NORTH ARROW PROVIDED FOR REFERENCE ONLY. REFER TO ENGINEERED SITE PLANS FOR EXACT LOCATION AND ORIENTATION

24" OPENING CONNECTED TO TWO (2) 24" TEES WITH SLOTS IN VERTICAL RISER OF TEE. SEE DETAIL ON SHEET #15. ROUTE 24" PIPE/OPENING TO 24" STORM DRAIN

24" OPENING AND STORM DRAIN ROUTED TO OUTFALL. OPENING SHALL HAVE WIER PLATE PER DETAIL ON SHEET #15

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
24" STUB A1	988.45	988.45
24" STUB G2	989.70	988.45

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
36" RISER C1	TBD	988.45
36" RISER D1	TBD	988.45
36" RISER E1	TBD	988.45
36" RISER F1	TBD	988.45
36" RISER G3	TBD	988.45

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A988.
- ALL RISERS AND STUBS ARE 24" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.
- BULKHEADS SHALL BE CONSTRUCTED USING 12 GAGE OR HEAVIER MATERIAL, WITH BOTH THE WATER AND SOIL SIDE FINAL COATINGS MATCHING THE SPECIFIED CMP COATING. BULKHEAD PLATES MUST BE FULLY WELDED TO THE CONNECTING PIPE. THE DESIGN OF BULKHEADS SHALL ADHERE TO CHAPTER 8 OF THE NCSIPA CSP DESIGN MANUAL, MEETING THE HEIGHT OF COVER DESIGN REQUIREMENTS WITH APPROPRIATE REINFORCEMENTS OR A MINIMUM REQUIRED PLATE THICKNESS. ADDITIONALLY, REINFORCING MEMBERS SHALL BE PG27-COATED WITH ZINC RICH PAINT IN ACCORDANCE WITH AASHTO M38 FOR GALVANIZED AND ALUMINUM CMP SYSTEMS, OR AASHTO M245 FOR POLYMER CMP SYSTEMS.

ASSEMBLY
SCALE: 1" = 20'
LOADING: H20
PIPE INV. = 988.45±

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES INCLUDING THE FOLLOWING:

- PIPE STORAGE = 13,284 CF
- MAINLINE PIPE GAGE = 16
- WALL TYPE = SOLID
- DIAMETER = 60"
- FINISH = ALT2
- CORRUGATION = 5x1

CUSTOMER _____ DATE _____

CONTECH
ENGINEERED SOLUTIONS LLC

9100 Centre Pointe Dr., Suite 400, West Chester, OH 45399
900-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
CMP DETENTION SYSTEMS

CONTECH PROPOSAL DRAWING

60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015
MONARCH PHASE 5
LEANDER, TX
SITE DESIGNATION: UDS

PROJECT NO.	788443	DES. NO.	015	DATE	
DESIGNED	JGB	DRAWN	JGB		
CHECKED	LJK	APPROVED	LJK		
SHEET NO.	P1	OF			

TYPICAL MANWAY DETAIL
NOT TO SCALE

48"Ø to 60"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
128-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

MATERIAL SPECIFICATION
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL
THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A829.

PIPE
THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M38 OR ASTM A790. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSIPA)

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 28, DIVISION II OR ASTM A758 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

CONTECH
ENGINEERED SOLUTIONS LLC

9100 Centre Pointe Dr., Suite 400, West Chester, OH 45399
900-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
CMP DETENTION SYSTEMS

CONTECH PROPOSAL DRAWING

60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015
MONARCH PHASE 5
LEANDER, TX
SITE DESIGNATION: UDS

PROJECT NO.	788443	DES. NO.	015	DATE	2/27/2025
DESIGNED	JGB	DRAWN	JGB		
CHECKED	LJK	APPROVED	LJK		
SHEET NO.	P2	OF	5		

APPROVED
RMG

	NO. _____
	DESCRIPTION _____
	REVISIONS _____
	APP _____
	DATE _____

BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281)350-7027
TEXAS REGISTERED ENGINEERING FIRM P-51785

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

PROPOSED DETENTION POND PLAN AND DETAILS (1 OF 2)

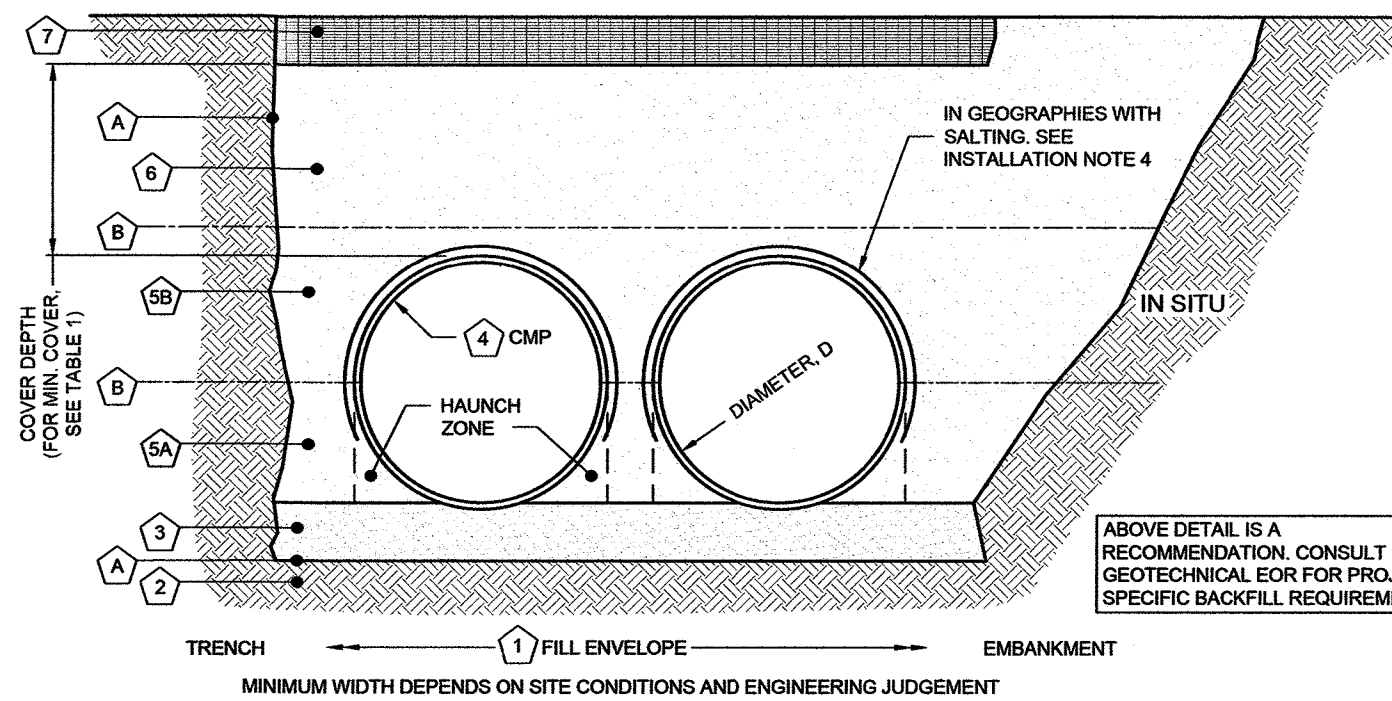
SHEET
14
OF 32

FILE: P:\SINVA\222488-Monarch Lot 4\DC-Multiple Work_Taps\CD\Sheets\Site Plan for DCA\1139-001 - PROPOSED DRAINAGE SYSTEM.dwg TAB: 13 PROPOSED DETENTION POND PLAN AND DETAILS (2 OF 2) PLOTTED: 10/23/2025 9:52 AM BY: GLEN POPE

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D18	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRAFLO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4" x 3/4" x 7 1/2" CORRUGATION



- INSTALLATION NOTES
- WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
 - OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
 - BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
 - IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

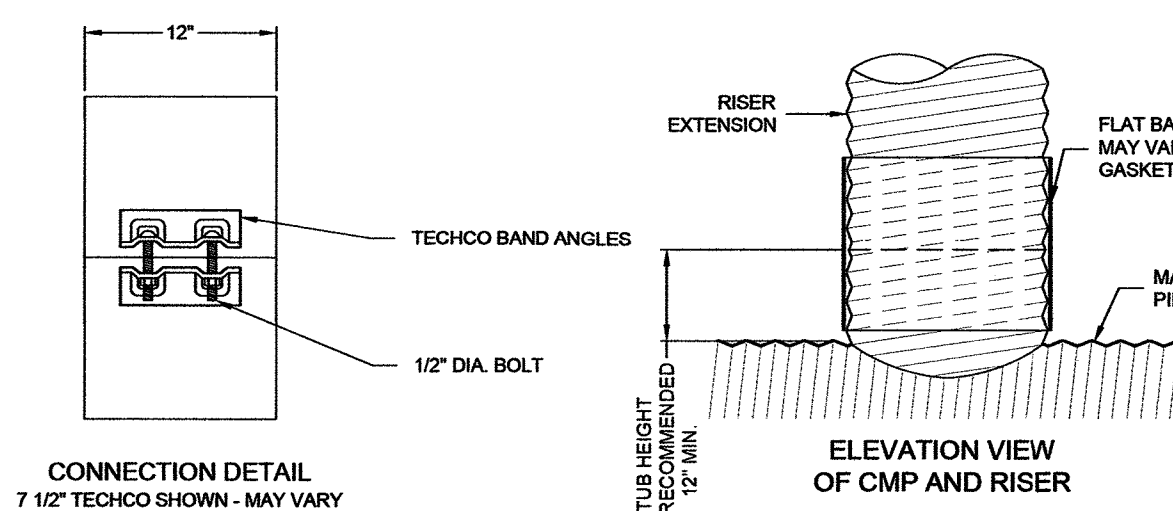
TABLE 2:

MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION
FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE <math>12" < D < 18" <math> PIPE <math>12" < D < 18" <math> PIPE > 144": D + 10"
FOUNDATION	AASHTO 26.5.2 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
BEDDING	AASHTO M 42: 3, 357, 4, 467, 5, 68, 57 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.1.1.
CRITICAL BACKFILL	AASHTO M 145: A-1, A-2, A-3 *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 6" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO 199. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (3") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THIS BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING.
BACKFILL	AASHTO M 145: A-1, A-2, A-3	WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.1.1 AND 12.4.1.3).
COVER MATERIAL	UP TO MIN. COVER - SEE SA AND SB ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS
RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL, SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.
OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

- NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER (2 BUT NO LESS THAN 12" FOR DIAMETERS <math>< 72" <math> FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NON-STANDARD SPACING.
 - APPROVED REGIONAL EQUIVALENTS FOR SECTION SA INCLUDE CA-7, MIDOT 20, 346, OR 21AA STONE OR GRAVEL; #6; #7; MIDOT 6A, 20, 35, 343.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

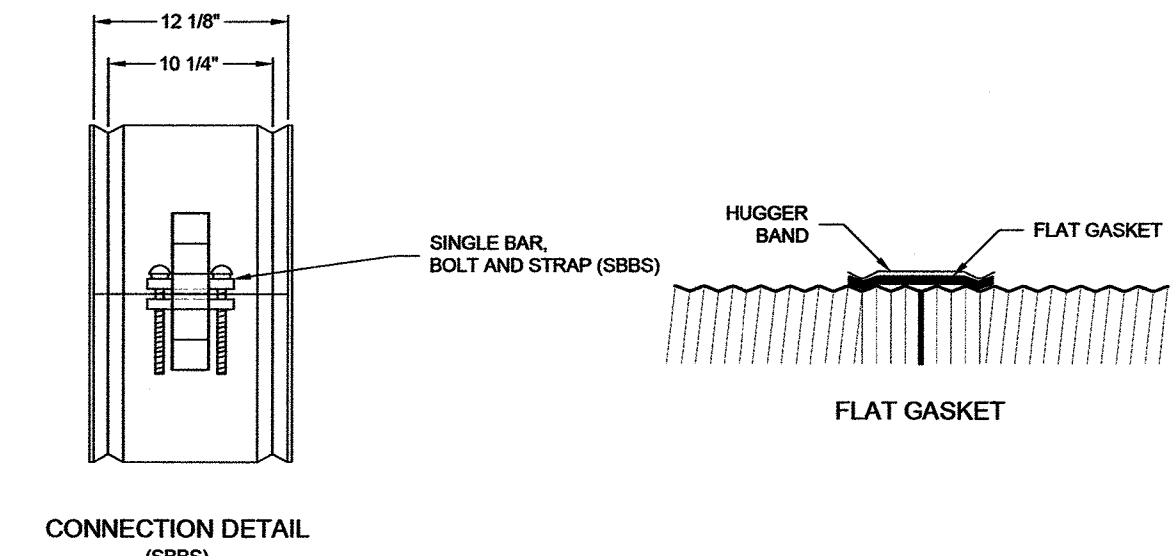
				60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015 MONARCH PHASE 5 LEANDER, TX SITE DESIGNATION: UDS		PROJECT NO: 788443 SEQ NO: 015 DATE: 2/27/2025				
MARK	DATE	REVISION DESCRIPTION	BY	CHECKED: LJK APPROVED: LJK	SHEET: P3 OF 5			60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015 MONARCH PHASE 5 LEANDER, TX SITE DESIGNATION: UDS		PROJECT NO: 788443 SEQ NO: 015 DATE: 2/27/2025
MARK	DATE	REVISION DESCRIPTION	BY	CHECKED: LJK APPROVED: LJK	SHEET: P4 OF 5			60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015 MONARCH PHASE 5 LEANDER, TX SITE DESIGNATION: UDS		PROJECT NO: 788443 SEQ NO: 015 DATE: 2/27/2025



CONNECTION DETAIL 7 1/2" TECHCO MAY VARY

- GENERAL NOTES:
- DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.
 - JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
 - BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
 - IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
 - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
 - 12" THRU 48" 1-PIECE
 - 54" 2-PIECES
 - ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
 - MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
 - DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

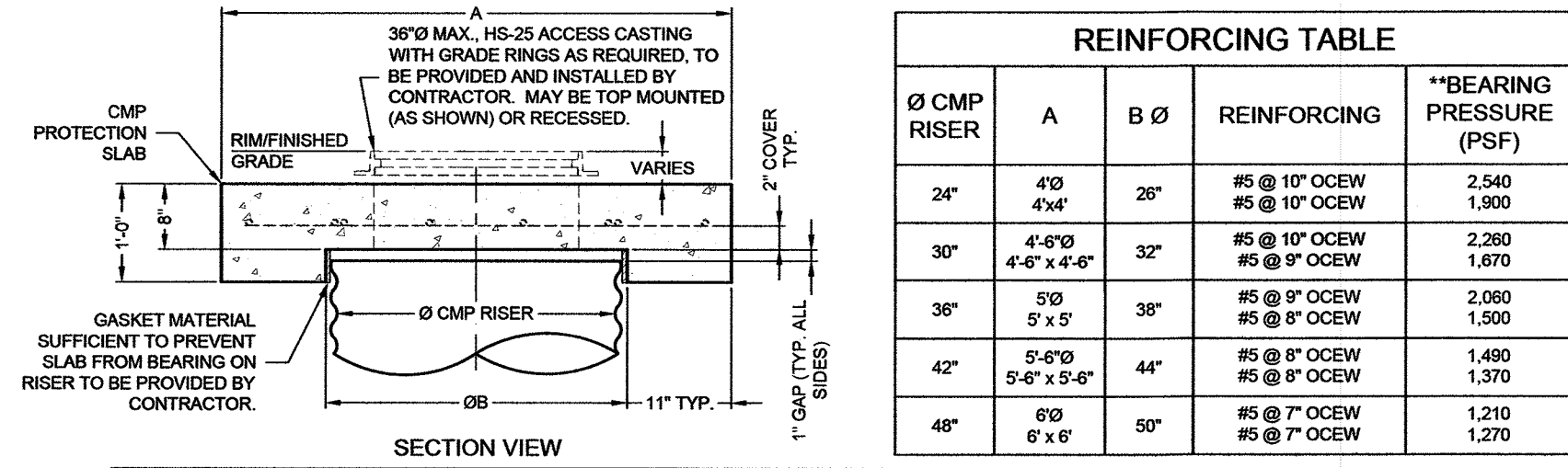
12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL (SBBSS)

- GENERAL NOTES:
- JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
 - BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
 - BANDS ARE SHAPED TO MATCH THE PIPE ARCH WHEN APPLICABLE.
 - BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
 - 12" THRU 48" 1-PIECE
 - 54" THRU 84" 2-PIECES
 - 102" THRU 144" 3-PIECES
 - BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
 - ALL CMP IS ROLLED TO HAVE ANNUAL END CORRUGATIONS OF 2.25"/12"
 - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
 - ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

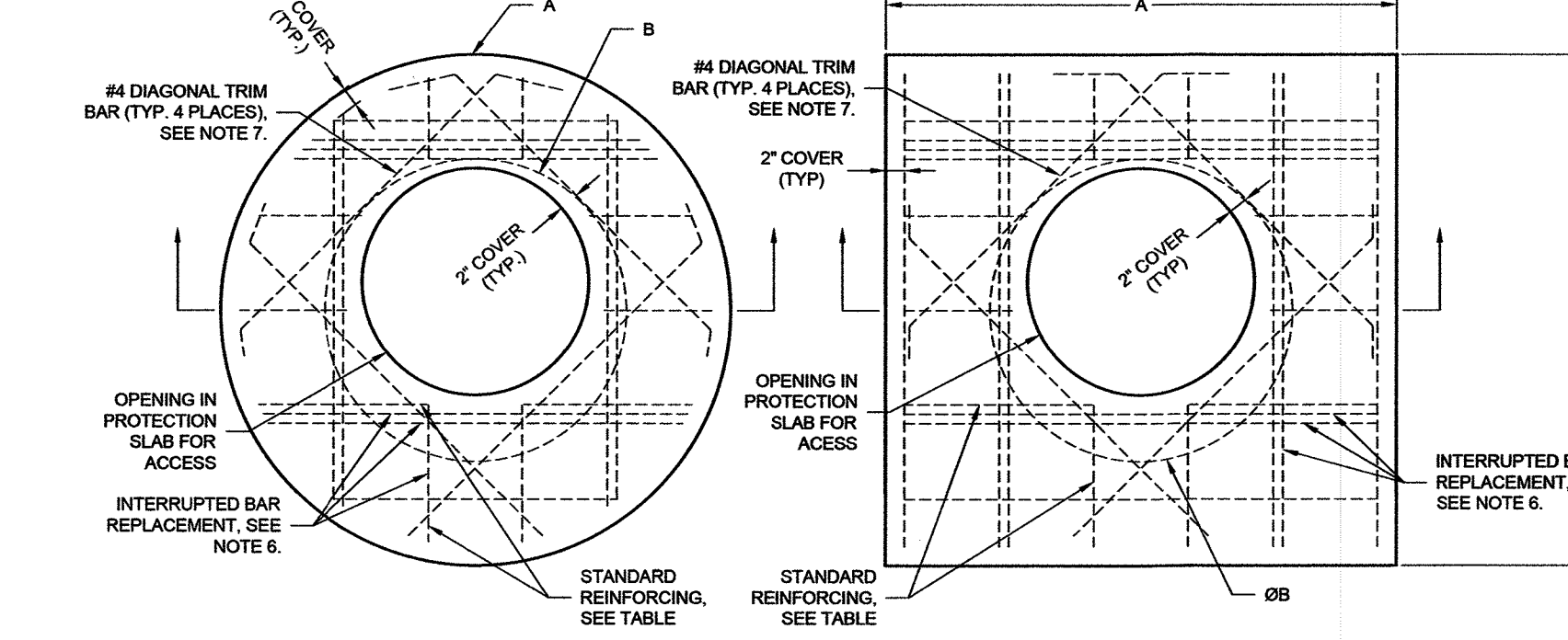
H-12 HUGGER BAND DETAIL
NOT TO SCALE



SECTION VIEW
ACCESS CASTING SUPPLIED BY CONTECH IN SELECT MARKETS UNDER SEPARATE SUBMITTAL

REINFORCING TABLE

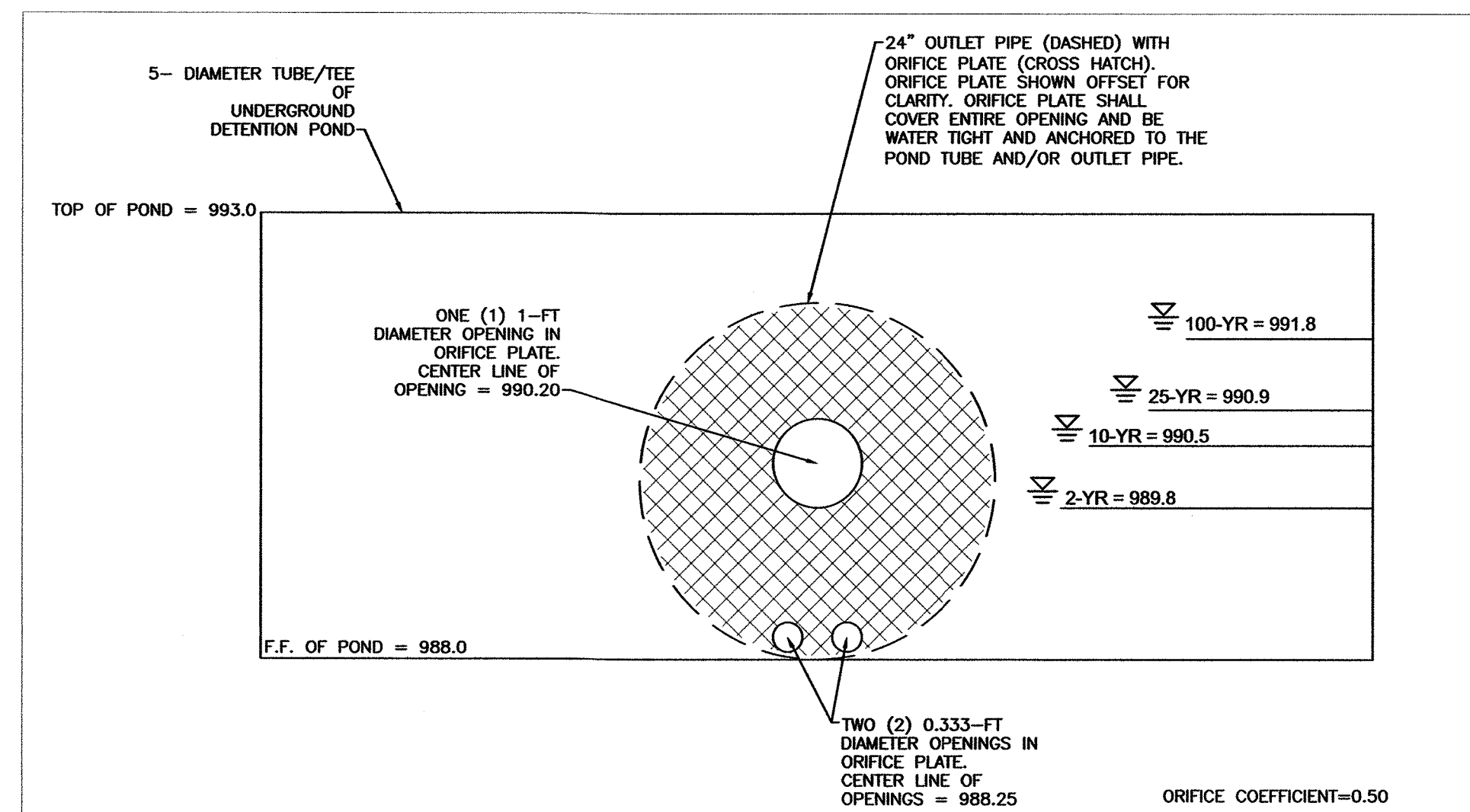
Ø CMP RISER	A	B Ø	REINFORCING	BEARING PRESSURE (PSF)
24"	4'0"	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	5'0"	38"	#5 @ 9" OCEW #5 @ 9" OCEW	2,260 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'0"	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270



- NOTES:
- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
 - DESIGN LOAD HS25.
 - EARTH COVER = 1' MAX.
 - CONCRETE STRENGTH = 4,000 psi
 - REINFORCING STEEL = ASTM A615, GRADE 60.
 - PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
 - TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
 - PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
 - DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL
NOT TO SCALE

				60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015 MONARCH PHASE 5 LEANDER, TX SITE DESIGNATION: UDS		PROJECT NO: 788443 SEQ NO: 015 DATE: 2/27/2025				
MARK	DATE	REVISION DESCRIPTION	BY	CHECKED: LJK APPROVED: LJK	SHEET: P5 OF 5			60"Ø UNDERGROUND DETENTION SYSTEM - 788443-015 MONARCH PHASE 5 LEANDER, TX SITE DESIGNATION: UDS		PROJECT NO: 788443 SEQ NO: 015 DATE: 2/27/2025



OUTLET DETAIL (N.T.S.)

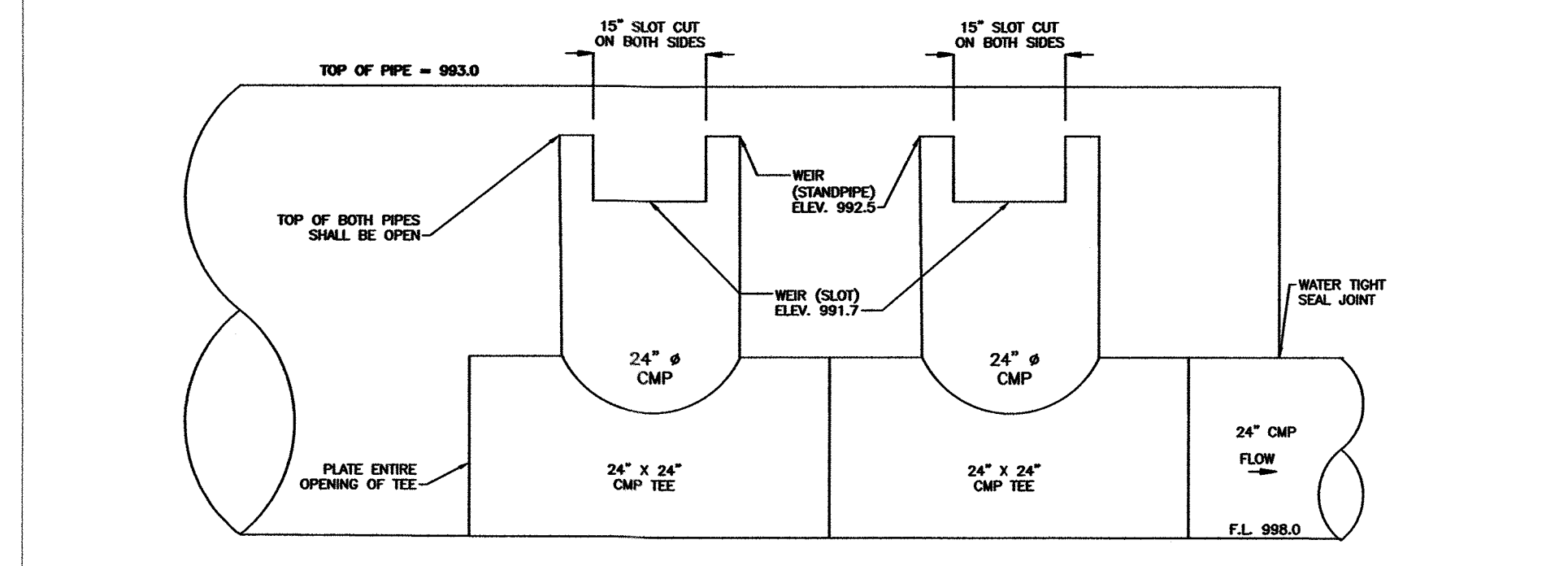
HEC HMS RESULTS SUMMARY
POA #1

	EXISTING FLOW (CFS)	DEVELOPED FLOW (CFS)	DEVELOPED WITH DETENTION (CFS)	POND ELEVATION (FT)
2 YR	1.7	3.8	1.2	989.8
10 YR	4.0	6.1	3.2	990.5
25 YR	5.8	7.9	4.4	990.9
100 YR	9.3	11.5	6.4	991.8

1. NOAA ATLAS 14 RAINFALL DATA WAS USED IN THE HEC-HMS MODEL PER LEANDER DRAINAGE CRITERIA MANUAL.

POND STAGE STORAGE

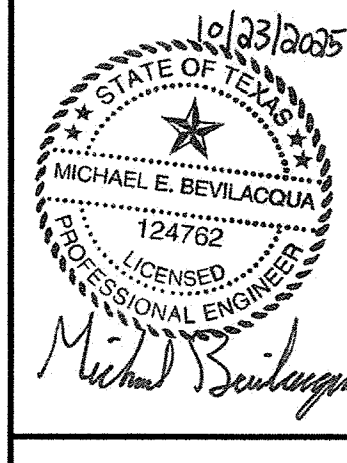
Elevation (Ft)	Storage (Acre-Ft)
988	0
989	0.04308
990	0.11298
991	0.18348
992	0.2594
993	0.30246



EMERGENCY OVERFLOW DETAIL (N.T.S.)



