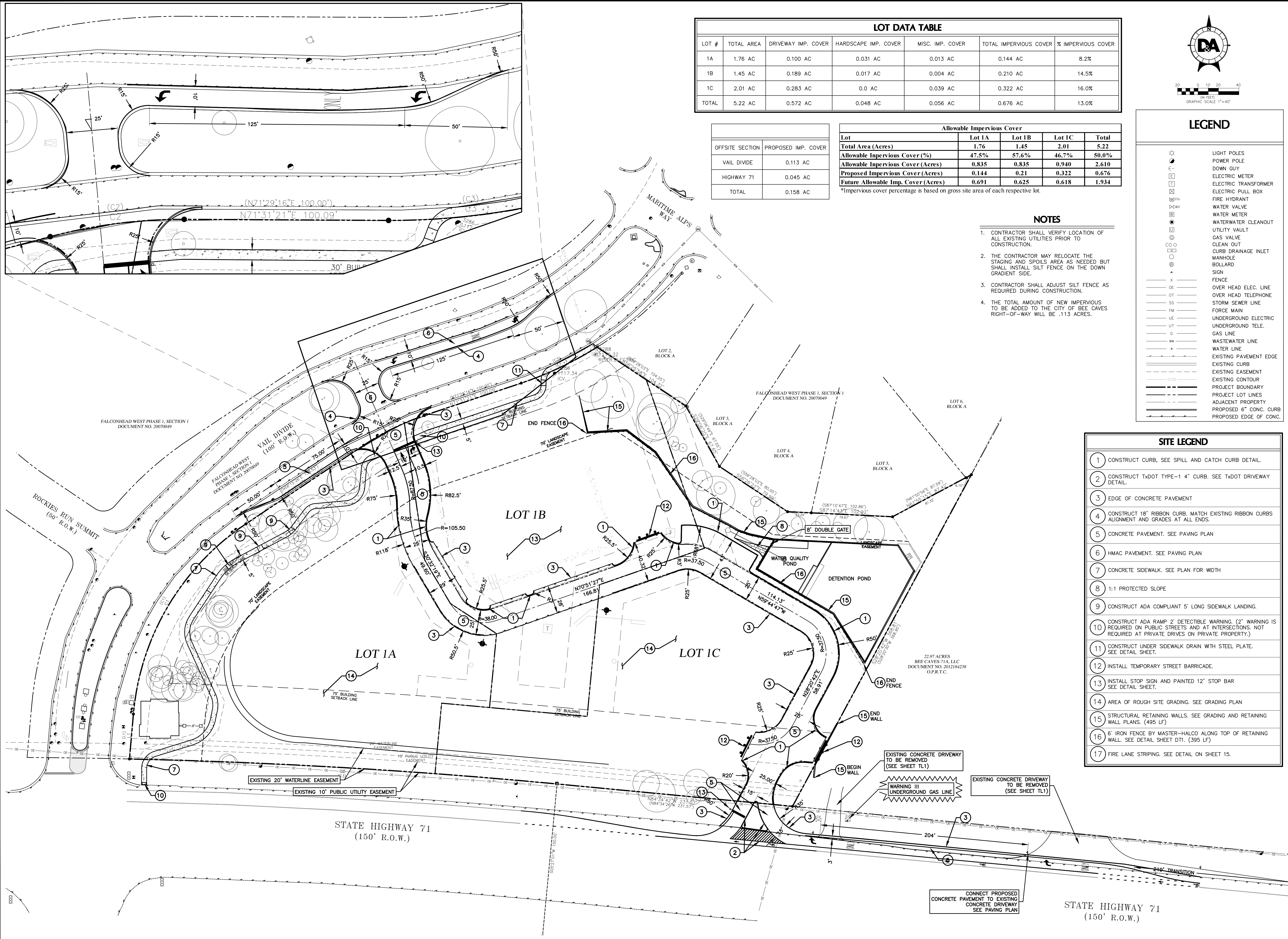


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Last Modified: Oct. 12, 17 - 15:52
Plot Date/Time: Nov. 17 - 12:32:11



LOT DATA TABLE						
LOT #	TOTAL AREA	DRIVEWAY IMP. COVER	HARDSCAPE IMP. COVER	MISC. IMP. COVER	TOTAL IMPERVIOUS COVER	% IMPERVIOUS COVER
1A	1.76 AC	0.100 AC	0.031 AC	0.013 AC	0.144 AC	8.2%
1B	1.45 AC	0.189 AC	0.017 AC	0.004 AC	0.210 AC	14.5%
1C	2.01 AC	0.283 AC	0.0 AC	0.039 AC	0.322 AC	16.0%
TOTAL	5.22 AC	0.572 AC	0.048 AC	0.056 AC	0.676 AC	13.0%

