

ORDINANCE NO. 303

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS AMENDING THE ZONING FOR A 1.76 ACRE TRACT DESCRIBED IN EXHIBIT "A", ATTACHED HERETO FROM CURRENT ZONING AS SINGLE FAMILY RURAL RESIDENTIAL ("SF-RR") TO NEIGHBORHOOD SERVICES ("NS") DISTRICT WHICH LAND IS LOCATED AT 15814 HAMILTON POOL RD, IN THE CITY OF BEE CAVE; APPROVING A CONCEPT PLAN, ATTACHED AS EXHIBIT "B"; PROVIDING SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Bee Cave and the City Council of the City of Bee Cave, in compliance with the laws of the State of Texas, with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Bee Cave is of the opinion and finds that said zoning change should be granted and that the Zoning Ordinance and Map should be amended as set forth herein; and

WHEREAS, the development proposed by the zoning applicant complies with the current City Ordinances; and

WHEREAS, any protest made against the proposed change of Zoning Classification has been duly considered by the City Council; and

WHEREAS, the City Council finds that the project depicted in the Concept Plan when constructed in accordance with the terms and conditions of this Ordinance will be compatible with adjoining land uses, and the zoning amendment requested should be granted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. That the City Zoning Ordinance and Map of the City of Bee Cave, Texas, be and the same are hereby, amended so as to grant a change of zoning from Single Family Rural Residential ("SF-RR") to Neighborhood Services District ("NS") consisting of approximately 1.76 acres located at 15814 Hamilton Pool Rd in the City of Bee Cave which land is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes. The Property shall be developed in accordance with the Concept Plan, attached hereto, as Exhibit "B" and subject to the terms and conditions described herein and in compliance with the City's Code of Ordinances.

SECTION 2. That the Concept Plan, which is attached hereto as Exhibit "B" and made a part hereof for all purposes, is hereby approved for said Property. Any proposed use or development depicted on the Concept Plan shall not be deemed authorized or approved by the

City of Bee Cave until a final site plan is approved for such use and/or development in accordance with the terms and conditions of the City's Code of Ordinances. The Concept Plan can only be amended in accordance with the requirements of the City's Code of Ordinances.

SECTION 3. That the granting of this zoning amendment is subject to all applicable development regulations contained in the Code of Ordinances of the City of Bee Cave, as well as the following special conditions:

a. That the Project shall be constructed in accordance with the Concept Plan, which is attached hereto as Exhibit "B", as same may be amended from time to time in accordance with this Ordinance, and with the detailed site plans, which must be submitted, reviewed and approved as required by the Code of Ordinances prior to any development taking place on the Property;

b. That the Property shall be developed in accordance with the Neighborhood Services regulations with the following exceptions:

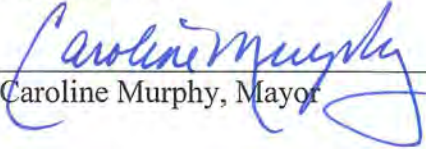
1. The uses on the Property shall be limited to the uses depicted on the Concept Plan, unless same is amended.
2. Buildings shall be single story and a 25 foot max height.
3. Primary buildings shall be limited to two buildings (one equal to or less than 7192 square feet, other equal to or less than 1,498 sf) and one accessory building equal to or less than 600 sf. Total square footage of all buildings shall not exceed 9290 square feet. Retail use is limited to the larger building and shall be limited to 50% of the square footage of the larger building. Uses within the small building shall be limited to office use.
4. Use of the Property is limited to office/retail that generates less than a 434 one-way trips/day.
5. Water quality features shall be constructed using natural looking, curvilinear, and stone facing.
6. Vegetated buffers shall be constructed along any property line adjacent to residential uses and shall exceed code requirements.
7. Trees located within the "no cut zone" as depicted on the Concept Plan shall not be removed except with permission of the City staff.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the City of Bee Cave Code of Ordinances and Map as a whole.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption.


DULY PASSED by the City Council of the City of Bee Cave, Texas, on the 12th day of July, 2016.

APPROVED:



Caroline Murphy, Mayor

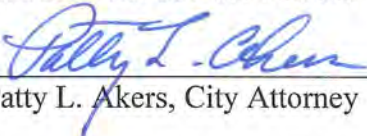
ATTEST.



Kaylynn Holloway, City Secretary

[SEAL]

APPROVED AS TO FORM:

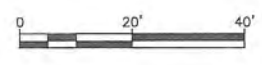


Patty L. Akers, City Attorney

EXHIBIT A

Approximately 1.761 acres in William Conradi Survey No. 70, A-211, as recorded in Document No. 2014126235 of the Official Public Records of Travis County, Texas. This property is located at 15814 Hamilton Pool Road.

Exhibit B



SITE SUMMARY			
GROSS SITE AREA	76,703	1,761 AC.	
NET SITE AREA	76,703	1,761 AC.	
LOC	-	0.000 AC.	
IMPERVIOUS COVER:		EXISTING	DEVELOPED
BUILDING	1,000	1.3%	9,218 12.0%
OPEN PAVEMENT	3,533	4.6%	19,066 24.9%
OPEN WALKWAYS	-	0.0%	2,260 2.9%
TOTAL	4,533	5.9%	30,544 39.8%
IMPERVIOUS COVER ALLOWED BY ORDINANCE			40%

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED SOLID LANDSCAPE BUFFER AREA

PARKING SUMMARY				
USE	SF	RATIO	REQUIRED	PROVIDED
BLDG 1 OFFICE	1,498	SF AT 1: 300	5.0	
BLDG 1 ACC. BLDG	528	SF AT 1: 1000	0.5	
TOTAL BLDG 1	2,026			
BLDG 2 OFFICE	-	SF AT 1: 300	0.0	
BLDG 2 RETAIL	7,192	SF AT 1: 200	36.0	
TOTAL BLDG 2	7,192			
TOTAL BLDGS	9,218		41.5	42
STANDARD				40
HANDICAPPED			1.66	2

PHASING SCHEDULE (approximate)

PHASE 1:	
BEGIN CONSTRUCTION	AUGUST 1, 2016
END CONSTRUCTION	DECEMBER 1, 2016
PHASE 2:	
BEGIN CONSTRUCTION	APRIL 1, 2017
END CONSTRUCTION	AUGUST 1, 2017

EMPLOYEE SCHEDULE (approximate)

BLDG 1 (OFFICE)	6 EMPLOYEES
BLDG 2 (OFFICE/RETAIL)	21 EMPLOYEES
TOTAL	27 EMPLOYEES

HOURS OF OPERATION
THIS SITE SHALL COMPLY WITH THE NEIGHBORHOOD SERVICE HOURS OF OPERATION (6:00am TO 10:00pm).

REV. NO.	REVISION DESCRIPTION	APPROVED BY:	DATE

THIS DOCUMENT IS RELEASED FOR INFORMATIONAL PURPOSES ONLY UNDER THE AUTHORITY OF A. J. CHADDAR, P.E. 34749. THE ORIGINAL SEALED/SIGNED DOCUMENT(S) ARE LOCATED IN THE OFFICE OF A.J. CHADDAR, P.E. & ASSOCIATES.

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CIVIL ENGINEERS
CONSULTANTS
TDP# REC. NO. P-3422
15214 Hamilton Pool Road
Bee Cave, Texas 76135
PHONE: (817) 498-3449
FAX: (817) 498-3449



CONCEPTUAL SITE LAYOUT PLAN

CASCADE CENTRAL SUBDIVISION

15214 Hamilton Pool Road
Bee Cave, Texas 76135

SIMPLIFIED SITE PLAN

PROJECT:	1414
DATE:	JUNE 2, 2016
DRAWN BY:	MEG/AJS
CHECKED BY:	AJS
SHEET NO.	01

THIS SET OF DRAWINGS IS NOT FOR CONSTRUCTION UNLESS IS SEALED AND SIGNED BY THE ENGINEER AND ACCEPTED BY REVIEWING AUTHORITIES.

SITE SUMMARY			
GROSS SITE AREA	76,703	1.761 AC.	
NET SITE AREA	76,703	1.761 AC.	
LOC	-	0.000 AC.	
IMPERVIOUS COVER:		EXISTING	DEVELOPED
BUILDING	1,000	1.3%	9,218 12.0%
OPEN PAVEMENT	3,533	4.6%	19,065 24.5%
OPEN WALKWAYS	-	0.0%	2,260 2.9%
TOTAL	4,533	5.9%	30,544 39.8%
IMPERVIOUS COVER ALLOWED BY ORDINANCE			40%

PARKING SUMMARY					
USE	SF	SF AT 1:	RATIO	REQUIRED	PROVIDED
BLDG 1 OFFICE	1,498	SF AT 1:	300	5.0	
BLDG 1 ACC. BLDG	528	SF AT 1:	1000	0.5	
TOTAL BLDG 1	2,026				
BLDG 2 OFFICE	-	SF AT 1:	300	0.0	
BLDG 2 RETAIL	7,192	SF AT 1:	200	36.0	
TOTAL BLDG 2	7,192				
TOTAL BLDGS	9,218			41.6	42
STANDARD				1.60	40
HANDICAPPED					2

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED SOLO LANDSCAPE BUFFER AREA
- NO CUT ZONE

PHASING SCHEDULE (approximate)

PHASE 1:
 BEGIN CONSTRUCTION AUGUST 1, 2016
 END CONSTRUCTION DECEMBER 1, 2016

PHASE 2:
 BEGIN CONSTRUCTION APRIL 1, 2017
 END CONSTRUCTION AUGUST 1, 2017

EMPLOYEE SCHEDULE (approximate)

BLDG 1 (OFFICE) 6 EMPLOYEES
 BLDG 2 (OFFICE/RETAIL) 21 EMPLOYEES
 TOTAL 27 EMPLOYEES

HOURS OF OPERATION
 THIS SITE SHALL COMPLY WITH THE NEIGHBORHOOD SERVICE HOURS OF OPERATION (6:00am to 10:00pm).

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 PH: (206) 835-1400 FAX: (206) 835-1401
 www.chaddar.com

CASCADE CENTRAL SUBDIVISION
 15514 Hamilton Pool Road
 EBBWING, WASH. 98758

PROJECT:	1414
DATE:	JUNE 2, 2016
DRAWN BY:	MEC/AJG
CHECKED BY:	AJG
SHEET NO.:	



CONCEPTUAL SITE LAYOUT PLAN

THIS SET OF DRAWINGS IS NOT FOR CONSTRUCTION UNLESS IS SCALED AND SIGNED BY THE ENGINEER AND ACCEPTED BY REVIEWING AUTHORITIES.

ZONING: SF-RR
 LANDUSE: RESIDENTIAL

CALLED 7.693 ACRE TRACT
 NATHAN & JENNIFER SMITH
 DOC # 2014027199

ZONING: SF-RR

CALLED 12.0 ACRE TRACT
 JAMES & ELAINE PERKINS
 DOC # 2008140776

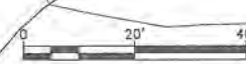
ZONING: SF-RR

CALLED 2.0 ACRE TRACT
 GREGORY & BRENDA MALLORY
 DOC # 2002093129

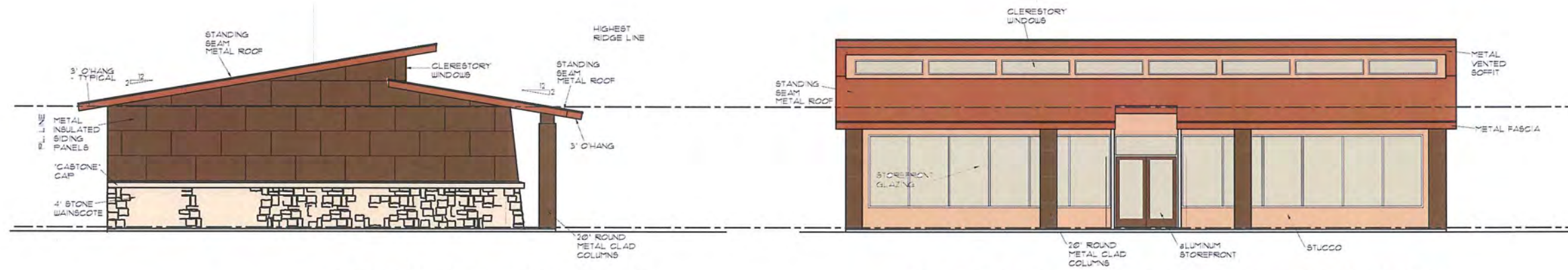
ZONING: SF-RR



SITE SUMMARY				
GROSS SITE AREA	76,703	1.761 AC.		
NET SITE AREA	76,703	1.761 AC.		
LDC		0.000 AC.		
IMPERVIOUS COVER:				
	EXISTING		DEVELOPED	
BUILDING	1,000	1.3%	9,218	12.0%
OPEN PAVEMENT	2,533	4.0%	19,066	24.9%
OPEN WALKWAYS	0.0%	0.0%	2,260	2.9%
TOTAL	4533	5.9%	30,544	39.8%

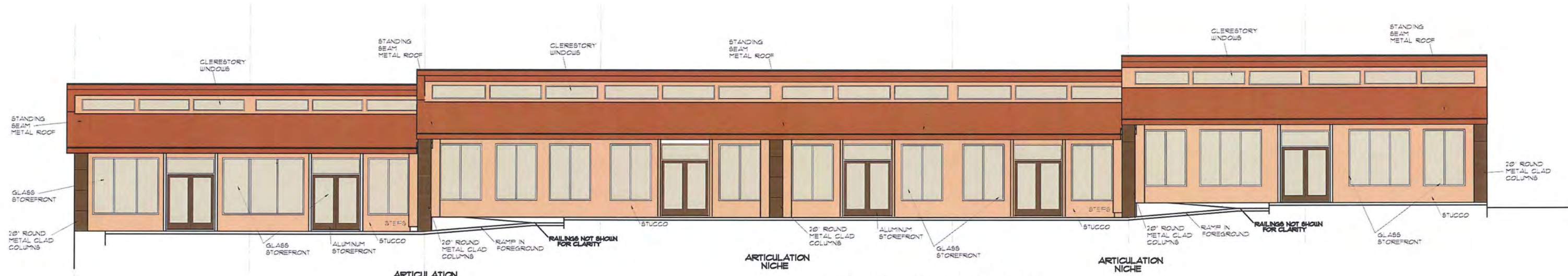


TREE TAG NUMBER	NUMBER OF TREES	TREE TRUNK DIA.	TREE TYPE	REMOVED (R)	TREE TAG NUMBER	NUMBER OF TREES	TREE TRUNK DIA.	TREE TYPE	REMOVED (R)	TREE TAG NUMBER	NUMBER OF TREES	TREE TRUNK DIA.	TREE TYPE	REMOVED (R)
10	1	12"	LIVE OAK		248	2	8.4", 4.8"	LIVE OAK		488	1	18.0"	LIVE OAK	
11	2	8.4", 7.2"	CEEDAR		249	1	18.0"	LIVE OAK	R	489	1	7.2"	LIVE OAK	R
12	1	12"	LIVE OAK		250	1	7.2"	LIVE OAK	R	490	1	7.2"	LIVE OAK	R
13	1	7.2"	LIVE OAK		251	1	7.2"	LIVE OAK	R	491	1	7.2"	LIVE OAK	R
14	1	8.4"	LIVE OAK		252	1	4.8"	LIVE OAK	R	492	1	4.8"	LIVE OAK	R
15	1	7.2"	LIVE OAK		253	1	13.2"	LIVE OAK		493	1	13.2"	LIVE OAK	
16	1	6.4"	CEEDAR		254	1	8.4"	LIVE OAK		494	1	7.2"	LIVE OAK	
17	1	7.2"	CEEDAR		255	1	7.2"	LIVE OAK		495	1	7.2"	LIVE OAK	
18	1	6.4"	CEEDAR		256	1	7.2"	LIVE OAK		496	1	7.2"	LIVE OAK	
19	1	7.2"	CEEDAR		257	1	8.4"	LIVE OAK		497	1	8.4"	LIVE OAK	
20	1	8.4"	LIVE OAK		258	1	8.4"	LIVE OAK		498	1	8.4"	LIVE OAK	
21	1	10.8"	CEEDAR		259	1	10.8"	LIVE OAK	R	499	1	10.8"	LIVE OAK	R
22	1	8.4"	LIVE OAK		260	1	10.8"	LIVE OAK	R	500	1	10.8"	LIVE OAK	R
23	1	7.2"	CEEDAR		261	1	10.8"	LIVE OAK	R	501	1	10.8"	LIVE OAK	R
24	1	10.8"	CEEDAR		262	1	8.4"	LIVE OAK	R	502	1	8.4"	LIVE OAK	R
25	1	8.4"	LIVE OAK		263	1	14.4"	LIVE OAK	R	503	1	14.4"	LIVE OAK	R
26	1	7.2"	CEEDAR		264	1	8.4"	LIVE OAK	R	504	1	8.4"	LIVE OAK	R
27	1	7.2"	CEEDAR		265	1	10.8"	LIVE OAK	R	505	1	10.8"	LIVE OAK	R
28	1	8.4"	LIVE OAK		266	1	8.4"	LIVE OAK	R	506	1	8.4"	LIVE OAK	R
29	1	7.2"	CEEDAR		267	1	7.2"	LIVE OAK	R	507	1	7.2"	LIVE OAK	R
30	1	12"	LIVE OAK		268	1	8.4"	LIVE OAK	R	508	1	8.4"	LIVE OAK	R
31	1	10.8"	LIVE OAK		269	1	8.4"	LIVE OAK	R	509	1	8.4"	LIVE OAK	R
32	1	8.4"	LIVE OAK		270	1	7.2"	LIVE OAK	R	510	1	7.2"	LIVE OAK	R
33	1	8.4"	LIVE OAK		271	1	15.6"	LIVE OAK	R	511	1	15.6"	LIVE OAK	R
34	1	15.6"	LIVE OAK		272	1	9.0"	LIVE OAK	R	512	1	9.0"	LIVE OAK	R
35	1	10.8"	CEEDAR		273	1	7.2"	LIVE OAK	R	513	1	7.2"	LIVE OAK	R
36	1	7.2"	LIVE OAK		274	1	8.4"	LIVE OAK	R	514	1	8.4"	LIVE OAK	R
37	1	12"	LIVE OAK		275	1	7.2"	LIVE OAK	R	515	1	7.2"	LIVE OAK	R
38	1	1	LIVE OAK		276	1	7.2"	LIVE OAK	R	516	1	7.2"	LIVE OAK	R
39	1	7.2"	LIVE OAK		277	1	14.4"	LIVE OAK	R	517	1	14.4"	LIVE OAK	R
40	1	7.2"	LIVE OAK		278	2	8.4"	LIVE OAK	R	518	1	8.4"	LIVE OAK	R
41	1	7.2"	CEEDAR		279	1	7.2"	LIVE OAK	R	519	1	8.4"	LIVE OAK	R
42	1	8.4"	LIVE OAK		280	1	7.2"	LIVE OAK	R	520	1	10.8"	LIVE OAK	R
43	1	7.2"	CEEDAR		281	1	7.2"	LIVE OAK	R	521	1	13.2"	LIVE OAK	R
44	1	8.4"	LIVE OAK		282	1	7.2"	LIVE OAK	R	522	1	7.2"	LIVE OAK	R
45	1	10.8"	CEEDAR		283	1	8.4"	LIVE OAK	R	523	1	8.4"	LIVE OAK	R
46	1	7.2"	CEEDAR		284	1	8.4"	LIVE OAK	R	524	1	13.2"	CEEDAR	
47	2	8.4", 4.8"	CEEDAR		285	1	7.2"	LIVE OAK	R	525	1	7.2"	LIVE OAK	R
48	1	8.4"	CEEDAR		286	1	8.4"	LIVE OAK	R	526	1	7.2"	LIVE OAK	R
49	1	8.4"	LIVE OAK		287	1	7.2"	LIVE OAK	R	527	1	7.2"	LIVE OAK	R
50	1	12"	LIVE OAK		288	1	8.4"	LIVE OAK	R	528	1	8.4"	LIVE OAK	R
51	1	10.8"	LIVE OAK		289	1	8.4"	LIVE OAK	R	529	1	8.4"	LIVE OAK	R
52	1	8.4"	LIVE OAK		290	1	8.4"	LIVE OAK	R	530	1	7.2"	LIVE OAK	R
53	1	8.4"	LIVE OAK		291	1	8.4"	LIVE OAK	R	531	1	7.2"	LIVE OAK	R
54	1	15.6"	LIVE OAK		292	1	8.4"	LIVE OAK	R	532	1	7.2"	LIVE OAK	R
55	1	10.8"	CEEDAR		293	1	8.4"	LIVE OAK	R	533	1	7.2"	LIVE OAK	R
56	1	7.2"	LIVE OAK		294	1	8.4"	LIVE OAK	R	534	1	7.2"	LIVE OAK	R
57	1	12"	LIVE OAK		295	1	8.4"	LIVE OAK	R	535	1	7.2"	LIVE OAK	R
58	1	1	LIVE OAK		296	1	8.4"	LIVE OAK	R	536	1	7.2"	LIVE OAK	R
59	1	7.2"	LIVE OAK		297	1	8.4"	LIVE OAK	R	537	1	7.2"	LIVE OAK	R
60	1	7.2"	LIVE OAK		298	1	8.4"	LIVE OAK	R	538	1	7.2"	LIVE OAK	R
61	1	7.2"	LIVE OAK		299	1	8.4"	LIVE OAK	R	539	1	7.2"	LIVE OAK	R
62	1	7.2"	LIVE OAK		300	2	7.2"	LIVE OAK	R	540	1	7.2"	LIVE OAK	R
63	1	7.2"	LIVE OAK		301	1	8.4"	LIVE OAK	R	541	1	7.2"	LIVE OAK	R
64	1	7.2"	LIVE OAK		302	1	8.4"	LIVE OAK	R	542	1	7.2"	LIVE OAK	R
65	1	7.2"	LIVE OAK		303	1	8.4"	LIVE OAK	R	543	1	7.2"	LIVE OAK	R
66	1	7.2"	LIVE OAK		304	1	7.2"	LIVE OAK	R	544	1	7.2"	LIVE OAK	R
67	1	8.4", 7.2"(14.4") (15)	CEEDAR		305	1	8.4"	CEEDAR		545	1	7.2"	LIVE OAK	R
68	1	7.2"	LIVE OAK		306	1	8.4"	CEEDAR		546	1	7.2"	LIVE OAK	R
69	1	8.4"	LIVE OAK		307	1	8.4"	CEEDAR		547	1	7.2"	LIVE OAK	R
70	1	7.2"	LIVE OAK		308	1	8.4"	CEEDAR		548	1	7.2"	LIVE OAK	R
71	1	7.2"	LIVE OAK		309	1	8.4"	CEEDAR		549	1	7.2"	LIVE OAK	R
72	1	7.2"	LIVE OAK		310	1	8.4"	CEEDAR		550	1	7.2"	LIVE OAK	R
73	1	7.2"	LIVE OAK		311	1	8.4"	CEEDAR		551	1	7.2"	LIVE OAK	R
74	1	7.2"	LIVE OAK		312	1	8.4"	CEEDAR		552	1	7.2"	LIVE OAK	R
75	1	7.2"	LIVE OAK		313	1	8.4"	CEEDAR		553	1	7.2"	LIVE OAK	R
76	1	7.2"	LIVE OAK		314	1	8.4"	CEEDAR		554	1	7.2"	LIVE OAK	R
77	1	7.2"	LIVE OAK		315	1	8.4"	CEEDAR		555	1	7.2"	LIVE OAK	R
78	1	7.2"	LIVE OAK		316	1	8.4"	CEEDAR		556	1	7.2"	LIVE OAK	R
79	1	7.2"	LIVE OAK		317	1	8.4"	CEEDAR		557	1	7.2"	LIVE OAK	R
80	1	7.2"	LIVE OAK		318	1	8.4"	CEEDAR		558	1	7.2"	LIVE OAK	R
81	1	7.2"	LIVE OAK		319	1	8.4"	CEEDAR		559	1	7.2"	LIVE OAK	R
82	1	7.2"	LIVE OAK		320	1	8.4"	CEEDAR		560	1	7.2"	LIVE OAK	R
83	1	7.2"	LIVE OAK		321	1	8.4"	CEEDAR		561	1	7.2"	LIVE OAK	R
84	1	7.2"	LIVE OAK		322	1	8.4"	CEEDAR		562	1	7.2"	LIVE OAK	R
85	1	7.2"	LIVE OAK		323	1	8.4"	CEEDAR		563	1	7.2"	LIVE OAK	R
86	1	7.2"	LIVE OAK		324	1	8.4"	CEEDAR		564	1	7.2"	LIVE OAK	R
87	1	7.2"	LIVE OAK		325	1	8.4"	CEEDAR		565	1	7.2"	LIVE OAK	R
88	1	7.2"	LIVE OAK		326	1	8.4"	CEEDAR		566	1	7.2"	LIVE OAK	R
89	1	7.2"	LIVE OAK		327	1	8.4"	CEEDAR		567	1	7.2"	LIVE OAK	R
90	1	7.2"	LIVE OAK		328	1	8.4"	CEEDAR		568	1	7.2"	LIVE OAK	R
91	1	7.2"	LIVE OAK		329	1	8.4"	CEEDAR		569	1	7.2"	LIVE OAK	R
92	1	7.2"	LIVE OAK		330	1	8.4"	CEEDAR		570	1	7.2"	LIVE OAK	R
93	1	7.2"	LIVE OAK		331	1	8.4"	CEEDAR		571	1	7.2"	LIVE OAK	R
94	1	7.2"	LIVE OAK		332	1	8.4"	CEEDAR		572	1	7.2"	LIVE OAK	R
95	1	7.2"	LIVE OAK		333	1	8.4"	CEEDAR		573	1	7.2"	LIVE OAK	R
96	1	7.2"	LIVE OAK		334	1	8.4"	CEEDAR		574	1	7.2"	LIVE OAK	R
97	1	7.2"	LIVE OAK		335	1	8.4"	CEEDAR		575	1	7.2"	LIVE OAK	R
98	1	7.2"	LIVE OAK		336	1	8.4"	CEEDAR		576	1	7.2"	LIVE OAK	R
99	1	7.2"	LIVE OAK		337	1	8.4"	CEEDAR		577	1	7.2"	LIVE OAK	R
100	1	7.2"	LIVE OAK		338	1	8.4"	CEEDAR		578	1	7.2"	LIVE OAK	R
101	1	7.2"	LIVE OAK		339	1	8.4"	CEEDAR		579	1	7.2"	LIVE OAK	R
102	1	7.2"	LIVE OAK		340	1	8.4"	CEEDAR		580	1	7.2"	LIVE OAK	R
103	1	7.2"	LIVE OAK		341	1	8.4"	CEEDAR		581	1	7.2"	LIVE OAK	R
104	1	7.2"	LIVE OAK		342	1	8.4"	CEEDAR		582	1	7.2"	LIVE OAK	R
105	1	7.2"	LIVE OAK		343	1	8.4"	CEEDAR		583	1	7.2"	LIVE OAK	R
106	1	7.2"	LIVE OAK		344	1	8.4"	CEEDAR		584	1	7.2"	LIVE OAK	R
107	1	7.2"	LIVE OAK		345	1	8.4"	CEEDAR		585	1	7.2"	LIVE OAK	R
108	1	7.2"	LIVE OAK		346	1	8.4"	CEEDAR		586	1	7.2"	LIVE OAK	R
109	1	7.2"	LIVE OAK		347	1	8.4"	CEEDAR		587	1	7.2"	LIVE OAK	R
110	1	7.2"	LIVE OAK		348	1	8.4"	CEEDAR		588	1	7.2"	LIVE OAK	R
111	1	7.2"	LIVE OAK		349	1	8.4"	CEEDAR		589	1	7.2"	LIVE OAK	R
112	1	7.2"	LIVE OAK		350	1	8.4"	CEEDAR		590	1	7.2"	LIVE OAK	R
113	1	7.2"	LIVE OAK		351	1	8.4"	CEEDAR		591	1	7.2"	LIVE OAK	R
114	1	7.2"	LIVE OAK		352	1	8.4"	CEEDAR		592	1	7.2"	LIVE OAK	R
115	1	7.2"	LIVE OAK		353	1	8.4"	CEEDAR		593	1	7.2"	LIVE OAK	R
116	1	7.2"	LIVE OAK		354	1	8.4"	CEEDAR		594	1	7.2"	LIVE OAK	R
117	1	7.2"	LIVE OAK		355	1	8.4"	CEEDAR		595	1	7.2"	LIVE OAK	R

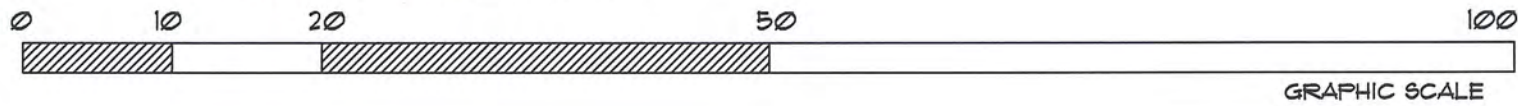


TYPICAL SIDE ELEVATION

FRONT ELEVATION CASCADE POOLS OFFICE

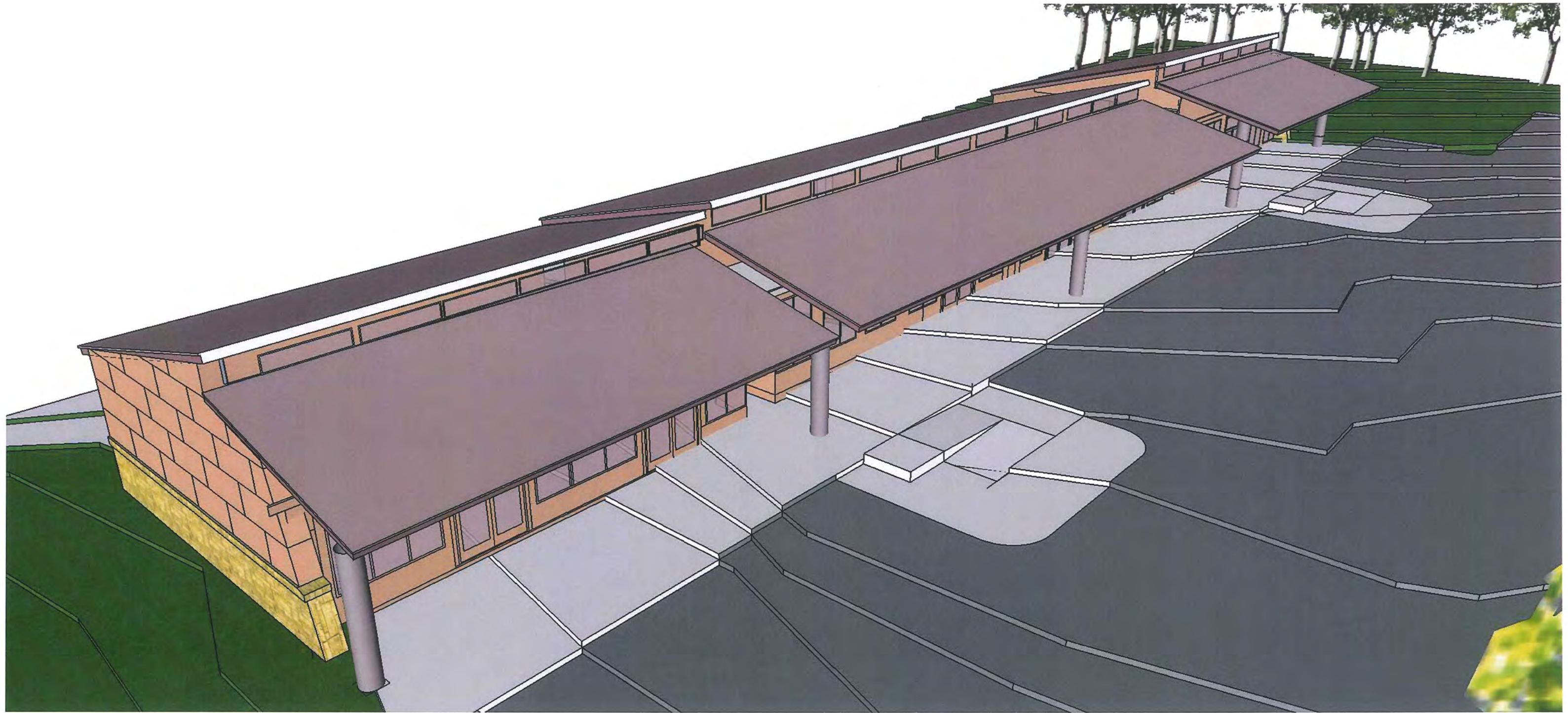


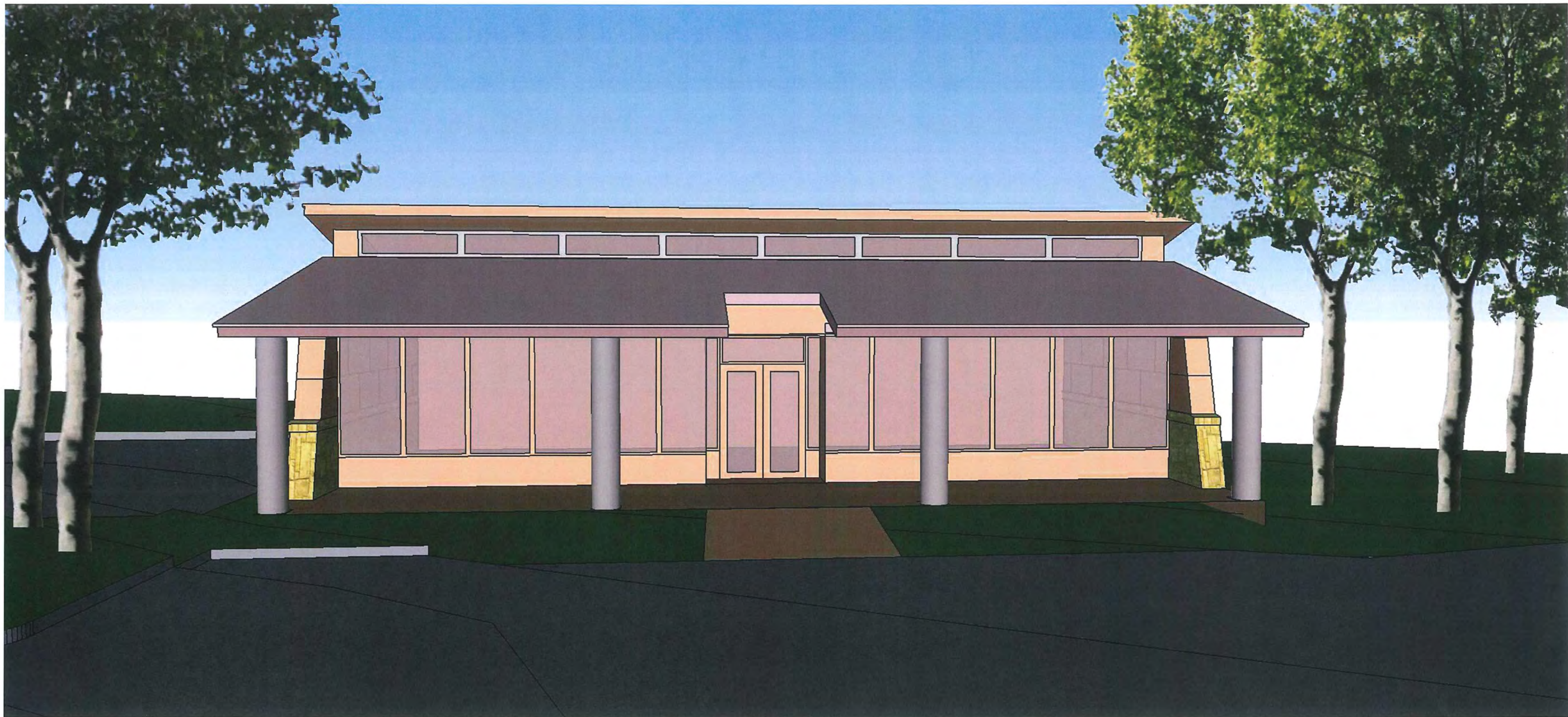
FRONT ELEVATION



GRAPHIC SCALE

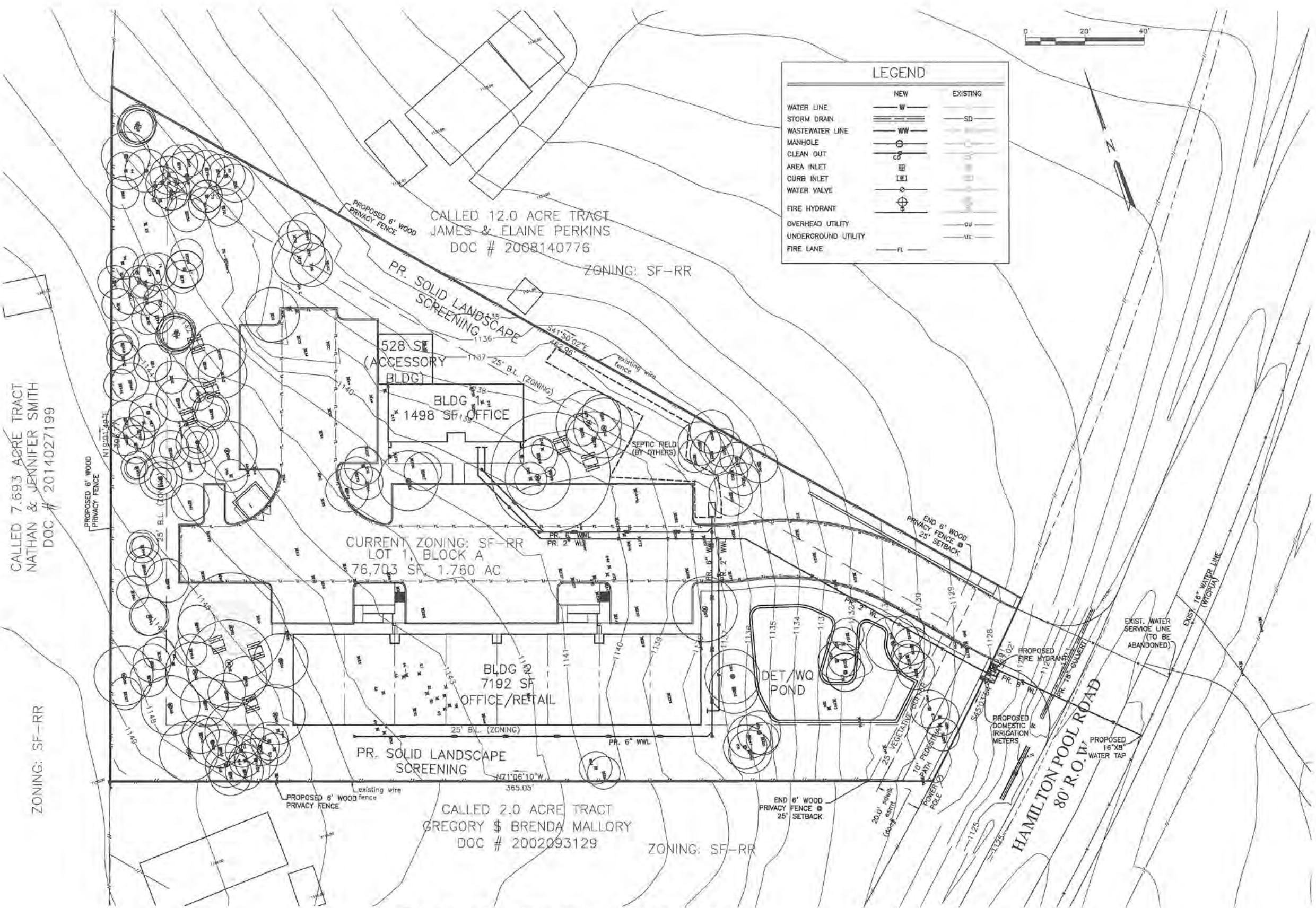












	NEW	EXISTING
WATER LINE	— W —	— SD —
STORM DRAIN	— SD —	— SD —
WASTEWATER LINE	— WW —	— WW —
MANHOLE	— M —	— M —
CLEAN OUT	— CO —	— CO —
AREA INLET	— AI —	— AI —
CURB INLET	— CI —	— CI —
WATER VALVE	— V —	— V —
FIRE HYDRANT	— H —	— H —
OVERHEAD UTILITY	— OU —	— OU —
UNDERGROUND UTILITY	— UE —	— UE —
FIRE LANE	— FL —	— FL —

CONCEPTUAL UTILITY SERVICES LAYOUT PLAN

- NOTES**
- NO PORTION OF THIS SITE IS WITHIN THE FEMA FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE PANEL NO. 44490C-0796 FOR TARRANT COUNTY, TEXAS, EFFECTIVE SEPTEMBER 26, 2008.
 - THIS SUBDIVISION CONTAINS NO SLOPES IN EXCESS OF 5%.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED IN THE FIELD. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, WASTEWATER, ELECTRIC/TELEPHONE, CABLE, GAS, STORM SEWER, ETC.
 - REMOVAL OF SPOOLS FROM SITE REQUIRES NOTIFICATION TO THE ENVIRONMENTAL INSPECTOR PRIOR TO REMOVAL TO A PERMITTED SPOOLS DISPOSAL SITE.
 - WATER SERVICE WILL BE PROVIDED BY THE WICPA.
 - WASTEWATER SERVICE WILL BE PROVIDED BY OSH.

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

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 15814 Hamilton Pool Road
 Bee Cave, Texas 78738

UTILITY IMPROVEMENTS PLAN

PROJECT:	1414
DATE:	JUNE 2, 2016
DRAWN BY:	MEC/AJC
CHECKED BY:	AJC
SHEET NO.	

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