

CONTRIBUTING ZONE PLAN

**THE SHOPS AT BAGDAD SQUARE
NEC NORTH BAGDAD & MUNICIPAL DRIVE
LEANDER, WILLIAMSON COUNTY, TEXAS**

Prepared For:

BAGDAD RD. LEANDER LLC

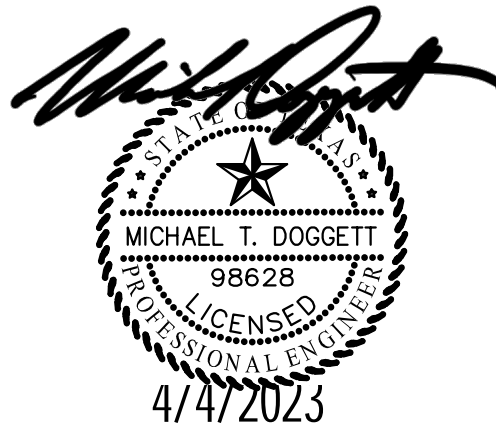
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Firm No. 928
KHA Project No. 064585101



3/27/2023

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***SECTION 1:
EDWARDS AQUIFER APPLICATION
COVER PAGE***

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the

alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited.**
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: The Shops at Bagdad Square					2. Regulated Entity No.: Click here to enter text.					
3. Customer Name: Bagdad Rd. Leander LLC					4. Customer No.: Click here to enter text.					
5. Project Type: (Please circle/check one)		New <input checked="" type="checkbox"/>		Modification		Extension		Exception		
6. Plan Type: (Please circle/check one)		WPAP	<input checked="" type="checkbox"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarificatio	Optional Enhanced Measures
7. Land Use: (Please circle/check one)		Residential		<input checked="" type="checkbox"/> Non-residential			8. Site (acres):		4.67	
9. Application Fee:		\$4,000		10. Permanent BMP(s):			Partial Sed/Fil Pond			
11. SCS (Linear Ft.):		0		12. AST/UST (No. Tanks):			0			
13. County:		Williamson		14. Watershed:			Turkey Creek-Brushy Creek			

Application Distribution

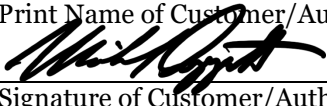
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the “Texas Groundwater Conservation Districts within the EAPP Boundaries” map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	<u> </u> X <u> </u>
Region (1 req.)	—	—	<u> </u> X <u> </u>
County(ies)	—	—	<u> </u> X <u> </u>
Groundwater Conservation District(s)	<u> </u> Edwards Aquifer Authority <u> </u> Barton Springs/ Edwards Aquifer <u> </u> Hays Trinity <u> </u> Plum Creek	<u> </u> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<u> </u> Austin <u> </u> Buda <u> </u> Dripping Springs <u> </u> Kyle <u> </u> Mountain City <u> </u> San Marcos <u> </u> Wimberley <u> </u> Woodcreek	<u> </u> Austin <u> </u> Bee Cave <u> </u> Pflugerville <u> </u> Rollingwood <u> </u> Round Rock <u> </u> Sunset Valley <u> </u> West Lake Hills	<u> </u> Austin <u> </u> Cedar Park <u> </u> Florence <u> </u> Georgetown <u> </u> Jerrell X Leander <u> </u> Liberty Hill <u> </u> Pflugerville <u> </u> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<u> </u> Edwards Aquifer Authority <u> </u> Trinity-Glen Rose	<u> </u> Edwards Aquifer Authority	<u> </u> Kinney	<u> </u> EAA <u> </u> Medina	<u> </u> EAA <u> </u> Uvalde
City(ies) Jurisdiction	<u> </u> Castle Hills <u> </u> Fair Oaks Ranch <u> </u> Helotes <u> </u> Hill Country Village <u> </u> Hollywood Park <u> </u> San Antonio (SAWS) <u> </u> Shavano Park	<u> </u> Bulverde <u> </u> Fair Oaks Ranch <u> </u> Garden Ridge <u> </u> New Braunfels <u> </u> Schertz	NA	<u> </u> San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.	
Michael Doggett, P.E.	
Print Name of Customer/Authorized Agent	3/27/2023
	Date
Signature of Customer/Authorized Agent	Date

FOR TCEQ INTERNAL USE ONLY			
Date(s) Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):

***SECTION 2:
CONTRIBUTING ZONE
PLAN APPLICATION***

Contributing Zone Plan Application

Texas Commission on Environmental Quality for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Michael Doggett, P.E.

Date: 3/27/2023

Signature of Customer/Agent:



Michael Doggett

Regulated Entity Name: The Shops at Bagdad Square

Project Information

1. County: Williamson
2. Stream Basin: Turkey Creek-Brushy Creek
3. Groundwater Conservation District (if applicable): Edwards Aquifer
4. Customer (Applicant):
Contact Person: Praveen Guduru
Entity: Bagdad Rd. Leander LLC
Mailing Address: 3000 Polar Lane, Suite 404
City, State: Cedar Park, TX Zip: 78813
Telephone: 973-723-4862 Fax: _____
Email Address: pguduru@yahoo.com

5. Agent/Representative (If any):

Contact Person: Michael Doggett, P.E.

Entity: Kimley-Horn and Associates, Inc.

Mailing Address: 260 East Davis Street, Suite 100

City, State: McKinney, TX

Zip: 75069

Telephone: 469-352-2959

Fax: _____

Email Address: michael.doggett@kimley-horn.com

6. Project Location:

The project site is located inside the city limits of LEANDER.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Leander.

The project site is not located within any city's limits or ETJ.

7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

NEC North Bagdad & Municipal Drive

8. **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

Project site boundaries.

USGS Quadrangle Name(s).

10. **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

Area of the site

Offsite areas

Impervious cover

Permanent BMP(s)

Proposed site use

Site history

Previous development

Area(s) to be demolished

11. Existing project site conditions are noted below:

Existing commercial site

Existing industrial site

Existing residential site

- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Not cleared)
- Other: _____

12. The type of project is:

- Residential: # of Lots: _____
- Residential: # of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

13. Total project area (size of site): 4.67 Acres

Total disturbed area: 4.67 Acres

14. Estimated projected population: NA

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	51,196	÷ 43,560 =	1.18
Parking	82,778	÷ 43,560 =	1.90
Other paved surfaces	19,207	÷ 43,560 =	0.44
Total Impervious Cover	153,181	÷ 43,560 =	3.52

Total Impervious Cover 3.49 ÷ Total Acreage 4.67 X 100 = 75.4% Impervious Cover

16. **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

N/A

18. Type of project:

- TXDOT road project.
 - County road or roads built to county specifications.
 - City thoroughfare or roads to be dedicated to a municipality.
 - Street or road providing access to private driveways.
19. Type of pavement or road surface to be used:
- Concrete
 - Asphalt concrete pavement
 - Other: _____
20. Right of Way (R.O.W.):
- Length of R.O.W.: _____ feet.
- Width of R.O.W.: _____ feet.
- $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
21. Pavement Area:
- Length of R.O.W.: _____ feet.
- Width of R.O.W.: _____ feet.
- $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
- Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.
22. A rest stop will be included in this project.
- A rest stop will not be included in this project.
23. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. **Attachment E - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC§213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.
- N/A
26. Wastewater will be disposed of by:
- On-Site Sewage Facility (OSSF/Septic Tank):

- Attachment F - Suitability Letter from Authorized Agent.** An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Leander Wastewater Treatment Plant (name) Treatment Plant. The treatment facility is:

- Existing.
- Proposed.
- N/A

Permanent Aboveground Storage Tanks (ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

- 28. The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

- Attachment G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

Total: _____ Gallons

30. Piping:

- All piping, hoses, and dispensers will be located inside the containment structure.
- Some of the piping to dispensers or equipment will extend outside the containment structure.
- The piping will be aboveground
- The piping will be underground

31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:

- Interior dimensions (length, width, depth and wall and floor thickness).
- Internal drainage to a point convenient for the collection of any spillage.
- Tanks clearly labeled
- Piping clearly labeled
- Dispenser clearly labeled

33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
- In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 40 '.
35. 100-year floodplain boundaries:
- Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
 - No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0455F Dated December 20, 2019.
36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
 N/A
43. Locations where stormwater discharges to surface water.
 There will be no discharges to surface water.
44. Temporary aboveground storage tank facilities.
 Temporary aboveground storage tank facilities will not be located on this site.
45. Permanent aboveground storage tank facilities.
 Permanent aboveground storage tank facilities will not be located on this site.
46. Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
- N/A
48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
- The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site. (Phase 1)
- A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____
- N/A
49. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
- N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- The site will be used for low density single-family residential development and has 20% or less impervious cover.
- The site will be used for low density single-family residential development but has more than 20% impervious cover.
- The site will not be used for low density single-family residential development.
51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing

and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.

52. **Attachment J - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. **Attachment K - BMPs for On-site Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

N/A

55. **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

N/A

56. **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
 - Signed by the owner or responsible party
 - Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
 - Contains a discussion of record keeping procedures
- N/A
57. **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
58. **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.
- N/A

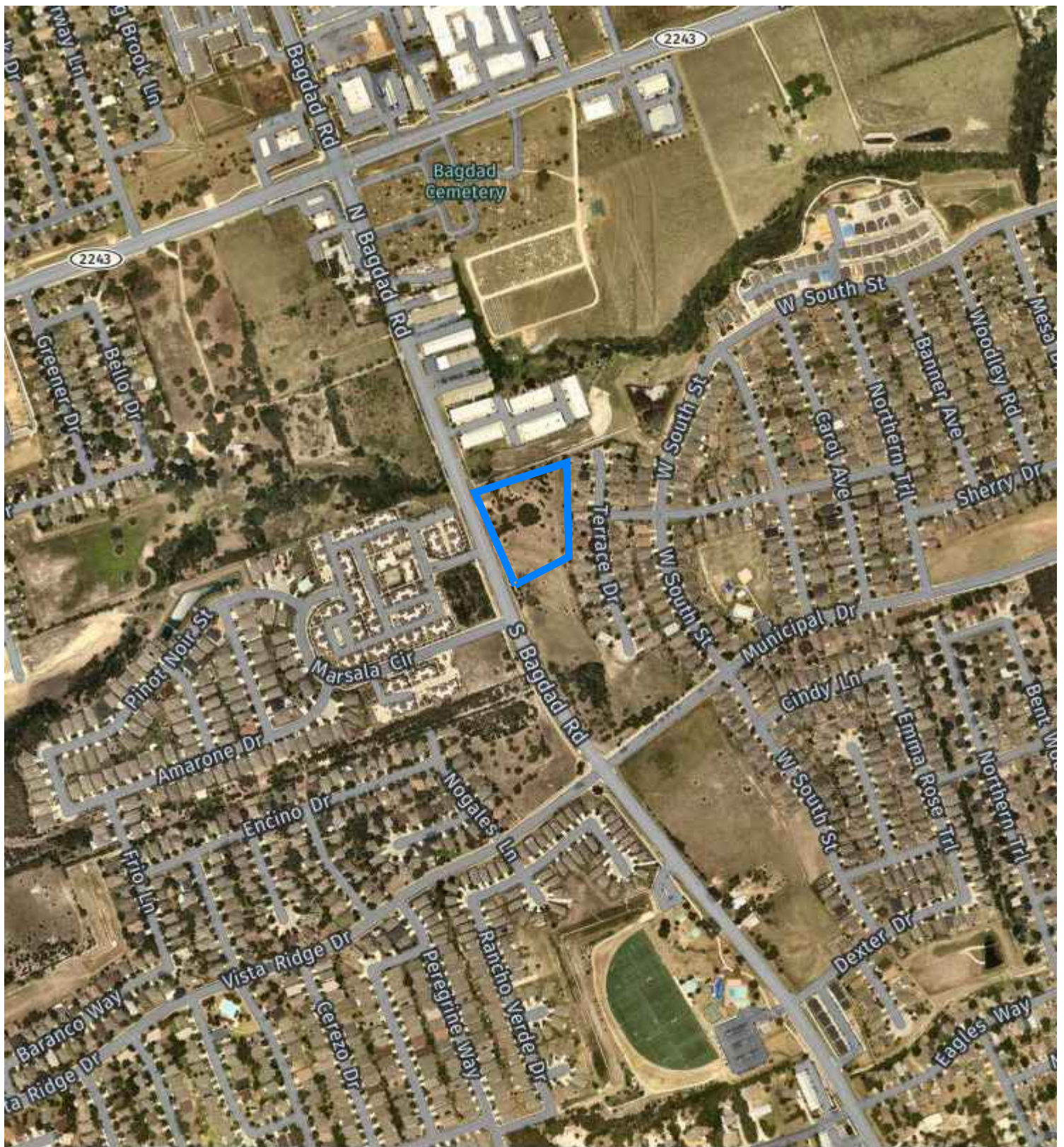
Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
 - The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ROAD MAP



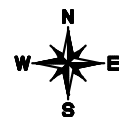
LEGEND

CONSTRUCTION SITE, 4.67 ACRES

APPENDIX	DATE	01/25/2023
A	DESIGNED BY	SLT
	DRAWN BY	SLT
	CHECKED BY	MTD
	KHA PROJECT NO.	064585101

ROAD MAP

THE SHOPS AT BAGDAD
LEANDER, TEXAS
WILLIAMSON COUNTY



Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

USGS QUADRANGLE MAP

PROJECT NARRATIVE

The Shops at Bagdad Square, located at the NEC of Bagdad Road and Municipal Lane in Leander, Texas consists of one Lot that is 4.67 acres in size. The entire site is within the City of Leander City Limits and is subject to their municipal watershed regulations.

The proposed site consists of four single-story retail buildings and associated parking. A detention pond and a biofiltration and sedimentation pond serve the site's drainage requirements.

A Water Quality Drainage Area Map is provided within the Civil Plans. This plan shows there is approximately 2.41 acres of undeveloped property to the South of the Subject Tract (labeled "Offsite") that is currently sheet flowing across this site. A public storm will be extended across the rear of the Subject Site for the "Offsite" portion to drain in the future. The "Offsite" tract must provide their own detention and water quality requirements upon development. The total acreage included in the plan is 4.67 acres. The proposed water quality pond is sized to treat 4.67 acres. This equates to an on-site water quality volume required of 18242 cubic feet of storage. This plan assumes that adequate water quality volume has been provided for all upstream areas.

The site will be served by an existing 8" water line and 8" sewer line along the east side of Bagdad Road.

This site is located in the Turkey Creek-Brushy Creek Watershed and entirely in the Edwards Aquifer Contributing Zone as defined by maps prepared by the Texas Commission on Environmental Quality.

No portion of the property is within the limits of the 100-year floodplain as shown on FIRM Panel No. 48491C0455F, dated December 20, 2019.

FACTORS AFFECTING SURFACE WATER QUALITY

ROAD MAP

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence and rock berms will prevent sediment from leaving the site. The existing water quality pond and proposed grassy swale will provide sedimentation during construction. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

1. Refueling construction equipment.
2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundation, parking lot pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. A partial sedimentation/filtration pond and grassy swale will mitigate these factors.

VOLUME AND CHARACTER OF STORMWATER

On-Site Drainage

The onsite drainage is collected through a pipe conveyance system with grate inlets and curb inlets collecting the drainage at low points on the site. The drainage is conveyed to a proposed biofiltration and sedimentation pond. The runoff then drains to the detention pond where it is then released through an outlet structure to an outlet pipe that discharges into an existing floodplain.

The detention pond is designed to hold the 100-year storm event. The 100-year water surface elevation is 1012.92-feet and hold 24,371 CF (cubic feet) of water.

Calculations for the water quality surface area are included in the Civil Plans.

Off-Site Drainage

The site to the south of the proposed site is undeveloped. Evaluation of the existing contours shows the drainage from the southern property sheet flows to the southeast corner of the subject site. A proposed drop inlet collects the drainage from the southern property and pipes the drainage into the existing floodplain. Upon development of the Off-Site area, water quality and detention must be provided.

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

**SUITABILITY LETTER FROM AUTHORIZED AGENT
(NOT APPLICABLE)**

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

**ALTERNATIVE SECONDARY CONTAINMENT
STRUCTURE DESIGN ROAD MAP
(NOT APPLICABLE)**

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

AST CONTAINMENT STRUCTURE DRAWINGS

(NOT APPLICABLE)

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

**20% OR LESS IMPERVIOUS COVER WAIVER
(NOT APPLICABLE)**

BMPs FOR UPGRADIENT STORMWATER

(NOT APPLICABLE)

BMPs FOR ON-SITE STORMWATER

A partial filtration and sedimentation pond will be utilized on the site. The size of the pond and each component within the pond have been calculated based on the existing grades on the site as well as the total drainage area the pond will treat.

Silt fence will be utilized around the site during construction to avoid additional erosion from the site.

Inlet protection covers will be utilized once the storm infrastructure has been constructed. This will aid in avoiding additional sediment from running through the storm system.

BMPs FOR SURFACE STREAMS

Silt fence will be utilized as the temporary BMP along a few key locations within the site. As shown in the approved E&S plan, silt fence will be placed along or near almost the entire property line to filter offsite runoff. The storm water runoff typically runs parallel to the proposed silt fence to provide the most effective capture of runoff silt.

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

CONSTRUCTION PLANS

SITE DEVELOPMENT PLANS

FOR

THE SHOPS AT BAGDAD SQUARE

BLOCK A , LOT 1

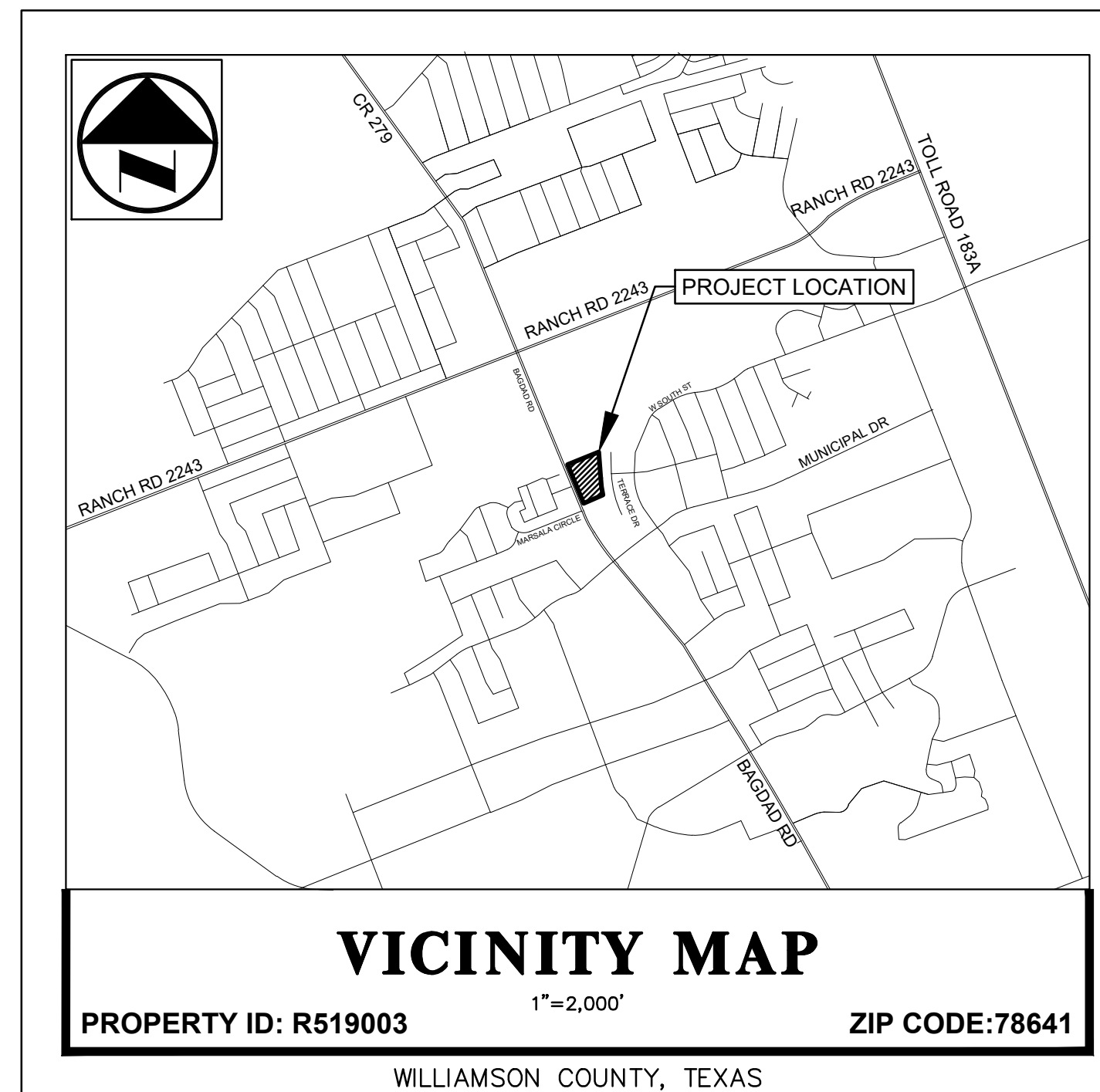
ZONING: LOCAL COMMERCIAL

IN

THE CITY OF LEANDER

WILLIAMSON COUNTY, TEXAS

CITY PROJECT NO. 23-SD-XXX



APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

EMILY TRUMAN, P.E., CFM, CITY ENGINEER _____ DATE _____

GINA ELLISON, P.E., PUBLIC WORKS DIRECTOR _____ DATE _____

MARK TUMMONS, CPRP, PARKS & RECREATION DIRECTOR _____ DATE _____

CHIEF JOSHUA DAVIS, FIRE MARSHAL _____ DATE _____

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).

REVISION #	DESCRIPTION	APPROVAL

APRIL 2023

- NOTES:
1. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).
 2. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48491C0455F CITY OF LEANDER, TX BOTH DATED DECEMBER 20, 2019.
 3. CONTRACTOR TO NOTIFY DIGTESS PRIOR TO COMMENCING CONSTRUCTION AT 1-800-DIGTESS.
 4. THIS SITE IS LOCATED WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE, HOWEVER REGIONAL WATER QUALITY WILL BE PROVIDED.
 5. THE CITY OF LEANDER STANDARD CONSTRUCTION NOTES SHALL APPLY AND TAKE PRECEDENCE. FOR INSTANCES WHERE THEY CONFLICT WITH KIMLEY-HORN NOTES OR APPLICABLE TCEQ REQUIREMENTS, THEN THE MORE RESTRICTIVE SHALL APPLY.

SUBMITTAL DATE: 02/06/2023
 ZONING: LC-2-B
 SITE AREA: 4.672 AC
 TOTAL IMPERVIOUS COVER: 164,844 SF (81%)
 FUTURE LAND USE: MULTI-USE CORRIDOR
 LEGAL DESCRIPTION:
 SHOPS AT BAGDAD SQUARE, LOT 1, BLOCK A

ENGINEER:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 301-2580
 Contact: Michael T. Doggett, P.E.