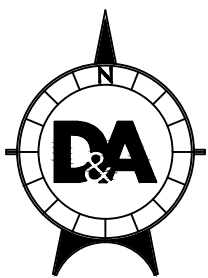
OFFSITE SECTION	PROPOSED IMP. COVER
VAIL DIVIDE	0.113 AC
HIGHWAY 71	0.045 AC
TOTAL	0.158 AC

Allowable Impervious Cover				
Lot	Lot 1A	Lot 1B	Lot 1C	Total
Total Area (Acres)	1.76	1.45	2.01	5.22
Allowable Impervious Cover (%)	47.5%	57.6%	46.7%	50.0%
Allowable Impervious Cover (Acres)	0.835	0.835	0.940	2.610
Proposed Impervious Cover (Acres)	0.144	0.21	0.322	0.676
Future Allowable Imp. Cover (Acres)	0.691	0.625	0.618	1.934

*Impervious cover percentage is based on gross site area of each respective lot.

NOTES

- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MAY RELOCATE THE STAGING AND SPOILS AREA AS NEEDED BUT SHALL INSTALL SILT FENCE ON THE DOWN GRADIENT SIDE.
- CONTRACTOR SHALL ADJUST SILT FENCE AS REQUIRED DURING CONSTRUCTION.
- THE TOTAL AMOUNT OF NEW IMPERVIOUS TO BE ADDED TO THE CITY OF BEE CAVES RIGHT-OF-WAY WILL BE .113 ACRES.



20 0 10 20 40
(IN FEET)
GRAPHIC SCALE: 1"=40'

LEGEND

- LIGHT POLES
- POWER POLE
- DOWN GUY
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PULL BOX
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATERWATER CLEANOUT
- UTILITY VAULT
- GAS VALVE
- CLEAN OUT
- CURB DRAINAGE INLET
- MANHOLE
- BOLLARD
- SIGN
- FENCE
- OVER HEAD ELEC. LINE
- OVER HEAD TELEPHONE
- STORM SEWER LINE
- FORCE MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE.
- GAS LINE
- WASTEWATER LINE
- WATER LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING CONTOUR
- PROJECT BOUNDARY
- PROJECT LOT LINES
- ADJACENT PROPERTY
- PROPOSED 6" CONC. CURB
- PROPOSED EDGE OF CONC.

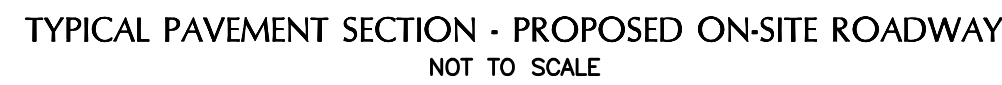
SITE LEGEND

- CONSTRUCT CURB, SEE SPILL AND CATCH CURB DETAIL.
- CONSTRUCT TxDOT TYPE-1 4" CURB. SEE TxDOT DRIVEWAY DETAIL.
- EDGE OF CONCRETE PAVEMENT
- CONSTRUCT 18" RIBBON CURB. MATCH EXISTING RIBBON CURBS ALIGNMENT AND GRADES AT ALL ENDS.
- CONCRETE PAVEMENT. SEE PAVING PLAN
- HMAC PAVEMENT. SEE PAVING PLAN
- CONCRETE SIDEWALK. SEE PLAN FOR WIDTH
- 1:1 PROTECTED SLOPE
- CONSTRUCT ADA COMPLIANT 5' LONG SIDEWALK LANDING.
- CONSTRUCT ADA RAMP 2' DETECTIBLE WARNING. (2' WARNING IS REQUIRED ON PUBLIC STREETS AND AT INTERSECTIONS. NOT REQUIRED AT PRIVATE DRIVES ON PRIVATE PROPERTY.)
- CONSTRUCT UNDER SIDEWALK DRAIN WITH STEEL PLATE. SEE DETAIL SHEET.
- INSTALL TEMPORARY STREET BARRICADE.
- INSTALL STOP SIGN AND PAINTED 12" STOP BAR SEE DETAIL SHEET.
- AREA OF ROUGH SITE GRADING. SEE GRADING PLAN
- STRUCTURAL RETAINING WALLS. SEE GRADING AND RETAINING WALL PLANS. (495 LF)
- 6" IRON FENCE BY MASTER-HALCO ALONG TOP OF RETAINING WALL. SEE DETAIL SHEET DT1. (395 LF)
- FIRE LANE STRIPING. SEE DETAIL ON SHEET 15.

