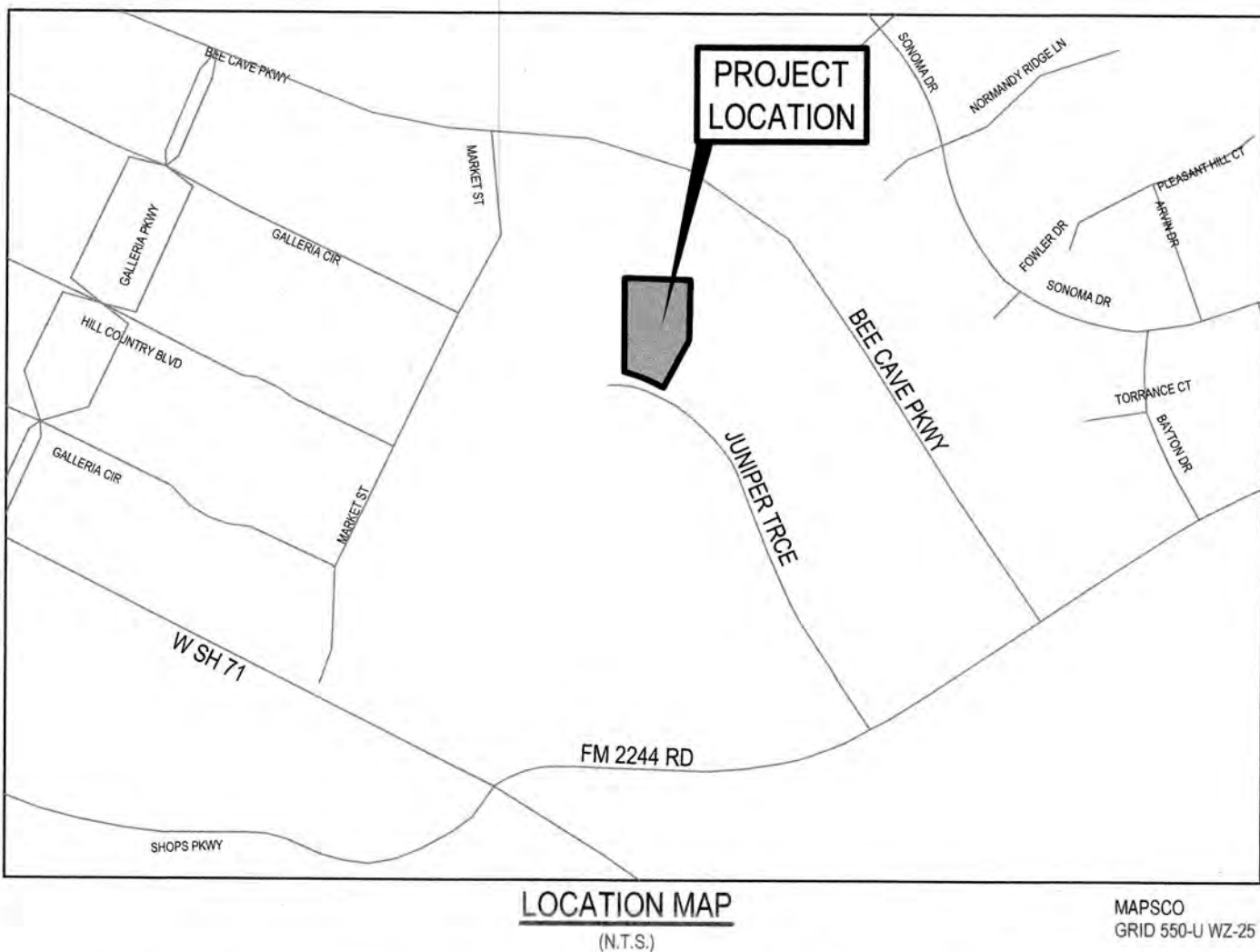


JUNIPER TRACE OFFICE
SITE & NPS POLLUTION CONTROL PLAN
3805 JUNIPER TRACE

BEE CAVE, TEXAS 78738

NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF BEE CAVE MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
4. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BEE CAVE AND IS SUBJECT TO THE TERMS OF ORDINANCE NO. 89-11 AND 90-1.
6. WATER AND WASTEWATER WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0420H EFFECTIVE DATE SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
8. CITY OF BEE CAVE REQUIRES A NPS PERMIT PRIOR TO CONSTRUCTION.
9. THE "OWNER OR HIS ASSIGNS" WILL BE RESPONSIBLE FOR MAINTENANCE OF THE WATER QUALITY CONTROLS.
10. WTCPUA DOES NOT GUARANTEE FIRE FLOW.
11. A WTC PUA REPRESENTATIVE MUST BE PRESENT AT TIME OF CONNECTION TO THE EXISTING SYSTEM.
12. ALL WATER AND WASTEWATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS AND WITH MATERIALS FROM THE APPROVED CITY OF AUSTIN STANDARD PRODUCT LIST.
13. WATER QUALITY FACILITIES ARE SUBJECT TO A RECORDED MAINTENANCE PLAN.
14. SEPARATE PERMITS ARE REQUIRED FOR BUILDING AND SIGNAGE FROM CITY OF BEE CAVE.



SUBMITTAL DATE: FEBRUARY 5, 2017
UPDATE 1: OCTOBER 13, 2017
UPDATE 2: DECEMBER 19, 2017
UPDATE 3: JANUARY 2, 2018

SUBMITTED FOR APPROVAL BY:
MURFEE ENGINEERING COMPANY

James F. Scaief 10/11/17
REGISTERED PROFESSIONAL ENGINEER DATE



CITY OF BEE CAVE CITY COUNCIL APPROVAL DATE

CITY OF BEE CAVE APPROVAL DATE

17-422
CITY OF BEE CAVE PERMIT NO. DATE

John Tera 11/14/17
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6 DATE

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY DATE

11000559
TCEQ PROGRAM ID NO.

OWNER: DKSmertlin, LLC
9509 MURMURING CREEK DR.
AUSTIN, TEXAS 78738
CONTACT PERSON: KEITH SCHOENFELT
PHONE # (512) 328-4151

ENGINEER: MURFEE ENGINEERING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. S. BLDG. D, STE. 110
AUSTIN, TEXAS 78746
PHONE # (512) 327-9204
FAX # (512) 327-2947

ARCHITECT: CORNERSTONE ARCHITECTS
7000 BEE CAVES RD., STE. 200
AUSTIN, TEXAS 78746
PHONE # (512) 329-0007

LANDSCAPE: SCHOENFELT ENGINEERING, INC.
11701 BEE CAVES RD., STE. 230
AUSTIN, TEXAS 78738
PHONE # (512) 626-3504

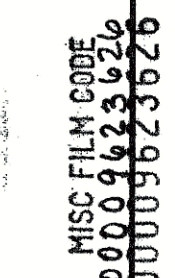
SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
PHONE # (512) 249-8149
FAX # (512) 331-5217

LEGAL DESCRIPTION:
BEE CAVE PLAZA, SECTION ONE, LOT 1
VOL 97, PAGE 106 & 107 O.P.R.T.C.T.

TOTAL SITE ACREAGE
1.0 ACRE

SHEET No.	DESCRIPTION
1	TITLE PAGE
2	FINAL PLAT
3	GENERAL NOTES
4	EXISTING & PROPOSED SITE PLAN & SLOPE MAP
5	DRAINAGE AREA MAP, EROSION SEDIMENTATION CONTROL & TREE PROTECTION PLAN
6	WATER QUALITY & DRAINAGE CALCULATIONS, & DETAILS
7	SITE PLAN: GRADING & STORM SEWER PLAN
8	WATER QUALITY & DETENTION PLAN & SECTIONS
9	WATER & WASTEWATER PLAN
10	DETAILS
11	WATER AND WASTEWATER DETAILS
12	S1 1: SITE STRUCTURES STRUCTURAL GENERAL NOTES
13	S2-1: OVERALL SITE PLAN
14	S2-2: PARKING LOT SECTIONS AND DETAILS
15	S3-1: WATER QUALITY POND PLAN AND TYPICAL DETAILS
16	S3-2: WATER QUALITY POND PLANS AND SECTIONS
17	S3-3: WATER QUALITY POND SECTIONS AND DETAILS
18	S3-4: WATER QUALITY POND SECTIONS AND DETAILS
19	LANDSCAPE AND IRRIGATION PLAN
20	BUILDING DESIGN ELEMENTS
21	DUMPSTER DETAILS
22	TRAFFIC CONTROL PLAN
23	SITE PHOTOMETRIC PLAN

NO.	REVISION DESCRIPTION	REVISED BY (VOR ID)	DATE	TOTAL # SHEETS IN PLAN SET	NET CHANGE (SHEETS CHG. R.)	TOTAL SITE IMP. COVER (% T)	CITY OF BEE CAVE APPROVAL DATE	DATE RANGED

[illegible]

