

Public Works Department

Standard Plat Notes

Revised November 2, 2021

1. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Cedar Park prior to any construction within the subdivision.
2. All subdivision construction shall conform to the City of Cedar Park Code of Ordinances, construction standards, and generally accepted engineering practices.
3. On-site storm water detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-yr. storm events.
4. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Cedar Park. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
5. No lot in this subdivision shall be occupied until connected to the City of Cedar Park water distribution and wastewater collection facilities.
6. This subdivision plat was approved and recorded before the construction and acceptance of streets and/or other subdivision improvements. The owner of this subdivision and his or her successors and assigns, are responsible for the construction of all streets, water systems, wastewater systems, and other facilities necessary to serve the lots within the subdivision.
7. Site development construction plans shall be reviewed and approved by the City of Cedar Park prior to any construction.
8. Wastewater and Water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges the plat vacation or re-platting may be required, at the owner's sole expense, if plans to develop this subdivision do not comply with such codes and requirements.
9. No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Cedar Park Public Works Department.
10. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by City of Cedar Park.
11. All easements on private property shall be maintained by the property owner or his or her assigns.

12. Fiscal surety for subdivision construction, in a form acceptable to the City of Cedar Park, shall be provided prior to plat approval by the Planning and Zoning Commission.

13. In addition to the easement shown hereon, a ten (10) foot wide public utility easement (P.U.E.) is hereby dedicated adjacent to street ROW on all lots. A five (5) foot wide P.U.E. is hereby dedicated along each side lot line. A seven and one half (7 ½) foot wide P.U.E. is hereby dedicated adjacent to all rear lot lines.

14. Community impact fees for individual lots to be paid prior to issuance of any building permits.

15. Developer shall be responsible for all relocation and modifications to existing utilities.

16. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # _____ for Williamson Co., effective ____ (Date)____.

17. Temporary and permanent easements to be provided as required for off-site water, wastewater and drainage improvements.

18. All proposed access points and/or access easements intersecting with public roadway ROW shall be in compliance with City Access Standards as described in Chapter 14 of City Code-.

19. This site is located within the Edwards Aquifer Contributing Zone. Development of this site will comply with all applicable TCEQ Edwards Aquifer rules.

20. This subdivision is subject to the Lake Travis Non-point Source Pollution Control Ordinance of the Cedar Park City Code. A non-point source pollution development permit is required prior to any construction within the subdivision.

21. Prior to subdivision/site plan approval, the Engineer shall submit to the City of Cedar Park (COCP) documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABAA).

22. All proposed fences and walls adjacent to intersecting public roadway right-of-way or adjacent to private access points shall be in compliance with City Code Section 14.05.007 Sight Distance Requirements. Installing a fence or wall which does not comply with the City's Sight Distance Requirements or Fencing Regulations is a violation of the City's Ordinance and may be punishable pursuant to Section 1.01.009.

23. No buildings, fences, retaining walls, signs, ponds, trees, parking lots, or other structures are permitted within any of the Public Water or Wastewater Easements shown on this plat except as approved by the City of Cedar Park Public Works Department.