NO.	DESCRIPTION	DATE



BAXTER & WOODMAN
consulting Engineers
301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(817)350-7027
TEXAS REGISTERED ENGINEERING FIRM #21783

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3280 US 183
LEANDER, TEXAS 78641

PROPOSED DETENTION POND PLAN AND DETAILS (2 OF 2)

SHEET
15
OF 32

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

1. The Required Load Reduction for the total project:

Calculations from RG-348 Pages 3-27 to 3-30

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

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

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

County =	Williamson
Total project area included in plan =	1.21 acres
Predevelopment impervious area within the limits of the plan =	0.000000 acres
Total post-development impervious area within the limits of the plan =	0.957000 acres
Total post-development impervious cover fraction =	0.793467
P =	32 inches

$L_{M \text{ TOTAL PROJECT}}$ = 833 lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. =	1
Total drainage basin/outfall area =	1.04 acres
Predevelopment impervious area within drainage basin/outfall area =	0.000000 acres
Post-development impervious area within drainage basin/outfall area =	0.903000 acres
Post-development impervious fraction within drainage basin/outfall area =	0.87
$L_{M \text{ THIS BASIN}}$ =	786 lbs.

Prepared By:
Baxter & Woodman
Firm - 21783
301 Denali Pass, Suite #3
Cedar Park, TX 78613

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Contech StormFilter (Jellyfish system)
Removal efficiency = 86 percent

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

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

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

A_C = 1.04 acres
 A_i = 0.90 acres
 A_p = 0.14 acres
 L_R = 862 lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = 833 lbs.
F = 0.97

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area

Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth = 3.00 inches
Post Development Runoff Coefficient = 0.71
On-site Water Quality Volume = 8030 cubic feet

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

Off-site area draining to BMP = 0.07 acres
Off-site Impervious cover draining to BMP = 0.03 acres
Impervious fraction of off-site area = 0.45
Off-site Runoff Coefficient = 0.33
Off-site Water Quality Volume = 264 cubic feet

Prepared By:
Baxter & Woodman
Firm - 21783
301 Denali Pass, Suite #3
Cedar Park, TX 78613

Storage for Sediment = 1659
Total Capture Volume (required water quality volume(s) x 1.20) = 9953 cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP. The values for BMP Types not selected in cell C45 will show NA.

14. Stormwater Management StormFilter® by CONTECH

Required Water Quality Volume for Contech StormFilter System = 9953 cubic feet

THE SIZING REQUIREMENTS FOR THE FOLLOWING BMPs / LOAD REMOVALS ARE BASED UPON FLOW RATES - NOT CALCULATED WATER QUALITY VOLUMES

PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

JELLYFISH DESIGN NOTES	
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.	
CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	1.26
DECK TO INSIDE TOP (MIN) (B)	5.00

SITE SPECIFIC DATA REQUIREMENTS		
STRUCTURE ID		WQ
WATER QUALITY FLOW RATE (cfs)		1.70
PEAK FLOW RATE (cfs)		14
RETURN PERIOD OF PEAK FLOW (yrs)		100
# OF CARTRIDGES REQUIRED (HF / DD)		92
CARTRIDGE LENGTH		54

PIPE DATA	IE	MAT	DIA	SLOPE %	HGL
INLET #1	989.75	HDPE	24	-	-
INLET #2	-	-	-	-	-
OUTLET	989.75	RCP	24	-	-

RIM ELEVATION	WIDTH	HEIGHT
996.93	-	-

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

ELEVATION VIEW

RIM ELEV. = 996.93'
TOP OF STRUCTURE ELEV. = 995.42'

WEIR ELEV. = 991.25'
INLET INV. ELEV. = 989.75'
OUTLET INV. ELEV. = 989.75'

STRUCTURE INV. ELEV. = 983.25'
BOTTOM OF STRUCTURE ELEV. = 982.58'

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO HEAVY LOAD RATINGS AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 8,971,702; 8,971,703; 8,971,704; 8,971,705; 8,971,706; 8,971,707; 8,971,708; 8,971,709; 8,971,710; 8,971,711; 8,971,712; 8,971,713; 8,971,714; 8,971,715; 8,971,716; 8,971,717; 8,971,718; 8,971,719; 8,971,720; 8,971,721; 8,971,722; 8,971,723; 8,971,724; 8,971,725; 8,971,726; 8,971,727; 8,971,728; 8,971,729; 8,971,730; 8,971,731; 8,971,732; 8,971,733; 8,971,734; 8,971,735; 8,971,736; 8,971,737; 8,971,738; 8,971,739; 8,971,740; 8,971,741; 8,971,742; 8,971,743; 8,971,744; 8,971,745; 8,971,746; 8,971,747; 8,971,748; 8,971,749; 8,971,750; 8,971,751; 8,971,752; 8,971,753; 8,971,754; 8,971,755; 8,971,756; 8,971,757; 8,971,758; 8,971,759; 8,971,760; 8,971,761; 8,971,762; 8,971,763; 8,971,764; 8,971,765; 8,971,766; 8,971,767; 8,971,768; 8,971,769; 8,971,770; 8,971,771; 8,971,772; 8,971,773; 8,971,774; 8,971,775; 8,971,776; 8,971,777; 8,971,778; 8,971,779; 8,971,780; 8,971,781; 8,971,782; 8,971,783; 8,971,784; 8,971,785; 8,971,786; 8,971,787; 8,971,788; 8,971,789; 8,971,790; 8,971,791; 8,971,792; 8,971,793; 8,971,794; 8,971,795; 8,971,796; 8,971,797; 8,971,798; 8,971,799; 8,971,800; 8,971,801; 8,971,802; 8,971,803; 8,971,804; 8,971,805; 8,971,806; 8,971,807; 8,971,808; 8,971,809; 8,971,810; 8,971,811; 8,971,812; 8,971,813; 8,971,814; 8,971,815; 8,971,816; 8,971,817; 8,971,818; 8,971,819; 8,971,820; 8,971,821; 8,971,822; 8,971,823; 8,971,824; 8,971,825; 8,971,826; 8,971,827; 8,971,828; 8,971,829; 8,971,830; 8,971,831; 8,971,832; 8,971,833; 8,971,834; 8,971,835; 8,971,836; 8,971,837; 8,971,838; 8,971,839; 8,971,840; 8,971,841; 8,971,842; 8,971,843; 8,971,844; 8,971,845; 8,971,846; 8,971,847; 8,971,848; 8,971,849; 8,971,850; 8,971,851; 8,971,852; 8,971,853; 8,971,854; 8,971,855; 8,971,856; 8,971,857; 8,971,858; 8,971,859; 8,971,860; 8,971,861; 8,971,862; 8,971,863; 8,971,864; 8,971,865; 8,971,866; 8,971,867; 8,971,868; 8,971,869; 8,971,870; 8,971,871; 8,971,872; 8,971,873; 8,971,874; 8,971,875; 8,971,876; 8,971,877; 8,971,878; 8,971,879; 8,971,880; 8,971,881; 8,971,882; 8,971,883; 8,971,884; 8,971,885; 8,971,886; 8,971,887; 8,971,888; 8,971,889; 8,971,890; 8,971,891; 8,971,892; 8,971,893; 8,971,894; 8,971,895; 8,971,896; 8,971,897; 8,971,898; 8,971,899; 8,971,900; 8,971,901; 8,971,902; 8,971,903; 8,971,904; 8,971,905; 8,971,906; 8,971,907; 8,971,908; 8,971,909; 8,971,910; 8,971,911; 8,971,912; 8,971,913; 8,971,914; 8,971,915; 8,971,916; 8,971,917; 8,971,918; 8,971,919; 8,971,920; 8,971,921; 8,971,922; 8,971,923; 8,971,924; 8,971,925; 8,971,926; 8,971,927; 8,971,928; 8,971,929; 8,971,930; 8,971,931; 8,971,932; 8,971,933; 8,971,934; 8,971,935; 8,971,936; 8,971,937; 8,971,938; 8,971,939; 8,971,940; 8,971,941; 8,971,942; 8,971,943; 8,971,944; 8,971,945; 8,971,946; 8,971,947; 8,971,948; 8,971,949; 8,971,950; 8,971,951; 8,971,952; 8,971,953; 8,971,954; 8,971,955; 8,971,956; 8,971,957; 8,971,958; 8,971,959; 8,971,960; 8,971,961; 8,971,962; 8,971,963; 8,971,964; 8,971,965; 8,971,966; 8,971,967; 8,971,968; 8,971,969; 8,971,970; 8,971,971; 8,971,972; 8,971,973; 8,971,974; 8,971,975; 8,971,976; 8,971,977; 8,971,978; 8,971,979; 8,971,980; 8,971,981; 8,971,982; 8,971,983; 8,971,984; 8,971,985; 8,971,986; 8,971,987; 8,971,988; 8,971,989; 8,971,990; 8,971,991; 8,971,992; 8,971,993; 8,971,994; 8,971,995; 8,971,996; 8,971,997; 8,971,998; 8,971,999; 8,971,1000.

CONTECH ENGINEERED SOLUTIONS LLC

www.contechES.com

9625 Centre Pointe Dr., Suite 400, West Chester, OH 45386
800.338.1122 513.645.7000 513.645.7955 FAX

8' x 8' JELLYFISH - 788443-10
PROJECT NAME: MONARCH PHASE 5- LOT 4 DEVELOPMENT
LOCATION: LEANER, TX
SITE DESIGNATION: WQ SYSTEM

NO.	DESCRIPTION	APP.	DATE	REVISIONS

10/23/2025
MICHAEL E. BEVILACQUA
LICENSED PROFESSIONAL ENGINEER
Michael Bevilacqua

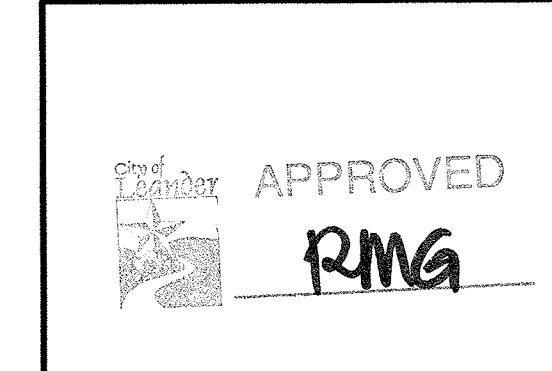
BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281) 350-7027
TEXAS REGISTERED ENGINEERING FIRM F-1783

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANER, TEXAS 78641

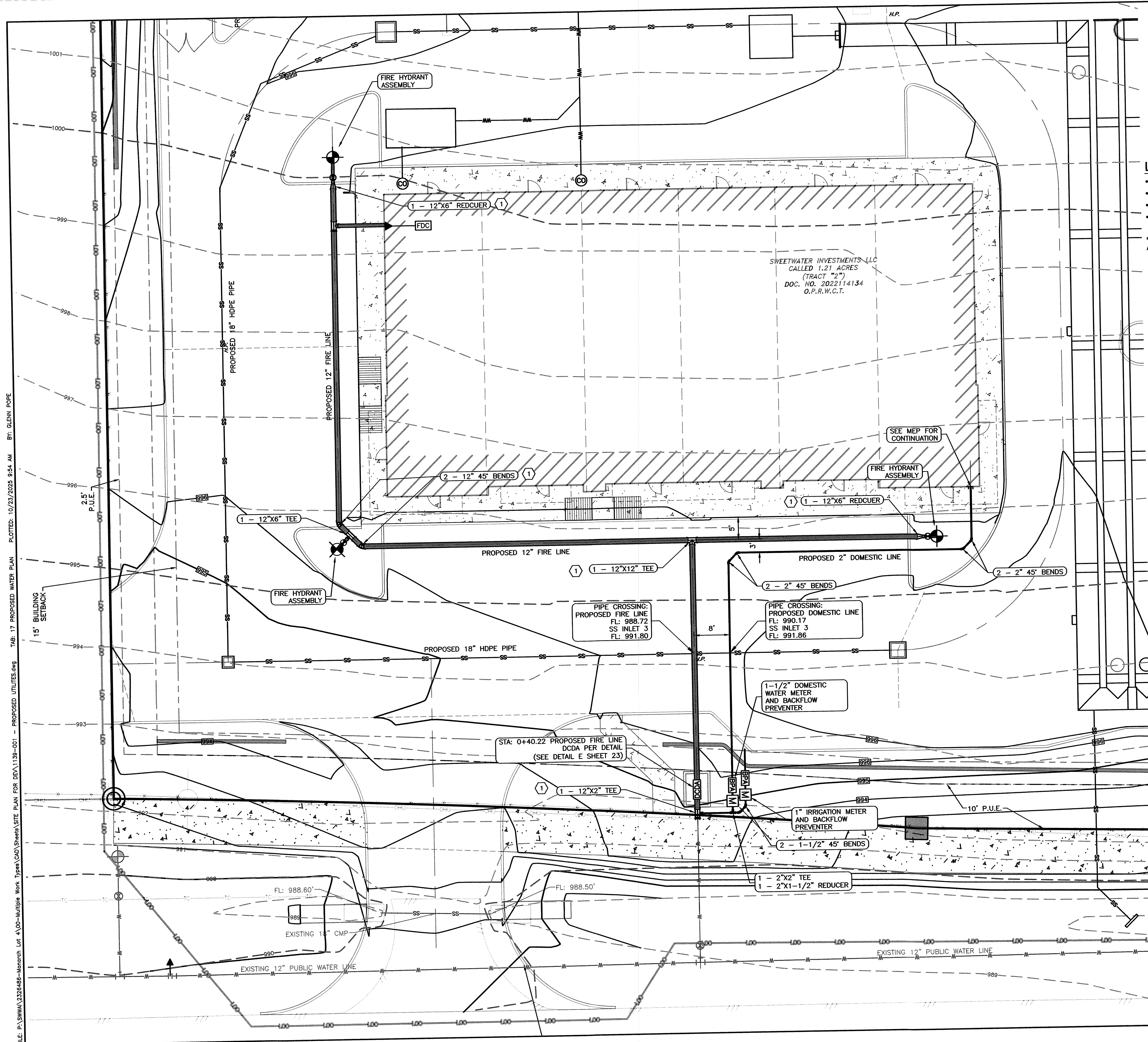
WATER QUALITY PLAN AND DETAILS

SHEET
16
OF 32



FILE: P:\SWW\2326488-Monarch Lot 4\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - PROPOSED DRAINAGE SYSTEM.dwg TAB: 14 - WATER QUALITY PLAN AND DETAILS (SHEET 1 OF 2) PLOTTED: 10/23/2025 9:52 AM BY: GLENN POPE

FILE: P:\SWM\2326486-Monarch Lot A\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - PROPOSED UTILITIES.dwg TAB: 17 PROPOSED WATER PLAN PLOTTED: 10/23/2025 9:54 AM BY: GLENN POPE



WATER MODEL RESULTS:

ACCORDING TO THE CITY OF LEANDER'S THIRD PARTY CONSULTANT, KFRIESE, THE WATER MODEL RESULTS ARE AS FOLLOWS:

- MINIMUM PRESSURE = 61 PSI (1139 HGL)
- MAXIMUM PRESSURE = 61 PSI (1140 HGL)
- FIRE FLOW AVAILABLE AT 20 PSI = 2,926-GPM

• ANTICIPATED BUILDING MATERIAL = V-B
 • ANTICIPATED MAXIMUM BUILDING SIZE* = 8,877-SQFT
 • REQUIRED FIRE FLOW PER IFC APPENDIX B = 2,500-GPM

DOES AVAILABLE FIRE FLOW MEET OR EXCEED THE REQUIRED FIRE FLOW: YES

LOT 4 (BLOCK A, 1.21 ACRES) WATER DEMAND:

- PROPOSED LUEs = 5
- AVERAGE DAY DEMAND (263.50-GPD/LUE) = 1,317.5-GPD
- MAX DAY DEMAND (702.67-GPD/LUE) = 3,513.35-GPD
- PEAK HOUR DEMAND (1,194.53-GPD/LUE) = 5,972.65-GPD

*DEMAND VALUES ARE BASED ON THE CITY OF LEANDER'S WATER MASTER PLAN AVAILABLE ON THE CITY'S WEBSITE AT THE TIME THESE PLANS WERE FINALIZED.

NOTES:

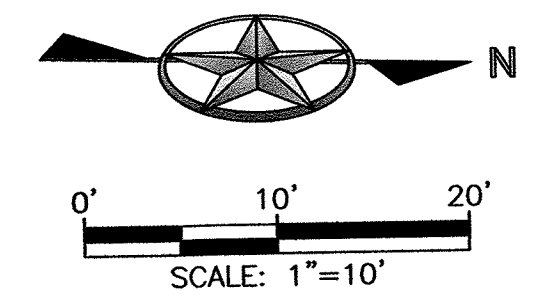
- ALL BENDS, GATE VALVES, TEES, REDUCERS, OR OTHER FITTINGS MUST BE RESTRAINED TO THE PIPE USING MEGA-LUG OR APPROVED EQUAL COA-AWU SPL WW 27A, AND HAVE THRUST BLOCKING. SEE RESTRAINT TABLE ON SHEET 20 FOR REQUIRED JOINTS TO BE RESTRAINED AT EACH FITTING.
- ALL MAINS MUST HAVE A MAXIMUM 48 INCHES OF COVER FROM FINISHED GRADE UNLESS OTHERWISE NOTED AND/OR SHOWN IN THE PLAN OR PROFILE.
- 12" FIRE AND 2" DOMESTIC WATER LINE SHALL BE C900 DR 14 PVC.
- ALL TAPPING SLEEVES SHALL BE SMITH BLAIR 663 STAINLESS STEEL TOS OR JCM 439 STAINLESS STEEL.
- 2" FORCE MAIN SHALL BE PVC SCHEDULE 80.
- 4" WASTE WATER LINE SHALL BE SDR 26 PVC.
- CONTRACTOR SHALL COORDINATE WITH CITY OF LEANDER FOR CONNECTIONS TO EXISTING WATER LINES.

KEYNOTES:

- ① RESTRAIN ALL JOINTS ON THE 12" FIRE LINE

LEGEND

- CONCRETE TDOT MONUMENT
- IRON ROD FOUND
- IRON ROD WITH CAP FOUND
- COTTON SPINDLE FOUND
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- EXISTING STORM SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE RISER
- EXISTING WIRE FENCE
- EXISTING EDGE OF PAVEMENT
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- LOT LINE
- EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SIGN
- PROPOSED PAVEMENT
- EXISTING SIGN
- MEASURED (RECORDED)

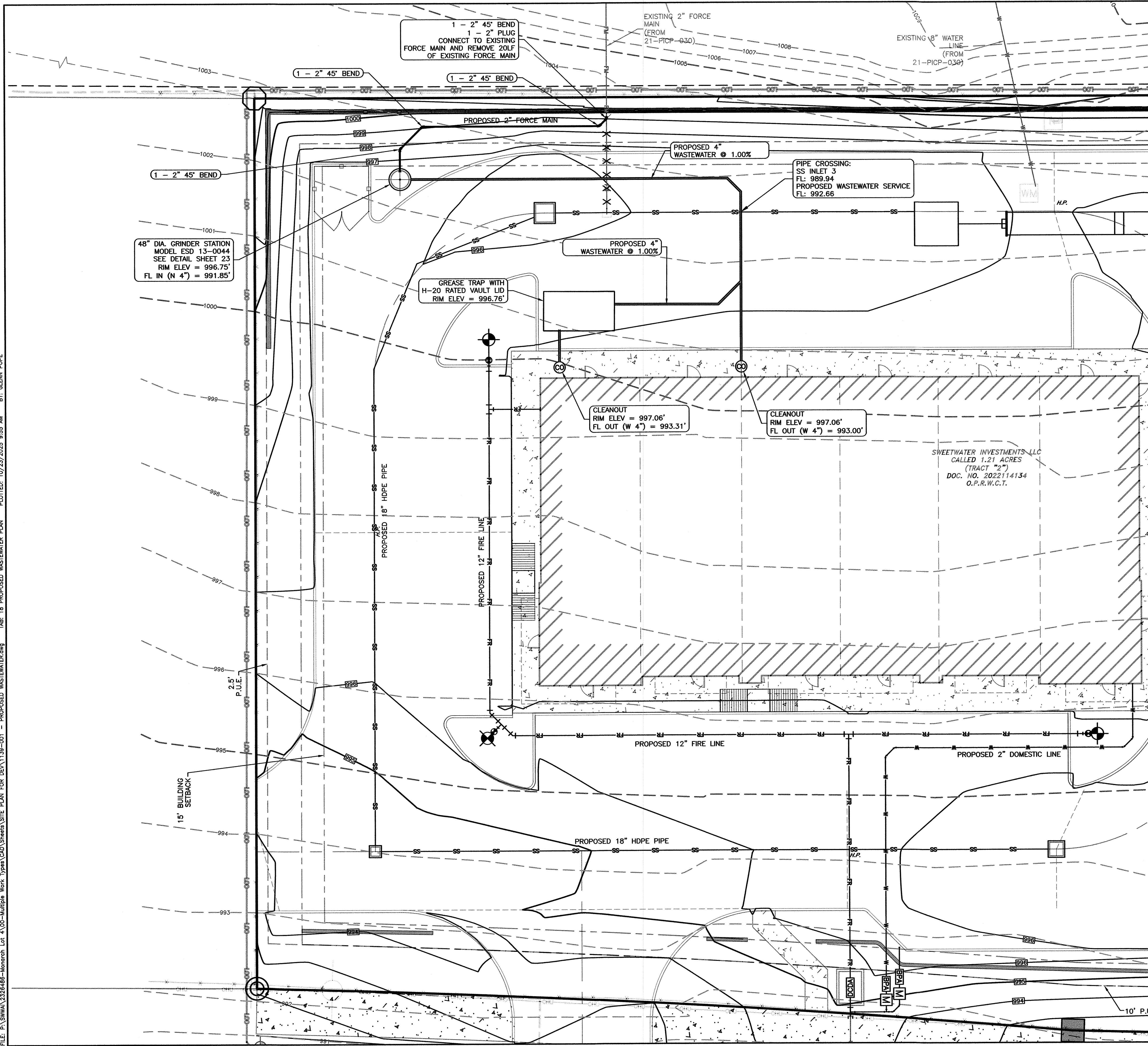


APPROVED

 PMG

	DATE APP REVISIONS
<p>BAXTER & WOODMAN Consulting Engineers</p> <p>301 DENALI PASS DR., SUITE 3 CEDAR PARK, TEXAS 78613 (281) 350-7027 TEXAS REGISTERED ENGINEERING FIRM E-51738</p>	
<p>THE SHOPPES AT MONARCH PHASE V OF THE MONARCH DEVELOPMENT 3260 US 183 LEANDER, TEXAS 78641</p>	
<p>PROPOSED WATER PLAN</p>	
<p>SHEET 17 OF 32</p>	

FILE: P:\SWMA\2326-86-Monarch Lot 4\00-Multiple Work Types\CAD\Sheets\Site Plan For Dev\1139-001 - PROPOSED WASTEWATER.dwg TAB: 18 PROPOSED WASTEWATER PLAN PLOTTED: 10/23/2025 9:55 AM BY: GLENN POPE



WATER MODEL RESULTS:

ACCORDING TO THE CITY OF LEANDER'S THIRD PARTY CONSULTANT, KFRIESE, THE WATER MODEL RESULTS ARE AS FOLLOWS:

- MINIMUM PRESSURE = 61 PSI (1139 HGL)
- MAXIMUM PRESSURE = 61 PSI (1140 HGL)
- FIRE FLOW AVAILABLE AT 20 PSI = 2,926-GPM
- ANTICIPATED BUILDING MATERIAL = V-B
- ANTICIPATED MAXIMUM BUILDING SIZE* = 8,877-SQFT
- REQUIRED FIRE FLOW PER IFC APPENDIX B = 2,500-GPM

DOES AVAILABLE FIRE FLOW MEET OR EXCEED THE REQUIRED FIRE FLOW: YES

WASTEWATER PLANNING FACTORS

Residential Avg Dry Weather Wastewater Flow =	200	gpd/LUE Residential
Infiltration/Inflow =	750	gpd/acre

LAND USE ASSUMPTIONS

ID	Name	Zoning/ Use	Area (ac)	Residential LUEs	LUE / Ac	Avg Dry Weather Flow (GPM)
1	Lot 4, Block A	GC	1.21	5	4.15	0.7
2	Offsite Drainage		0.07	0	0.00	0.0
TOTAL:			1.28	5.00	4.15	0.7

PROJECTED WASTEWATER FLOWS

Description	Area (ac)	Avg. Dry Weather Flow (gpd)	Peak Dry Weather		Peak Wet	
			Flow (gpm)	Inflow (gpm)	Flow (gpm)	Inflow (gpm)
The Shoppes at Monarch	1.3	1,000.0	0.7	2,639.6	1.8	0.7

NOTES:

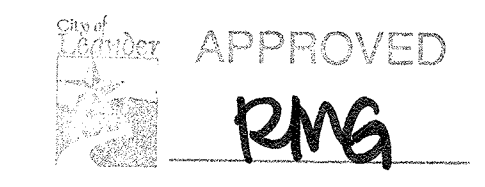
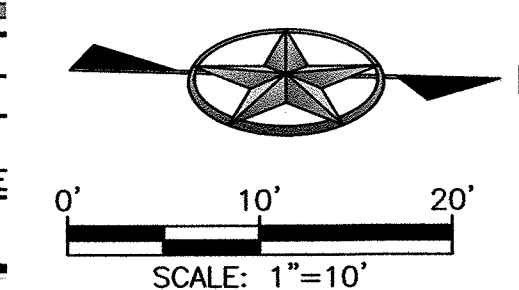
- ALL BENDS, GATE VALVES, TEES, REDUCERS, OR OTHER FITTINGS MUST BE RESTRAINED TO THE PIPE USING MEGA-LUG OR APPROVED EQUAL COA-AWU SPL WW 27A, AND HAVE THRUST BLOCKING. SEE RESTRAINT TABLE ON SHEET 20 FOR REQUIRED JOINTS TO BE RESTRAINED AT EACH FITTING..
- ALL MAINS MUST HAVE A MAXIMUM 48 INCHES OF COVER FROM FINISHED GRADE UNLESS OTHERWISE NOTED AND/OR SHOWN IN THE PLAN OR PROFILE.
- 12" FIRE AND 2" DOMESTIC WATER LINE SHALL BE C900 DR 14 PVC.
- ALL TAPPING SLEEVES SHALL BE SMITH BLAIR 663 STAINLESS STEEL TOS OR JCM 439 STAINLESS STEEL.
- 2" FORCE MAIN SHALL BE PVC SCHEDULE 80.
- 4" WASTE WATER LINE SHALL BE SDR 26 PVC.
- CONTRACTOR SHALL COORDINATE WITH CITY OF LEANDER FOR CONNECTIONS TO EXISTING WATER LINES.