1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISIONS CONTAINED IN MINUTE ORDER 8898, TRAVIS COUNTY COMMISSIONERS COURT, TRAVIS COUNTY, TEXAS.
2. ALL STREET SIGNS REQUIRED BY THE VILLAGE OF BEE CAVE SHALL BE SUBMITTED TO THE SUBDIVISION/OWNER AND AT THE EXPENSE OF THE SUBDIVISION/OWNER.
3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE ON THE LAND, A COMMUNITY SOURCE OR A PUBLIC UTILITY SOURCE IN ACCORDANCE WITH THE TEXAS WATER COMMISSION, AND WHICH IS APPROVED BY THE TEXAS WATER COMMISSION.
4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL INSPECTION AND APPROVAL BY THE DESIGNATED VILLAGE OF BEE CAVE OFFICIALS OF THE WASTE DISPOSAL SYSTEM, INSTALLED IN ACCORDANCE WITH THE TEXAS WATER COMMISSION, AND THE BEE CAVE ORDINANCE NO. 88-08-08, GOVERNING SEPTIC SYSTEMS, OR CONNECTION TO A PUBLIC SEWER SYSTEM.
5. NO PORTION OF THE TRACT SHOWN HEREIN LIES WITHIN THE 100 YEAR FLOOD PLAIN OF THE 500 YEAR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY AND INCORPORATED AREAS PREPARED BY THE TEXAS WATER COMMISSION, MAP NUMBER 445503028P-E, EFFECTIVE DATE JUNE 16, 1983.
6. ALL DRAINAGE EASEMENTS ON THIS PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
7. DEVELOPMENT OF THE PROPERTY SHALL NOT BE STARTED UNTIL A SITE PLAN AND NON-POINT POLLUTION CONTROL PLAN, AS REQUIRED BY THE VILLAGE OF BEE CAVE, 89-11 AND NO. 89-11, HAVE BEEN APPROVED BY THE VILLAGE OF BEE CAVE.
8. THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE VILLAGE OF BEE CAVE, TRAVIS COUNTY, TEXAS.
9. THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD.
10. ALL EASEMENTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF BEE CAVE, TEXAS WATER COMMISSION.
11. A DRIVEWAY ONTO R.M. 2244 FROM THE 1.00 ACRE LOT 2 IS PROHIBITED.
12. THE PROPOSED UPRIGHT TRACT IS PLANNED TO EXTEND TO F.M. 820 FROM R.M. 2244 TO THE WEST BOUNDARY OF THIS ORIGINAL 23.109 ACRE TRACT. THE PROPOSED UPRIGHT TRACT EXTENSION IS COUNDED FROM THE WEST BOUNDARY OF THE WEST BOUNDARY OF THIS ORIGINAL 23.109 ACRE TRACT TO THE WEST BOUNDARY OF THIS ORIGINAL 23.109 ACRE TRACT. THE SUBDIVISION OF THIS ORIGINAL 23.109 ACRE TRACT SHALL NOT BE BOUNDARY IF SAID UPRIGHT TRACT EXTENSION FROM F.M. 820 HAS NOT BE PLANNED WITHIN 6 MONTHS OR CONSTRUCTED WITHIN 24 MONTHS FROM THE DATE OF APPROVAL OF THIS INSTRUMENT.

STATE OF TEXAS }
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY OF JUNE, 1984,
APPEARED L. STEWART, KNOWN TO BE THE PERSON WHOSE NAME IS
HEREIN SET FORTH, AND NORA J. KILLICK, KNOWN TO BE THE PERSON
WHOSE NAME IS HEREIN SET FORTH, BOTH OF WHOM ARE PERSONS
WHO ARE RESIDENTS OF THE COUNTY OF TARRANT, STATE OF TEXAS,
AND WHOSE NAMES ARE SET FORTH IN THE PUBLIC RECORDS OF THE
COUNTY OF TARRANT, STATE OF TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF JUNE, 1984.

NORAH KILLICK
County Clerk of Tarrant
My Comm. Expires July 14, 1989

NOTARY PUBLIC IN AND FOR TARRANT
COUNTY, THE STATE OF TEXAS

PRINTED NAME: Nora J. Killick
MY COMMISSION 7-14-99
EXPIRES

STATE OF TEXAS }
COUNTY OF TARRANT

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND
CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF
THE GROUND UNDER MY SUPERVISION.

Patrick A. Smith
PATRICK A. SMITH
REGISTERED PROFESSIONAL LAND
SURVEYOR, TEXAS NO. 4280

STATE OF TEXAS }
COUNTY OF TARRANT

THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, LICENSED
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND
CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND IT MEETS THE
REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE VILLAGE OF BEE CREEK,
TARRANT COUNTY, TEXAS, AND THAT THE PLAT IS IN ACCORDANCE WITH THE
HEREIN AND DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAPS, SHALL BE CONTAINED IN THE PLAT
BOOK OF RECORD.

Richard J. Wheeler
RICHARD J. WHEELER
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 45033

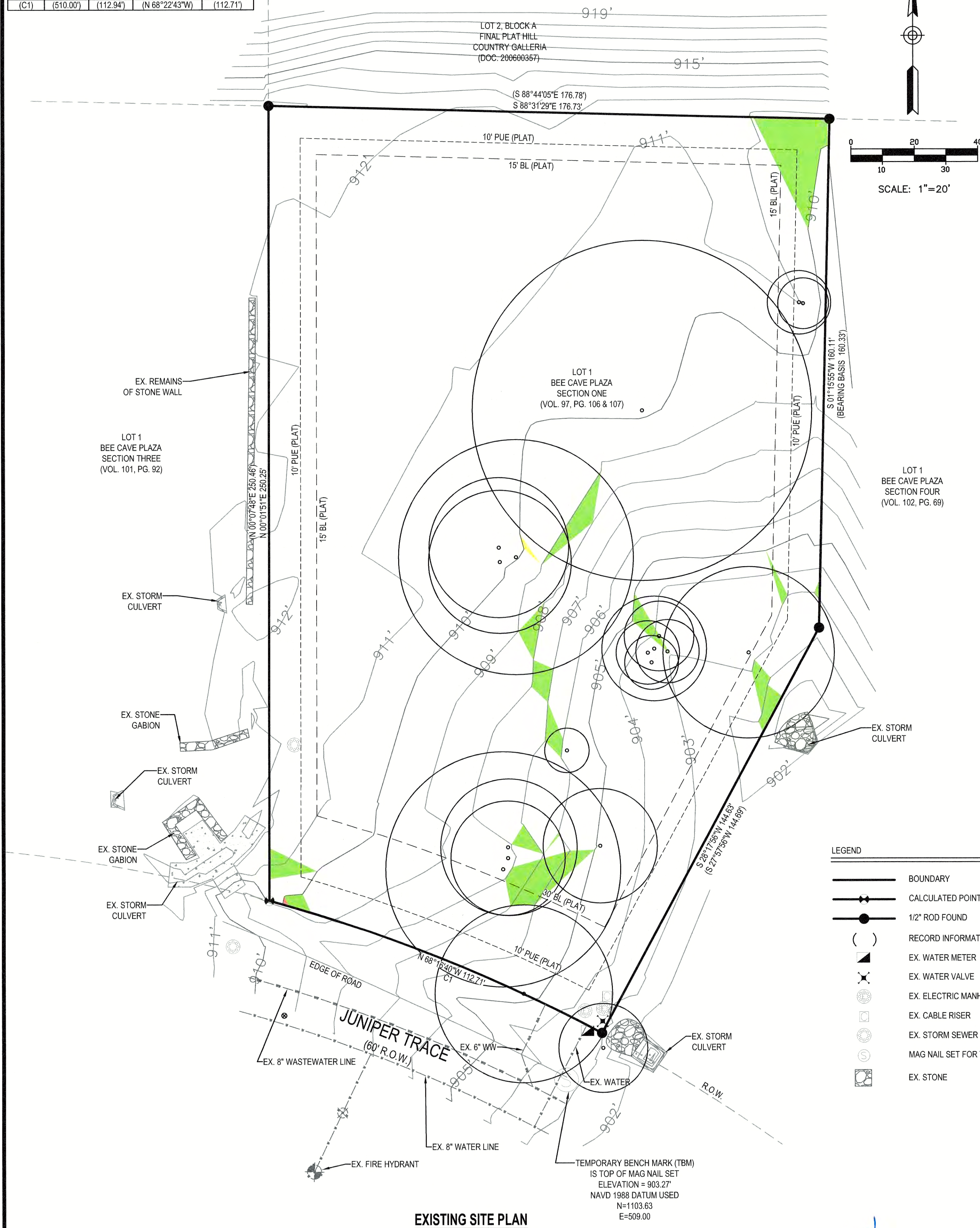
THE UNDERSIGNED, MAYOR OF THE VILLAGE OF BEE CREEK, TEXAS, DO HEREBY

BEE CAVE PLAZA SECTION ONE A 5.30 ACRE SUBDIVISION SITUATED IN THE JAMES SMISHER SURVEY NO. 152 VILLAGE OF BEE CAVE, TRAVIS COUNTY, TEXAS		SHEET 2 OF 2
Book 1-100 Date 03/29/94 Page 248 Book 933	Drawn by P.A.B. File 25-1023.000 Recorded by Recorded by Project No. 220-2416	

	INTERSTATE SURVEYING, INC. Professional Surveying & Mapping Services		Scale: 1"=100' Date: 06/23/98	SHEET 2 OF 2
	3530 Bee Cave Road, #202 (112) Austin, Texas 78746	359-5716 FAX 359-5576	Drawn by: P.A.S. P/A: 22-SP-UDW Approved by: P.A.S. Project No.: 029-15.16	Dike: 248 Book: 003

