

PROPOSED CIVIL CONSTRUCTION PLANS

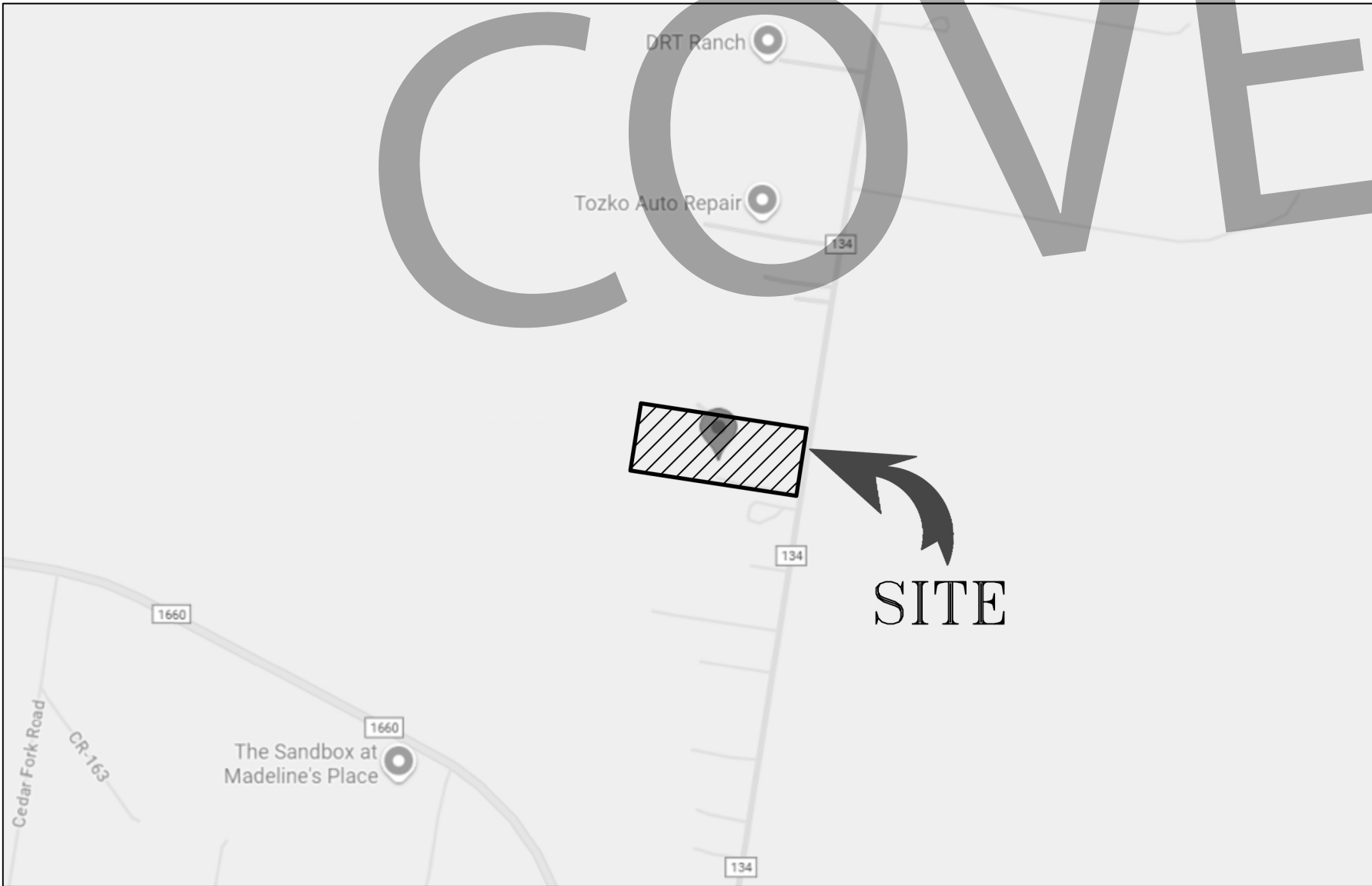
TxPOD

1600 CR 134 HUTTO, TX 78634

NOVEMBER 2025



VICINITY MAP
(NOT TO SCALE)