KEYNOTES:

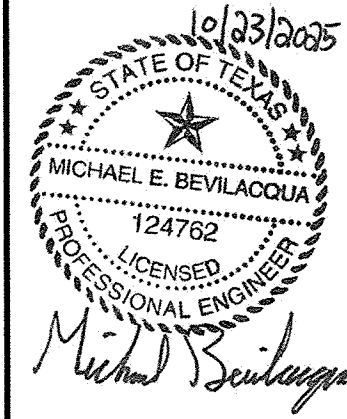
- RESTRAIN ALL JOINTS ON THE 12" FIRE LINE

LEGEND

- CONCRETE TDOT MONUMENT
- IRON ROD FOUND
- IRON ROD WITH CAP FOUND
- COTTON SPINDLE FOUND
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- EXISTING STORM SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE RISER
- EXISTING WIRE FENCE
- EXISTING EDGE OF PAVEMENT
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- LOT LINE
- EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SIGN
- PROPOSED PAVEMENT
- EXISTING SIGN MEASURED
- EXISTING SIGN RECORDED



NO.	DESCRIPTION	REVISIONS	APP	DATE



BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281)350-7027
TEXAS REGISTERED ENGINEERING FIRM F-21785

THE SHOPPES AT MONARCH
PHASE V OF THE MONARCH DEVELOPMENT
3260 US 183
LEANDER, TEXAS 78641

PROPOSED WASTEWATER PLAN

SHEET
18
OF 32

FILE: P:\SWIN\2326466-Monarch Lot 4\00-Multiple Work Types\Site Plans\Site Plan for Dev11139-001 - DETAILS.dwg
 TAB: 20 STANDARD DETAILS (SHEET 2 OF 5)
 PLOTTED: 10/23/2025 9:58 AM BY: GLENN POPE

1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).

2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES, SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:

- SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
- ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REINFORCED AND APPROVED BY THE CITY.
- WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
- OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.

3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

- WHERE PERMEABLE PAVING IS TO BE INSTALLED, THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
- WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

4. CRITICAL ROOT ZONE REQUIREMENTS

A. NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE BROWN IRONSTONE OF THE CRITICAL ROOT ZONE FOR 2001 TREE BROWN IRONSTONE INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE OBTAINED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.

B. THE SAVED AREA SHALL BE FENCED AND MONITORED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (50) THE BROWN IRONSTONE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNUSUALNESS OF THE SITUATION.

C. CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.

D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY PLANKING, RECORDS, OR SIMILAR CONSTRUCTION MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.

E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

City of Leander, Texas
 2021 TREE PROTECTION
 Wayne A. White 08/21/15

NOTES:

- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
- LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
- THICKNESS: NOT LESS THAN 200 mm (8").
- WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
- WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
 STABILIZED CONSTRUCTION ENTRANCE
 STANDARD NO. 641S-1
 The Architect/Engineer Assumes Responsibility for Appropriate Use of This Standard.
 Luna Balala 02/20/10 ADOPTED

NOTES:

- STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 INCHES) DEPTH, USE STEEL POSTS.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A GRADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
 SILT FENCE
 STANDARD NO. 642S-1
 The Architect/Engineer Assumes Responsibility for Appropriate Use of This Standard.
 Wayne A. White 9/11/2011 ADOPTED

NOTES:

- USE ONLY OPEN GRADED ROCK 75 TO 125 mm (3 TO 5") DIAMETER FOR ALL CONDITIONS.
- THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
- THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED PROPERLY.
- WHEN THE SITE IS COMPLETELY STABILIZED THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
 ROCK BERM
 STANDARD NO. 639S-1
 The Architect/Engineer Assumes Responsibility for Appropriate Use of This Standard.
 Wayne A. White 8/24/2010 ADOPTED

NOTES:

- ACTUAL LAYOUT DETERMINED IN FIELD

CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
 CONCRETE WASHOUT
 STANDARD NO. 632S-1
 The Architect/Engineer Assumes Responsibility for Appropriate Use of This Standard.
 Wayne A. White 01/20/15

NOTES:

WHERE CURB IS IN PLACE, PROVIDE A 300 mm (12") WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

CITY OF AUSTIN
 WATERSHED PROTECTION DEPARTMENT
 STORM INLET SEDIMENT TRAP
 STANDARD NO. 632S-1
 The Architect/Engineer Assumes Responsibility for Appropriate Use of This Standard.
 Wayne A. White 02/20/10 ADOPTED

FIRE HYDRANTS LACKING INTEGRAL STORZ CONNECTOR SHALL BE REJECTED (NO STORZ ADAPTERS ALLOWED)

NOTES:

- FIRE HYDRANT SHALL BE CLOW MEDALLION F2545, AMERICAN DARLING B-84-B-5, MUELLER SUPER CENTURION, EJ 502250 WATERMASTER, KENNEDY KRID GUARDIAN, ANK 2730, OR APPROVED EQUAL VIA SUBMITTAL PROCESS. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5-INCH STORZ PUMPER NOZZLE. 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP. OPEN END: FACTORY PAINTED.
- HYDRANTS SHALL BE FACTORY PAINTED WITH FLUENT ALUMINUM SILVER PAINT OR SHERWIN WILLIAMS SILVER BISSIL. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY OR IF PAINT IS FLAT IN APPEARANCE.
- ALL DUCTILE OR CAST IRON FITTINGS AND/OR PIPE SHALL BE POLYWRAPPED.
- ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MIGALUC" OR APPROVED EQUAL. ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
- BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE VET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 5' (50 INCHES) FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED. AT INTERSECTIONS, MARKERS SHALL BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.
- SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE)
- F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF TEN FEET (10') FROM RADIIUS TANGENT POINT
- NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN THREE FEET (3') IN ALL DIRECTIONS FROM F.H.
- 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED.

CITY OF LEANDER, TEXAS
 DETAIL #101-4
 STANDARD FIRE HYDRANT ASSEMBLY
 Wayne A. White 02/05/19

MANHOLE ASSEMBLY

EST. WT.	COVER: 200 LBS 911kg
FRAME: 155 LBS 70kg	
UNIT: 355 LBS 161kg	

EAST JORDAN IRON WORKS
 PRODUCT NO. 00148107 OR NEENAH
 FOUNDRY DF-1274
 LEANDER SANITARY

CITY OF LEANDER, TEXAS
 DETAIL #102-1
 SANITARY SEWER MANHOLE COVER
 Wayne A. White 02/22/16

RESTRAINED JOINT TABLE

Pipe Nominal Diameter (in)	Minimum Length To Be Restrained On Each Side of Bend (Ft.)							
	Horizontal Bends				Dead End / Plug	Vertical Bends		
	90°	45°	22 1/2°	11 1/4°		45°	22 1/2°	11 1/4°
3	11	5	3	2	20	10	5	3
4	12	5	3	2	22	10	5	3
6	16	7	4	2	30	15	7	4
8	21	9	5	3	40	19	9	5
10	25	11	5	3	47	23	11	6
12	29	12	6	3	56	27	13	7
16	37	16	8	4	72	35	17	9
18	40	17	8	4	79	38	19	9
24	50	21	10	5	101	49	24	12
30	59	25	12	6	121	59	29	14
36	67	28	14	7	140	69	33	17

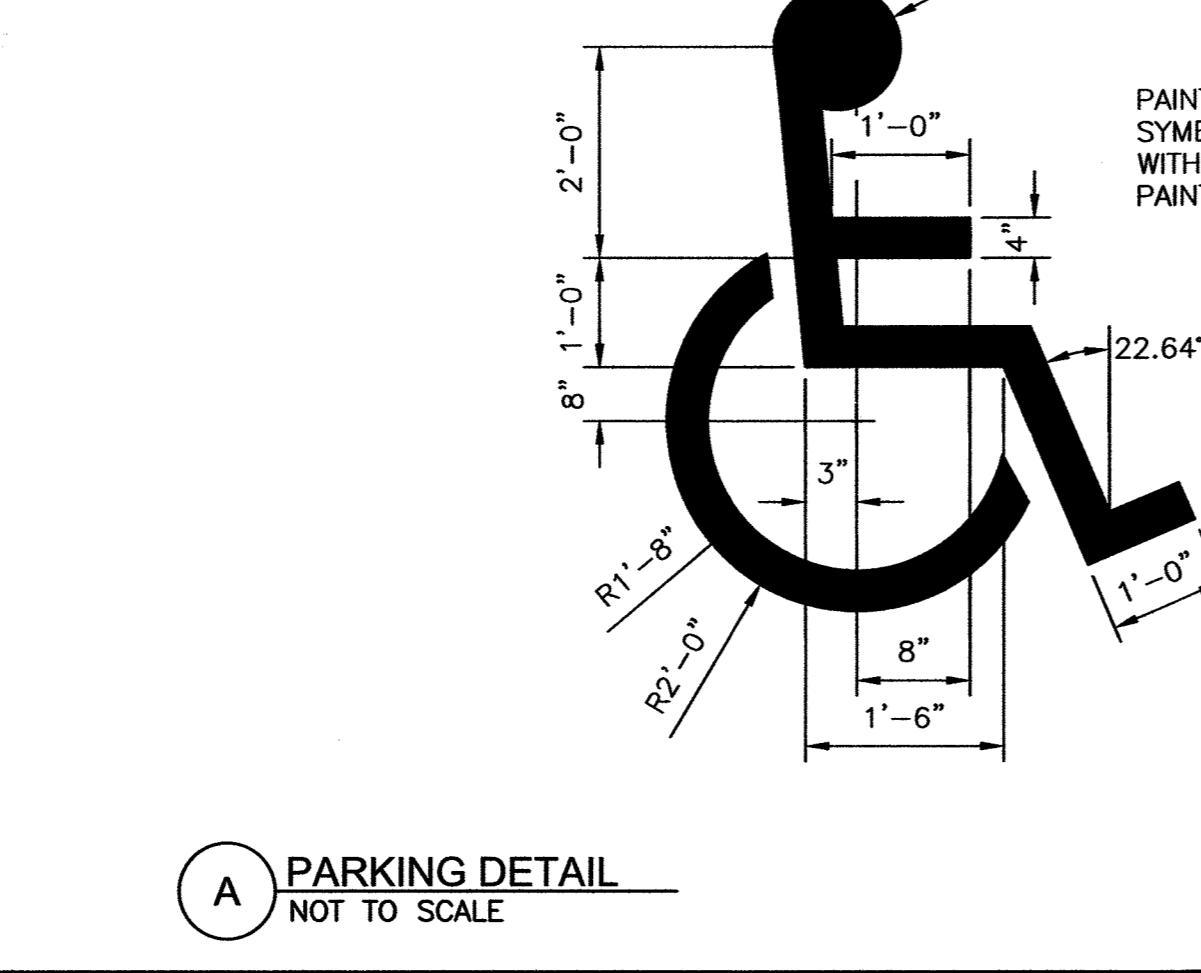
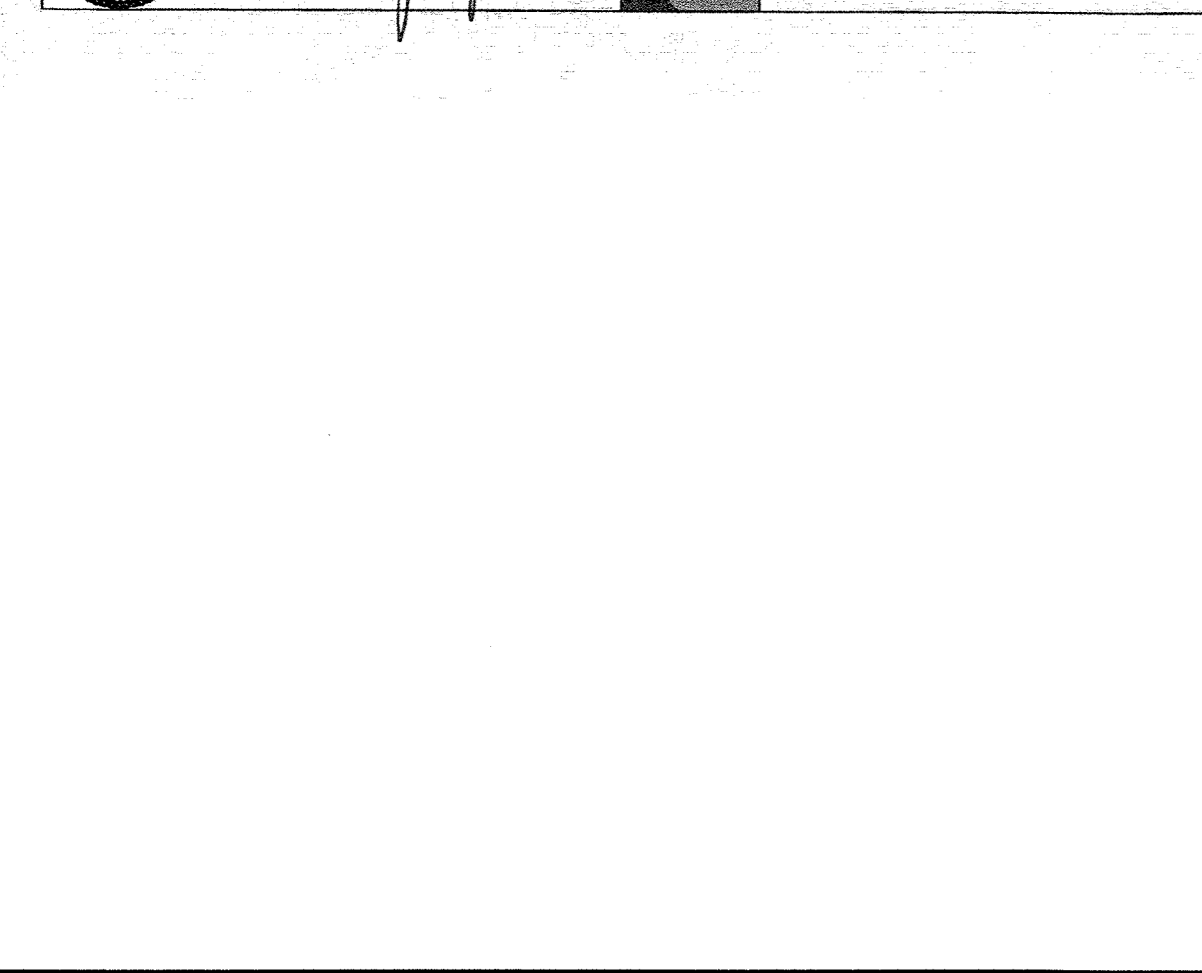
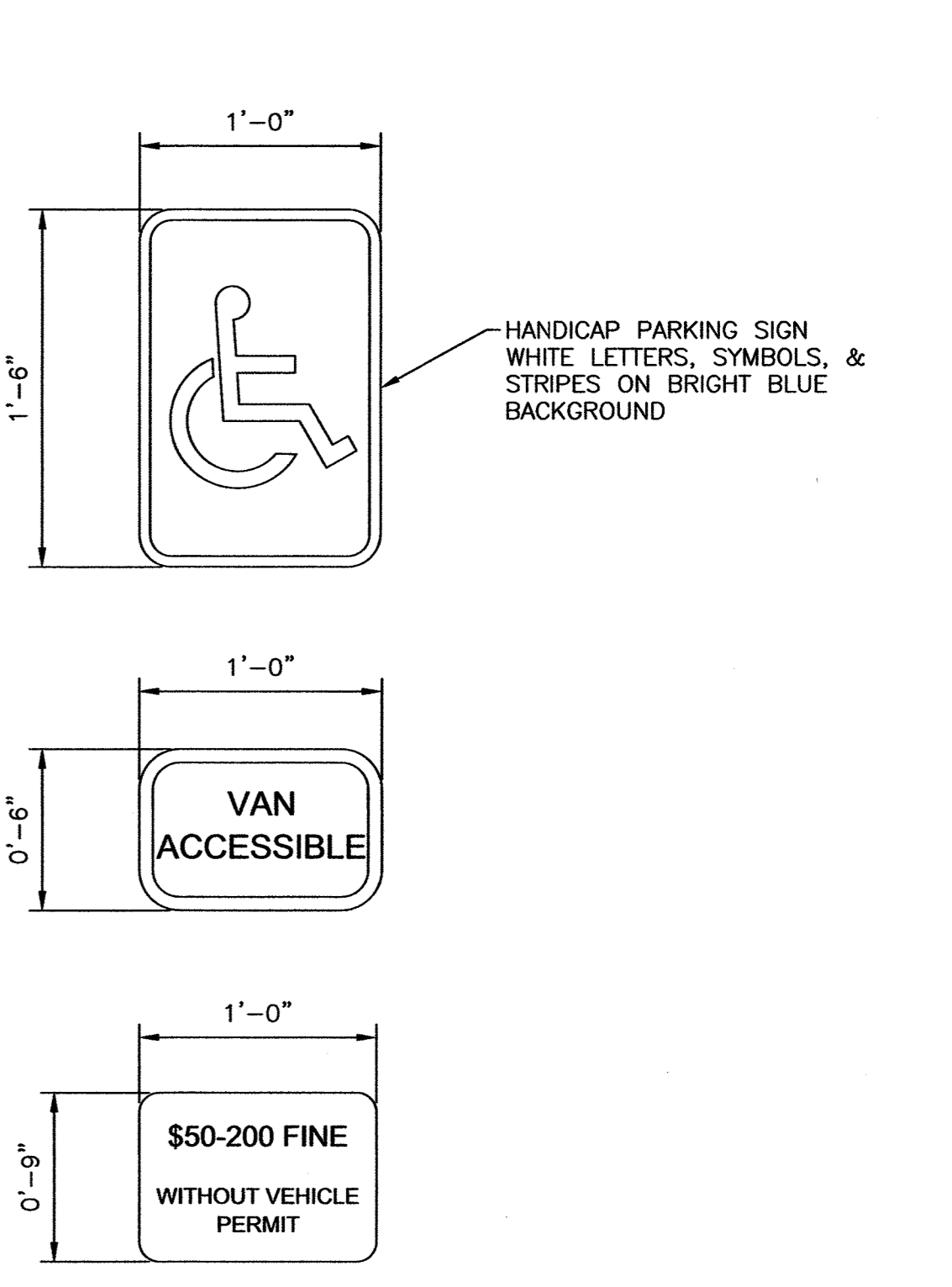
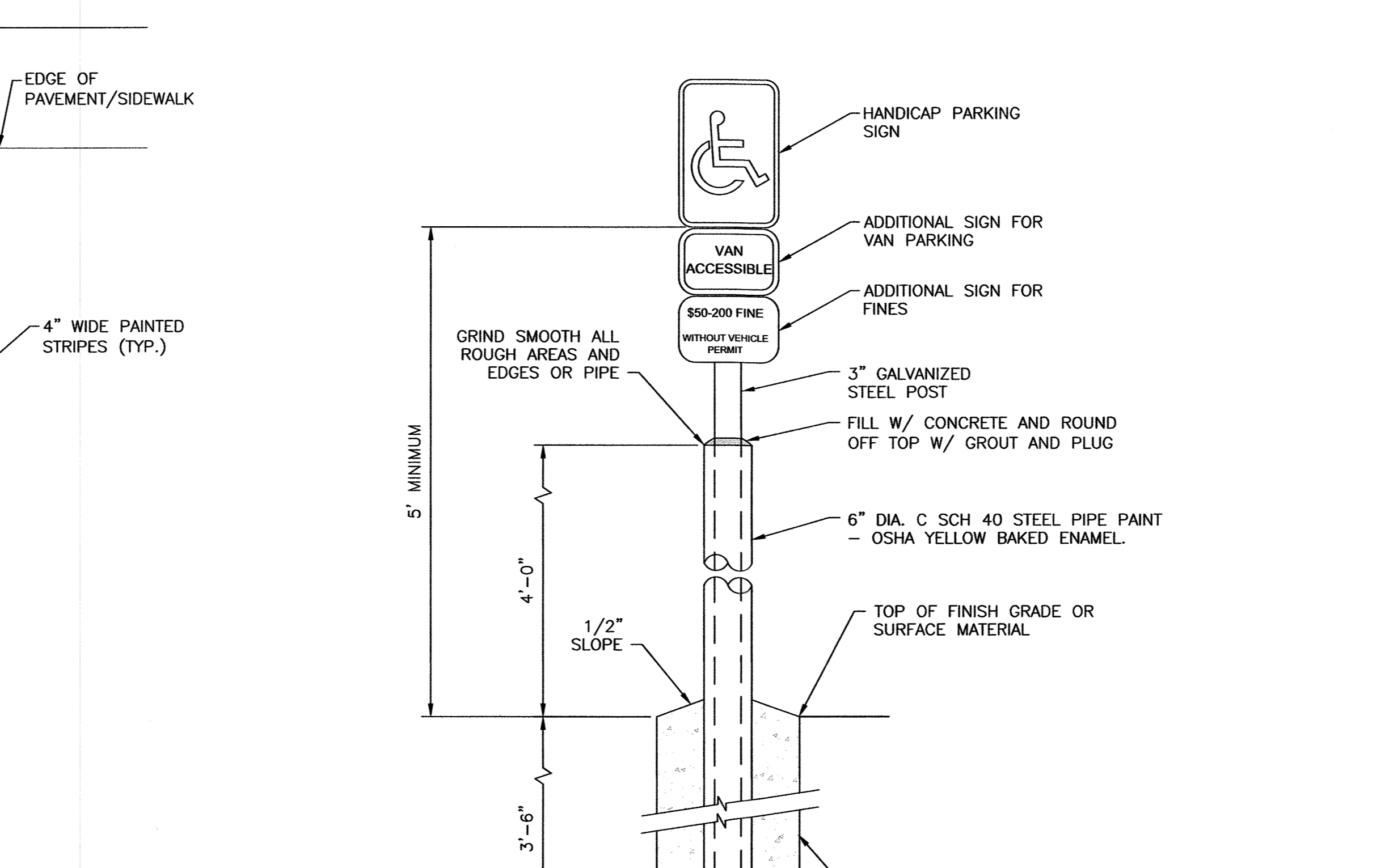
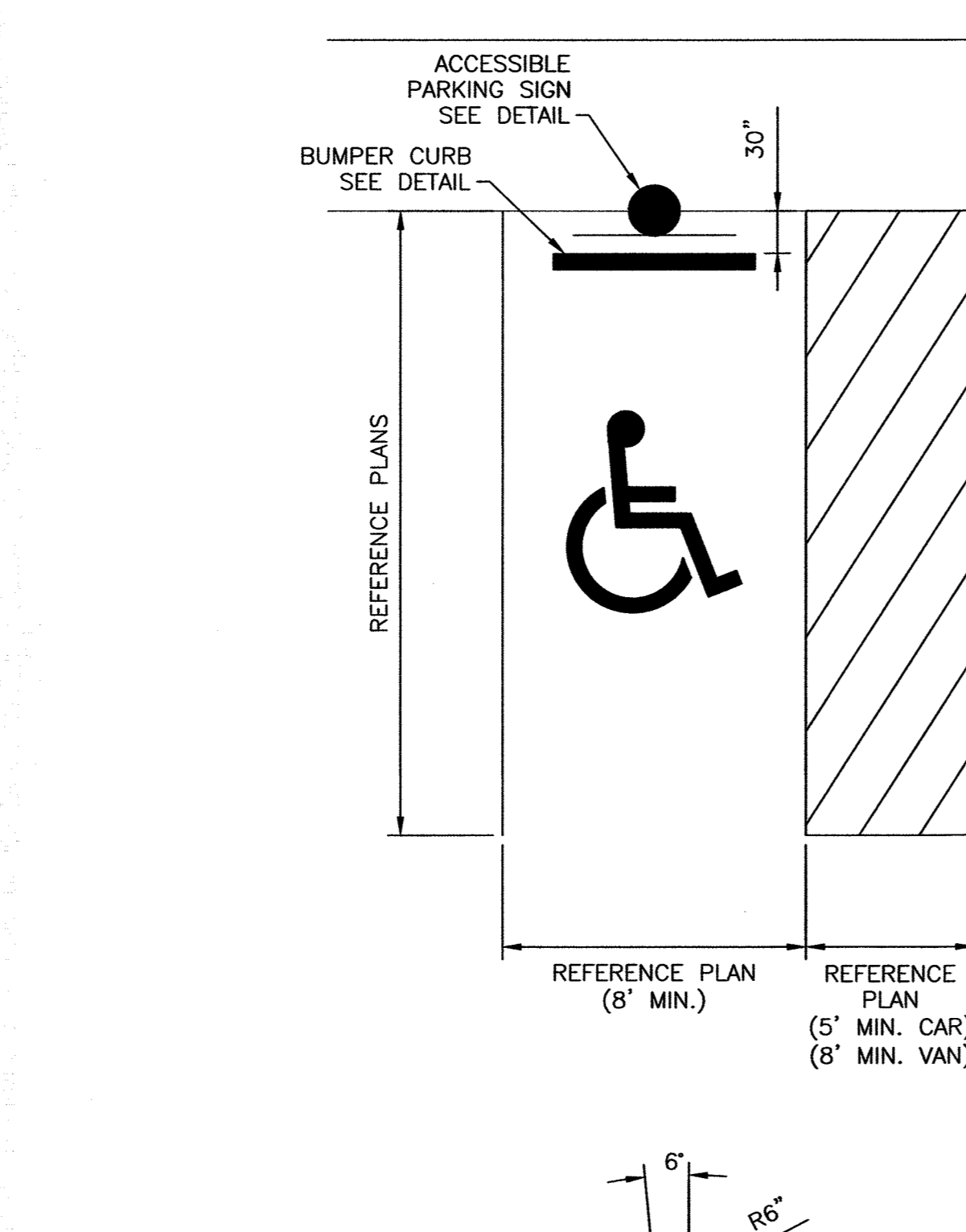
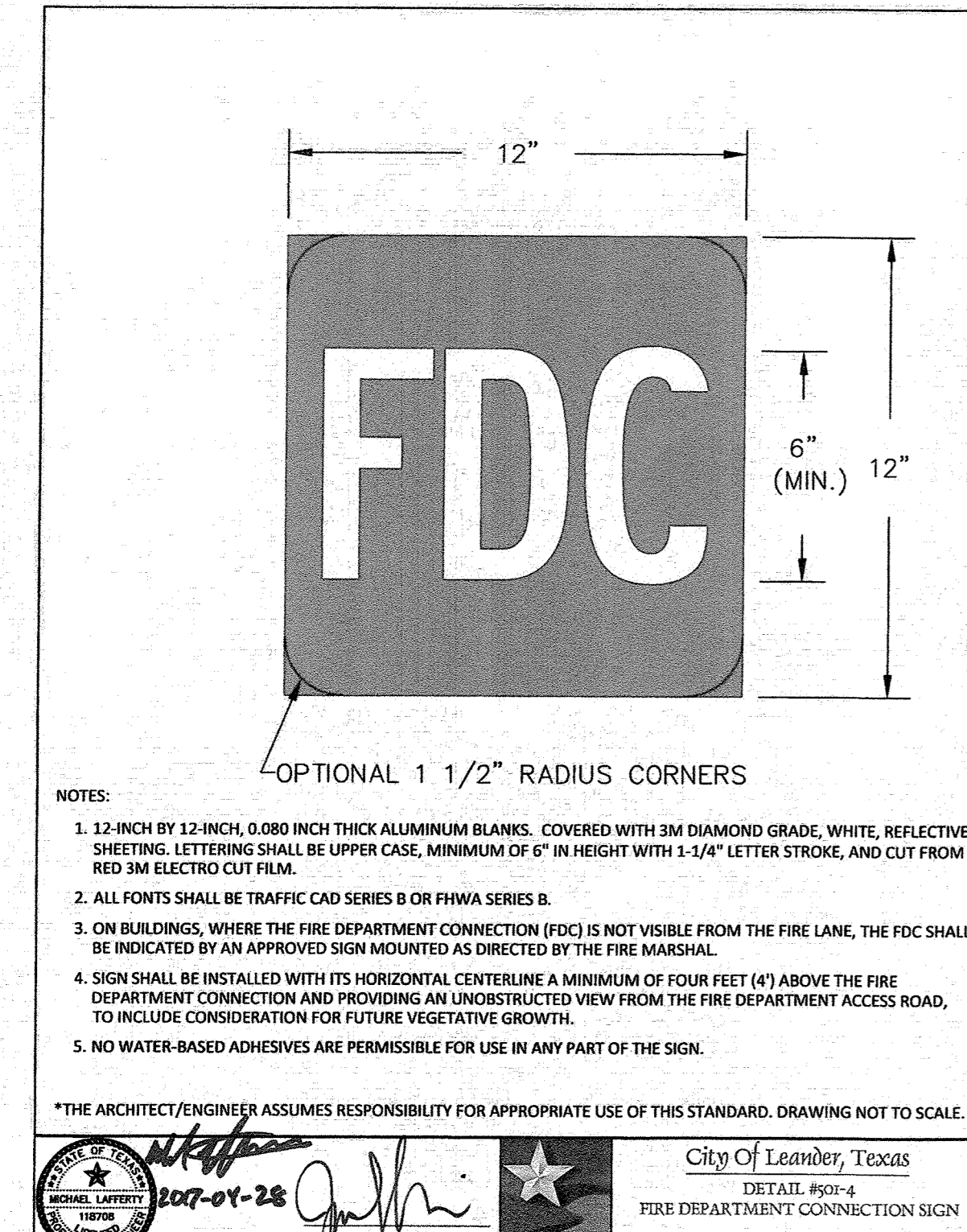
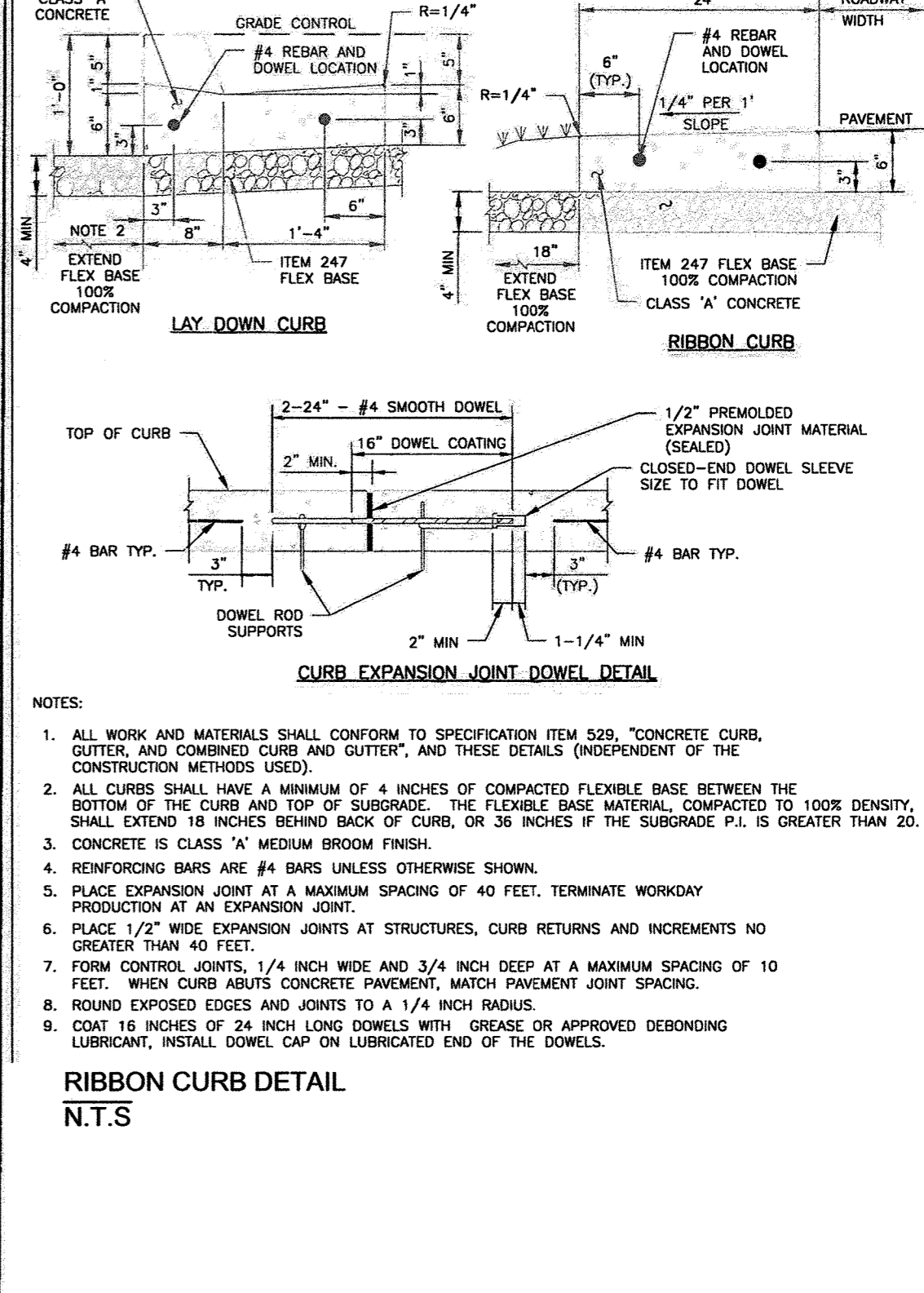
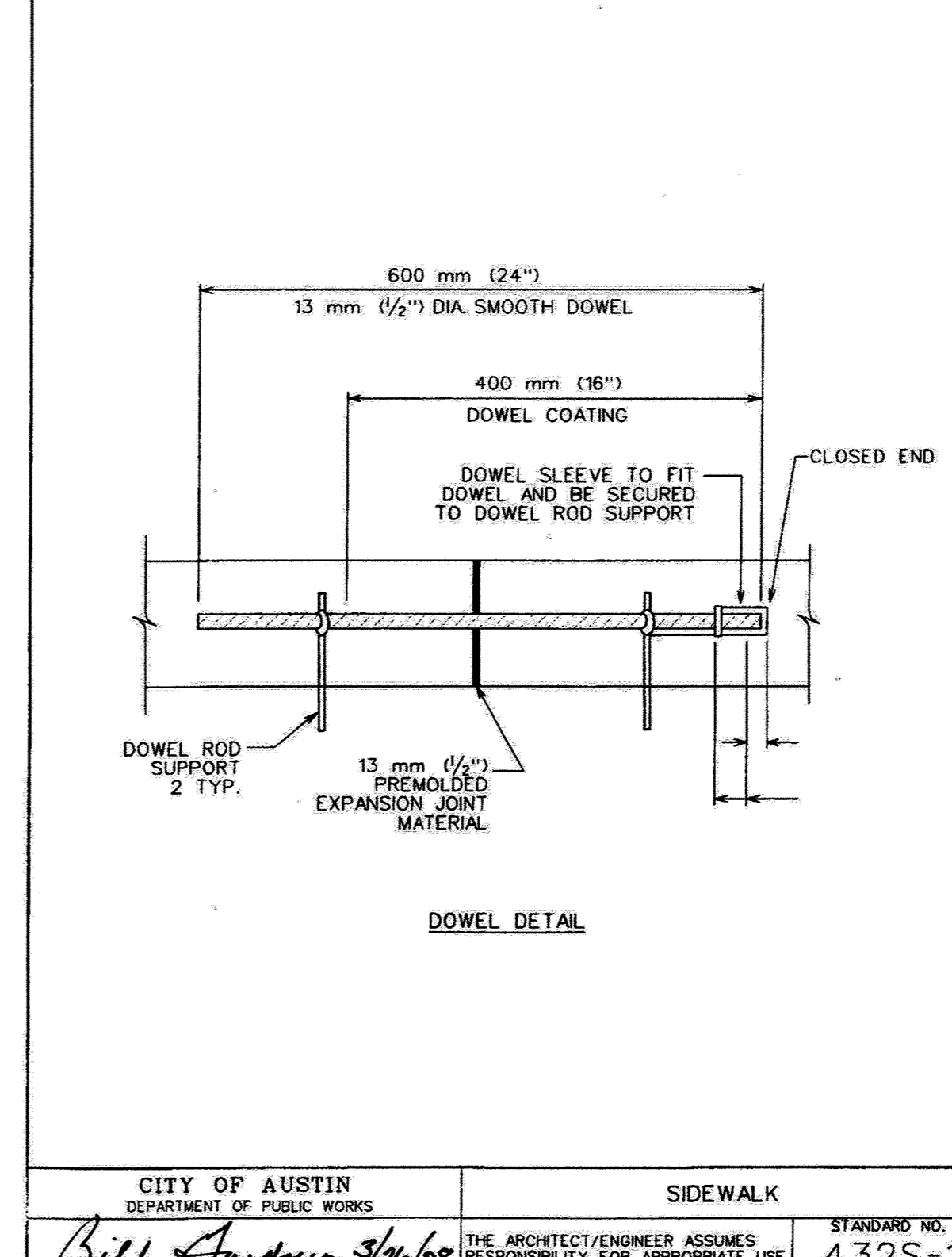
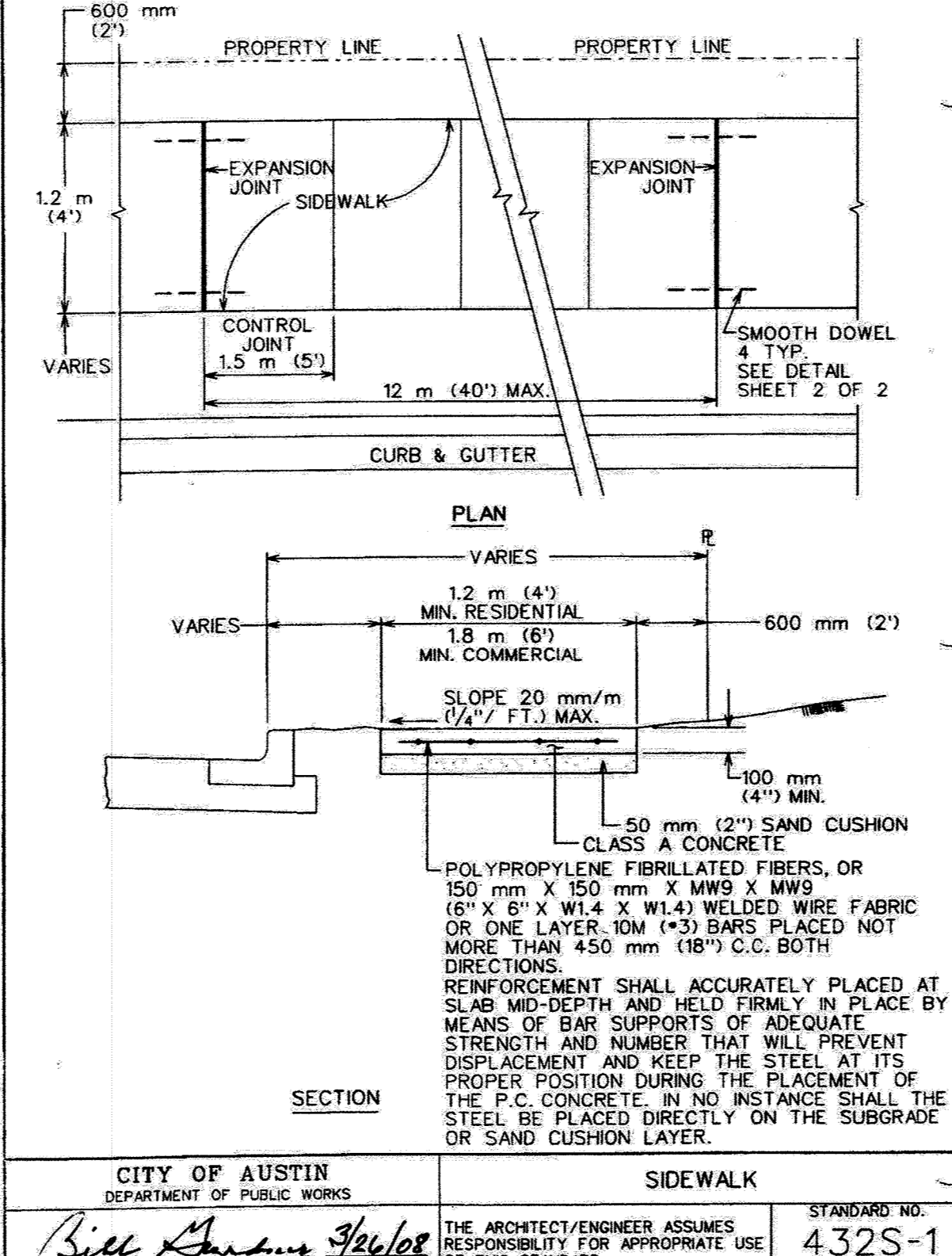
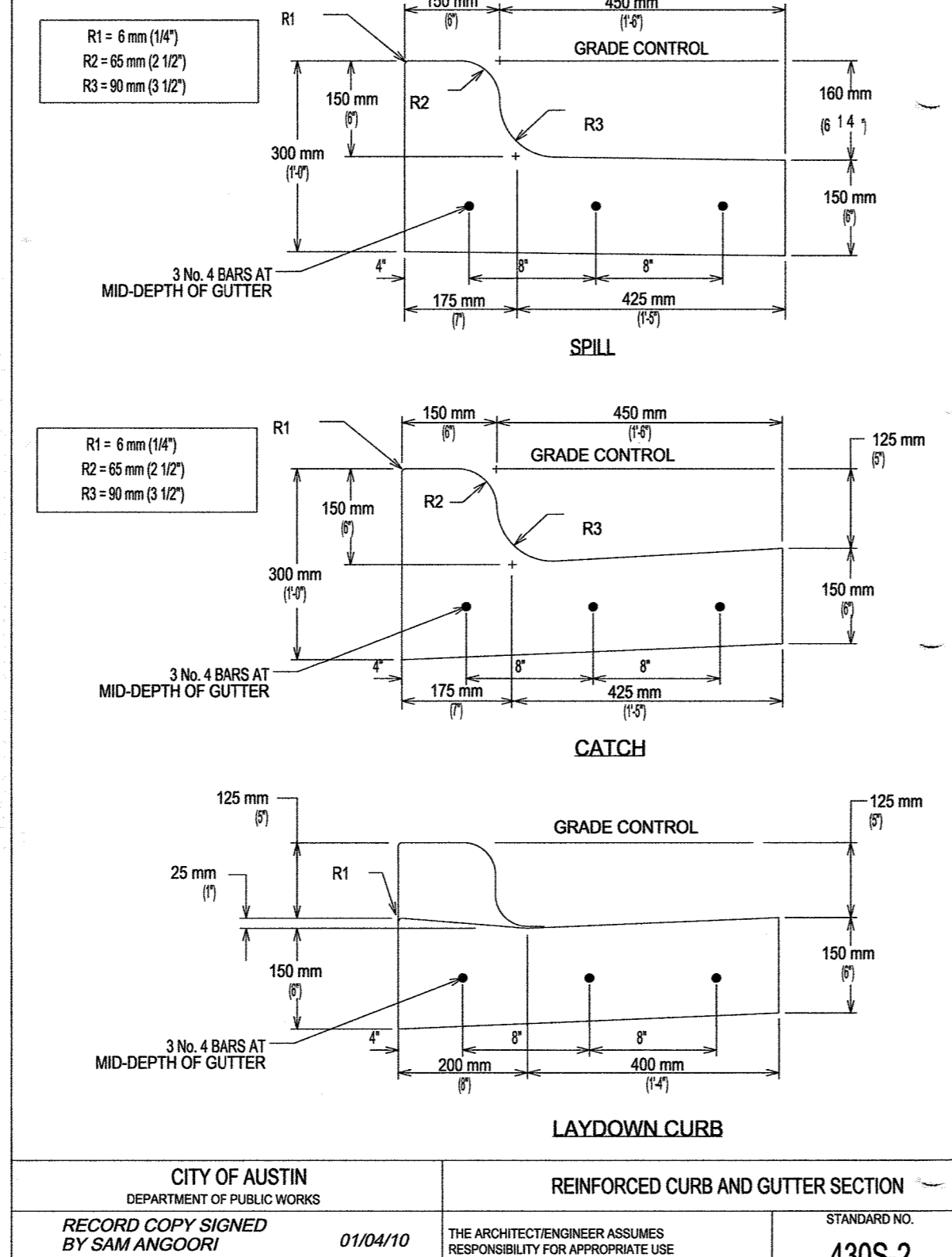
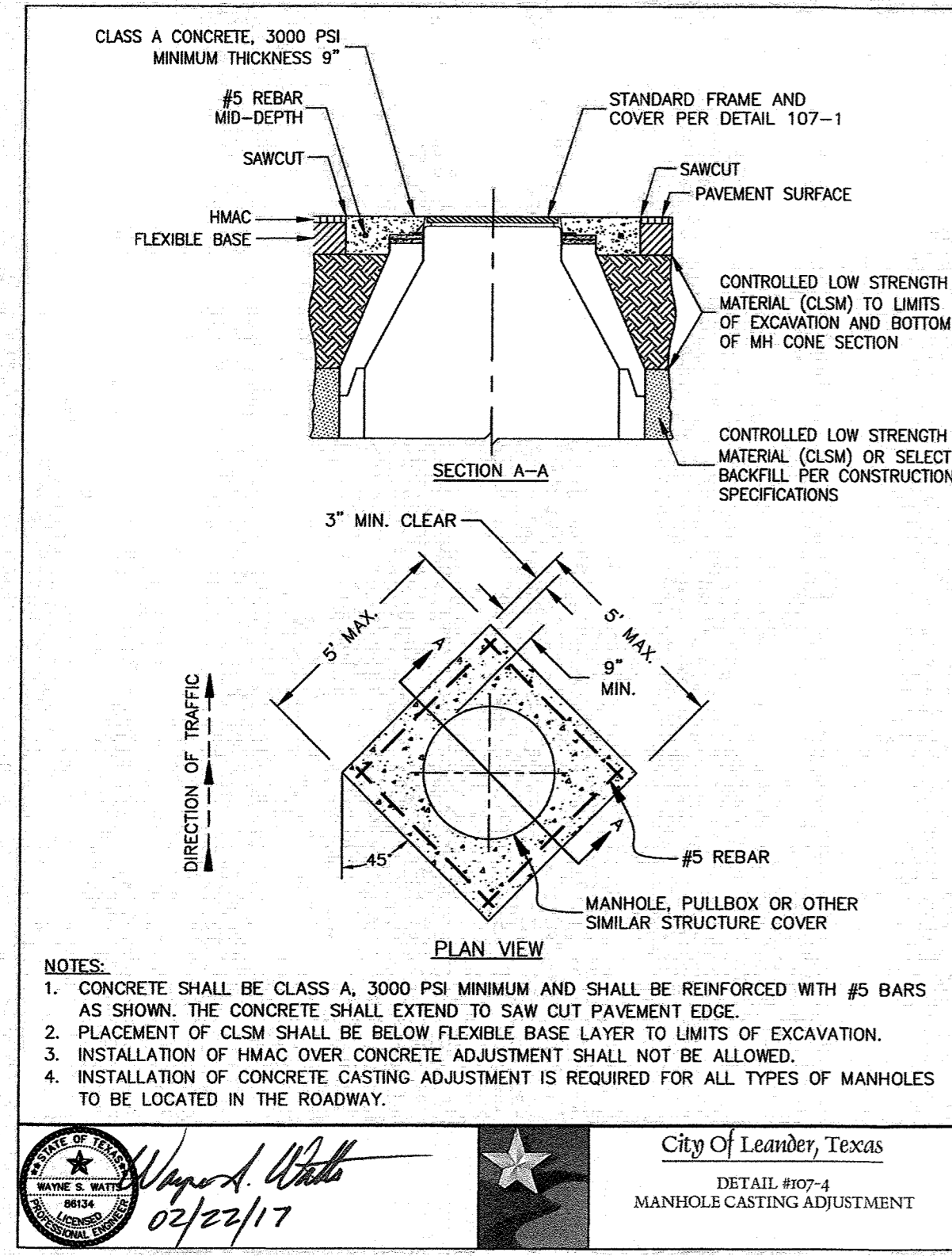
APPROVED

NO.	DESCRIPTION	REVISIONS

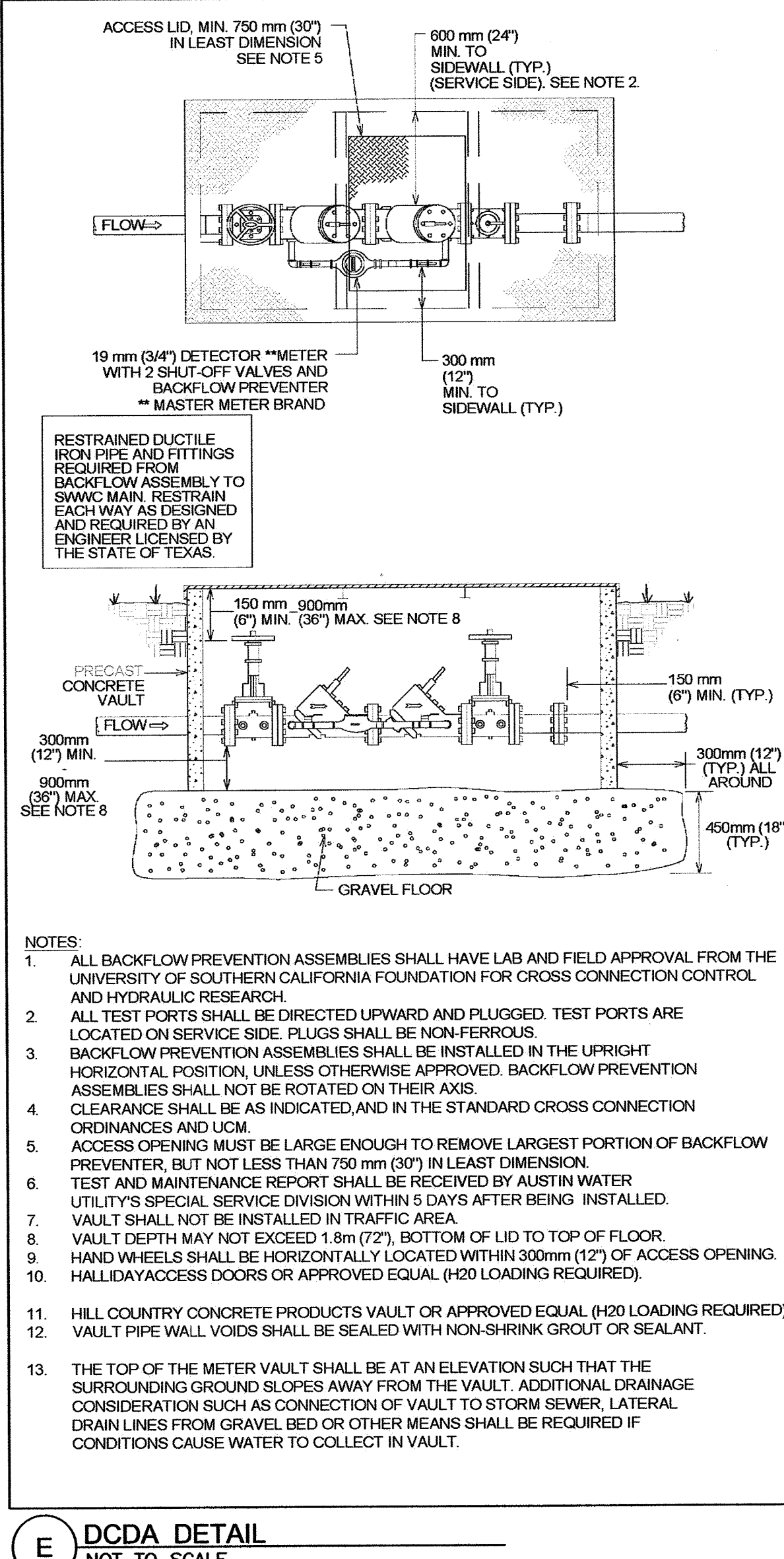
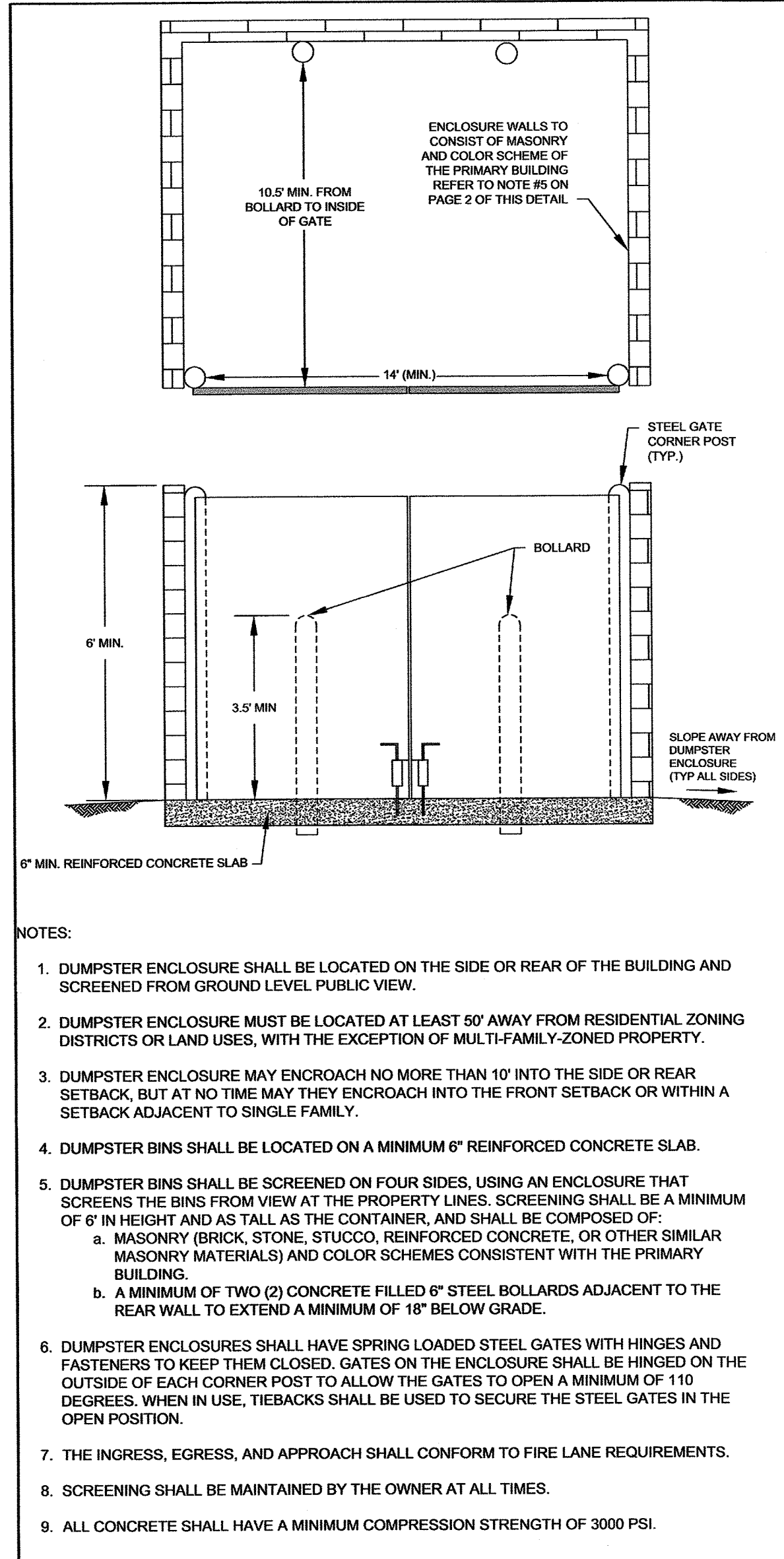
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 Consulting Engineers
 301 DENALI PASS DR., SUITE 3
 CEDAR PARK, TEXAS 78613
 (281) 350-7027
 TEXAS REGISTERED ENGINEERING FIRM F-21783

THE SHoppes AT MONARCH
 PHASE V OF THE MONARCH DEVELOPMENT
 3280 US 183
 LEANDER, TEXAS 78641
 STANDARD DETAILS (SHEET 2 OF 5)
 SHEET 20 OF 32

FILE: P:\SWMA\2226488-Monarch Lot 4\00-Multiple Work Types\CAD\Sheet\Site Plan For Dev\1130-001 - DETAILS.dwg TAB: 21 STANDARD DETAILS (SHEET 3 OF 5) PLOTTED: 10/23/2025 9:59 AM BY: GLENN POPE

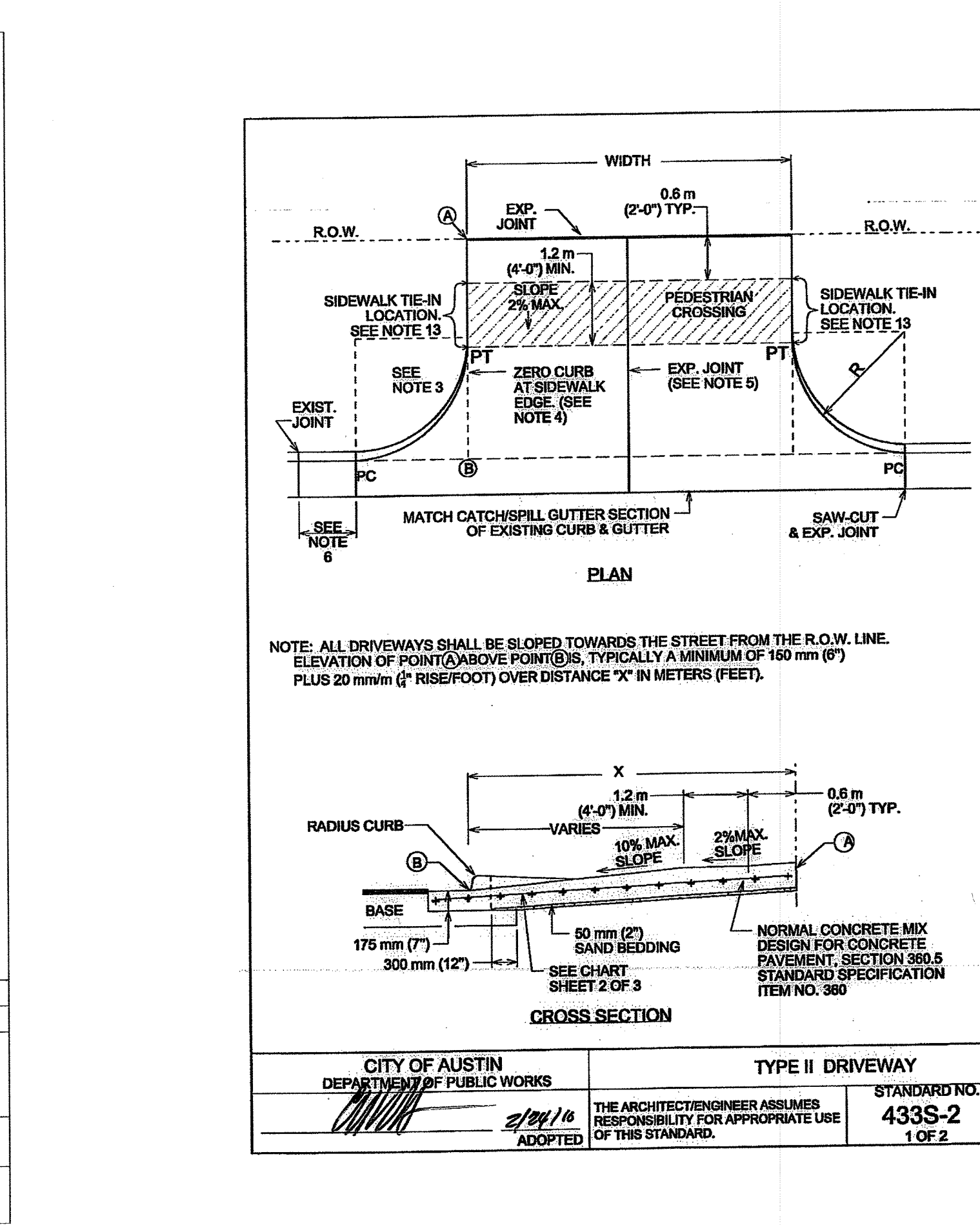
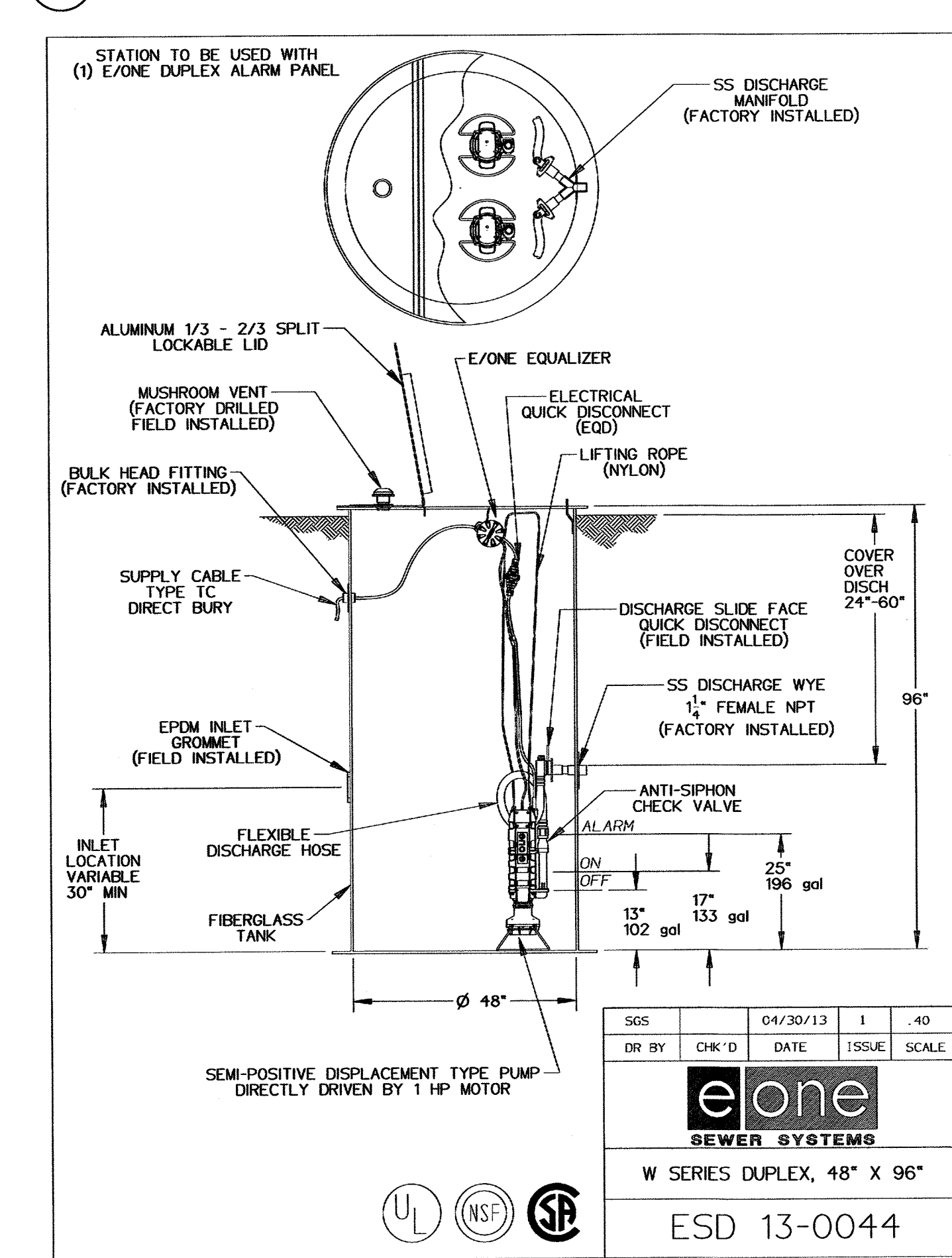


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DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

DCDA DETAIL
NOT TO SCALE



USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

DRIVEWAY VOLUME (ADT)	D-GRADE CHANGE	STD.	MAX.
>1600	0%	3%	3%
800-1600	3%	6%	6%
<800	6%	15%	15%

ALLOWABLE GRADES

NOTES:

- ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
- DRIVEWAY WIDTHS AND RADIUS DIMENSIONS, OVER-TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAYOUT ARE HIGHLY VARIABLE. SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
- THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
- "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
- PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
- IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
- IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
- TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 80% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
- DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "Q2 IS GREATER THAN 15%".
- USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDDPTH, SEE NOTE 8.
- SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
- THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
- WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS

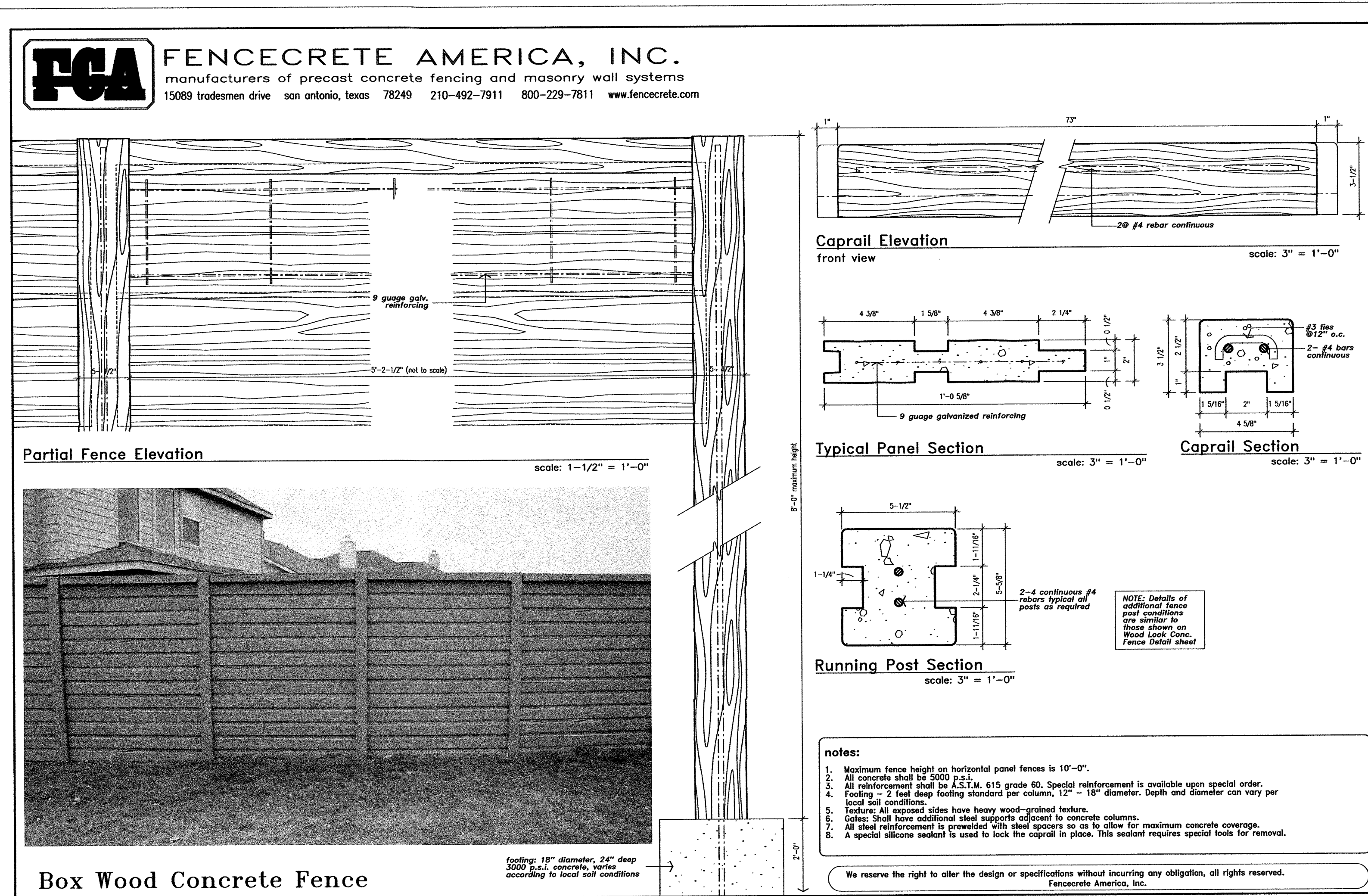
TYPE II DRIVEWAY

STANDARD NO. 433S-2

2 OF 2

2/24/16 ADOPTED

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



FENCECRETE DETAIL
NOT TO SCALE

FILE: P:\SWM\23264-86--Monarch Lot A\00--Multiple Work Types\CAO\Sheets\Site Plan For Dev\1139-001 - DETAILS.dwg TAB: 23 STANDARD DETAILS (SHEET 5 OF 5) PLOTTED: 10/23/2025 9:59 AM BY: GLENN POPE

STATE OF TEXAS
MICHAEL E. BEVILACQUA
124782
LICENSED PROFESSIONAL ENGINEER
Michael Bevilacqua

BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281)350-7027
TEXAS REGISTERED ENGINEERING FIRM F-41743

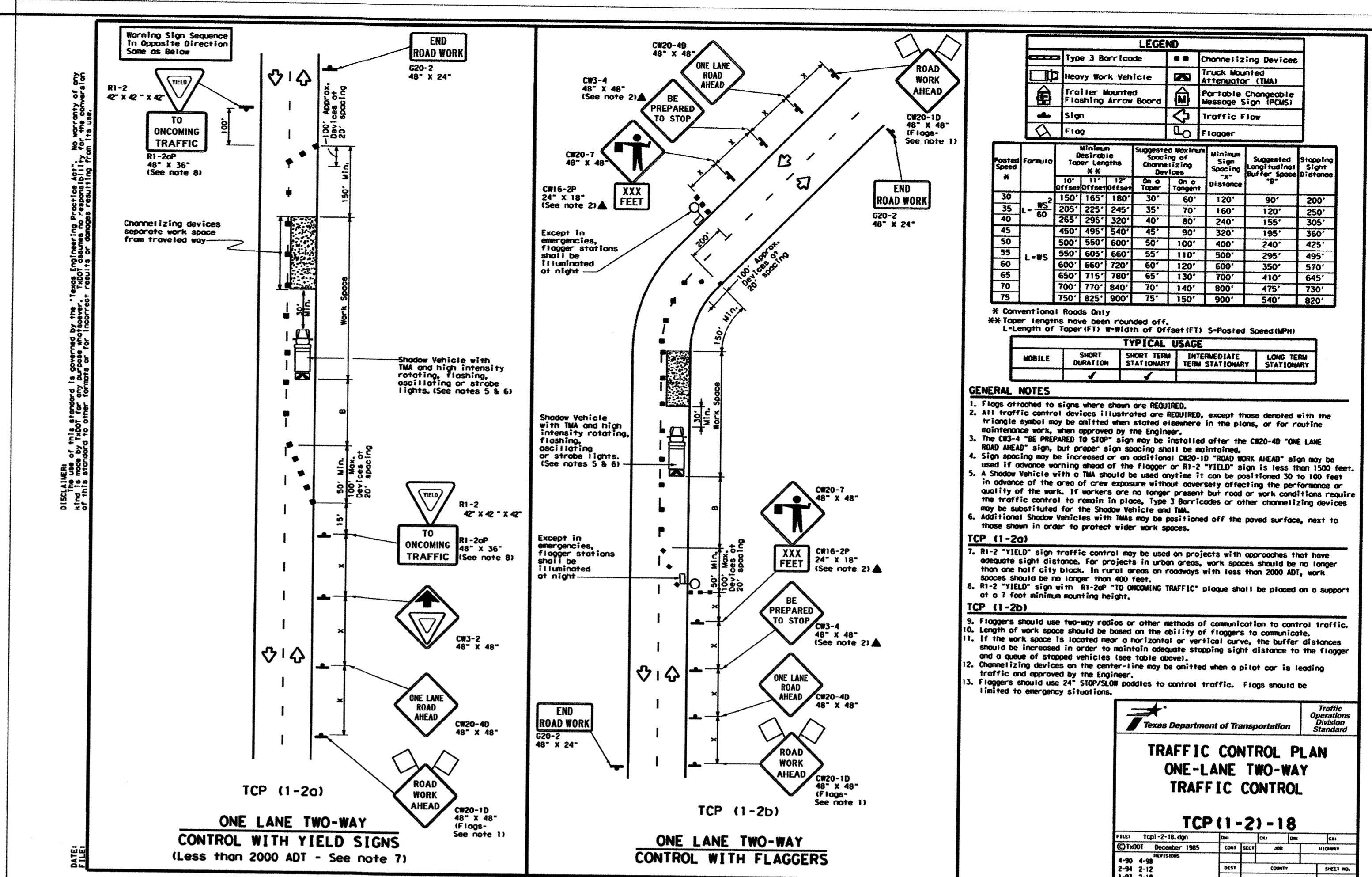
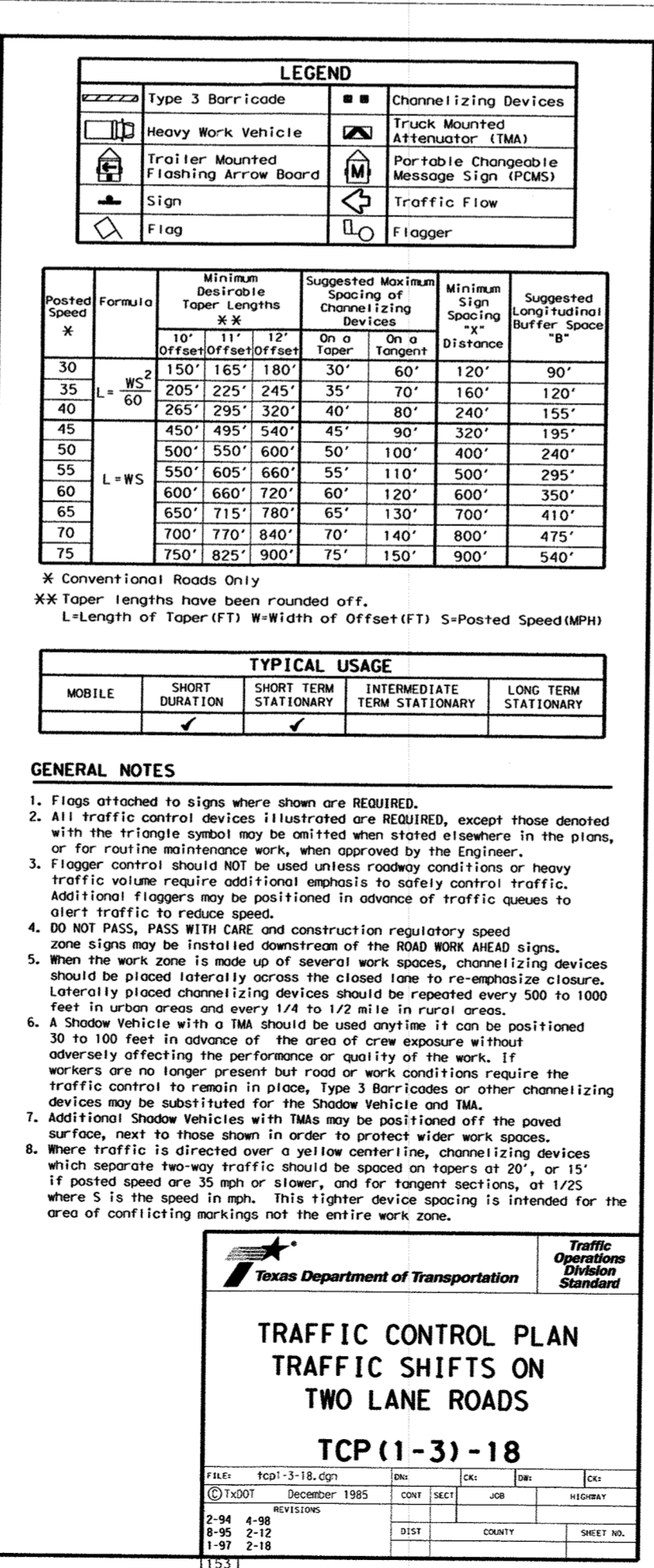
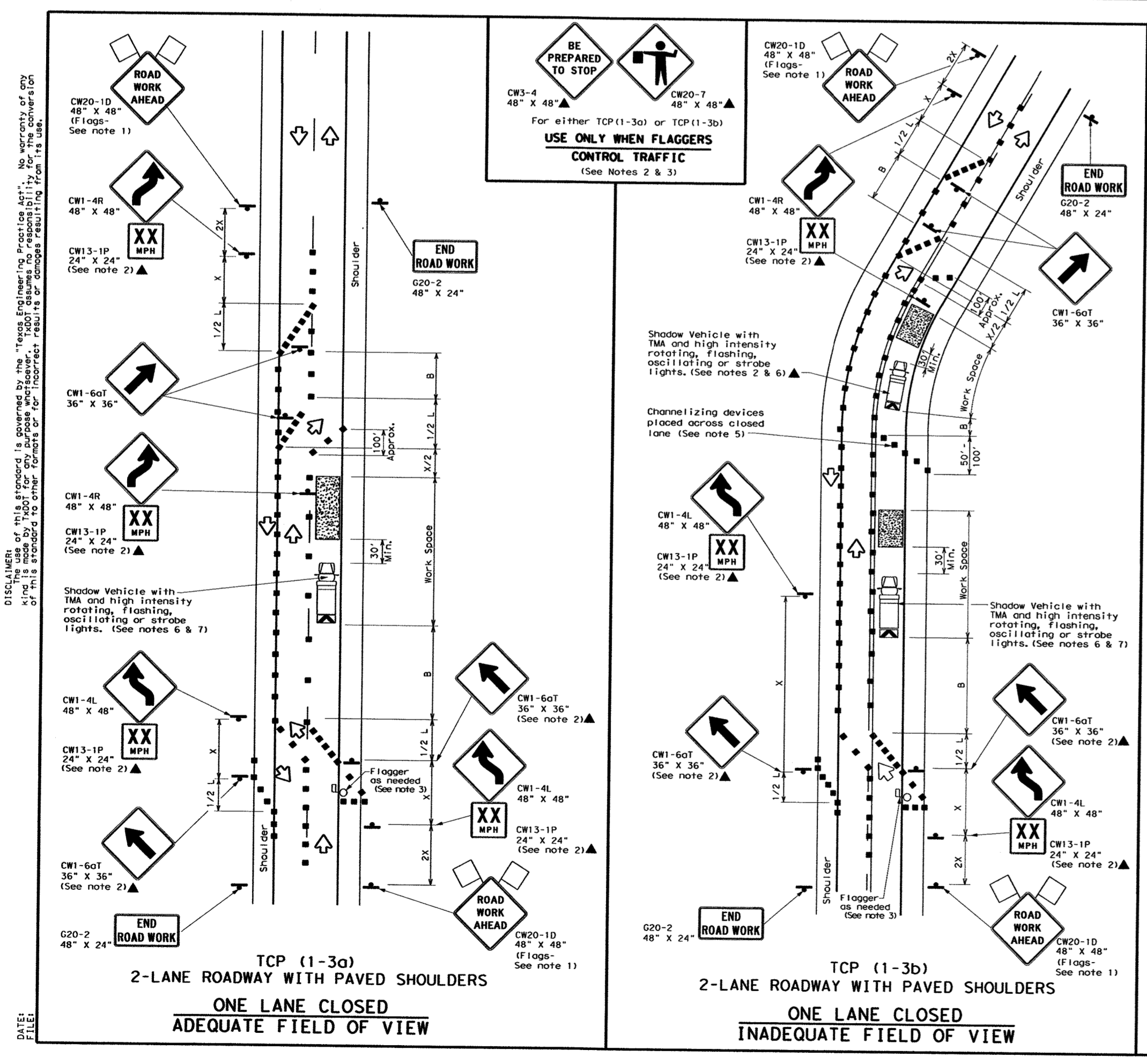
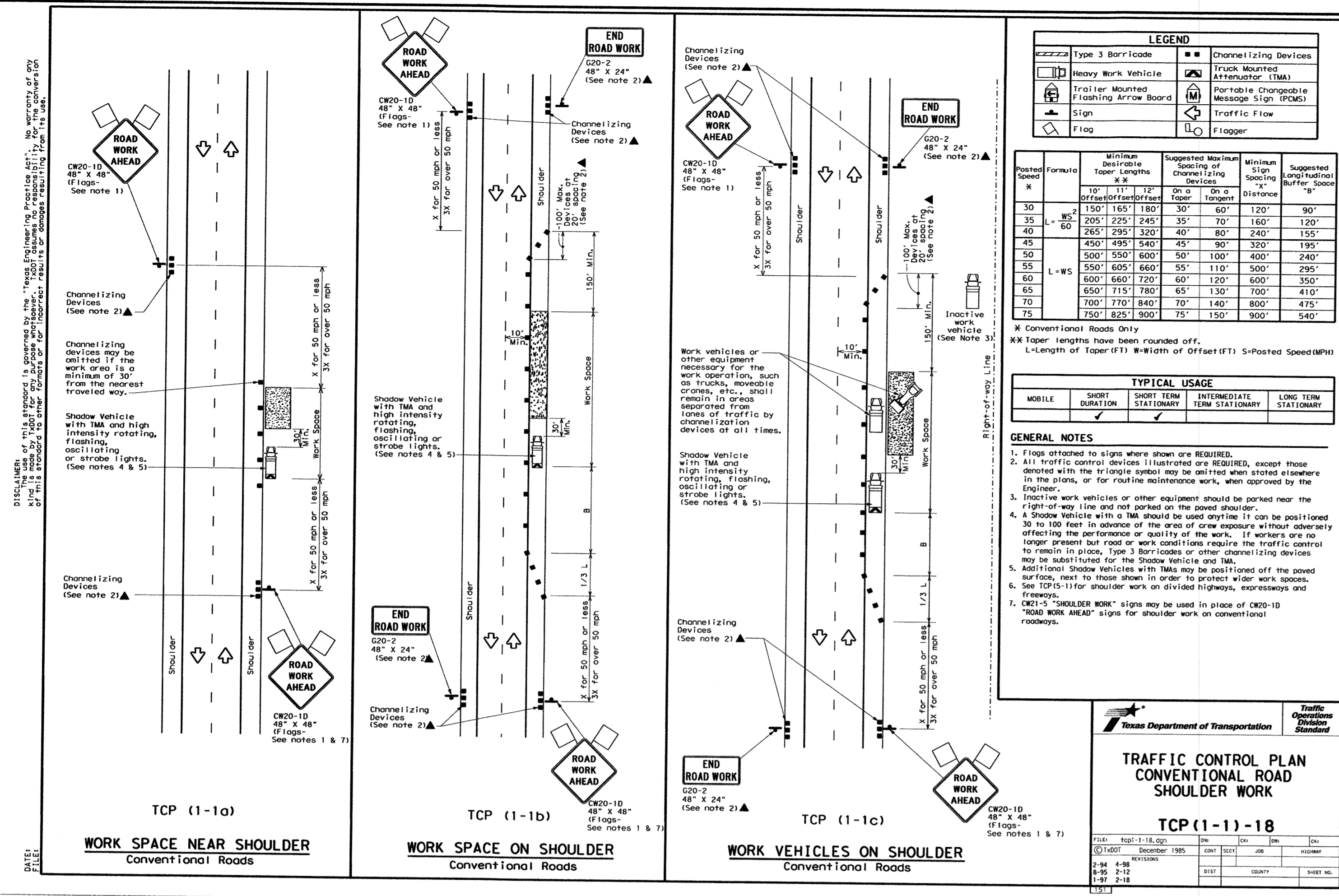
THE SHOPPES AT MONARCH
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3260 US 183
LEANDER, TEXAS 78641