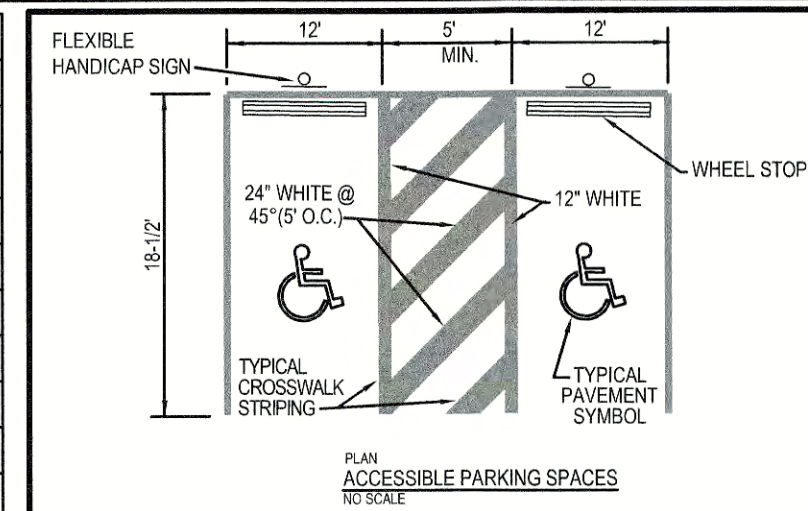
SHEET NO.	2	
OF	22	SHEETS
FILE: O:\16\009\10\PERMIT PLANS\02-PLAT.dwg		
JOB NO.	16.009.10	

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	510.00'	112.94'	N 68°16'40"W	112.71'
(C1)	(510.00')	(112.94')	(N 68°22'43"W)	(112.71')



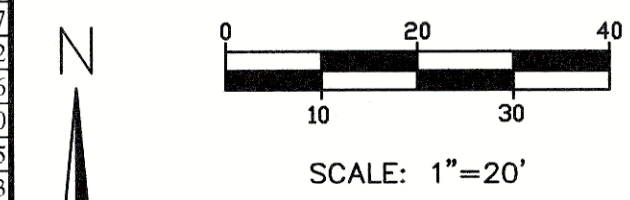
TREE LIST	
R REMOVE:	5 TREES
P PROTECT:	14 TREES
P 212	21.5' LIVE OAK (P)
P 213	18' LIVE OAK
P 214	37' LIVE OAK (M) (H)
P 215	28' LIVE OAK (M) (H)
P 216	14' LIVE OAK
P 217	18' LIVE OAK
P 221	27' LIVE OAK (M) (H)
P 222	11' LIVE OAK
P 223	10' LIVE OAK
P 224	16.5' LIVE OAK (M)
P 225	10' LIVE OAK
P 226	8.5' LIVE OAK
R 227	7' CEDAR ELM
R 240	53.5' LIVE OAK (M) (H)
P 247	10' HACKBERRY
P 248	8' HACKBERRY
R 293	37.5' LIVE OAK (H) (M)
R 294	22.5' LIVE OAK (P)
R 295	22' LIVE OAK (P) (M)
(H)	HERITAGE TREE
(P)	PROTECTED TREE
(M)	MULTI-STEM TREE

	CALIPER INCHES
TREES TO BE SAVED:	237.5
TREES TO BE REMOVED:	142.5

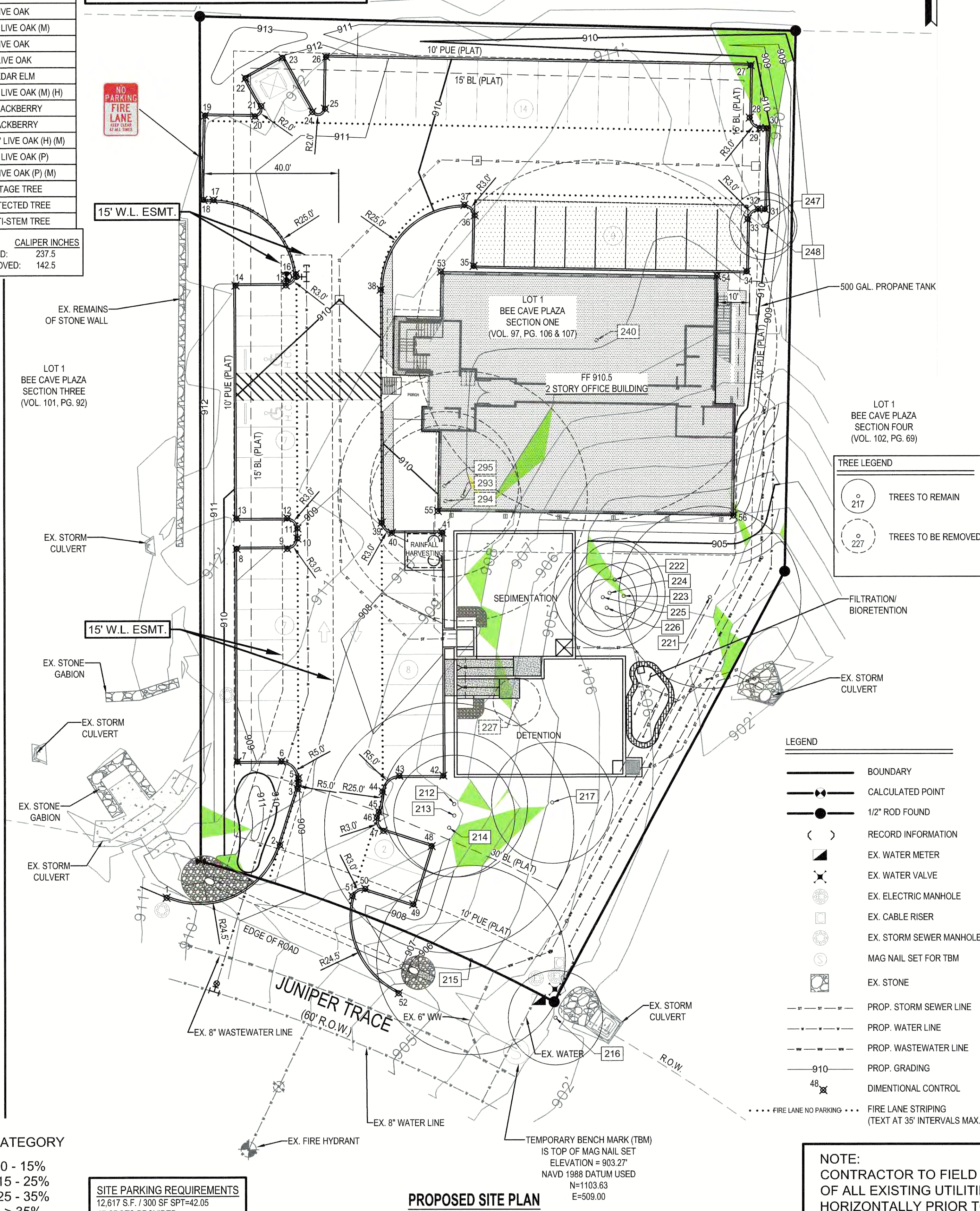


BUILDING SPECIFICS
FOOTPRINT: 6,527 S.F.
GROSS FLOOR AREA: 12,342 S.F.
HEIGHT: 33'-5"
FINISHED FLOOR: 910.5

IMPERVIOUS COVER SUMMARY	
BUILDING	6,527
PARKING	18,052
SIDEWALK	476
POND (WALLS AND RIPRAP)	570
TOTAL (SF)	25,625
TOTAL (AC)	0.5883
	58.8%



	Point Table		
	Point #	Northing	Easting
	1	1149.35	405.37
	2	1164.80	438.93
	3	1181.44	444.22
	4	1182.96	444.46
	5	1184.68	444.45
	6	1189.66	439.44
	7	1189.63	426.44
	8	1252.63	426.30
	9	1252.67	441.30
	10	1255.67	444.29
	11	1258.67	444.29
	12	1261.67	441.28
	13	1261.63	426.28
	14	1330.63	426.12
	15	1330.66	440.96
	16	1334.03	443.94
	17	1355.98	419.65
	18	1356.04	416.64
	19	1381.02	417.17
	20	1380.71	431.95
	21	1383.68	433.75
	22	1392.04	429.15
	23	1398.06	440.11
	24	1381.98	448.94
	25	1382.91	452.69
	26	1398.27	453.02
	27	1395.62	578.98
	28	1380.13	578.66
	29	1377.06	581.59
	30	1377.02	583.59
	31	1353.03	583.09
	32	1353.07	581.09
	33	1350.13	578.03
	34	1334.64	577.70
	35	1336.34	496.72
	36	1351.33	497.04
	37	1354.39	494.03
	38	1329.34	469.12
	39	1260.33	469.28
	40	1257.33	472.29
	41	1257.37	487.29
	42	1185.37	487.45
	43	1185.34	474.39
	44	1180.65	469.41
	45	1174.61	468.28
	46	1172.77	467.70
	47	1169.00	469.65
	48	1164.46	483.94
	49	1147.31	478.49
	50	1151.84	464.24
	51	1149.71	460.42
	52	1120.96	474.08
	53	1334.73	487.01
	54	1333.30	568.90
	55	1263.78	485.94
	56	1262.24	573.68



NOTE:
CONTRACTOR TO FIELD VERIFY LOCATIONS
OF ALL EXISTING UTILITIES VERTICALLY AND
HORIZONTALLY PRIOR TO CONSTRUCTION.