DEVELOPER:
 Baghdad Rd. Leander LLC
 3000 Polar Lane, Suite 404
 Cedar Park, TX
 Phone: (973) 723-4862
 Contact: Praveen Guduru

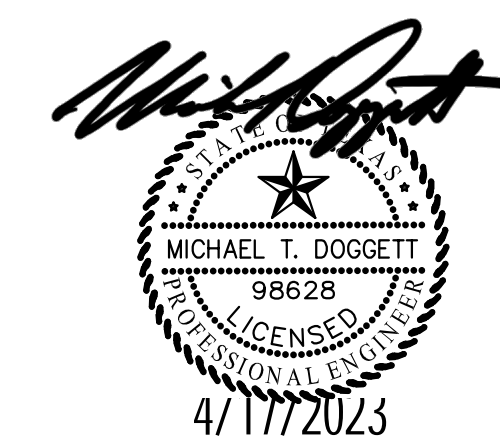
ARCHITECT:
 MAT Studios
 14618 Mansfield Dam Ct 19
 Austin, TX 78734
 Phone: (469) 951-0614
 Contact: Monika Arora

SURVEYOR
 The Altum Group
 P.O Box 6493
 Round Rock, TX 78683
 Phone: (760) 346-4750
 Contact: Dewayne Hendrix

PREPARED BY:
Kimley»Horn

Firm Registration No. F-928
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 301-2580

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03	KIMLEY-HORN GENERAL NOTES
04	PLAT (1 OF 3)
05	PLAT (2 OF 3)
06	PLAT (3 OF 3)
07	DEMO PLAN
08	EROSION CONTROL PLAN
09	EROSION CONTROL DETAILS
10	GRADING PLAN
11	EXISTING DRAINAGE AREA MAP
12	DRAINAGE AREA MAP
13	DRAINAGE CALCULATIONS
14	SITE PLAN
15	DIMENSION CONTROL PLAN
16	PAVING PLAN
17	PAVING DETAILS
18	STORM PLAN
19	STORM PROFILES
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22	WATER QUALITY PLAN
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24	WATER QUALITY DETAILS
25	WATER AND SANITARY SEWER PLAN
26	UTILITY DETAILS (1 OF 2)
27	UTILITY DETAILS (2 OF 2)
28	LANDSCAPE PLAN - L1
29	LANDSCAPE PLAN - L2



APPROVAL

DATE: 03/23/2023 10:00 AM
DRAWN BY: J. L. HORN
CHECKED BY: MTD

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED THEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REVISIONS OF AND IMPROVED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL NOTES:
1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
3. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. THE CITY OF LEANDER IS ALLOWED UP TO 48 HOURS TO COMPLY WITH YOUR REQUEST, EXCLUDING WEEKENDS AND DESIGNATED CITY HOLIDAYS.
b. REFRESH ALL LOCATES BEFORE 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. SUBMIT ALL REQUESTS TO LOCATES@LEANDERTX.GOV.
TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
c. REPORT PIPELINE DAMAGE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
4. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION.
5. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. LANE CLOSURES ON ARTERIALS AND ANY FULL ROAD CLOSURES REQUIRE MESSAGE BOARDS NOTIFYING THE PUBLIC ONE WEEK PRIOR TO THE CLOSURE.
6. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION FURTHER, THERE IS A NOISE ORDINANCE IN EFFECT FOR CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9:00 PM AND 7:00 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
7. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
8. NO STREET LIGHTS OR SIGNS OF ANY KIND ARE TO BE PLACED WITHIN ANY SIDEWALKS.
9. NO BLASTING IS ALLOWED.
10. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. THE CONTRACTOR SHALL GIVE THE CITY OF LEANDER 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
12. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER, PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT PLANNING COORDINATOR AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.
13. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
14. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
15. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
16. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED, THE CONTRACTOR SHALL REPAIR OR SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.
17. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, INFORMATION RELATED TO THESE STANDARDS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR, SUITE 375, AUSTIN, TEXAS 78752-3832
18. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
19. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
20. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE MINIMUM THICKNESS OF 2 INCHES WITH NO RECYCLED ASPHALT SHINGLES CONTENT.
21. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY RISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN HIMSELF AND OTHER CONTRACTORS AND UTILITIES IN THE VICINITY OF THE PROJECT. THIS INCLUDES GAS, WATER, WASTEWATER, ELECTRICAL, TELEPHONE, CABLE TV AND STREET DRAINAGE WORK. ONCE THE CONTRACTOR BECOMES AWARE OF A POSSIBLE CONFLICT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER WITHIN TWENTY-FOUR (24) HOURS.
24. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
26. THE CITY OF LEANDER SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
27. AN ENGINEER'S CONCURRENCE LETTER AND RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD *.DWG FILES, MICROSTATION *.DGN FILES OR ESRI *.SHP FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"x17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US SURVEY FEET AND SHALL INCLUDE ROTATION

GENERAL NOTES:
REVISED JUNE 22, 2022
ANY CHANGES TO THESE NOTES SHOULD BE CLOUDED ON THE PLAN SET.
CITY CONTACTS:
ENGINEERING MAIN LINE: 512-528-2766
PLANNING DEPARTMENT: 512-528-2750
PUBLIC WORKS MAIN LINE: 512-259-2640
STORMWATER INSPECTIONS: 512-285-0055
UTILITIES MAIN LINE: 512-259-1142
UTILITIES ON-CALL: 512-690-4760
UTILITY LOCATE REQUESTS: locates@leandertx.gov

INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US SURVEY FEET
28. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROLS AND TREE PROTECTION FENCING FOR EACH PHASE PRIOR TO CLEARING AND GRUBBING AND PER APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN.
2. THE CONTRACTOR SHALL ARRANGE AND COORDINATE ACCEPTABLE MEETING TIMES FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, RELEVANT CONTRACTORS, RELEVANT UTILITY REPRESENTATIVES, AND THE CITY ENGINEER. AT THIS MEETING, THE CITY SHALL VERIFY THAT ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION ARE IN PLACE, THAT CONSTRUCTION DRAWINGS AND THE SWPPP ARE LOCATED ON SITE, AND THAT THE SWPPP PERMITS HAVE BEEN ISSUED, THE CITY MAY THEN ISSUE THE SUBDIVISION IMPROVEMENT PERMIT.
3. BEGIN SITE CLEARING.
4. CLEAR AND GRUB AND STRIP TOPSOIL, STOCKPILE TOPSOIL FOR LATER USE.
5. ROUGH SUBGRADE SITE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
6. CONSTRUCT WET AND DRY UTILITIES.
7. FINAL SUBGRADE PREPARATION.
8. INSTALL BASE MATERIALS.
9. INSTALL CONCRETE (FOUNDATIONS, CURBS, FLATWORK).
10. CONSTRUCT BUILDINGS.
11. INSTALL PAVEMENTS.
12. TOPSOIL, IRRIGATION, AND LANDSCAPING.
13. PROJECT ENGINEER INSPECTS JOB AND SUBMITS THE ENGINEER'S CONCURRENCE LETTER.
14. CITY VISITS SITE AND ISSUES CERTIFICATE OF ACCEPTANCE ONLY IF ALL CONSTRUCTION IS IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
15. SITE CLEANUP AND REMOVAL OF TEMPORARY BMPS.
16. FOLLOWING THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE ANY SEDIMENT BUILDUP IN THE WET POND FROM CONSTRUCTION ACTIVITIES.

EROSION CONTROL NOTES:
1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTIVE FENCING PRIOR TO ANY WORK (CLEARING, GRUBBING OR EXCAVATION). CONTACT STORMWATER INSPECTOR FOR ON SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINS AND EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
3. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
4. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
5. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
6. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUUDA SHALL NOT BE USED.
7. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
8. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
9. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER NOTES:
1. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL CIRCLE GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. BLOCKING SHALL BE INSPECTED PRIOR TO BACKFILL.
2. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
3. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
4. THRUST BLOCKING OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKING AND RESTRAINTS.
5. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE. PER TCEQ, THIS TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
6. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
7. DURING PERIODS OF EXTENDED DRY WEATHER, TRENCH BACKFILL MUST BE COMPACTED BY FLOODING THE TRENCHES AS DIRECTED BY THE CITY ENGINEER.
8. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON TOP OF CURB
9. TOOLS FOR STAMPING THE CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF STAMPING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF STAMPING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LEANDER.
10. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 200 PSI.
11. NO PIPE OR FITTING WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
12. TYPICAL DEPTH OF COVER FOR ALL WASTEWATER LINES SHALL BE 48" MINIMUM, WATER LINES SHALL BE 36" MINIMUM UNDER BOTH PAVEMENT AND NATURAL GROUND. STORM SEWER SHALL BE 24" MINIMUM UNDER NATURAL GROUND.
13. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.
14. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES UNLESS APPROVED WITH PLANS.
15. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
16. ALL DEAD-END WATER MAINS SHALL HAVE THRUST RESTRAINTS INSTALLED ON THE LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH), AT MINIMUM, AND THRUST BLOCKS INSTALLED ON THE PLUG. ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATIONS AND/OR CALCULATIONS BY THE ENGINEER OF RECORD.
17. WHERE WATER LINES CROSS WASTEWATER LINES AND THERE IS LESS THAN 9 FEET CLEARANCE BETWEEN LINES, THE WASTEWATER LINE SHALL BE PLACED SO THAT THE WASTEWATER PIPE SECTION IS CENTERED ON THE WATER LINE AND CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTERS 217.53(b) AND 290.44(a).
18. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900-16 MIN. 235 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, SDR-(9)). DUCTILE IRON PIPE (AWWA C115/C151, MIN. PRESSURE CLASS 250) MAY BE USED FOR WATER MAINS WITH THE EXPRESS APPROVAL OF CITY OF LEANDER ENGINEERING.
19. PIPE FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900-16), GREEN AND MARKED FOR SERVICE. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR P3115 F679) OR FIBERGLASS WITH PIPE STIFFNESS OF 72 PSI PER COA SPL WW-509.
20. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).

21. INTERIOR SURFACES OF ALL DUCTILE IRON PIPE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
22. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
23. THE CONTRACTOR SHALL CONTACT THE ENGINEERING DEPARTMENT INSPECTOR AT 528-2700 AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING WATER LINES.
24. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
25. EXISTING MANHOLES MODIFIED BY CONSTRUCTION ACTIVITY SHALL BE TESTED FOR LEAKAGE BY VACUUM. ANY EXISTING MANHOLE WHICH FAILS TO PASS THE VACUUM TEST SHALL BE CLOSELY EXAMINED BY THE INSPECTOR AND THE CONTRACTOR TO DETERMINE IF THE MANHOLE CAN BE REPAIRED. THEREAFTER, THE CONTRACTOR SHALL EITHER REPAIR OR REMOVE AND REPLACE THE MANHOLE AS DIRECTED.
26. PIPE CONNECTIONS TO EXISTING MANHOLES AND JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATION 508.5.F.
27. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
28. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL CONSTRUCTED POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LEANDER PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LEANDER TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LEANDER.
29. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
30. TESTING SHALL BE PERFORMED FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE OWNER'S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTS, OR PRESSURE TESTS. A CITY OF LEANDER INSPECTOR SHALL BE PRESENT FOR ALL TESTS AND SHALL BE PAID FOR BY THE OWNER/CONTRACTOR. THESE SERVICES ARE PAID FOR AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
31. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVE UNLESS AUTHORIZED BY THE CITY OF LEANDER.
32. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
33. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.
34. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFV37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFV39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFV65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFV1730F-12-1CA, OR EQUAL
35. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIALS ACCORDING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:
SIEVE SIZE PERCENT RETAINED BY WEIGHT
12" 0
3/8" 0-2
#4 40-85
#10 95-100
36. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM.
37. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 30 TAC CHAPTER 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LEANDER SPECIFICATION CONFLICT, THE MORE STRINGENT SHALL APPLY.
38. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL).
39. DENSITY TESTING FOR TRENCH BACKFILL LOCATED WITHIN THE LIMITS OF THE PAVED AREA IS TO BE DONE IN 12" LIFTS EVERY 500' AND AT LEAST ONCE PER LINE SEGMENT
40. ALL GRAVITY WASTEWATER MAINS TO BE TESTED BY CAMERA AND PAID FOR BY THE CONTRACTOR. CAMERA TESTING FOR WASTEWATER LINES IN ROADWAY SHALL OCCUR BEFORE PAVING. CONTRACTOR SHALL PROVIDE THE CITY WITH A DVD COPY OF THE FULL CAMERA INSPECTION.
41. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.

STREET AND DRAINAGE NOTES:
1. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY DOCUMENTS.
2. PRIOR TO ACCEPTANCE THE ENGINEER SHALL SUBMIT DOCUMENTATION THAT THE IMPROVEMENTS WERE INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
3. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT AT 528-2700 NO LESS THAN 48 HOURS PRIOR TO ANY TESTING.
4. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRISM A OR B OR C OR D WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
5. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
6. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
7. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/2" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/2" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
8. BARRICADES BUILT TO THE CITY OF LEANDER STANDARDS SHALL BE ERECTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
9. ALL REINFORCED CONCRETE PIPE SHALL BE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN.
10. THE CONTRACTOR IS TO NOTIFY THE ENGINEERING INSPECTOR 48 HOURS PRIOR TO THE FOLLOWING TESTING: PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
11. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TROCK PER TxDOT SPEC FOR PROOF ROLLING.
12. AT INTERSECTIONS WHICH HAVE VALLEY DRAINAGE, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
13. AT THE INTERSECTION OF TWO 44' STREETS OR LARGER, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
14. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
15. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
16. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
17. CONTRACTOR SHALL NOTIFY THE LEANDER ENGINEERING DEPARTMENT AT 528-2700 AT LEAST 48 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
18. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
19. A MINIMUM OF SEVEN DAYS OF CURE SHALL BE REQUIRED FOR CURB AND HMAc PRIOR TO THE INTRODUCTION OF PUBLIC VEHICULAR TRAFFIC TO ANY STREETS.

20. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE CONSTRUCTION PLANS.
21. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY BRUAN INTERTEC. PAVEMENT RECOMMENDATIONS ARE SHOWN ON SHEET 16.

TRENCH SAFETY NOTES:
1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
GRADING NOTES:
1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

THE CITY OF LEANDER STANDARD CONSTRUCTION NOTES SHALL APPLY AND TAKE PRECEDENCE. FOR INSTANCES WHERE THEY CONFLICT WITH KIMLEY-HORN GENERAL NOTES OR APPLICABLE TCEQ REQUIREMENTS, THEN THE MORE RESTRICTIVE SHALL APPLY.

KIMLEY-HORN
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4/17/2023
MICHAEL T. DOGGETT
98628
LICENSED ENGINEER
PROFESSIONAL SEAL

KHA PROJECT 064565101
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY MTD
DRAWN BY ADE
CHECKED BY MTD
LEANDER, TEXAS
THE SHOPS AT BAGDAD SQUARE
CITY OF LEANDER NOTES
SHEET NUMBER 02 OF 29

NO. REVISIONS DATE BY

KIMLEY-HORN GENERAL NOTES		DATE	BY
<p>OVERALL:</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION PRACTICES AND METHODS. THE MORE RESTRICTIVE SHALL APPLY. 2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY (OR TOWN) ENGINEER. THE MORE RESTRICTIVE SHALL APPLY. 3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS. 4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. 5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS SHALL BE CORROBORATED BY A SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS. 6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING AT THE TIME PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY. 7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL ENGAGE A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW. 8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING. 9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL. 10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM. 11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WORK WITH CONSTRUCTION. 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. 13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION. 14. CONTRACTOR SHALL USE EXTREME CAUTION AS THESE PLANS MAY CONTAIN VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES. 15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, DEPTH, AND DIMENSIONS OF ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY. 16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS. 17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. 18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THE INSTALLATION OF GAS AND OTHER UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT. 19. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED BEFORE ANY WORK IS PERFORMED ON SUCH WORK. 20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM. 21. CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES. 22. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION. 23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS. 24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE. 25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES. 26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 27. CONTRACTOR BID PRICE SHALL INCLUDE ALL INSPECTION FEES. 28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC...) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR. 29. THE SCOPE OF WORK TERMINATES 5 FEET FROM THE EXISTING UTILITY. CONTRACTOR SHALL VERIFY THE EXISTING UTILITY REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5 FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT. 30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS. 31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT, DIMENSIONS AND CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECTS FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY. 32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA. 33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING. 34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY. 35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORTS RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO PLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO PLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING. 37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA, NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGES RESULT THEREFROM SHALL BE CONTRACTORS SOLE RESPONSIBILITY TO REPAIR. 38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER. 39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER. 40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT. 41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION. 42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES. 43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 44. ALL TRENCHES SHALL BE KEPT FREE FROM WATER, DEBRIS AND DISTURBANCE. 45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. 46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEERS SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS. 47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS. 48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS. 49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES. 50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". 51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING. 52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING. 53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHAL TO LEARN OF ANY REQUIREMENTS. 54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN. 55. ALL PLANS SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. 56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION. <p>EROSION CONTROL:</p> <ol style="list-style-type: none"> 1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE AND DISTURBANCE. 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TRX 15000". 3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE. 4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. 5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE. 6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE. 7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS. 8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED. 9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING. 10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT 	<p>EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY.</p> <ol style="list-style-type: none"> 11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMPs TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO CONSTRUCTION. THE MORE RESTRICTIVE SHALL APPLY. 31. TO PREVENT EROSION AND SEDIMENTATION FROM WASHING OFF THE SITE, THE EROSION CONTROL PLAN TO INCLUDE BMPs FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN. 41. ALL STAGING STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER DRAINAGE OR EROSION CONTROL DEVICES. THE MORE RESTRICTIVE SHALL APPLY. 13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL BARRIERS, BMPs, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE EROSION CONTROL PLAN. 14. CONTRACTOR SHALL CONDUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT THE TOP AND BOTTOM OF THE HILL. 15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED FROM THE SITE. 16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A PART OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS. 17. WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE. IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP. 18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER CITY AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED. 19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR. 20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED OFF-SITE, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REMOVE THE CLOGGING MATERIAL. WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE. 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND PROPOSED CONSTRUCTION OF ANY AREA, UNLESS AN ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE. 22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES. 23. UPON COMPLETION OF FINE GRADING, ALL AREAS OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER. 24. CONTRACTORS RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, DEPTH, AND DIMENSIONS OF ALL EXISTING UTILITIES AFFECTED BY THE CONSTRUCTION SHALL BE DREDED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. <p>STORM WATER DISCHARGE AUTHORIZATION:</p> <ol style="list-style-type: none"> 1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS. 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TRX 15000. 3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY TCEQ. 5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP. 6. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL DISTURBED AREAS. THE NECESSARY NUMBER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MSA RECEIVING DISCHARGE FROM THE SITE. <p>DEMOLITION:</p> <ol style="list-style-type: none"> 1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED. 2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN SHALL EXIST TO THE DEPTH AND DIMENSIONS SHOWN ON THESE PLANS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING A PRELIMINARY RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES. 3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE CONTRACTOR WITH A CLEAR STATEMENT OF THE WORK TO BE DONE, INCLUDING THE REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR. 4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION: <ol style="list-style-type: none"> a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER, b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER, c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER, d. OTHER REPORTS THAT ARE APPLICABLE TO THE PROJECT. 5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/VERIFY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO CONSTRUCTION. 6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY WITH ALL APPLICABLE REGULATIONS. 7. KH DOES NOT REPRESENT THAT THE INFORMATION ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED. 8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED. <p>GRADING:</p> <ol style="list-style-type: none"> 1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. 2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY. 3. POLLUTANT DISCHARGE ELIMINATION SYSTEM TRX 15000. SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION. 4. ALL PUBLIC STORM SEWER STRUCTURES SHALL BE CONSTRUCTED TO FINISHED GRADE. 5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY. 6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN. 7. ALL WYE CONNECTIONS AND T-JUNCTIONS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE TCEQ AND TCEQ OPERATIONS. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL BE PLACED ON TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SLAB. 8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT DIFFERENCES FROM A BALANCED BUDGET SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER. 9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA. 10. FOR ANY UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED, UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE. 11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. REFER TO EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY AT AT LEAST 20 FEET FROM THE POINTS OF INTEREST AND SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK. 13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO. 14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL. 15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES. 16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED. 17. TEMPORARY CULVERTS MAY BE REQUIRED TO MAINTAIN THROUGH-PASSAGE TO ANY EXISTING WATERWAY. 18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS. 19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. 20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING. 21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY. 22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 23. THE SCORE OF WORKS IMPROVEMENT SHOWN IN THESE PLANS TERMINATES 5 FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD. 24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORTS RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO PLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO PLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING. 25. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER. 27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION. 28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER. 29. CONTRACTOR SHALL FIELD VERIFY TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK. 30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE 	<p>APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT</p> <ol style="list-style-type: none"> 31. CONTRACTOR SHALL REFERENCE THE TREE PRESERVATION PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED. 32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREES. 33. TO PREVENT EROSION AND SEDIMENTATION FROM WASHING OFF THE SITE, THE EROSION CONTROL PLAN TO INCLUDE BMPs FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN. 34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT WATER PENETRATION AND STRENGTH. THE MORE RESTRICTIVE SHALL APPLY. 35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED. <p>RETAINING WALLS:</p> <ol style="list-style-type: none"> 1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL. 2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER. 3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURE SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE CODES, STANDARDS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET. 4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES. 5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS. <p>PAVING:</p> <ol style="list-style-type: none"> 1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED. 2. ALL PRIVATE DRIVEWAYS AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA. 3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN CITY STANDARDS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY. 4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. 5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. 6. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING. 7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE PAVING AND PAVING SUBGRADE MEETS THE PROJECT'S FINAL GEOTECHNICAL REPORT AND CITY SPECIFICATIONS. 8. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORTS RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO PLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO PLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING. 9. CURB RAMP ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS. 10. PRIVATE CURB RAMP SHALL PROVIDE PUBLIC STREET RIGHT-OF-WAY SHALL CONFORM TO ADA AND T&S STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES. 11. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND T&S STANDARDS, LATEST EDITION. 12. COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 13. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH CONNECTION. 14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT JOINT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT. 16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS. 17. ALL PUBLIC STORM SEWER STRUCTURES SHALL BE CONSTRUCTED TO FINISHED GRADE. 18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET. 19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK. 20. ALL JOINTS SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS. 21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS. 22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. 23. CONTRACTOR SHALL PROVIDE NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED. 24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, T&S, AND ADA) EXIST TO AND FROM THE PAVED AREAS. ACCESSIBLE PARKING SPACES, ACCESS ASHLAND AND ACCESSIBLE ROUTES, IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL, IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE ASHES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION. 25. CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER. 26. CONTRACTOR SHALL VERIFY THAT THE PAVING AND PAVING SUBGRADE MEETS THE PROJECT'S FINAL GEOTECHNICAL REPORT AND CITY SPECIFICATIONS. 27. EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND T&S SLOPE COMPLIANCE ISSUES. <p>STORM DRAINAGE:</p> <ol style="list-style-type: none"> 1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. 2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER. 3. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. 4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL INLETS AND GRATE ELEVATIONS CROSSING THE STORM SEWER. 5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION. 6. ALL PUBLIC STORM SEWER STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 8. ALL PVC TO RCP CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUDED TO ASSURE THE CONNECTION IS WATERTIGHT. 9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS I RCP OR OTHER TOP OF CURB ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION. 10. IF CURB EXCEEDS 20 FEET OR IS LESS THAN 2 FEET, CLASS IV RCP SHALL BE USED. 11. WHERE CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT. 12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES. 13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS. 14. ALL WYE CONNECTIONS AND T-JUNCTIONS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE TCEQ AND TCEQ OPERATIONS. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL BE PLACED ON TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SLAB. 15. USE A FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET. 16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER. <p>POND NOTES:</p> <ol style="list-style-type: none"> 1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT. 2. FOR ANY POND INTENDED TO HOLD WATER INDEFINITELY, THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS. 3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT. 4. STORM SEWER PIPE AND PIPES SHALL BE CONSTRUCTED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION. 5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20 FEET FROM THE POND SOIL TO PREVENT WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL. 6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY, THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 90 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT. 7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY, THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION	

**FINAL PLAT OF
SHOPS AT BAGDAD SQUARE
4.672 ACRES TRACT OF LAND
DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 2021122871
SITUATED IN THE ELIJAH D HARMOND SURVEY, ABSTRACT NUMBER 6
IN WILLIAMSON COUNTY, TEXAS**

OWNER:

BAGDAD RD LEANDER LLC
PRAVEEN GUDURU
3000 POLAR LN SUITE 404
CEDAR PARK, TX 78613
(973) 723-4862

SURVEYOR:

RICHARD G. LANTIS, R.P.L.S.
THE ALTUM GROUP
10421 GULF DALE STREET
SAN ANTONIO, TX 78216
(760) 346-4750

ENGINEER:

MICHEAL T. DOGGETT, P.E.
KIMLEY-HORN
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069
(214) 803-1099

LAND USE:

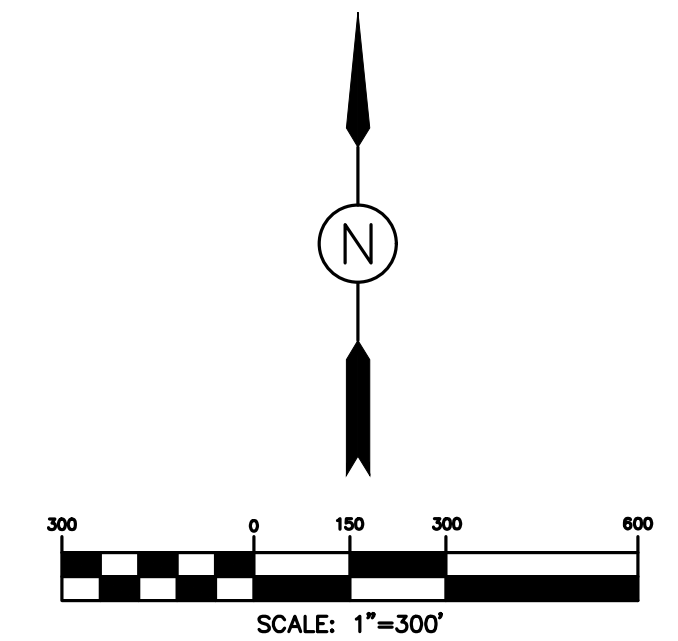
TOTAL ACREAGE: 4.672 AC
TOTAL NUMBER OF BLOCKS: 1
TOTAL COMMERCIAL LOT: 1


SURVEY:

ELIJAH D HARMOND SURVEY,
ABSTRACT NO. 6



INDEX	SHEET
COVER SHEET	1 of 3
FINAL PLAT LAYOUT	2 of 3
NOTES & SIGNATURES	3 of 3





The Altum Group

ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

TEXAS FIRM NUMBER 10194593

10421 Gulfdale Street
San Antonio, TX 78216
t.760.346.4750 f.760.340.0089
TheAltumGroup.com

NO.	DATE	REVISIONS	BY

DRAWN BY: VB	SURVEYED BY: KT
DATE: APRIL 14, 2023	APPROVED BY: RGL
PROJECT NO. C1631	SHEET 1 OF 3

FINAL PLAT OF SHOPS AT BAGDAD SQUARE 4.672 ACRES TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 2021122871 SITUATED IN THE ELIJAH D HARMOND SURVEY, ABSTRACT NUMBER 6 IN WILLIAMSON COUNTY, TEXAS

LEGEND:

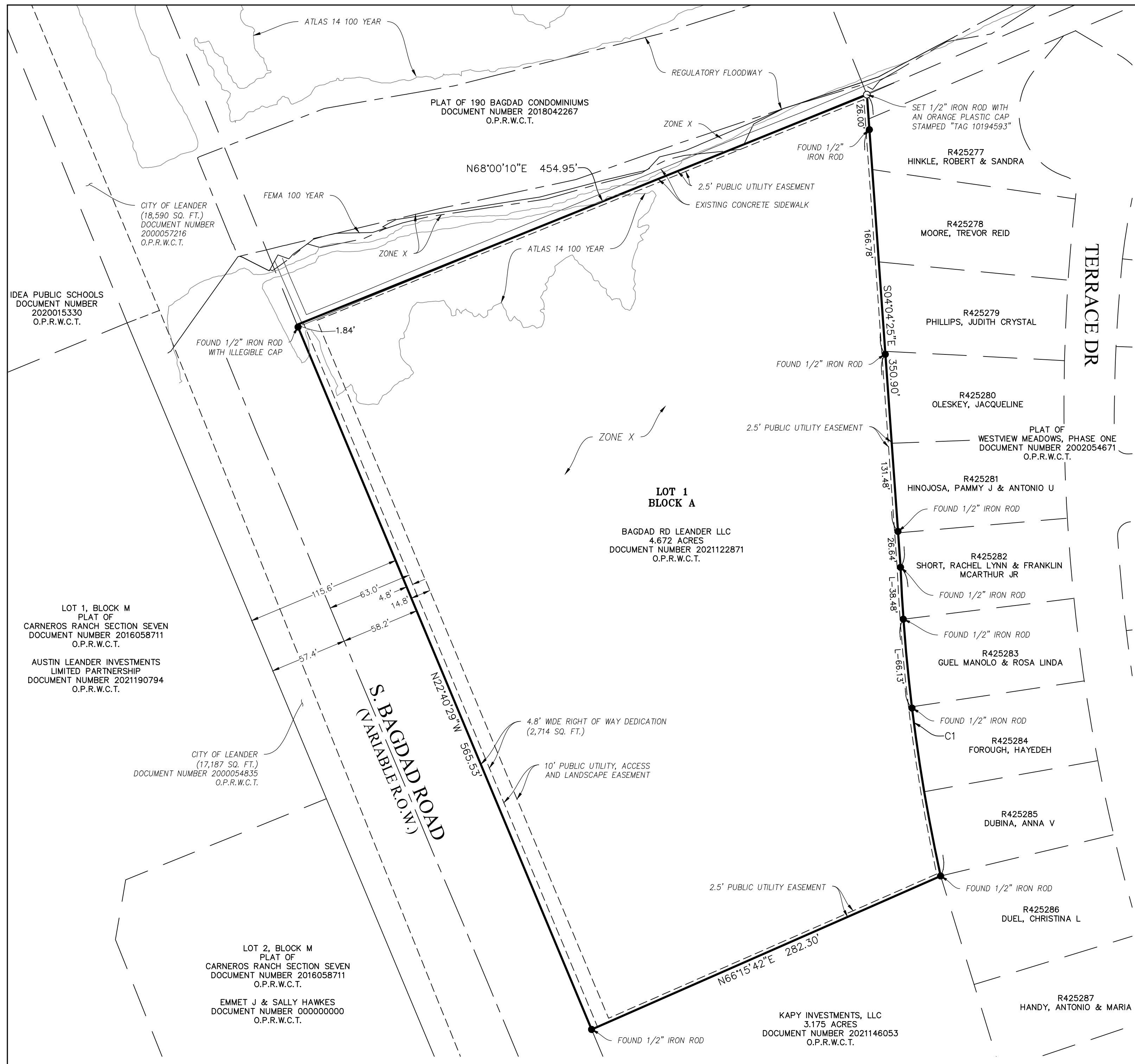
- SET 1/2" IRON ROD SET IRON WITH AN ORANGE PLASTIC CAP STAMPED "TAG 10194593"
- FOUND IRON ROD
- ADJOINER LINE
- ATLAS 14 100 YEAR
- OVERALL BOUNDARY
- EASEMENT LINE
- FLOOD ZONE LINE
- ROAD CENTERLINE

ABBREVIATIONS:

- R.O.W. - RIGHT-OF-WAY
- O.P.R.W.C.T. - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- WD - WARRANTY DEED
- GWD - GENERAL WARRANTY DEED
- SWD - SPECIAL WARRANTY DEED
- W/VL - DEED WITH VENDOR'S LIEN
- SQ. FT. - SQUARE FEET

BLANKET EASEMENTS

1. ELECTRIC UTILITY EASEMENT
PEDERNALES ELECTIC COOPERTIVE, INC.
VOLUME 635, PAGE 323 - O.P.R.W.C.T.
(NOT SHOWN ON PLAT)
2. ELECTRIC UTILITY EASEMENT
PEDERNALES ELECTIC COOPERTIVE, INC.
DOCUMENT NUMBER 2008086509 - O.P.R.W.C.T.
(NOT SHOWN ON PLAT)
3. WATERLINE EASEMENT
LEANDER WATER SUPPLY CORPORATION
VOLUME 734, PAGE 656 - O.P.R.W.C.T.
(NOT SHOWN ON PLAT)
4. WATERLINE EASEMENT
LEANDER WATER SUPPLY CORPORATION
VOLUME 939, PAGE 682 - O.P.R.W.C.T.
(NOT SHOWN ON PLAT)

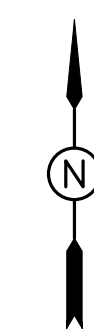


SURVEYOR'S NOTES:

1. THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	230.78	1325.00	009°58'46"	115.68	N07°23'47"W	230.49



10421 Gulfdale Street
San Antonio, TX 78216
t.760.346.4750 f.760.340.0089
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ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

TEXAS FIRM NUMBER 10194593

NO.	DATE	REVISIONS	BY

DRAWN BY: VB	SURVEYED BY: KT
DATE: APRIL 14, 2023	APPROVED BY: RGL
PROJECT NO. C1631	SHEET 2 OF 3

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT PRAVEEN GUDURU AS THE OWNER OF BAGDAD RD LEANDER LLC, BEING THAT CERTAIN 4.672 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021122871 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS SHOPS AT BAGDAD SQUARE.