STANDARD DETAILS (SHEET 5 OF 5)

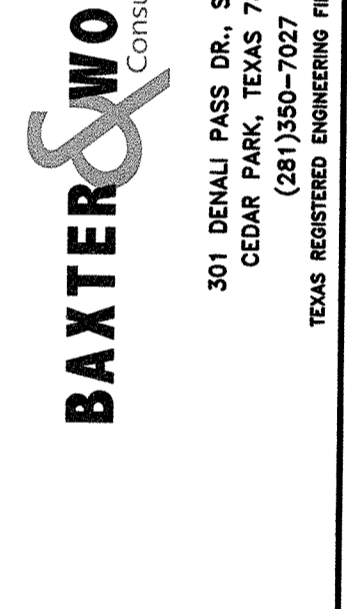
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SHEET 23 OF 32

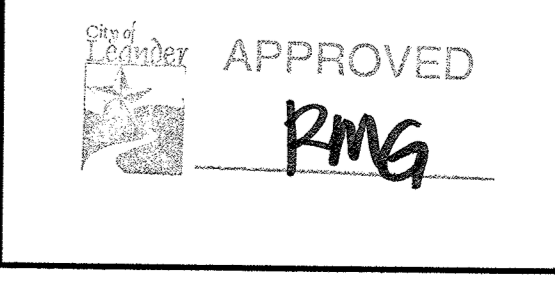
NO. DESCRIPTION REVISIONS DATE APP



NO.	REVISIONS	DESCRIPTION	APP.	DATE



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CEDAR PARK, TEXAS 78613
(281)550-7027
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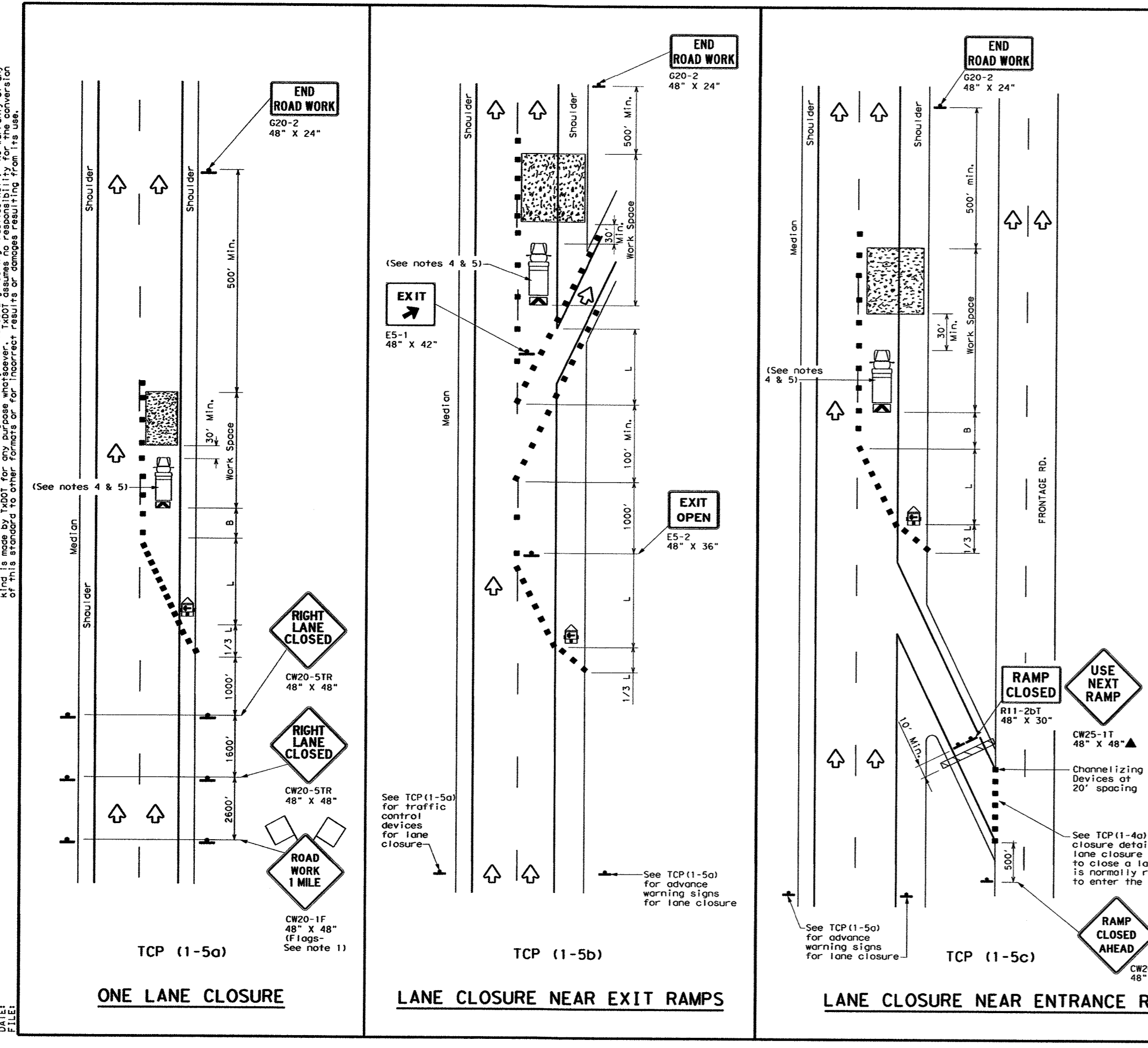
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TCP	TITLE	MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
1-1	CONVENTIONAL ROAD SHOULDER WORK		✓	✓		
1-2	ONE-LANE TWO-WAY TRAFFIC CONTROL		✓	✓		
1-3	TRAFFIC SHIFTS ON TWO-LANE ROADS		✓	✓		
1-4	LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS		✓	✓		
1-5	LANE CLOSURES FOR DIVIDED HIGHWAYS		✓	✓		
1-6	AUTOMATED FLAGGER ASSISTANCE DEVICES (AFADS)		✓	✓		
2-1	CONVENTIONAL ROAD SHOULDER WORK		✓	✓	✓	✓
2-2	ONE-LANE TWO-WAY TRAFFIC CONTROL		✓	✓	✓	✓
2-3	TRAFFIC SHIFTS ON TWO-LANE ROADS		✓	✓	✓	✓
2-4	LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS		✓	✓	✓	✓ (2-3b ONLY)
2-5	LONG TERM LANE CLOSURES MULTILANE CONVENTIONAL ROADS		✓	✓	✓	✓
2-6	LANE CLOSURES ON DIVIDED HIGHWAYS		✓	✓	✓	✓
2-7	DIVERSIONS AND NARROW BRIDGES		✓	✓	✓	✓
2-8	LONG TERM ONE-LANE TWO-WAY CONTROL		✓	✓	✓	✓
3-1	MOBILE OPERATIONS UNDIVIDED HIGHWAYS	✓				
3-2	MOBILE OPERATIONS DIVIDED HIGHWAYS	✓				
3-3	MOBILE OPERATIONS RAISED PAVEMENT MARKER INSTALLATION/REMOVAL	✓				
3-4	MOBILE OPERATIONS FOR ISOLATED WORK AREAS UNDIVIDED HIGHWAYS	✓				
3-5	MOBILE OPERATIONS HERBICIDE TRUCK OPERATIONS	✓				
5-1	SHOULDER WORK FOR FREEWAYS / EXPRESSWAYS		✓ (5-1a only)	✓ (5-1b only)	✓ (5-1b only)	
6-1	FREEWAY LANE CLOSURES		✓	✓	✓	
6-2	WORK AREA NEAR RAMP		✓	✓	✓	
6-3	WORK AREA BEYOND RAMP		✓	✓	✓	
6-4	WORK AREA AT EXIT RAMP		✓	✓	✓	
6-5	WORK AREA BEYOND EXIT RAMP		✓	✓	✓	
6-6	FREEWAY CLOSURE		✓	✓	✓	
6-7	SHORT DURATION FREEWAY CLOSURE SEQUENCE		✓	✓	✓	
6-8	WORK IN EXIT GORE FOR ADT GREATER THAN 10,000		✓	✓	✓	
6-9	WORK IN EXIT GORE FOR ADT LESS THAN 10,000		✓	✓	✓	
7-1	TRAFFIC CONTROL DETAILS FOR SURFACING OPERATIONS		✓	✓	✓	✓

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
Work that moves continuously or intermittently (straddling) for up to approximately 15 minutes.	Work that occupies a location up to 1 hour.	Daytime work that occupies a location for more than 1 hour in a single daylight period.	Work that occupies a location more than one daylight period up to 3 days, or nighttime work lasting more than 1 hour.	Work that occupies a location more than 3 days.

TRAFFIC CONTROL PLAN SELECTION WORKSHEET

DATE: 10/11/2023
 TIME: 10:11:18 AM
 USER: gpope
 PROJECT: 2326486
 SHEET NO: 149



LEGEND

Type 3 Barricade	Channelizing Devices
Heavy Work Vehicle	Truck Mounted Attenuator (TMA)
Trailer Mounted Flashing Arrow Board	Portable Changeable Message Sign (PCMS)
Sign	Traffic Flow
Flag	Flagger

Formula

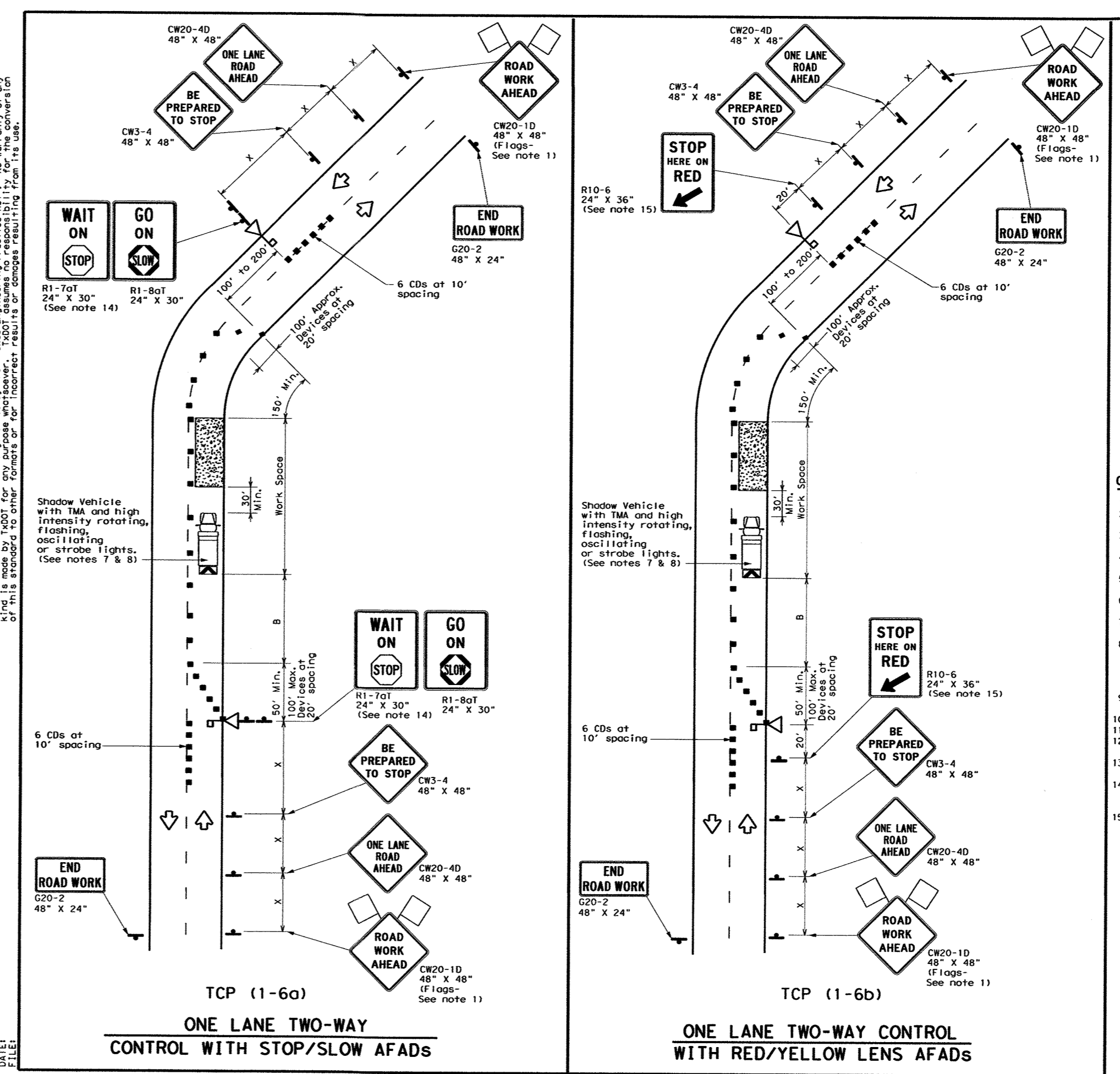
Posted Speed (MPH)	Minimum Taper Length (ft)	Suggested Maximum Spacing of Channelizing Devices (ft)	Minimum Sign Spacing (ft)	Suggested Longitudinal Buffer Space (ft)
10	110	12	30	60
15	165	12	30	60
20	220	12	30	60
25	275	12	30	60
30	330	12	30	60
35	385	12	30	60
40	440	12	30	60
45	495	12	30	60
50	550	12	30	60
55	605	12	30	60
60	660	12	30	60
65	715	12	30	60
70	770	12	30	60
75	825	12	30	60

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
✓	✓	✓	✓	✓

GENERAL NOTES

- Flags attached to signs where shown, are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those noted with the various symbols may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Channelizing devices used to close lanes may be supplemented with the Chevron Alignment Sign placed on every other channelizing device. Chevrons may be attached to plastic drums as per BS Standards.
- Show Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Show Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Show Vehicle and TMA.
- Additional Show Vehicles with TMAs may be positioned in each closed lane, on the shoulder or off the paved surface, next to those shown in order to protect a wider work space.



LEGEND

Type 3 Barricade	Channelizing Devices (CDs)
Heavy Work Vehicle	Truck Mounted Attenuator (TMA)
Automated Flagger Assistance Device (AFAD)	Portable Changeable Message Sign (PCMS)
Sign	Traffic Flow
Flag	Flagger

Formula

Posted Speed (MPH)	Minimum Taper Length (ft)	Suggested Maximum Spacing of Channelizing Devices (ft)	Minimum Sign Spacing (ft)	Suggested Longitudinal Buffer Space (ft)
10	110	12	30	60
15	165	12	30	60
20	220	12	30	60
25	275	12	30	60
30	330	12	30	60
35	385	12	30	60
40	440	12	30	60
45	495	12	30	60
50	550	12	30	60
55	605	12	30	60
60	660	12	30	60
65	715	12	30	60
70	770	12	30	60
75	825	12	30	60

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
✓	✓	✓	✓	✓

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- AFADs shall only be used in situations where there is one lane of approaching traffic in the direction to be controlled.
- Adequate stopping sight distance must be provided to each AFAD location for approaching traffic. (See note above).
- Each AFAD shall be operated by a qualified certified flagger. Flaggers operating AFADs shall not leave them unattended while they are in use.
- When pilot cars are used, a flagger controlling traffic shall be located on each approach. AFADs shall not be operated by the pilot car operator.
- All AFADs shall be equipped with gate arms with an orange or fluorescent red-orange flag attached to the end of the gate arm. The flag shall be a minimum of 18" square. Length of work space in advance of the AFAD location shall be a minimum of 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Show Vehicle and TMA.
- Additional Show Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
- Flaggers should use two-way radios or other methods of communication to control traffic.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the AFAD.
- Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- The R1-701 "WAIT ON STOP" sign and the R1-801 "GO ON SLOW" sign shall be installed at the AFAD location on separate supports or they may be fabricated as one 48" x 30" sign. They shall not obscure the face of the STOP/SLOW AFAD.
- The R10-4 "STOP HERE ON RED" arrow sign shall be offset so as not to obscure the lenses of the AFAD.

STATE OF TEXAS
 MICHAEL E. BEVILACQUA
 124762
 LICENSED PROFESSIONAL ENGINEER
 Michael Bevilacqua

BAXTER & WOODMAN
 Consulting Engineers
 301 DENALI PASS DR., SUITE 3
 CEDAR PARK, TEXAS 78613
 (281) 350-7027
 TEXAS REGISTERED ENGINEERING FIRM P-11783

THE SHOPPES AT MONARCH
 PHASE V OF THE MONARCH DEVELOPMENT
 3260 US 183
 LEANDER, TEXAS 78641

TXDOT DETAILS (SHEET 2 OF 3)

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SHEET 25 OF 32

TYPICAL WINGWALL ELEVATION
(Cross pipes not shown for clarity.)

ISOMETRIC VIEW OF TYPICAL INSTALLATION
(Showing bolted anchor option.)

WING DIMENSION CALCULATIONS:
 $H_w = H + T + C - 0.250$
 $L_w = (H_w - 0.250) (SL)$
 For cast-in-place culverts:
 $A_w = (N)(S) + (N + 1)(U)$
 For precast culverts:
 $A_w = (N)(2U + S) + (N - 1)(0.500)$
 Total Wingwall Area (SF) = $(0.5)(H_w + 0.250)(L_w)(N - 1)$
 Total Concrete Volume (CY) = $\frac{[Wingwall Area (0.583) + (L_w)(0.3837) + (H_w)(1.000)(1.167 - 0.5837)]}{27}$
 Total Reinforcing (lb) = $(1.25)(L_w)(A_w) + (4.43)(H_w) + (K)(H_w)(N + 1)(U)$
 C = Height of curb above top of top slab (feet)
 H = Height of wingwall (feet)
 K = Constant value for use in formulas
 SL = Slope
 S = 6:1 = 10:41
 U = Anchor towall length (feet)
 L = Length of wingwall (feet)
 N = Number of culvert barrels
 SL:1 = Side slope ratio (horizontal : 1 vertical)
 See applicable box culvert standard for H, S, T, and U values.

PLAN VIEWS OF CORNER DETAILS
 AT TOP OF EXTERIOR WINGWALL (Cast-in-place culvert)
 AT TOP OF INTERIOR WINGWALL (Cast-in-place culvert)
 AT OUTSIDE OF BOTTOM SLAB (Cast-in-place culvert)
 AT INTERIOR WINGWALL (Precast culvert)

SECTION A-A
(Showing typical wingwall and wing slab reinforcing. Pipe runners not shown for clarity.)

TABLE OF REINFORCING BAR SIZES AND SPACING

Bar	Size	Spacing
D	#4	Match F and E
E	#4	1'-0" Max
F	#4	1'-0" Max
G	#6	As shown
J	#4	10' Max
K	#4	1'-0" Max
R	#4	As shown

MATERIAL NOTES:
 Provide Grade 60 reinforcing steel.
 Provide galvanized reinforcing steel if required elsewhere in the plans.
 Adjust reinforcing as necessary to provide a minimum clear cover of 1 1/2".
 Provide Class "C" concrete (f'c = 3,600 psi).
 Provide pipe runners, cross pipes, and anchor pipe meeting the requirements of ASTM A53 (Type E or S, Gr. B), ASTM A500 Gr. B, or API 5LX52.
 Provide ASTM A307 bolts.
 Galvanize all steel components, except the concrete reinforcing, unless required elsewhere in the plans, after fabrication.
 Repair galvanizing damaged during transport or construction in accordance with Item 445, "Galvanizing".

GENERAL NOTES:
 Designed according to AASHTO LRFD Bridge Design Specifications.
 The safety and treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.
 Cross pipes are designed for a traveling load of 10,000 pounds at yield as recommended by Research Report 280-27, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.
 The quantities for concrete, reinforcing steel, and cross pipes resulting from the formulas given herein are for Contractor's information only.
 See the Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
 Alternate design drawings bearing the seal of a professional engineer will be acceptable for precast construction of the safety end treatments.

COVER DIMENSIONS ARE CLEAR DIMENSIONS, UNLESS NOTED OTHERWISE. REINFORCING DIMENSIONS ARE OUT-TO-OUT OF BARS.

SHEET 1 OF 2

Texas Department of Transportation Bridge Division Standard

SAFETY END TREATMENT FOR BOX CULVERTS (MAXIMUM Hw = 7'-0") TYPE 1 - PARALLEL DRAINAGE SETB-PD

REV	DATE	BY	CHK	APP	DESCRIPTION
1	February 2020				

TYPICAL WINGWALL INSIDE ELEVATION
(Showing installation of cross pipes.)

OPTIONAL ANCHOR BAR DETAILS

SLEEVE PIPE DETAILS

CROSS PIPE INSTALLATION DETAILS
 OUTSIDE CULVERT BARREL WITH OPTIONAL ANCHOR BARS & RIPRAP
 OUTSIDE CULVERT BARREL WITH BOLTED ANCHOR
 INSIDE CULVERT BARREL

REQUIRED PIPE SIZES

Culvert Span Size	Cross Pipe Size	Sleeve Pipe Size
First Pipe	3 1/2" STD	2 1/2" STD
30" to 42"	4" STD	3" STD
48" to 72"	5" STD	4" STD
78" to 120"	6" STD	5" STD

STANDARD PIPE SIZES

Pipe Size	Pipe O.D.	Pipe I.D.
2 1/2" STD	2.875"	2.469"
3" STD	3.500"	3.068"
3 1/2" STD	4.000"	3.540"
4" STD	4.500"	4.036"
5" STD	5.563"	5.047"
6" STD	6.625"	6.065"

REQUIRED PIPE SIZES (continued)

1) Provide 6:1 or flatter slope.
 2) 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to Extended Curb Details the Extended Curb Details (ECD) standard sheet.
 3) Wingwall and slab thicknesses may be the same as the adjacent culvert wall and slab thicknesses (7" Minimum). If thicknesses greater than the minimum (7") are used, no changes will be made in quantities and no additional compensation will be allowed.
 4) For vehicle safety, reduce height, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.
 5) For culverts with C = 0", the precast culvert reinforcing may extend 1'-0" minimum into wingwall. Wingwall bars D and R may be omitted. Otherwise, refer to the Wingwall Connection detail on the Box Culvert Precast Miscellaneous Details (SCP-MD) standard sheet.

SHEET 2 OF 2

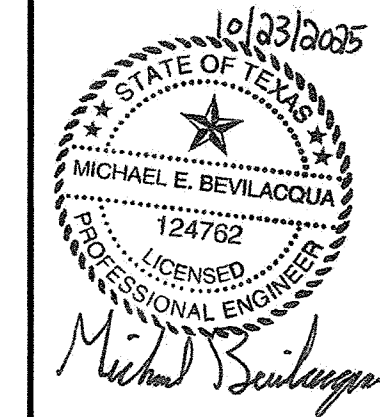
Texas Department of Transportation Bridge Division Standard

SAFETY END TREATMENT FOR BOX CULVERTS (MAXIMUM Hw = 7'-0") TYPE 1 - PARALLEL DRAINAGE SETB-PD

REV	DATE	BY	CHK	APP	DESCRIPTION
1	February 2020				

APPROVED
RMG

NO.	DESCRIPTION	REVISIONS	APP	DATE



BAXTER & WOODMAN Consulting Engineers
 301 DENALI PASS DR., SUITE 3
 GEORGETOWN, TEXAS 75243-1907
 TEXAS REGISTERED ENGINEERING FIRM #21785

THE SHOPPES AT MONARCH
 PHASE V OF THE MONARCH DEVELOPMENT
 3280 US 183
 LEANDER, TEXAS 78641

TXDOT DETAILS (SHEET 3 OF 3)

PLANT LIST

21 new trees provided - 100% new trees are large shade trees.

QTY	TREES			
13	Cedar Elm	Ulmus crassifolia	2" cal. 10' Ht. 6' Spread	Container Grown
13	Shumard Oak	Quercus shumardii	2" cal. 10' Ht. 6' Spread	Container Grown
SHRUBS				
240	Evergreen Daylily	Hemerocallis spp.	1 gal.	
41	Dwarf Palmetto	Sabal palmetto	5 gal.	
28	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud'	5 gal.	
51	Knockout Rose	Rosa 'Knockout'	5 gal.	
160	Liriope	Liriope muscari	1 gal.	
132	Pink Autumn Sage	Salvia greggii 'Big Pink'	5 gal.	
51	Texas Sotol	Dasylirion texanum	5 gal.	
TURF				
Celebration Bermuda Sod (all disturbed areas)				

IRRIGATION NOTES

Automatic irrigation systems shall comply with the following guidelines.

- Adjustable flow controls shall be required on circuit remote control valves and pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
- Valve and circuits shall be separated based on water use, so that turf areas are watered separately from shrub and ground cover areas. Irrigation heads in the turf areas will be valved separately from shrub and/or ground cover areas.
- Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- Serviceable check valves shall be required adjacent to paved areas where elevation differences may cause low head drainage.
- Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed so that irrigation is not applied to vehicular traffic lanes, other pavement or structures.
- All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shut-off device.
- Irrigation construction plans shall include a water budget. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door. Water budget shall include:
 - Chart containing zone number, precipitation rate and gpm.
 - Location of emergency irrigation system shut-off valve.
- The irrigation system will be reviewed once the irrigation application is submitted.

LANDSCAPE NOTES

- The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an automatic irrigation system and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Landscape Ordinance.
- Tree caliper is the trunk diameter of a tree at four (4) feet above natural grade per the Composite Zoning Ordinance.
- All new landscapes (non-residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turfgrass. This six-inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of the native soil. The six-inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision; provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.
- All disturbed areas and ROW will be re-vegetated by the developer.
- All invasive species shall be removed from the property.
- No more than 50% of the same species may be planted to meet the tree planting requirements.
- A minimum pervious area 3 feet in radius and not less than 50% of the calculated drip line area is provided around the trunks of all existing and proposed trees.
- No landscaping over 3 feet high is located within 40 feet of the intersection of any street. (Measured from the edge of pavement as if the curbs or pavement edges are not rounded off and intersect at a right angle).
- In the event of a conflict with tree removal/preservation call outs on plan sheet(s) versus tree removal/preservation matrix, the tree removal/preservation matrix shall apply. It is the contractor's responsibility to verify with City staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved plans, no exceptions.

	%	SQFT	Total	SQFT	%
Multi-Family	20%	X	= 0	52375	
Office/Professional	15%	X	= 7856.25	11532	22.018
Commercial	15%	X	= 0		
Industrial/Manufacturing	10%	X	= 0		
School/Church/Community	15%	X	= 0		
Park	15%	X	= 0		

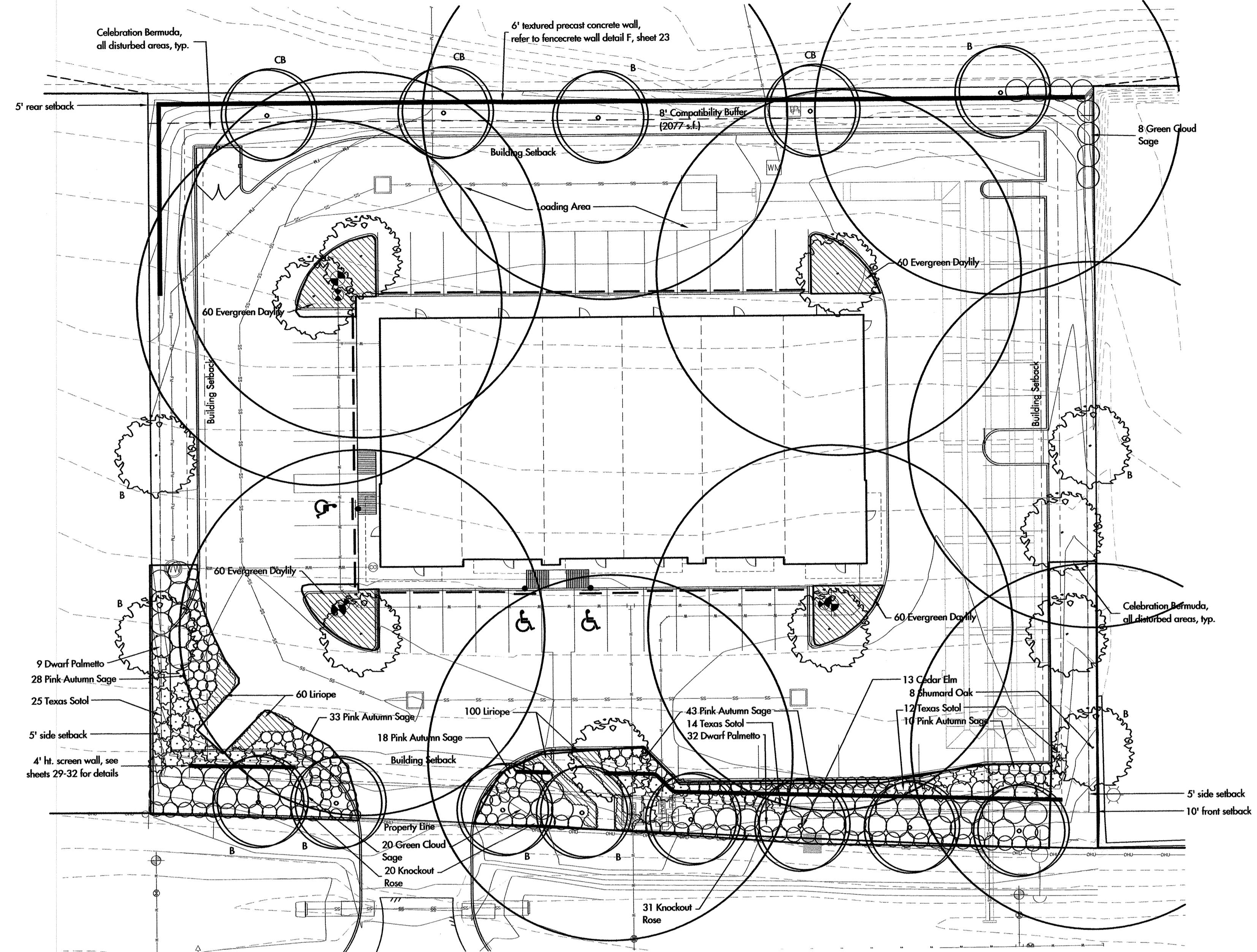
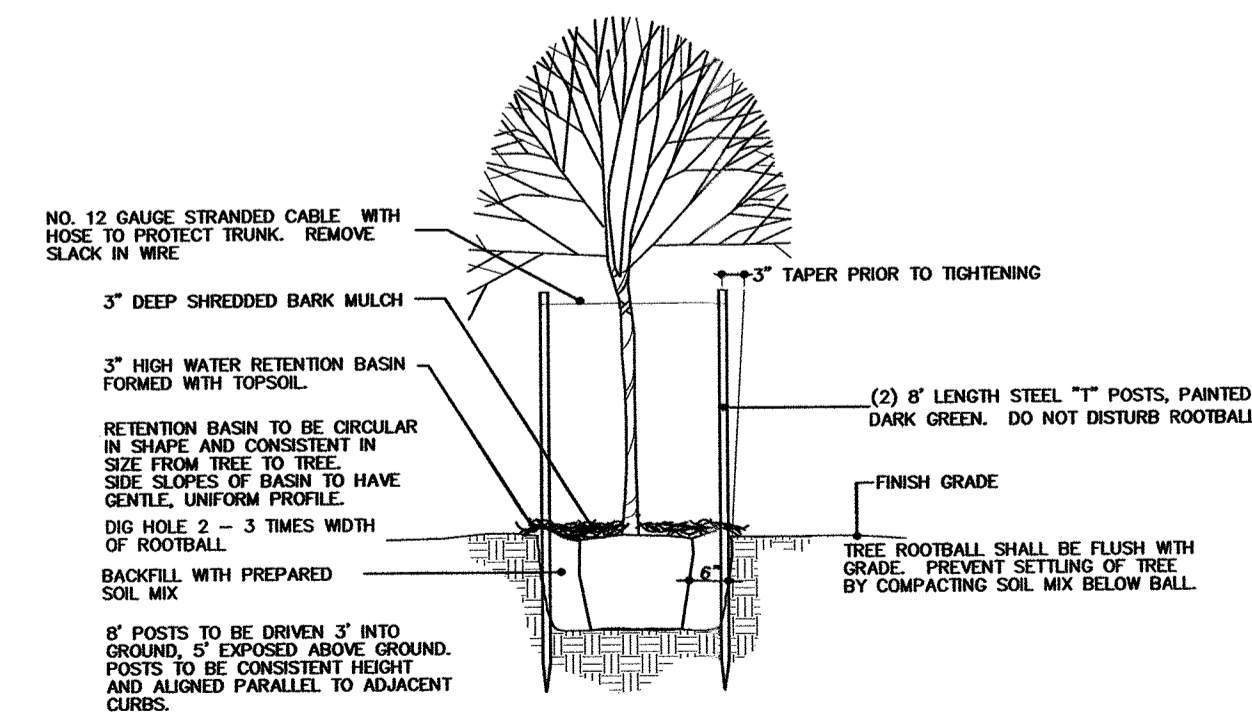
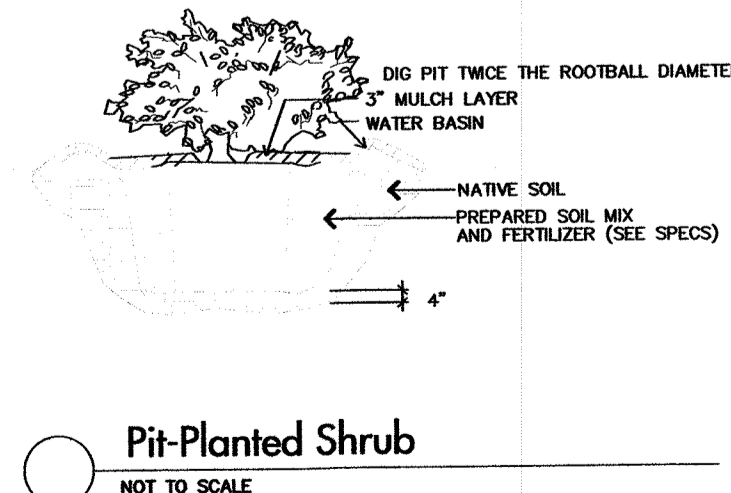
*The minimum percentage of landscape area may include setback areas. However, the setback areas are required to be landscaped even if they exceed the above percentage.

Setback Areas				REQUIRED		PROVIDED		DIFFERENCE	
SQFT	Trees	Inches	Shrubs	Trees	Inches	Shrubs	Inches	Shrubs	
Front 2507 ÷ 600 = 4 Units	4	8	16	8	16	96	8	80	
Side 503 ÷ 600 = 1 Units	2	4	4	2	4	4	0	0	
Side 488 ÷ 600 = 1.00 Units	2	4	4	2	4	4	0	0	
Rear 708 ÷ 600 = 1 Units	2	4	4	2	4	4	0	0	

8,982 sq ft area in front of bldgs. 76% of required.
 12 trees in front of bldgs. 57% of required.
 16 shrubs in front of bldgs. 50% of required.
 5,639 sq ft turfgrass. 49% of total bldg area.

TREE PRESERVATION PLAN

Tree Size	Total inches	Saved inches	Saved inches %	Removed	Mitigation
8"-18"	0	0	0	0	0
>18"-26"	0	0	0	0	0
Tree Size	Total trees	Saved trees	Saved trees %	Removed	
8"-18"	0	0	0	0	
>18"-26"	0	0	0	0	



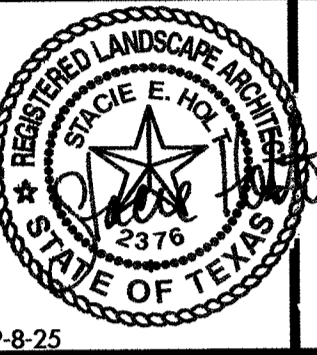
HWY 183

North
Scale: 1" = 20'

The irrigation system will be reviewed once the irrigation application is submitted.

APPROVAL

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 RMG

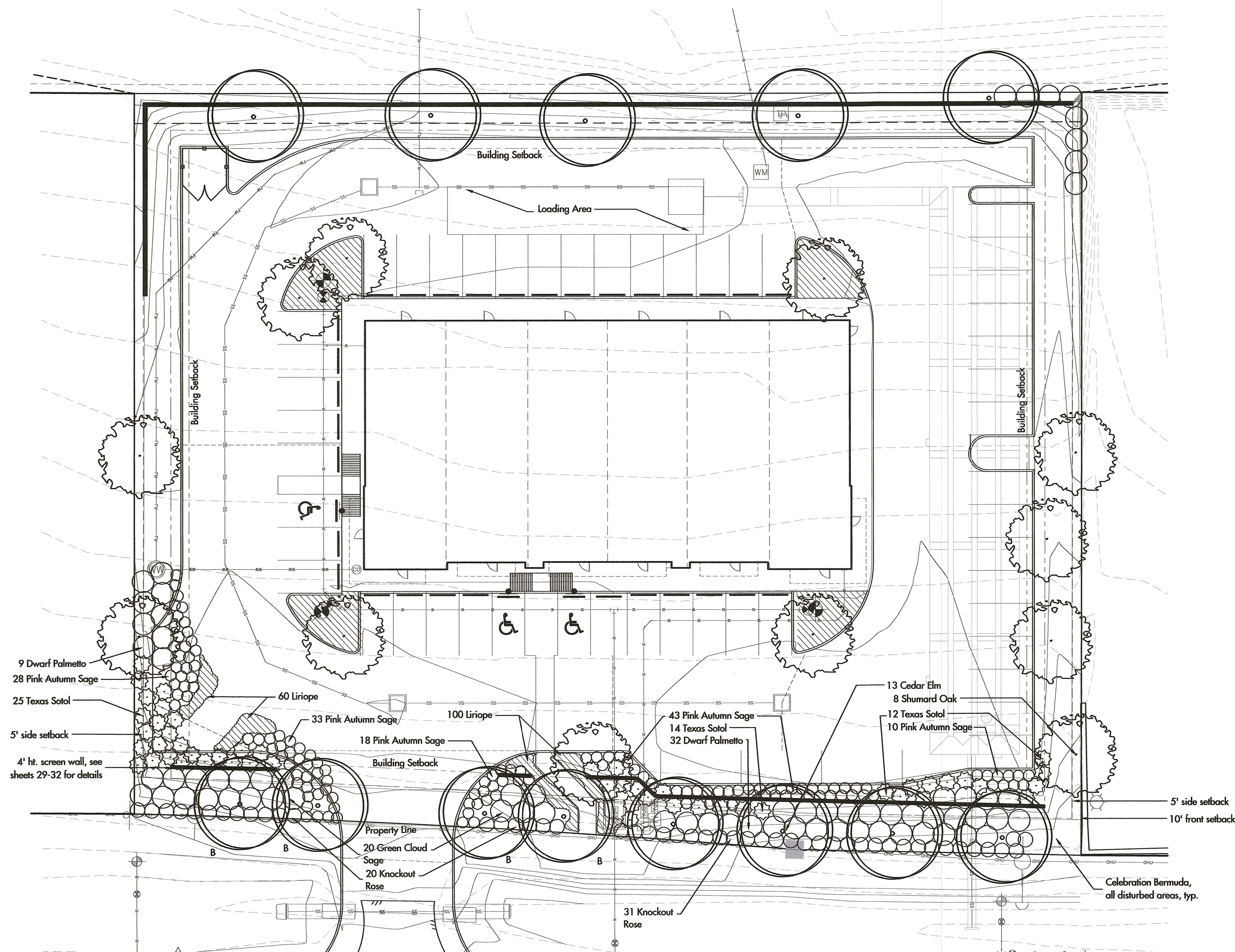


DATE: September 8, 2025

SHEET NUMBER:

27

OF 32



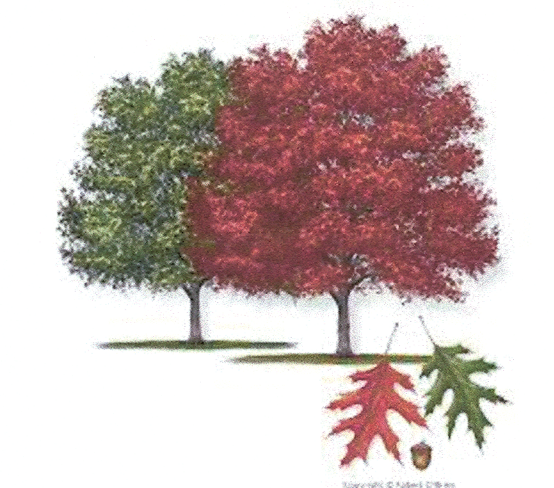
HWY 183

The irrigation system will be reviewed once the irrigation application is submitted.

North
Scale: 1" = 20'



Green Cloud Sage



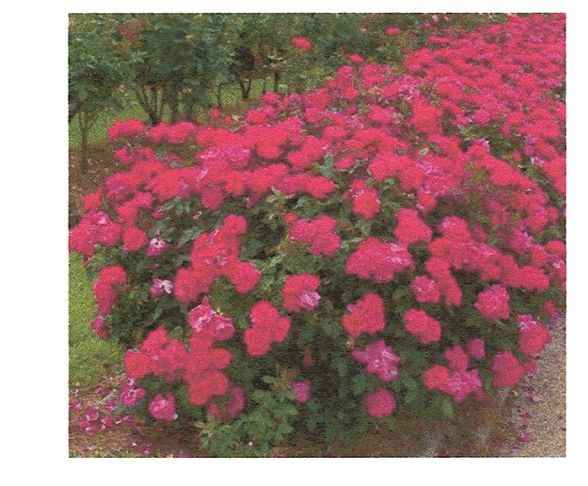
Shumard Oak



Liriope



Cedar Elm



Knockout Rose



Texas Sotol



Pink Autumn Sage



Dwarf Palmetto

APPROVAL
APPROVED
RMG

THE SHOPPES AT MONARCH RETAINING WALL

3260 US 183, LEANDER, TX 78641

STRUCTURAL NOTES :

CODES & DESIGN SPECIFICATIONS:

- BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE.
- STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318-25)" THE AMERICAN CONCRETE INSTITUTE.

GENERAL:

- REFER TO THE PLAN NOTES FOR ADDITIONAL REQUIREMENTS. THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THE BUILDING.
- THE DETAILS IN THE DRAWINGS, WHICH ARE DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE CONSTRUCTION IN ALL AREAS WHERE THE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, REGARDLESS OF WHETHER OR NOT THE DETAILS ARE SPECIFICALLY REFERENCED IN THE DRAWINGS
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FLOOR DROPS, FLOOR SLOPES, CURBS, MISCELLANEOUS ELEVATIONS, DETAILS AND DIMENSIONS NOT SHOWN ON PLAN.
- SLEEVES AND BLOCKOUTS REQUIRED FOR PASSAGE OF DUCTWORK, PIPING DRAINS, CONDUIT, ETC., AND ANCHORS REQUIRED FOR ANCHORING EQUIPMENT AND PIPING ARE NOT GENERALLY INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL DETERMINE SUCH REQUIREMENTS FROM OTHER SERIES DRAWINGS, SUBCONTRACTORS, AND SUPPLIERS AND SHALL COORDINATE THE LOCATIONS AND DETAILS FOR THESE ITEMS PRIOR TO FABRICATION OR CONSTRUCTION OF THE STRUCTURE. ANY CONFLICTS BETWEEN THESE ITEMS AND THE BUILDING STRUCTURE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- VERIFY AND/OR ESTABLISH LOCATIONS AND DIMENSIONS OF ALL FRAMED OPENINGS RELATED TO EQUIPMENT OR DUCTWORK, INCLUDING INSULATION, IF ANY, WHERE SUBSTANTIAL RELOCATION OR RECONFIGURATION IS REQUIRED, SUBMIT A DRAWING TO THE ARCHITECT FOR REVIEW.
- MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL WHICH ARE NOT SPECIFIED IN THE DOCUMENTS SHALL BE ACCOMPANIED BY A CURRENT I.C.B.O. (INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) REPORT. MATERIALS OR PRODUCTS THAT DO NOT HAVE I.C.B.O. REPORTS INDICATING THE SUBSTITUTED MATERIAL OR PRODUCT TO BE EQUAL TO THAT SPECIFIED, WILL NOT BE CONSIDERED.

FOUNDATION:

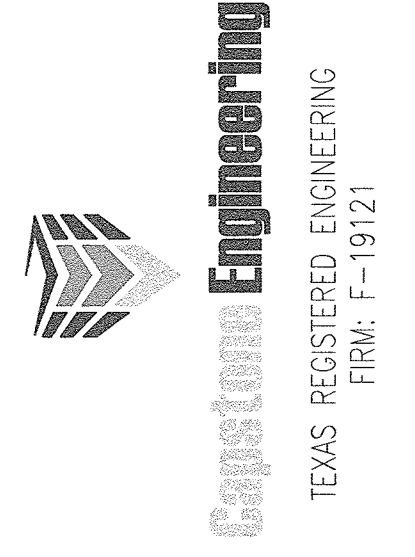
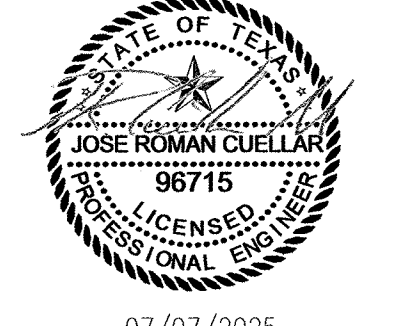
- F-1 FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY TERRADYNE ENGINEERING, INC. FILE NAME: A251080 DATE APRIL 11, 2025.
- F-2 FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED, FIRM NATURAL SOIL. THERE WILL NOT BE EXCAVATION OR SOIL IMPROVEMENTS IN THE CRITICAL ZONE
- F-3 PRIOR TO PLACING FOUNDATION CONCRETE, THE CONTRACTOR SHALL ENSURE THAT THE FOUNDATION EXCAVATIONS ARE INSPECTED BY AN INDEPENDENT TESTING LABORATORY AND GEOTECHNICAL ENGINEER TO EVALUATE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY THE DESIGN BEARING CAPACITY. SOIL NOT SUITABLE FOR FOUNDATION SUPPORT SHALL BE UNDERCUT AND REPLACED WITH ENGINEERED FILL AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
- F-4 ADEQUATELY PROTECT FOUNDATION EXCAVATIONS TO PREVENT WATER FROM ACCUMULATING AND STANDING IN THE EXCAVATION BOTTOMS.
- F-5 DO NOT PLACE FOUNDATION CONCRETE ON FROZEN OR SATURATED SUBGRADES.
- F-6 ENSURE THAT EARTH-FORMED FOOTINGS CONFORM TO THE SHAPE, LINES AND THICKNESSES INDICATED ON THE FOUNDATION PLAN. EXCAVATION WIDTHS SHALL BE A MINIMUM OF 4 INCHES GREATER THAN DIMENSIONS INDICATED.
- F-7 PLACE FOUNDATION CONCRETE THE SAME DAY EXCAVATIONS ARE MADE OR AS SOON AS PRACTICAL THEREAFTER.
- F-8 DO NOT INSTALL FOUNDATIONS UNTIL FOUNDATION WORK HAS BEEN COORDINATED WITH ADJACENT UNDERGROUND UTILITIES AND STRUCTURES.

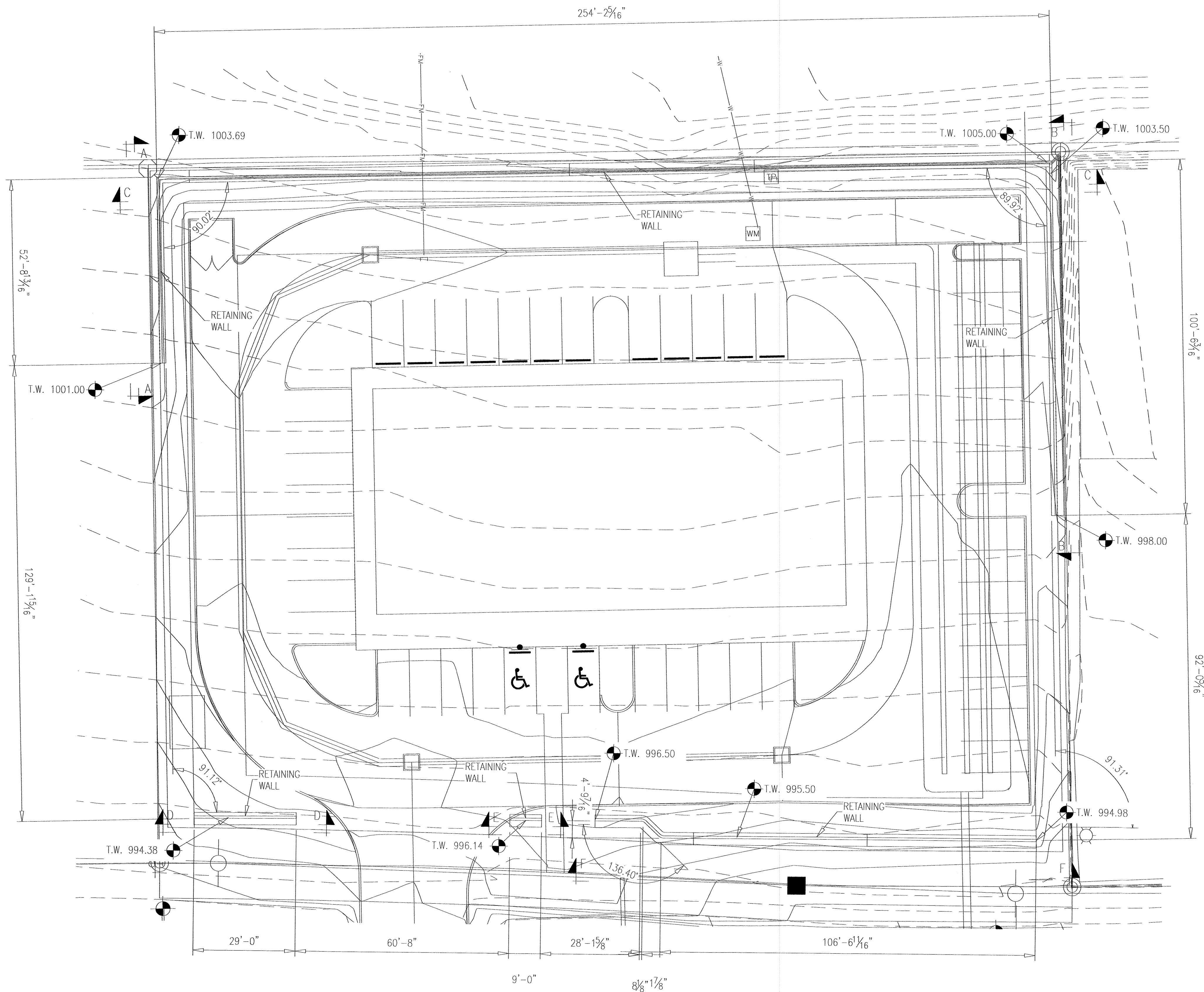
CONCRETE AND CONCRETE REINFORCEMENT:

- CN-1 STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE CODE APPLICABLE EDITION OF "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", THE AMERICAN CONCRETE INSTITUTE
- CN-2 ALL CONCRETE REINFORCEMENT SHALL BE NEW DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR. 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 70.
- CN-3 DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315.
- CN-4 ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI 315 (SP66) AND CRSI (PLACING REINFORCING BARS) PRIOR TO PLACING CONCRETE.
- CN-5 PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT UNLESS APPROVED OTHERWISE.
- CN-6 ALL CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE UNLESS NOTE OTHERWISE AGGREGATE SHALL MEET ASTM C33 REQUIREMENTS, AND SHALL BE -3/4" TO 1-1/2" NOMINAL AGGREGATE SIZE. CONCRETE ON METAL DECK IS TO UTILIZE 3/4" MAXIMUM AGGREGATE. PROVIDE ADMIXTURES AS REQUIREMENTS UNLESS NOTED OTHERWISE IN STRUCTURAL DOCUMENTS. PLASTIC CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES PRIOR TO PLACEMENT. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING MOIST CURING PROCEDURES, OR CURING COMPOUNDS WHICH WILL NOT INTERFERE WITH THE BONDING OF FINISH TILE FLOORS. NO FLY ASH SHALL BE USED AT ARCHITECTURALLY EXPOSED CONCRETE WITHOUT PRIOR APPROVAL FROM ARCHITECT. THE FLASH CONTENT SHALL NOT EXCEED THE PERCENTAGE OF CEMENTITIOUS MATERIAL SHOWN BELOW, IN ADDITION TO ABODE THE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
- | DESCRIPTION OF USE | f'c |
|--------------------------|-----------|
| MAX W/C | |
| SLAB-ON-GRADE | 3,000 PSI |
| N/A | 25% MAX |
| CONCRETE ON FLOOR SYSTEM | 4,000 PSI |
| 0.5 | 25% MAX |
| FOOTINGS | 3,000 PSI |
| N/A | 25% MAX |
- CN-7 PROVIDE A SET OF CYLINDERS IN ACCORDANCE WITH ASTM C 31 TO BE TAKEN BY AN INDEPENDENT TESTING LAB AT THE FREQUENCY SPECIFIED IN ACI 318 AND THE GOVERNING BUILDING CODE WITH LOCAL AMENDMENTS. COMPRESSION TEST RESULTS SHALL BE REPORTED TO THE ENGINEER WITHIN 24 HOURS.
- CN-8 NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH.
- CN-9 PORTLAND CEMENT SHALL CONFORM TO ASTM - C150, TYPE I/II.
- CN-10 NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.
- CN-11 CONCRETE COVER SHOULD BE AS FOLLOWS:
- FOOTING AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3 INCHES
 - WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS, ARE EXPOSED TO WEATHER OR EARTH:
 - BARS 3/4" AND LARGER IN DIAMETER.....2 INCHES
 - BARS SMALLER THAN 5/8" IN DIAMETER1-1/2" INCHES
 - WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR EARTH
 - SLAB ON GRADE (FROM TOP SLAB)1-1/2" INCHES
 - SLABS
 - N° 14 AND N° 18 BARS1-1/2" INCHES
 - N° 11 BARS SMALLER3/4" INCHES
 - BEAMS
 - PRIMARY REINF., TIES STIRRUPS,1-1/2" INCHES

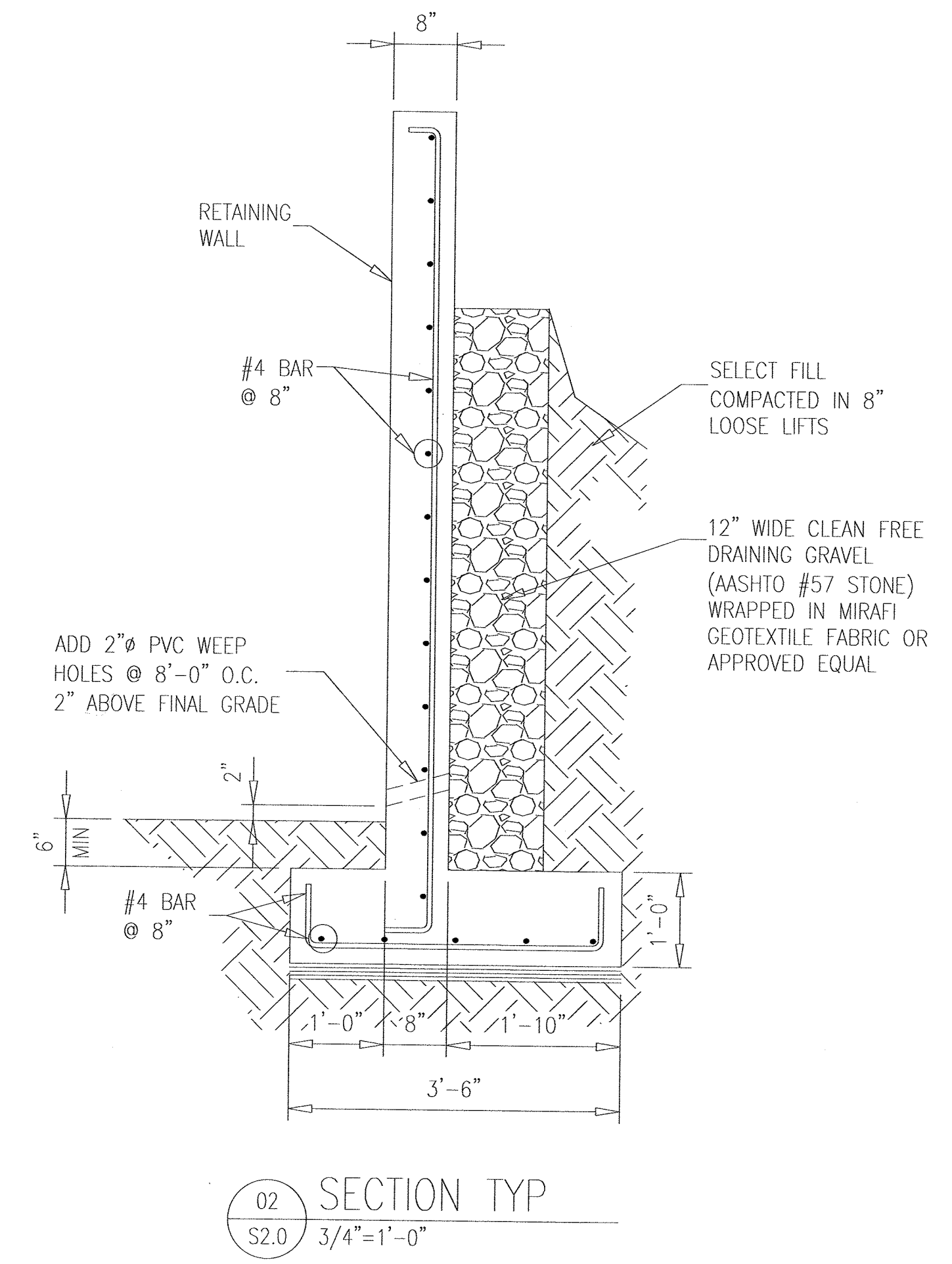
- CN-12 MECHANICAL AND ELECTRICAL CONDUIT CAN NOT BE PLACED IN BEAMS PARALLEL TO BEAM REINFORCING, PROVIDE A MINIMUM OF 1 1/2" CLEAR BETWEEN CONDUIT AND PARALLEL REINFORCING, DO NOT "BUNDLE" CONDUITS. CONDUITS SHALL BE PLACED IN THE MIDDLE ONE THIRD OF THE SLAB THICKNESS OR BEAM DEPTH.
- CN-13 SET AND BUILD INTO FORM WORK ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. REBAR PROJECTING FROM CONCRETE SHALL BE SECURED IN PLACE TO PLACING CONCRETE.

APPROVED
Pmg

STRUCTURAL ENGINEERING:	CLIENT:	CONSULTANT:	PROJECT:	DRAWING TITLE:	REVISIONS:	SEAL:	PROJECT INFO:	SHEET:					
 Capstone Engineering TEXAS REGISTERED ENGINEERING FIRM: F-191721	THE SHOPPES AT MONARCH RETAINING WALL	THE SHOPPES AT MONARCH RETAINING WALL 3260 US 183 LEANDER, TEXAS 78641	GENERAL NOTES	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">07/07/25</td> <td style="text-align: center;">FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	A	07/07/25	FOR PERMIT	 JOSE ROMAN CUELLAR LICENSED PROFESSIONAL ENGINEER 96715 07/07/2025	JULY 7, 2025 FOR PERMIT	29 OF 32
NO.	DATE	DESCRIPTION											
A	07/07/25	FOR PERMIT											



01 FOUNDATION PLAN
S2.0 1"=10'-0"



STRUCTURAL ENGINEERING:

CLIENT:

CONSULTANT:

PROJECT:

THE SHOPS AT
MONARCH RETAINING WALL

3260 US 183
LEANDER, TEXAS 78641

DRAWING TITLE:

FOUNDATION
PLAN

NO.	DATE	DESCRIPTION
A	07/07/25	FOR PERMIT

REVISIONS:

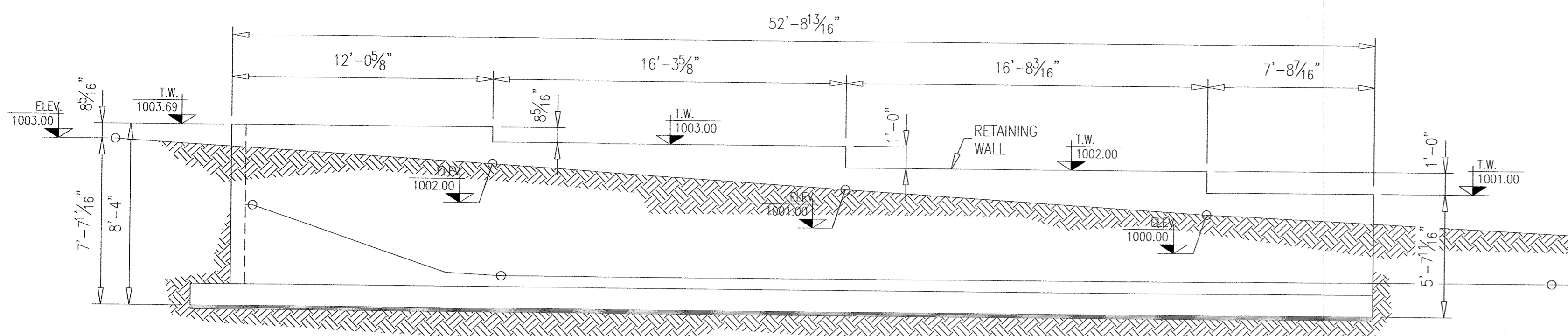
SEAL:

STATE OF TEXAS
JOSE ROJAS GUELLA
96715
LICENSED PROFESSIONAL ENGINEER
07/07/2025

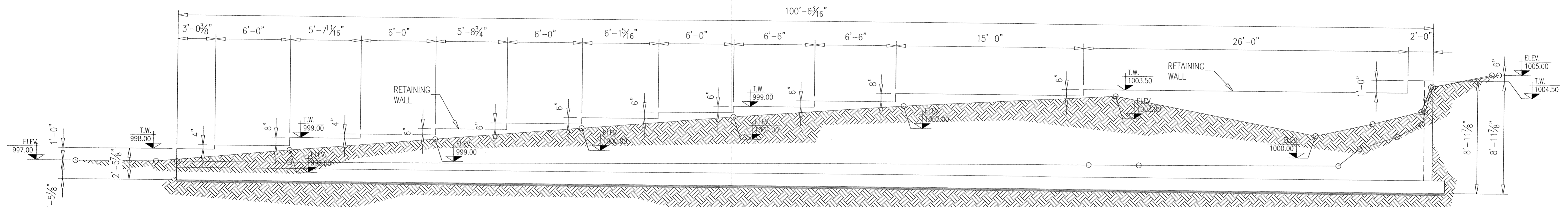
SHEET: PROJECT INFO: JULY 7, 2025 FOR PERMIT

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RMG

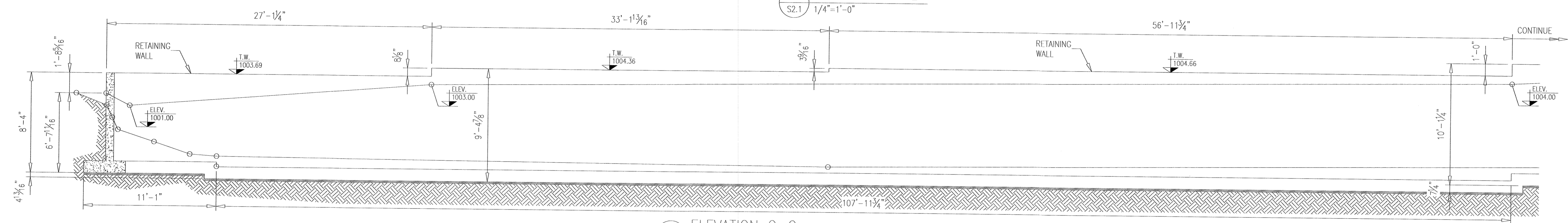
30 OF 32



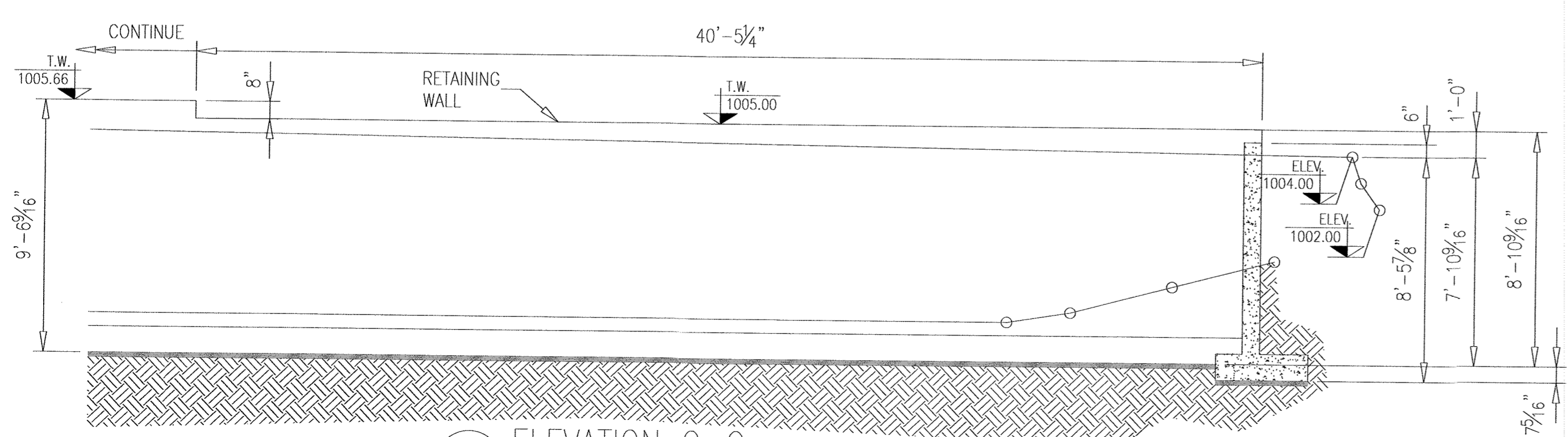
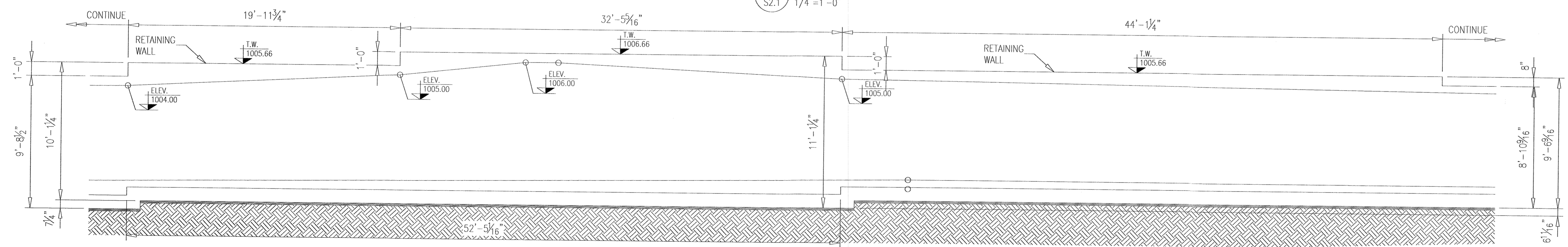
01 ELEVATION A-A
S2.1 1/4"=1'-0"



02 ELEVATION B-B
S2.1 1/4"=1'-0"



03 ELEVATION C-C
S2.1 1/4"=1'-0"



03 ELEVATION C-C
S2.1 1/4"=1'-0"

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PMG

STRUCTURAL ENGINEERING:

CLIENT:

CONSULTANT:

PROJECT:

THE SHOPPES AT
MONARCH RETAINING WALL

3260 US 183
LEANDER, TEXAS 78641

DRAWING TITLE:

WALL ELEVATIONS

REVISIONS:	NO.	DATE	DESCRIPTION
A	07/07/25	FOR PERMIT	

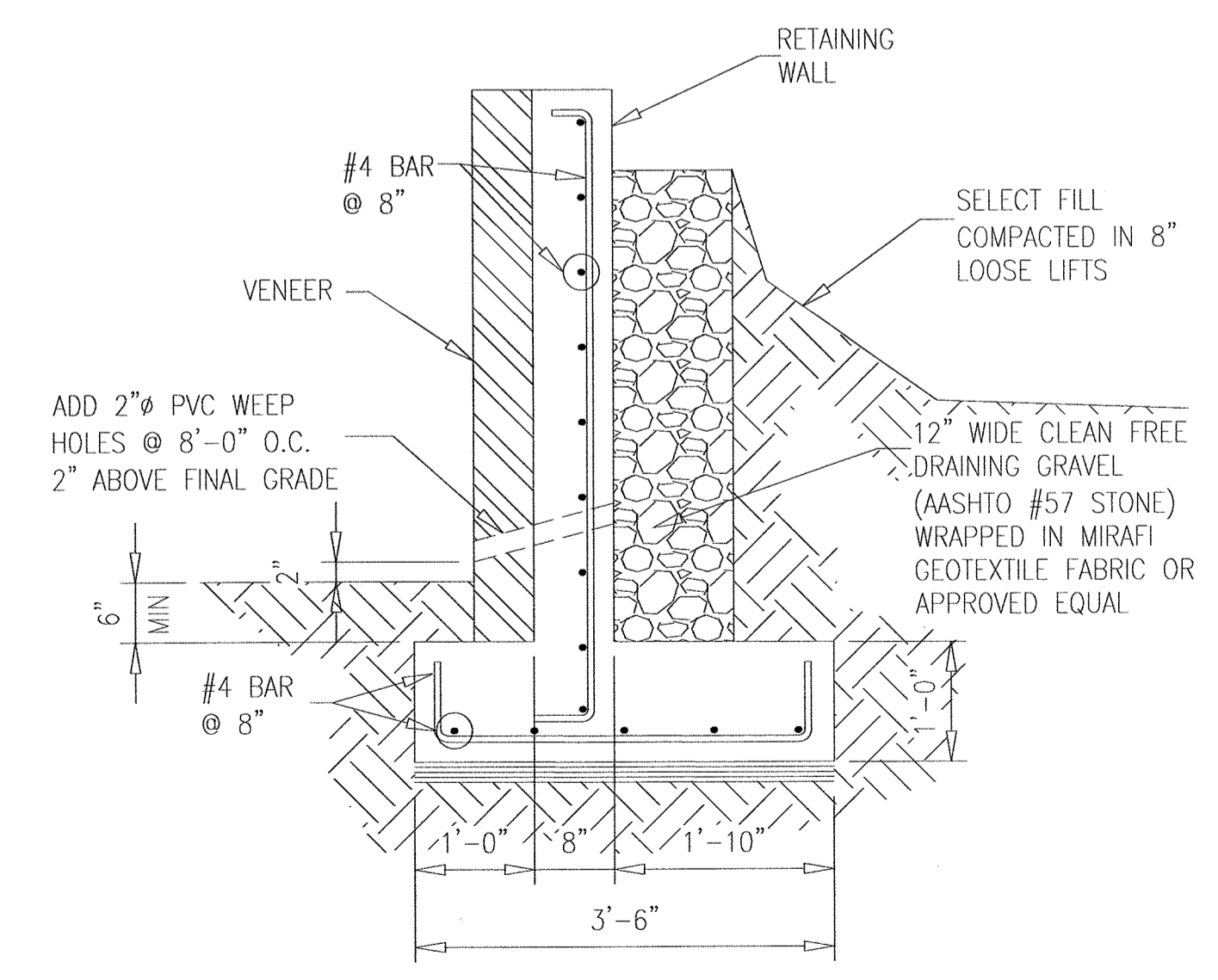
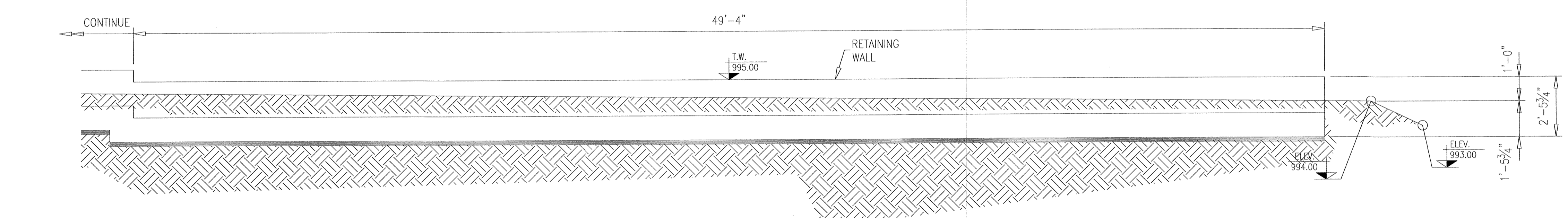
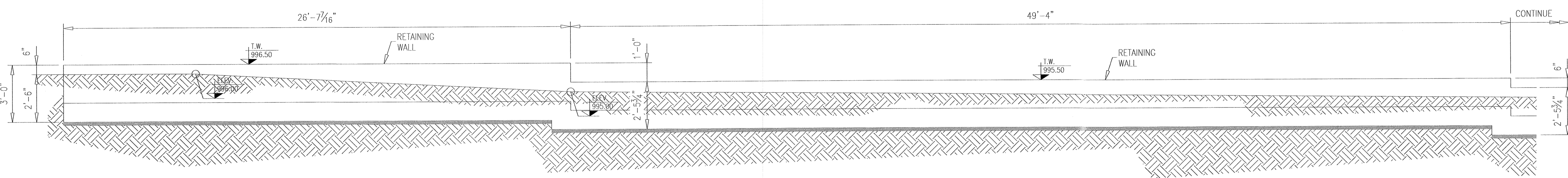
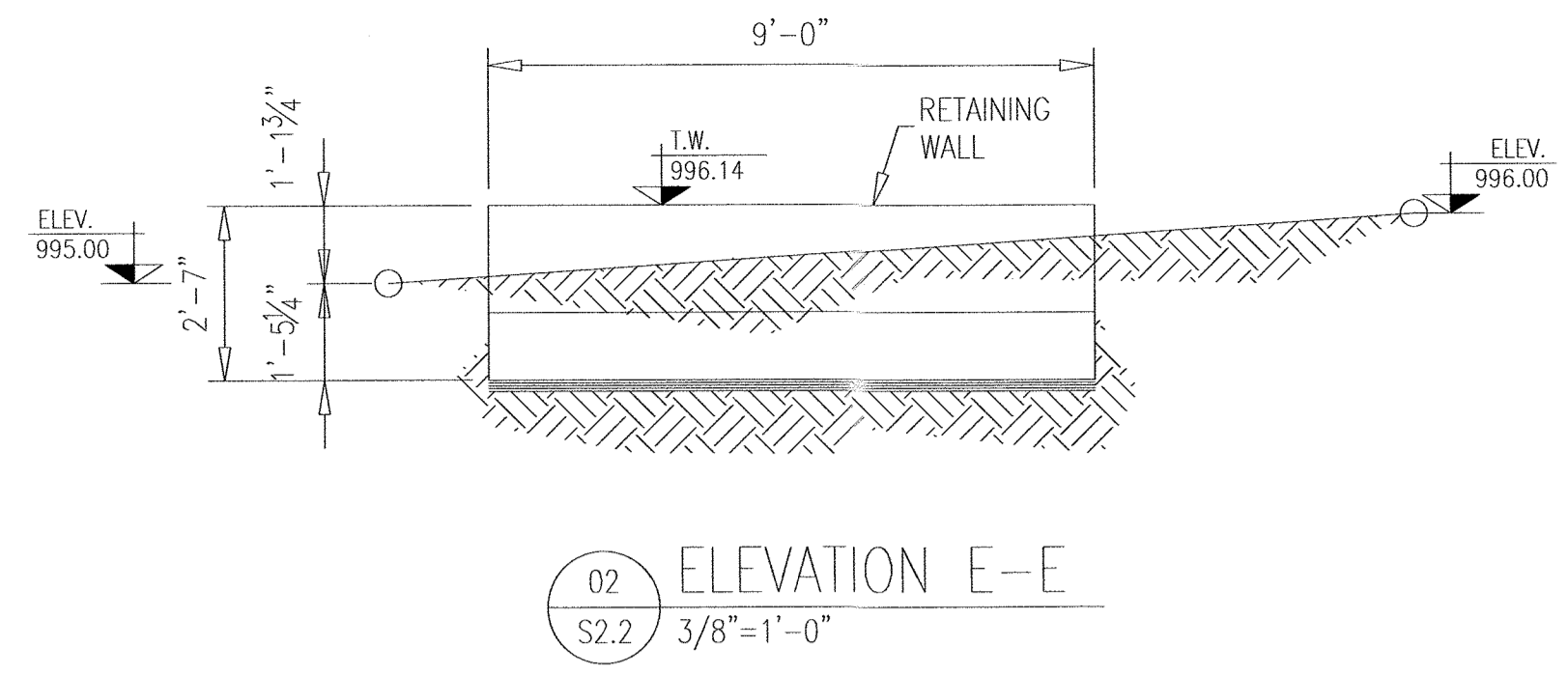
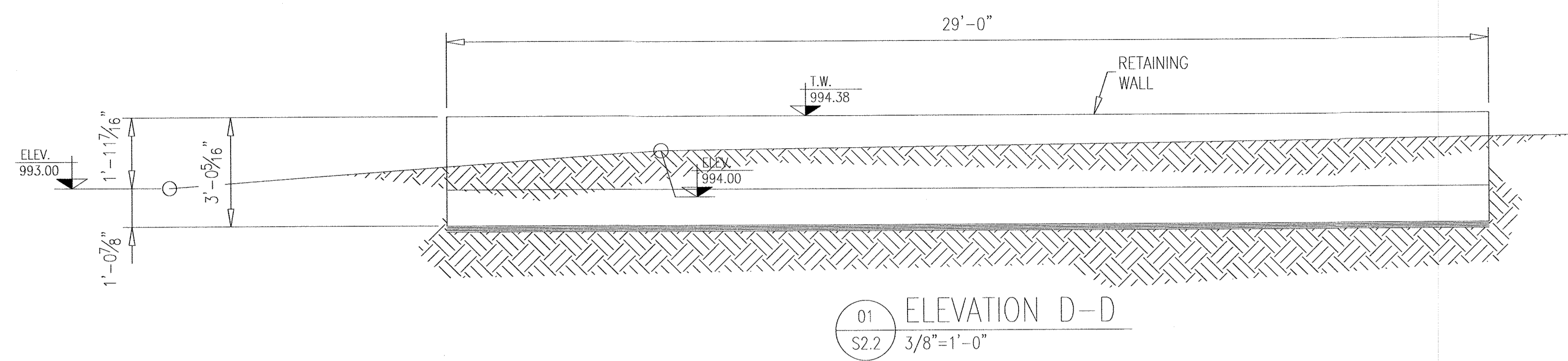
SEAL:

STATE OF TEXAS
JOSE ROMAN CUELLAR
96715
LICENSED PROFESSIONAL ENGINEER
07/07/2025

PROJECT INFO:

JULY 7, 2025
FOR PERMIT

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OF 32



STRUCTURAL ENGINEERING:

CLIENT:

CONSULTANT:

PROJECT:

DRAWING TITLE:

REVISIONS:

NO.	DATE	DESCRIPTION
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SEAL:

PROJECT INFO:

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JULY 7, 2025
FOR PERMIT

32

OF 32

Capstone Engineering
TEXAS REGISTERED ENGINEERING
FIRM: F-19121

THE SHOPES AT
MONARCH RETAINING WALL

3280 U.S. 183
LEANDER, TEXAS 78641

WALL ELEVATIONS

STATE OF TEXAS
96715
LICENSED PROFESSIONAL ENGINEER
07/07/2025