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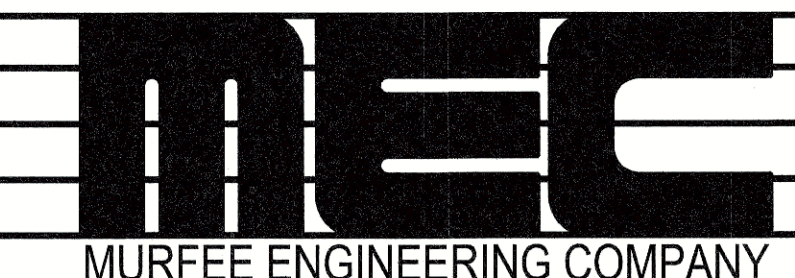
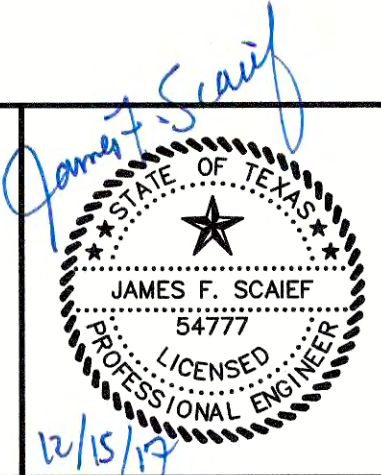
DESIGNED BY: JFS

DRAWN BY: RC/SAC

CHECKED BY: JFS

APPROVED BY: JFS

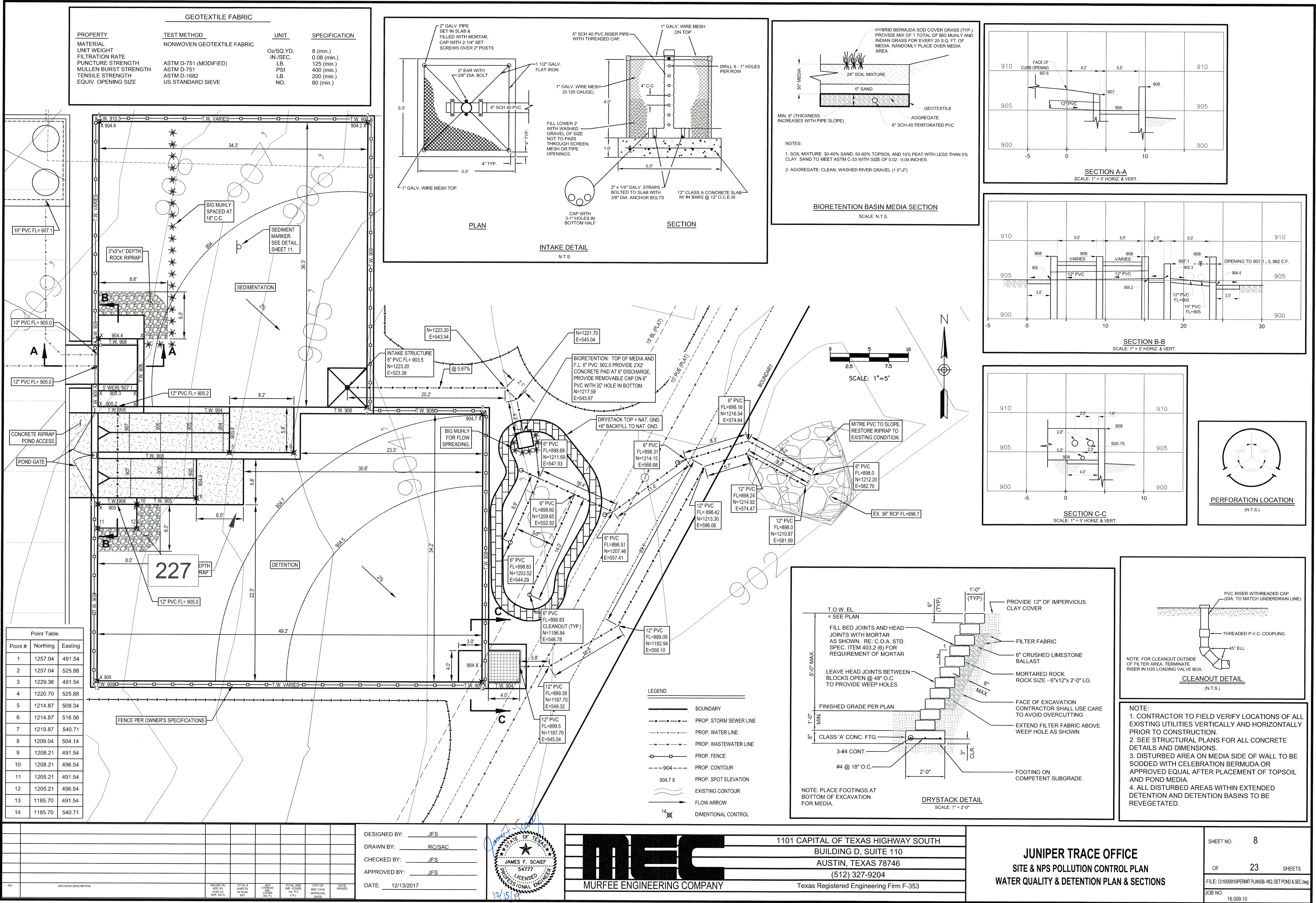
DATE: 12/14/2017



1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-9204
Texas Registered Engineering Firm F-353