PRAVEEN GUDURU
3000 POLAR LN SUITE 404
CEDAR PARK, TX 78613

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRAVEEN GUDURU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____ 20__.

NOTARY PUBLIC-STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MICHAEL T. DOGGETT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS

MICHAEL T. DOGGETT, P.E.
REGISTERED PROFESSIONAL ENGINEER 98628
STATE OF TEXAS

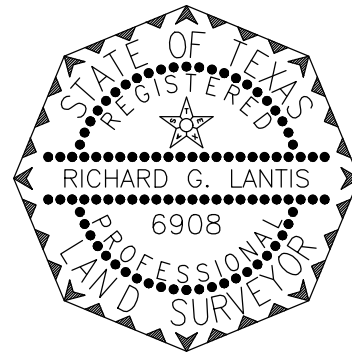
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, RICHARD G. LANTIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO.1233561 ISSUED APRIL 22, 2021 HAVE BEEN SHOWN OR NOTED HERON.

RICHARD G. LANTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6908
10421 GULFDALE STREET
SAN ANTONIO, TX 78216
TEXAS FIRM NO. 10194593

DATE



APPROVED THIS THE ____ DAY OF ____, 20__ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

EMILY TRUMAN, P.E., CITY ENGINEER
CITY OF LEANDER, TEXAS

ATTEST: _____
DARA CRABTREE, CITY SECRETARY
CITY OF LEANDER, TEXAS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND THE WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THE PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

FINAL PLAT OF SHOPS AT BAGDAD SQUARE 4.672 ACRES TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 2021122871 SITUATED IN THE ELIJAH D HARMOND SURVEY, ABSTRACT NUMBER 6 IN WILLIAMSON COUNTY, TEXAS

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALK SHALL BE INSTALLED ON THE EAST SIDE OF BAGDAD ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON APRIL 14, 2023.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.


STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF _____ 20__ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



The Altum Group

ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

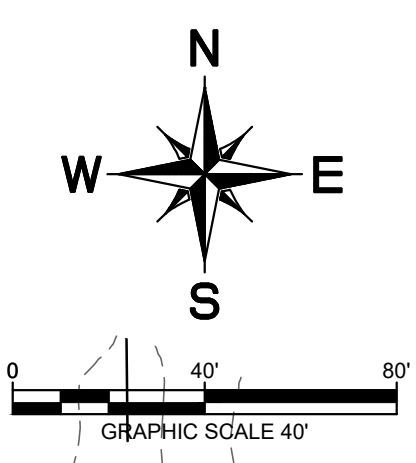
TEXAS FIRM NUMBER 10194593

10421 Gulfdale Street
San Antonio, TX 78216
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

NO.	DATE	REVISIONS	BY

DRAWN BY: VB	SURVEYED BY: KT
DATE: APRIL 14, 2023	APPROVED BY: RGL
PROJECT NO. C1631	SHEET 3 OF 3

4/12/2023 9:39 AM



NO.	REVISIONS	DATE	BY

Kimley»Horn
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928

Michael T. Doggett
 MICHAEL T. DOGGETT
 98628
 LICENSED PROFESSIONAL ENGINEER
 4/17/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064595101	MARCH 2023	AS SHOWN	MTD	ADP	MTD

ALL TREES TO BE REMOVED. REFER TO LANDSCAPE PLANS FOR MITIGATION REQUIREMENTS

THE SHOPS AT BAGDAD SQUARE
 LEANDER, TEXAS

DEMO PLAN
 SHEET NUMBER
07 OF 29

KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069
 PHONE: 469-301-2560 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM
 DATE PLOTTED: 3/23/2023 11:00 AM
 PLOTTER: HP PLOTTER
 SCALE: AS SHOWN
 DRAWN BY: ADP
 CHECKED BY: MTD
 PROJECT NO: 064595101
 SHEET NO: 07 OF 29

11.431 ACRES
 IDEA PUBLIC SCHOOLS

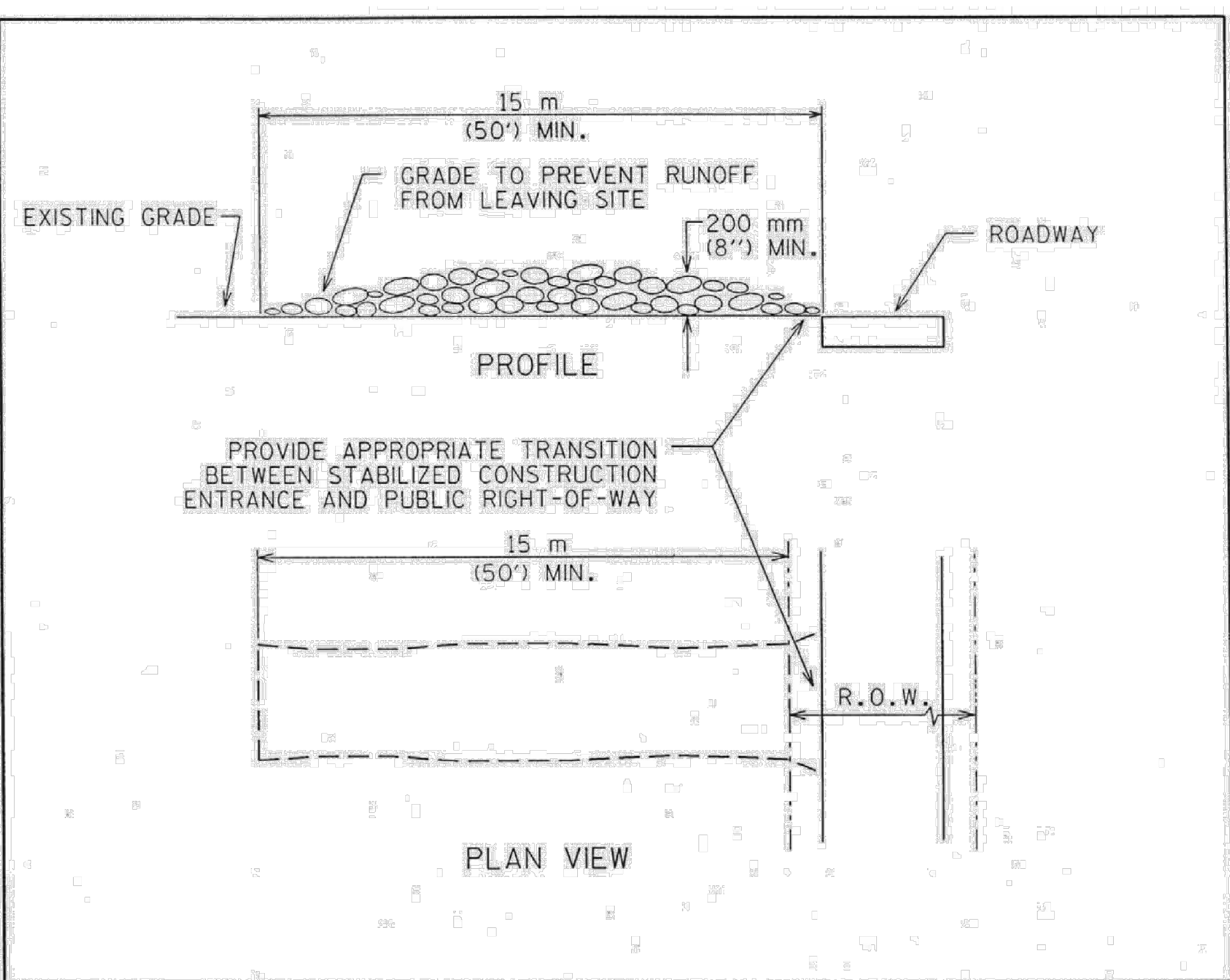
13.715 ACRES
 SHERRIE A. MOYER, ET AL
 DOCUMENT NUMBER 2012108026
 O.P.R.W.C.T.

3.175 ACRES
 KAPY INVESTMENTS LLC
 DOCUMENT NUMBER 2021148653
 O.P.R.W.C.T.

1.204 ACRES
 HAWKES, EMMET J & SALLY

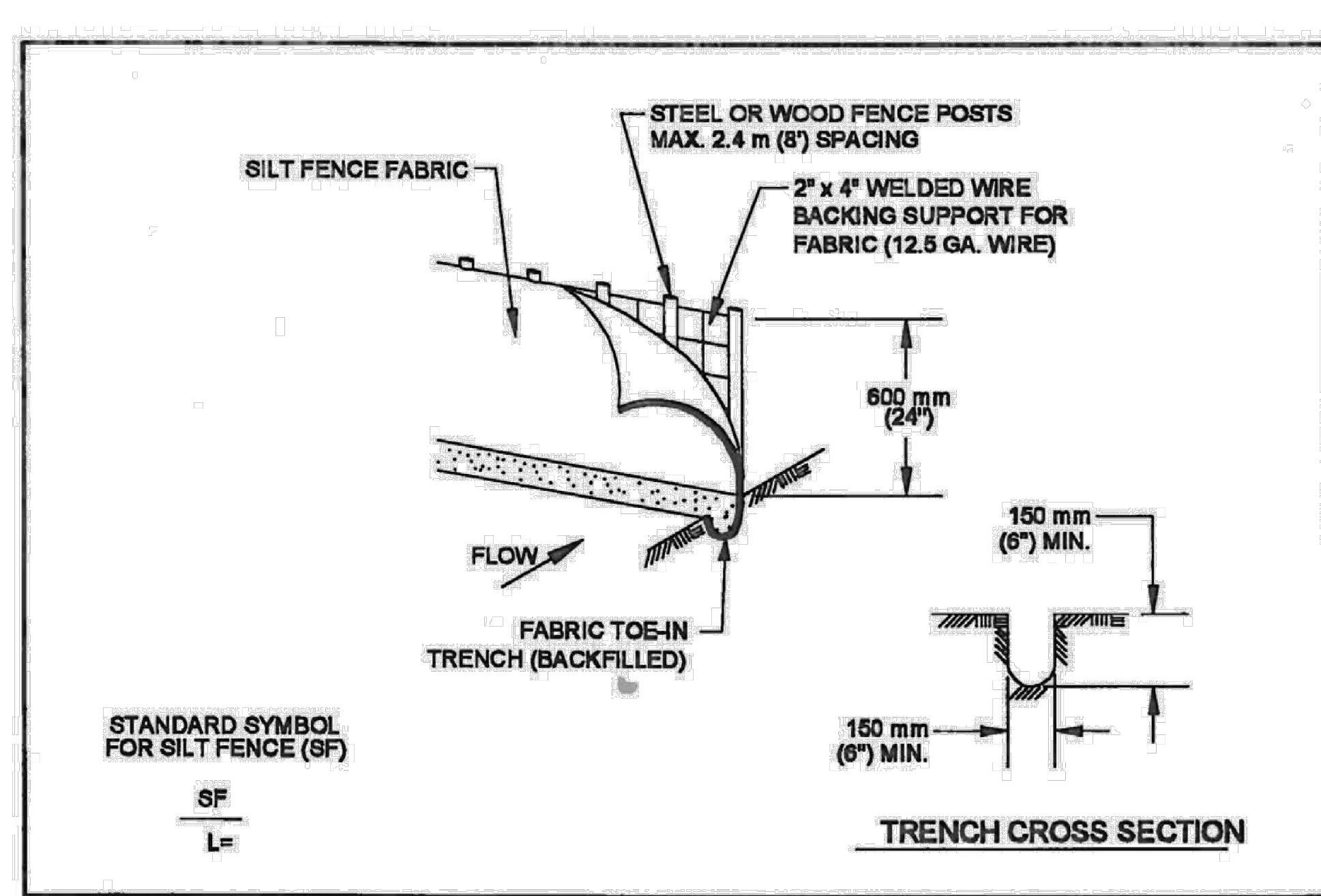
4/20/23
 4:22 PM
 2023 11:01 AM
 KIMLEY-HORN COUNTY, ARKANSAS
 DIVISION OF EROSION CONTROL
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



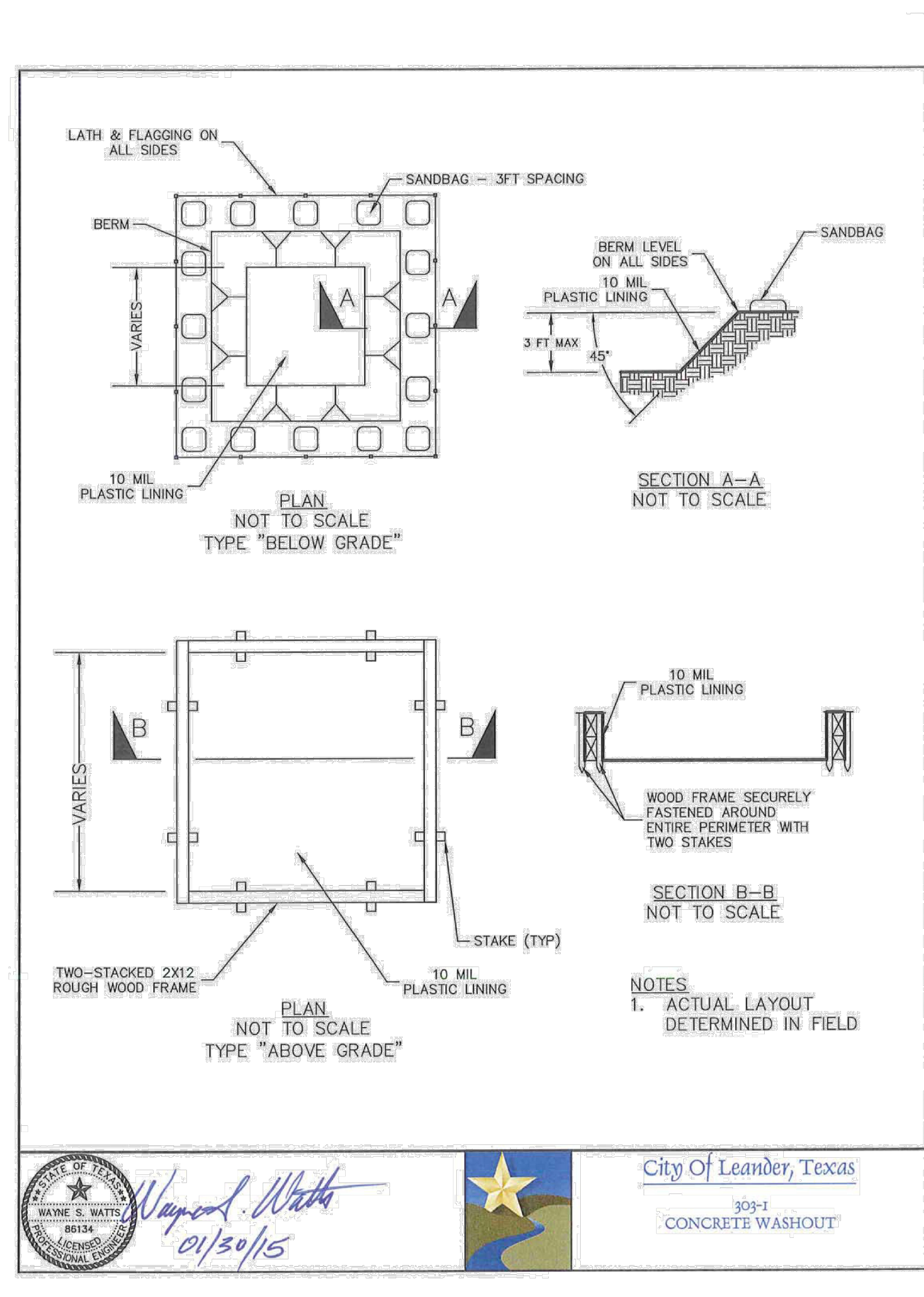
- NOTES:**
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
 3. THICKNESS: NOT LESS THAN 200 mm (8").
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
 5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
<i>Sean Dault</i>	5/23/20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



- STANDARD SYMBOL FOR SILT FENCE (SF)**
- SF
L=
- TRENCH CROSS SECTION**
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 INCHES) DEPTH, USE STEEL POSTS.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
 3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 INCHES) DEEP AND 150 mm (6 INCHES) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 INCHES). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE	
<i>Wayne S. Watts</i>	9/1/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



City of Leander, Texas
 303-1
 CONCRETE WASHOUT

NO.	REVISIONS	DATE	BY

Kimley-Horn
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 PHONE: 469-301-2560 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

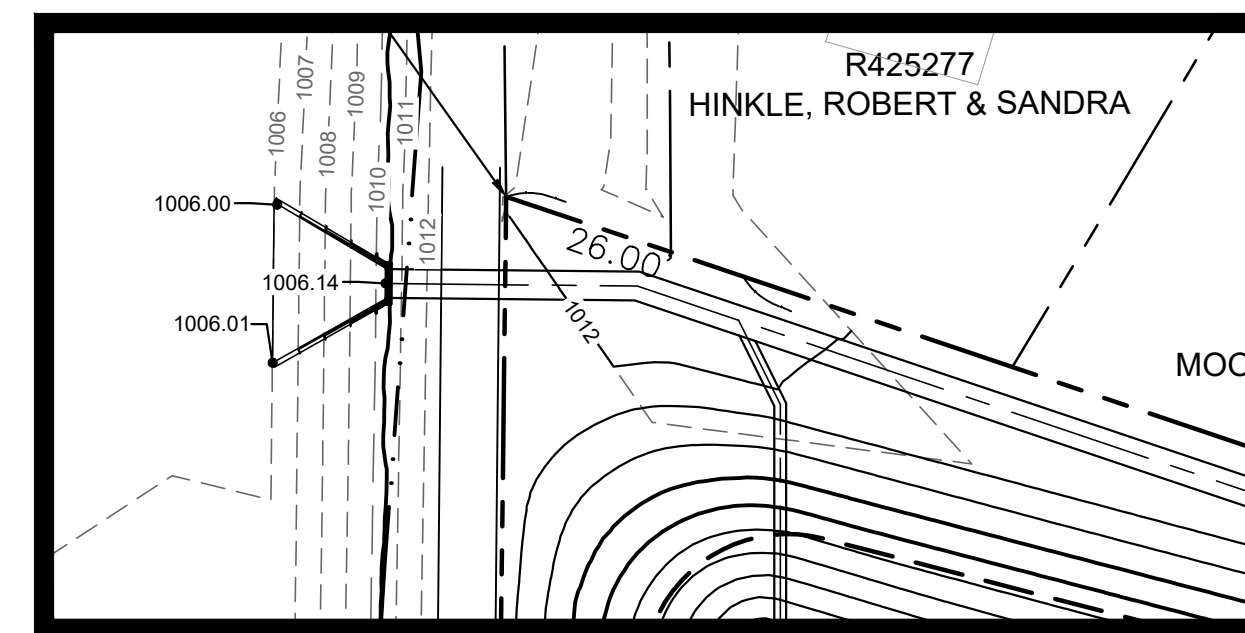
4/17/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064565101	MARCH 2023	AS SHOWN	MTD	ADP	MTD

THE SHOPS AT
 BAGDAD SQUARE
 LEANDER, TEXAS

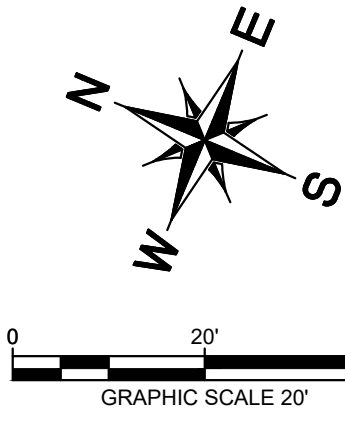
EROSION CONTROL
 DETAILS

MATCH LINE A



LEGEND

731	PROPOSED CONTOURS	X717.23 TP	TOP OF PAVEMENT
731	EXISTING CONTOURS	X717.23 TC	TOP OF CURB
---	HIGH POINT	X717.23 TG	TOP OF GRATE
<	CHANNEL FLOWLINE	X717.23 ME	MATCH EXISTING
→	FLOW PATH	X717.23 TS	TOP OF STEPS
T	TRANSFORMER PAD	X717.23 BS	BOTTOM OF STEPS
FF: 700.00	FINISHED FLOOR	X717.23 EW	END OF WALL
X717.2 EX	TOP OF EXISTING GROUND	X717.23 TW	TOP OF WALL
X717.23	TOP OF GROUND	X717.23 BW	BOTTOM OF WALL



DETENTION POND

WATER QUALITY POND

BLDG 3
11,256 S.F.

BLDG 2
18,582 S.F.

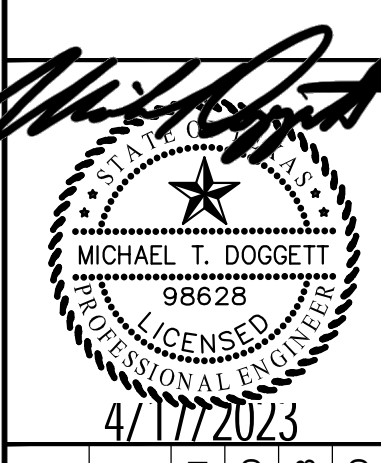
BLDG 1
9,772 S.F.

BLDG 4
11,586 S.F.