INDEX OF DRAWINGS	SHEET NO.
COVER SHEET	C0
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NOTE:

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

ON-SITE DETENTION NOTE:

- 1 – THIS SITE PROPOSES 0.92 ACRES OR 18.60% OF IMPERVIOUS COVER OVER THE ENTIRE 4.998 ACRE LOT.
- 2 – THIS SITE IS CONSIDERED DETENTION EXEMPT PER WILLIAMSON COUNTY FLOOD DAMAGE PREVENTION ORDER, ARTICLE 5, SECTION 6 C, WHICH STATES THAT A COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PROPOSED DEVELOPMENT WILL HAVE LESS THAN 20% OF IMPERVIOUS COVER PER LOT.

WILLIAMSON COUNTY
ENGINEERING DEPARTMENT

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS 2025.
CERTIFICATE OF COMPLIANCE# 2025-1012-COC

COUNTY ENGINEER

DATE

REVISIONS

NO	DATE

TxPOD

1600 CR134
HUTTO, TEXAS

COVER SHEET

DATE:	DRAWN BY:
DWG SCALE:	CHECKED BY:
PROJECT NO:	APPROVED BY:

DRAWING NO.:

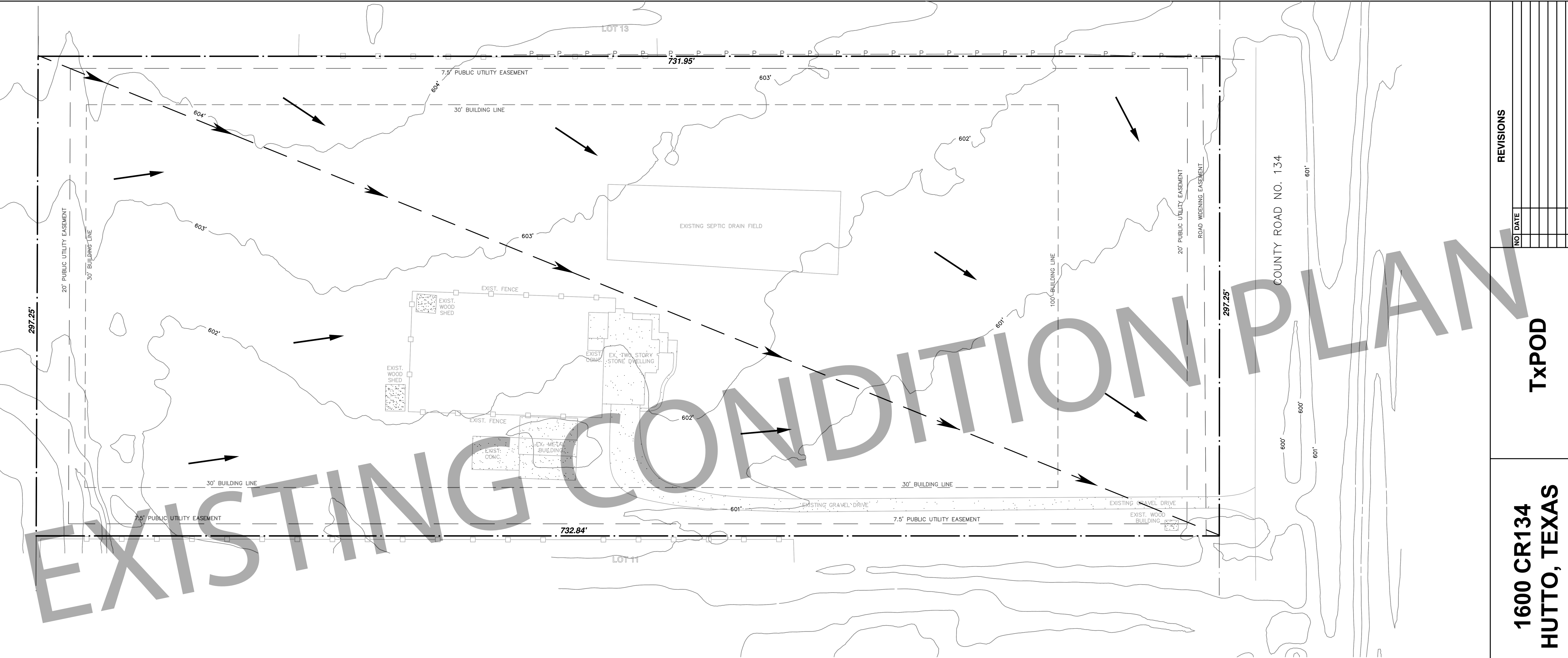
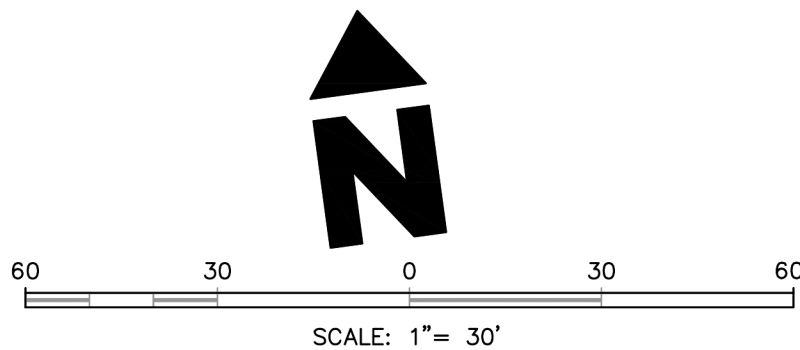
C0