FALCONHEAD AT VAIL DIVIDE COMMERCIAL SUBDIVISION BEE CAVE, TEXAS



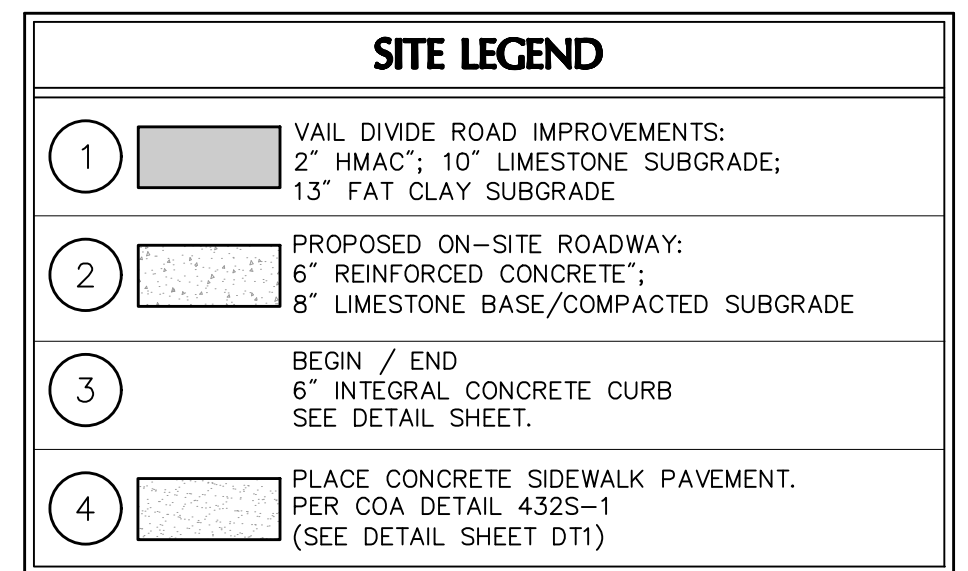
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Reviewed: SK
Date: 11-17-2017
SHEET
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13 OF 45
Project No:
1193-002



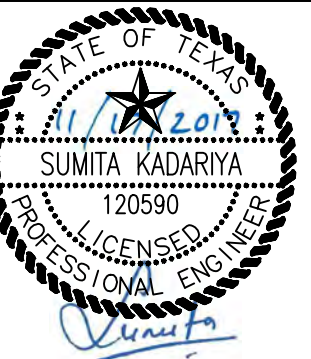
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	ELECTRIC PULL BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER/WATER CLEANOUT
	UTILITY VAULT
	GAS VALVE
	CLEAN OUT
	CO O
	CURB DRAINAGE INLET
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	UNDERGROUND ELECTRIC
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	EXISTING EASEMENT
	EXISTING CONTOUR
	PROJECT BOUNDARY
	PROJECT LOT LINES
	ADJACENT PROPERTY
	PROPOSED 6" CONC. CURB
	PROPOSED EDGE OF CONC.

NOTES

1. ANY WATER MAINS RUNNING UNDER CONCRETE MUST INCLUDE EXPANSION JOINTS 3 FEET ON EITHER SIDE OF CENTERLINE OF MAIN INSTALLATION.



**FALCONHEAD AT VAIL DIVIDE
COMMERCIAL SUBDIVISION
BEE CAVE, TEXAS**



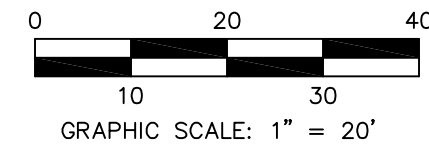
Designed:	BC
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Reviewed:	SK
Date:	11-17-2017

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SP2

OF 4

Project No.:
1193-002



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& ASSOCIATES**
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Firm Registration Number: 3937

WATER QUALITY POND RE-IRRIGATION PLAN

FALCONHEAD AT VAIL DIVIDE
BEE CAVE, TEXAS

NOTE:
ALL IRRIGATION PRODUCTS ARE TO BE PURPLE IN COLOR DUE
USING NON-POTABLE WATER AND REQUIRED BY CITY AND STATE
CODES. INSTALL PURPLE HEADS, VALVES, VALVE BOX
COVERS, AND PIPING (MAIN LINE AND LATERALS) AND
GATE VALVES. CHECK VALVES, Y-STRAINER NEED TO BE PAINTED
PURPLE. INSTALL SYSTEM ACCORDING TO ALL STATE, LOCAL,
CODES AND REGULATIONS INCLUDING ANY AND ALL GOVERNING
AUTHORITIES. ALL VALVES TO BE TAGGED WITH A WATER PROOF
TAG AS MANUFACTURED BY CHRISTY STATING "NON - POTABLE
WATER". SEE CHRISTY'S ID.SG9X9121WRW NON-POTABLE SIGNS TO
BE INSTALLED IN EACH OF THE IRRIGATED AREAS. OBTAIN APPROVAL
FROM THE OWNER PRIOR TO INSTALLING SIGNS FOR FINAL
APPROVED LOCATIONS.