4.67 ACRES
BAGDAD RD LEANDER LLC
DOCUMENT NUMBER 2021122871
O.P.R.W.C.T.

Kimley»Horn

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KHA PROJECT	064595101
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADE
CHECKED BY	MTD

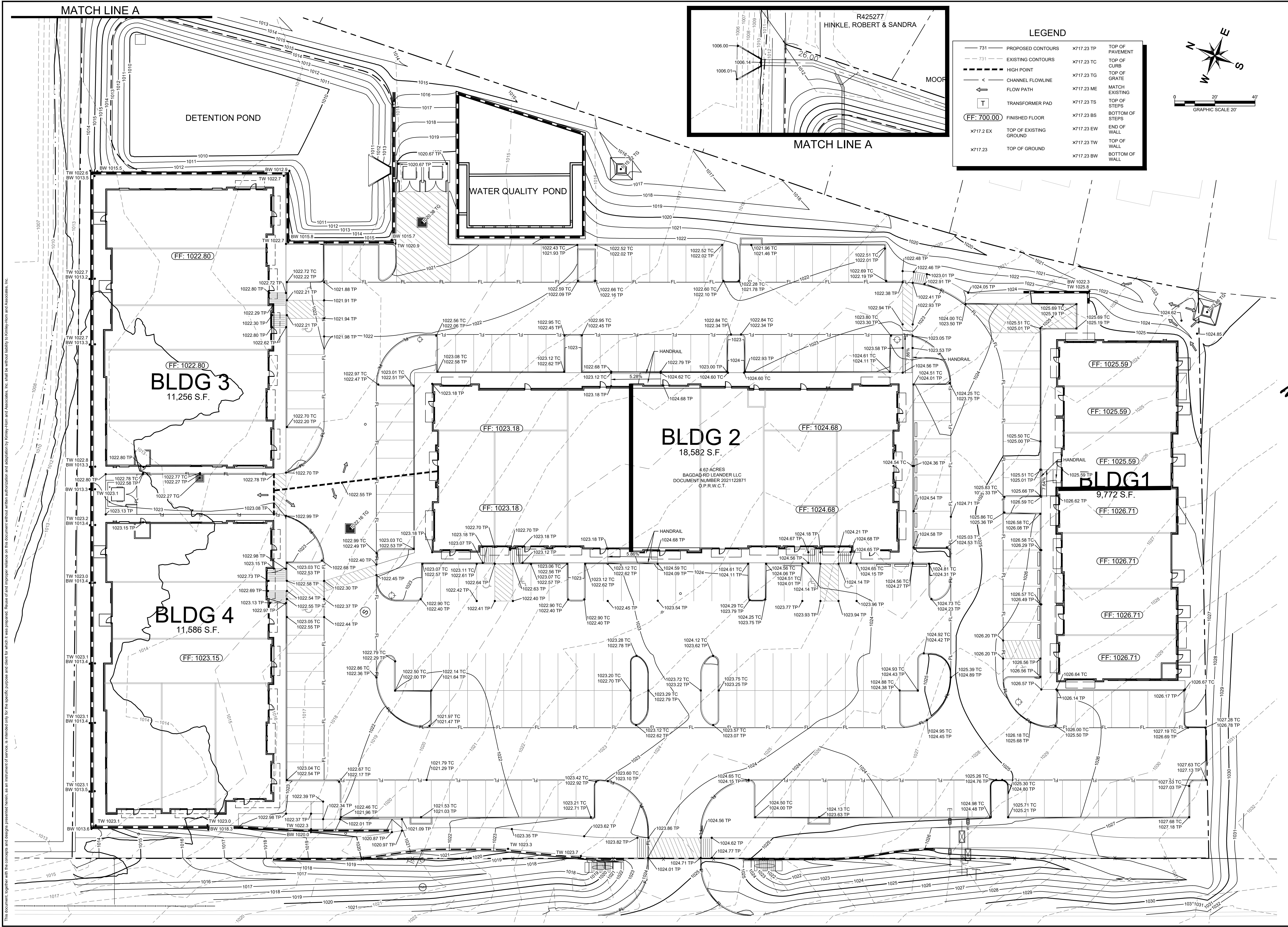
THE SHOPS AT
BAGDAD SQUARE

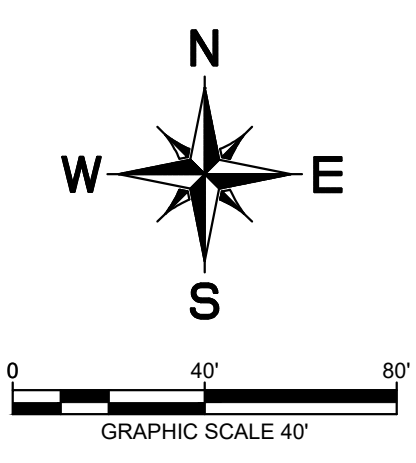
LEANDER, TEXAS

GRADING PLAN

SHEET NUMBER
10 OF 29

DATE PLOTTED: 3/22/23 10:10 AM
DRAWN BY: ADE
CHECKED BY: MTD
SCALE: AS SHOWN



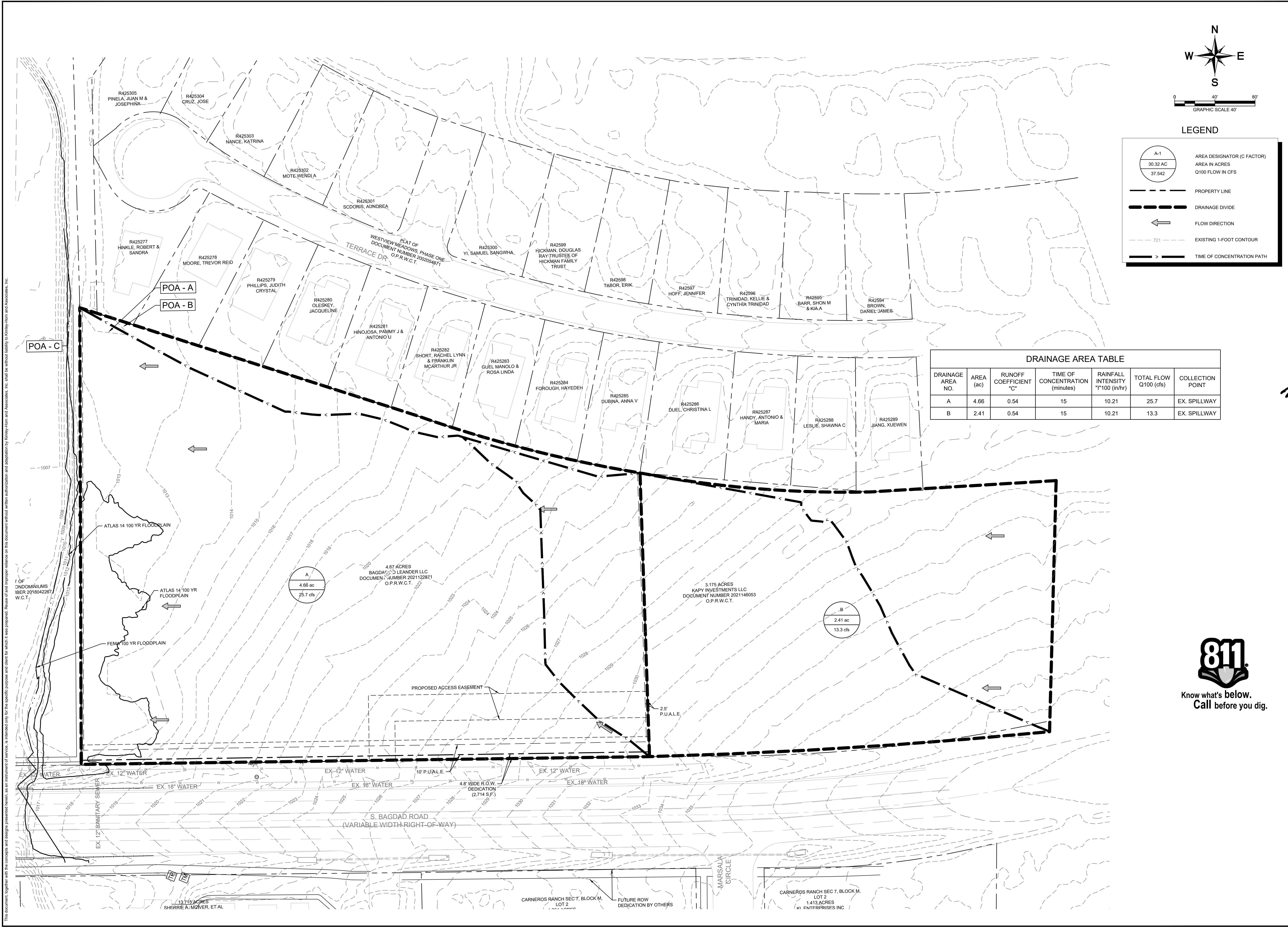


LEGEND

- AREA DESIGNATOR (C FACTOR)
AREA IN ACRES
Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- FLOW DIRECTION
- EXISTING 1-FOOT CONTOUR
- TIME OF CONCENTRATION PATH

DRAINAGE AREA TABLE

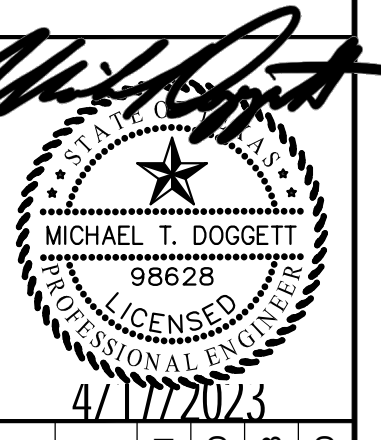
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
A	4.66	0.54	15	10.21	25.7	EX. SPILLWAY
B	2.41	0.54	15	10.21	13.3	EX. SPILLWAY



Know what's below.
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NO.	REVISIONS	BY	DATE

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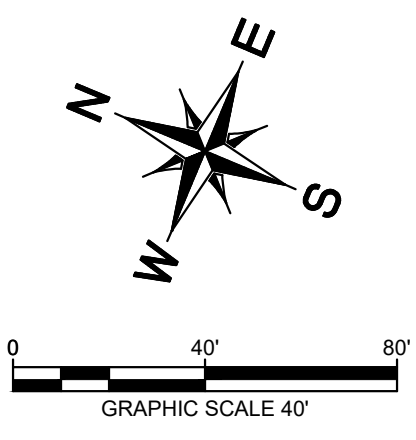
KHA PROJECT	064565101	DATE	MARCH 2023	SCALE	AS SHOWN	DESIGNED BY	MTD	ADDED BY	MTD	CHECKED BY	MTD
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THE SHOPS AT
BAGDAD SQUARE
LEANDER, TEXAS

EXISTING DRAINAGE
AREA MAP

KIMLEY-HORN & ASSOCIATES, INC.
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LEGEND

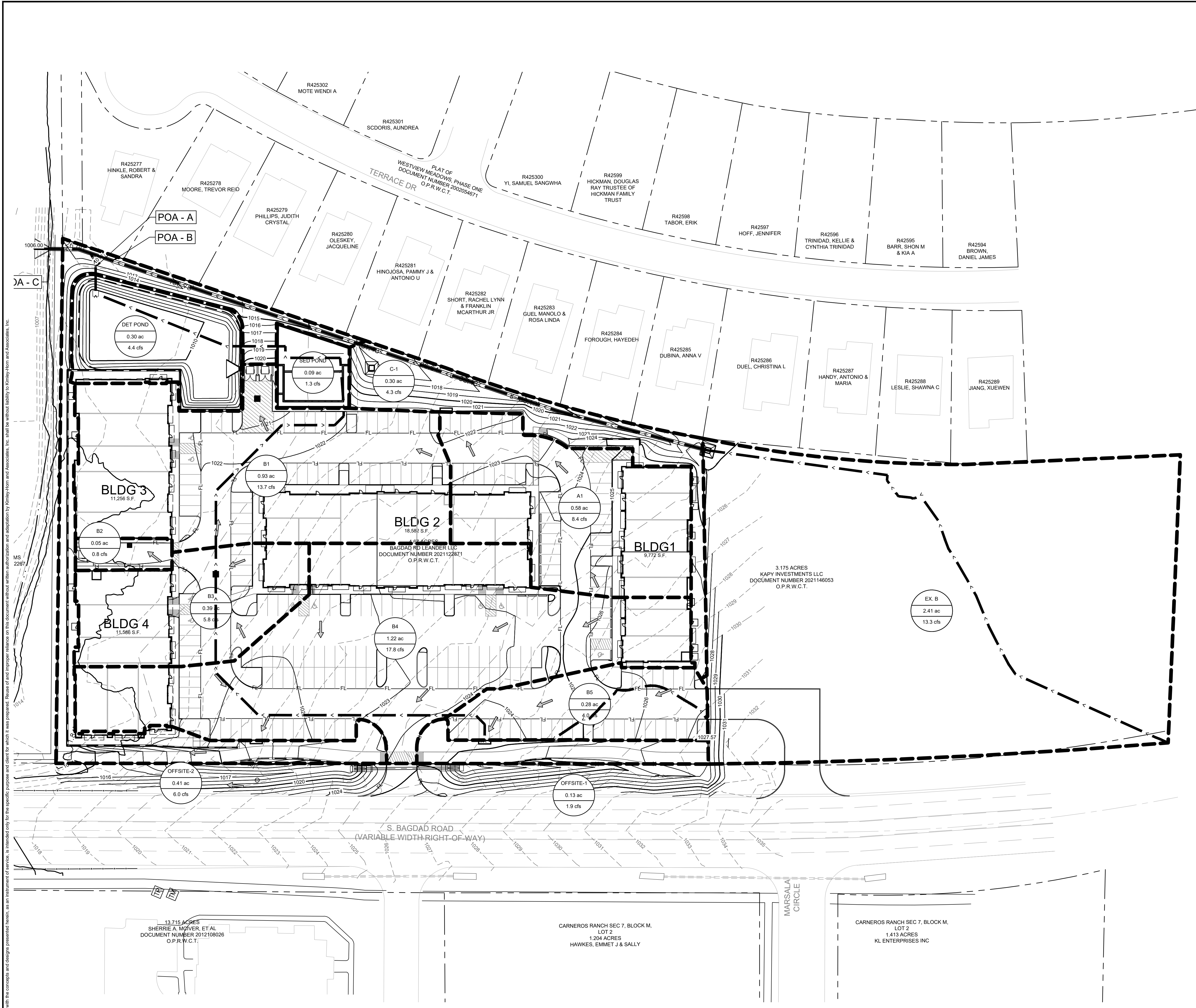
- A-1
30.32 AC
37.542
AREA DESIGNATOR (C FACTOR)
AREA IN ACRES
Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- FLOW DIRECTION
- 721
PROPOSED 1-FOOT CONTOUR
- 721
EXISTING 1-FOOT CONTOUR
- >
TIME OF CONCENTRATION PATH

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT 'C'	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "1"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
A1	0.58	0.97	5	15.00	8.4	CURB INLET
B1	0.93	0.97	5	15.24	13.7	GRATE INLET
B2	0.05	0.97	5	15.24	0.8	GRATE INLET
B3	0.39	0.97	5	15.24	5.8	GRATE INLET
B4	1.22	0.97	5	15.00	17.8	CURB INLET
B5	0.28	0.97	5	15.00	4.0	CURB INLET
C-1	0.30	0.97	5	15.00	4.3	WYE INLET
DET POND	0.30	0.97	5	15.24	4.4	CURB INLET
EX. B	2.41	0.54	15	10.21	13.3	WYE INLET
OFFSITE-1	0.13	0.97	5	15.24	1.9	CURB INLET
OFFSITE-2	0.41	0.97	5	15.24	6.0	CURB INLET
SED POND	0.09	0.97	5	15.00	1.3	SEDIMENT POND

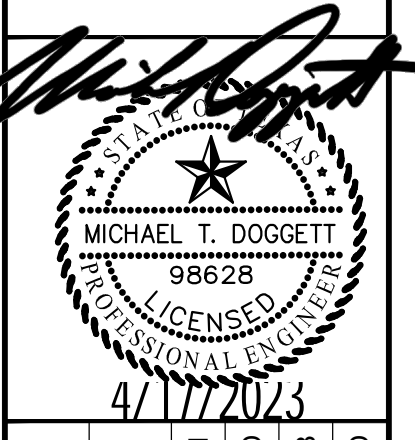


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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064595101	MARCH 2023	AS SHOWN	MTD	ADD	MTD

THE SHOPS AT BAGDAD SQUARE
 LEANDER, TEXAS

DRAINAGE AREA MAP

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DATE: 03/23/2023 11:02 AM
 LAST SAVED: 03/23/2023 11:02 AM
 USER: KIMLEY-HORN AND ASSOCIATES, INC.
 PROJECT: DRAINAGE CALCULATIONS

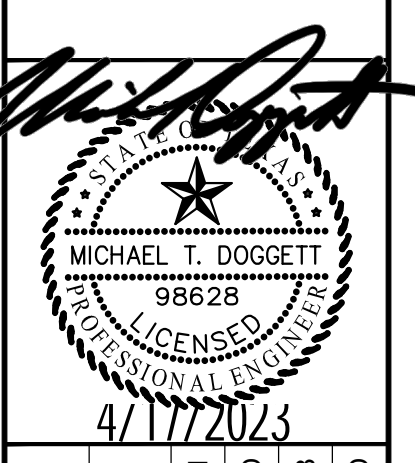
STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	PIPE LENGTH feet	DRAINAGE AREA			RUNOFF COEFF.	INCRE- MENTAL "C"	TOTAL "CA"	TIME OF CONCENTRATION			5-YEAR INTENSITY (IN/HR)	100-YEAR INTENSITY (IN/HR)	Q5 RUNOFF (CFS)	Q100 RUNOFF (CFS)	INLET BY-PASS (CFS)	Q (CFS)	PIPE SIZE (IN)	n	Sf (FT/FT)	HGL		HEADLOSS CALCULATIONS										DESIGN HGL	INVERT ELEV.		T/C ELEV. (FT)	COMMENTS
			INCREMENTAL NO.	AREA	TOTAL AREA				INLET (MIN.)	TRAVEL (MIN.)	TOTAL (MIN.)										D/S Elev.	U/S Elev.	V1(IN) ft/sec	V2(OUT) ft/sec	V1^2/2g (FT)	V2^2/2g (FT)	Kj	KjV1^2/2G (FT)	Hk (FT)	FROM Elev.	TO Elev.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34				
LINE A																																					
1+11.42	1+33.54	22.12	A1	0.580	0.580	0.85	0.493	0.493	10.00	0.00	10.00	5.99	10.74	2.95	5.30	0.00	5.30	15	0.013	0.0100	1016.57	1016.79	0.00	5.29	0.00	0.44	1.25	0.00	0.54	1017.34	1015.47	1015.69	1021.94	CURB INLET			
1+08.87	1+11.42	2.55			0.580	0.85		0.493	10.00	0.07	10.07	5.98	10.72	-	-	0.00	5.28	15	0.013	0.0100	1016.39	1016.42	5.29	5.28	0.44	0.43	0.35	0.15	0.15	1016.57	1015.44	1015.47	1021.85	45° BEND			
0+32.11	1+08.87	76.76			0.580	0.85		0.493	10.00	0.08	10.08	5.98	10.72	-	-	0.00	5.28	15	0.013	0.0100	1015.63	1016.39	5.28	5.28	0.43	0.43	0.35	0.15	0.15	1016.39	1014.68	1015.44	1021.87	45° BEND			
0+17.56	0+32.11	14.55			0.580	0.85		0.493	10.00	0.32	10.32	5.92	10.64	-	-	0.00	5.24	15	0.013	0.0100	1015.63	1015.77	5.28	5.24	0.43	0.43	0.35	0.15	0.15	1015.63	1014.53	1014.68	1021.77	45° BEND			
0+16.15	0+17.56	1.41			0.580	0.85		0.493	10.00	0.37	10.37	5.91	10.62	-	-	0.00	5.24	15	0.013	0.0100	1015.47	1015.48	5.24	5.23	0.43	0.43	0.35	0.15	0.15	1015.63	1014.52	1014.53	1021.30	45° BEND			
0+08.58	0+16.15	7.57			0.580	0.85		0.493	10.00	0.37	10.37	5.91	10.62	-	-	0.00	5.24	27	0.013	0.0100	1015.35	1015.42	5.23	4.99	0.43	0.39	0.10	0.04	0.34	1015.47	1013.44	1013.52	1021.27	PIPE SIZE CHANGE			
0+00.00	0+08.58	8.58	B1-B5	2.890	3.470	0.85	2.457	2.950	10.00	0.40	10.40	5.91	10.61	14.51	26.07	0.00	31.30	27	0.013	0.0100	1014.54	1014.63	4.99	7.87	0.39	0.96	0.75	0.29	0.72	1015.35	1013.35	1013.44	1021.13	45° WYE B			
LINE B																																					
5+46.62	5+60.84	14.22	B5	0.280	0.280	0.85	0.238	0.238	10.00	0.00	10.00	5.99	10.74	1.43	2.56	0.00	2.56	18	0.013	0.0006	1018.26	1018.26	0.00	1.45	0.00	0.03	1.25	0.00	0.10	1018.36	1017.46	1017.55	1022.92	CURB INLET			
5+35.62	5+46.62	11.00			0.280	0.85		0.238	10.00	0.16	10.16	5.96	10.69	-	-	0.00	2.54	18	0.013	0.0006	1018.15	1018.16	1.45	1.44	0.03	0.03	0.35	0.01	0.10	1018.26	1017.40	1017.46	1023.18	45° BEND			
3+48.65	5+35.62	186.97			0.280	0.85		0.238	10.00	0.29	10.29	5.93	10.65	-	-	0.00	2.53	18	0.013	0.0060	1016.93	1018.05	1.44	3.49	0.03	0.19	0.35	0.01	0.10	1018.15	1016.28	1017.40	1023.28	45° BEND			
3+47.13	3+48.65	1.52			0.280	0.85		0.238	10.00	1.18	11.18	5.75	10.36	-	-	0.00	2.47	24	0.013	0.0001	1018.92	1018.92	3.49	0.78	0.19	0.01	0.10	0.02	0.10	1016.93	1015.77	1015.78	1021.96	PIPE SIZE CHANGE			
3+43.56	3+47.13	3.57			0.280	0.85		0.238	10.00	1.22	11.22	5.74	10.35	-	-	0.00	2.46	24	0.013	0.0001	1018.82	1018.82	0.78	0.78	0.01	0.01	0.35	0.00	0.10	1018.92	1015.75	1015.77	1021.47	45° BEND			
2+94.90	3+43.56	48.66	B4	1.220	1.500	0.85	1.037	1.275	10.00	1.29	11.29	5.73	10.32	5.94	10.71	0.00	13.17	24	0.013	0.0034	1018.45	1018.62	0.78	4.19	0.01	0.27	0.75	0.01	0.20	1018.82	1015.45	1015.75	1021.46	45° WYE B3			
2+09.76	2+94.90	85.14			1.500	0.85		1.275	10.00	1.49	11.49	5.69	10.27	-	-	0.00	13.09	24	0.013	0.0033	1018.07	1018.35	4.19	4.17	0.27	0.27	0.35	0.10	0.10	1018.45	1014.94	1015.45	1021.53	45° BEND			
1+60.15	2+09.76	49.61	B3	0.390	1.890	0.85	0.332	1.607	10.00	1.83	11.83	5.63	10.16	1.87	3.37	0.00	16.46	24	0.013	0.0053	1017.59	1017.85	4.17	5.24	0.27	0.43	0.50	0.13	0.21	1018.07	1014.65	1014.94	1022.43	GRATE INLET			
1+37.59	1+60.15	22.56	B2	0.050	1.940	0.85	0.043	1.649	10.00	1.98	11.98	5.60	10.12	0.24	0.43	0.00	16.89	24	0.013	0.0056	1017.13	1017.25	5.24	5.38	0.43	0.45	0.75	0.32	0.34	1017.59	1014.51	1014.65	1022.08	45° WYE B2			
0+61.79	1+37.59	75.80			1.940	0.85		1.649	10.00	2.05	12.05	5.59	10.09	-	-	0.00	16.65	24	0.013	0.0054	1016.56	1016.97	5.38	5.30	0.45	0.44	0.35	0.16	0.15	1017.13	1014.06	1014.51	1021.70	45° BEND			
0+56.79	0+61.79	5.00			1.940	0.85		1.649	10.00	2.29	12.29	5.54	10.03	-	-	0.00	16.53	27	0.013	0.0028	1016.32	1016.34	5.30	4.16	0.44	0.27	0.10	0.04	0.23	1016.56	1013.78	1013.81	1021.23	PIPE SIZE CHANGE			
0+11.07	0+56.79	45.72	B1	0.910	2.850	0.85	0.774	2.423	10.00	2.31	12.31	5.54	10.02	4.29	7.75	0.00	24.28	27	0.013	0.0060	1015.62	1015.89	4.16	6.11	0.27	0.58	0.75	0.20	0.43	1016.32	1013.50	1013.78	1021.85	45° WYE B1			
0+00.00	0+11.07	11.07			2.850	0.85		2.423	10.00	2.44	12.44	5.52	9.98	-	-	0.00	24.18	27	0.013	0.0060	1015.35	1015.41	6.11	6.08	0.58	0.57	0.35	0.20	0.20	1015.62	1013.43	1013.50	1021.91	45° BEND			
LAT B1																																					
0+27.47	0+35.42	7.95	B1	0.910	0.910	0.85	0.774	0.774	10.00	0.00	10.00	5.99	10.74	4.63	8.31	0.00	8.31	15	0.013	0.0165	1017.28	1017.41	0.00	6.77	0.00	0.71	1.25	0.00	0.89	1018.30	1015.54	1015.91	1020.38	GRATE INLET			
0+06.29	0+27.47	21.18			0.910	0.85		0.774	10.00	0.02	10.02	5.99	10.74	-	-	0.00	8.30	15	0.013	0.0165	1016.68	1017.03	6.77	6.77	0.71	0.71	0.35	0.25	0.25	1017.28	1014.57	1015.54	1020.35	45° BEND			
0+00.00	0+06.29	6.29			0.910	0.85		0.774	10.00	0.07	10.07	5.98	10.72	-	-	0.00	8.29	15	0.013	0.0165	1016.32	1016.43	6.77	6.76	0.71	0.71	0.35	0.25	0.25	1016.68	1014.28	1014.57	1020.90	45° BEND			
LAT B2																																					
0+34.80	0+85.00	50.20	B2	0.050	0.050	0.85	0.043	0.043	10.00	0.00	10.00	5.99	10.74	0.25	0.46	0.00	0.46	12	0.010	0.0382	1016.51	1018.43	0.00	5.63	0.00	0.49	1.25	0.00	0.62	1019.05	1016.35	1018.27	1022.27	GRATE INLET			
0+00.00	0+34.80	34.80			0.050	0.85		0.043	10.00	0.15	10.15	5.96	10.69	-	-	0.00	0.45	12	0.010	0.0001	1017.59	1017.59	5.63	0.58	0.49	0.01	0.35	0.17	0.10	1016.51	1015.02	1016.35	1022.60	45° BEND			
LAT B3																																					
0+00.00	0+24.58	24.58	B4	1.220	1.220	0.85	1.037	1.037	10.00	0.00	10.00	5.99	10.74	6.21	11.14	0.00	11.14	15	0.013	0.0432	1014.54	1018.14	0.00	11.13	0.00	1.93	1.25	0.00	2.41	1020.55	1016.12	1017.18	1021.81	CURB INLET			
LINE C																																					
0+00.00	0+21.19	21.19	C1	0.300	0.300	0.85	0.255	0.255	10.00	0.00	10.00	5.99	10.74	1.53	2.74	0.00	2.74	15	0.013	0.0100	1014.54	1014.75	0.00	4.46	0.00	0.31	1.25	0.00	0.39	1015.14	1013.36	1013.57	1015.82	DROP INLET			

No.	REVISIONS	DATE	BY

Kimley»Horn

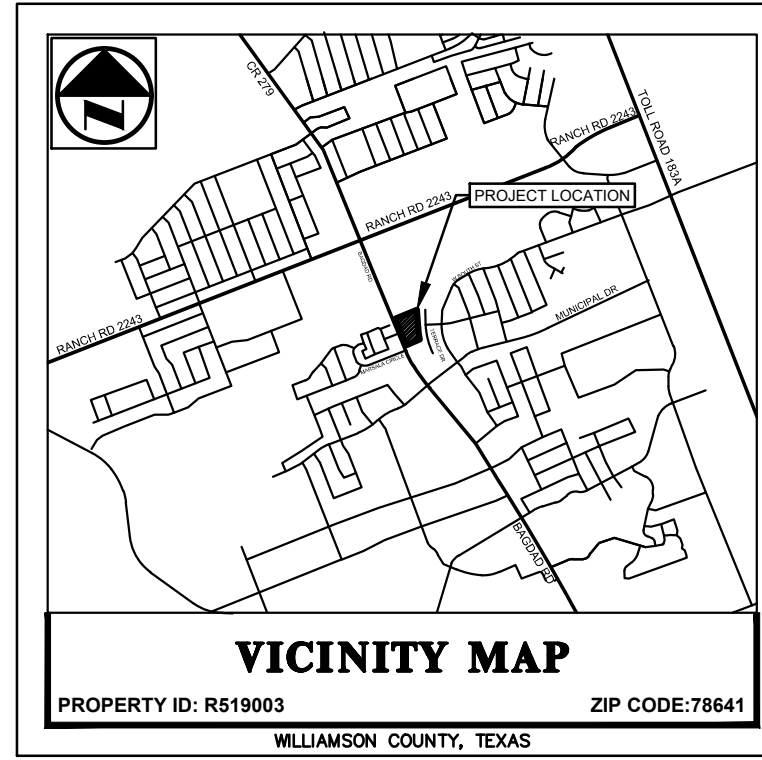
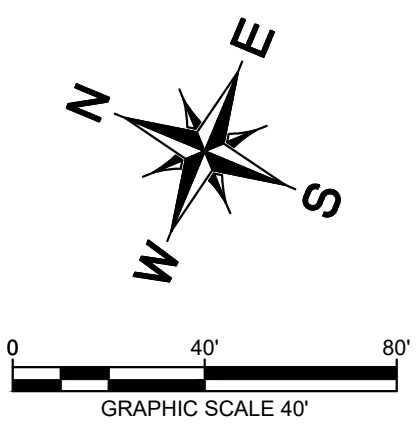
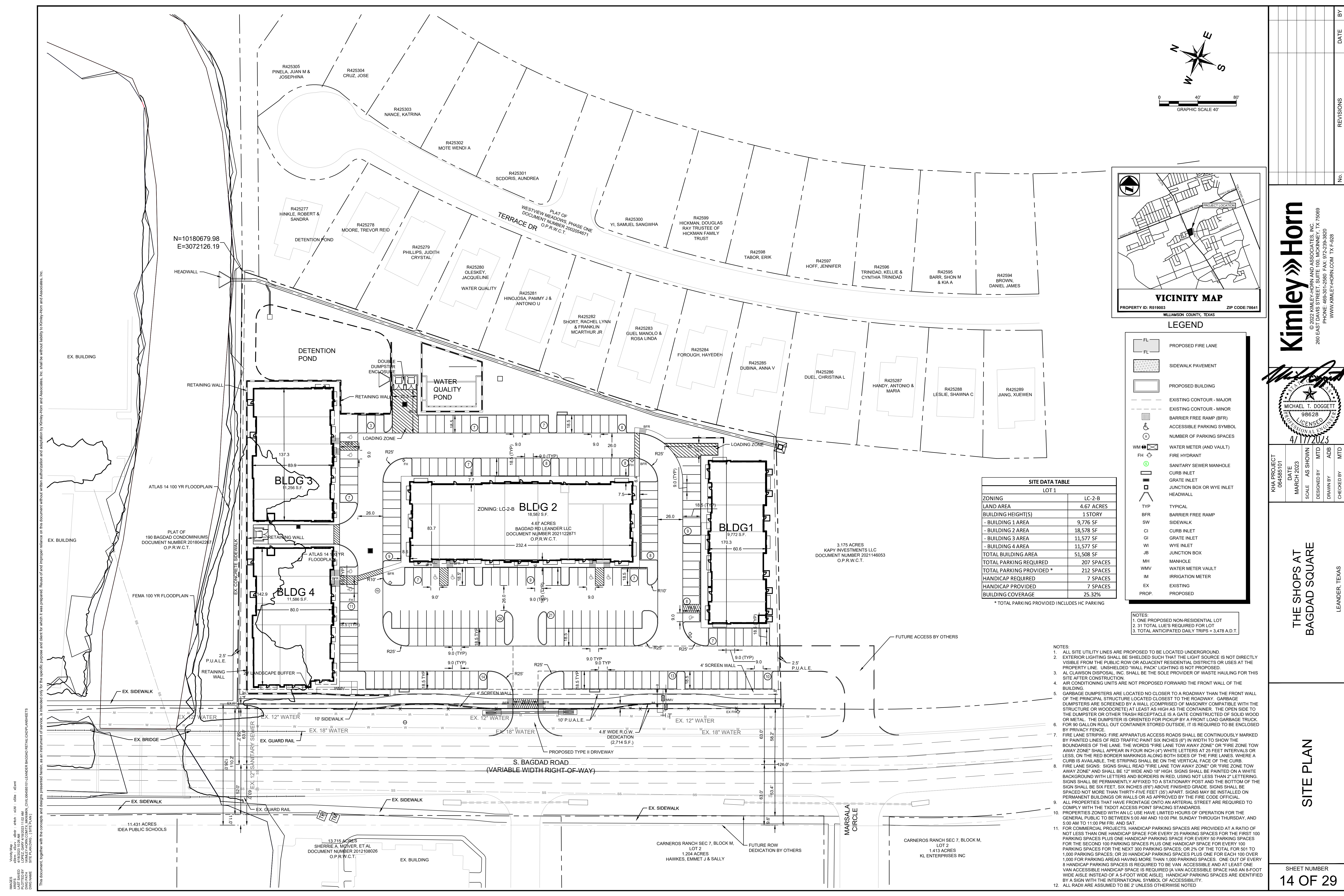
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-293-8320
 WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	064565101
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADE
CHECKED BY	MTD

**THE SHOPS AT
BAGDAD SQUARE**

LEANDER, TEXAS



LEGEND

- FL PROPOSED FIRE LANE
- FL SIDEWALK PAVEMENT
- PROPOSED BUILDING
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- SM SANITARY SEWER MANHOLE
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- WMV WATER METER VAULT
- IM IRRIGATION METER
- EX EXISTING
- PROP. PROPOSED

SITE DATA TABLE

ZONING	LOT 1	LOT 2-B
LAND AREA	4.67 ACRES	
BUILDING HEIGHT(S)	1 STORY	
- BUILDING 1 AREA	9,776 SF	
- BUILDING 2 AREA	18,578 SF	
- BUILDING 3 AREA	11,577 SF	
- BUILDING 4 AREA	11,577 SF	
TOTAL BUILDING AREA	51,508 SF	
TOTAL PARKING REQUIRED	207 SPACES	
TOTAL PARKING PROVIDED *	212 SPACES	
HANDICAP REQUIRED	7 SPACES	
HANDICAP PROVIDED	7 SPACES	
BUILDING COVERAGE	25.32%	

* TOTAL PARKING PROVIDED INCLUDES HC PARKING

NOTES:
 1. ONE PROPOSED NON-RESIDENTIAL LOT
 2. 31 TOTAL LUE'S REQUIRED FOR LOT
 3. TOTAL ANTICIPATED DAILY TRIPS = 3,478 A.D.T.

- NOTES:**
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 - AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
 - AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
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DATE: MARCH 2023

SCALE: AS SHOWN

DESIGNED BY: MTD

DRAWN BY: ADE

CHECKED BY: MTD

Kimley»Horn

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 PHONE: 469-301-2560 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

REVISIONS

No.	DATE

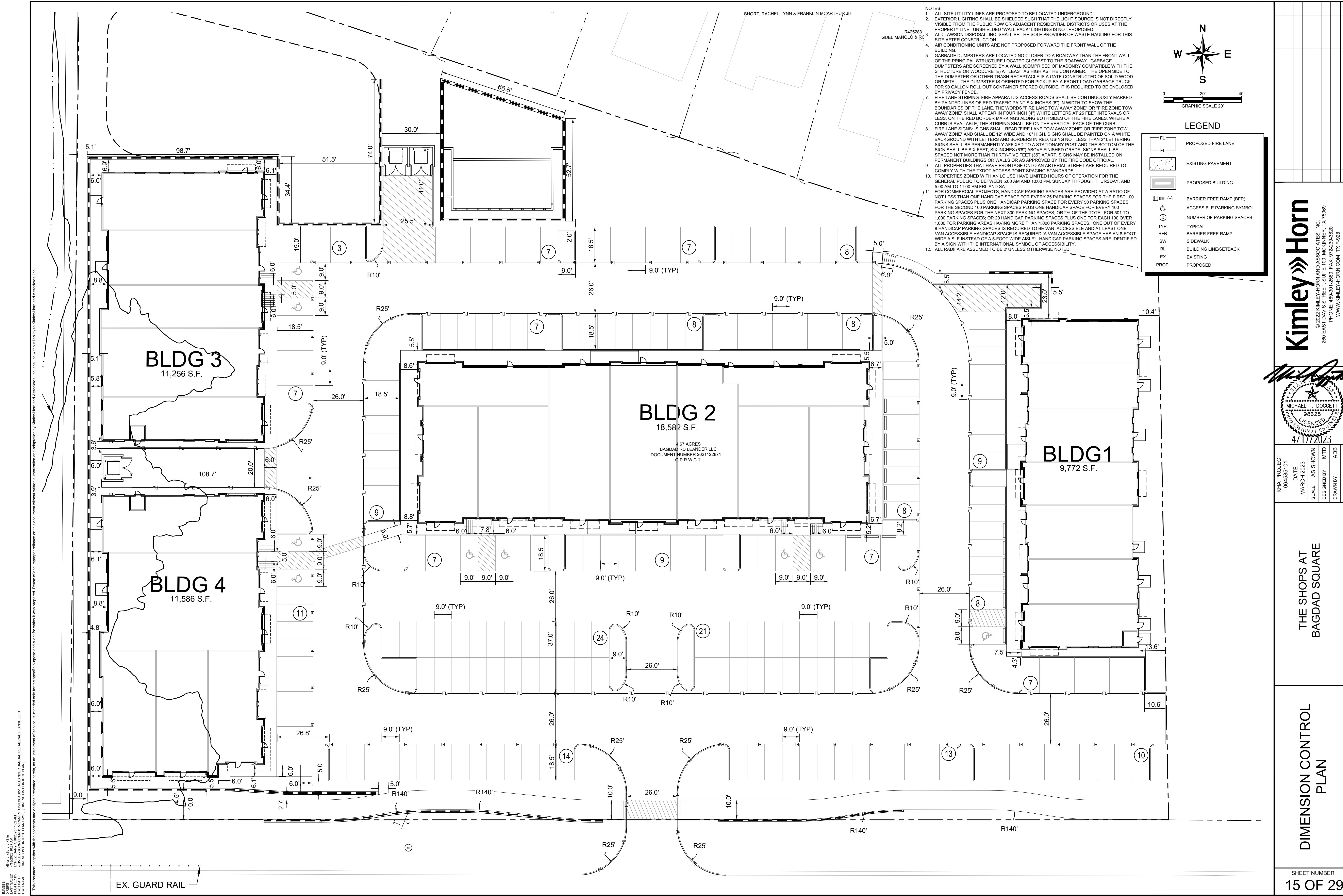
THE SHOPS AT BAGDAD SQUARE

LEANDER, TEXAS

SITE PLAN

SHEET NUMBER
14 OF 29

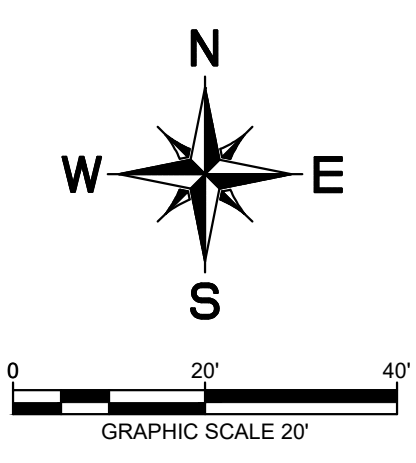
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 MCKINNEY, TEXAS 75069
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 WWW.KIMLEY-HORN.COM



SHORT, RACHEL LYNN & FRANKLIN MCARTHUR JR

R425283
GUEL MANOLO & R.C.

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LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- TYPICAL
- BARRIER FREE RAMP
- SIDEWALK
- BUILDING LINE/SETBACK
- EXISTING
- PROPOSED

BLDG 3
11,256 S.F.

BLDG 2
18,582 S.F.

BLDG 1
9,772 S.F.

BLDG 4
11,586 S.F.

4.67 ACRES
BAGDAD RD LEANDER LLC
DOCUMENT NUMBER 2021122871
O.P.R.W.C.T.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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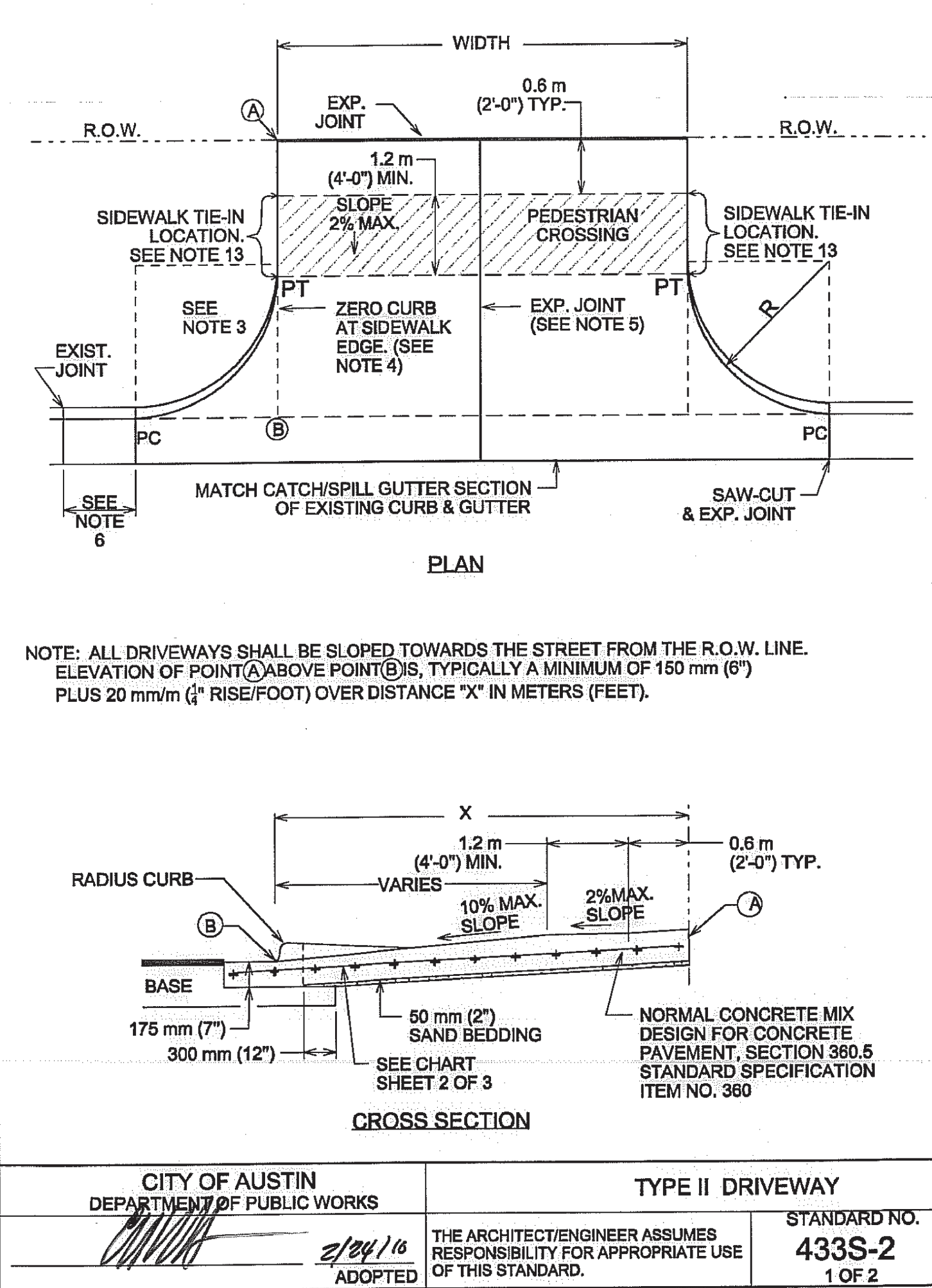
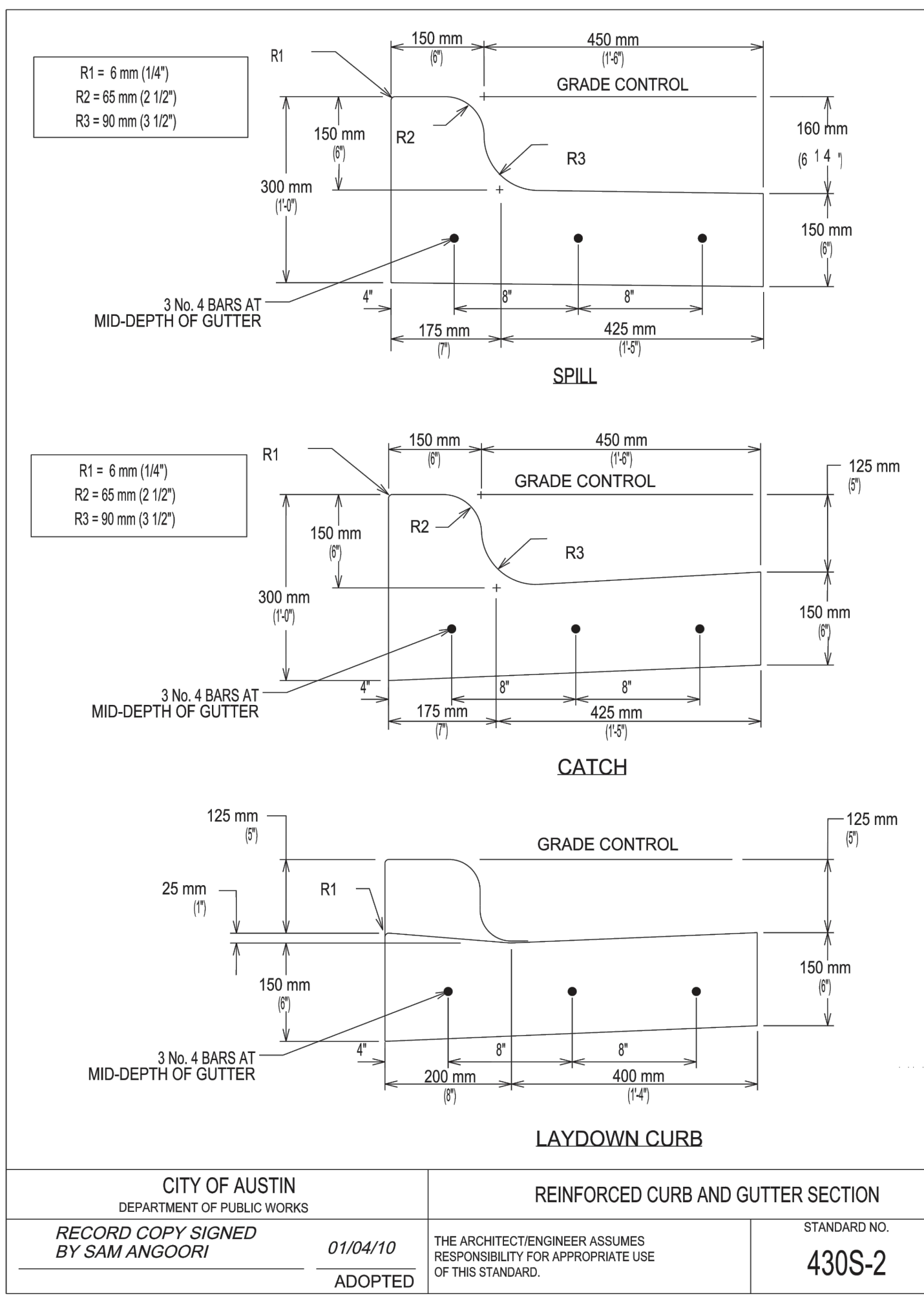
KHA PROJECT	064595101	DATE	MARCH 2023	SCALE	AS SHOWN	MTD	ADD	CHECKED BY	MTD
DESIGNED BY	AS SHOWN	DRAWN BY	ADD						

THE SHOPS AT
BAGDAD SQUARE
LEANDER, TEXAS

DIMENSION CONTROL
PLAN

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EX. GUARD RAIL



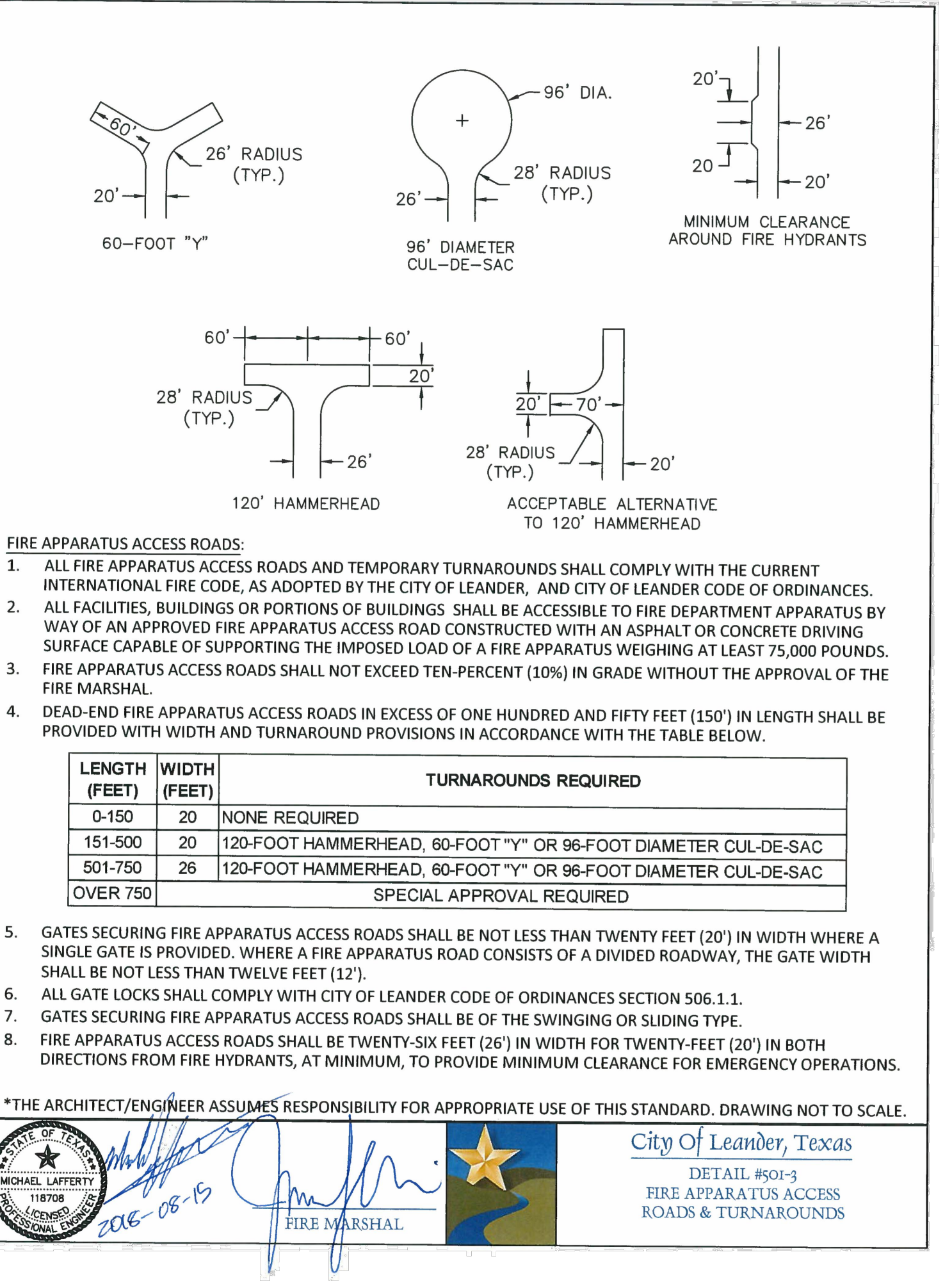
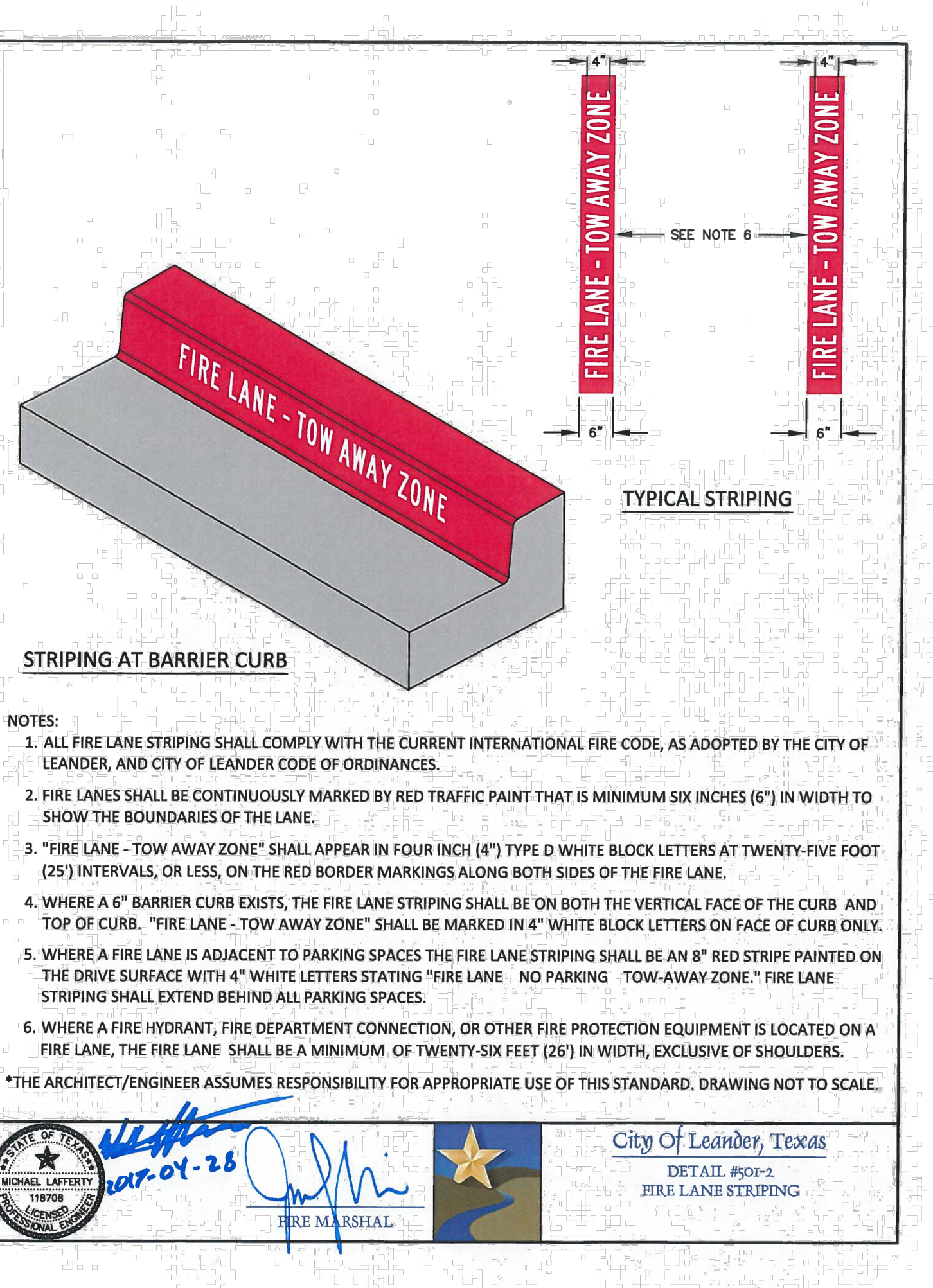
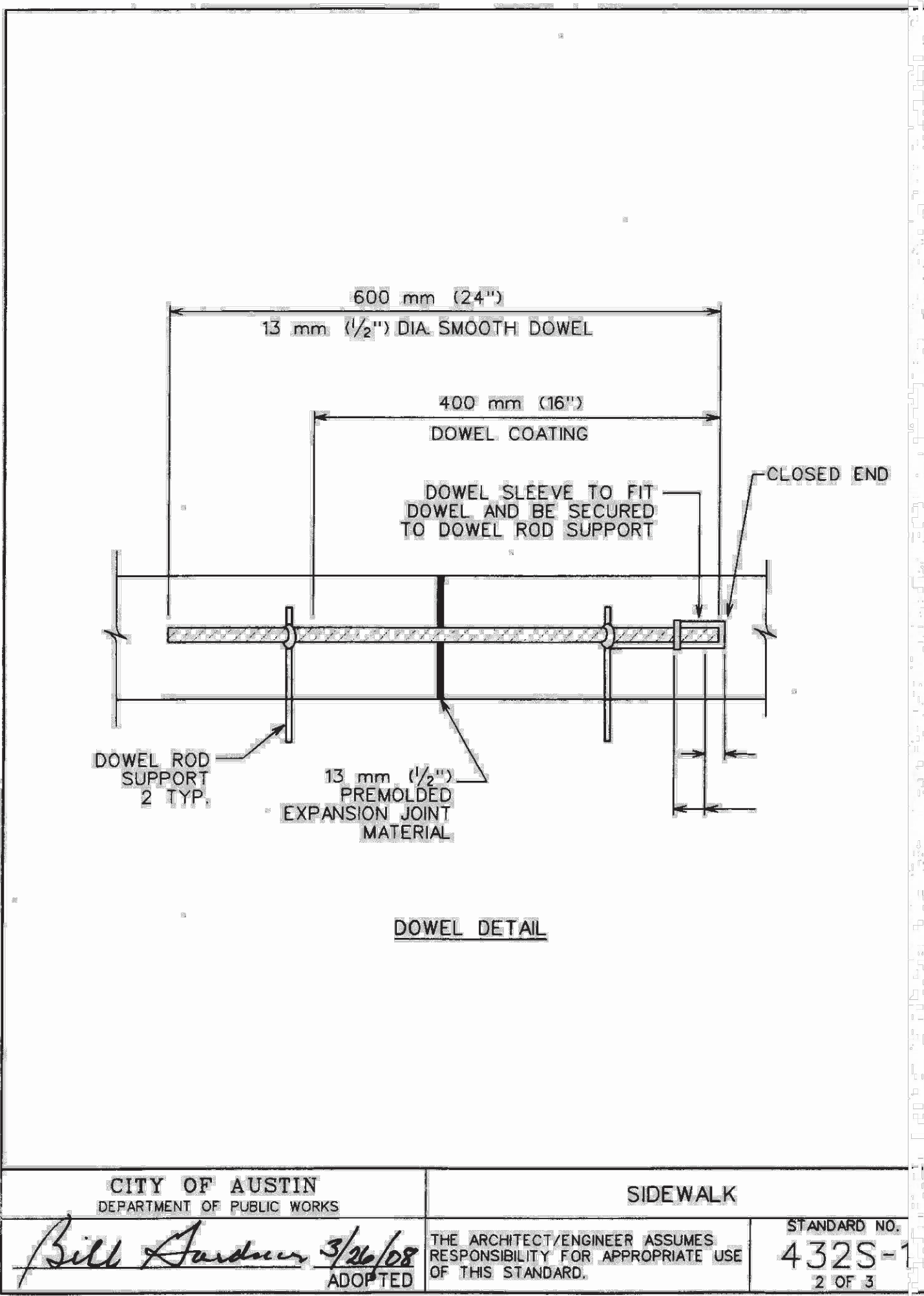
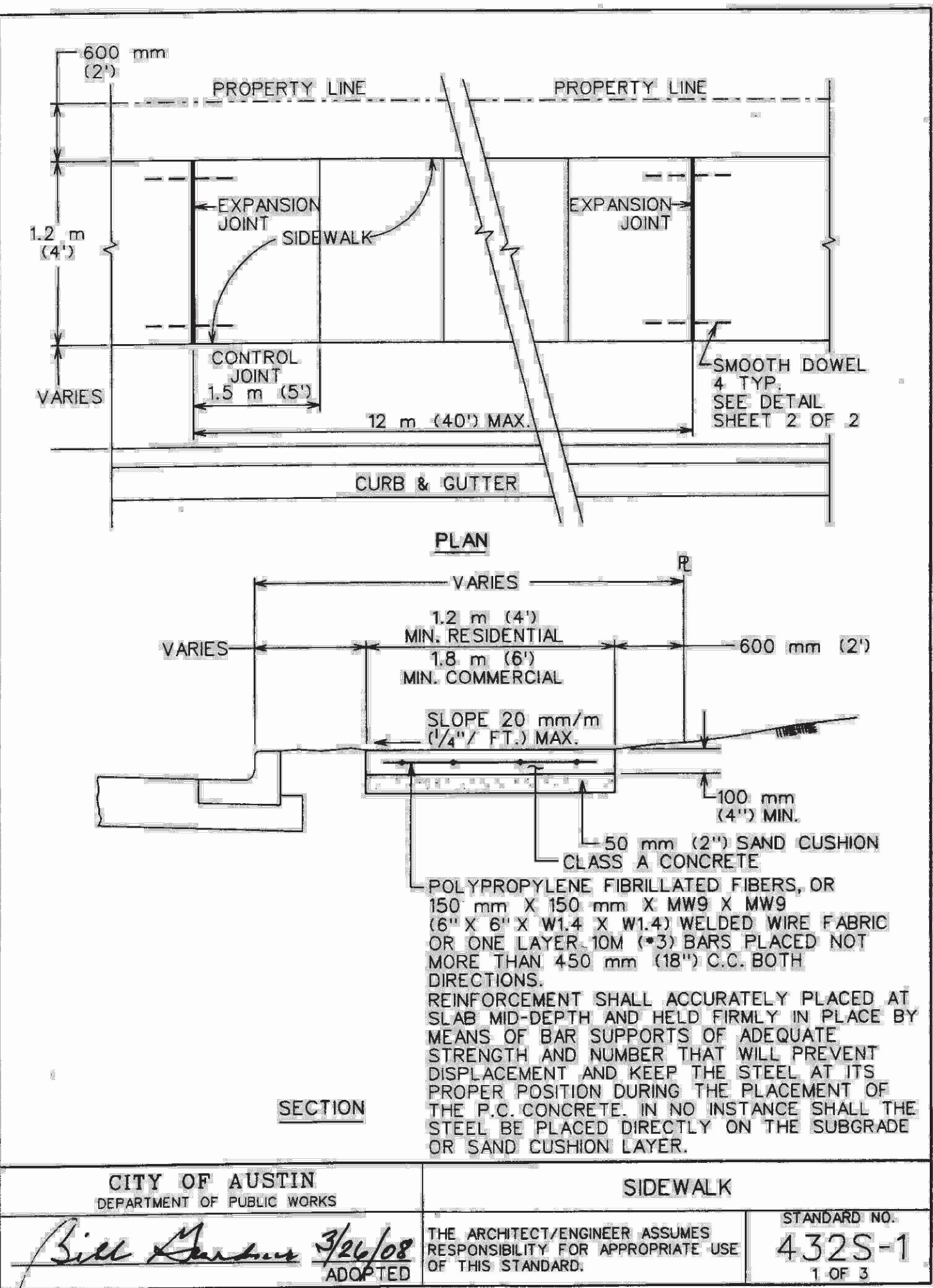
USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:
 1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
 2. DRIVEWAY WIDTHS AND RADI DIMENSIONS, ONE-TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE. SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
 3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
 4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
 5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
 6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
 7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
 8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 80% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
 9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%".
 11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDDPTH, SEE NOTE 5.
 12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
 13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
 14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 TYPE II DRIVEWAY
 STANDARD NO. 433S-2
 2 OF 2
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



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 PHONE: 469-301-2560 FAX: 972-239-3820
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THE SHOPS AT BAGDAD SQUARE
 LEANDER, TEXAS

PAVING DETAILS

SHEET NUMBER 17 OF 29

REVISIONS

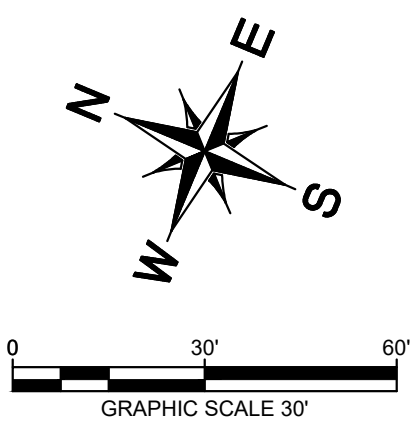
DATE

BY

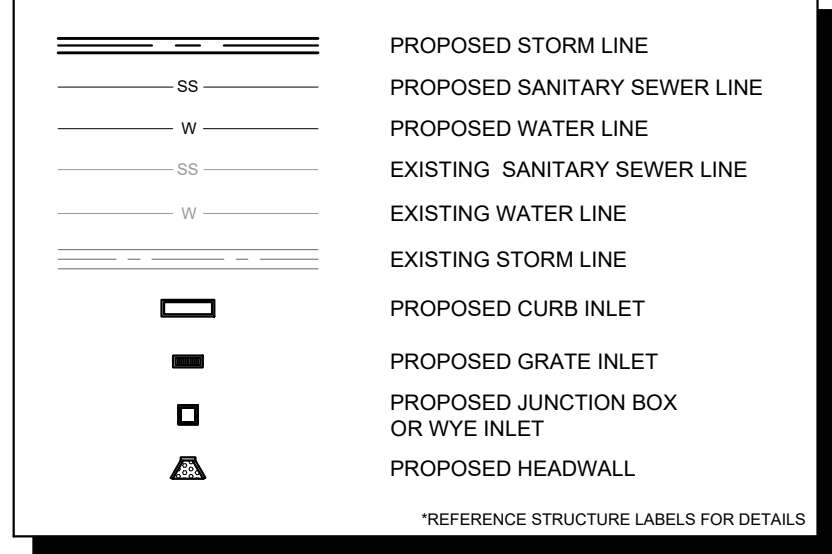
NO.

4/17/2023
 MICHAEL T. DOGGETT
 98628
 PROFESSIONAL ENGINEER

KHA PROJECT 064565101
 DATE MARCH 2023
 SCALE AS SHOWN
 DESIGNED BY MTD
 DRAWN BY ADE
 CHECKED BY MTD



LEGEND



Kimley»Horn

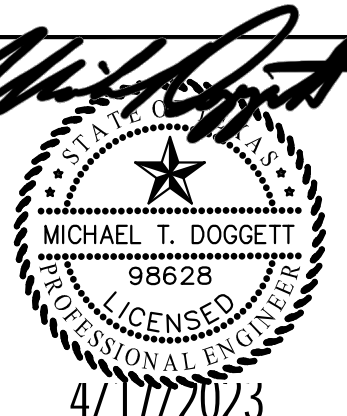
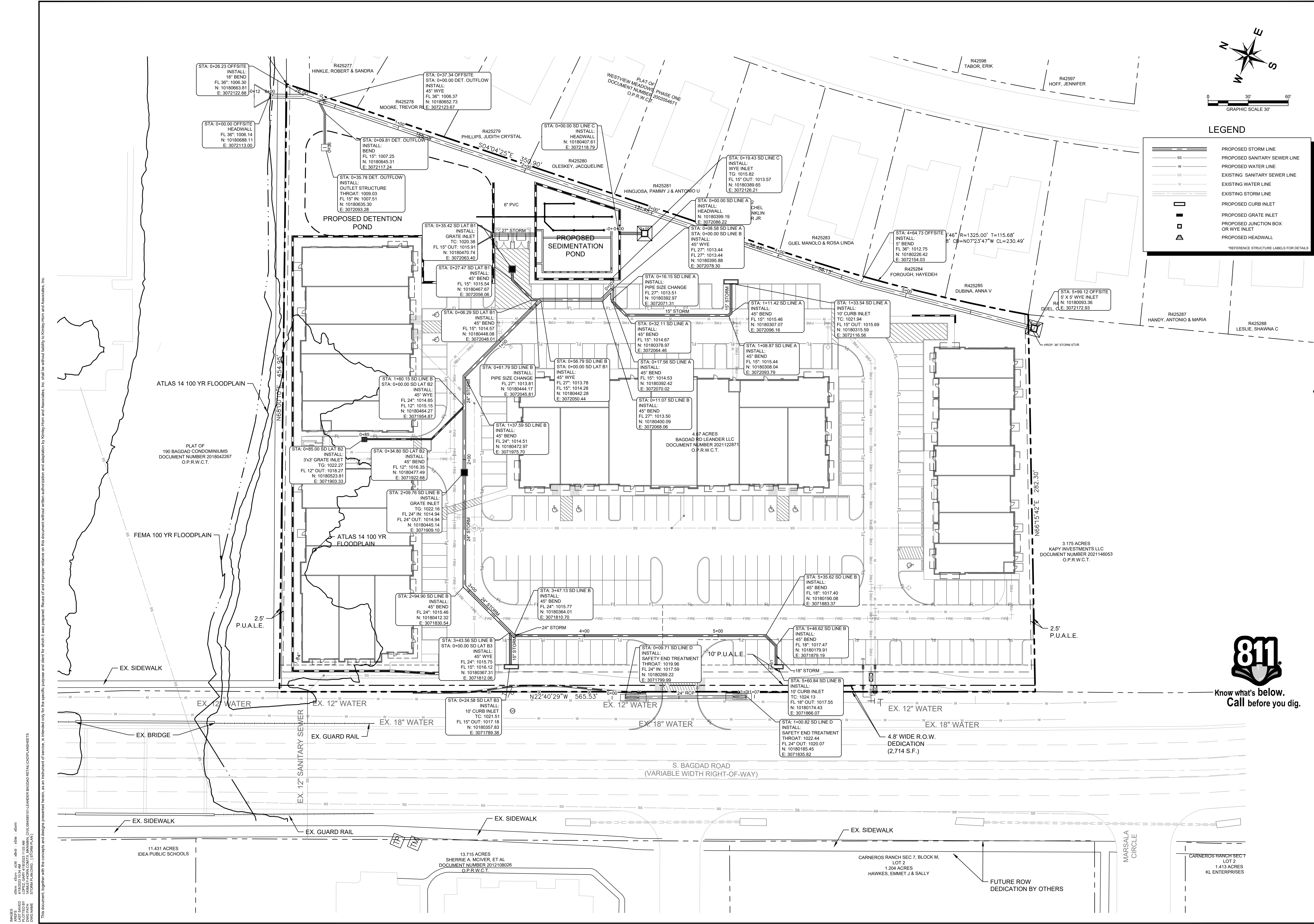


Table with project details: KHA PROJECT 064595101, DATE MARCH 2023, SCALE AS SHOWN, DESIGNED BY MTD, DRAWN BY ADE, CHECKED BY MTD

THE SHOPS AT BAGDAD SQUARE

STORM PLAN



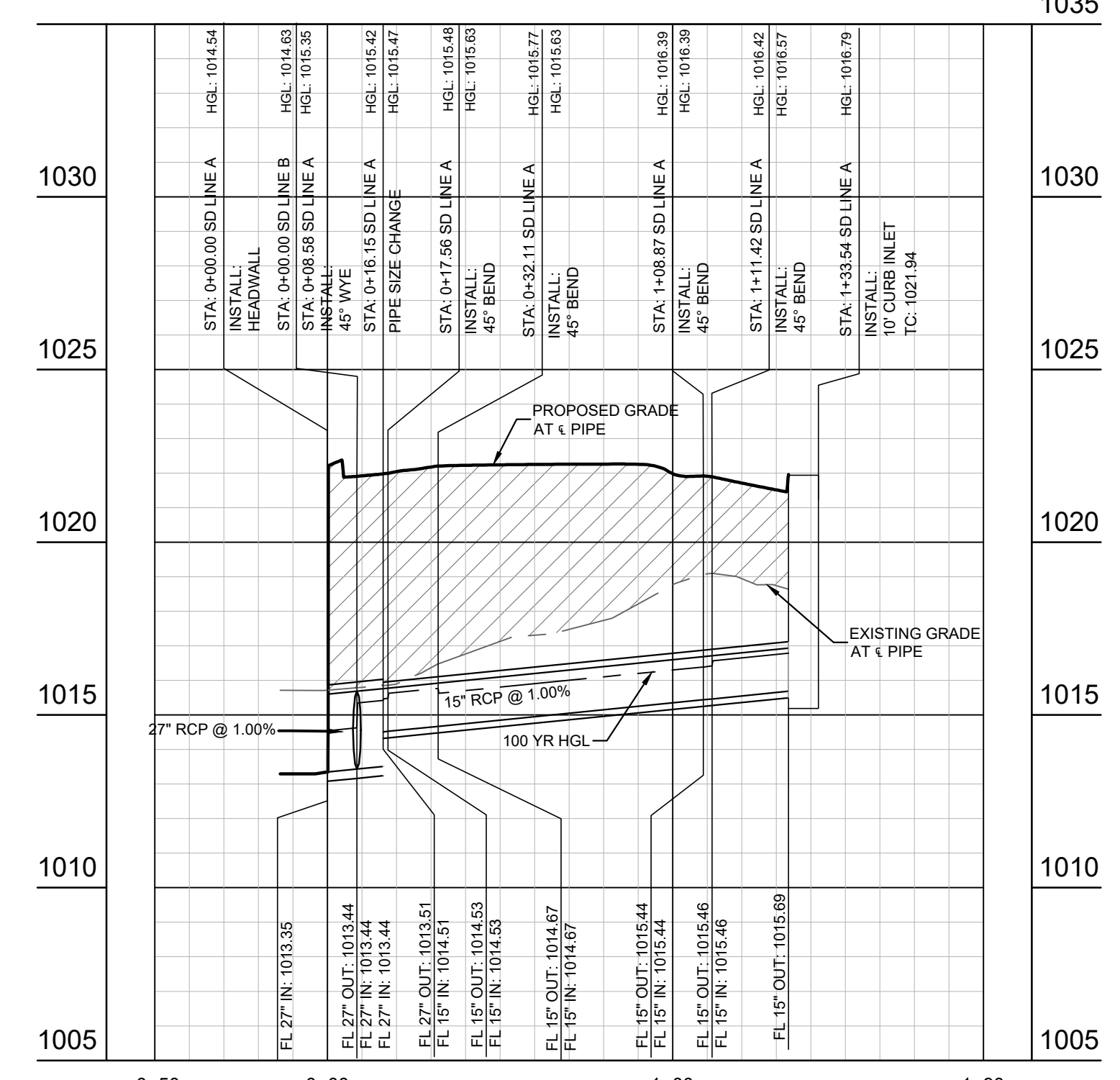
Know what's below. Call before you dig.

Vertical text on the left side of the page containing project and company information.

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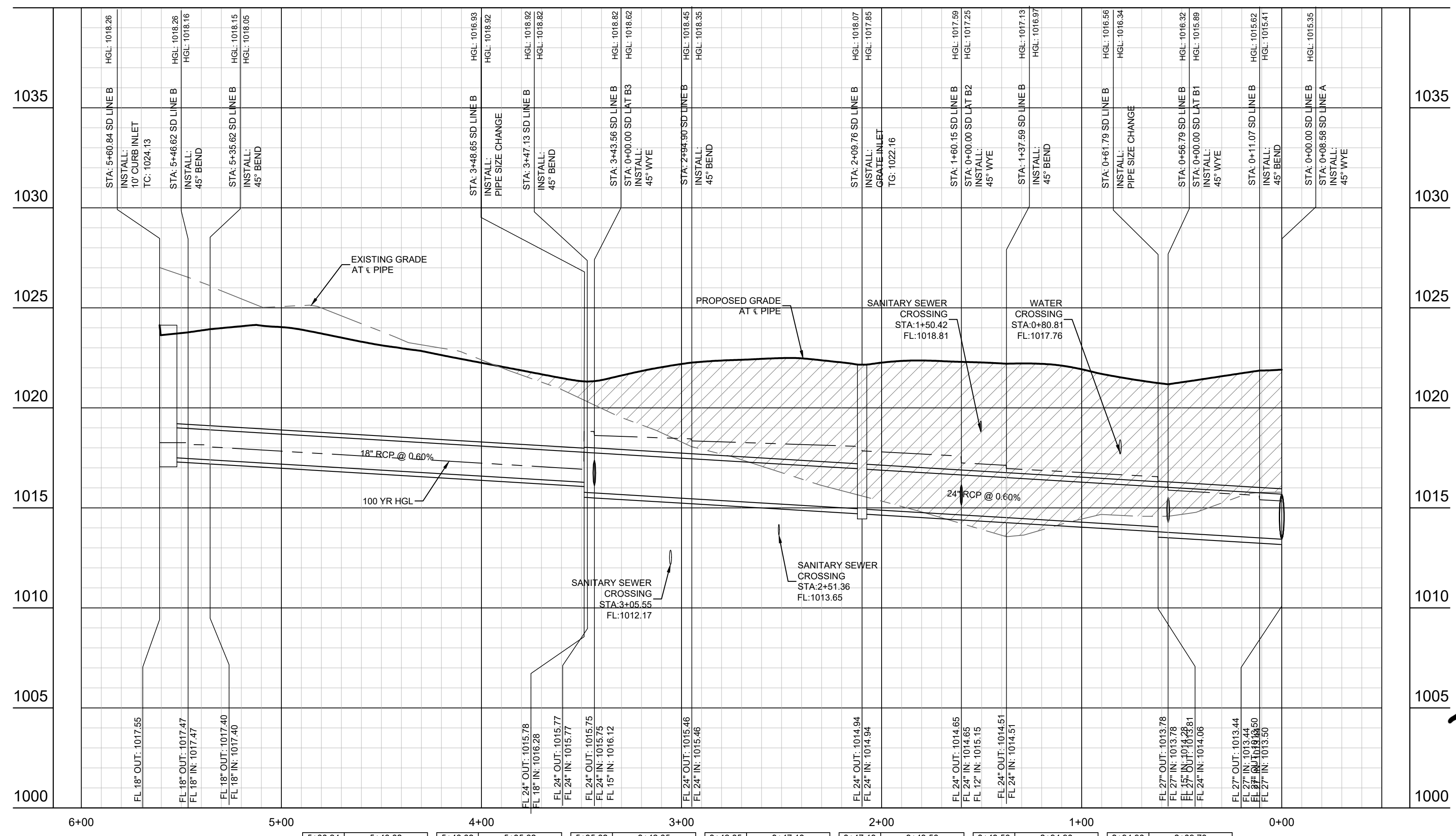
FILL TO BE COMPACTED TO 95% STD PROCTOR DENSITY OR PER GEOTECH RECOMMENDATION

SD LINE A



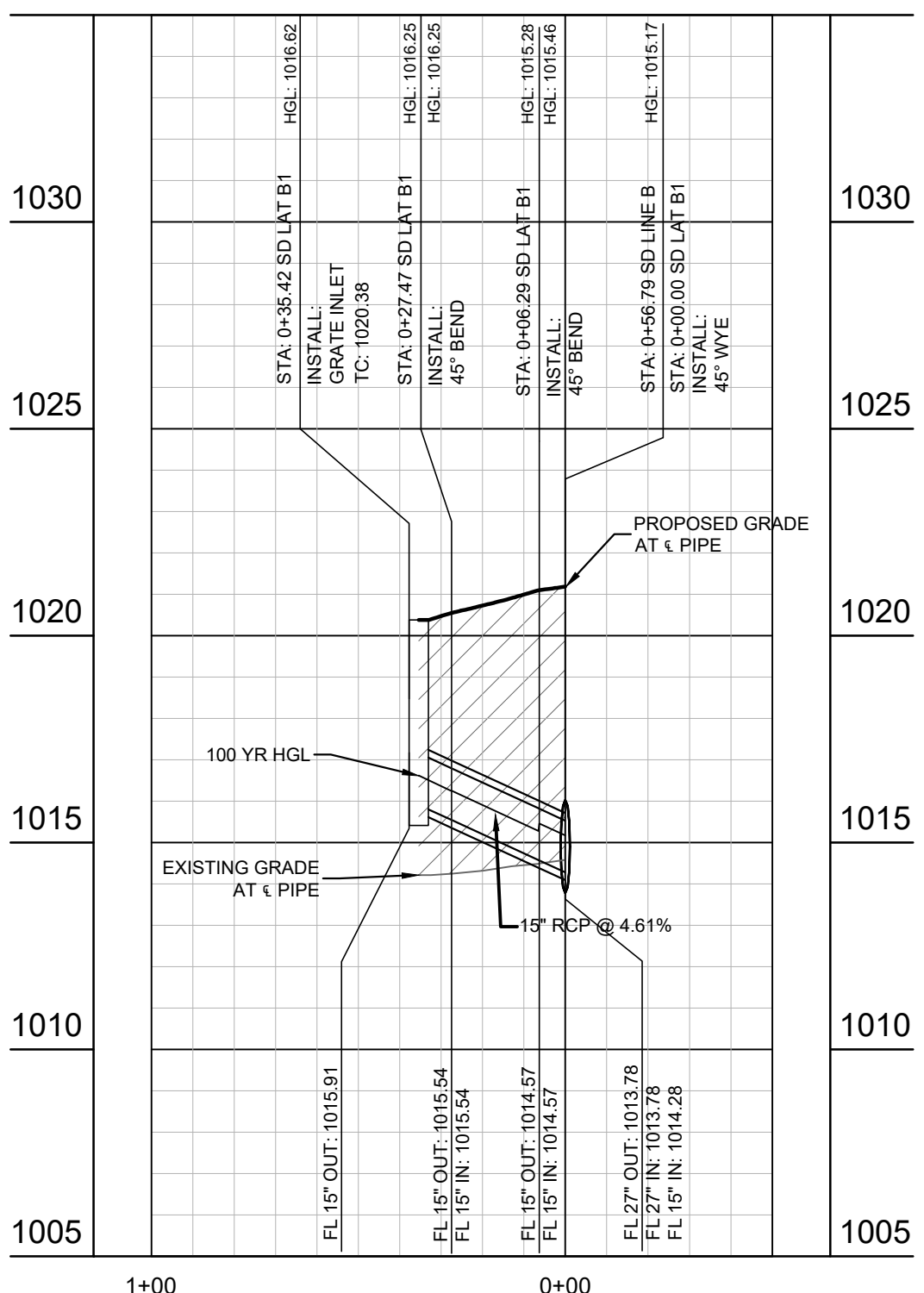
0+00.00	0+08.58	0+08.58	0+16.15	0+17.56	0+17.56	0+32.11	0+32.11	0+32.11	1+08.87	1+08.87	1+11.42	1+11.42	1+11.42	1+33.54
Q100=	31.30	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.28	5.28	5.28	5.30	5.30	
Qcap=	30.97	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.46	5.46	5.46	6.46	6.46	
V=	7.87	4.99	4.99	4.99	4.99	4.99	4.99	4.99	5.29	5.29	5.29	5.29	5.29	
sf=	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	
n=	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	
d=	2.25	0.71	0.71	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	

SD LINE B



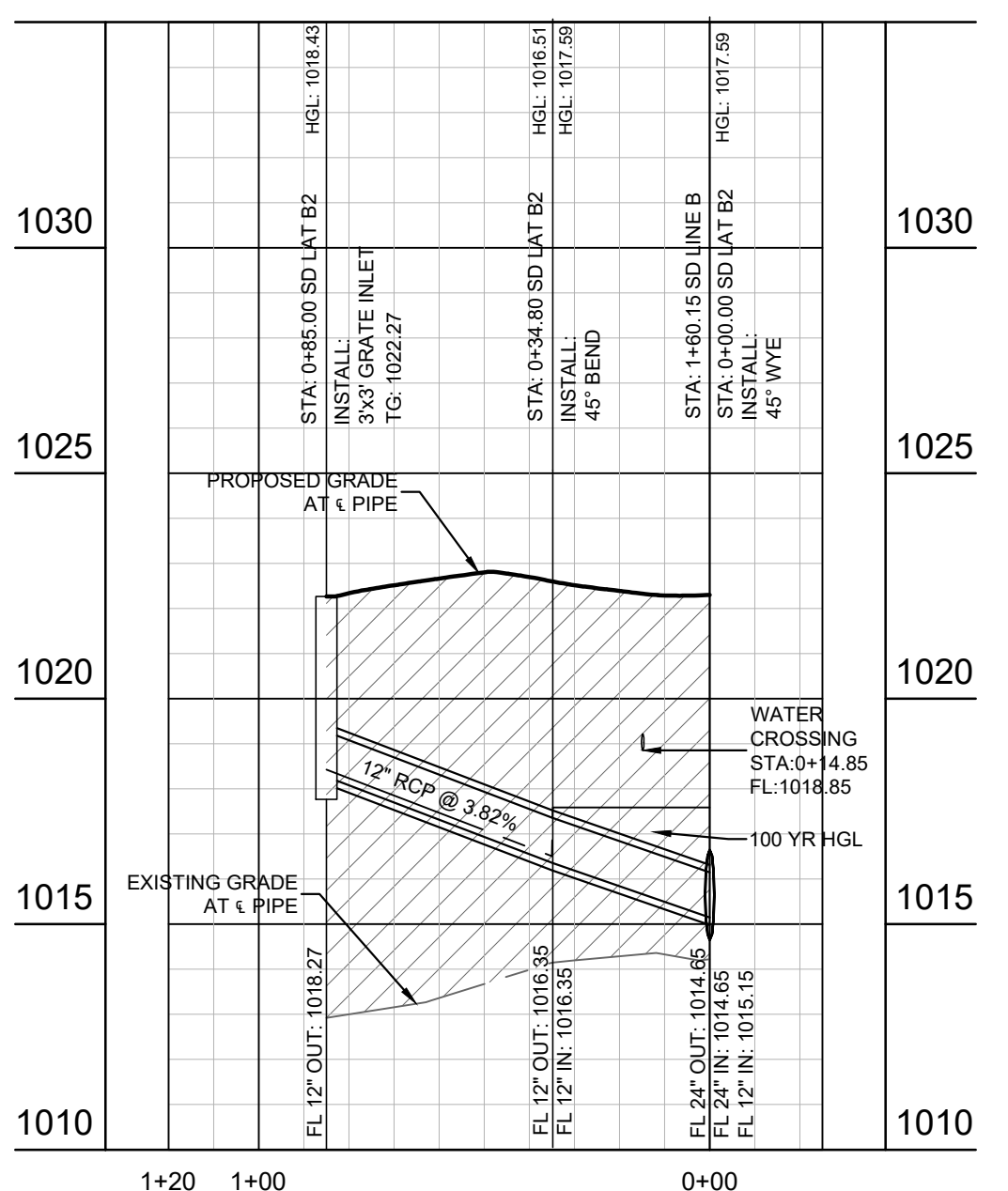
5+60.84	5+46.62	5+46.62	5+35.62	5+35.62	3+48.65	3+47.13	3+47.13	3+47.13	3+43.56	2+94.90	2+94.90	2+09.76
Q100=	2.56	2.54	2.54	2.54	2.47	2.47	2.47	2.47	2.46	2.46	2.46	2.46
Qcap=	8.14	8.14	8.14	8.14	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52
V=	1.45	1.44	1.44	1.44	3.49	3.49	3.49	3.49	4.19	4.19	4.19	4.17
sf=	0.001	0.001	0.001	0.001	0.006	0.006	0.006	0.006	0.000	0.000	0.000	0.003
n=	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013

SD LAT B1



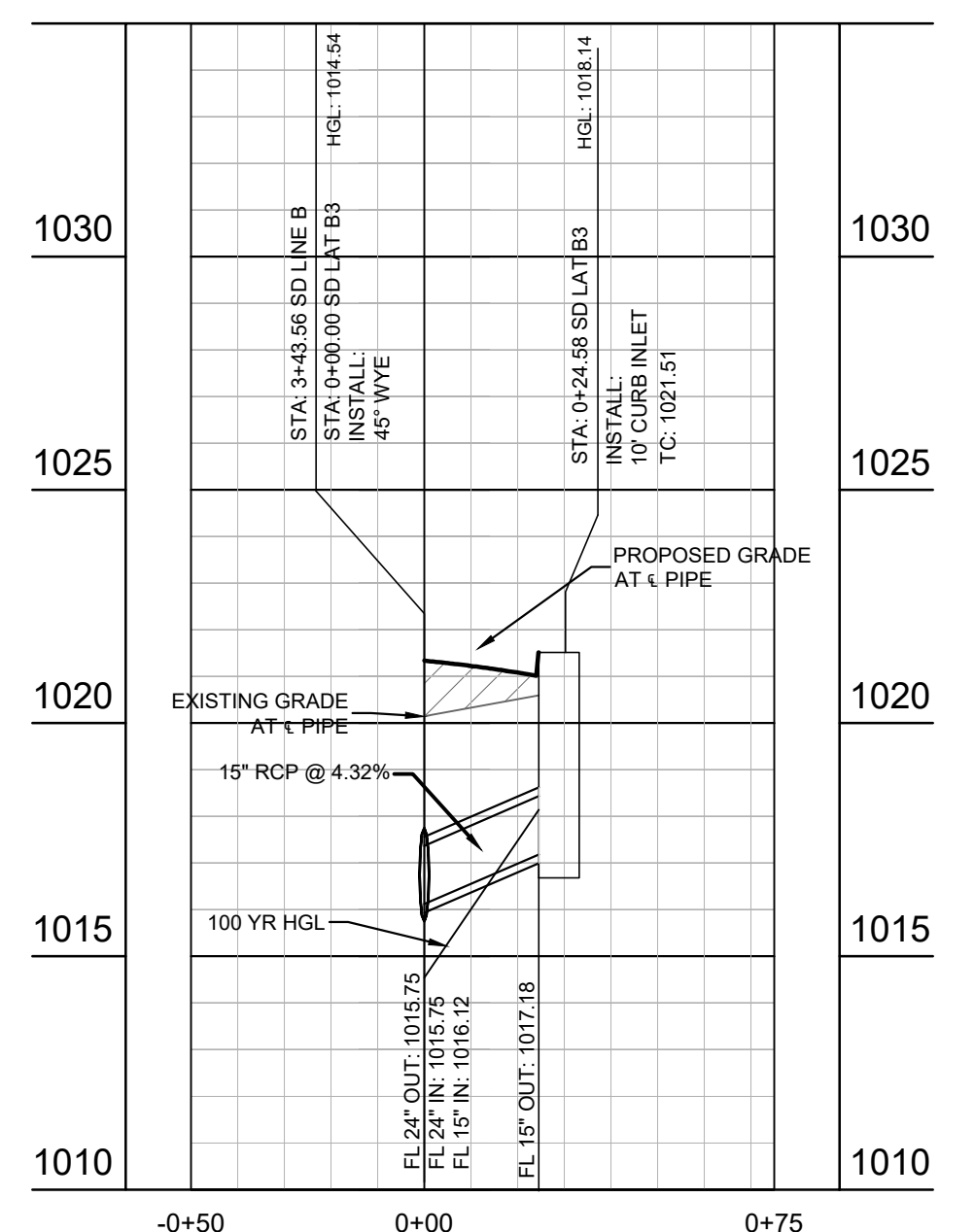
0+35.42	0+27.47	0+27.47	0+06.29	0+06.29	0+00.00
Q100=	8.31	8.31	8.30	8.30	8.29
Qcap=	13.87	13.87	13.87	13.87	13.87
V=	6.77	6.77	6.77	6.77	6.76
sf=	0.017	0.017	0.017	0.017	0.016
n=	0.013	0.013	0.013	0.013	0.013

SD LAT B2



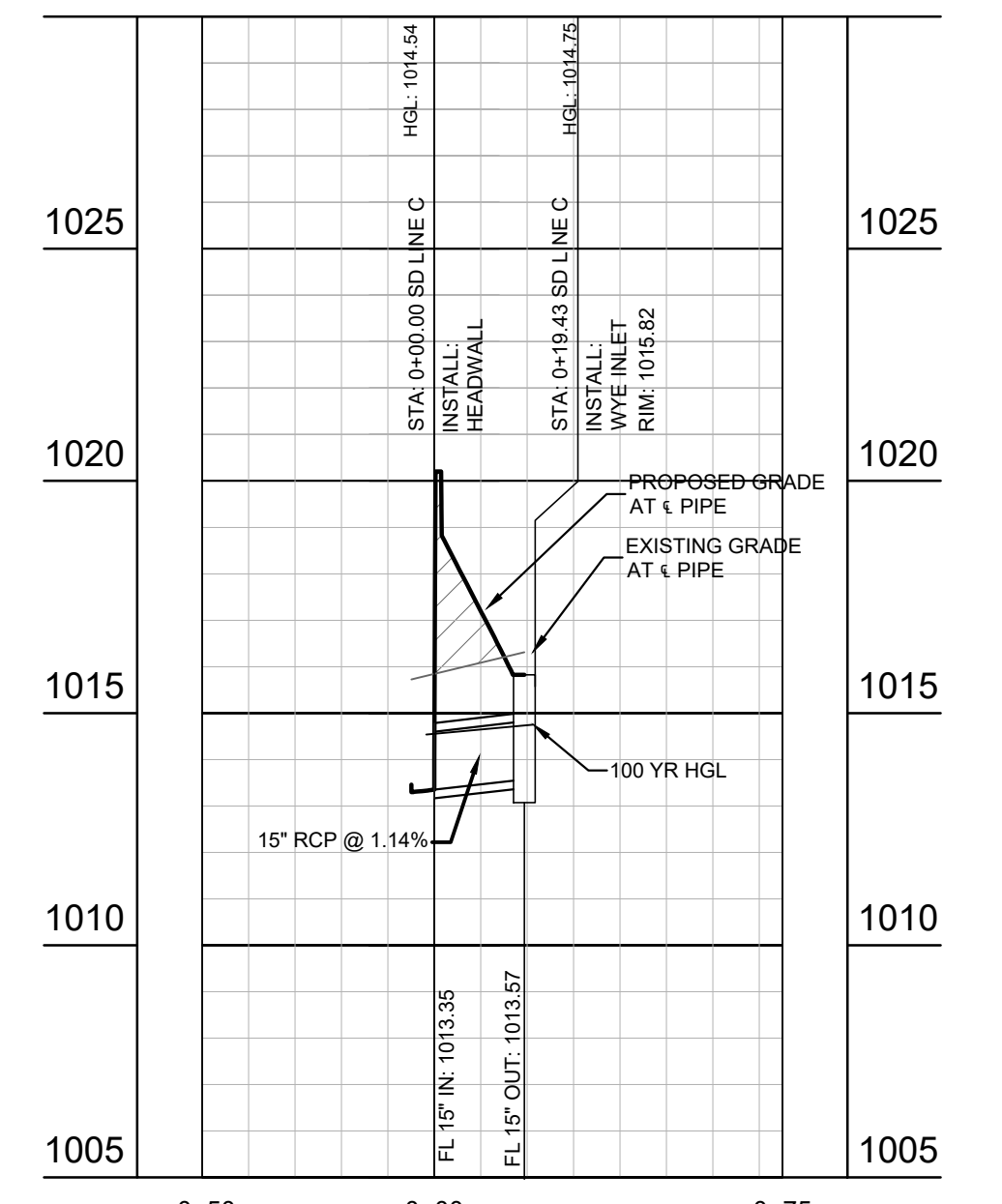
0+65.00	0+34.80	0+34.80	0+00.00	0+00.00
Q100=	0.46	0.46	0.45	0.45
Qcap=	9.05	9.05	9.05	9.05
V=	5.63	5.63	5.58	5.58
sf=	0.038	0.038	0.000	0.000
n=	0.010	0.010	0.010	0.010
d=	0.16	0.16	0.16	0.16

SD LAT B3



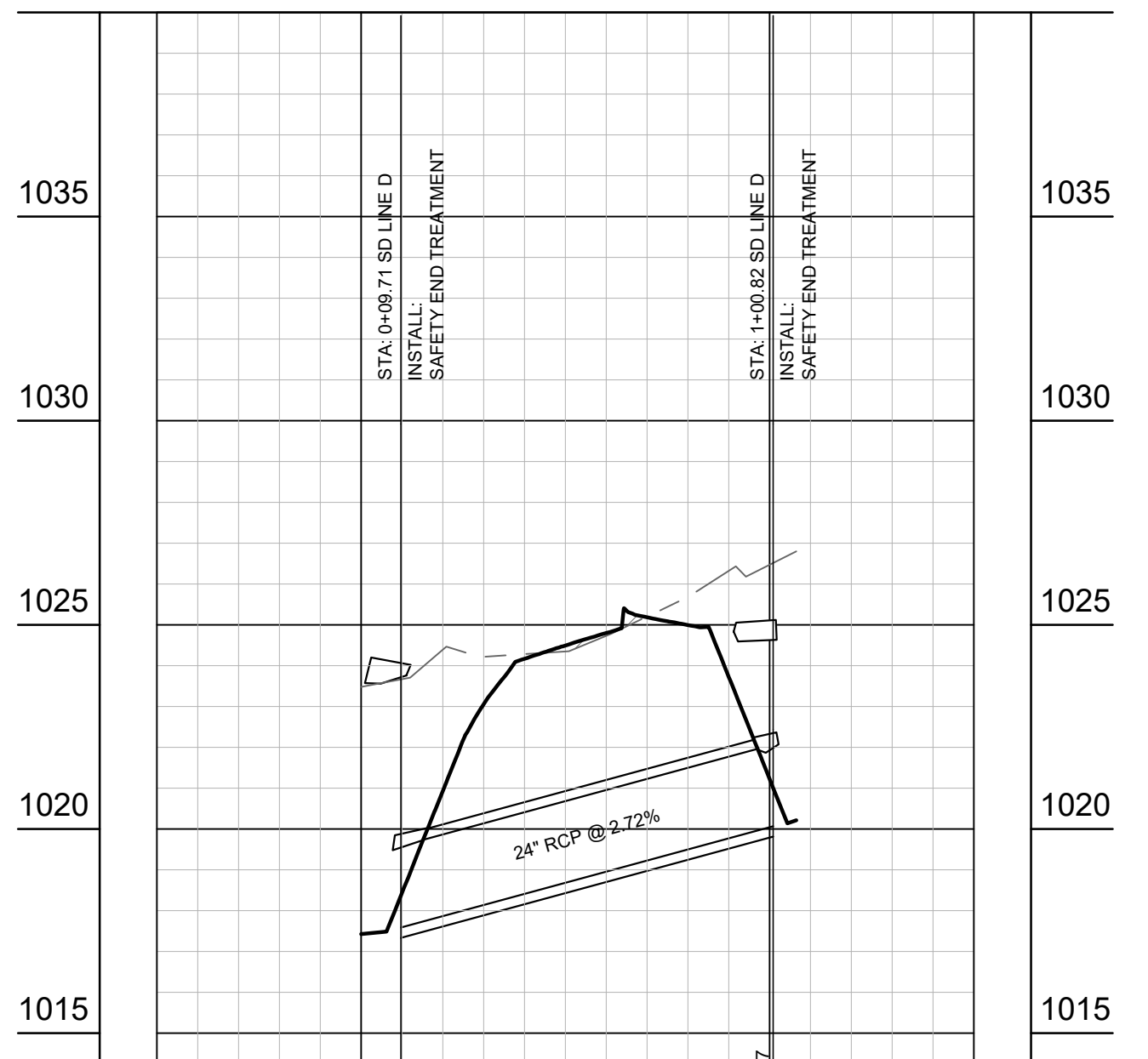
0+00.00	0+24.58	0+24.58	0+00.00	0+00.00
Q100=	11.14	11.14	11.14	11.14
Qcap=	13.43	13.43	13.43	13.43
V=	11.13	11.13	11.13	11.13
sf=	0.043	0.043	0.043	0.043
n=	0.013	0.013	0.013	0.013
d=	0.96	0.96	0.96	0.96

SD LINE C



0+00.00	0+21.19	0+21.19	0+00.00	0+00.00
Q100=	11.14	11.14	11.14	11.14
Qcap=	13.43	13.43	13.43	13.43
V=	11.13	11.13	11.13	11.13
sf=	0.010	0.010	0.010	0.010
n=	0.013	0.013	0.013	0.013
d=	0.93	0.93	0.93	0.93

SD LINE D



0+00.00	0+21.19	0+21.19	0+00.00	0+00.00
Q100=	11.14	11.14	11.14	11.14
Qcap=	13.43	13.43	13.43	13.43
V=	11.13	11.13	11.13	11.13
sf=	0.010	0.010	0.010	0.010
n=	0.013	0.013	0.013	0.013
d=	0.93	0.93	0.93	0.93

No.	REVISIONS	DATE

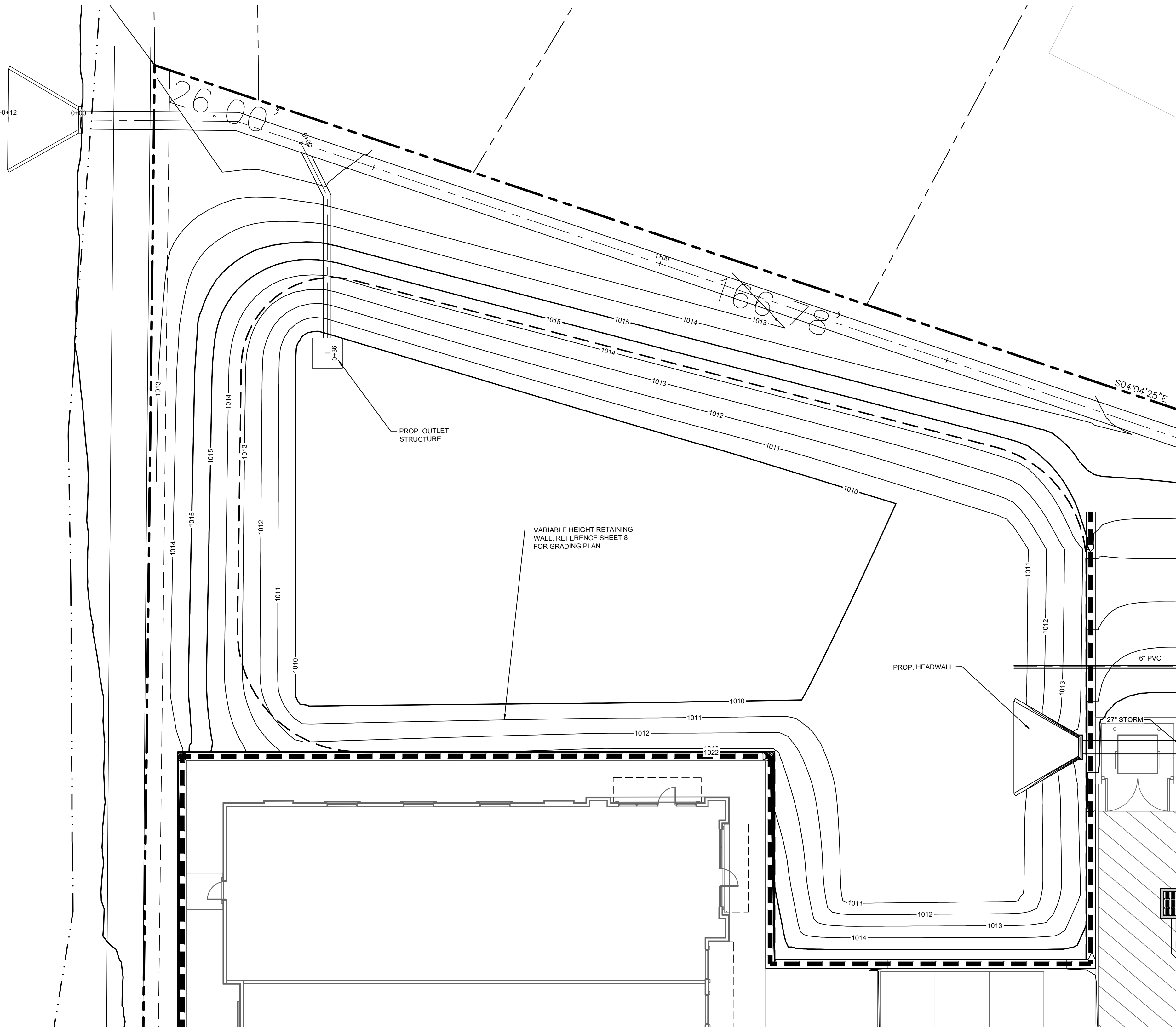
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MICHAEL T. DOGGETT
 98628
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS

KHA PROJECT	064585101
DATE	MARCH 2023
SCALE	AS SHOWN
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CHECKED BY	MTD

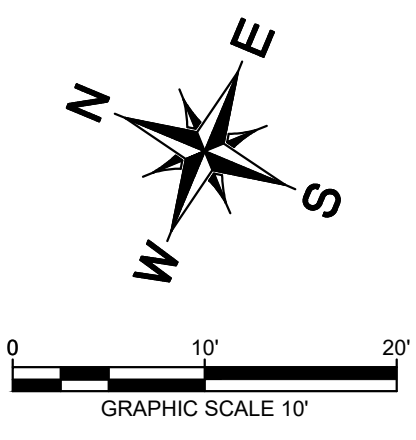
THE SHOPS AT BAGDAD SQUARE
 LEANDER, TEXAS

STORM PROFILES
 SHEET NUMBER
19 OF 29



DETENTION POND CALCULATIONS

Select County:	Leander	Hide Unused Cells
Enter C Value:	0.97	Unhide Cells
Enter Total Area:	4.100	
Starting Flow Line:	1009.00	
Number of Storm Events:	4	



LEGEND

- SS — PROPOSED STORM LINE
 - W — PROPOSED SANITARY SEWER LINE
 - W — PROPOSED WATER LINE
 - SS — EXISTING SANITARY SEWER LINE
 - W — EXISTING WATER LINE
 - W — EXISTING STORM LINE
 - PROPOSED CURB INLET
 - PROPOSED GRATE INLET
 - PROPOSED JUNCTION BOX OR WYE INLET
 - ▲ PROPOSED HEADWALL
- *REFERENCE STRUCTURE LABELS FOR DETAILS

Enter Storm Yr Events: (Highest to Lowest)	Table	Storm Event	Q _{max}	WSE	STORAGE (cu-ft)	STORAGE (ac-ft)
2	25	17.04	1012.23	18,185	0.42	
3	10	13.84	1011.82	14,671	0.34	
4	2	9.25	1011.19	9,686	0.22	
5						
6						
7						

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	iSWM Rainfall Data	
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	22.6 cfs	a	106.00
5	15.00	0.97	4.100	TOTAL CFS	TOTAL FLOW	b	9.460
10	12.07	0.97	4.100			c	0.7320
15	10.21	0.97	4.100				
20	8.91	0.97	4.100				
30	7.19	0.97	4.100				
40	6.10	0.97	4.100				
50	5.33	0.97	4.100				
60	4.76	0.97	4.100				
120	3.01	0.97	4.100				
180	2.28	0.97	4.100				
360	1.40	0.97	4.100				
720	0.85	0.97	4.100				
1440	0.51	0.97	4.100				
Detention Storage Required (cubic feet)						= 24,371	
Detention Storage Required (acre feet)						= 0.56	
100 Year Water Surface Elevation						= 1012.92	