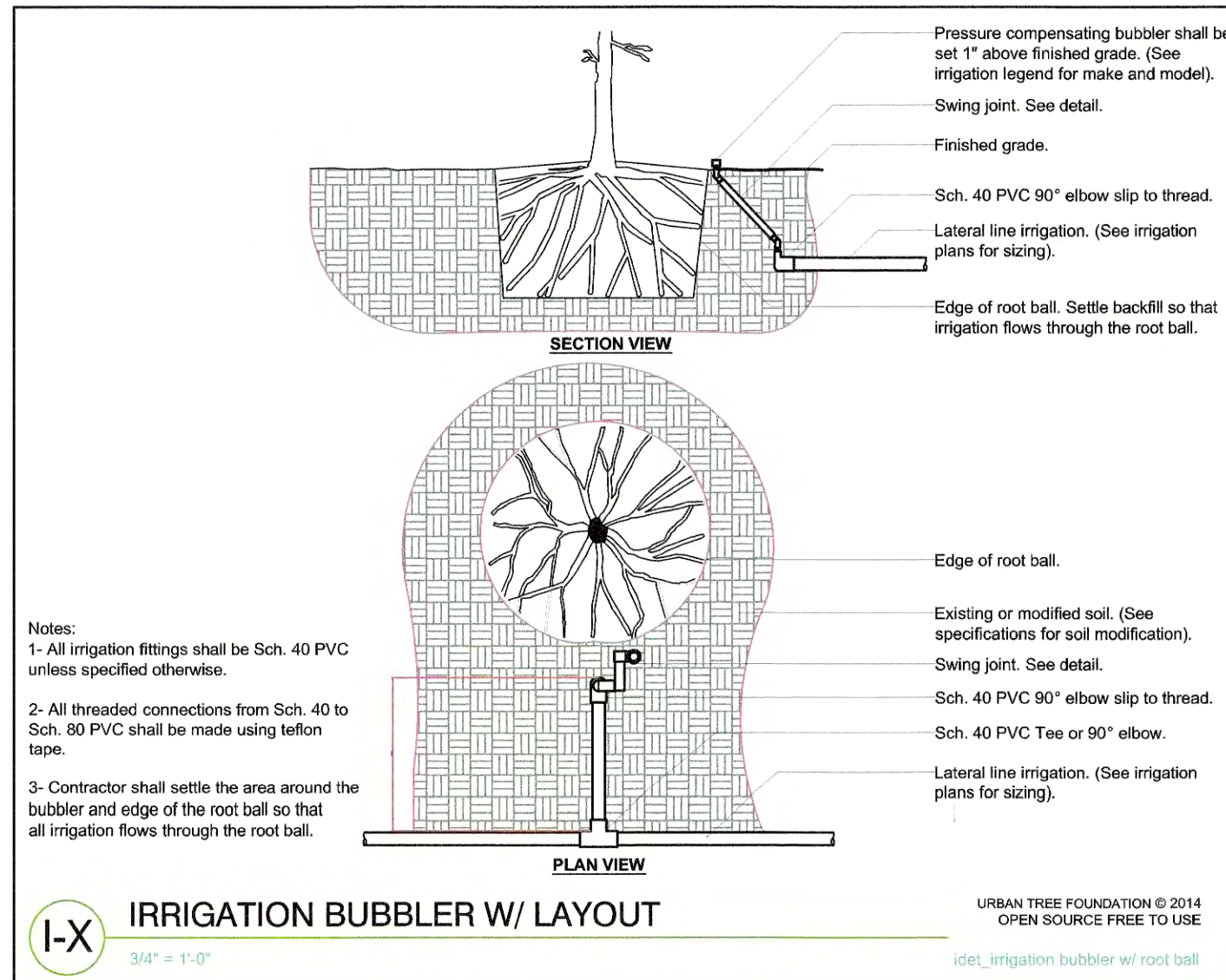
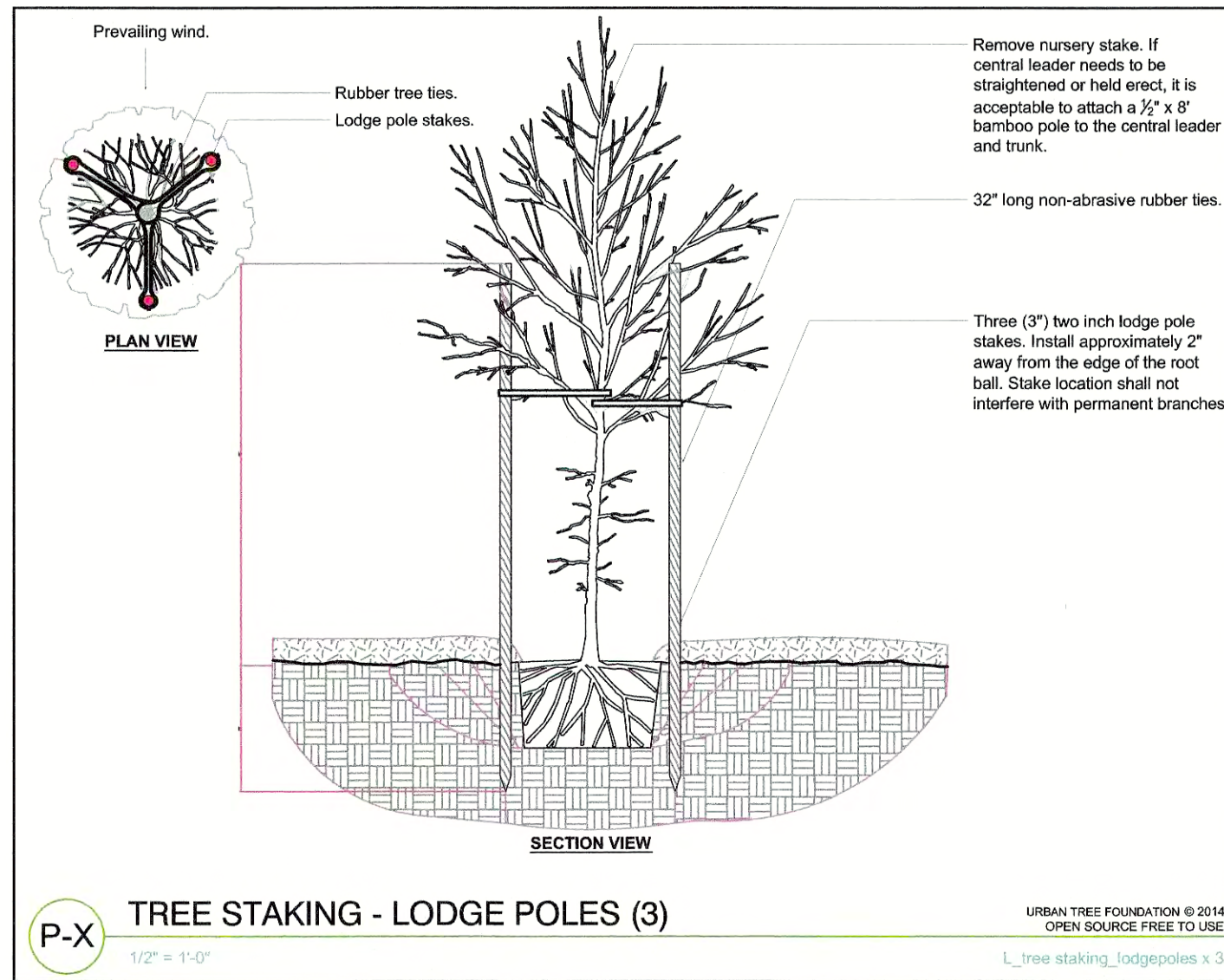
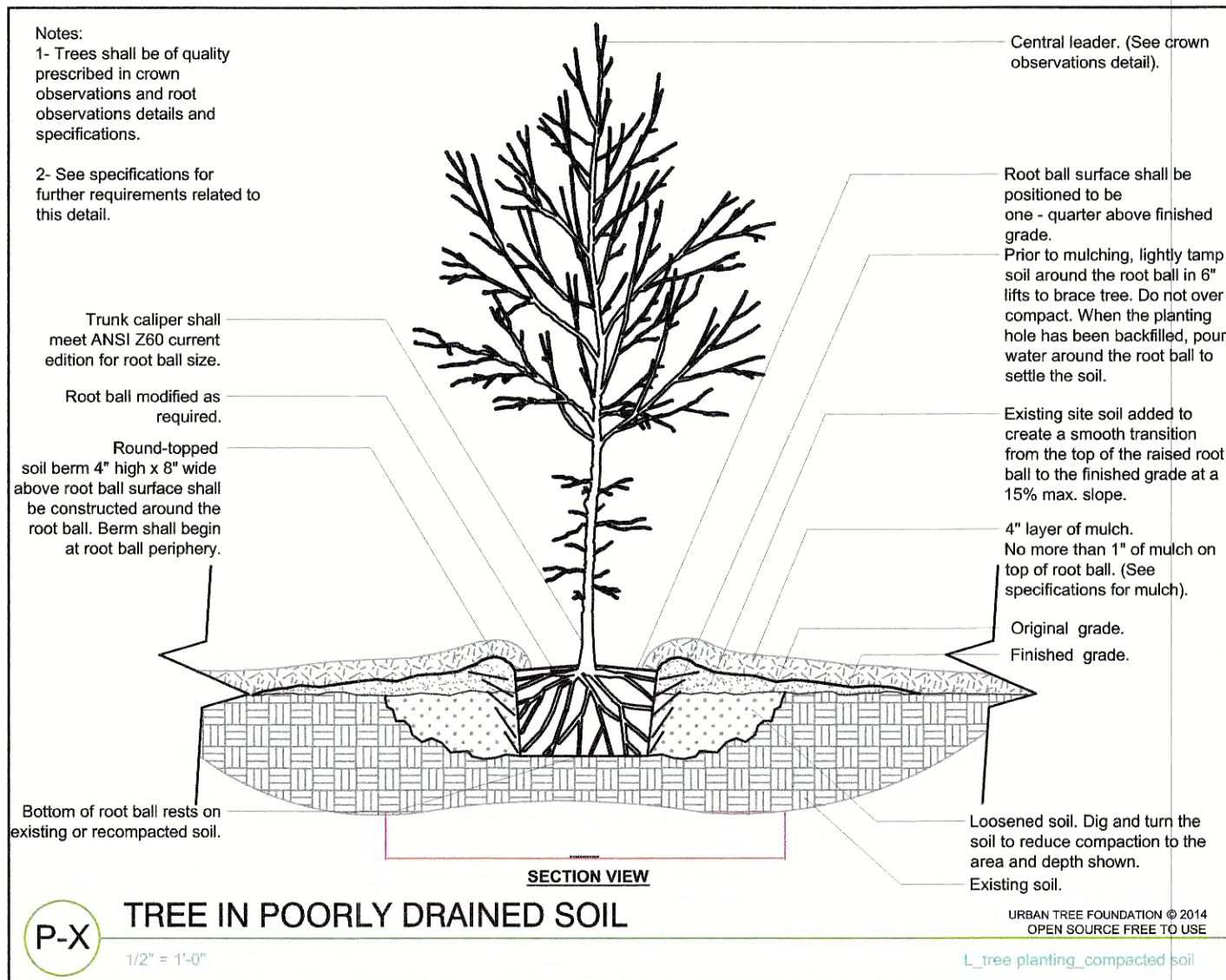
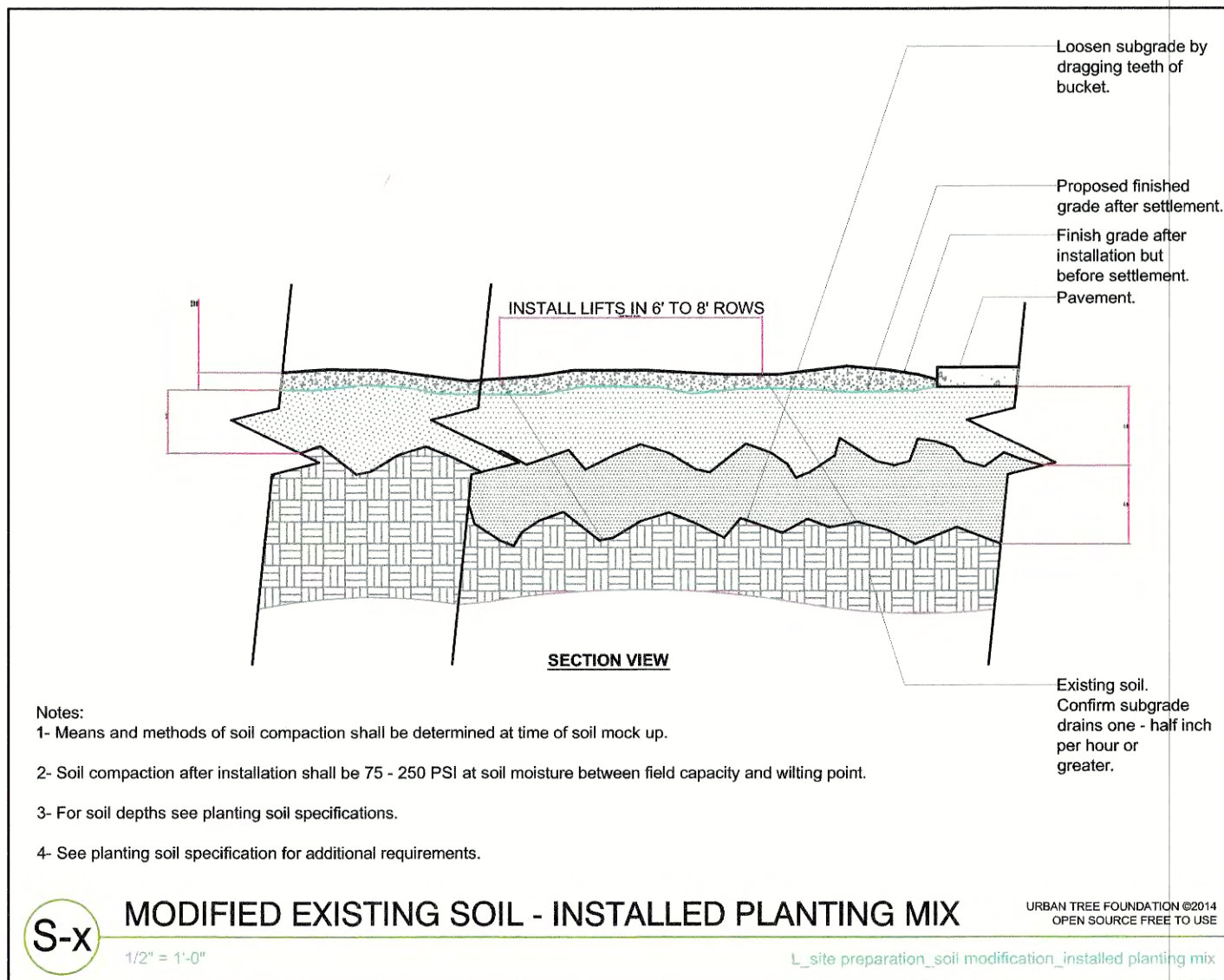
JUNIPER TRACE OFFICE
SITE & NPS POLLUTION CONTROL PLAN
EXISTING & PROPOSED SITE PLAN & SLOPE MAP