IRRIGATION LEGEND

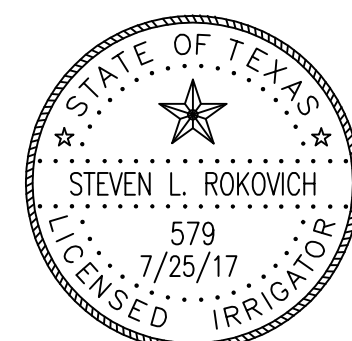
- | | |
|---|---|
|  HUNTER I20 GEAR DRIVEN ROTARY HEAD ON SCH 80 0-RING SWING JOINT
25' QTR - 1.5 SR NOZZLE - 1.5 GPM - 25FT @ 50 PSI
25' HALF - 3.0 SR NOZZLE - 3.0 GPM - 25FT @ 50 PSI
35' HALF - 4.5 LA NOZZLE - 4.4 GPM - 35FT @ 50 PSI
35' QTR - 2.5 STANDARD NOZZLE - 2.5 GPM - 35FT @ 50 PSI |  APOLLO 2" FLANGED DUCTILE IRON 250Y-F Y-STRAINER INSTALLED IN A HIGHLINE JUMBO RECTANGULAR VALVE BOX WITH A 6" GRAVEL SUMP.
 APOLLO 2" CAST IRON BALL VALVE SERIES IBVE-125 INSTALLED IN A HIGHLINE JUMBO VALVE BOX WITH LOCKING PURPLE COVER. MODEL 6020801 - SEE DETAIL. |
|  HUNTER PGJ GEAR DRIVEN ROTARY HEAD ON SCH 80 0-RING SWING JOINT
19' HALF - 1.0 NOZZLE - 1.1 GPM - 19FT @ 50 PSI
22' HALF - 1.5 NOZZLE - 1.7 GPM - 22FT @ 50 PSI
25' HALF - 2.0 NOZZLE - 2.3 GPM - 25FT @ 50 PSI |  CRISPIN COMBINATION AIR RELEASE VALVE MODEL IC10A INSTALLED IN A 12"x18" RECTANGULAR NDS PLASTIC VALVE BOX WITH GRATED LID COVER. SEE DETAIL. |
|  HUNTER I25 GEAR DRIVEN ROTARY HEAD ON SCH 80 0-RING SWING JOINT
41' HALF - 07 HS NOZZLE - 6.9 GPM - 41FT @ 50 PSI |  2" PURPLE SCH 40 SOLVENT WELD PVC PIPE MAIN IRRIGATION LINE W/SCH 40 SOLVENT WELD PVC FITTINGS. MAIN LINE AND WIRES TO BE INSTALLED IN A 3" ENVELOPE OF IMPORTED SAND. |
|  HUNTER ICV SERIES 1 1/2" AUTOMATIC ELECTRIC REMOTE CONTROL VALVE MODEL NO. ICV-151G-FS-R-AS-ADJ INSTALLED IN A HIGHLINE STANDARD RECTANGULAR VALVE BOX WITH 6" GRAVEL SUMP.
INSTALL A SPEARS SCH 80 PVC BALL TXT PRIOR TO EACH REMOTE CONTROL VALVE. SIZE TO BE THE SAME AS THE REMOTE CONTROL VALVE.
INSTALL PRESSURE REGULATOR ACCU-SYNC AND FILTER SENTRY ON EACH VALVE. |  PURPLE SCH 40 PVC LATERAL LINES W/ SCH 40 SOLVENT WELD FITTINGS
 HUNTER ACC-1200 SERIES AUTOMATIC IRRIGATION CONTROLLER. OWNER TO PROVIDE 120V ELECTRICITY TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION INTO CONTROLLER. FINAL LOCATION OF CONTROLLER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SEE NOTE ON PLANS CONCERNING OPERATION OF CONTROLLER AND INSTALLATION REQUIREMENTS. INSTALL ON PUMP CONTROL AND ELECTRICAL RACK NEXT TO WET WELL. |
|  POINT OF CONNECTION TIE ONTO 2" OR 2 1/2" STUBBED OUT PIPE ON THE OUTSIDE OF THE WET WELL PROVIDED BY PUMP CONTRACTOR. | |
|  NIBCO 2" CAST IRON MODEL F960-B SPRING LOADED CHECK VALVE INSTALLED IN A HIGHLINE STANDARD RECTANGULAR VALVE BOX WITH 6" GRAVEL SUMP | |

CONTROLLER & STATION NUMBER
GPM

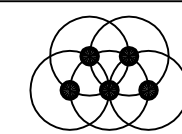
VALVE SIZE

ALL CONTROL WIRE TO BE 14 AWG DIRECT BURIAL SOLID COPPER WIRE. USE WEATHERPROOF CONNECTORS ON ALL CONNECTIONS.

ALL STAKING OF HEADS AND MAIN LINE ROUTINGS ARE TO BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO BEGINNING ANY TRENCHING. THERE IS TO BE NO MECHANICAL TRENCHING UNDER EXISTING TREE CANOPY. MANUAL TRENCHING WILL BE REQUIRED IN THESE AREAS.



A. Puck



"Professional Irrigation Design and Consultation"

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Water Management Design*

STEVEN ROKOVICH
TEXAS IRRIGATORS ADVISORY COUNCIL
LICENSE # 579

3401 NORTHWEST BLVD
GEORGETOWN, TEXAS 78628
(512) 930-4666 PHONE/FAX

THESE PLANS ARE
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AUTHORITY OF
SUMITA KADARYA, P.E.,
TBPE#120590
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO
BE USED FOR
CONSTRUCTION PRIOR TO
APPROVAL BY
THE CITY OF BEE CAVE.

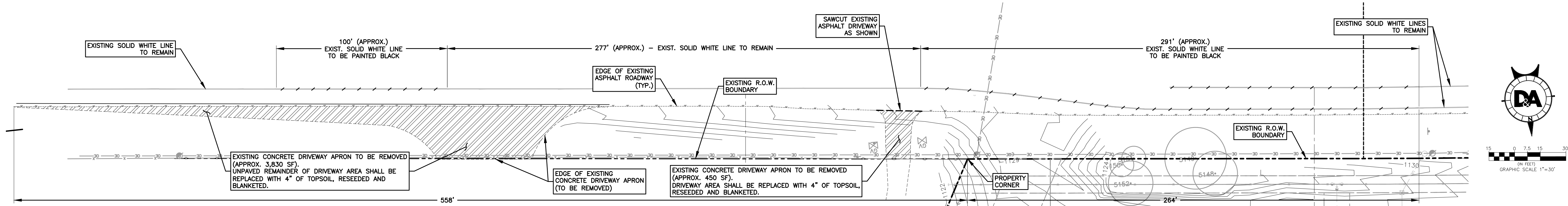
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Drawn:	SLR
Reviewed:	SLR,BG
Date:	7-25-2017

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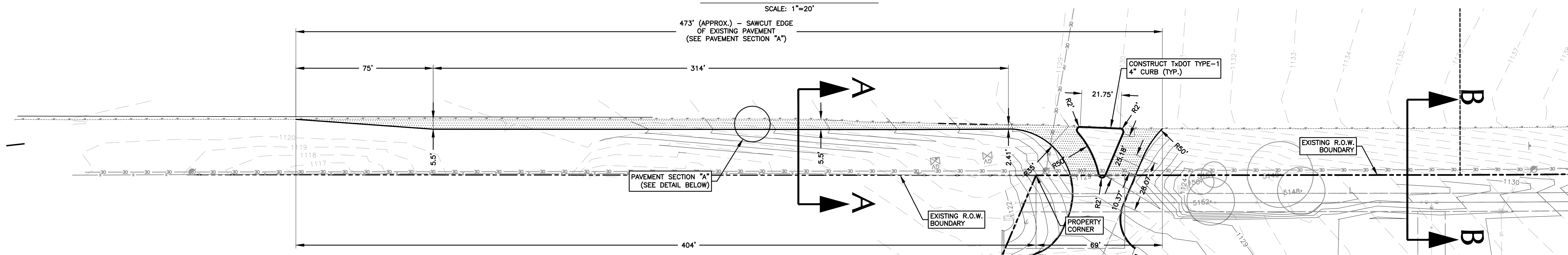
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1193-002

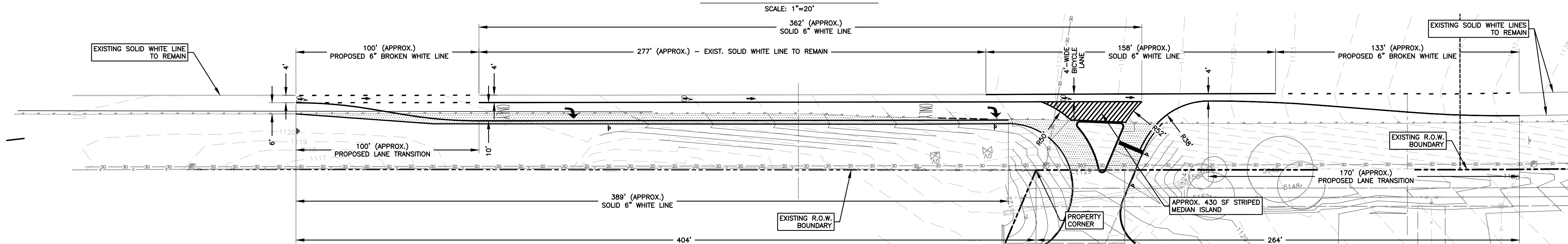
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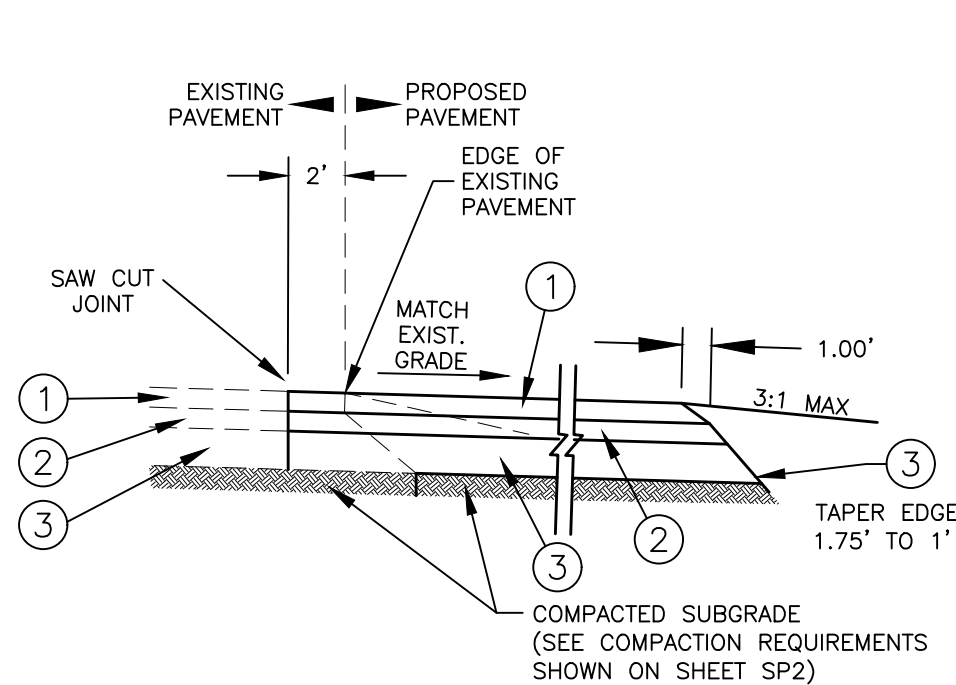
EXISTING PAVING & STRIPING DEMOLITION PLAN



PROPOSED PAVING PLAN



PROPOSED STRIPING & SIGNAGE PLAN

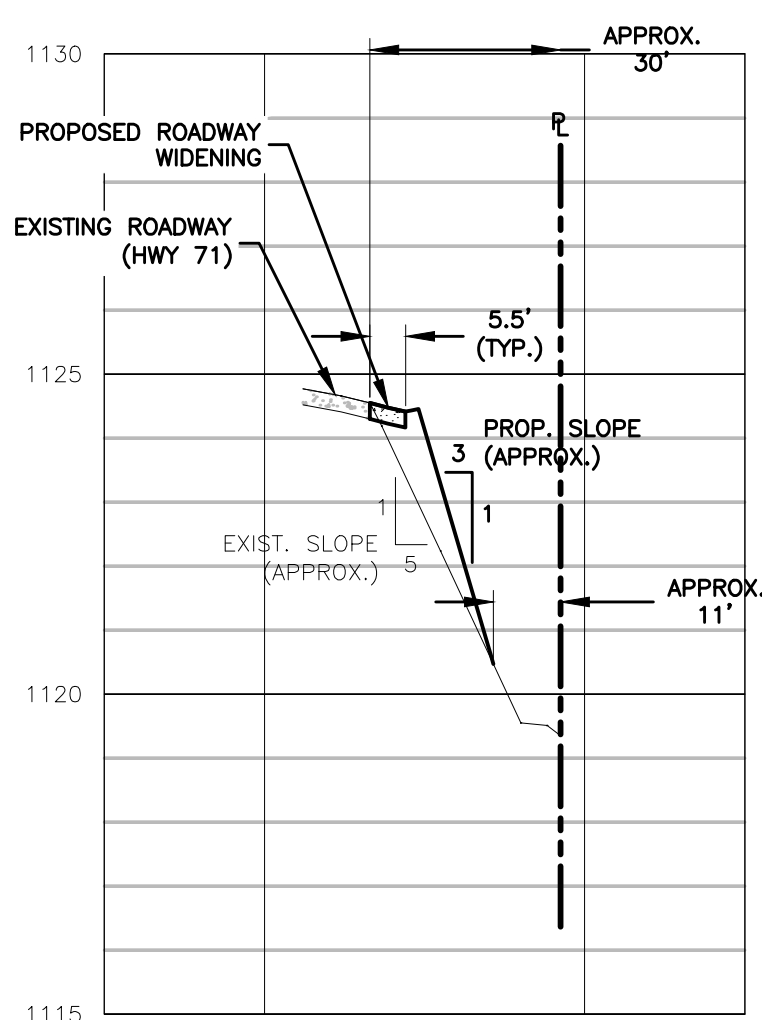


EXISTING PAVEMENT LEGEND	PROP. PAVEMENT LEGEND
① 2" ACP TY-C SURFACE (APPROX.)	① 2" ACP TY-C SURFACE
② 2" ACP TY-C (APPROX.)	② 2" ACP TY-C
③ 12" FLEX BASE (APPROX.)	③ 12" FLEX BASE

PAVEMENT SECTION "A"

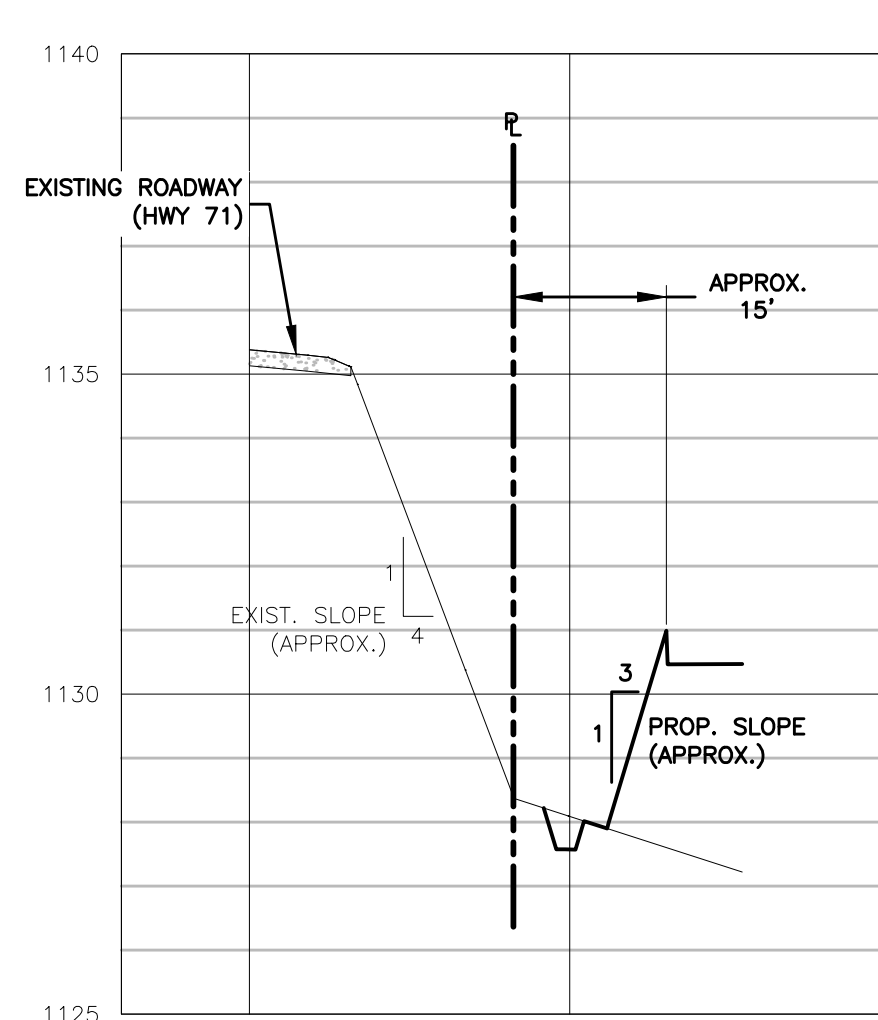
NOT TO SCALE

NOTE: PAVEMENT AND BASE SECTIONS ARE TO MATCH EXISTING THICKNESS



SECTION A-A

SCALE: 1"=20' HORIZ.
1"=2' VERT.



SECTION B-B

SCALE: 1"=20' HORIZ.
1"=2' VERT.

GENERAL NOTES:

1. REFER TO SHEETS DT7-D19 FOR TXDOT DETAILS.
2. DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE REVEGETATED WITH GRASS SEED AND BLANKET PER TXDOT STANDARDS, ALTERNATIVE FORMS OF LANDSCAPING (OTHER THAN GRASS) MUST BE APPROVED BY TXDOT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL CONTACT BRAD PHIPPS AT 512-288-4761 TWO WEEKDAYS PRIOR TO:
A. HOLDING A PRECONSTRUCTION MEETING;
B. BEGINNING WORK IN THE RIGHT OF WAY;
C. PLACEMENT OF FLEX BASE OR TYPE B HOTMIX ON SUBGRADE;
D. PLACEMENT OF SURFACE HOTMIX COURSE;
E. LAYOUT OF PAVEMENT MARKINGS;
F. PLACING TOPSOIL/SEEDING; AND
G. SETTING UP AN APPROVED LANE CLOSURE.
H. HAVE COPIES OF TXDOT DRIVEWAY PERMITS AND UTILITY PERMITS BEFORE MAKING THIS CALL.
4. CONSTRUCTION WORK WITHIN THE STATE'S RIGHT OF WAY MAY BE SCHEDULED FOR MONDAY THROUGH FRIDAY DURING DAYLIGHT HOURS ONLY, UNLESS A LANE CLOSURE IS REQUIRED.
5. LANE CLOSURES MUST BE APPROVED BY THE AREA ENGINEER. DAYTIME LANE CLOSURES WHEN ALLOWED WILL BE FROM 9 AM TO 4 PM MONDAY THROUGH FRIDAY. THE AREA ENGINEER MAY REQUIRE NIGHT TIME CLOSURES ONLY. NIGHTTIME LANE CLOSURES WHEN ALLOWED WILL BE FROM 8 PM TO 5 AM SUNDAY NIGHT THROUGH FRIDAY MORNING. TO REQUEST A LANE CLOSURE CONTACT BRAD PHIPPS BEFORE 11 AM AT LEAST TWO BUSINESS DAYS IN ADVANCE OF THE LANE CLOSURE.
6. LANE CLOSURES ARE NOT ALLOWED IF PAVEMENT IS WET OR ICY.
7. TXDOT STANDARD TRAFFIC CONTROL PLANS ARE INCLUDED IN THIS PLAN SET. ALL TRAFFIC CONTROL MEASURES MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
8. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE, THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.

TXDOT CONSTRUCTION NOTES (cont.)

9. NO MATERIALS, VEHICLES, OR EQUIPMENT SHALL BE PLACED OR STORED WITHIN TXDOT RIGHT-OF-WAY.
10. A FULL DEPTH SAW CUT ALONG THE EDGE OF PAVEMENT IS REQUIRED WHEN MAKING THE ACCESS DRIVEWAY CONNECTION TO THE TXDOT ROADWAYS.
11. PULL BACK TOPSOIL AND SAVE; REPLACE ANY LOST OR SPOILED WITH 4 INCHES TOPSOIL (NOT SANDY LOAM) ON DISTURBED OR NEW SLOPES, RESEED AND BLANKET PER STANDARD SPECIFICATIONS;
12. PLACE GRADE SEED AND MAT TOPSOIL PRIOR TO PLACING FINAL COURSE OF HOTMIX;
13. CONTRACTOR SHALL PROVIDE A 3:1 SAFETY WEDGE FOR EDGE OF PAVEMENT DROP-OFFS 2 INCHES OR MORE LEFT OPEN OVERNIGHT.
14. ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO ANY DRILLING, TRENCHING, OR DIGGING IN THE RIGHT OF WAY.
15. ALL UTILITY PITS OPENED WITHIN THE HORIZONTAL CLEAR ZONE (30' FROM TRAVEL LANE) SHALL BE PROPERLY PROTECTED, IN COMPLIANCE WITH NATIONAL COOPERATIVE HIGHWAY RESEARCH PROJECT REPORT 350, WITH CONCRETE TRAFFIC BARRIERS, METAL GUARD FENCING, APPROPRIATE END TREATMENTS, OR OTHER APPROPRIATE DEVICES AS APPROVED BY TXDOT.
16. PAVEMENT MARKINGS SHALL BE TYPE 1, 90 MIL THICKNESS.
17. REMOVAL OF PAVEMENT MARKINGS SHALL BE PER 677.4.4 'MECHANICAL METHOD'. AFTER REMOVAL COVER MARKING AREA WITH BLACK THERMO.
18. CONTRACTOR MUST HAVE COPIES OF TXDOT DRIVEWAY PERMITS AND UTILITY PERMITS BEFORE WORKING IN THE RIGHT OF WAY.

FALCONHEAD AT VAIL DIVIDE
COMMERCIAL SUBDIVISION
BEE CAVE, TEXAS



Designed: BG
Drawn: BG
Reviewed: SK
Date: 11-17-2017
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TL1
19 OF 45
Project No:
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TXDOT TURN LANE PLAN