DETENTION POND CALCULATIONS Table 2				Storm Event	Existing Flow Rate	iSWM Rainfall Data	
MIN	I-25YR	C	TOTAL AREA (ac)	25 Year	17.04 cfs	a	89.00
5	11.30	0.97	4.100	TOTAL CFS	TOTAL FLOW	b	10.160
10	9.11	0.97	4.100			c	0.7590
15	7.70	0.97	4.100				
20	6.71	0.97	4.100				
30	5.40	0.97	4.100				
40	4.56	0.97	4.100				
50	3.97	0.97	4.100				
60	3.53	0.97	4.100				
120	2.21	0.97	4.100				
180	1.66	0.97	4.100				
360	1.00	0.97	4.100				
720	0.60	0.97	4.100				
1440	0.35	0.97	4.100				
Detention Storage Required (cubic feet)						= 18,185	
Detention Storage Required (acre feet)						= 0.42	
25 Year Water Surface Elevation						= 1012.23	

DETENTION POND CALCULATIONS Table 3				Storm Event	Existing Flow Rate	iSWM Rainfall Data	
MIN	I-10YR	C	TOTAL AREA (ac)	10 Year	13.84 cfs	a	77.000
5	9.19	0.97	4.100	TOTAL CFS	TOTAL FLOW	b	10.530
10	7.40	0.97	4.100			c	0.7750
15	6.25	0.97	4.100				
20	5.44	0.97	4.100				
30	4.37	0.97	4.100				
40	3.68	0.97	4.100				
50	3.20	0.97	4.100				
60	2.84	0.97	4.100				
120	1.77	0.97	4.100				
180	1.32	0.97	4.100				
360	0.79	0.97	4.100				
720	0.46	0.97	4.100				
1440	0.27	0.97	4.100				
Detention Storage Required (cubic feet)						= 14,671	
Detention Storage Required (acre feet)						= 0.34	
10 Year Water Surface Elevation						= 1011.82	

DETENTION POND CALCULATIONS Table 4				Storm Event	Existing Flow Rate	iSWM Rainfall Data	
MIN	I-2YR	C	TOTAL AREA (ac)	2 Year	9.25 cfs	a	58.000
5	6.14	0.97	4.100	TOTAL CFS	TOTAL FLOW	b	11.270
10	4.95	0.97	4.100			c	0.8050
15	4.18	0.97	4.100				
20	3.63	0.97	4.100				
30	2.90	0.97	4.100				
40	2.44	0.97	4.100				
50	2.11	0.97	4.100				
60	1.87	0.97	4.100				
120	1.14	0.97	4.100				
180	0.84	0.97	4.100				
360	0.50	0.97	4.100				
720	0.29	0.97	4.100				
1440	0.17	0.97	4.100				
Detention Storage Required (cubic feet)						= 9,686	
Detention Storage Required (acre feet)						= 0.22	
2 Year Water Surface Elevation						= 1011.19	

Top of Hole Elev	Height	Width	Storm Event	WSE
1012.73	0.18	1.12 ft	100 YR	1012.92
1012.07	0.16	1.45 ft	25 YR	1012.23
1011.69	0.13	1.99 ft	10 YR	1011.82
1010.00	1.19	1.45 ft	2 YR	1011.19

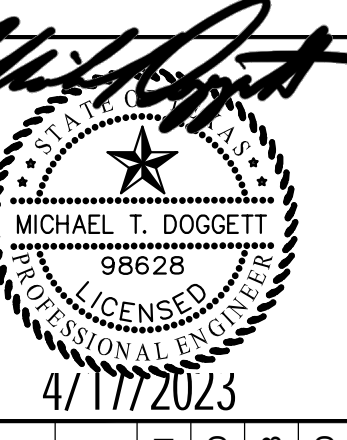
OUTLET STRUCTURE DETAILS				
	STM Event 1	STM Event 2	STM Event 3	STM Event 4
	2-YR	10-YR	25-YR	100-YR
	STORM PEAK	STORM PEAK	STORM PEAK	STORM PEAK
WTR Surface Elev.	1011.19	1011.82	1012.23	1012.92
Elevation Difference	2.19	0.63	0.41	0.68
Q _{MAX ALLOWABLE} (cfs)	9.246	13.842	17.038	22.601
100 YR	H _{A1-WS1}			H _{A4-WS4}
	A ₁			A ₄
25 YR	H _{A2-WS2}	0.38		H _{A3-WS3}
	A ₂	1.00		A ₃
10 YR	H _{A1-WS1}	1.69	2.32	H _{A1-WS4}
	A ₁	1.45	1.45	A ₁
2 YR	H _{A1-WS1}	1.69	2.32	H _{A1-WS4}
	A ₁	1.45	1.45	A ₁

SLOT OPENING DETAILS				
	A1	A2	A3	A4
Area (ft ²)	1.45	1.00	0.36	0.56
Width (ft)	1.45	1.99	1.45	1.12
Height (ft)	1.00	0.50	0.25	0.50

ORIFICE FLOW DISCHARGE RATE				
	Q _{A1-WS1}	Q _{A2-WS2}	Q _{A3-WS3}	Q _{A4-WS4}
100 YR				1.80
25 YR			0.95	1.75
10 YR		3.01	4.33	5.92
2 YR	9.25	10.83	11.75	13.14
Q _{Total} (cfs)	9.25	13.84	17.04	22.60



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 WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	064585101
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADE
CHECKED BY	MTD

THE SHOPS AT
BAGDAD SQUARE

DETENTION POND PLAN

KIMLEY-HORN AND ASSOCIATES, INC. 1100 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069
 TEL: 469-301-2560 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM
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CAPTURED IMPERVIOUS FLOW CALCULATION

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where: L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_N = Net increase in impervious area for the project
 P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = **Williamson**
 Total project area included in plan = **4.66** acres
 Predevelopment impervious area within the limits of the plan = **0.00** acres
 Total post-development impervious area within the limits of the plan = **3.55** acres
 Total post-development impervious cover fraction = **0.76**
 P = **32** inches

L_M TOTAL PROJECT = **3090** lbs.

Number of drainage basins / outfalls areas leaving the plan area = **1**

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = **A**

Total drainage basin/outfall area = **4.39** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
 Post-development impervious area within drainage basin/outfall area = **3.55** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.81**
 L_M THIS BASIN = **3090** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Sand Filter**
 Removal efficiency = **89** percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

where: A_C = Total On-Site drainage area in the BMP catchment area
 A_i = Impervious area proposed in the BMP catchment area
 A_p = Pervious area remaining in the BMP catchment area
 L_R = TSS Load removed from this catchment area by the proposed BMP

A_C = **4.39** acres
 A_i = **3.55** acres
 A_p = **0.84** acres
 L_R = **3511** lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired L_M THIS BASIN = **3090** lbs.

F = **0.88**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth = **1.50** inches
 Post Development Runoff Coefficient = **0.64**
 On-site Water Quality Volume = **15202** cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = **0.00** acres
 Off-site Impervious cover draining to BMP = **0.00** acres
 ImperVIOUS fraction of off-site area = **0**
 Off-site Runoff Coefficient = **0.00**
 Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **3040**

Total Capture Volume (required water quality volume(s) x 1.20) = **18242** cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = **18242** cubic feet

Minimum filter basin area = **1520** square feet

Maximum sedimentation basin area = **6081** square feet **For minimum water depth of 2 feet**
 Minimum sedimentation basin area = **380** square feet **For maximum water depth of 8 feet**

PROJECT DATA:	
Leander Bagdad	PROJECT NAME
64585101	CASE #
R-3, Partial Sedimentation Filtration Pond	Water Quality Control Provided/R-Table C

DRAINAGE AREA DATA:	
Drainage Area to Control (DA)	4.39 ac.
Drainage Area Impervious Cover	81.00% %
Capture Depth (CD)	1.110 in

WATER QUALITY CONTROL CALCULATIONS:	
25-year Peak Flow Rate to Control (Q25)	30.21 cfs
100-year Peak Flow Rate to Control (Q100)	34.04 cfs

WATER QUALITY CONTROL DATA SEDIMENTATION/FILTRATION, & BIOFILTRATION POND:	
25-year Peak Flow Rate to Control (Q25)	30.21 cfs
100-year Peak Flow Rate to Control (Q100)	34.04 cfs

Water Quality Volume (Provided)	20265.75 cf
Sedimentation Pond Area (Provided)	1247 sf
Sedimentation Pond Volume (Provided)	6547 cf
Filtration Pond Area (Provided)	1738 sf
Filtration Pond Volume (Provided)	10428 cf

Water Quality Elevation (Provided)	1019.00 ft. (MSL)
Elevation of Splitter/Overflow Weir (Provided)	1019.00 ft. (MSL)
Height of Gabion Wall/Top of peripheral wall (elev) (Provided)	1018.50 ft. (MSL)
Top of Sand/Biofiltration Bed Elevation/Floor of Pond (Provided)	1013.00 ft. (MSL)

Maximum Ponding Depth above Sand/Biofiltration Bed (H)	6.00 ft.
Length of Splitter Weir (Provided)	90 ft.
Top of Water Quality Pond/ Top of Wall Minimum Required	1019.54 ft. (MSL)
Top of Water Quality Pond/ Top of Wall (Provided)	1019.65 ft. (MSL)

Required Head to Pass Q_{100} ; Assumed Rectangular Weir w/ C=3.36	0.233 ft.
Pond Freeboard Provided to Pass Q_{100}	0.417 ft.
Filled Height	6.233 ft.
5% of fill Height	0.312 ft.

Capability of Water Quality Control Inlet to Safely Convey 25 Yr. Storm	
Type of Inlet control	Orifice
Elevation of Weir/Orifice Flowline	1013.30 ft. (MSL)
Head above Inlet/Splitter Elevation	5.70 ft.

Orifice Type	Rectangular
Number of orifices	10

Rectangular orifice opening	H	W
	0.5	1

C_o = orifice coefficient (use 0.6)	0.60
Q_{inlet} (cfs)	54.90 cfs
V_{inlet} (fps)	109.798 fps

R-2 & R-3, FULL & PARTIAL SEDIMENTATION/FILTRATION POND DATA:	
48 Hour Drawdown Time Orifice Opening diameter (inches)	1.25 in
Filtration Pond Outlet Flowline (ft. (MSL))	1010.80 ft. (MSL)

H_2 , Head over filtration pond bottom/lowest flowline (reference R-2, $H_{AVG}=H_2/2$)	8.20 ft.
Drawdown Time COA Calc. Avg. Head (min 48 hrs.) $R_q'd$ Per Code	68.4 hrs.

Sedimentation/Forbay Pond/Retention Pond/Cistern/Raingarden					
Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)
1013.50	0.00	0.00	0.00	0	0
1014.00	0.50	0.50	1247.00	312	312
1015.00	1.00	1.50	1247.00	1,247	1,559
1016.00	1.00	2.50	1247.00	1,247	2,806
1017.00	1.00	3.50	1247.00	1,247	4,053
1018.00	1.00	4.50	1247.00	1,247	5,300
1019.00	1.00	5.50	1247.00	1,247	6,547

Filtration/Main Pool Pond						
Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Combined Pond Volumes (cf)
1013.00	0.00	0.00	1738.00	0.00	0.00	0.00
1014.00	1.00	1.00	1738.00	1,738	1,738	2,049.75
1015.00	1.00	2.00	1738.00	1,738	3,476	5,034.75
1016.00	1.00	3.00	1738.00	1,738	5,214	8,019.75
1017.00	1.00	4.00	1738.00	1,738	6,952	11,004.75
1018.00	1.00	5.00	1738.00	1,738	8,690	13,989.75
1019.00	1.00	6.00	1738.00	1,738	10,428	16,974.75

DRAINAGE AREA DATA:	
Drainage Area to Control (DA)	4.39 ac.
Drainage Area Impervious Cover	81.00% %
Capture Depth (CD)	1.110 in

WATER QUALITY CONTROL CALCULATIONS:	
25-year Peak Flow Rate to Control (Q25)	30.21 cfs
100-year Peak Flow Rate to Control (Q100)	34.04 cfs

WATER QUALITY CONTROL DATA SEDIMENTATION/FILTRATION, & BIOFILTRATION POND:	
25-year Peak Flow Rate to Control (Q25)	30.21 cfs
100-year Peak Flow Rate to Control (Q100)	34.04 cfs

Water Quality Volume (WQV=CD * DA * 3630)	17689 cf	20266 cf
Maximum Ponding Depth above Sand Bed (H)		6.00 ft
Sedimentation Pond Area		1247 sf
Sedimentation Pond Volume (≥20%WQV)	≥ 4053.15 cf	6547 cf
Filtration Pond Area (WQV/(4 + 1.33*H))	≥ 1692 sf	1738 sf
Filtration Pond Volume		10428 cf

Water Quality Elevation		1019.00 ft msl
Elevation of Splitter/Overflow Weir	≥ 1019.00 ft msl	1019.00 ft msl
Height of Gabion Wall	1018.50 ft msl	1018.50 ft msl
Gabion Wall under 6 ft (check)	≤ 6.00 ft (max)	5.50 ft

Length of Splitter Weir		90.00 ft
Required Head to Pass Q_{100}	≤ 1.00 ft (max)	0.233 ft
Pond Freeboard Provided to Pass Q_{100}	≥ 0.312 ft (min)	0.417 ft
48 Hour Drawdown Time Orifice Opening diameter (inches)		1.25 in
Drawdown Time COA Calc. Avg. Head (min 48 hrs)	≥ 48 hrs	68.41 hrs

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-239-9820
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MICHAEL T. DOGGETT
 98628
 LICENSED PROFESSIONAL ENGINEER
 4/17/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	MTD	MTD
064585101	MARCH 2023	AS SHOWN	AS SHOWN		

THE SHOPS AT
 BAGDAD SQUARE
 LEANDER, TEXAS

WATER QUALITY
 CALCULATION

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather-related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.


Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.


Responsible Party: Bagdad Rd., Leander LLC
Mailing Address: 3000 Polar Lane, Suite 404
City, State: Cedar Park, Texas Zip: 78813

Telephone: 973-723-4862 Fax: N/A

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party  Date 05/24/23

This Maintenance Plan is based on City of Austin Environmental Criteria Manual.

By:  Date 5/18/2023
Michael Doggett, P.E.

Inspection and Maintenance For BMPs

SAND FILTER SYSTEM

- **Inspections.** The BMP facilities must be inspected semi-annually (once during or immediately after wet weather) and repairs should be made if necessary.
- **Sediment Removal.** Remove sediment from inlet structure and sedimentation chamber at least annually, or when depth reaches 6 inches, or proper functioning is impaired; remove sediment from basin at least every 5 years.
- **Media Replacement.** More extensive maintenance of the filter media is required when the draw-down time begins to exceed the target time of 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited within the top 2 to 3 inches.
- **Debris and Litter Removal.** Accumulated paper, trash and debris should be removed during regular mowing operations and inspections, or as necessary.
- **Filter Underdrain.** Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- **Mowing.** Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.
- **Disposal of accumulated silt** shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

- Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.
- Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- a) The dates when major grading activities occur;
- b) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- c) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

* The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

General Information					
Name of Project		Tracking No.		Inspection Date	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					
Inspection Frequency Standard Frequency: <input type="checkbox"/> Weekly <input type="checkbox"/> Every 14 days and within 24 hours of a 0.25" rain Increased Frequency: <input type="checkbox"/> Every 7 days and within 24 hours of a 0.25" rain Reduced Frequency: - <input type="checkbox"/> Once per month (for stabilized areas) - <input type="checkbox"/> Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought) - <input type="checkbox"/> Once per month (for frozen conditions where earth-disturbing activities are being conducted)					
Was this inspection triggered by a 0.25" storm event? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how did you determined whether a 0.25" storm event has occurred? <input type="checkbox"/> Rain gauge on site <input type="checkbox"/> Weather station representative of site. Specify weather station source: Total rainfall amount that triggered the inspection (in inches):					
Unsafe Conditions for Inspection Did you determine that any portion of your site was unsafe for inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", complete the following: - Describe the conditions that prevented you from conducting the inspection in this location: - Location(s) where conditions were found:					

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	Repairs or Other Maintenance Needed?	Corrective Action Required?	Date on Which Maintenance or Corrective Action First Identified?	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Stabilization of Exposed Soil			
Stabilization Area	Stabilization Method	Have You Initiated Stabilization?	Notes
1.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
2.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
3.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
4.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
5.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	

Description of Discharges

Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? Yes No
 If "yes", provide the following information for each point of discharge:

Discharge Location	Observations
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

**Signature of Permittee or
"Duly Authorized Representative":** _____ **Date:** _____

Printed Name and Affiliation: _____

Section A – Initial Report			
(Complete this section <u>within 24 hours</u> of discovering the condition that triggered corrective action)			
Name of Project		Tracking No.	Today's Date
Date Problem First Discovered		Time Problem First Discovered	
Name and Contact Information of Individual Completing this Form			
<p>What site conditions triggered the requirement to conduct corrective action:</p> <input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3 <input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards <input type="checkbox"/> A prohibited discharge has occurred or is occurring			
Provide a description of the problem:			
Deadline for completing corrective action (<i>Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day</i>):			
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:			
Section B – Corrective Action Progress			
(Complete this section <u>no later than 7 calendar days</u> after discovering the condition that triggered corrective action)			
Section B.1 – Why the Problem Occurred			
Cause(s) of Problem (Add an additional sheet if necessary)		How This Was Determined and the Date You Determined the Cause	
1.		1.	
2.		2.	
3.		3.	
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	

Section A – Initial Report
 (Complete this section within 24 hours of discovering the condition that triggered corrective action)

Name of Project		Tracking No.	Today's Date
Date Problem First Discovered		Time Problem First Discovered	
Name and Contact Information of Individual Completing this Form			
<p>What site conditions triggered the requirement to conduct corrective action:</p> <input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3 <input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards <input type="checkbox"/> A prohibited discharge has occurred or is occurring			
Provide a description of the problem:			
Deadline for completing corrective action (<i>Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day</i>):			
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:			

Section B – Corrective Action Progress
 (Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred	
Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	

Contractor or Subcontractor Certification and Signature

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

**Signature of Permittee or
"Duly Authorized Representative":** _____ **Date:** _____

Printed Name and Affiliation: _____

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN**

**PILOT-SCALE FIELD TESTING PLAN
(NOT APPLICABLE)**

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

During construction, standard erosion measures will be used as shown in the construction plans. Runoff from the construction site will be contained by a silt fence until construction is complete. Entry and exit from the site will be through a stabilized construction entrance.

After completion of the project, temporary erosion and sedimentation measures (silt fence and rock berm) will remain in place until vegetative cover is established. Details concerning the erosion/sedimentation protection plan can be found on the Erosion & Sedimentation Control Plans of the construction drawings.

***SECTION 4:
ADDITIONAL FORMS***

Storm Water Pollution Prevention Plan

Agent Authorization Form

For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I _____, Praveen Guduru
Print Name

_____, President
Title - Owner/President/Other

of _____, Bagdad Rd. Leander LLC
Corporation/Partnership/Entity Name

have authorized _____, Michael Doggett, P.E.
Print Name of Agent/Engineer

of _____, Kimley-Horn and Associates, Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Signature]
Applicant's Signature

05/24/2023
Date

THE STATE OF N.J §

County of Middlesex §

BEFORE ME, the undersigned authority, on this day personally appeared Praveen Guduru known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 24 day of May, 2023

[Signature]
NOTARY PUBLIC

Naser Batah
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07/24/2025

NASER R . BATAH
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 50132485
MY COMMISSION EXPIRES
JULY 24 , 2025

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

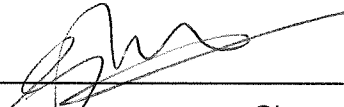
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Praveen Gudum

Date: 05/24/2025,

Signature of Customer/Agent:



Regulated Entity Name: Shops at Bagdad Square

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
 - Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
 - Fuels and hazardous substances will not be stored on the site.
2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
None
 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
None
 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.
None

Sequence of Construction

5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Bushy Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
- None
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

SPILL RESPONSE ACTIONS

(NOT APPLICABLE)

**POTENTIAL SOURCES OF CONTAMINATION
(NOT APPLICABLE)**

SEQUENCE OF MAJOR ACTIVITIES

Phase A – Grading

1. Construct temporary construction entrance, silt fence, dike, and tree protection fence according to the approximate location and shown on grading and erosion control plan notes and detail sheet.
2. Begin clearing and grading of site.
3. Seed and revegetate slopes where shown.

Phase B – Utilities

1. Keep all storm water pollution prevention measures in place.
2. Install storm drains, sanitary sewer, and water as specified on plan sheets.

Phase C – Paving

1. Keep all storm water pollution prevention measures in place. Remove as needed to pave.
2. Stabilize subgrade.
3. Pave streets and sidewalks as specified on plan sheets.
4. Re-install any storm water pollution prevention measures removed for paving operations.

Phase D – Landscaping and soil stabilization

1. Revegetate lot and parkways
2. Landscape contractor shall revegetate all areas reserves for landscape vegetative covers.
3. Remove erosion control devices when minimum 70% ground cover is established.
4. Vegetation must be established before structure controls removed.

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

- Silt fence will be utilized around the site during construction to avoid additional erosion from the site.
- Inlet protection covers will be utilized once the storm infrastructure has been constructed. This will aid in avoiding additional sediment from running through the storm system.

REQUEST TO TEMPORARILY SEAL A FEATURE
(NOT APPLICABLE)

STRUCTURAL PRACTICES

(NOT APPLICABLE)

**064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN MODIFICATION**

DRAINAGE AREA MAP

(NOT APPLICABLE)

**TEMPORARY SEDIMENT POND(S) PLANS AND
CALCULATIONS
(NOT APPLICABLE)**

INSPECTION AND MAINTENANCE FOR BMPS

SAND FILTER SYSTEM

- Inspections. The BMP facilities must be inspected semi-annually (once during or immediately after wet weather) and repairs should be made if necessary.
- Sediment Removal. Remove sediment from inlet structure and sedimentation chamber at least annually, or when depth reaches 6 inches, or proper functioning is impaired; remove sediment from basin at least every 5 years.
- Media Replacement. More extensive maintenance of the filter media is required when the draw-downtime begins to exceed the target time of 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited within the top 2 to 3 inches.
- Debris and Litter Removal. Accumulated paper, trash and debris should be removed during regular mowing operations and inspections, or as necessary.
- Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- Mowing. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.
- Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

The operator is responsible for the installation and maintenance of permanent stormwater control measures prior to final stabilization of the site. The following measures will be installed and designed during construction to control runoff after construction is complete:

1. Seeding, sodding, or hydro mulch will be installed after final grading phase where soil has been disturbed to control erosion.
2. Landscaped areas within all unpaved disturbed areas will continue to provide soil stabilization.
3. A storm drain system may be completed at the completion of the project, as noted in civil plans, to collect storm runoff.
4. Vegetated swales, diversion dikes, or natural depressions may be established at the complete for the project, per the civil plans, to divert run-off from the site.
5. Soil will be stabilized if construction on that portion of the site will not be disturbed for a period exceeding fourteen calendar days.

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Shops at Bagdad Square

Regulated Entity Location: NEC North Bagdad & Municipal Drive

Name of Customer: Bagdad Rd. Leander LLC Contact Person: Praveen Guduru

Phone: 973-723-4862 Customer Reference Number (if issued): CN Click here to enter text.

Regulated Entity Reference Number (if issued): RN Click here to enter text.

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

Austin Regional Office
 Mailed to: TCEQ - Cashier
 Revenues Section
 Mail Code 214
 P.O. Box 13088
 Austin, TX 78711-3088

San Antonio Regional Office
 Overnight Delivery to: TCEQ - Cashier
 12100 Park 35 Circle
 Building A, 3rd Floor
 Austin, TX 78753
 (512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	4.67 Acres	\$ 4,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 3/27/2023 Application Fee Schedule

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150

064585101 - THE SHOPS AT BAGDAD SQUARE
CONTRIBUTING ZONE PLAN

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission <i>(If other is checked please describe in space provided.)</i>		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization <i>(Core Data Form should be submitted with the program application.)</i>		
<input type="checkbox"/> Renewal <i>(Core Data Form should be submitted with the renewal form)</i>	<input type="checkbox"/> Other	
2. Customer Reference Number <i>(if issued)</i>	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number <i>(if issued)</i>
CN		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>			
6. Customer Legal Name <i>(If an individual, print last name first: eg: Doe, John)</i>		<i>If new Customer, enter previous Customer below:</i>	
Bagdad Rd, Leander LLC		Previous Customer	
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number <i>(if applicable)</i>
0804048365			
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – <i>as it relates to the Regulated Entity listed on this form. Please check one of the following</i>			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:		3000 Polar Lane, Suite 404	
City	Cedar Park	State	TX
ZIP	78813	ZIP + 4	
16. Country Mailing Information <i>(if outside USA)</i>		17. E-Mail Address <i>(if applicable)</i>	
		pguduru@yahoo.com	
18. Telephone Number		19. Extension or Code	20. Fax Number <i>(if applicable)</i>

073723-4862

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SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If 'New Regulated Entity' is selected, a new permit application is also required.) New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information*The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).***22. Regulated Entity Name** (Enter name of the site where the regulated action is taking place.)

Shops at Bagdad Square

23. Street Address of the Regulated Entity:

NA

*(No PO Boxes)***City**

Leander

State

TX

ZIP

78641

ZIP + 4**24. County**

Williamson

If no Street Address is provided, fields 25-28 are required.

25. Description to**Physical Location:**

NEC North Bagdad Road & Municipal Drive

26. Nearest City**State****Nearest ZIP Code**

Leander

TX

78641

*Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).***27. Latitude (N) In Decimal:**

30.572158

28. Longitude (W) In Decimal:

-97.869233

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

5331

455110

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Retail, Restuarant

34. Mailing

3000 Polar Lane Suite 404

Address:**City**

Cedar Park

State

TX

ZIP

78813

ZIP + 4**35. E-Mail Address:**

pguduru@yahoo.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

073-723-4862

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39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

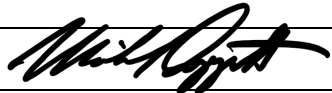
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Michael Doggett	41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(469) 352-2959		() -	michael.doggett@kimley-horn.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Kimley-Horn	Job Title:	Project Manager
Name (In Print):	Micheal Doggett	Phone:	(469) 352- 2959
Signature:		Date:	1/25/2023