EXISTING IMPERVIOUS ANALYSIS:	
TOTAL SITE AREA	217,702 S.F. (4.998 AC.)
IMPROVEMENT TYPE	AREA OF EXISTING IMPERVIOUS COVER
EXISTING BUILDINGS + GRAVEL DRIVE	8,960 S.F.
TOTAL AREA	8,960 S.F.
TOTAL FINAL IMPERVIOUS COVER	= 8,960 S.F. (0.21 AC.)
PERCENTAGE OF IMPERVIOUS COVER	= 4.12%

PLAN LEGENDS	
	PROPERTY LINE
	DIRECTION OF EXISTING FLOW
	DESIGNATES EXISTING SITE CONTOURS
	DESIGNATES EXISTING IMPERVIOUS AREA

SITeworks NOTES:

- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
- CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
- CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.



REVISIONS

NO	DATE	DESCRIPTION

TxPOD

1600 CR134
HUTTO, TEXAS

SITE EXISTING
DRAINAGE CONDITION

DRAWING NO.:

C1

DATE:	DRAWN BY:
DWG SCALE:	CHECKED BY:
PROJECT NO:	APPROVED BY:

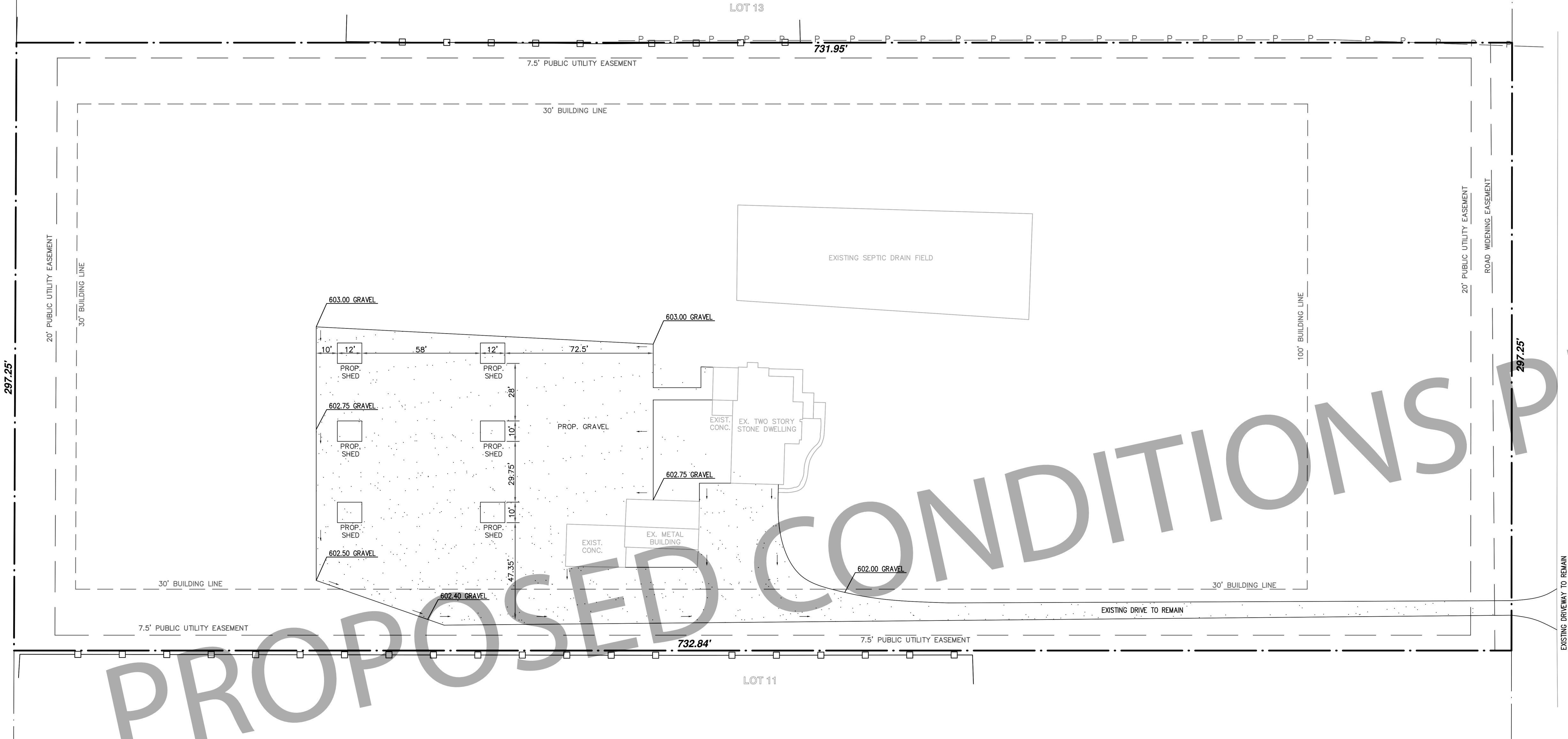
PROPOSED IMPERVIOUS ANALYSIS:	
TOTAL SITE AREA	217,702 S.F. (4.998 AC.)
IMPROVEMENT TYPE	AREA OF PROPOSED IMPERVIOUS COVER
PROPOSED GRAVEL ADDITION	28,490 S.F.
TOTAL AREA	28,490 S.F.
TOTAL FINAL IMPERVIOUS COVER	= 28,490 S.F. (0.654 AC.)
PERCENTAGE OF IMPERVIOUS COVER	= 13.10%

PLAN LEGENDS

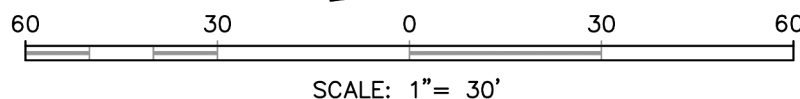
	PROPERTY LINE
	DIRECTION OF EXISTING FLOW
	PROPOSED GRAVEL ELEVATION
	DESIGNATES FINAL IMPERVIOUS AREA

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THE EXISTING DRIVEWAY IS TEMPORARY AND TO BE REMOVED NO LATER THAN NOVEMBER 7, 2026.