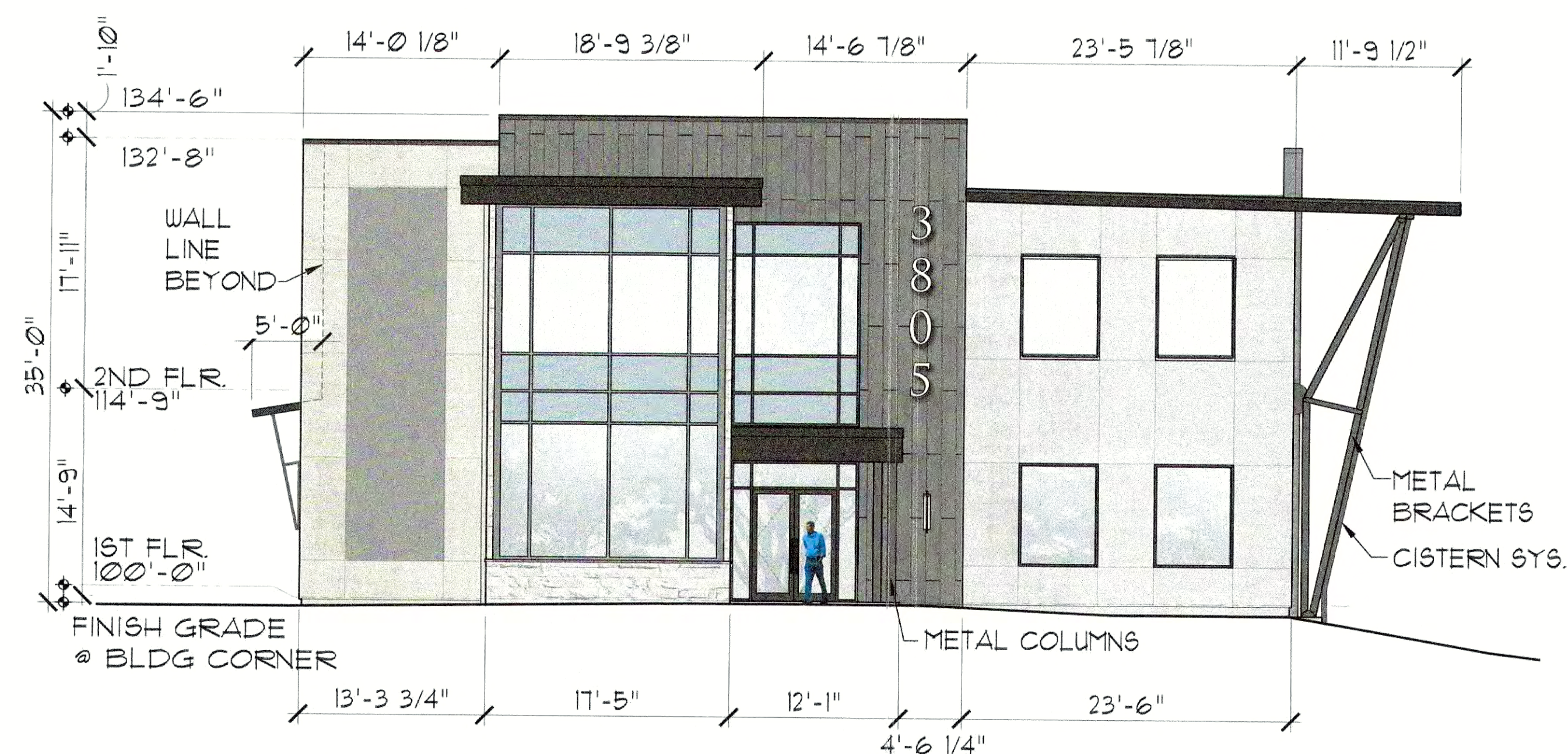
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OF	23	SHEETS
FILE: 01600910/PERMIT PLANS4- EX & PROP SITE & SLOPE MAP.d		
JOB NO.	16.009.10	



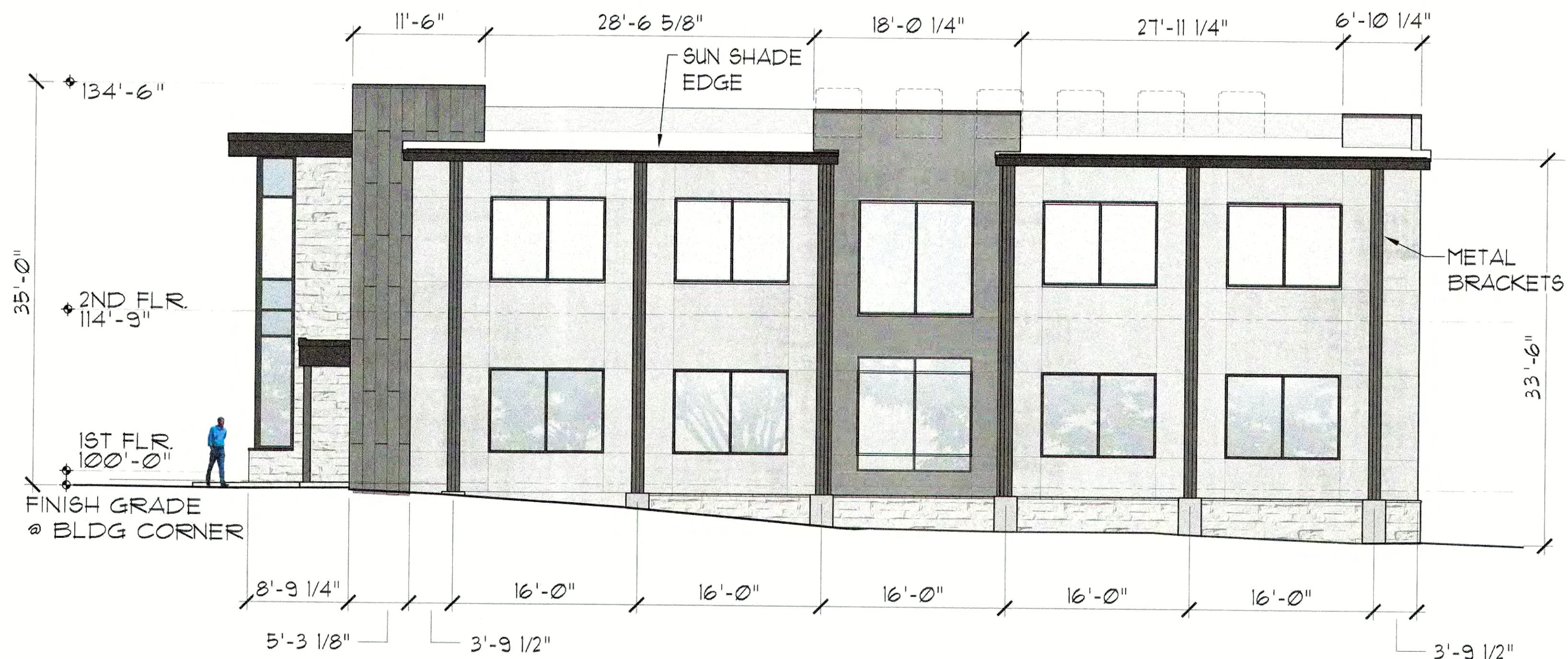
IRRIGATION LIST AND SPECIFICATIONS			
ZONE	TYPE	GPM	SPECIFICATION
ZONE B1	ADJUSTABLE FLOOD BUBBLER	VARIABLE (<2.0 GPM)	HUNTER COMMERCIAL
ZONE D1	DRIP IRRIGATION	0.85 GPH/FT.	HUNTER COMMERCIAL
ZONE D2	DRIP IRRIGATION	0.85 GPH/FT.	HUNTER COMMERCIAL
ZONE B2	ADJUSTABLE FLOOD BUBBLER	VARIABLE (<2.0 GPM)	HUNTER COMMERCIAL
ZONE SG1	NOZZLES	PRECISION DISTRIBUTION CONTROL ADJUSTABLE NOZZLES 0.78 GPM/NOZZLE	HUNTER COMMERCIAL
ZONE SG2	POP-UP SPRAY	HUNTER PROS-96-SI-PR30 ADJUSTABLE NOZZLES MAX 2.0 GPM/NOZZLE	HUNTER COMMERCIAL
ZONE S1	POP-UP SPRAY	PRECISION DISTRIBUTION CONTROL ADJUSTABLE NOZZLES 0.78 GPM/NOZZLE	HUNTER COMMERCIAL

LEGEND	
SG2	ZONE NAME
●	HEAD (SPRAY OR BUBBLE)
()	RECORD INFORMATION
■	WATER METER
⊗	WATER VALVE
⊕	MASTERY VALVE
○	CHECK VALVE
○	CUT OFF VALVE
▲	BACK FLOW PREVENTER
⏏	DOUBLE CHECK VALVE

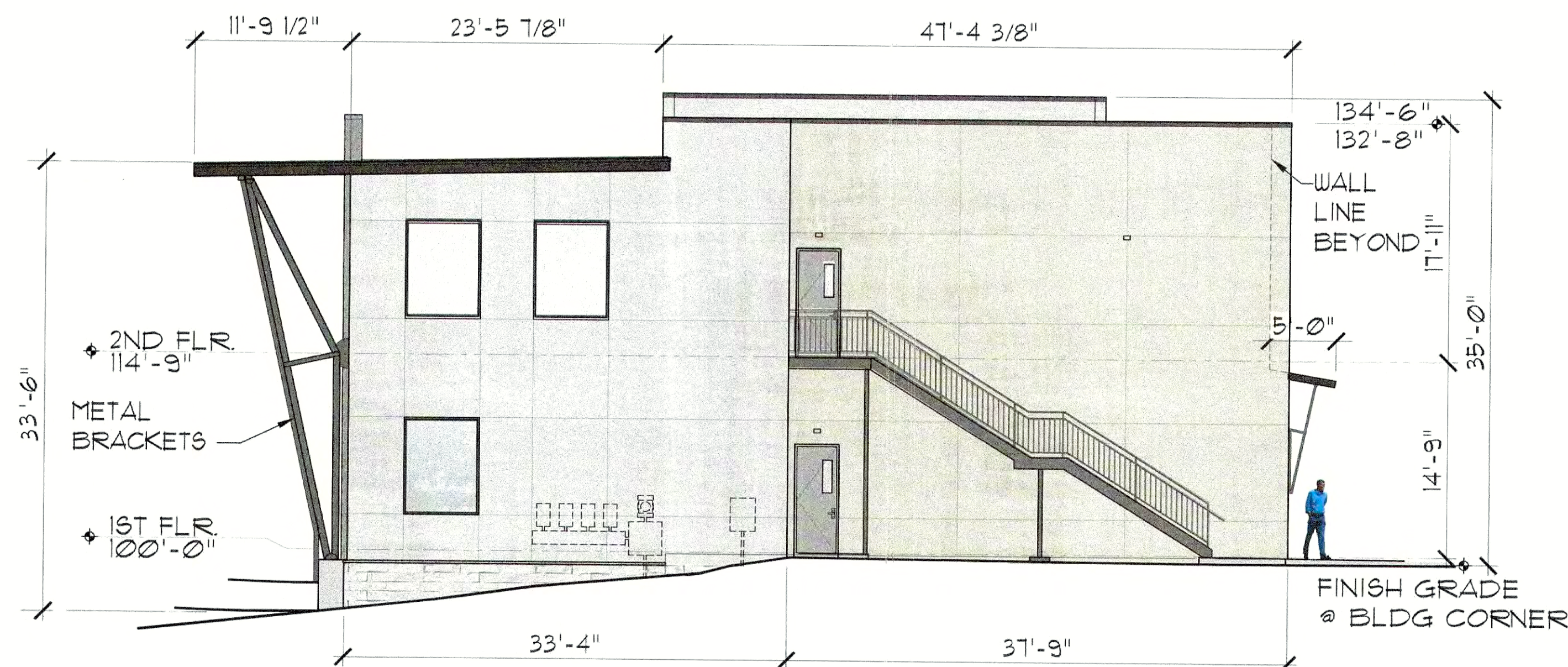




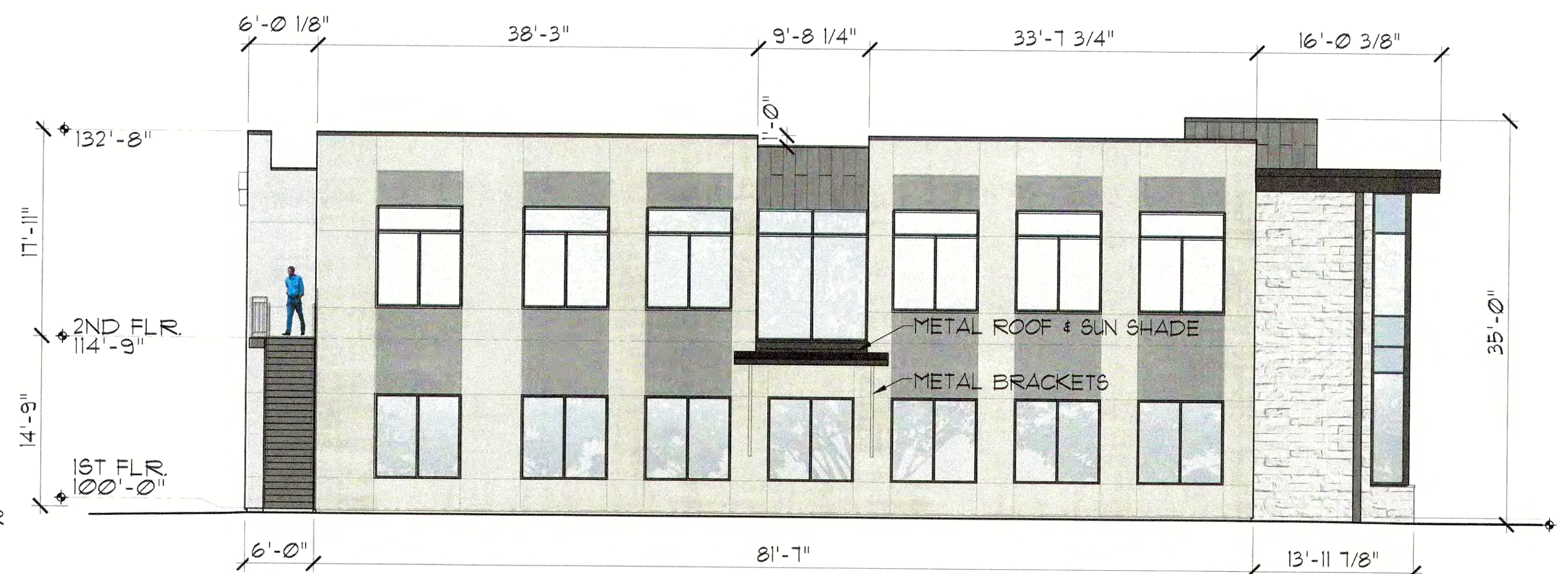
WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ORDINANCE BUILDING DESIGN ELEMENT CALCULATIONS:

EXTERIOR WALL MATERIAL CALCULATIONS:

WEST WALL (2288 SQ. FT. TOTAL)- FACING DRIVE ISLE LANE:
STONE AREA = 74 SQ. FT. (3.24%)
STUCCO AREA = 948 SQ. FT. (41.43%)
METAL/ OTHER AREA = 611 SQ. FT. (26.70%)
TRANSPARENT GLAZING AREA = 655 SQ. FT. (28.63%)

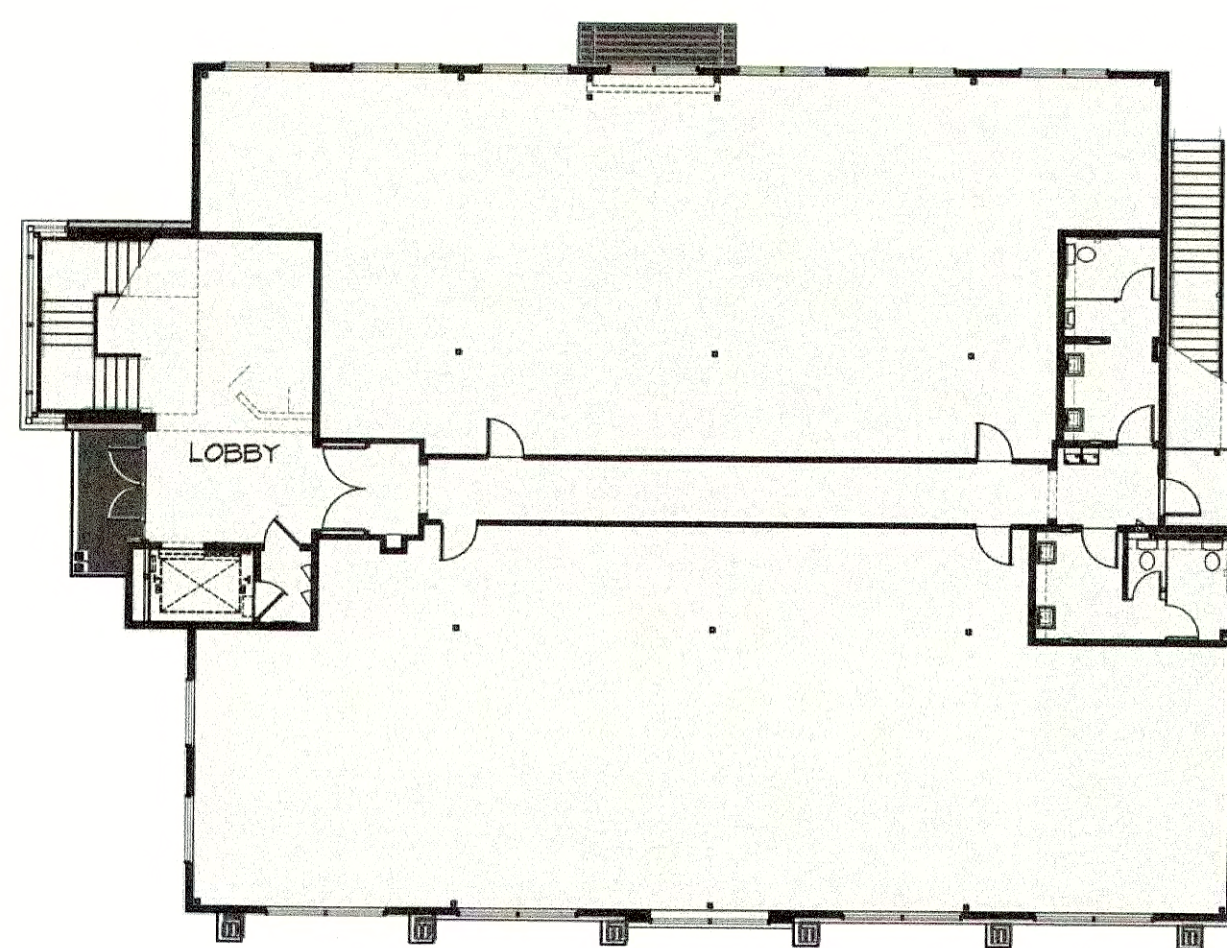
SOUTH WALL (3363 SQ. FT. TOTAL)- FACING POND & STREET BEYOND:
STONE AREA = 385 SQ. FT. (11.45%)
STUCCO AREA = 1580 SQ. FT. (46.98%)
METAL/ OTHER AREA = 514 SQ. FT. (15.01%)
GLAZING AREA = 824 SQ. FT. (24.56%)

EAST WALL (2359 SQ. FT. TOTAL):
STONE AREA = 100 SQ. FT. (4.24%)
STUCCO AREA = 2030 SQ. FT. (86.05%)
METAL/ OTHER AREA = 104 SQ. FT. (4.41%)
GLAZING AREA = 125 SQ. FT. (5.30%)

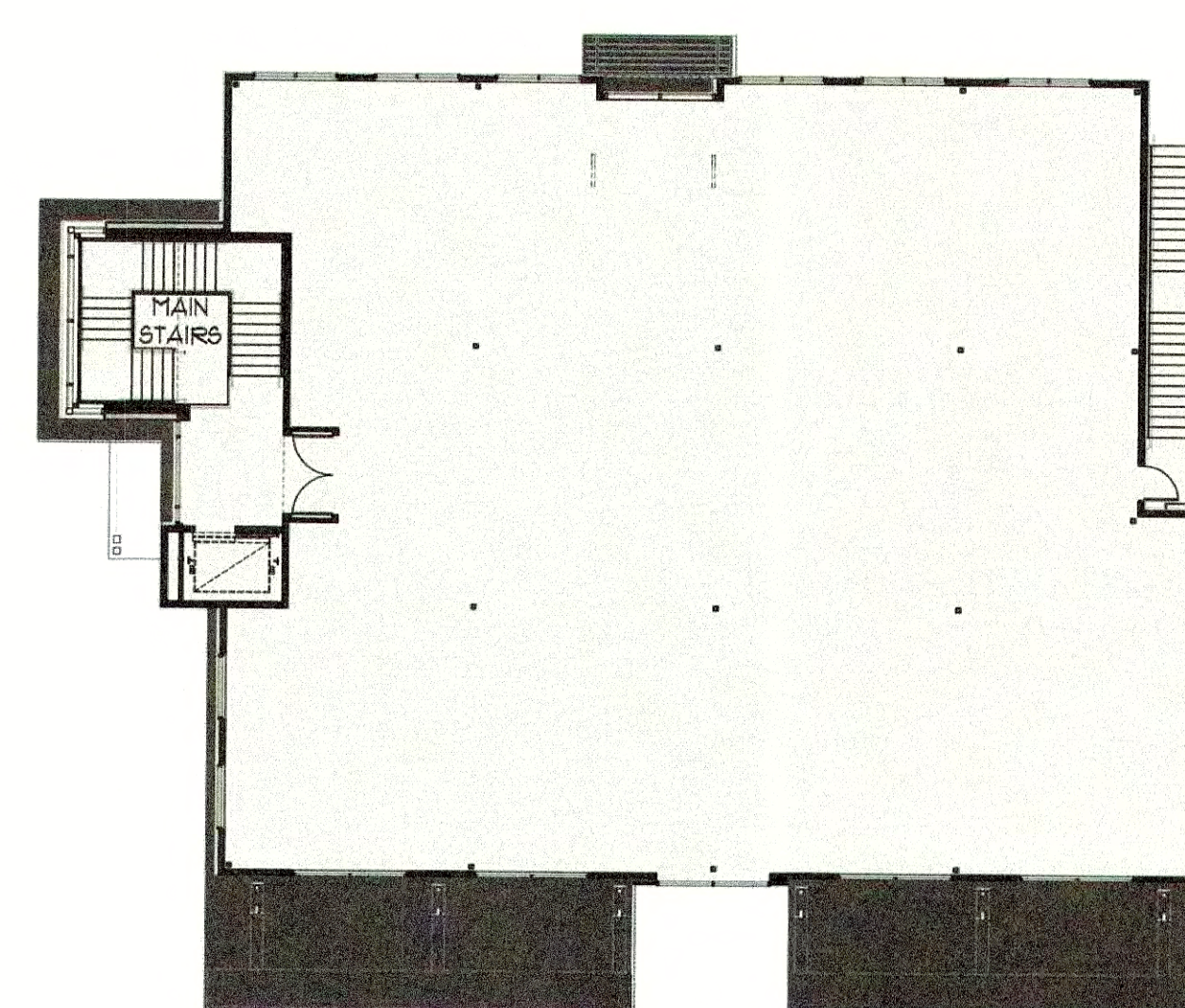
NORTH WALL (3202 SQ. FT. TOTAL):
STONE AREA = 297 SQ. FT. (9.27%)
STUCCO AREA = 1794 SQ. FT. (56.03%)
METAL/ OTHER AREA = 153 SQ. FT. (4.78%)
GLAZING AREA = 958 SQ. FT. (29.92%)

TOTAL WALL SURFACES (11212 SQ. FT. TOTAL):
STONE AREA = 856 SQ. FT. (7.64%)
STUCCO AREA = 6352 SQ. FT. (56.65%)
METAL/ OTHER AREA = 1442 SQ. FT. (12.86%)
GLAZING AREA = 2562 SQ. FT. (22.85%)

3 DESIGN FEATURES (SURFACE MATERIALS, OFFSETS, PORCHES OR AWNINGS) REPRESENTED ON EACH ELEVATION



1ST FLOOR PLAN
SCALE: 1/16"=1'-0"



2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

GRAPHIC LEGEND

	STONE LUDERS VARIED 4'-6'-8" X 36"
	METAL ROOF CAP & EDGING (BERRIDGE GREY) W/ FLAT AREAS - LT. GREY MEMBRANE
	12" x 36" PREFINISHED METAL PANEL (PAINT GRIP)
	STORE FRONT OR CURTAIN WALL TINTED LOW-E GLAZING
	CLEAR ANODIZED OPAQUE INFILL PANEL
	STUCCO #1 - SMOOTH, COLOR SILVER
	STUCCO #2 - SMOOTH, COLOR OATMEAL
	STUCCO #3 - SMOOTH, COLOR GRAY

JUNIPER TRACE OFFICE
3805 Juniper Trace
Bee Cave, Texas



CORNERSTONE
ARCHITECTS
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.329.0007