PROPOSED SITE PLAN
AND IMPERVIOUS
CALCULATIONS

1600 CR134
HUTTO, TEXAS

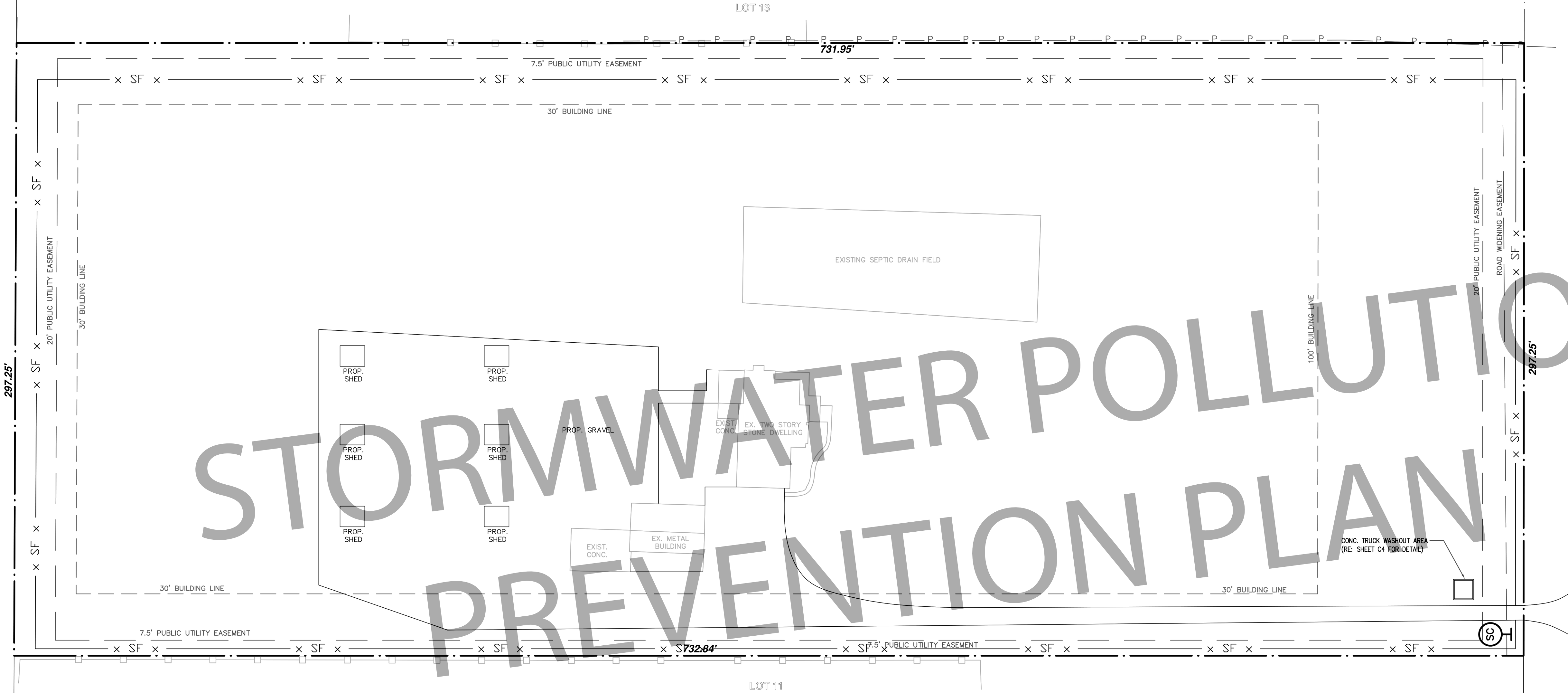
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REVISIONS

NO	DATE

DRAWING NO.:

C2



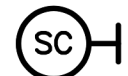
STORM WATER POLLUTION PREVENTION NOTES

- SEDIMENT WILL BE RETAINED ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.
- CONTROL MEASURE WILL BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICE. IF DAMAGED OR RENDERED INEFFECTIVE, THE EROSION AND SEDIMENT CONTROLS WILL BE REPAIRED OR REPLACED IMMEDIATELY.
- WHEN PUMPING (DEWATERING) STANDING STORM WATER FROM THE SITE, THE OPERATOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) FROM THE STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES THAT ADDRESS DEWATERING ACTIVITIES. UNTREATED/DIRECT DISCHARGE INTO A STORM SEWER WILL NOT BE ALLOWED.
- IF THE INTERIM PERIOD BETWEEN CONSTRUCTION OF UTILITIES AND STREET CONSTRUCTION WILL BE MORE THEN 21 DAYS, THE STREET RIGHT-OF-WAY WILL BE MULCHED OR OTHERWISE STABILIZED WITHIN THE 14 DAYS.
- AFTER PAVING COMPLETION, NEWLY GRADED AREAS AND ALL EXPOSED SOILS WILL BE COMPLETELY STABILIZED.
- CONTROL MEASURES WILL BE INSTALLED ALONG BACK OF CURB TO ADEQUATELY PREVENT SEDIMENT RUNOFF INTO STREETS ONCE PAVING COMPLETE.
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE, UNLESS THEY ARE USING A PROPERLY DESIGNED AND DESIGNATED CONCRETE WASHOUT AREA.
- EROSION AND SEDIMENT CONTROL MEASURES THAT HAVE BEEN IMPROPERLY INSTALLED OR HAVE BEEN DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY.
- MAINTENANCE AND REPAIRS WILL BE CONDUCTED WITHIN 24 HOURS OF INSPECTION REPORT.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE FILTER FABRIC FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
- SEDIMENT WILL BE REMOVED AROUND THE INLET BARRIERS AND DIKES WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED.
- INSPECTIONS OF ALL BMP'S WILL BE CONDUCTED EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER; OR EVERY 7 CALENDAR DAYS.
- EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLANS WILL BE INSPECTED TO INSURE EFFECTIVE OPERATION.
- THE SWPPP WILL BE AMENDED TO REPLACE INEFFECTIVE BMPS IDENTIFIED THROUGH INSPECTIONS WITHIN 7 DAYS OF IDENTIFYING THE DEFICIENCY.
- REPORTS WILL INCLUDE WHAT MAINTENANCE WAS DONE AS A RESULT OF THE INSPECTION.
- ALL LITTER, TRASH AND FLOATABLE DEBRIS WILL BE CONTAINED WITHIN THE SITE.

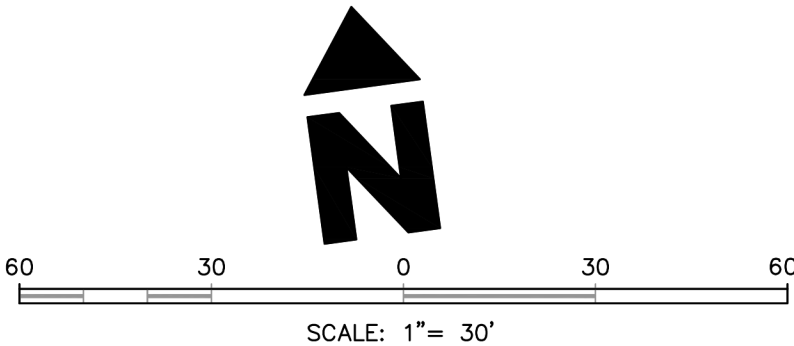
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LEGEND

- · — PROPERTY LINE
-  STABILIZED CONSTRUCTION ACCESS
- x SF x — DESIGNATES SILT FENCE

FOR STORMWATER POLLUTION PREVENTION
DETAILS, PLEASE REFER TO SHEET C4.



REVISIONS

NO	DATE

TxPOD

1600 CR134
HUTTO, TEXAS

STORMWATER
POLLUTION
PREVENTION PLAN

DRAWING NO.:

C3

DATE:	DRAWN BY:
DWG SCALE:	CHECKED BY:
PROJECT NO:	APPROVED BY: