June 27, 2023

Franklin Anciano - License & Permit Specialist
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

Re: Shops at Hero Way CZP-MOD - Administrative NOD

Dear Franklin Anciano,

The following comments in red are in response to your comments.

Edwards Aquifer Applica0on Cover Page (TCEQ-20705)

1. Line 9. Please provide information. Line 9 (Application Fee) information added.

Core Data Form (TCEQ-10400)

2. Line 23-24. Information provided could not be validated by the U.S. Postal Service. Please provide information on Line 25. Description to physical location provided on Line 25
3. Line 39. Please select Edwards Aquifer. Edward's Aquifer selected.

Plan Sheets

4. If the application contains any of the following sheets, please remove them because they are not applicable to our review:
    - Tree List
    - All Wastewater and Water Utility plan sheets (private & public)
    - Fire protection plan
    - Water & Wastewater detail sheets
    - All landscaping sheets.
    - Architect Sheets
    - Street Plan/Signage/Profile drawings.
    - Electrical distribution plan sheets and details.

    Any of the above listed sheets have been removed from the submitted Sheet Set.

Sincerely,

Anthony Goode, PE

SHOPS AT HERO WAY

1561 HERO WAY
LEANDER, TX 78641
WILLIAMSON COUNTY

T.C.E.Q. EDWARDS AQUIFER PROTECTION PLAN CZP MODIFICATION

PREPARED FOR
TRANSIT VILLAGE INVESTMENTS LTD
MAY 2023

Texas Commission on Environmental Quality

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: Shops at Hero Way						**2. Regulated Entity No.:**			
3. Customer Name: Transit Village Investments LTD						**4. Customer No.:** CN604379081			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			2.23 acres (site) 11.78 (total project)
9. Application Fee:	$6500		**10. Permanent BMP(s):**			Existing Sedimentation/Filtration Basin			
11. SCS (Linear Ft.):	NA		**12. AST/UST (No. Tanks):**			NA			
13. County:	Williamson		**14. Watershed:**			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.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell X Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__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. Anthony Goode
Print Name of Customer/Authorized Agent  6/1/2023
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):	

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Anthony Goode, PE

Date: 6/1/2023

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: Transit Village Investments LTD
   Original Regulated Entity Name: LEANDER STATION MULTI FAMILY (WP West Acquisitions LLC)
   Assigned Regulated Entity Number(s) (RN): 110460532 (Permit # 11002153)
   Edwards Aquifer Protection Program ID Number(s): _____
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

☐ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
☐ Any change in the nature or character of the regulated activity from that which was originally approved;
☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☒ Any development of land previously identified in a contributing zone plan as undeveloped.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	11.78	11.78
Type of Development	Residential	Commercial
Number of Residential Lots		NA
Impervious Cover (acres)	7.22	8.95
Impervious Cover (%)	61.29	76.91
Permanent BMPs	Sed-Fil Basin	Existing Sed-Fil Basin to be used
Other	NA	NA

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	NA	NA
Other	NA	NA

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	NA	NA
Other	NA	NA

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6. [X] **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - [ ] The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - [X] The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - [ ] The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - [ ] The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - [ ] The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. [X] Acreage has not been added to or removed from the approved plan.
   [ ] Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

8. [ ] 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. The copies must be submitted to the appropriate regional office.

ATTACHMENT A – ORIGINAL APPROVAL LETTER

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 12, 2020

Mr. Bart Barrett
WP West Acquisitions LLC
211 E 7th St, Ste 620
Austin, Texas 78701

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Leander Station Multi Family; Located southeast of Hero Way and Mel Mathis Avenue; Leander, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN110460532; Additional ID No. 11002153

Dear Mr. Barrett:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by WGI on behalf of WP West Acquisitions LLC on August 12, 2020. Final review of the CZP was completed after additional material was received on November 4, 2020 and November 5, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 11.78 acres. It will include the construction of a multi-family apartment complex consisting of eight buildings with associated parking, drives, utilities, and drainage improvements. The impervious cover will be 7.22 acres (76.09 percent). Project wastewater will be disposed of by conveyance to the existing Leander Water Recycling Center owned by the City of Leander.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one sedimentation/filtration basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 6,284 pounds of TSS generated from the 7.22 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to first occupancy of the facilities.

II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges

from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: 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.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new

regulated activity by the executive director is required prior to commencement of the new regulated activity.

17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program of the Austin Regional Office at 512-339-2929.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/jv

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Bailey Harrington, WGI

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

TCEQ Approved CZP and Permanent BMP

Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Edwards Aquifer Permit 11002153**
For: **LEANDER STATION MULTI FAMILY (RN110460532 ...)**
SE OF HERO WAY AND MEL MATHIS AVE
Permit Status: **ACTIVE**
Held by: **WP WEST ACQUISITIONS LLC (CN603869256 ...)** View 'Issued To' History ...
RESPONSIBLE PARTY Since 07/16/2020 View Compliance History ...
Mailing Address: 211 E 7TH ST STE 620 AUSTIN, TX 78701 -3218

Legal	Description	Start Date	End Date	Type	Status	Status Date
11002153	EDWARDS AQUIFER	07/16/2020		PERMIT	APPROVED	11/12/2020

Tracking No.	Type	Value	Start Date	End Date
25373003	APPLICATION RECEIVED	07/16/2020	07/16/2020	11/12/2020

Physical	Description	Start Date	Type	Status	Status Date
LEANDER STATION MULTI FAMILY		07/16/2020	EDWARDS AQUIFER SITE	SEE LEGAL STATUS	07/16/2020

Tracking No.	Type	Value	Start Date	End Date
25373027	Project Area	11.78 ACRES	08/12/2020	
25373028	Watershed	BRUSHY CREEK	08/12/2020	
25721739	Permanent BMP Name	SEDIMENTATION/FILTRATION BASIN	08/12/2020	
25721738	WASTEWATER TREATMENT PLANT	LEANDER WRC	08/12/2020	

Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Edwards Aquifer Permit 11002153**
For: **LEANDER STATION MULTI FAMILY (RN110460532 ...)**
SE OF HERO WAY AND MEL MATHIS AVE
Permit Status: **ACTIVE**
Held by: **WP WEST ACQUISITIONS LLC (CN603869256 ...)** View 'Issued To' History ...
RESPONSIBLE PARTY Since 07/16/2020 View Compliance History ...
Mailing Address: 211 E 7TH ST STE 620 AUSTIN, TX 78701 -3218

PERMANENT BMP NAME - SEDIMENTATION/FILTRATION BASIN - 08/12/2020 - Tracking No. 25721739

Tracking No.	Type	Value	Start Date	End Date
25721740	Permanent BMP Type	SAND FILTER BASIN	08/12/2020	

ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION

The previous CZP was approved for a total of 9.12 acres of impervious cover. The existing approved development has 7.22 acres of impervious cover. The assumed impervious cover for the proposed project site in the approved plans was 82,568 sq. ft. or ~1.90 acres. This proposed modification plan adds a total of 1.84 acres of impervious cover, however, of this 1.73 acres of impervious cover contributes to the pond. The proposed site acreage is 2.23 acres total, and 2.00 acres flows to the existing pond. The other 0.23 acres flows offsite and has 0.11 acres of impervious cover.

The existing sedimentation filtration pond was designed for the 9.12 acres of impervious cover and an overall drainage area of 11.78 acres. The addition of this proposed site (2.23 acres) brings the total impervious cover to the pond to 8.95 acres which is below the approved design of the pond.

ATTACHMENT C - CURRENT SITE PLAN OF THE APPROVED PROJECT

ALTA LEANDER STATION PHASE I

SITE DEVELOPMENT PLANS

348 MAIN STREET, LEANDER, TX 78641

20-TOD-SD-020

FLOODPLAIN DEVELOPMENT PLANS

20-TOD-FPD-020-007

LEANDER, WILLIAMSON COUNTY, TEXAS 78641

OWNER

TRANSIT VILLAGE INVESTMENTS, LTD
2215 WESTLAKE DRIVE, SUITE 300
AUSTIN, TX 78746

CIVIL ENGINEER:

WANTMAN GROUP, INC.
2021 E. 5TH STREET, SUITE 200
AUSTIN, TX 78702
(512) 669-5560
CONTACT: JORDAN MILLER

SURVEYOR:

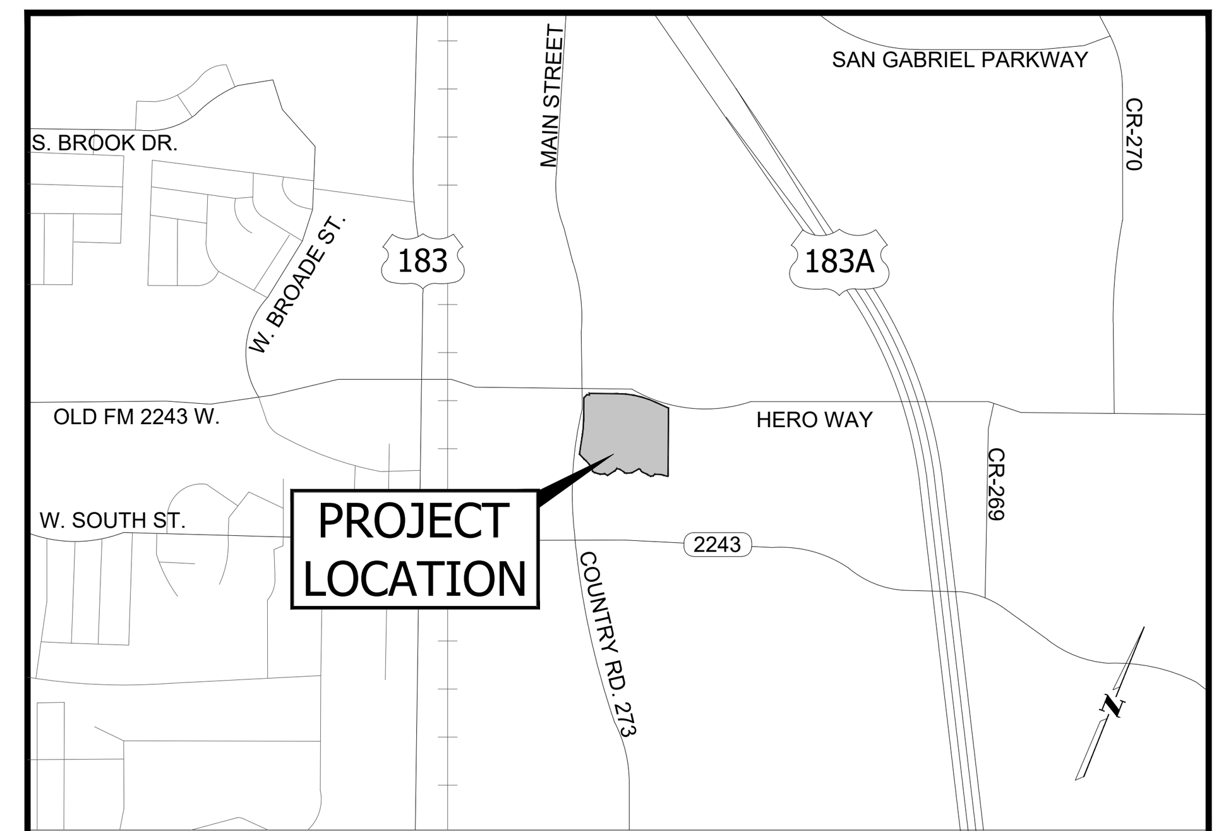
WANTMAN GROUP, INC
2021 E. 5TH STREET, SUITE 200
AUSTIN, TX 78702
(512) 669-5560
CONTACT: COLEEN JOHNSON

DEVELOPER:

WOOD PARTNERS, LLC
8 GREENWAY PLAZA, SUITE 1120
HOUSTON, TX 77046
(713) 904-2681
CONTACT: BART BARRETT

ARCHITECT:

DESIGN BALANCE, INC
designbalance.com
ROCKWALL, TX 75032
(214) 668-2306
CONTACT: JOHN WOMBLE, AIA



LOCATION MAP - CITY OF LEANDER
SCALE 1"=2000'

SUBMITTAL DATE:

08/25/2020

ZONING:

S2 - STATION SECTOR; T5 URBAN CENTER ZONE; LEANDER STATION PUD

LAND USE SUMMARY:

LOT	AREA (AC)	PROPOSED USE	IMPERVIOUS COVER
1	2.00	COMMERCIAL	0 AC
2	13.96	MULTIFAMILY	5.58 AC
TOTAL	15.96	-	5.58 AC

LOT 2 BUILDING CALCULATIONS:

BUILDING IMPERVIOUS COVER: 2.22 AC
TOTAL UNITS: 276 UNITS

FLOODPLAIN INFORMATION:

PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN;
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN);
ZONE "X" (0.2%) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD;
ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED;
ZONE "AE" REGULATORY FLOODWAY (CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS;

ALL AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455F, MAP REVISED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FEMA LOMR FOR THE SITE
19-06-3344P-481536 EFFECTIVE 10/30/2020
19-06-3660P-481536 EFFECTIVE 10/30/2020

CITY OF LEANDER FLOODPLAIN PERMIT: 20-FDP-XXX

WATERSHED:

THE SITE IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED AND THE EDWARDS AQUIFER CONTRIBUTING ZONE ACCORDING TO TCEQ.

BENCHMARK:

TBM #10000- N: 10184309.22, E: 3078248.44, ELEV.= 956.82' (SET 5/8" I.R.&C."GPS/TRAV WGI")
TBM #10001- N: 10184725.51, E: 3078069.80, ELEV.= 952.84' (SET 5/8" I.R.&C."GPS/TRAV WGI")
TBM #10003- N: 10185232.22, E: 3078904.73, ELEV.= 944.31' (SET 5/8" I.R.&C."GPS/TRAV WGI")
TBM #10004- N: 10184658.11, E: 3078331.73, ELEV.= 948.40' (SET 5/8" I.R.&C."GPS/TRAV WGI")
TBM #10005- N: 10184650.36, E: 3078935.54, ELEV.= 944.45' (SET 5/8" I.R.&C."GPS/TRAV WGI")
TBM #12791- N: 10184981.69, E: 3078074.70, ELEV.= 949.13' (SET 5/8" I.R.&C."GPS/TRAV WGI")

NOTES:

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION AND/OR A FIELD SURVEY, AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, WASHINGTON SQUARE BLVD, SUITE 203, 800 DOLOROSA ST, SAN ANTONIO, TEXAS 78207-4559).
5. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
6. THIS DEVELOPMENT WILL NOT BE GATED.
7. PUBLIC IMPROVEMENTS ARE TO BE CONSTRUCTED BY SEPARATE PERMIT (20-TOD-PICP-025 ALTA LEANDER STATION).
8. ALL MASONRY REQUIREMENTS WILL ADHERE TO THE CITY OF LEANDER DEVELOPMENT AGREEMENT.

LEGAL DESCRIPTION:

BEING 15.968 ACRES OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, AND THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 94.24 ACRE TRACT DESCRIBED AS TRACT NO. 3 IN A SPECIAL WARRANTY DEED TO TRANSIT VILLAGE INVESTMENT, LTD., OF RECORD IN DOCUMENT NO. 2006112794, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.)

SUBMITTED BY :

3 Nov 2020

GEORGE B. HARRINGTON, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 114304
WANTMAN GROUP, INC.
2021 EAST 5TH STREET, #200
AUSTIN, TEXAS 78702
(512) 669-5560

TEXAS REG. NO. F-15085

STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.
THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]

REVISION #	DESCRIPTION	APPROVAL

CIVIL SHEET INDEX

APPROVED BY:

ROBIN M. GRIFFIN, AICP, PLANNING DIRECTOR — DATE

WAYNE S. WATTS, P.E., CFM, CITY ENGINEER — DATE

MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION — 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).

Texas811 Know what's below. Call before you dig.

WGI WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
FIRM NO: F-15085
512.669.5560

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: COVER SHEET

SHEET
C-001
1 OF 51
20-TOD-SD-020
20-FDP-007

GENERAL NOTES: REVISED FEBRUARY 25,2020

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, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
   a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.

   b. REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. 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 ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.

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 6:00 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 PM AND 7 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 REPLACE 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 SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED IN DETAILS.

18. 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 AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.

19. 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.

20. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.

21. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE MINIMUM THICKNESS OF 2 INCHES WITH NO RECYCLED ASPHALT SHINGLES CONTENT. THE PORTLAND CEMENT CONCRETE SHOULD BE AIR ENTRAINED TO RESULT IN A 4 PERCENT +/- 1 PERCENT AIR, SHOULD HAVE A MAXIMUM SLUMP OF 5 INCHES, AND SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. A LIQUID MEMBRANE-FORMING CURING COMPOUND SHOULD BE APPLIED AS SOON AS PRACTICAL AFTER BROOM FINISHING THE CONCRETE SURFACE. THE CURING COMPOUND WILL HELP REDUCE THE LOSS OF WATER FROM THE CONCRETE. THE REDUCTION IN THE RAPID LOSS IN WATER WILL HELP REDUCE SHRINKAGE CRACKING OF THE CONCRETE. WHEN PROOFROLLING THE SUBGRADE, WEAK OR SOFT AREAS IDENTIFIED SHOULD BE REMOVED AND REPLACED WITH SUITABLE, COMPACTED ON-SITE CLAYS, FREE OF ORGANICS, OVERSIZED MATERIALS, AND DEGRADABLE OR DELETERIOUS MATERIALS.

22. 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.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

24. 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.

25. 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.

26. 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.

27. THE CITY OF LEANDER SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.

28. 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 INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US SURVEY FEET

29. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CITY OF LEANDER 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

SEQUENCE OF CONSTRUCTION:

1. CONDUCT PRE-CONSTRUCTION MEETING
2. INSTALL TEMPORARY EROSION & SEDIMENTATION CONTROLS
3. ROUGH OUT POND FOR SEDIMENTATION.
4. INSTALL UTILITIES INCLUDING ALL FOR FIRE SUPPRESSIONS.
5. INSTALL FIRE ACCESS LANES.
6. BEGIN VERTICAL CONSTRUCTION.
7. INSTALL FLAT WORK.
8. INSTALL LANDSCAPING.

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 RAINFALL 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. NY 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 WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA 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.

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.

TEXAS ADMINISTRATIVE CODE:

IN ACCORDANCE WITH TEXAS ADMINISTRATIVE CODE TITLE 30, PART 1, CHAPTER 290, SUBCHAPTER D, RULE 290.44.(e)(4)(B)(iv)(III): WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE CONSTRUCTED OF DUCTILE IRON WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED. BOTH THE WATERLINE AND WASTEWATER MAIN AND/OR LATERAL MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.

REFERENCE SPECIFICATIONS AND CODES:

1. OSHA REQUIREMENTS AND LOCAL CODES OR THOSE OF ANY REGULATORY AGENCY OR BODY THAT HAS JURISDICTION SHALL BE STRICTLY ADHERED TO.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS, DRAINAGE CRITERIA MANUAL, AND TRANSPORTATION CRITERIA MANUAL AS ADOPTED AND AMENDED BY THE CITY OF LEANDER.

3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

4. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE CITY OF LEANDER STANDARD SPECIFICATIONS AND TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436(C) AND THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES WHEN OPERATING EQUIPMENT IN THE VICINITY OF ELECTRICAL LINES. IF THE CONTRACTOR CHOOSES TO USE EQUIPMENT WITH THE POTENTIAL OF COMING WITHIN THE DISTANCE PRESCRIBED BY STATUTE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK WITH THE APPROPRIATE ELECTRIC UTILITY COMPANY.

WATER & 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. IN ADDITION TO NORMAL COMPACTION METHODS DURING DRY WEATHER CONDITIONS, TRENCH AND MANHOLE BACKFILL IN AND/OR ADJACENT TO STREETS, STRUCTURES, DRIVEWAYS, ETC., SHOULD BE FLOODED TO PROVIDE ADDITIONAL CONSOLIDATION OF BACKFILL DURING CONSTRUCTION PERIODS THAT DO NOT EXPERIENCE SIGNIFICANT RAINFALL EVENTS PRIOR TO SUBGRADE PREPARATION, FLEXIBLE BASE PLACEMENT, PAVING OPERATIONS.

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(e).

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 SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR PS115 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 POTABLE 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 506.5.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 DFW37F-12-1CA, OR EQUAL
   b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
   c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
   d. 2" SINGLE METER DFW1730F-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 MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	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.

ABBREVIATIONS LEGEND:

NOTE: SOME ABBREVIATIONS LISTED BELOW ARE NOT USED IN THIS PLAN SET.

AC	ACRE
APPROX	APPROXIMATELY
ASPH	ASPHALT
BGN	BEGIN
BOC	BACK OF CURB
BVCE	VERTICAL TANGENT CURVE INTERSECT ELEVATION
BVCS	VERTICAL TANGENT CURVE INTERSECT STATION
CO	CLEAN-OUT
COA / C.O.A.	CITY OF AUSTIN
CONC	CONCRETE
CWQZ	CRITICAL WATER QUALITY ZONE
DIA	DIAMETER
E	ELECTRIC
E:	EASTING
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EXIST	EXISTING
FD	FILTER DIKE
FF / FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FND	FOUND
FO	FIBER OPTIC
FOC	FACE OF CURB
FP	FLOOD PLAIN
G	GUTTER
GRND	GROUND
GW	FINISHED GRATE AT WALL
HDPE	HIGH-DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
INFO	INFORMATION
IP	STORM INLET PROTECTION
IR	IRON ROD
LAT	LATERAL
LF	LINEAR FEET
LOC	LIMITS OF CONSTRUCTION
LP	LOW POINT
LT	LEFT
LUP	LAND USE PLAN
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
N:	NORTHING
NO	NUMBER
NTS / N.T.S.	NOT TO SCALE
OC	ON CENTER (℄ TO ℄)
O/S	OFFSET
OU	OVERHEAD UTILITY
P	PIPELINE
PC	TANGENT - CURVE INTERSECTION
PCC	POINT OF CURVE INTERSECT
PG	PAGE
PI	TANGENT - TANGENT INTERSECTION
POB	POINT OF BEGINNING
PROP	PROPOSED
PT	CURVE - TANGENT INTERSECTION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RB	ROCK BERM
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RIM	TOP OF MANHOLE LID ELEVATION
ROW	R.O.W. - RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
SD	STORM DRAIN
SF	SILT FENCE
SHT	SHEET
SHTS	SHEETS
SQ. FT.	SQUARE FEET
STA	STATION
STM / SD	STORM DRAIN
T	TELEPHONE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
UT	UNDERGROUND TELEPHONE
VERT	VERTICAL
VOL	VOLUME
W	WATER
WL	WATER LINE
W/	WITH
WM	WATER METER
WQTZ	WATER QUALITY TRANSITION ZONE
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
WW	WASTEWATER
YR	YEAR

NO. DATE DESCRIPTION BY

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FIRM NO: F-15085
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020

STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: GENERAL NOTES

SHEET
C-002
2 OF 51

20-TOD-SD-020
20-FDP-007

FILENAME: P:\Projects\Wood Partners\30194487.00 - Leander MFAM01-Civil\10-Shts\30194487.00 - C003 PLAT.dwg - LAYOUT PLAT-1

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LAST MODIFIED ON: 11/4/2020 7:49:16 AM
PLOTTED BY: JOHNNIE.GARZA
PLOTTED ON: 11/4/2020 7:53:33 AM
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PLOT STYLE: 24X36 2015 FULL CTB

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PLOTTED ON: 11/4/2020 7:53 AM
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PLOT STYLE: V1.0 BRD PRODUCTION STANDARD.CTB

ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNERS:

CC/WOOD ALTA LEANDER STATION, LLC
8 GREENWAY PLAZA, SUITE 1120
HOUSTON, TX 77046
(713) 904-2681
BART BARRETT, VICE PRESIDENT

TRANSIT VILLAGE INVESTMENTS, LTD.
2215 WESTLAKE DRIVE, SUITE 300
AUSTIN, TX 78746
(512) 615-9503
LANCE R. HUGHES, MANAGER

DEVELOPER:

WOOD PARTNERS, LLC
8 GREENWAY PLAZA, SUITE 1120
HOUSTON, TX 77046
(713) 904-2681
CONTACT: BART BARRETT

ARCHITECT:

DESIGN BALANCE, INC
(214) 668-2306
CONTACT: JOHN WOMBLE

CIVIL ENGINEER:

WGI INC
2021 E. 5TH STREET, SUITE 200
AUSTIN,TX 78702
(512) 669-5560
CONTACT: GEORGE B. HARRINGTON, PE

SURVEYOR:

WGI INC
2021 E. 5TH STREET, SUITE 200
AUSTIN,TX 78702
(512) 669-5560
CONTACT: COLLEN M. JOHNSON, RPLS

SUBMITTAL DATE:

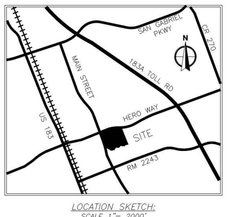
AUGUST 25, 2020

STREETS LINEAR FOOTAGE:

LOT 1	
HERO WAY	385 LF
MAIN STREET	231 LF
LOT 2	
HERO WAY	520 LF
MAIN STREET	225 LF
LOT 3	
HERO WAY	175 LF

LOT SUMMARY

LOT	AREA(AC)
1	2.00
2	9.30
3	4.67
TOTAL	15.97



LOCATION SKETCH:
SCALE 1"= 2000'

INDEX:

WGI
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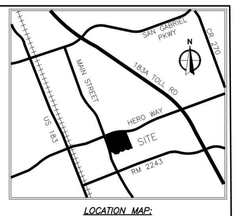
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-10085

DATE:	11-02-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	1 OF 6

ALTA LEANDER STATION

FINAL PLAT

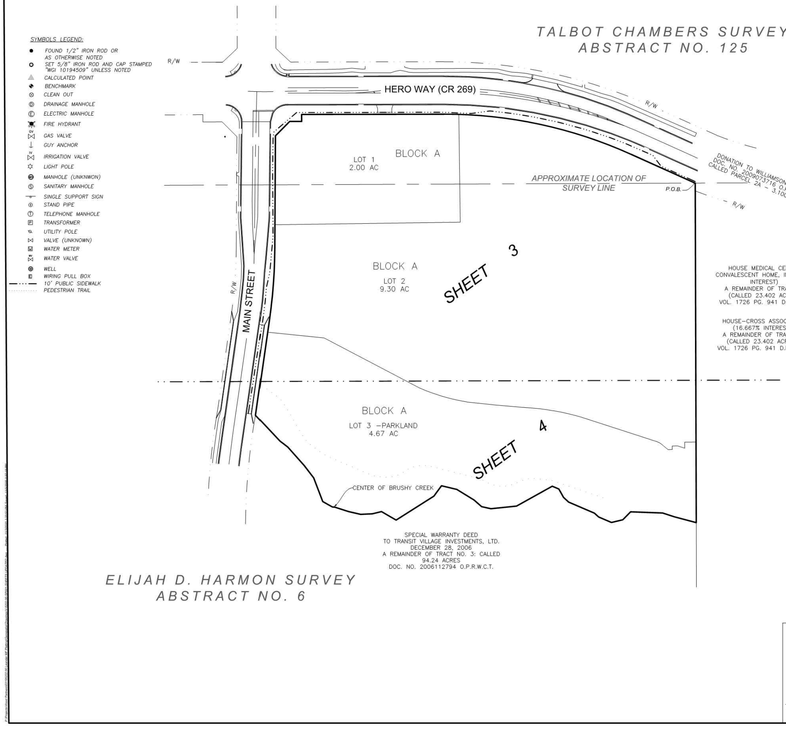
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



LOCATION MAP:
SCALE 1"= 2000'

SYMBOLS LEGEND:

- FOUND 1/2" IRON ROD OR AS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "WGI 10194509" UNLESS NOTED
- CALCULATED POINT
- BENCHMARK
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR
- IRRIGATION VALVE
- LIGHT POLE
- MANHOLE (UNKNOWN)
- SANITARY MANHOLE
- SINGLE SUPPORT SIGN
- STAND PIPE
- TELEPHONE MANHOLE
- TRANSFORMER
- UTILITY POLE
- VALVE (UNKNOWN)
- WATER METER
- WATER VALVE
- WELL
- WIRING PULL BOX
- 10' PUBLIC SIDEWALK
- PEDESTRIAN TRAIL



HOUSE MEDICAL CENTER CONVALESCENT HOME, INC. (50% UNDIVIDED INTEREST) A REMAINDER OF TRACT 2: (CALLED 23.402 ACRES) VOL. 1726 PG. 941 O.R.W.C.T.

HOUSE–CROSS ASSOCIATES (16.667% INTEREST) A REMAINDER OF TRACT 2: (CALLED 23.402 ACRES) VOL. 1726 PG. 941 O.R.W.C.T.

N
0 50 100 200
SCALE: 1" = 100'

ABBREVIATIONS LEGEND:

BM	= BENCHMARK
C&G	= CURB & GUTTER
CONC	= CONCRETE
D.R.W.C.T.	= DEED RECORD OF WILLIAMSON COUNTY TEXAS
E	= EASTING
ELEV	= ELEVATION
FND	= FOUND
I.P.	= IRON PIPE
I.R.	= IRON ROD
I.R.A.C.	= IRON ROD AND CAP
N	= NORTHING
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.B.	= POINT OF BEGINNING
P.U.E.	= PUBLIC UTILITY EASEMENT
( )	= RECORD INFORMATION PER DOC. NO. 2006112794
[ ]	= RECORD INFORMATION PER DOC. NO. 2009071324
(( ))	= RECORD INFORMATION PER DOC. NO. 2011038293
R/W	= RIGHT-OF-WAY
S/W	= SIDEWALK
OHU	= OVERHEAD UTILITIES

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TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-10085

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SURVEY DATE:	07-2019
SHEET:	2 OF 6

20-FDP-007	20-TOD-SD-020	SHEET 3 OF 51	C-002.1	

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
PLAT-1

512.669.5560 FIRM NO: F-15085
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NO.	DATE	DESCRIPTION	BY

FILENAME: P:\Projects\Wood Partners\30194487.00 - Leander MFAM01-Civil\10-Shld\30194487.00 - C003 PLAT.dwg - LAYOUT PLAT-2

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PLOT STYLE: 24X36 2015 FULL CTB

LAST MODIFIED BY: JOHNNIE.GARZA
LAST MODIFIED ON: 11/4/2020 7:49 AM
PLOTTED BY: JOHNNIE.GARZA
PLOTTED ON: 11/4/2020 7:53 AM
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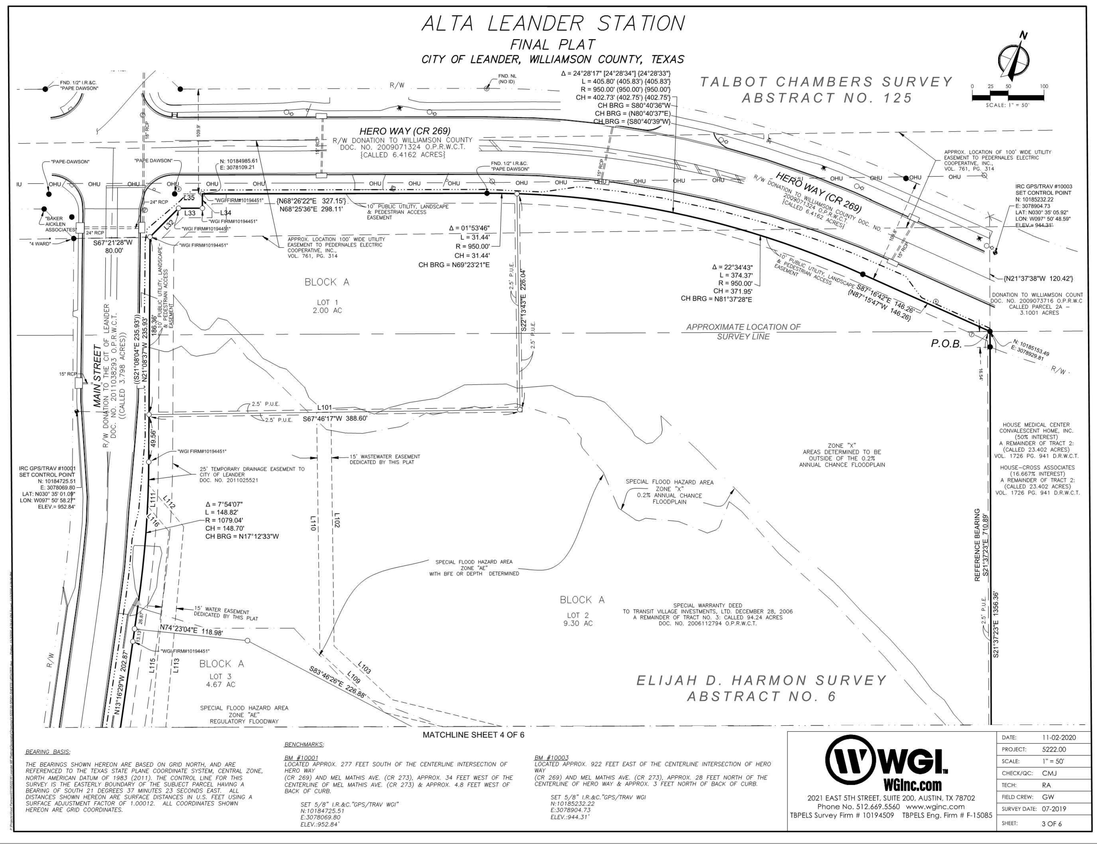
ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



BENCHMARKS:

BM #10001
LOCATED APPROX. 277 FEET SOUTH OF THE CENTERLINE INTERSECTION OF HERO WAY (CR 269) AND MEL MATHIS AVE. (CR 273), APPROX. 34 FEET WEST OF THE CENTERLINE OF MEL MATHIS AVE. (CR 273) & APPROX. 4.8 FEET WEST OF BACK OF CURB.

SET 5/8" I.R.&C."GPS/TRAV WGI"
N:10184725.51
E:3078069.80
ELEV.:952.84'

BM #10003
LOCATED APPROX. 922 FEET EAST OF THE CENTERLINE INTERSECTION OF HERO WAY
(CR 269) AND MEL MATHIS AVE. (CR 273), APPROX. 28 FEET NORTH OF THE CENTERLINE OF HERO WAY & APPROX. 3 FEET NORTH OF BACK OF CURB.

SET 5/8" I.R.&C."GPS/TRAV WGI
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E:3078904.73
ELEV.:944.31'

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE CONTROL LINE FOR THIS SURVEY IS THE EASTERLY BOUNDARY OF THE SUBJECT PARCEL, HAVING A BEARING OF SOUTH 21 DEGREES 37 MINUTES 23 SECONDS EAST. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. FEET USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.

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Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-10085

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SURVEY DATE:	07-2019
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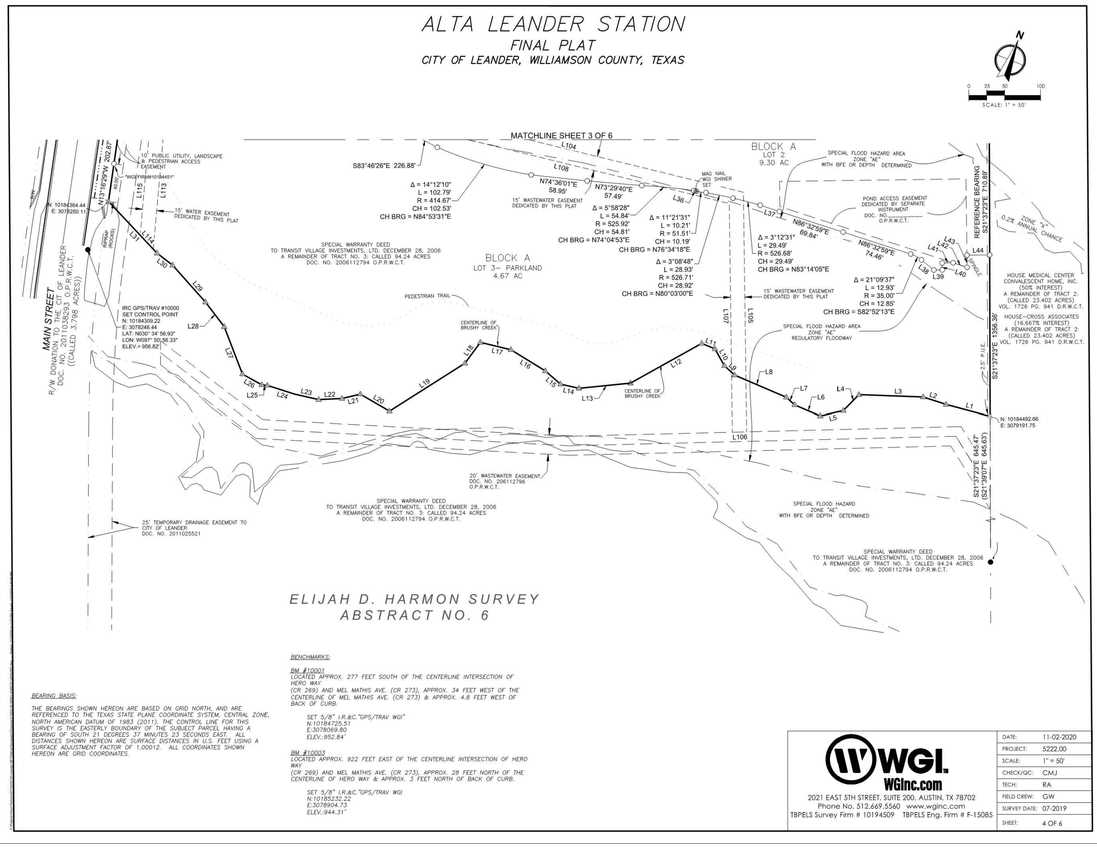
ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



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SHEET:	4 OF 6

20-FDP-007	20-TOD-SD-020	4 OF 51 SHEET	C-002.2

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
PLAT-2

512.669.5560 FIRM NO: F-15085
WGI™
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2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

NO.	DATE	DESCRIPTION	BY

ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

BEING 15.97 ACRES OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, AND THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 94.24 ACRE TRACT DESCRIBED AS TRACT NO. 3 IN A SPECIAL WARRANTY DEED TO TRANSIT VILLAGE INVESTMENT, LTD., OF RECORD IN DOCUMENT NO. 2006112794, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 15.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the southerly right-of-way line of Hero Way (County Road 269), a public right-of-way (ROW) dedicated by a ROW Donation Deed to Williamson County, of record in Document No. 2009071324, O.P.R.W.C.T., for the southeasterly corner of said ROW Donation Deed, same being in the westerly line of that certain called 3.1001 acre tract described as Parcel 2A in a Donation Special Warranty Deed to Williamson County, of record in Document No. 2009073716, O.P.R.W.C.T., for the northeasterly corner of the tract described herein;

THENCE, with the easterly line of the tract described herein, with the easterly line of said 94.24 acre tract, South 21°37'23" East, at a distance of 16.54 feet passing a ½-inch iron rod found at the southwesterly corner of said 3.1001 acre tract described as Parcel 2A, same also being an angle point in said southerly right-of-way line of Hero Way (County Road 269), same also being the northwesterly corner of the remainder of that certain 23.402 acre tract described as Tract 2 in a Warranty Deed from Franklin R. House and wife, Bonnie R. House to House Medical Center Convalescent Home, Inc. (conveying an undivided 50% interest), of record in Volume 1726, Page 941, Deed Records of Williamson County, Texas (D.R.W.C.T.), said 23.402 acre tract also described as Tract 2 in a Warranty Deed from Franklin R. House and wife, Bonnie R. House to House -Cross and Associates (conveying an undivided 16.667% interest), of record in Volume 1726, Page 947, D.R.W.C.T., in all a total distance of 710.89 feet to a calculated point in the center of Brushy Creek, from which point a ½-inch iron rod found bears, South 21°37'23" East, a distance of 645.47 feet;

THENCE, with the centerline of Brushy Creek, over and across said 94.24 acre tract, the following thirty-one (31) courses and distances:

1. South 83°31'40" West, a distance of 47.85 feet to a calculated point;
2. South 86°21'53" West, a distance of 25.25 feet to a calculated point;
3. South 70°41'03" West, a distance of 67.30 feet to a calculated point;
4. South 23°08'19" West, a distance of 23.30 feet to a calculated point;
5. South 55°15'45" West, a distance of 24.49 feet to a calculated point;
6. North 88°13'55" West, a distance of 29.16 feet to a calculated point;
7. North 69°20'43" West, a distance of 11.96 feet to a calculated point;
8. North 88°17'49" West, a distance of 58.86 feet to a calculated point;
9. North 68°52'36" West, a distance of 14.65 feet to a calculated point;
10. North 50°45'41" West, a distance of 20.16 feet to a calculated point;
11. North 88°48'38" West, a distance of 14.92 feet to a calculated point;
12. South 39°25'14" West, a distance of 85.61 feet to a calculated point;
13. South 62°49'07" West, a distance of 54.20 feet to a calculated point;
14. South 81°05'26" West, a distance of 19.83 feet to a calculated point;
15. North 70°25'02" West, a distance of 21.18 feet to a calculated point;
16. North 79°48'04" West, a distance of 42.37 feet to a calculated point;
17. South 82°02'08" West, a distance of 32.92 feet to a calculated point;
18. South 14°59'00" West, a distance of 27.12 feet to a calculated point;
19. South 36°08'06" West, a distance of 93.74 feet to a calculated point;
20. North 81°15'29" West, a distance of 35.40 feet to a calculated point;
21. South 55°10'49" West, a distance of 19.77 feet to a calculated point;
22. South 65°52'45" West, a distance of 24.43 feet to a calculated point;
23. South 81°24'52" West, a distance of 25.94 feet to a calculated point;
24. South 86°12'43" West, a distance of 29.99 feet to a calculated point;
25. South 75°08'12" West, a distance of 5.54 feet to a calculated point;
26. North 82°17'10" West, a distance of 23.10 feet to a calculated point;
27. North 42°27'58" West, a distance of 53.15 feet to a calculated point;
28. North 58°46'05" West, a distance of 32.52 feet to a calculated point;
29. North 63°08'05" West, a distance of 51.80 feet to a calculated point;
30. North 73°54'12" West, a distance of 20.56 feet to a calculated point; and
31. North 64°38'35" West, a distance of 74.30 feet to a calculated point in rock riprap, same being in the easterly right-of-way line of Main Street (formerly known as Mel Mathis Avenue), a public right-of-way (ROW) dedicated by a Special Warranty Deed Dedication of Right-of-Way to Williamson County, Texas, of record in Document No. 2011038293, O.P.R.W.C.T.; same being the southwesterly corner of the tract described herein;

THENCE, with the easterly right-of-way line of said Main Street and the westerly line of the tract described herein, the following six (6) courses and distances:

1. North 13°16'29" West, at a distance of 40.00 feet passing a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451" set for reference, at a distance of 162.87 feet passing a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451" set for reference, in all a total distance of 202.87 feet to a calculated point in rock riprap for the beginning of a curve to the left;
2. 148.82 feet along the arc of said curve, with a radius of 1079.04 feet, a central angle of 07°54'07", and whose chord bears, North 17°12'33" West, a distance of 148.70 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451";
3. North 21°08'37" West, a distance of 235.93 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451";
4. North 23°26'58" East, a distance of 42.48 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451"; from which a ½-inch iron rod found (disturbed) bears, South 86°30'38" East, a distance of 0.25 feet;
5. North 68°25'49" East, a distance of 25.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451"; and
6. North 21°34'11" West, a distance of 14.61 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451" for the northwesterly corner of the tract described herein, same being in the said southerly right-of-way line of Hero Way (County Road 269), from which point a ½-inch iron rod found with cap stamped "Pape Dawson" bears, South 68°25'36" West, a distance of 29.08 feet;

THENCE, with the northerly line of the tract described herein, and the southerly right-of-way line of said Hero Way (County Road 269), the following three (3) courses and distances:

1. North 68°25'36" East, a distance of 298.11 feet to a ½-inch iron rod found with cap stamped "Pape Dawson" at the beginning of a curve to the right;
2. 405.80 feet along the arc of said curve, with a radius of 950.00 feet, a central angle of 24°28'17", and whose chord bears, North 80°40'36" East, a distance of 402.73 feet to a ½-inch iron rod found; and
3. South 87°16'42" East, a distance of 146.26 feet to the POINT OF BEGINNING and containing 15.97 acres of land within these metes and bounds.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S83°31'40"W	47.85'
L2	S86°21'53"W	25.25'
L3	S70°41'03"W	67.30'
L4	S23°08'19"W	23.30'
L5	S55°15'45"W	24.49'
L6	N88°13'55"W	29.16'
L7	N69°20'43"W	11.96'
L8	N88°17'49"W	58.86'
L9	N68°52'36"W	14.65'
L10	N50°45'41"W	20.16'
L11	N88°48'38"W	14.92'
L12	S39°25'14"W	85.61'
L13	S62°49'07"W	54.20'
L14	S81°05'26"W	19.83'
L15	N70°25'02"W	21.18'
L16	N79°48'04"W	42.37'
L17	S82°02'08"W	32.92'
L18	S14°59'00"W	27.12'
L19	S36°08'06"W	93.74'
L20	N81°15'29"W	35.40'
L21	S55°10'49"W	19.77'
L22	S65°52'45"W	24.43'
L23	S81°24'52"W	25.94'
L24	S86°12'43"W	29.99'
L25	S75°08'12"W	5.54'
L26	N82°17'10"W	23.10'
L27	N42°27'58"W	53.15'
L28	N58°46'05"W	32.52'
L29	N63°08'05"W	51.80'
L30	N73°54'12"W	20.56'
L31	N64°38'35"W	74.30'
L32	N23°26'48"E	42.48'
((L32))	S23°27'21"W	42.47'
L33	N68°25'49"E	25.00'
((L33))	S68°26'22"W	25.00'
L34	N21°34'11"W	14.61'
L35	S68°25'36"W	29.08'
L36	N82°15'34"E	2.73'
L37	N86°32'59"E	21.14'
L38	S72°17'37"E	16.77'
L39	N67°46'17"E	8.77'
L40	N22°12'15"W	7.27'
L41	N67°45'04"E	11.52'
L42	N86°33'12"E	15.50'
L43	N22°13'43"W	12.77'
L44	N67°46'17"E	23.79'

15' WASTEWATER ESMT LINE TABLE

LINE #	BEARING	DISTANCE
L101	N67°46'17"E	15.00'
L102	S22°13'43"E	244.84'
L103	S68°43'15"E	82.97'
L104	N82°16'04"E	381.30'
L105	S22°13'43"E	250.80'
L106	S67°08'30"W	15.00'
L107	N22°13'43"W	239.35'
L108	S82°16'04"W	373.56'
L109	N68°43'15"W	93.30'
L110	N22°13'43"W	251.28'

15' WATER ESMT LINE TABLE

LINE #	BEARING	DISTANCE
L111	N19°18'07"W	22.34'
L112	S61°29'46"E	57.50'
L113	S16°21'14"E	332.57'
L114	N64°38'35"W	20.10'
L115	N16°21'14"W	312.96'
L116	N61°29'46"W	34.72'

WGI.
WGInc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	11-02-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	5 OF 6

512.669.5560
FIRM NO: F-15085
WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

NO.	DATE	DESCRIPTION	BY

FILENAME: P:\Projects\Wood Partners\30194487.00 - Leander MFAM01-Civil\10-Shld\30194487.00 - C003 PLAT.dwg - LAYOUT PLAT-4

LAST MODIFIED BY: JOHNNIE.GARZA
LAST MODIFIED ON: 11/4/2020 7:49:16 AM
PLOTTED BY: JOHNNIE.GARZA
PLOTTED ON: 11/4/2020 7:51:47 AM
PLOTTED WITH: DWG TO PDF.PC3
PLOT STYLE: 24X36 2015 FULL.CTB

LAST MODIFIED BY: JOHNNIE.GARZA
LAST MODIFIED ON: 11/4/2020 7:49 AM
PLOTTED BY: JOHNNIE.GARZA
PLOTTED ON: 11/4/2020 7:53 AM
PLOTTED WITH: _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 BRD PRODUCTION STANDARD.CTB

ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT, CG/WOOD ALTA LEANDER STATION, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF A 24.24 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. _____ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND TRANSIT VILLAGE INVESTMENTS, LTD., OWNER OF 2.00 ACRES, BEING A PORTION OF A 24.24 ACRE TRACT DESCRIBED IN A _____

DO HEREBY DEDICATE 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 *ALTA LEANDER STATION*

CG/WOOD ALTA LEANDER STATION, LLC.

TRANSIT VILLAGE INVESTMENTS, LTD.

_____
BART BARRETT
VICE PRESIDENT

_____
LANCE R. HUGHES
MANAGER

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2020 , PERSONALLY APPEARED, BART BARRETT, VICE PRESIDENT OF CG/WOOD ALTA LEANDER STATION, LLC., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CG/WOOD ALTA LEANDER STATION, LLC., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC–STATE OF TEXAS

PRINTED NAME:_____

MY COMMISSION EXPIRES:_____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2020 , PERSONALLY APPEARED, _____, MANAGER OF TRANSIT VILLAGE INVESTMENTS, LTD., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID TRANSIT VILLAGE INVESTMENTS, LTD., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC–STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS–OF–WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED _____

DATED _____ , FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. _____.

LIENHOLDER NAME: HANCOCK WHITNEY BANK
LEE A. MITCHELL, SR. VICE PRESIDENT
3200 KIRBY DRIVE, SUITE 1100
HOUSTON, TEXAS 77098

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2020 , PERSONALLY APPEARED, LEE A. MITCHELL, AS SR. VICE PRESIDENT OF HANCOCK WHITNEY BANK, A SUBSIDIARY OF HANCOCK WHITNEY CORPORATION, A MISSISSIPPI CORPORATION, ON BEHALF OF SAID HANCOCK WHITNEY BANK, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC–STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES:

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OR PLACING OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS 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.
8. PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PORTIONS LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "X" (0.2%) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; PORTIONS LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED; AND PORTIONS LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" REGULATORY FLOODWAY (CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS;

ALL AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

9. 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.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF HERO WAY & MAIN STREET. THOSE SIDEWALKS MUST 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 16, 2020.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. 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.

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, GEORGE B. HARRINGTON, 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.

_____ DATE _____
GEORGE B. HARRINGTON, P.E.
TEXAS REGISTRATION NO. 114304
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
(512) 669–5560

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, COLEEN M. JOHNSON, 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 THE SUBDIVISION ORDINANCE OF THE CITY CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE GF NO. 2019013118 ISSUED ON 09/18/2020 AT 2:32 PM HAVE BEEN SHOWN OR NOTED HEREON.

_____ DATE _____
COLEEN M. JOHNSON
TEXAS REGISTRATION NO. 4871
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
TBPELS SURVEY FIRM NO. 10194509
Phone No. 512.669.5560

APPROVED THIS THE _____ DAY OF _____, 2020 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.

ATTEST:

REBECCA H. ROSS, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
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 _____, 2020, AD, AT _____ O'CLOCK ___M, AND DULY RECORDED THIS THE

DAY OF _____, 2020, AD, AT _____ O'CLOCK ___M, IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT 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

WGI.
WGInc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	11-02-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	6 OF 6

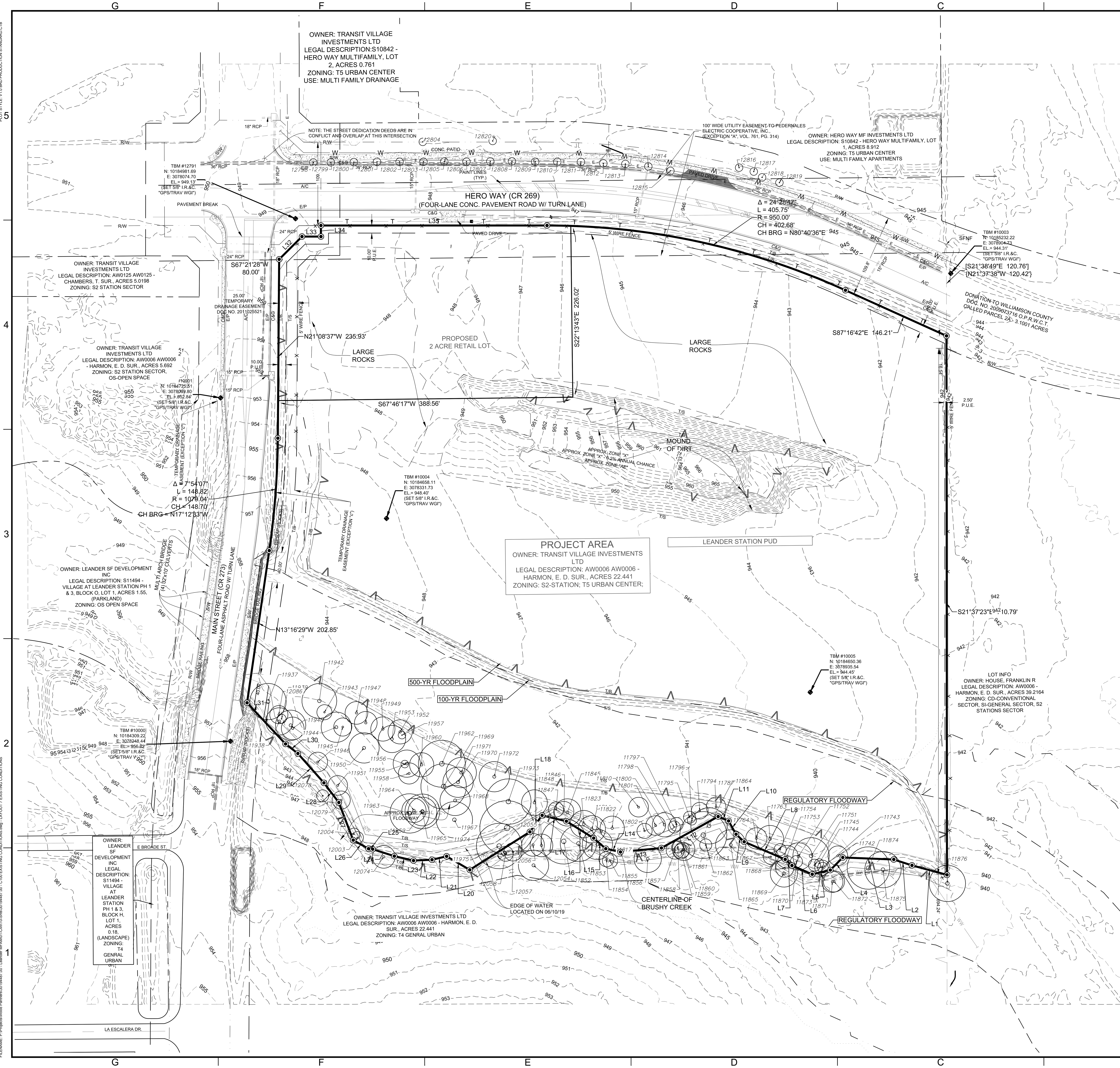
SHEET C-002.4
6 OF 51
20-TOD-SD-020
20-FDP-007

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
PLAT-4

512.669.5560 FIRM NO: F-15085
WGI™
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

NO.	DATE	DESCRIPTION	BY



FIELD MEASURMENT

LINE #	LENGTH	DIRECTION
L1	47.85'	S83°31'40"W
L2	25.25'	S86°21'53"W
L3	67.30'	S70°41'03"W
L4	23.30'	S23°08'19"W
L5	24.49'	S55°15'45"W
L6	29.16'	N88°13'55"W
L7	11.96'	N69°20'43"W
L8	58.86'	N88°17'49"W
L9	14.65'	N68°52'36"W
L10	20.16'	N50°45'41"W
L11	14.92'	N88°48'38"W
L12	85.61'	S39°25'14"W
L13	54.20'	S62°49'07"W
L14	19.83'	S81°05'26"W
L15	21.18'	N70°25'02"W
L16	42.37'	N79°48'04"W
L17	32.92'	S82°02'08"W
L18	27.12'	S14°59'00"W
L19	93.74'	S36°08'06"W
L20	35.40'	N81°15'29"W
L21	19.77'	S55°10'49"W
L22	24.43'	S65°52'45"W
L23	25.94'	S81°24'52"W
L24	29.99'	S86°12'43"W
L25	5.54'	S75°08'12"W
L26	23.10'	N82°17'10"W
L27	53.15'	N42°27'58"W
L28	32.52'	N58°46'05"W
L29	51.80'	N63°08'05"W
L30	20.56'	N73°54'12"W
L31	74.30'	N64°38'35"W
L32	42.48'	N23°26'48"E
L33	25.00'	N68°25'49"E
L34	14.61'	N21°34'11"W
L35	29.08'	S68°25'36"W

LEGEND

- BACKFLOW PREVENTER
- BENCH
- BENCHMARK
- BOLLARD
- CABLE T.V. SERVICE BOX
- CLEANOUT
- DRAINAGE MANHOLE
- ELECTRICAL MANHOLE
- ELETRIC METER
- FIRE HYDRANT
- FLOOD LIGHT
- GAS REGULATOR
- GAS VALVE
- GUY ANCHOR
- IRRIGATION VALVE
- LIGHT POLE
- CONCRETE
- MANHOLE (UNKNOWN)
- MULTI SUPPORT SIGN
- TREE W/ TAG NUMBER
- SANITARY MANHOLE
- SINGLE SUPPORT SIGN
- SPRINKLER HEAD
- STAND PIPE
- TELECOM MANHOLE
- TRANSFORMER
- UTILITY POLE
- UTILITY POLE (W/ TRANSFORMER)
- VALVE (UNKNOWN)
- WATER METER
- WATER MANHOLE
- WATER VALVE BOX
- WELL
- WIRING PULL BOX
- EXIST. WTR. MAIN
- EXIST. WW MAIN
- EXIST. STORM
- TOP OF BERM
- 100 YR FLOODPLAIN
- 500 YR FLOODPLAIN
- REGULATORY FLOODPLAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOM
- PROPERTY LINE
- ROD/NAIL FOUND OR SET

NOTES

ZONING:

S2-STATION SECTOR; T5 URBAN CENTER ZONE; LEANDER STATION PUD

LAND USE SUMMARY:

GROSS ACREAGE: 15.968 ACRES

FLOODPLAIN:

PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN;
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN);
ZONE "X" (0.2%) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD;
ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED;
ZONE "AE" REGULATORY FLOODWAY (CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS;

ALL AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 448491C0455F, MAP REVISED DECEMBER 20TH, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

WATERSHED:

THE SITE IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED AND THE EDWARDS AQUIFER CONTRIBUTING ZONE ACCORDING TO TCEQ.

BENCHMARKS:
TBM #10000- N: 10184309.22, E: 3078248.44, ELEV.= 956.82' (SET ⅝" I.R.&C."GPS/TRAV WGI")
TBM #10001- N: 10184725.51, E: 3078069.80, ELEV.= 952.84' (SET ⅝" I.R.&C."GPS/TRAV WGI")
TBM #10003- N: 10185232.22, E: 3078904.73, ELEV.= 944.31' (SET ⅝" I.R.&C."GPS/TRAV WGI")
TBM #10004- N: 10184658.11, E: 3078331.73, ELEV.= 948.40' (SET ⅝" I.R.&C."GPS/TRAV WGI")
TBM #10005- N: 10184650.36, E: 3078935.54, ELEV.= 944.45' (SET ⅝" I.R.&C."GPS/TRAV WGI")
TBM #12791- N: 10184981.69, E: 3078074.70, ELEV.= 949.13' (SET ⅝" I.R.&C."GPS/TRAV WGI")

NOTES:

1. EXISTING CONDITIONS SURVEY PREPARED BY WGI ON JULY 09, 2019.
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE OWNER OF EACH INDIVIDUAL UTILITY.
3. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
4. REFERENCE COVER SHEET AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.

TAG #	SIZE	TREE TYPE	TAG #	SIZE	TREE TYPE
11742	13"	CHINABERRY	11946	9" 7"	CHINABERRY
11743	7"	CHINABERRY	11947	15"	CEDAR ELM
11744	6"	CEDAR ELM	11948	15"	CEDAR ELM
11745	8"	CYPRESS	11949	16"	CEDAR ELM
11751	24"	CEDAR ELM	11950	20"	CEDAR ELM
11752	18"	CYPRESS	11951	13"	CEDAR ELM
11753	15"	CYPRESS	11952	16"	CEDAR ELM
11754	8	MULBERRY	11953	18	CEDAR ELM
11763	18"	CYPRESS	11955	18"	CEDAR ELM
11764	14"	CEDAR ELM	11956	5"	CEDAR ELM
11787	13"	CEDAR ELM	11957	5"	CEDAR ELM
11794	11"	WILLOW	11958	14"	CEDAR ELM
11795	8	MULBERRY	11959	23"	CEDAR ELM
11796	6"	CEDAR ELM	11960	16"	CEDAR ELM
11797	9"	CEDAR ELM	11962	31	CEDAR ELM
11798	8"	CEDAR ELM	11963	26	CEDAR ELM
11800	16"	CEDAR ELM	11964	16	CEDAR ELM
11801	13"	CEDAR ELM	11965	19	CEDAR ELM
11802	10"	CEDAR ELM	11967	24	CEDAR ELM
11810	13"	CEDAR ELM	11968	20"	CEDAR ELM
11814	16"	CEDAR ELM	11969	30	CEDAR ELM
11817	20"	CEDAR ELM	11970	20	CEDAR ELM
11822	18"	CEDAR	11971	20	CEDAR ELM
11823	18"	CEDAR	11972	20	CEDAR ELM
11845	18"	CEDAR ELM	11973	30	CEDAR ELM
11846	13"	CEDAR ELM	11974	36	CEDAR ELM
11847	10"	CEDAR ELM	11975	30	WILLOW
11848	17"	CEDAR ELM	12003	8	CEDAR ELM
11852	30	CEDAR ELM	12004	8	CEDAR ELM
11853	24	CEDAR ELM	12054	20	CEDAR ELM
11854	10	CEDAR ELM	12055	15	CYPRESS
11855	10	CEDAR ELM	12056	15	CYPRESS
11856	18	CEDAR ELM	12057	12	CYPRESS
11857	12	CEDAR ELM	12058	10	CYPRESS
11858	8	CEDAR ELM	12074	15	CEDAR ELM
11859	10	CEDAR ELM	12078	8	CEDAR ELM
11860	10	CEDAR ELM	12079	12	CEDAR ELM
11861	15	CEDAR ELM	12086	12	CYPRESS
11862	8	CEDAR ELM	12798	5"	OAK
11863	31	CEDAR ELM	12799	5"	OAK
11864	24	CEDAR ELM	12800	5"	OAK
11865	20	CEDAR ELM	12801	5"	OAK
11867	10	CEDAR ELM	12802	5"	OAK
11868	12	CYPRESS	12803	5"	OAK
11869	18	CYPRESS	12804	5"	OAK
11870	8	CEDAR ELM	12805	5"	OAK
11871	14	CYPRESS	12806	5"	OAK
11872	14	CYPRESS	12807	5"	OAK
11873	10	SUGAR BERRY	12808	5"	OAK
11874	28	CEDAR ELM	12809	5"	OAK
11875	24	CEDAR ELM	12810	5"	OAK
11876	24	CEDAR ELM	12811	5"	OAK
11937	24	CEDAR ELM	12812	5"	OAK
11938	18	CYPRESS	12813	5"	OAK
11939	6	CYPRESS	12814	5"	OAK
11940	15	CEDAR ELM	12815	5"	OAK
11941	20	CEDAR ELM	12816	5"	OAK
11942	23"	CEDAR ELM	12817	5"	OAK
11943	10"	CEDAR ELM	12818	5"	OAK
11944	20"	CEDAR ELM	12819	5"	OAK
11945	12"	CEDAR ELM	12820	5"	OAK

TREE SURVEY COMPLETED AS OF 07/09/2019

WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS 78702
512.669.5560
FIRM NO. F-15085

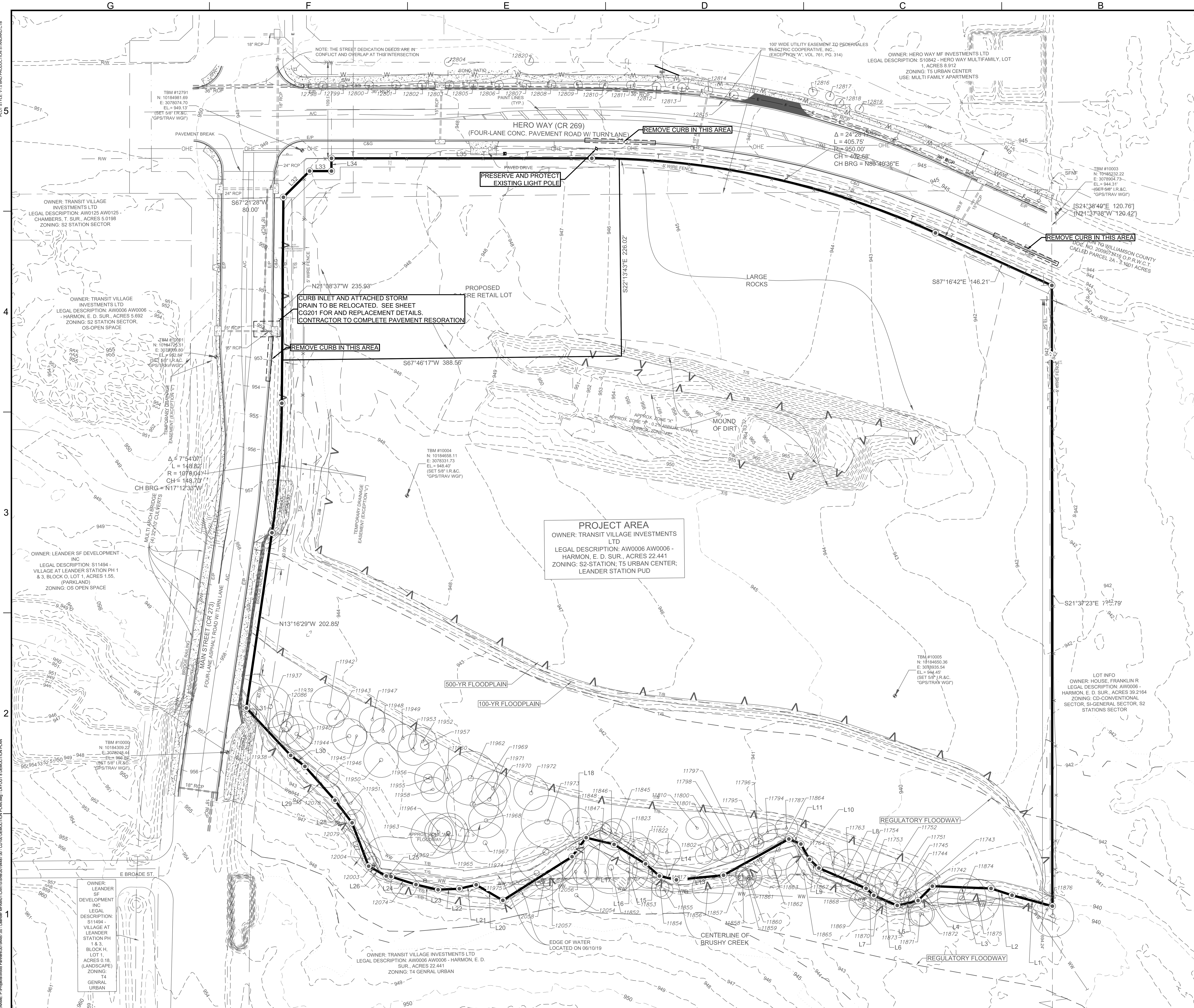
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: EXISTING CONDITIONS

SHEET C100

20-TOD-SD-020
20-FDP-007



0 25' 50' 100'

EXIST. LEGEND

BACKFLOW PREVENTER	MANHOLE (UNKNOWN)
BENCH	MULTI SUPPORT SIGN
BENCHMARK	SANITARY MANHOLE
BOLLARD	SINGLE SUPPORT SIGN
CABLE T.V. SERVICE BOX	SPOT ELEVATION
CLEANOUT	SPRINKLER HEAD
DRAINAGE MANHOLE	STAND PIPE
ELECTRICAL MANHOLE	TRANSFORMER
ELETRIC METER	TREE AS DENOTED
FIRE HYDRANT	UTILITY POLE
FLOOD LIGHT	UTILITY POLE (W/ TRANSFORMER)
GAS REGULATOR	VALVE (UNKNOWN)
GAS VALVE	WATER METER
GUY ANCHOR	WATER MANHOLE
IRRIGATION VALVE	WATER VALVE BOX
LIGHT POLE	WELL
CONCRETE	WIRING PULL BOX
	EXIST. WTR. MAIN
	EXIST. WW MAIN
	EXIST. STORM
	TOP OF BERM
	100 YR FLOOD PLANE
	500 YR FLOOD PLANE
	PROPERTY LINE

ALL ITEMS WITHIN THIS AREA TO BE REMOVED, RELOCATED OR PROTECTED AS NOTED

NOTES:

1. EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MUST BE INSTALLED PRIOR TO ANY DEMOLITION. REFERENCE EROSION & SEDIMENTATION CONTROL PLAN SHEET.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
3. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
4. NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS HELD.
5. ALL DEMOLITION OF EXISTING CURBING AND SIDEWALKS MUST BE DONE BY HAND WHEN WORKING WITHIN THE 1/2 CRITICAL ROOT ZONE OF EXISTING TREES.
6. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	DATE	DESCRIPTION	BY

FIRM NO: F-15085
WGI WGInc.com
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: DEMOLITION PLAN

SHEET
CD100
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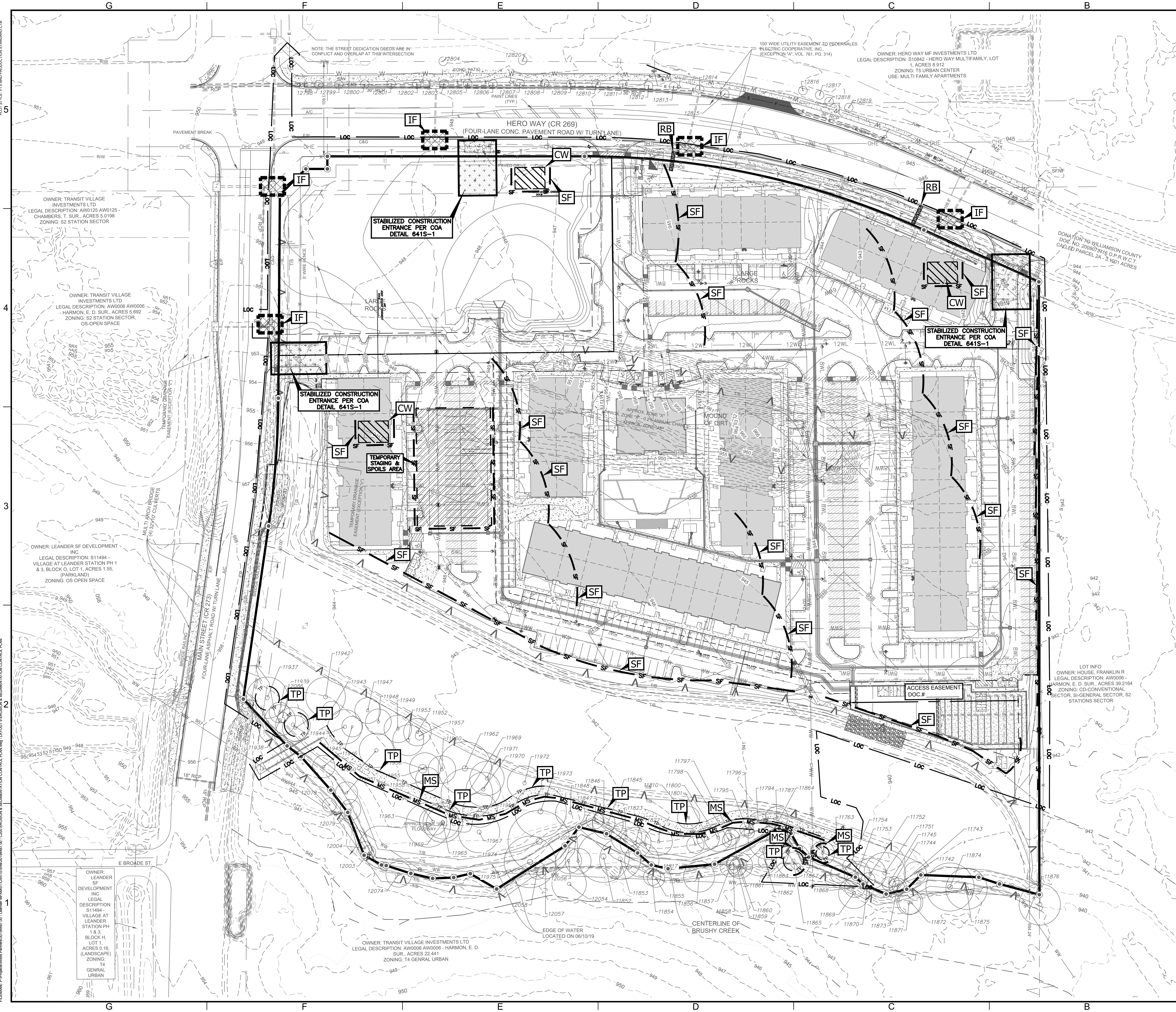
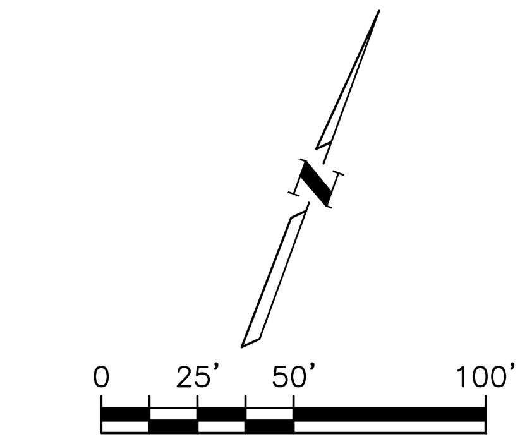
20-TOD-SD-020
20-FDP-007





LEGEND

	BOUNDARY / RIGHT OF WAY
XXXX	EXIST. GRADE ELEVATIONS
XXXX	PROP. GRADE ELEVATIONS
	STORM DRAIN LINE
TP	TREE PROTECTION FENCE PER COL STD 303-2
MS	TEMPORARY MULCH SOCK PER COA DETAIL 648S-1
SF	TEMPORARY SILT FENCE PER COA DETAIL 642S-1
LOC	LIMITS OF CONSTRUCTION / DISTURBANCE
	LIMITS OF TEMPORARY PARKING, STORAGE, SPOILS, AND STAGING AREA.
	STABILIZED CONSTRUCTION ENTRANCE
CW	CONCRETE WASHOUT
IF	INLET FILTER PER GEOCURVE DETAIL
RB	TEMPORARY ROCK BERM
XXXX — EXISTING HERITAGE TREE; XXXX — EXISTING TREE	
EASEMENT DOC.# ______	PROPOSED EASEMENT

NOTES:

1. FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED (SEE NOTE #7).
2. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED REGARDING EXCAVATION IN PUBLIC RIGHT–OF–WAY.
4. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE INTO EXISTING RIGHT–OF–WAY A MINIMUM OF ONCE PER DAY.
5. CONTRACTOR SHALL INSTALL TEMPORARY CHAIN LINK FENCE FOR PEDESTRIAN SAFETY WHERE LIMITS OF CONSTRUCTION ARE SHOWN.
6. ALL STORM WATER LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES MUST PASS THROUGH THE SILT FENCE OR ROCK BERMS.
7. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
8. REFERENCE "GENERAL NOTES" SHEETS FOR EROSION CONTROL NOTES, SEQUENCE OF CONSTRUCTION & TREE CARE NOTES, AND "EXISTING CONDITIONS" SHEET FOR TREE INFORMATION.
9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
10. EXISTING CONDITIONS SURVEY PREPARED BY WGI 06/01/2019
11. 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.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LIMITS OF CONSTRUCTION:	±15.77 AC.
TOTAL LENGTH OF SILT FENCE:	3,200 LF
TOTAL LENGTH OF TREE PROTECTION:	850 LF
TOTAL LENTH OF MULCH SOCK:	725 LF
TOTAL INLET FILTERS	5
TOTAL LENGTH OF ROCK BERM	45 LF
STABILIZED CONSTRUCTION ENTRANCE:	3

NO.	DATE	DESCRIPTION	BY

WGI™
WGInc.com
FIRM NO: F-15085
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: EROSION & SEDIMENTATION CONTROL PLAN

SHEET
C200
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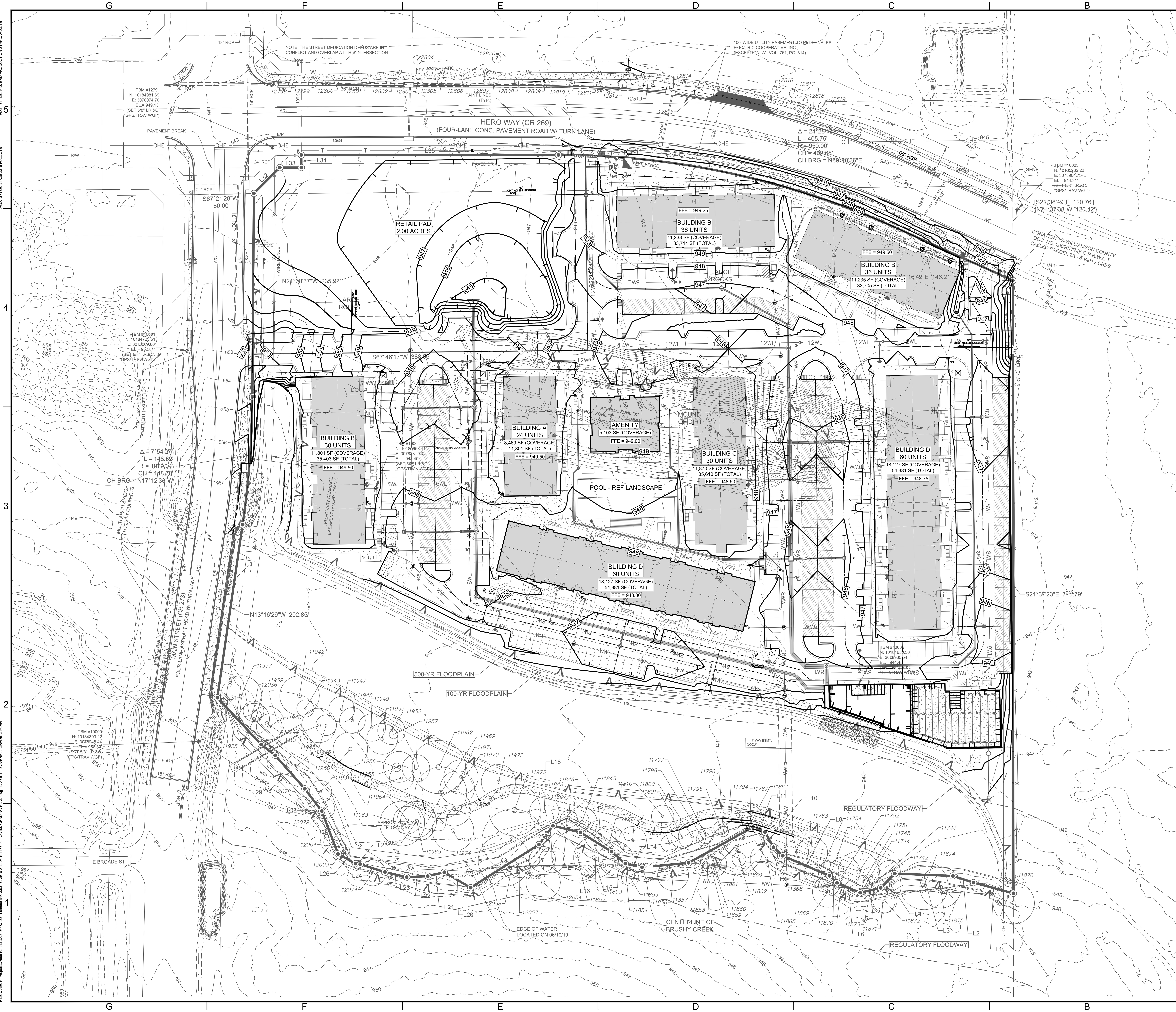
20-TOD-SD-020
20-FDP-007



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CURB / EDGE OF PAVEMENT
- EXIST. OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE (ADA)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- WATER LINE
- WASTEWATER LINE
- DRAINAGE SWALE FLOW LINE
- DIRECTION OF FLOW
- TREE W/ TAG (TO REMAIN)

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
4. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
6. INSTALL STORM INLETS WITH "NO DUMPING, DRAINS TO CREEK" MEDALLION.
7. INSTALL HDPE TO CONCRETE MANHOLES PER ADS "HDPE TO RCP CONNECTION (MARMAC)" DETAIL ON SHEET C-504.

WGI. WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS 78702
512.669.5560
FIRM NO. F-15085

3 Nov 2020

GEORGE B. HARRINGTON 114304 LICENSED PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE: OVERALL GRADING PLAN

SHEET
CG100
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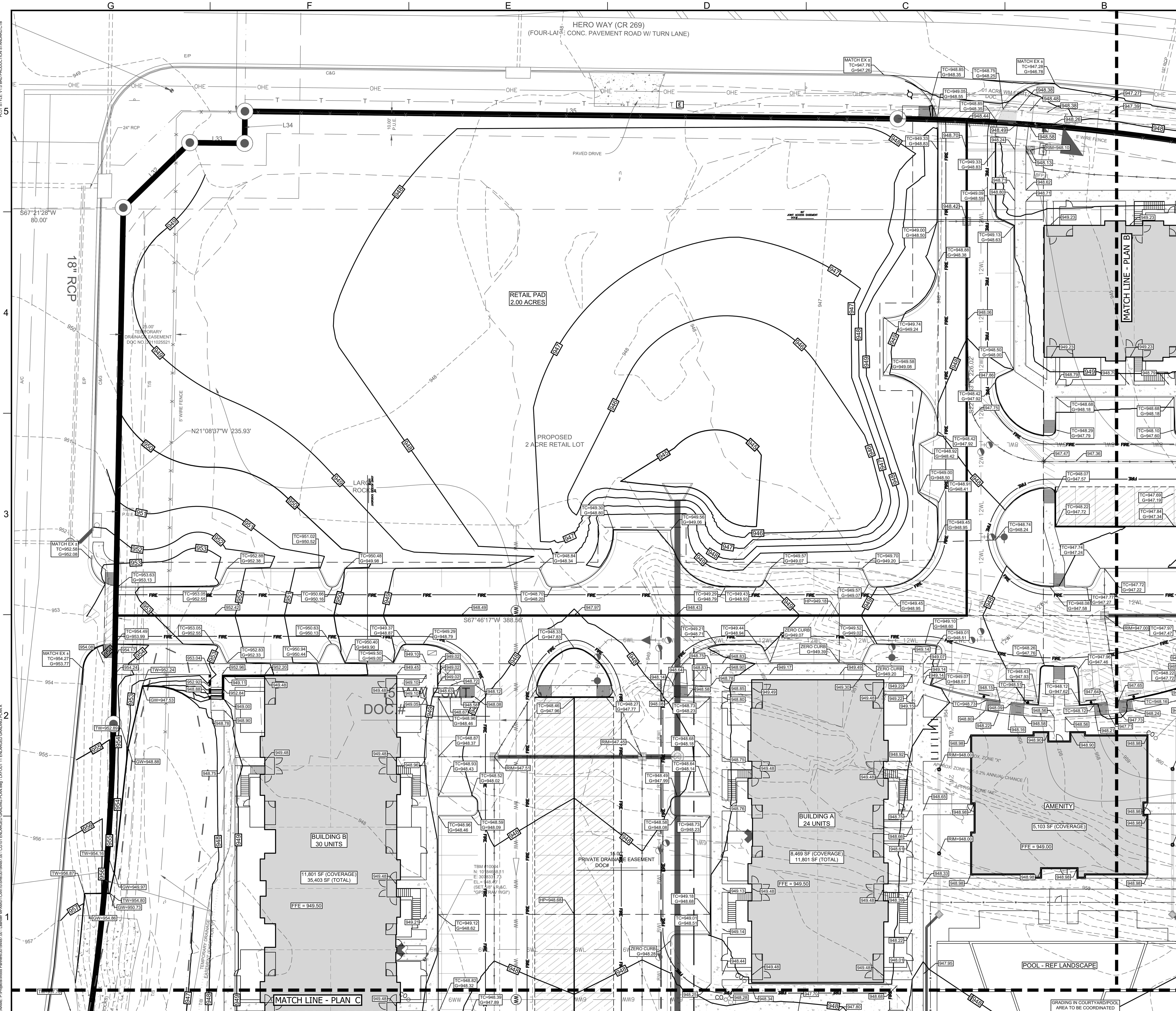
20-FDP-007



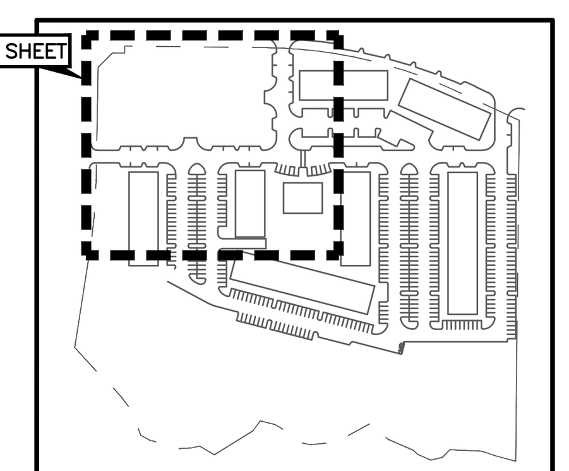
0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CURB / EDGE OF PAVEMENT
- OU — EXIST. OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE (ADA)
- XXXX — EXIST. GRADE ELEVATIONS
- XXXX — PROP. GRADE ELEVATIONS
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- WL — WATER LINE
- WW — WASTEWATER LINE
- DRAINAGE SWALE FLOW LINE
- DIRECTION OF FLOW
- #### TREE W/ TAG (TO REMAIN)

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
4. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
6. INSTALL STORM INLETS WITH "NO DUMPING, DRAINS TO CREEK" MEDALLION.
7. INSTALL HDPE TO CONCRETE MANHOLES PER ADS "HDPE TO RCP CONNECTION (MARMAC)" DETAIL ON SHEET C-504.



KEY NOTE
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

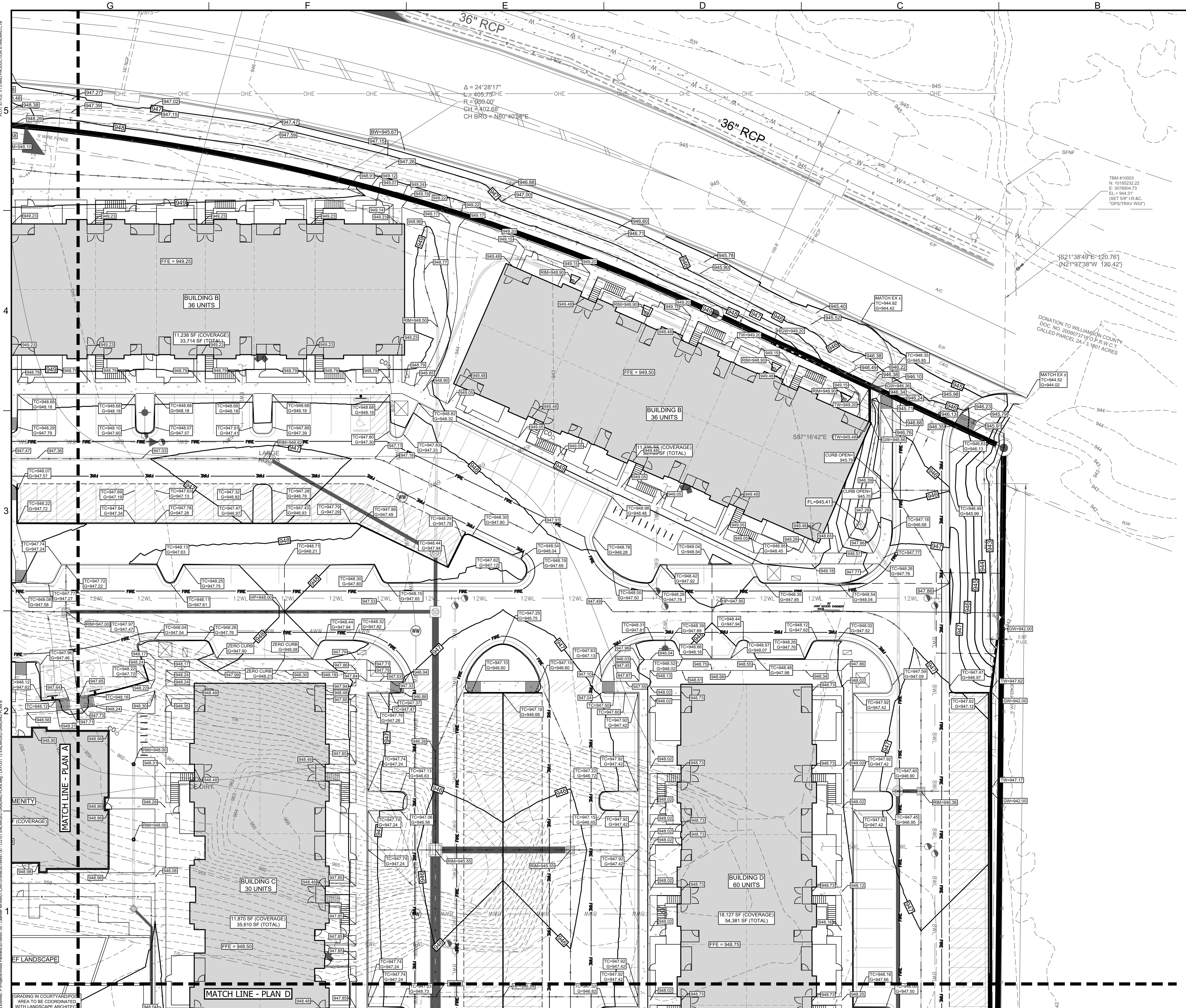
FIRM NO: F-15085
WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED GRADING PLAN A

SHEET
CG101
11 OF 51
20-TOD-SD-020
20-FDP-007



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CURB / EDGE OF PAVEMENT
- OU — EXIST. OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE (ADA)
- XXXX — EXIST. GRADE ELEVATIONS
- XXXX — PROP. GRADE ELEVATIONS
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- WL — WATER LINE
- WW — WASTEWATER LINE
- DRAINAGE SWALE FLOW LINE
- DIRECTION OF FLOW
- #### — TREE W/ TAG (TO REMAIN)

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
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4. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
6. INSTALL STORM INLETS WITH "NO DUMPING, DRAINS TO CREEK" MEDALLION.
7. INSTALL HDPE TO CONCRETE MANHOLES PER ADS "HDPE TO RCP CONNECTION (MARMAC)" DETAIL ON SHEET C-504.

KEY NOTE
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

FIRM NO: F-15085
512.669.5560

WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED GRADING PLAN B

SHEET
CG102
12 OF 51
20-TOD-SD-020
20-FDP-007

0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CURB / EDGE OF PAVEMENT
- OU — EXIST. OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE (ADA)
- XXXX — EXIST. GRADE ELEVATIONS
- XXXX — PROP. GRADE ELEVATIONS
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- WL — WATER LINE
- WW — WASTEWATER LINE
- DRAINAGE SWALE FLOW LINE
- DIRECTION OF FLOW
- #### — TREE W/ TAG (TO REMAIN)

NOTES:

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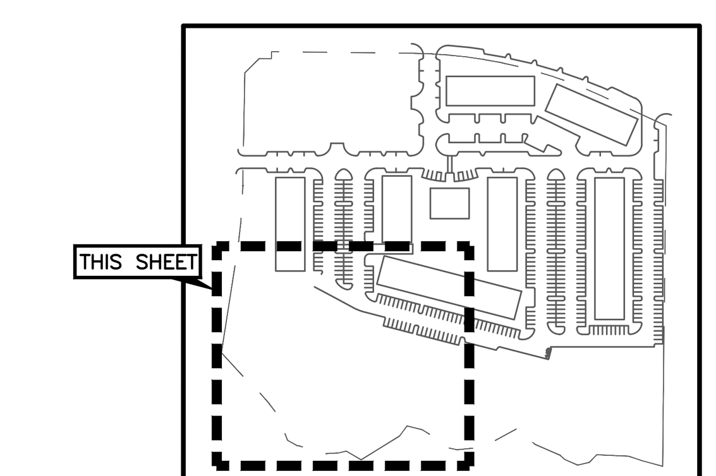

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FIRM NO: F-15085
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020
STATE OF TEXAS
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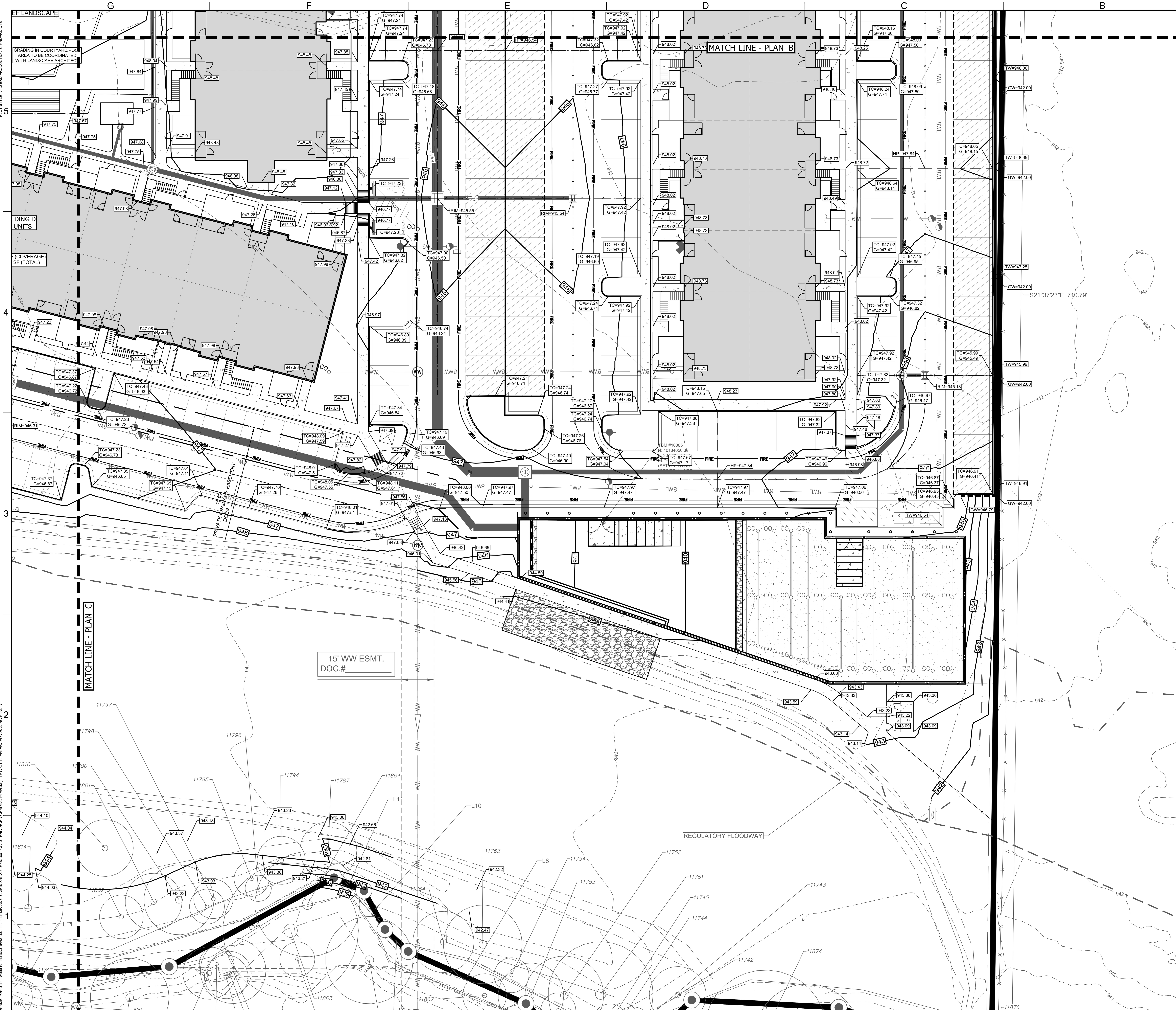
PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED GRADING PLAN C

SHEET
CG103
13 OF 51
20-TOD-SD-020
20-FDP-007



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CURB / EDGE OF PAVEMENT
- EXIST. OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE (ADA)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- WATER LINE
- WASTEWATER LINE
- DRAINAGE SWALE FLOW LINE
- DIRECTION OF FLOW
- TREE W/ TAG (TO REMAIN)

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KEY NOTE
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THIS SHEET

WGI. WGInc.com
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512.669.5560
FIRM NO: F-15085

STATE OF TEXAS
GEORGE B. HARRINGTON
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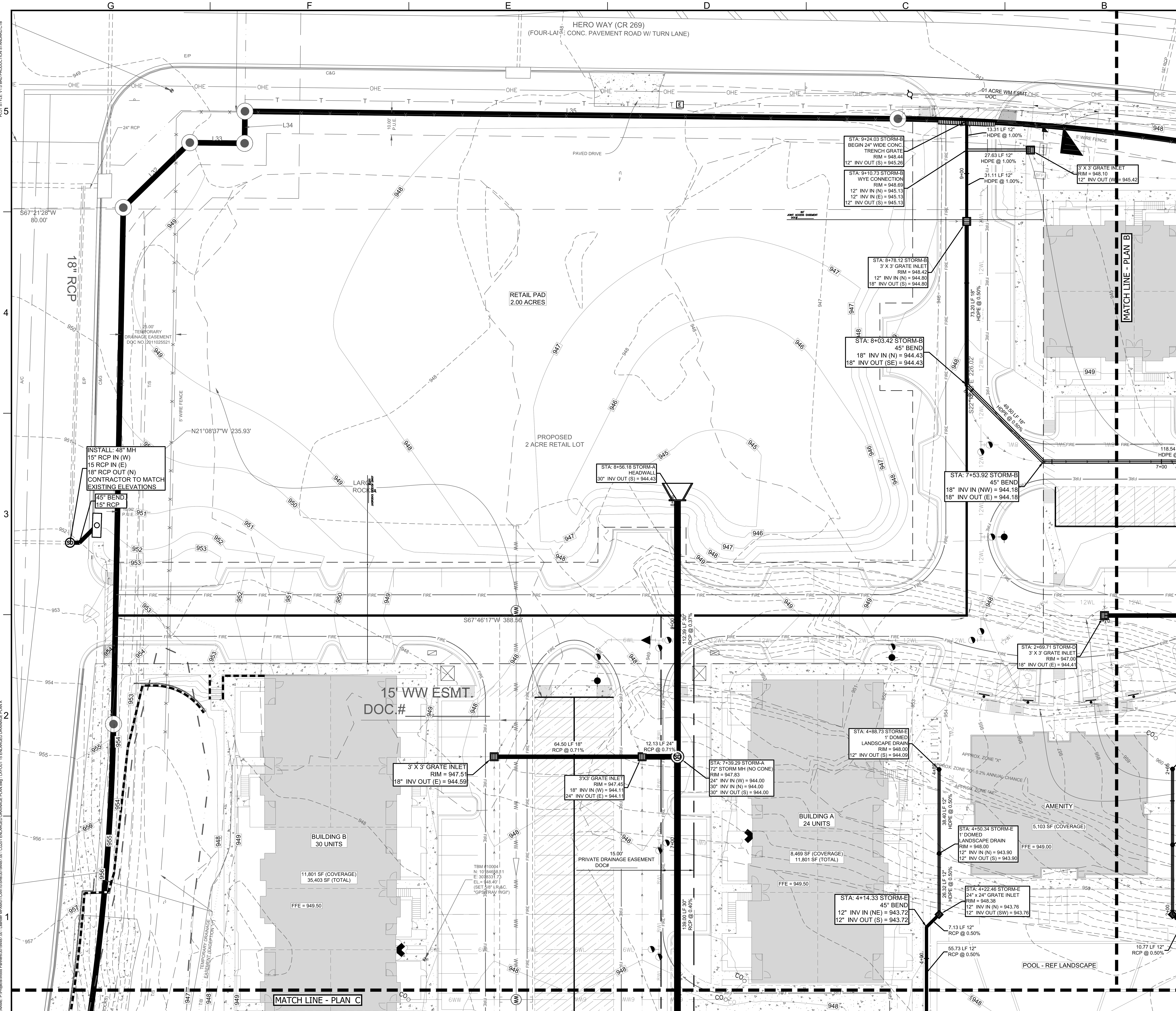
LICENSED PROFESSIONAL ENGINEER
3 Nov 2020

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED GRADING PLAN D

SHEET
CG104
14 OF 51
20-TOD-SD-020
20-FDP-007


HERO WAY (CR 269)
(FOUR-LANE CONC. PAVEMENT ROAD W/ TURN LANE)
18" RCP
S67°21'28"W
80.00'
N21°08'37"W 235.93'
S67°46'17"W 388.56'
25.00' TEMPORARY DRAINAGE EASEMENT
RETAIL PAD
2.00 ACRES
PROPOSED
2 ACRE RETAIL LOT
PAVED DRIVE
INSTALL: 48" MH
15" RCP IN (W)
15 RCP IN (E)
18" RCP OUT (N)
CONTRACTOR TO MATCH
EXISTING ELEVATIONS
45° BEND
15" RCP
STA: 9+24.03 STORM-B
BEGIN 24" WIDE CONC.
TRENCH GRATE
RIM = 948.44
12" INV OUT (S) = 945.26
STA: 9+10.73 STORM-B
WYE CONNECTION
RIM = 948.69
12" INV IN (N) = 945.13
12" INV IN (E) = 945.13
12" INV OUT (S) = 945.13
13.31 LF 12" HDPE @ 1.00%
27.63 LF 12" HDPE @ 1.00%
31.11 LF 12" HDPE @ 1.00%
3' X 3' GRATE INLET
RIM = 948.10
12" INV OUT (W) = 945.42
STA: 8+78.12 STORM-B
3' X 3' GRATE INLET
RIM = 948.42
12" INV IN (N) = 944.80
18" INV OUT (S) = 944.80
73.20 LF 18" HDPE @ 0.50%
STA: 8+03.42 STORM-B
45° BEND
18" INV IN (N) = 944.43
18" INV OUT (SE) = 944.43
49.50 LF 18" HDPE @ 0.50%
STA: 7+53.92 STORM-B
45° BEND
18" INV IN (NW) = 944.18
18" INV OUT (E) = 944.18
118.54 LF HDPE @ 0.50%
STA: 8+56.18 STORM-A
HEADWALL
30" INV OUT (S) = 944.43
112.39 LF 30" RCP @ 0.37%
STA: 2+69.71 STORM-D
3' X 3' GRATE INLET
RIM = 947.00
18" INV OUT (E) = 944.41
15' WW ESMT.
DOC.#
3' X 3' GRATE INLET
RIM = 947.51
18" INV OUT (E) = 944.59
64.50 LF 18" RCP @ 0.71%
12.13 LF 24" RCP @ 0.71%
3'X3' GRATE INLET
RIM = 947.45
18" INV IN (W) = 944.11
24" INV OUT (E) = 944.11
STA: 7+39.29 STORM-A
72" STORM MH (NO CONE)
RIM = 947.83
24" INV IN (W) = 944.00
30" INV IN (N) = 944.00
30" INV OUT (S) = 944.00
STA: 4+88.73 STORM-E
1' DOMED
LANDSCAPE DRAIN
RIM = 948.00
12" INV OUT (S) = 944.09
38.40 LF 12" HDPE @ 0.50%
STA: 4+50.34 STORM-E
1' DOMED
LANDSCAPE DRAIN
RIM = 948.00
12" INV IN (N) = 943.90
12" INV OUT (S) = 943.90
26.12 LF 12" HDPE @ 0.50%
STA: 4+22.46 STORM-E
24" x 24" GRATE INLET
RIM = 948.38
12" INV IN (N) = 943.76
12" INV OUT (SW) = 943.76
STA: 4+14.33 STORM-E
45° BEND
12" INV IN (NE) = 943.72
12" INV OUT (S) = 943.72
7.13 LF 12" RCP @ 0.50%
55.73 LF 12" RCP @ 0.50%
10.77 LF 12" RCP @ 0.50%
34.62 LF 12"
30.27 LF 12"
139.00 LF 30" RCP @ 0.40%
15.00' PRIVATE DRAINAGE EASEMENT DOC#
BUILDING B
30 UNITS
11,801 SF (COVERAGE)
35,403 SF (TOTAL)
FFE = 949.50
BUILDING A
24 UNITS
8,469 SF (COVERAGE)
11,801 SF (TOTAL)
FFE = 949.50
AMENITY
5,103 SF (COVERAGE)
FFE = 949.00
APPROX. ZONE "X"
POOL - REF LANDSCAPE
MATCH LINE - PLAN B
MATCH LINE - PLAN C
24" x 24" GRATE INLET
0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
- CURB / EDGE OF PAVEMENT
- EXIST. OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE (ADA)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- WATER LINE
- WASTEWATER LINE
- DRAINAGE SWALE FLOW LINE
- DIRECTION OF FLOW
- TREE W/ TAG (TO REMAIN)

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THIS SHEET

KEY NOTE
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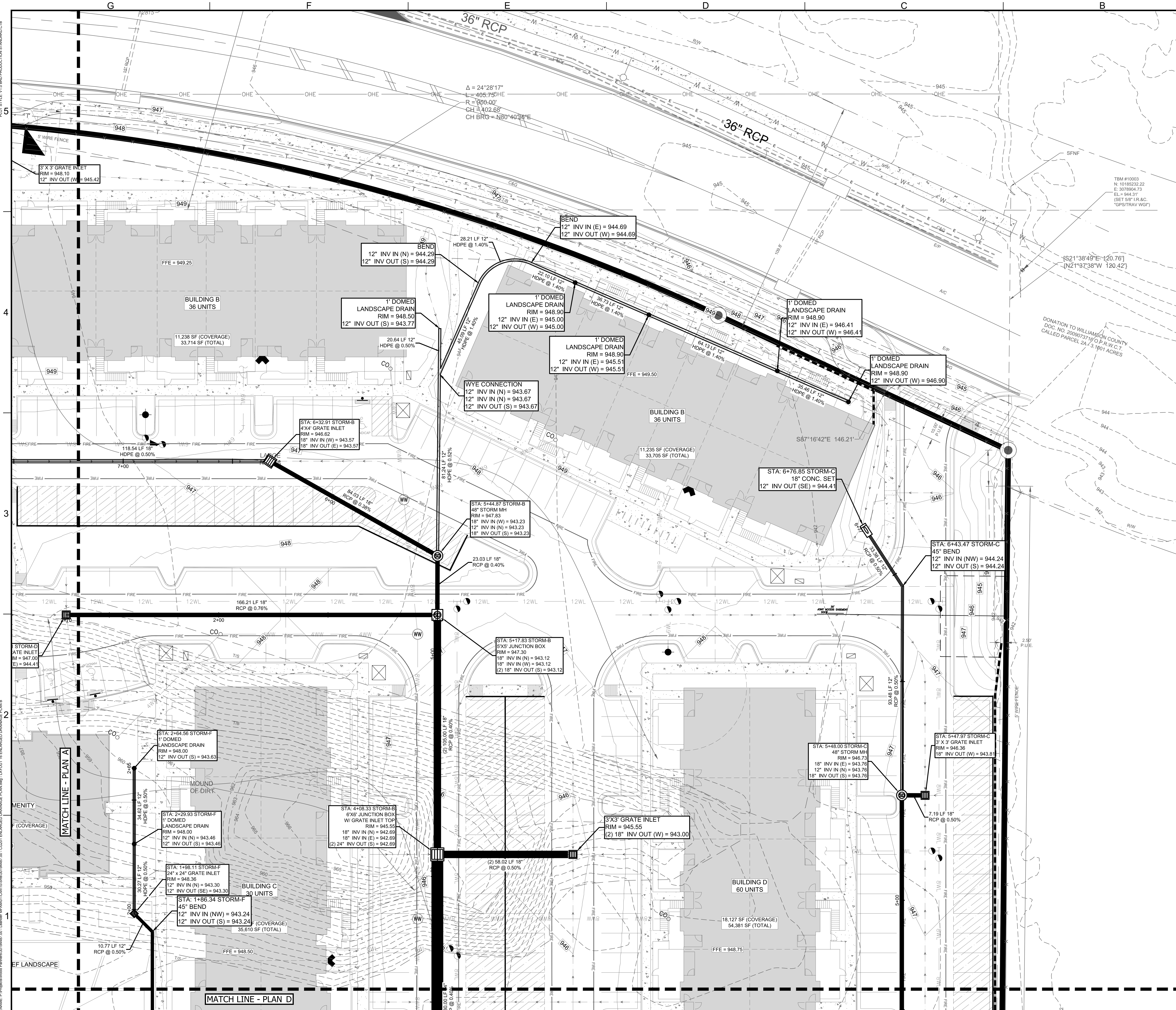
WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560
FIRM NO. F-15085

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
ENLARGED DRAINAGE PLAN A

SHEET
CG201
15 OF 51
20-TOD-SD-020
20-FDP-007



0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN
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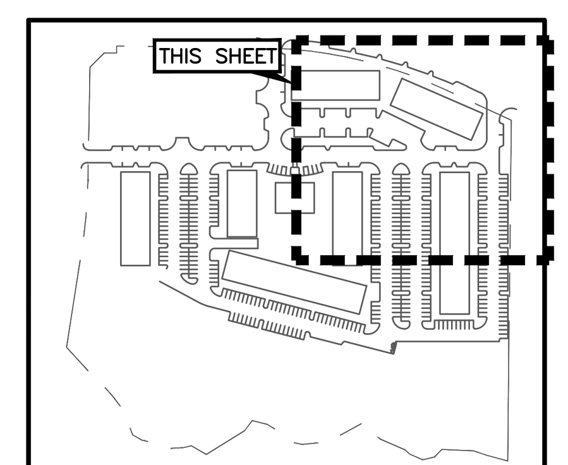

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WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560

3 Nov 2020

STATE OF TEXAS
GEORGE B. HARRINGTON
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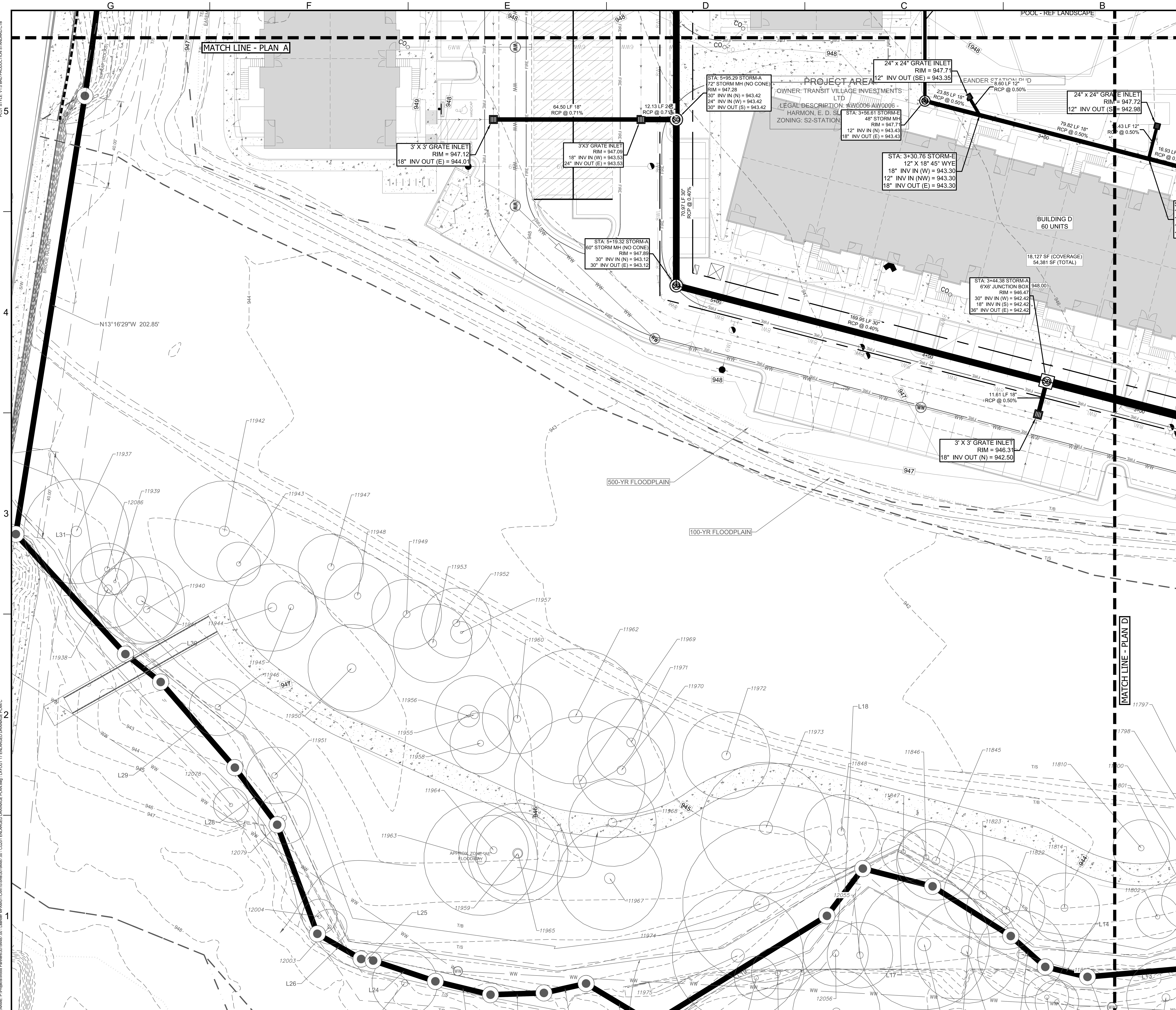
LICENSED
PROFESSIONAL ENGINEER

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
ENLARGED DRAINAGE PLAN B

SHEET
CG202
16 OF 51
20-TOD-SD-020
20-FDP-007


MATCH LINE - PLAN A
MATCH LINE - PLAN D
PROJECT AREA
OWNER: TRANSIT VILLAGE INVESTMENTS LTD
LEGAL DESCRIPTION: AW0006 AW0006 - HARMON, E. D. SU
ZONING: S2-STATION
POOL - REF LANDSCAPE
LEANDER STATION PUD
BUILDING D
60 UNITS
18,127 SF (COVERAGE)
54,381 SF (TOTAL)
STA: 5+95.29 STORM-A
72" STORM MH (NO CONE)
RIM = 947.28
30" INV IN (N) = 943.42
24" INV IN (W) = 943.42
30" INV OUT (S) = 943.42
STA: 5+19.32 STORM-A
60" STORM MH (NO CONE)
RIM = 947.89
30" INV IN (N) = 943.12
30" INV OUT (E) = 943.12
STA: 3+56.61 STORM-E
48" STORM MH
RIM = 947.71
12" INV IN (N) = 943.43
18" INV OUT (E) = 943.43
STA: 3+30.76 STORM-E
12" X 18" 45° WYE
18" INV IN (W) = 943.30
12" INV IN (NW) = 943.30
18" INV OUT (E) = 943.30
STA: 3+44.38 STORM-A
6'X6' JUNCTION BOX
RIM = 946.47
30" INV IN (W) = 942.42
18" INV IN (S) = 942.42
36" INV OUT (E) = 942.42
3' X 3' GRATE INLET
RIM = 947.12
18" INV OUT (E) = 944.01
3'X3' GRATE INLET
RIM = 947.09
18" INV IN (W) = 943.53
24" INV OUT (E) = 943.53
24" x 24" GRATE INLET
RIM = 947.71
12" INV OUT (SE) = 943.35
24" x 24" GRATE INLET
RIM = 947.72
12" INV OUT (S) = 942.98
3' X 3' GRATE INLET
RIM = 946.31
18" INV OUT (N) = 942.50
64.50 LF 18" RCP @ 0.71%
12.13 LF 24" RCP @ 0.71%
70.97 LF 30" RCP @ 0.40%
169.95 LF 30" RCP @ 0.40%
11.61 LF 18" RCP @ 0.50%
23.85 LF 18" RCP @ 0.50%
8.60 LF 12" RCP @ 0.50%
79.82 LF 18" RCP @ 0.50%
8.43 LF 12" RCP @ 0.50%
16.93 LF 18" RCP @ 0.50
N13°16'29"W 202.85'
500-YR FLOODPLAIN
100-YR FLOODPLAIN
APPROX ZONE "AE" FLOODWAY

0 10' 20' 40'

LEGEND

	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	100 YEAR FEMA FLOODPLAIN
	500 YEAR FEMA FLOODPLAIN
	CURB / EDGE OF PAVEMENT
OU	EXIST. OVERHEAD UTILITY LINE
	ACCESSIBLE ROUTE (ADA)
XXXX	EXIST. GRADE ELEVATIONS
XXXX	PROP. GRADE ELEVATIONS
	EXIST. STORM DRAIN LINE
	PROP. STORM DRAIN LINE
WL	WATER LINE
WW	WASTEWATER LINE
	DRAINAGE SWALE FLOW LINE
	DIRECTION OF FLOW
####	TREE W/ TAG (TO REMAIN)

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FIRM NO. F-15085

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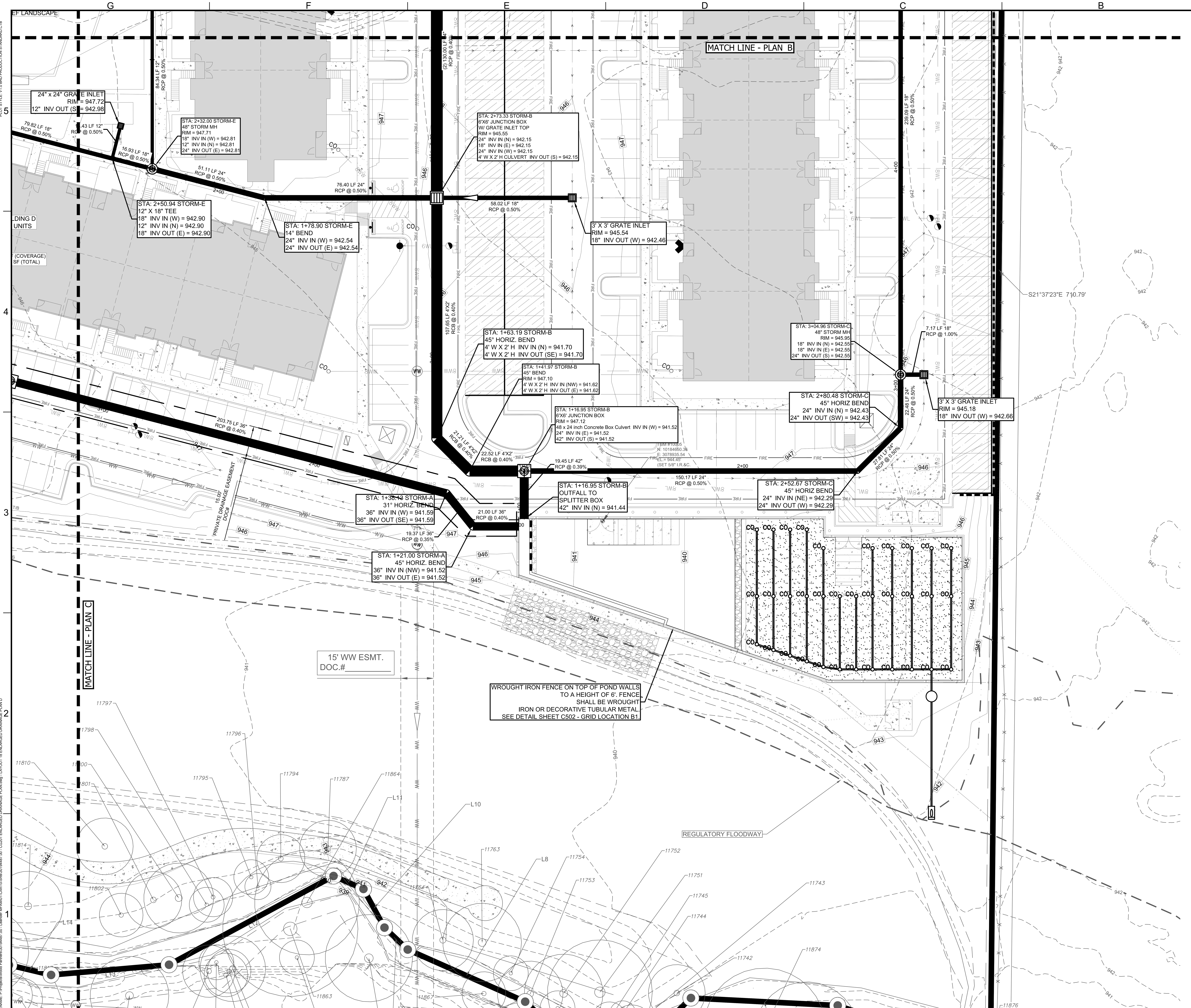
LICENSED PROFESSIONAL ENGINEER

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
ENLARGED DRAINAGE PLAN C

SHEET
CG203
17 OF 51
20-TOD-SD-020
20-FDP-007



LEGEND

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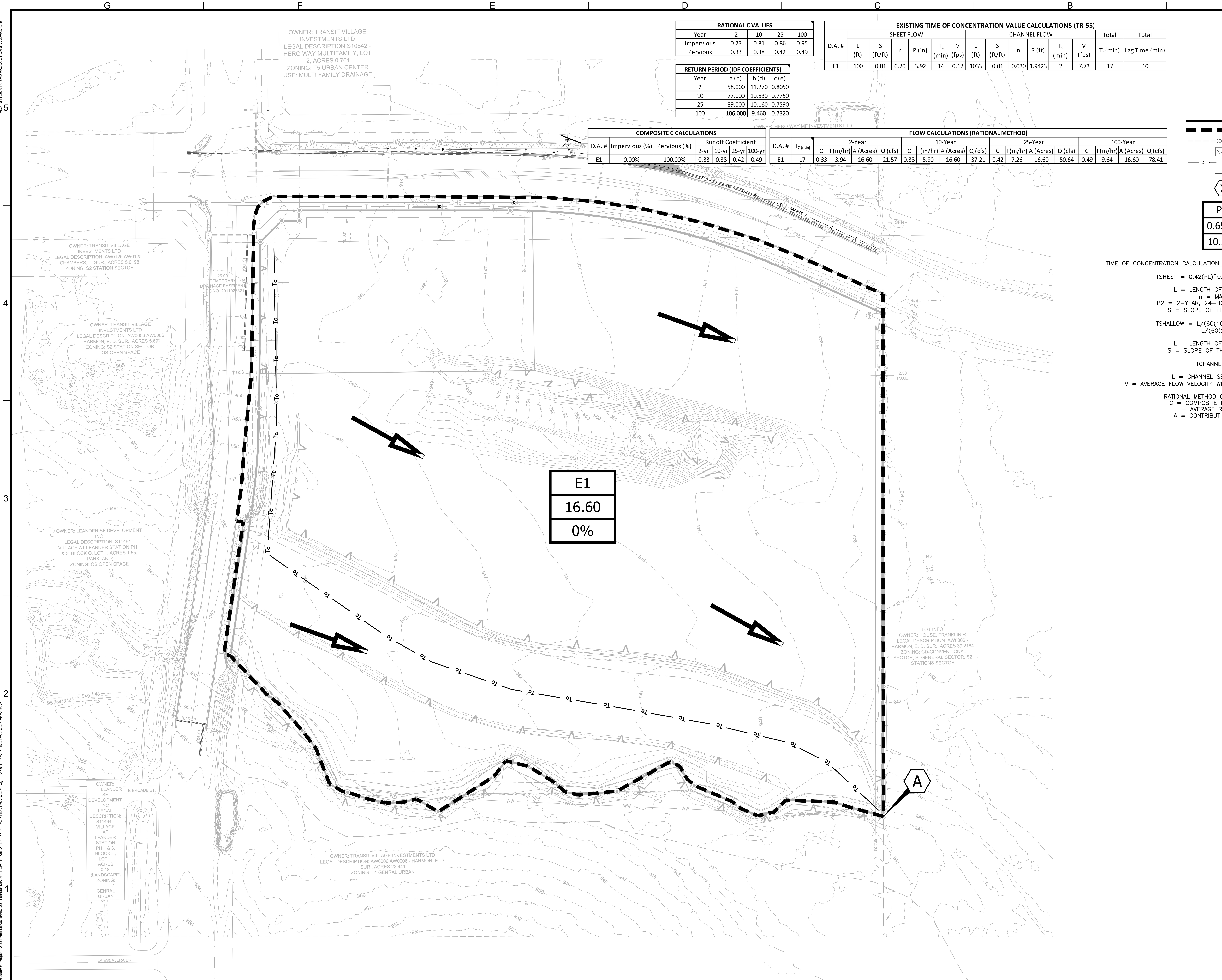
PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED DRAINAGE PLAN D

SHEET
CG204
18 OF 51
20-TOD-SD-020
20-FDP-007



RATIONAL C VALUES				
Year	2	10	25	100
Impervious	0.73	0.81	0.86	0.95
Pervious	0.33	0.38	0.42	0.49

RETURN PERIOD (IDF COEFFICIENTS)			
Year	a (b)	b (d)	c (e)
2	58.000	11.270	0.8050
10	77.000	10.530	0.7750
25	89.000	10.160	0.7590
100	106.000	9.460	0.7320

EXISTING TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

D.A. #	SHEET FLOW						CHANNEL FLOW						Total	Total
	L (ft)	S (ft/ft)	n	P (in)	T_c (min)	V (fps)	L (ft)	S (ft/ft)	n	R (ft)	T_c (min)	V (fps)	T_c (min)	Lag Time (min)
E1	100	0.01	0.20	3.92	14	0.12	1033	0.01	0.030	1.9423	2	7.73	17	10

COMPOSITE C CALCULATIONS

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient			
			2-yr	10-yr	25-yr	100-yr
E1	0.00%	100.00%	0.33	0.38	0.42	0.49

FLOW CALCULATIONS (RATIONAL METHOD)

D.A. #	$T_{C\,(min)}$	2-Year				10-Year				25-Year				100-Year			
		C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
E1	17	0.33	3.94	16.60	21.57	0.38	5.90	16.60	37.21	0.42	7.26	16.60	50.64	0.49	9.64	16.60	78.41

0 30' 60' 120'

LEGEND

- DRAINAGE AREA BOUNDARY
- XXXX EXIST. GRADE ELEVATIONS
- XXXX PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- DIRECTION OF FLOW
- X ANALYSIS POINT
- P27 DRAINAGE AREA #
- 0.65 Ac. DRAINAGE AREA
- 10.32% IMPERVIOUS COVER

TIME OF CONCENTRATION CALCULATION: TC = TSHEET + TSHALLOW + TCHANNEL

TSHEET = 0.42(nL)^0.8 / ((P2)^0.5 x S^0.4)

L = LENGTH OF THE REACH IN FT
n = MANNING'S N
P2 = 2-YEAR, 24-HOUR RAINFALL IN INCHES
S = SLOPE OF THE GROUND IN FT/FT

TSHALLOW = L/(60(16.1345)(S)^0.5) UNPAVED
L/(60(20.3282)(S)^0.5) PAVED

L = LENGTH OF THE REACH IN FT
S = SLOPE OF THE GROUND IN FT/FT

TCHANNEL = L/60V

L = CHANNEL SEGMENT LENGTH, FT
V = AVERAGE FLOW VELOCITY WITHIN THE CHANNEL SEGMENT, FT/S

RATIONAL METHOD CALCULATION: Q = CIA
C = COMPOSITE RUNOFF COEFFICIENT
I = AVERAGE RAINFALL INTENSITY
A = CONTRIBUTING DRAINAGE AREA

NO. | DATE | DESCRIPTION | BY

FIRM NO: F-15085
WGI WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560

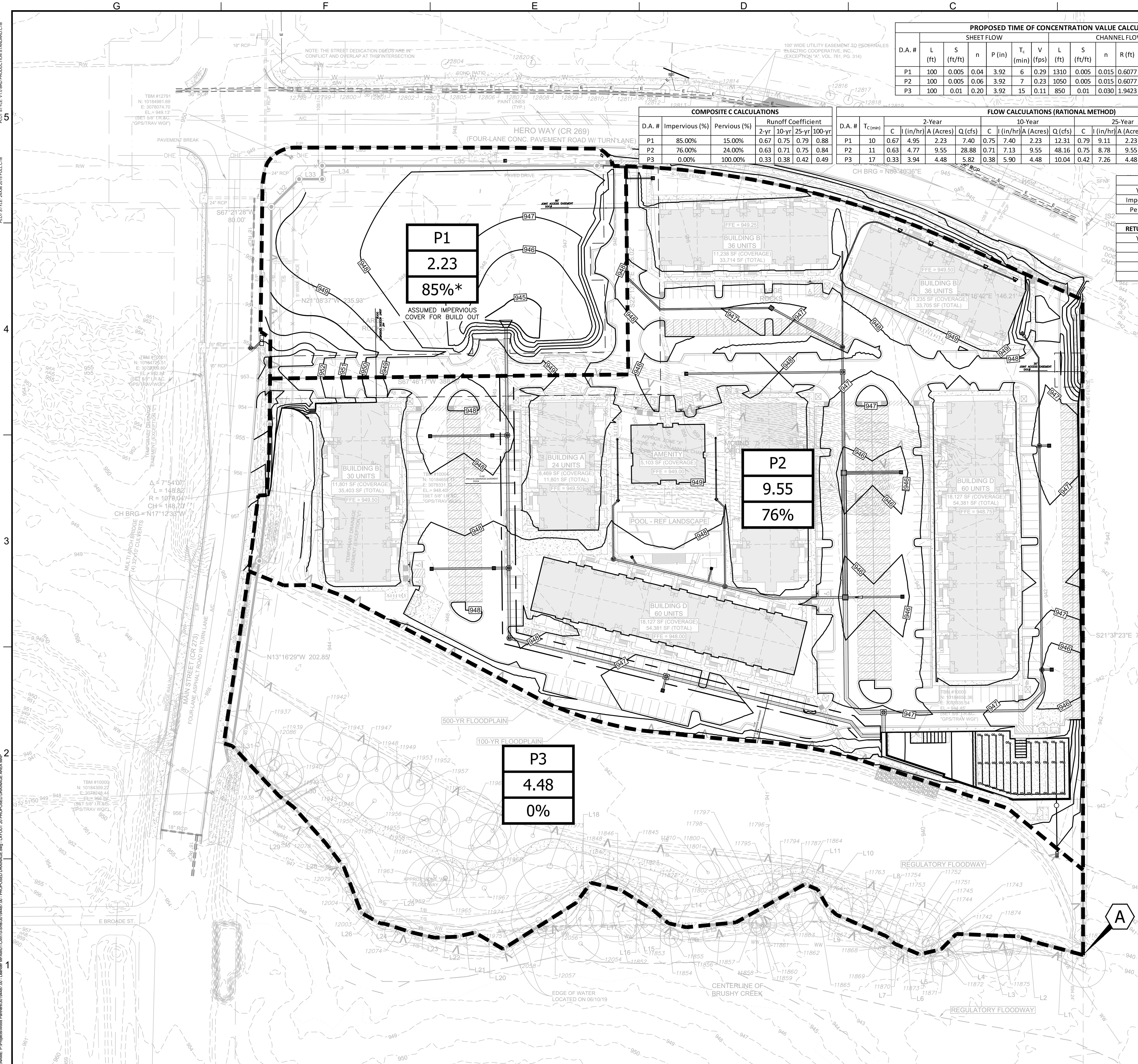
3 Nov 2020
STATE OF TEXAS GEORGE B. HARRINGTON 114304 LICENSED PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: EXISTING DRAINAGE AREA MAP

SHEET
CG300
19 OF 51
20-TOD-SD-020
20-FDP-007

LAST MODIFIED BY: JORDAN.MILLER
LAST MODIFIED ON: 11/2/2020 11:44 AM
PLOTTED BY: JOHNNIE GARZA
PLOTTED ON: 11/4/2020 7:59 AM
PLOTTED WITH: _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 BRD PRODUCTION STANDARD.CTB
FILE NAME: 30194487.00 - EXISTING DRAINAGE.DWG



PROPOSED TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

D.A. #	SHEET FLOW L (ft)	S (ft/ft)	n	P (in)	T_c (min)	V (fps)	CHANNEL FLOW L (ft)	S (ft/ft)	n	R (ft)	T_c (min)	V (fps)	Total T_c (min)	Total Lag Time (min)
P1	100	0.005	0.04	3.92	6	0.29	1310	0.005	0.015	0.6077	4	5.04	10	6
P2	100	0.005	0.06	3.92	7	0.23	1050	0.005	0.015	0.6077	3	5.04	11	6
P3	100	0.01	0.20	3.92	15	0.11	850	0.01	0.030	1.9423	2	7.73	17	10

COMPOSITE C CALCULATIONS

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient 2-yr	10-yr	25-yr	100-yr
P1	85.00%	15.00%	0.67	0.75	0.79	0.88
P2	76.00%	24.00%	0.63	0.71	0.75	0.84
P3	0.00%	100.00%	0.33	0.38	0.42	0.49

FLOW CALCULATIONS (RATIONAL METHOD)

D.A. #	$T_{C (min)}$	2-Year C	I (in/hr)	A (Acres)	Q (cfs)	10-Year C	I (in/hr)	A (Acres)	Q (cfs)	25-Year C	I (in/hr)	A (Acres)	Q (cfs)	100-Year C	I (in/hr)	A (Acres)	Q (cfs)
P1	10	0.67	4.95	2.23	7.40	0.75	7.40	2.23	12.31	0.79	9.11	2.23	16.12	0.88	12.07	2.23	23.71
P2	11	0.63	4.77	9.55	28.88	0.71	7.13	9.55	48.16	0.75	8.78	9.55	63.23	0.84	11.63	9.55	93.28
P3	17	0.33	3.94	4.48	5.82	0.38	5.90	4.48	10.04	0.42	7.26	4.48	13.66	0.49	9.64	4.48	21.16

RATIONAL C VALUES

Year	2	10	25	100
Impervious	0.73	0.81	0.86	0.95
Pervious	0.33	0.38	0.42	0.49

RETURN PERIOD (IDF COEFFICIENTS)

Year	a (b)	b (d)	c (e)
2	58.000	11.270	0.8050
10	77.000	10.530	0.7750
25	89.000	10.160	0.7590
100	106.000	9.460	0.7320

0 25' 50' 100'

LEGEND

- DRAINAGE AREA BOUNDARY
- XXXX EXIST. GRADE ELEVATIONS
- XXXX PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- DIRECTION OF FLOW
- X ANALYSIS POINT
- P27 DRAINAGE AREA #
- 0.65 Ac. DRAINAGE AREA
- 10.32% IMPERVIOUS COVER

IMPERVIOUS COVER TABLE

Buildings	95,972 sf
Drive Aisles & Parking	165,840 sf
Sidewalks	46,219 sf
Pool	6,775 sf
Commercial (85% Assumed)	82,568 sf
TOTAL	397,374 sf
	57.1%

TIME OF CONCENTRATION CALCULATION: TC = TSHEET + TSHALLOW + TCHANNEL

TSHEET = 0.42(NL)^0.8 / ((P2)^0.5 X S^0.4)

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2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560
FIRM NO: F-15085

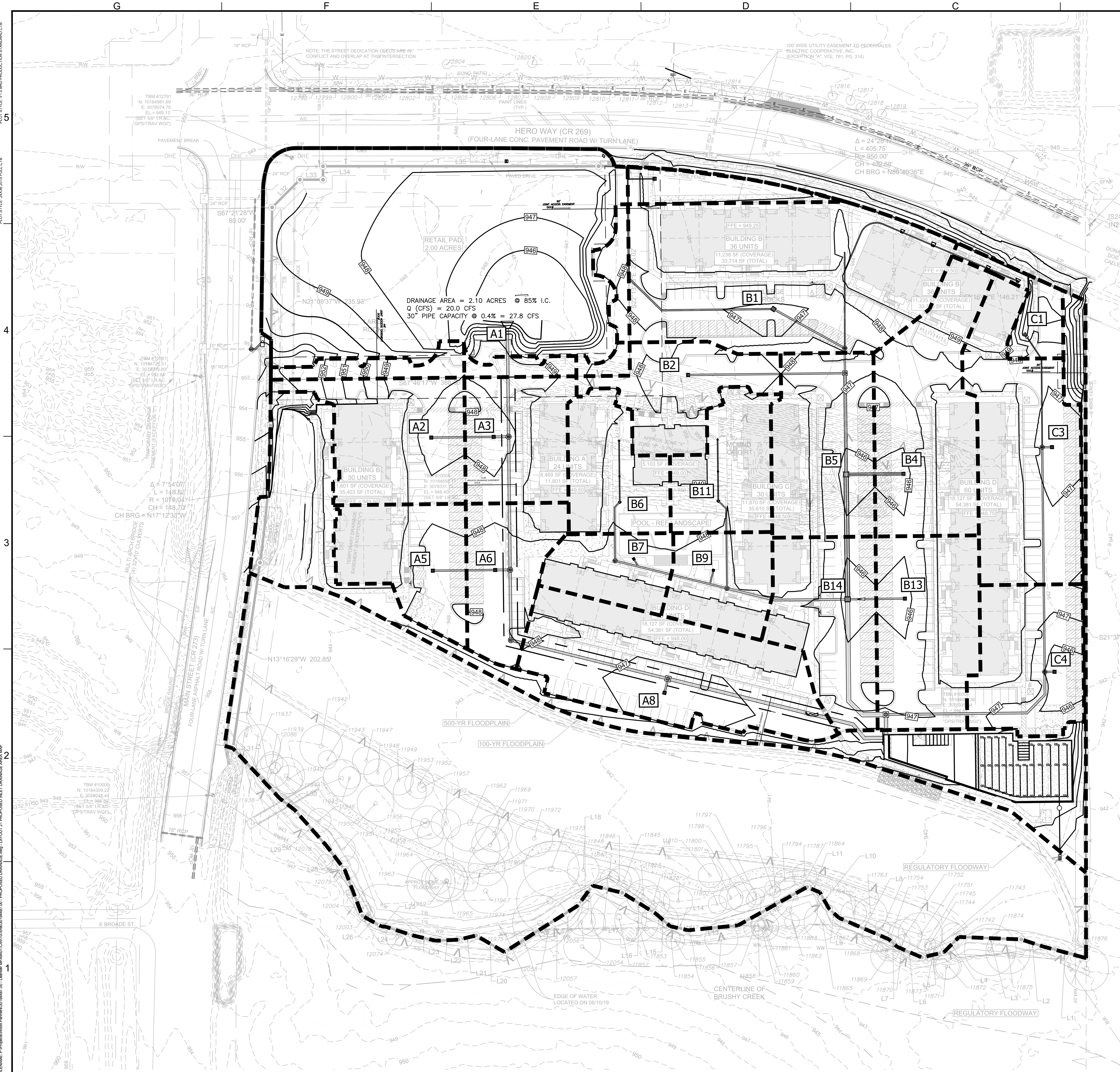
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

NO. | DATE | DESCRIPTION | BY

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: PROPOSED DRAINAGE AREA MAP

SHEET
CG400
20 OF 51
20-TOD-SD-020
20-FDP-007



0 25' 50' 100'

LEGEND

- DRAINAGE AREA BOUNDARY
- XXXX — EXIST. GRADE ELEVATIONS
- XXXX — PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- DIRECTION OF FLOW
- X — ANALYSIS POINT
- P27 — DRAINAGE AREA #
- 0.65 Ac. — DRAINAGE AREA
- 10.32% — IMPERVIOUS COVER

Grate Inlet	Drainage Area	Q (cfs)	Size of Inlet	Area of Opening (ft)	Inlet Capacity w/ 50% Clogging (cfs)	Capacity Adequate?
A2	0.57	5.12	3x3	5.00	8.5	TRUE
A3	0.41	3.69	3x3	5.00	8.5	TRUE
A5	0.37	3.33	3x3	5.00	8.5	TRUE
A6	0.37	3.33	3x3	5.00	8.5	TRUE
A8	0.77	6.92	3x3	5.00	8.5	TRUE
B1	1.23	11.06	4x4	8.40	14.3	TRUE
B2	0.37	3.33	3x3	5.00	8.5	TRUE
B4	0.63	5.66	3x3	5.00	8.5	TRUE
B5	0.5	4.49	3x3	5.00	8.5	TRUE
B6	0.32	2.88	2x2	2.26	3.9	TRUE
B7	0.22	1.98	2x2	2.26	3.9	TRUE
B9	0.23	2.07	2x2	2.26	3.9	TRUE
B11	0.32	2.88	2x2	2.26	3.9	TRUE
B13	0.52	4.67	3x3	5.00	8.5	TRUE
B14	0.45	4.04	3x3	5.00	8.5	TRUE
C3	0.71	6.35	3x3	5.00	8.5	TRUE
C4	0.43	3.87	3x3	5.00	8.5	TRUE

Inlet Capacity Equation = $4.82Ah^{1/2}$

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STATE OF TEXAS
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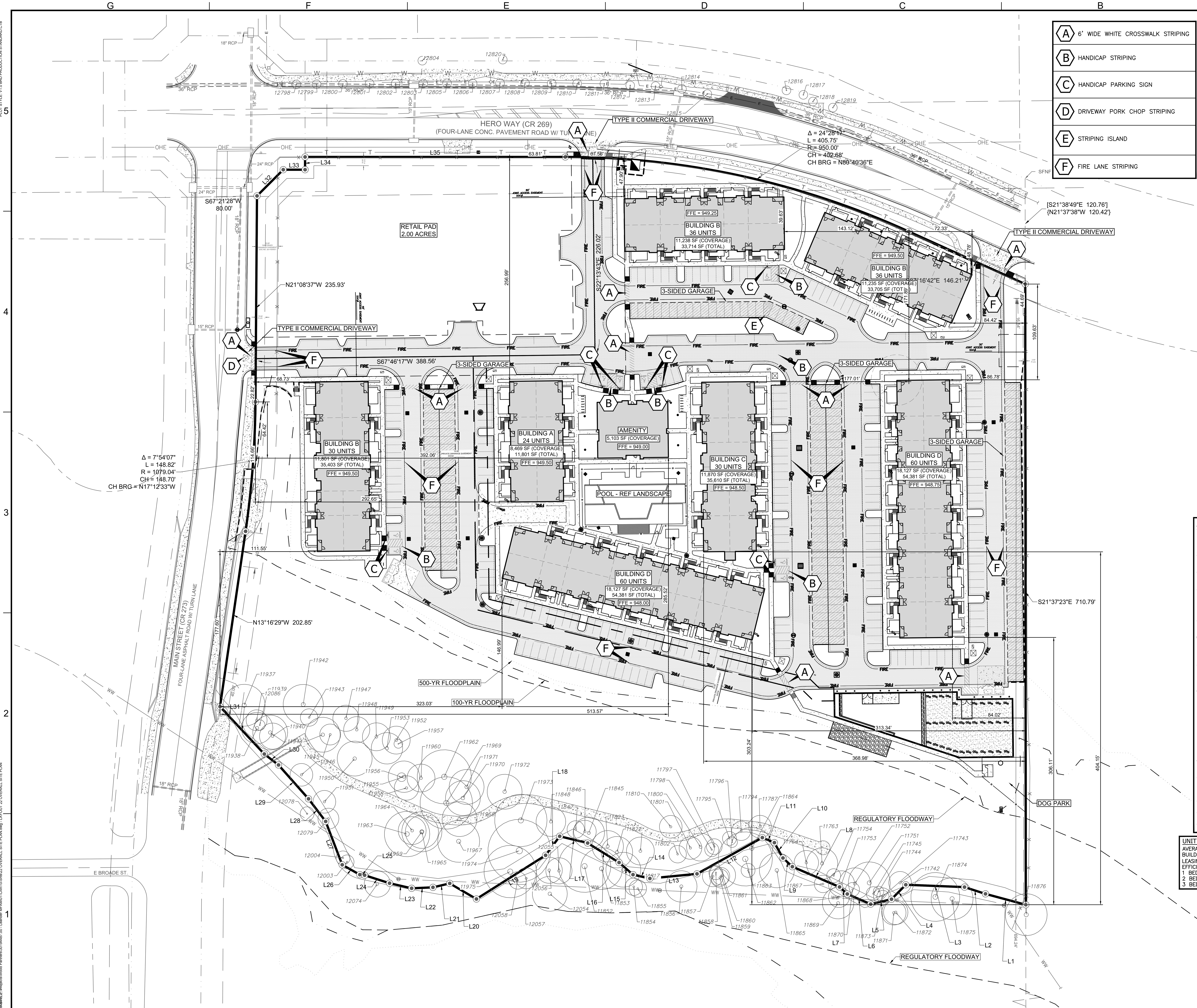
114304
LICENSED
PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: PROPOSED INLET DRAINAGE AREA MAP

SHEET
CG401
21 OF 51

20-TOD-SD-020
20-FDP-007



0 25' 50' 100'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXIST. CURB / EDGE OF PAVEMENT
- PROP. CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- EXIST. OVERHEAD UTILITY LINE
- WIRE FENCE
- PROP. BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- ROD/NAIL FOUND OR SET
- BENCHMARK
- SIGN
- ELEC. TRANSFORMER PAD
- ELEC. TAP BOX PAD
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- DUMPSTER / RECYCLING AREA
- ACCESSIBLE PARKING
- BICYCLE PARKING RACK

NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 7/9/20, CONDUCTED BY FIRST AMERICAN TITLE) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
7. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
8. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING. GARBAGE DUMPSTER ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTION OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
9. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
10. SOUND LEVELS MEASURED AT THE BUILDING FRONTAGE LINE SHALL NOT EXCEED 70 DECIBELS FROM SUNRISE TO MIDNIGHT AND 60 DECIBELS FROM MIDNIGHT TO SUNRISE.
11. REFERENCE EXISTING CONDITIONS FOR BENCHMARK LOCATIONS.
12. REFERENCE CS101 – CS104 FOR MORE DETAILED INFORMATION.
13. PUD ALLOWS FOR BASE UNIT DENSITY OF 25 UNITS PER ACRE.

UNIT INFORMATION

AVERAGE UNIT:	888 SF
BUILDINGS GSF:	251,868 SF
LEASING/CLUB:	5000 SF
EFFICIENCY UNIT:	585 SF
1 BEDROOM:	723 SF, 783 SF
2 BEDROOM:	1,112 SF, 1,172 SF
3 BEDROOM:	1,520 SF, 1,580 SF

CALCULATIONS:

LIVING UNITS:	276
ACREAGE:	13.96
UNITS PER ACRE:	19.77
TOTAL COVERED PARKING	173
UNITS W/ COVERED PARKING	62%

PARKING SUMMARY:

STANDARD:	414
HANDICAP:	9
TOTAL:	423
BICYCLE:	REF. LANDSCAPE
3 SIDED PARKING GARAGE	4

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2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560
FIRM NO. F-15085

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

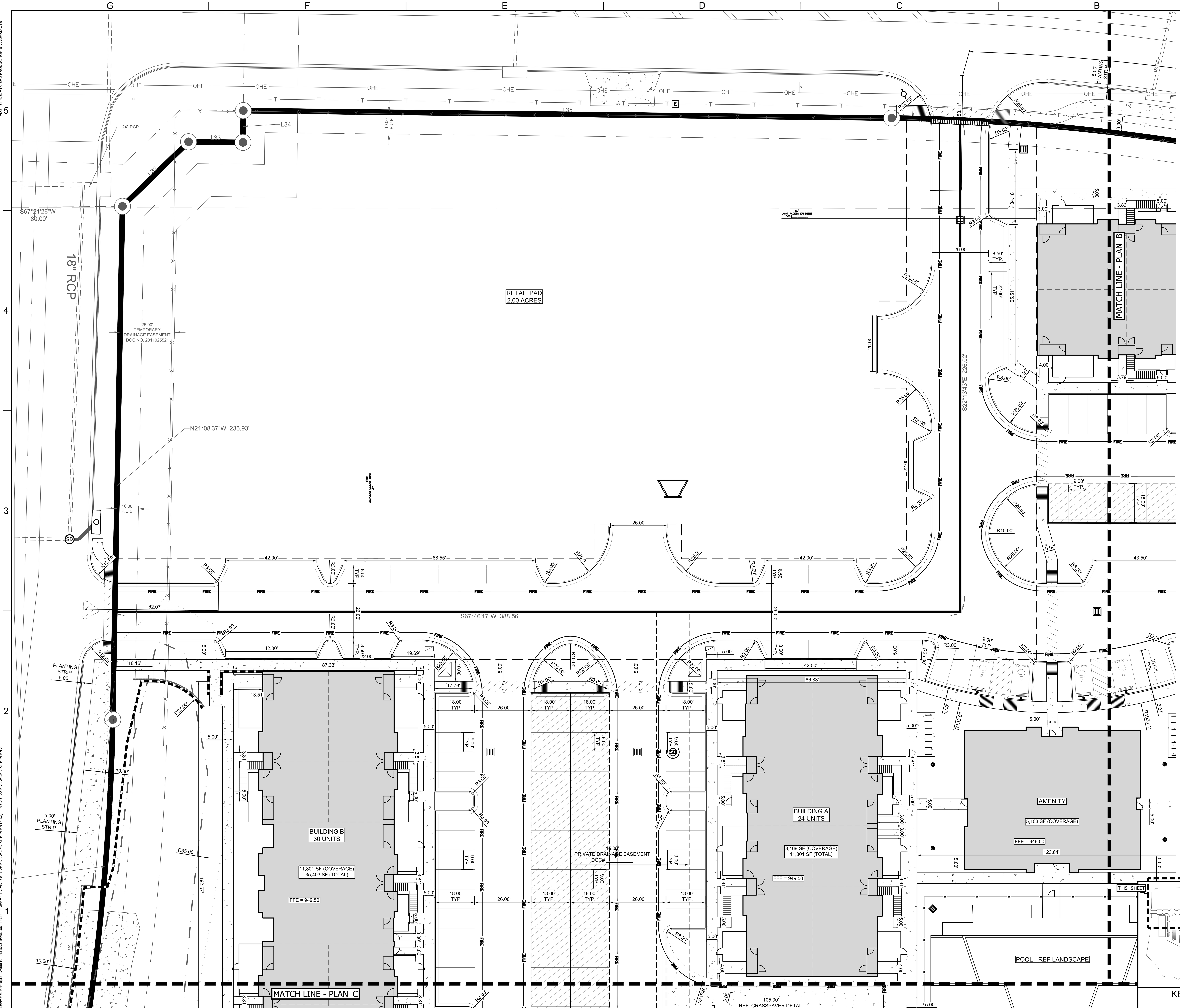
PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
OVERALL SITE AND STRIPING PLAN

NO. | DATE | DESCRIPTION | BY

SHEET
CS100

20-TOD-SD-020
20-FDP-007



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXIST. CURB / EDGE OF PAVEMENT
- PROP. CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OU EXIST. OVERHEAD UTILITY LINE
- WIRE FENCE
- PROP. BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- ROD/NAIL FOUND OR SET
- BENCHMARK
- SIGN
- ELEC. TRANSFORMER PAD
- ELEC. TAP BOX PAD
- WW WASTEWATER MANHOLE
- CO CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BFP BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- SD STORM DRAIN MANHOLE
- D DUMPSTER / RECYCLING AREA
- ACCESSIBLE PARKING
- BICYCLE PARKING RACK

NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 7/9/20, CONDUCTED BY FIRST AMERICAN TITLE) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
7. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
8. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING. GARBAGE DUMPSTER ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTION OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
9. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
10. SOUND LEVELS MEASURED AT THE BUILDING FRONTAGE LINE SHALL NOT EXCEED 70 DECIBELS FROM SUNRISE TO MIDNIGHT AND 60 DECIBELS FROM MIDNIGHT TO SUNRISE.
11. REFERENCE EXISTING CONDITIONS FOR BENCHMARK LOCATIONS.
12. REFERENCE CS101 – CS104 FOR MORE DETAILED INFORMATION.
13. PUD ALLOWS FOR BASE UNIT DENSITY OF 25 UNITS PER ACRE.

NO.	DATE	DESCRIPTION	BY

WGI
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FIRM NO: F-15085
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
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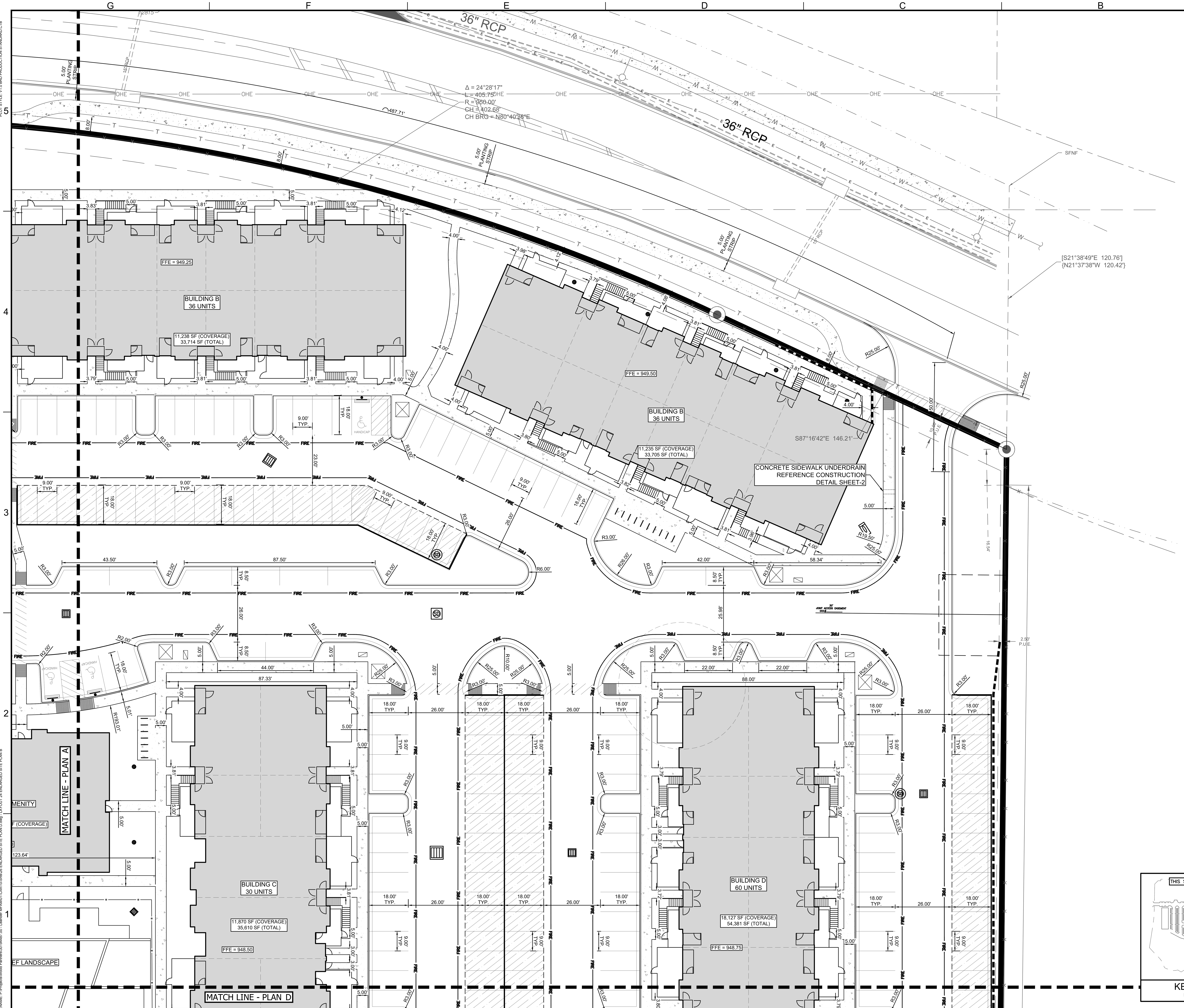
PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
ENLARGED SITE PLAN A

SHEET
CS101
23 OF 51
20-TOD-SD-020
20-FDP-007



0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXIST. CURB / EDGE OF PAVEMENT
- PROP. CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
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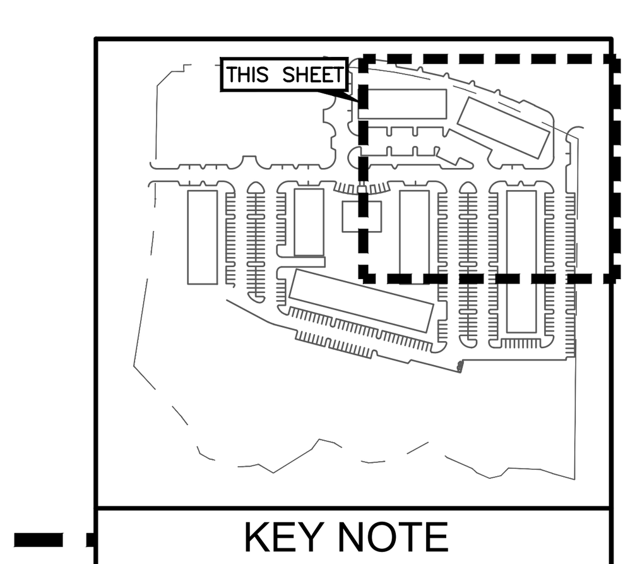

KEY NOTE
NOT TO SCALE

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3 Nov 2020
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GEORGE B. HARRINGTON
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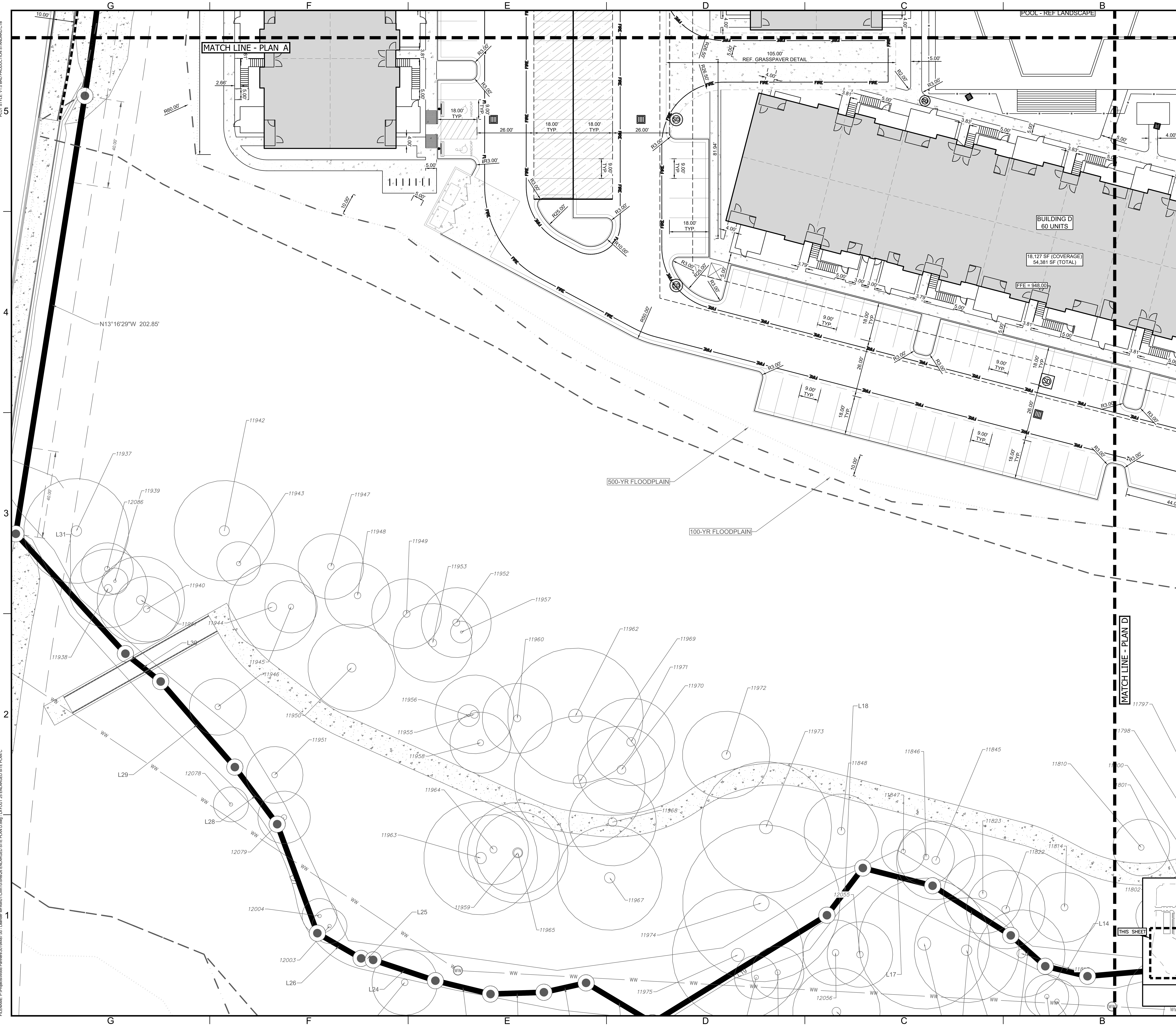
PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
ENLARGED SITE PLAN B

SHEET
CS102
24 OF 51
20-TOD-SD-020
20-FDP-007



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXIST. CURB / EDGE OF PAVEMENT
- PROP. CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
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- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- ROD/NAIL FOUND OR SET
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- ELEC. TRANSFORMER PAD
- ELEC. TAP BOX PAD
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- DUMPSTER / RECYCLING AREA
- ACCESSIBLE PARKING
- BICYCLE PARKING RACK

NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 7/9/20, CONDUCTED BY FIRST AMERICAN TITLE) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
7. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
8. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING. GARBAGE DUMPSTER ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTION OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
9. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
10. SOUND LEVELS MEASURED AT THE BUILDING FRONTAGE LINE SHALL NOT EXCEED 70 DECIBELS FROM SUNRISE TO MIDNIGHT AND 60 DECIBELS FROM MIDNIGHT TO SUNRISE.
11. REFERENCE EXISTING CONDITIONS FOR BENCHMARK LOCATIONS.
12. REFERENCE CS101 – CS104 FOR MORE DETAILED INFORMATION.
13. PUD ALLOWS FOR BASE UNIT DENSITY OF 25 UNITS PER ACRE.

KEY NOTE
NOT TO SCALE

WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560
FIRM NO. F-15085

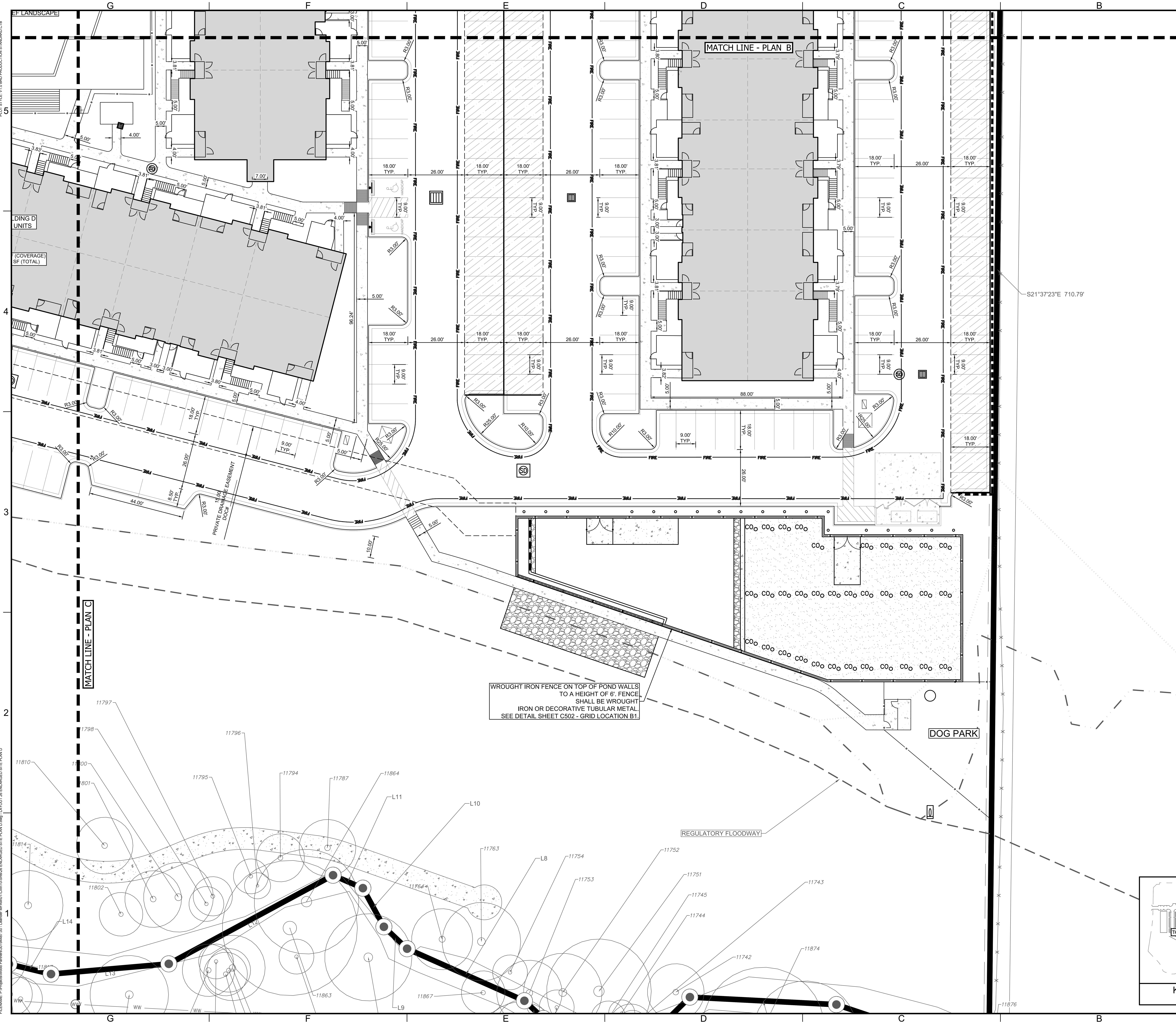
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED SITE PLAN C

SHEET
CS103
25 OF 51
20-TOD-SD-020
20-FDP-007



0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXIST. CURB / EDGE OF PAVEMENT
- PROP. CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- EXIST. OVERHEAD UTILITY LINE
- WIRE FENCE
- PROP. BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- ROD/NAIL FOUND OR SET
- BENCHMARK
- SIGN
- ELEC. TRANSFORMER PAD
- ELEC. TAP BOX PAD
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
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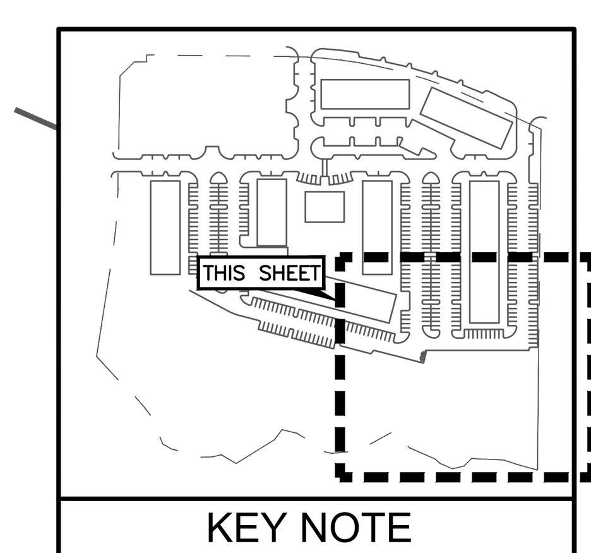

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512.669.5560
FIRM NO. F-15085

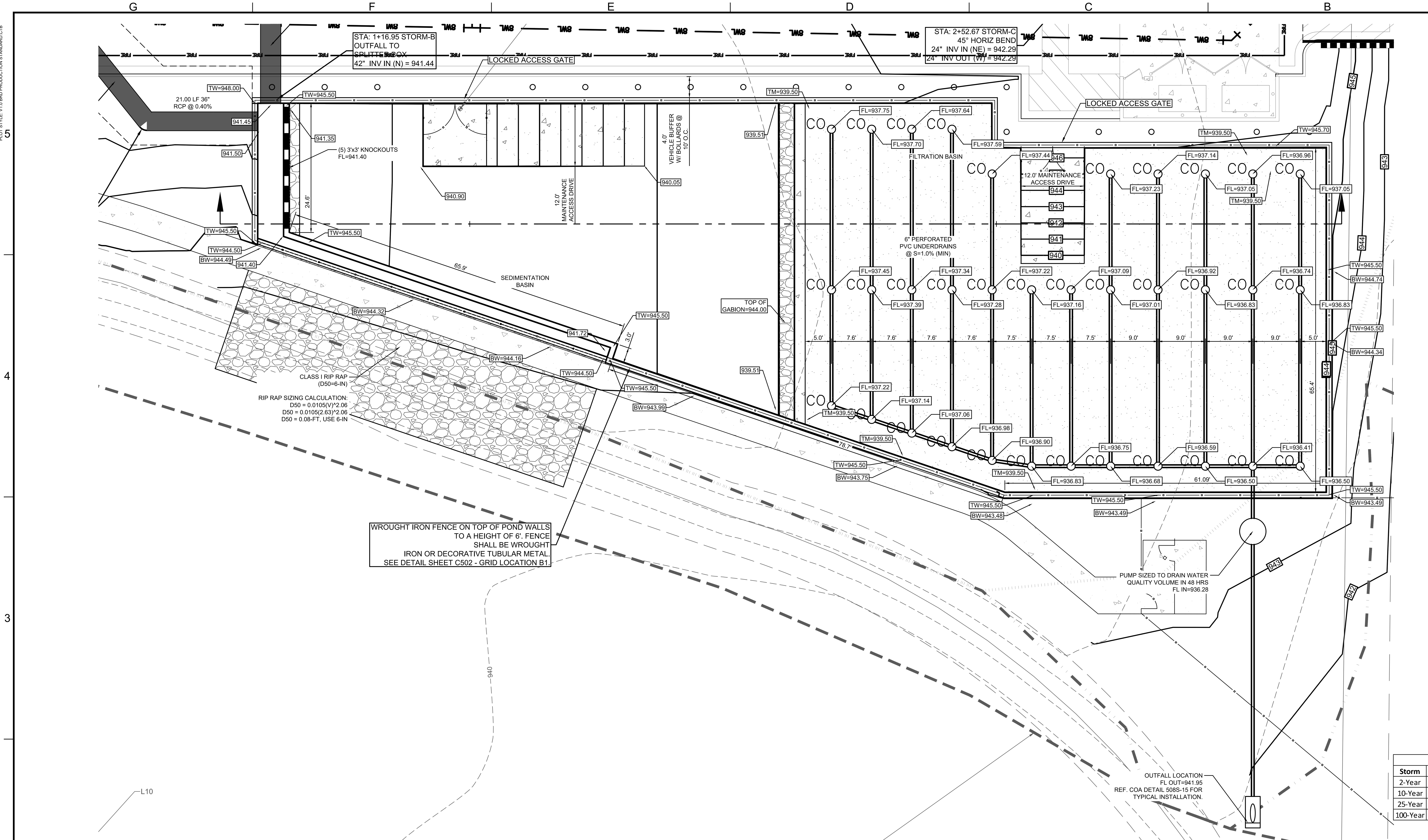
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

NO. | DATE | DESCRIPTION | BY

PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE:
ENLARGED SITE PLAN D

SHEET
CS104
26 OF 51
20-TOD-SD-020
20-FDP-007



0 5' 10' 20'

LEGEND

	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	100 YEAR FEMA FLOODPLAIN
	500 YEAR FEMA FLOODPLAIN
	CURB / EDGE OF PAVEMENT
OU	EXIST. OVERHEAD UTILITY LINE
	ACCESSIBLE ROUTE (ADA)
XXXX	EXIST. GRADE ELEVATIONS
XXXX	PROP. GRADE ELEVATIONS
	EXIST. STORM DRAIN LINE
	PROP. STORM DRAIN LINE
WL	WATER LINE
WW	WASTEWATER LINE
	DRAINAGE SWALE FLOW LINE
	DIRECTION OF FLOW
####	TREE W/ TAG (TO REMAIN)

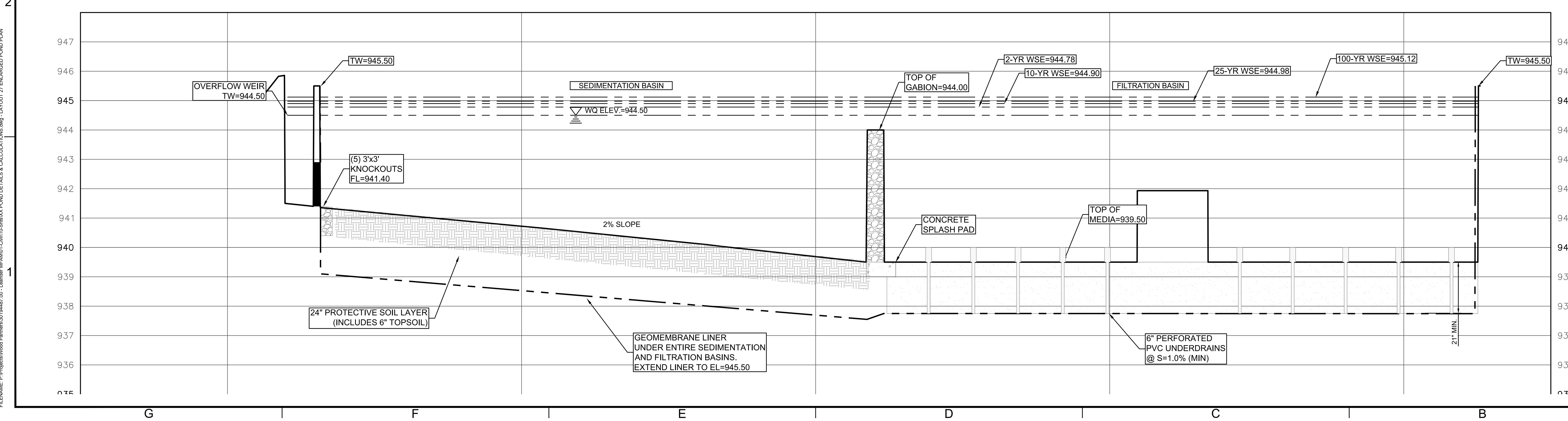
NOTES:

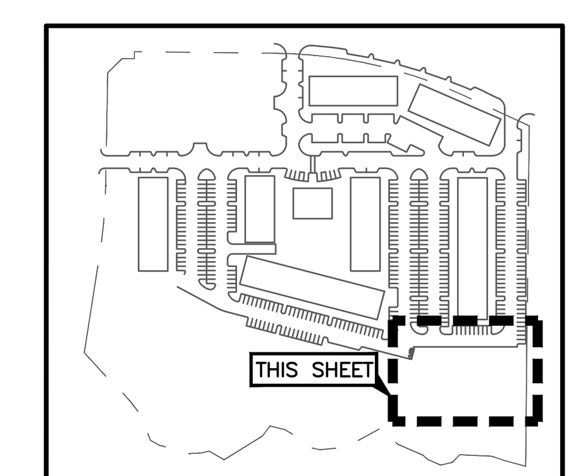
1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
4. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
6. INSTALL STORM INLETS WITH "NO DUMPING, DRAINS TO CREEK" MEDALLION.
7. INSTALL HDPE TO CONCRETE MANHOLES PER ADS "HDPE TO RCP CONNECTION (MARMAC)" DETAIL ON SHEET C-504.

ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND INTEGRALLY TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. PROPOSED COLORS AND STAMPING PATTERNS SHALL BE AS REVIEWED AND APPROVED BY THE PLANNING DIRECTOR.

70-ft Overflow Weir Table

Storm	Q (cfs)	Depth of Water to Pass (ft)	WSE	Feeboard (ft)	Velocity (ft/s)
2-Year	35.5	0.28	944.78	0.72	1.78
10-Year	59.1	0.40	944.90	0.60	2.11
25-Year	77.6	0.48	944.98	0.52	2.31
100-Year	114.4	0.62	945.12	0.38	2.63





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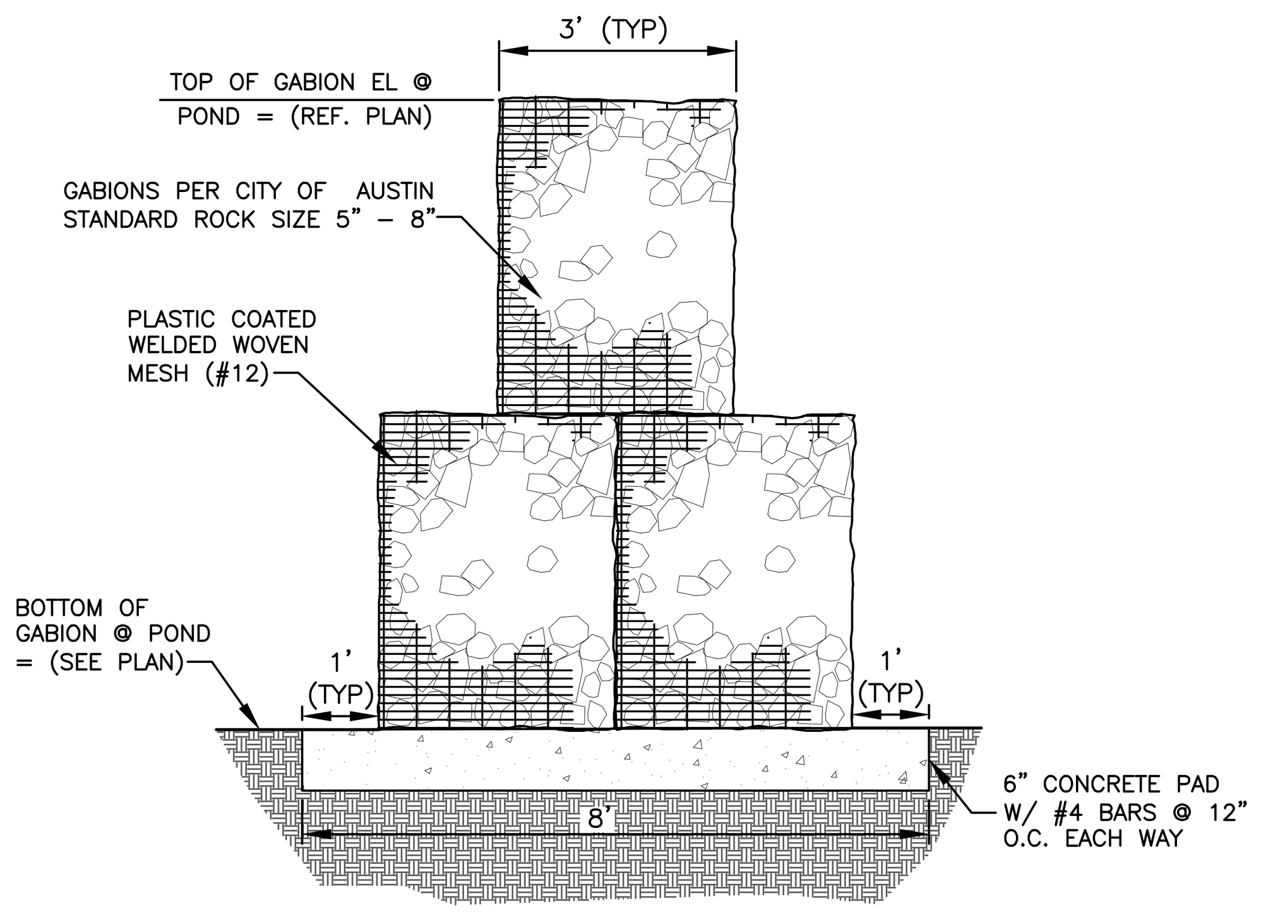
SHEET TITLE: ENLARGED POND PLAN

SHEET
CG500
27 OF 51
20-TOD-SD-020
20-FDP-007



GABION WALL TO BE CONSTRUCTED ACCORDING TO COA SPECIFICATIONS 594S

GABION BASKET WALL DETAIL

NOT TO SCALE

GABION BASKET WALL NOTES:

594S DESCRIPTION

THIS ITEM SHALL INCLUDE FURNISHING, ASSEMBLING, FILLING, AND TYING ROCK–FILLED WIRE MESH COMPARTMENTED GABIONS AND REVET MATTRESSESS IN ACCORDANCE WITH THE LINES, GRADES, AND DIMENSIONS SHOWN ON THE DRAWINGS OR OTHERWISE ESTABLISHED IN THE FIELD BY THE ENGINEER OR DESIGNATED REPRESENATIVE.

594S.2 MATERIALS

(1) GABION AND REVET MATTRESS WIRE

GABION WIRE SHALL BE GALVANIZED STEEL, CLASS 3 OR A COATING, SOFT TEMPER CONFORMING TO ASTM A 641, AND SHALL SPECIFICALLY MEET THE REQUIREMENTS GIVEN BELOW FOR GABIONS (12 GUAGE WIRE) AND/OR REVET MATTRESSES (13.5 WIRE GUAGE) AS CALLED OUT IN DRAWINGS. PVC COATING OF WIRE MAY BE FUSEBONDED OR EXTRUDED ONTO THE WIRE. GALVANIZATION OF WELDED WIRE SHALL BE PERFORMED EITHER BEFORE OR AFTER WELDING.

CHARACTERISTIC	GABIONS	REVET MATTRESSES
WIRE GAUGE	12 GAUGE	13.5 GAUGE
MAX. TENSILE STRENGTH (ASTM 641)	70,000 PSI. (483 mPa)	75,000 PSI. (517 mPa)
NOMINAL WIRE DIAMETER (ASTM A 641)	0.106 INCH (2.7 mm)	0.0866 INCH (2.2 mm)
MINIMUM DIAMETER (ASTM A 641, TABLE 3)	0.102 INCH (2.6 mm)	0.0826 INCH (2.9 mm)
GALVANIZED, ZINC (ASTM A 641, TABLE 1)	0.80 OZ/FT^2 (245 GR/M^2)	0.70 OZ/FT (215 GR/M)

(2) GABION MESH

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 3.25 INCHES BY 4.5 INCHES (83 mm BY 144mm). SELVEDGE WIRE SHALL BE 10 GUAGE (NOMINAL DIAMETER OF 3.4 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 3 INCHES BY 3 INCHES (75 mm BY 75 mm). STRENGTH OF WELDS SHALL BEET THE FOLLOWING REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A–974:

TYPE OF STRUCTURE	WIRE SIZE (DIAMETER)	MINIMUM AVERAGE WELD SHEAR STRENGTH
	GUAGE (mm)	ENGLISH UNITS (SI UNITS)
GABIONS	12 (2.7)	475 lbf (2.10 kN)
REVET MATRESS	13.5 (2.2)	292 lbf (1.30 kN)

(C) MANUFACTURING
TWISTED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–975, WHILE WELDED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–974.

(3) REVET MATRESSES

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 2.5 INCHES BY 3.25 INCHES (64 mm BY 83mm). SELVEDGE WIRE SHALL BE 12 GUAGE (NOMINAL DIAMETER OF 2.7 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 1.5 INCHES BY 3 INCHES (38 mm BY 76 mm). STRENGTH OF WELDS SHALL BEET THE REQUIREMENTS LISTED IN TABLE 2 FOR 13.5 GUAGE (2.2 mm) WIRE WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A–974:

(C) MANUFACTURING
TWISTED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–975, WHILE WELDED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–974.

(4) PVC COATING

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(5) STONE

(A) GABION BASKET STONES
STONE FILL SHALL BE DURABLE AND OF SUITABLE QUALITY TO ENSURE PERMINANENCE IN THE STRUCTURE. THE STONE USED TO FILL THE GABION BASKETS SHALL BE A CLEAN, SOUND, AND DURABLE ROCK MEETING THE FOLLOWING REQUIREMENTS. IT SHALL HAVE A WEARING LOSS LESS THAN 35% WHEN THE STONE IS TESTED WITH THE LOS ANGELES ABRASION MACHINE IN ACCORDANCE WITH ASTM TEST METHOD C535 (TxDOT TEST METHOD TEX–410A).THE LOSS OF MATERIAL EXPERIENCED DURING FIVE CYCLES OF MAGNESIUM SULFATE EXPOSURE CONDUCTED IN ACCORDANCE WITH TxDOT TEST METHOD TEX–411A FOR ROCK RIP RAP SHALL NOT EXCEED 18%. THE STONE SHALL BE WELL GRADED TO PRODUCE A DENSE FILL, ANGULAR IN TEXTURE, WHILE MEETING THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE US (SI)	PERCENT BY WEIGHT (MASS) % PASSING EACH INDIVIDUAL SIEVE
8 INCH (200 mm)	100
4 INCH (100 mm)	0–5
3 INCH (75 mm)	0

THE MINIMUM UNIT WEIGHT (UNIT MASS) OF A ROCKFILLED GABION SHALL BE 120 pcf [1.92 MEGAGRAMS (mg) PER CUBIC METER]. VERIFICATION OF UNIT WEIGHT (MASS) SHALL BE PERFORMED WHEN ORDERED BY THE ENGINEER, BY CONSTRUCTING A TEST GABION WITH MATERIALS SUPPLIED FOR CONSTRUCTION WITH THE SAME EFFORT AND METHOD INTENDED FOR PRODUCTION GABIONS.

(6) CONNECTIONS

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(7) FASTENER SYSTEM

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(8) PANEL TO PANEL JOINT STRENGTH

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Leander Station MF
Date Prepared: 9/25/2020

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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 — 11.53
Total project area included in plan * = 11.78 acres — 8.9428
Predevelopment impervious area within the limits of the plan* = 0.00 acres
Total post-development impervious area within the limits of the plan* = 9.12 acres
Total post-development impervious cover fraction* = **0.77**
P = **32** inches

$L_{M\ TOTAL\ PROJECT}$ = **7938** lbs.

* The values entered in these fields should be for the total project area.

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. = 1

Total drainage basin/outfall area = 11.78 acres
Predevelopment impervious area within drainage basin/outfall area = 0.00 acres
Post-development impervious area within drainage basin/outfall area = 9.12 acres
Post-development impervious fraction within drainage basin/outfall area = **0.77**
$L_{M\ THIS\ BASIN}$ = **7938** 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 = (BMP efficiency) x P x (A_I x 34.6 + A_P x 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 = 11.78 acres
A_I = 9.12 acres
A_P = **2.66** acres
L_R = **9028** lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 7938 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 = **0.59**
On-site Water Quality Volume = **37820** 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 = **7564**
Total Capture Volume (required water quality volume(s) x 1.20) = 45384 cubic feet
The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.
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 = **45384** cubic feet

Minimum filter basin area = **3782** square feet

Maximum sedimentation basin area = **15128** square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = **945** square feet For maximum water depth of 8 feet

Sedimentation Basin:

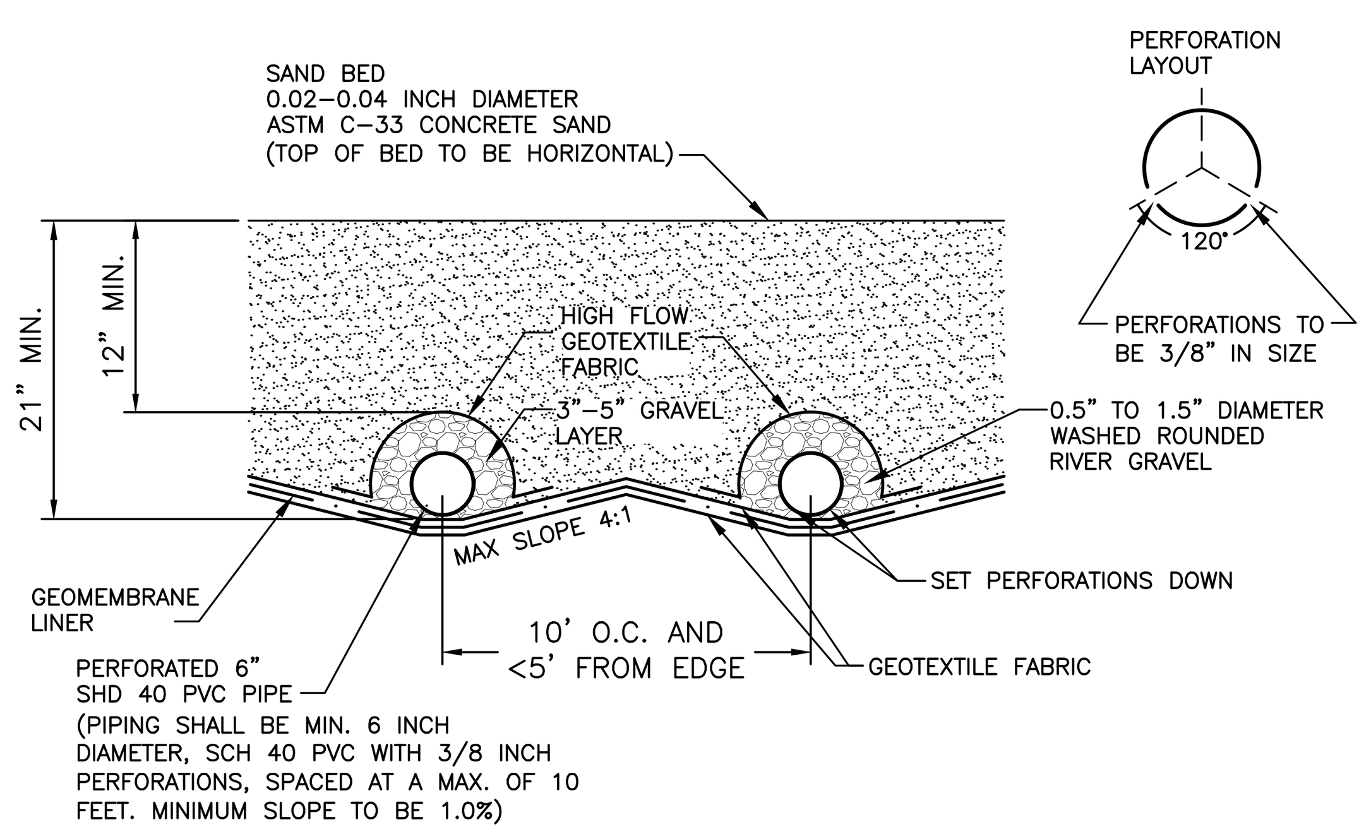
Stage (ft msl)*	Area (sf)	Storage (cf)
939.50	0.00	0.00
940.00	1,270.00	317.50
941.00	2,845.00	2,375.00
942.00	3,415.00	5,505.00
943.00	3,460.00	8,942.50
944.00	3,510.00	12,427.50
944.50	3,555.00	14,193.75

KNOCKOUT CALCULATION

# of Knockouts	5
Knockout Area (ft^2)	9
Head to pass water (ft)	3.5
Max Flow (CFS)	405.4
Can Pass 25-YR Flow?	TRUE
Velocity (fps)	1.8

Filtration Basin:

Stage (ft msl)*	Area (sf)	Storage (cf)
939.50	6,275.00	0.00
940.00	6,275.00	3,137.50
941.00	6,275.00	9,412.50
942.00	6,275.00	15,687.50
943.00	6,275.00	21,962.50
944.00	6,275.00	28,237.50
944.50	6,275.00	31,375.00



SAND BED PROFILE (WITH GRAVEL FILTER)

N.T.S.

HIGH FLOW GEOTEXTILE FABRIC SPECIFICATIONS			
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL	NONWOVEN GEOTEXTILE FABRIC		
UNIT WEIGHT		OZ/SQ.YD.	8
FILTRATION RATE		IN/SEC	0.08 (MIN.)
PUNCTURE STRENGTH	ASTM D–751 (MODIFIED)	LB.	125 (MIN.)
MULLEN BURST STRENGTH	ASTM D–751	PSI	400 (MIN.)
TENSILE STRENGTH	ASTM D–1682	LB.	200 (MIN.)
EQUIV. OPENING SIZE	US STANDARD SIEVE	NO.	80 (MIN.)
WATER FLOW RATE	ASTM D–4491	GPM/SQ.FT.	275 (MIN.)
SOURCE: CITY OF AUSTIN			

SAND BED WITH TRENCH DESIGN NOTES AND SPECIFICATIONS
[PER ECM 1.6.5(A)(4)]

THE TOP LAYER SHALL BE TWELVE (12) TO EIGHTEEN (18) INCHES OF 0.02–0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM C–33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF ONE–HALF (0.5) TO ONE AND ONE–HALF (1.5) INCH DIAMETER WASHED, ROUNDED RIVER GRAVEL WHICH PROVIDES THREE (3) INCHES TO FIVE (5) INCHES OF COVER OVER THE TOP OF THE UNDERDRAIN LATERAL PIPES AND GEOTEXTILE FABRIC. THE GEOTEXTILE FABRIC IS NEEDED TO PREVENT THE FILTER MEDIA FROM INFILTRATING INTO THE LATERAL PIPING. THE GEOTEXTILE FABRIC SPECIFICATIONS ARE SHOWN IN STANDARD SPECIFICATION 620S, TABLE 2: HIGH FLOW FILTER FABRIC REQUIREMENTS.

NOTE: ONLY THE GEOTEXTILE FABRIC SEPARATING SAND AND GRAVEL SHALL BE HIGH FLOW AND FOLLOW SPECS IN THE TABLE ABOVE. GEOTEXTILE FABRIC FOR LINER PROTECTION SHALL FOLLOW SPECS ON GEOMEMBRANE LINER DETAILS SHEET.

POND NOTES:

1. WATER QUALITY IS TO BE PROVIDED BY A SEDIMENTATION AND FILTRATION BASIN.
2. CONCRETE WALLS OF THE SPLITTER BOX SHALL BE CONSTRUCTED WITH WATER TIGHT JOINTS. REFERENCE STRUCTURAL PLANS FOR REINFORCING, JOINTS, AND OTHERS DETAILS.
3. THE ENGINEER HAS DESIGNED THE POND WITH A RUBBER LINER TO BE INSTALLED IN BOTH SEDIMENTATION AND FILTRATION BASIN:

   FIRESTONE POND GUARD RUBBER LINER (OR EQUIVALENT) (GEOMEMBRANE LINER)

   THIS LINER MUST MEET THE SPECIFICATIONS REQUIRED IN SECTION 1.6.2 OF THE AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
4. TO ACCOMMODATE QA/QC FOR THIS ASPECT OF THE PROJECT, RUBBER GEOMEMBRANE LINER TO BE INSTALLED IN ACCORDANCE WITH GEOMEMBRANE MANUFACTURER'S DETAILS USING GEOMEMBRANE MANUFACTURER'S RECOMMENDED PRODUCTS. ANY DEVIATION TO THIS PROCESS WILL BE CONSIDERED ON A CASE BY CASE BASIS AND MUST BE SUBMITTED TO THE ENGINEER FOR CONCURRENCE PRIOR TO CONSTRUCTION.
5. THE RUBBER LINER WILL BE INSTALLED TO POND WATER QUALITY ELEVATION IN BOTH BASINS.
6. WATER QUALITY CONTROLS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

SEDIMENTATION BASIN MAINTENANCE NOTES:

1. SILT SHOULD BE REMOVED WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SEDIMENT BASINS WITHOUT SEDIMENT TRAPS. IN BASINS WITH SEDIMENT TRAPS, REMOVAL OF SILT SHALL OCCUR WHEN THE ACCUMULATION EXCEEDS FOUR (4) INCHES IN THE BASINS, AND THE SEDIMENT TRAPS SHALL BE CLEANED WHEN FULL.
2. ACCUMULATED PAPER, TRASH AND DEBRIS SHOULD BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY.
3. VEGETATION WITHIN THE BASIN SHOULD NOT BE ALLOWED TO EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT FOR THOSE PROVIDED IN THE DESIGN.
4. THE BASIN SHOULD BE INSPECTED ANNUALLY AND REPAIRS SHOULD BE MADE IF NECESSARY.
5. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A SEDIMENTATION BASIN DOES NOT DRAIN THE EQUIVALENT OF THE WATER QUALITY VOLUME WITHIN SIXTY (60) HOURS (I.E. NO STANDING WATER IS ALLOWED).

FILTRATION BASIN MAINTENENCE NOTES:

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHOULD BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY.
2. VEGETATION WITHIN THE BASIN SHOULD NOT BE ALLOWED TO EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.
3. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME DRAW–DOWN DOES NOT OCCUR WITHIN THIRTY–SIX (36) HOURS AFTER THE SEDIMENTATION BASIN HAS EMPTIED.
4. THE BASIN SHOULD BE INSPECTED ANNUALLY AND REPAIRS SHOULD BE MADE AS NECESSARY.

WGI. WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512 669 5560
FIRM NO. F-15085

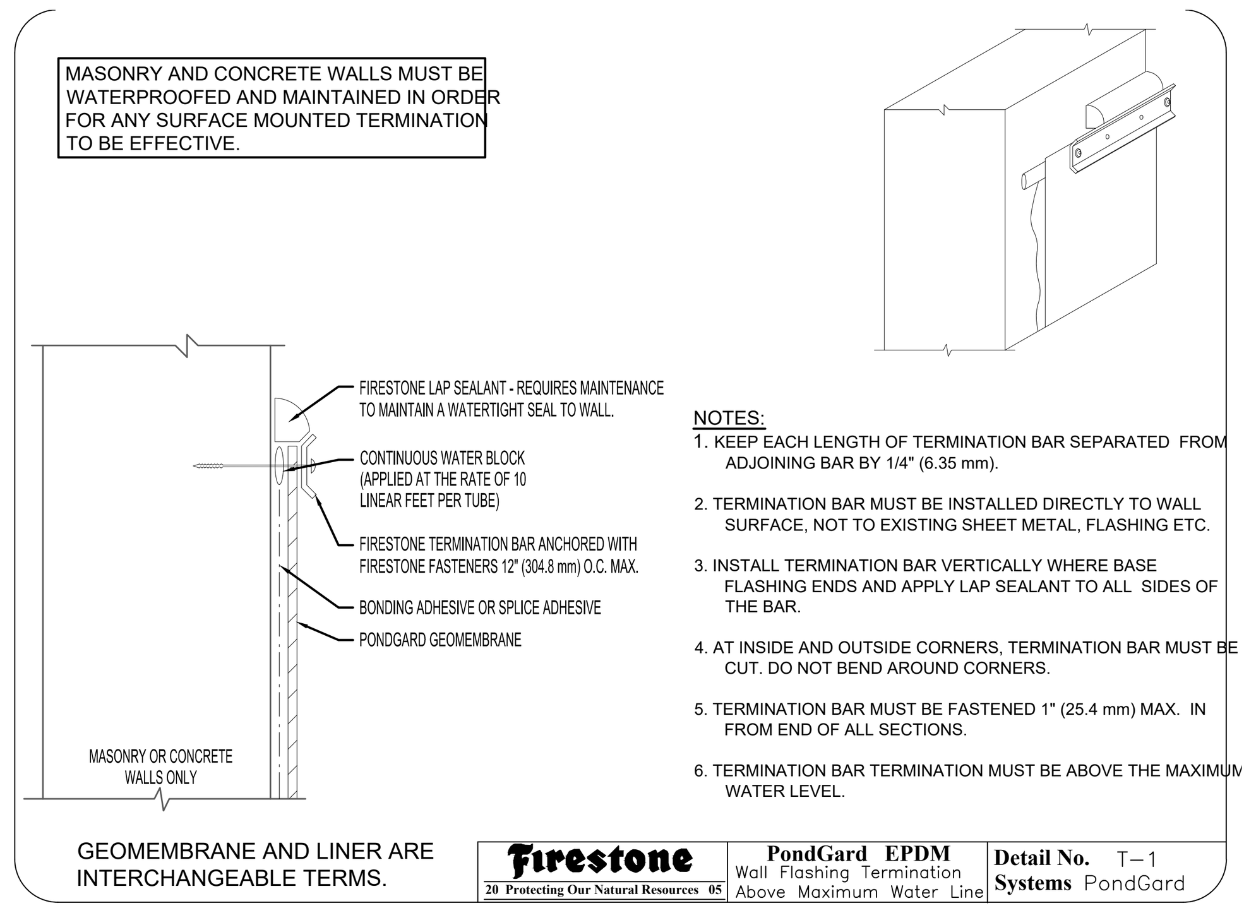
NO. | DATE | DESCRIPTION | BY

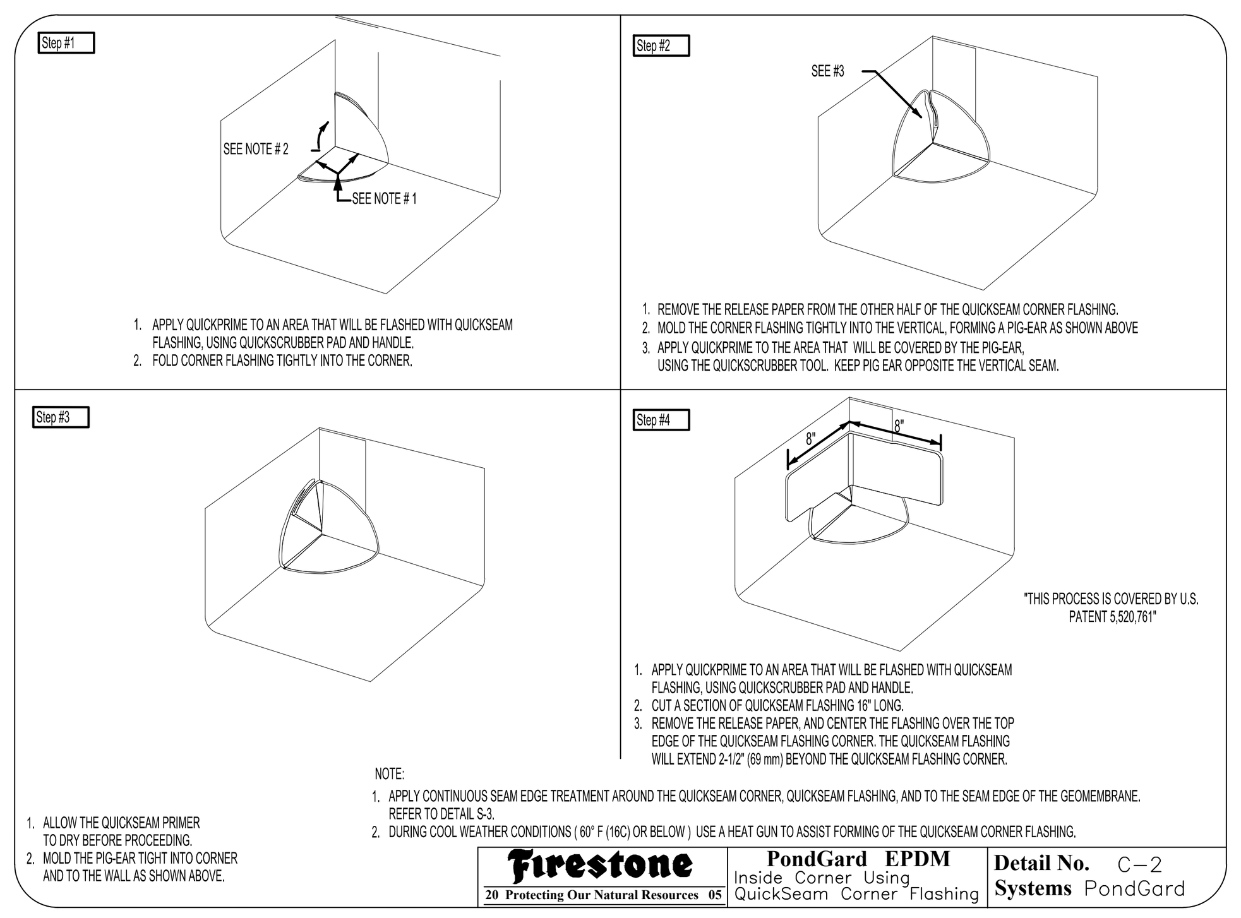
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: POND DETAILS & CALCULATIONS

SHEET
CG501
28 OF 51
20-TOD-SD-020
20-FDP-007


MASONRY AND CONCRETE WALLS MUST BE WATERPROOFED AND MAINTAINED IN ORDER FOR ANY SURFACE MOUNTED TERMINATION TO BE EFFECTIVE.
FIRESTONE LAP SEALANT - REQUIRES MAINTENANCE TO MAINTAIN A WATERTIGHT SEAL TO WALL.
CONTINUOUS WATER BLOCK (APPLIED AT THE RATE OF 10 LINEAR FEET PER TUBE)
FIRESTONE TERMINATION BAR ANCHORED WITH FIRESTONE FASTENERS 12" (304.8 mm) O.C. MAX.
BONDING ADHESIVE OR SPLICE ADHESIVE
PONDGARD GEOMEMBRANE
MASONRY OR CONCRETE WALLS ONLY
NOTES:
1. KEEP EACH LENGTH OF TERMINATION BAR SEPARATED FROM ADJOINING BAR BY 1/4" (6.35 mm).
2. TERMINATION BAR MUST BE INSTALLED DIRECTLY TO WALL SURFACE, NOT TO EXISTING SHEET METAL, FLASHING ETC.
3. INSTALL TERMINATION BAR VERTICALLY WHERE BASE FLASHING ENDS AND APPLY LAP SEALANT TO ALL SIDES OF THE BAR.
4. AT INSIDE AND OUTSIDE CORNERS, TERMINATION BAR MUST BE CUT. DO NOT BEND AROUND CORNERS.
5. TERMINATION BAR MUST BE FASTENED 1" (25.4 mm) MAX. IN FROM END OF ALL SECTIONS.
6. TERMINATION BAR TERMINATION MUST BE ABOVE THE MAXIMUM WATER LEVEL.
GEOMEMBRANE AND LINER ARE INTERCHANGEABLE TERMS.
Firestone
20 Protecting Our Natural Resources 05
PondGard EPDM
Wall Flashing Termination Above Maximum Water Line
Detail No. T-1
Systems PondGard


Step #1
SEE NOTE # 2
SEE NOTE # 1
1. APPLY QUICKPRIME TO AN AREA THAT WILL BE FLASHED WITH QUICKSEAM FLASHING, USING QUICKSCRUBBER PAD AND HANDLE.
2. FOLD CORNER FLASHING TIGHTLY INTO THE CORNER.
Step #2
SEE #3
1. REMOVE THE RELEASE PAPER FROM THE OTHER HALF OF THE QUICKSEAM CORNER FLASHING.
2. MOLD THE CORNER FLASHING TIGHTLY INTO THE VERTICAL, FORMING A PIG-EAR AS SHOWN ABOVE
3. APPLY QUICKPRIME TO THE AREA THAT WILL BE COVERED BY THE PIG-EAR, USING THE QUICKSCRUBBER TOOL. KEEP PIG EAR OPPOSITE THE VERTICAL SEAM.
Step #3
Step #4
8"
8"
"THIS PROCESS IS COVERED BY U.S. PATENT 5,520,761"
1. APPLY QUICKPRIME TO AN AREA THAT WILL BE FLASHED WITH QUICKSEAM FLASHING, USING QUICKSCRUBBER PAD AND HANDLE.
2. CUT A SECTION OF QUICKSEAM FLASHING 16" LONG.
3. REMOVE THE RELEASE PAPER, AND CENTER THE FLASHING OVER THE TOP EDGE OF THE QUICKSEAM FLASHING CORNER. THE QUICKSEAM FLASHING WILL EXTEND 2-1/2" (69 mm) BEYOND THE QUICKSEAM FLASHING CORNER.
NOTE:
1. APPLY CONTINUOUS SEAM EDGE TREATMENT AROUND THE QUICKSEAM CORNER, QUICKSEAM FLASHING, AND TO THE SEAM EDGE OF THE GEOMEMBRANE. REFER TO DETAIL S-3.
2. DURING COOL WEATHER CONDITIONS (60° F (16C) OR BELOW) USE A HEAT GUN TO ASSIST FORMING OF THE QUICKSEAM CORNER FLASHING.
1. ALLOW THE QUICKSEAM PRIMER TO DRY BEFORE PROCEEDING.
2. MOLD THE PIG-EAR TIGHT INTO CORNER AND TO THE WALL AS SHOWN ABOVE.
Firestone
20 Protecting Our Natural Resources 05
PondGard EPDM
Inside Corner Using QuickSeam Corner Flashing
Detail No. C-2
Systems PondGard

1.0 GENERAL NOTES

a. GEOMEMBRANE LINER IS REQUIRED FOR BOTH SEDIMENTATION AND FILTRATION BASIN.

b. WHERE A GEOMEMBRANE LINER IS USED IS SHALL HAVE A MINIMUM THICKNESS OF THIRTY (30) MILS. IT SHALL ALSO HAVE A 3"–4" FUSION WELD AT ALL SEAMS WITHIN THE LINER. ALL WELDS ARE TO BE TESTED FOR ONE MINUTE. IF TEST FAILS, RE–WELD SEAM AND TEST AGAIN.

c. CONCRETE WALL OF THE WATER QUALITY POND SHALL BE CONSTRUCTED WITH WATER TIGHT JOINTS. SEE STRUCTURAL PLANS FOR REINFORCING, JOINTS, AND OTHER DETAILS.

d. GEOMEMBRANE LINER TO BE PLACED UP TO A MINIMUM HEIGHT EQUAL TO THE WATER QUALITY ELEVATION.

e. THE CONNECTION OF THE GEOMEMBRANE LINER TO THE PVC PIPE WILL BE PER THE GEOMEMBRANE MANUFACTURER'S STANDARD DESIGN OR RECOMENDATION.

2.0 MATERIAL AND INSTALLATION

a. THE GEOMEMBRANE LINER SHALL CONSIST OF EPDM MEETING THE MATERIAL AND MANUFACTURER'S APPLICATIONS AND REQUIREMENTS. THE LINER SHALL HAVE A MINIMUM OF THRITY (30) MILS AND BE ULTRAVIOLET RESISTANT.

b. THE GEOMEMBRANE SHALL BE UNDERLAIN AND OVERLAIN BY A LAYER OF GEOTEXTILE FABRIC TO PROTECT THE LINER FROM PUNCTURE DUE TO ROCKS OR OTHER SUBSTANCES WITHIN THE SOILS. REFERENCE TABLE THIS SHEET FOR PROPERTIES GEOTEXTILE FABRIC TO HAVE.

3.0 PLACEMENT

a. PRIOR TO FABRIC AND LINER PLACEMENT, THE SUBGRADE SHALL BE EXCAVATED AND REMOVED TO THE ELEVATION ESTABLISHED ON THE PLANS. LOOSE SOIL/ROCKS SHALL BE REMOVED FROM THE EXCAVATIONS. IF SOIL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX (6) INCHES, MOISTURE CONDITIONED, AND RECOMPACTED. IF THE POND IS OVER EXCAVATED, THE OVER EXCAVATED AREAS MAY BE FILLED IN WITH ON–SITE SOILS, COMPACTED SIMILARLY TO THE SUBGRADE SOILS UP TO THE BOTTOM ELEVATION OF THE LINER. IF LIMESTONE, THE SURFACE SHALL REASONABLY CLEANED OF LARGE ROCKS AND OTHER LOOSE MATERIAL. IN LIMESTONE SUBGRADE AREAS, A THIN LAYER (± 1"–2" THICK) OF LEVELING SAND (NO PARTICLES LARGER THAN 3/8") SHALL BE PLACED TO PROTECT THE FABRIC AND LINER FROM PUNCTURE. NO SHARP ROCKS OR OTHER SIMILAR SUBSTANCES SHALL BE PRESENT WITHIN THE TOP ONE (1) INCH OF THE SUBGRADE TO BE COVERED BY LINER.

b. GROUNDWATER CONTROL DURING EXCAVATION AND CONSTRUCTION OF THE LINER IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER CONTROL MUST BE PROVIDED SUCH THAT IT RESULTS IN A STABLE AND DRY SUBGRADE THAT IS CONDUCTIVE TO PROPER LINER PLACEMENT. APPROPRIATE MEASURES SUCH AS PERIMETER AND/OR LATERAL INTERCEPTOR TRENCHES, SUMPS, AND PUMPS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AS NEEDED.

c. THE GEOTEXTILE FABRIC SHALL BE PLACED AT THE TOP OF THE SUBGRADE (BELOW THE LINER) IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.

d. THE GEOMEMBRANE LINER SHALL BE PLACED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. ALL SEAMS SHALL BE OVERLAPPED AT LEAST FOUR (4) INCHES, PREPARED AND SEALED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES. ALL AREAS TO BE SEAMED SHALL BE CLEANED AND FREE OF MOISTURE, DUST, DIRT, AND OTHER FOREIGN MATERIAL.

e. THE GEOMENBRANE LINER SHALL EXTEND AT LEAST SIX (6) INCHES ABOVE THE DESIGN WATER QUALITY ELEVATION.

f. THE GEOMEMBRANE LINER SHALL EXTEND BELOW AND AROUND ALL CONCRETE RAMPS, INFOW/OUTFLOW HEADWALL STRUCTURES, APRONS, WALLS, AND OTHER STRUCTURES WITHIN THE POND INTERIOR. THE GEOMEMBRANE SHALL BE ATTACHED TO SUCH PROTRUSION/STRUCTURES AS OUTLINED IN MANUFACTURER'S INSTALLATION GUIDELINES AND THE ATTACHED DETAILS.

3.1 COMPACTION

a. COMPACT THE SUBGRADE WITH PROPERLY BALLASTED PENETRATING PAD–FOOT COMPACTORS. A MINIMUM OF TWO (2) PASSES SHALL BE REQUIRED REGARDLESS OF WHETHER THE SUBGRADE MEETS DENSITY SPECIFICATIONS. A PASS IS DEFINED AS ONE (1) TRIP ACROSS THE SUBGRADE AND BACK TO THE STARTING POINT BY A SINGLE ROLLER OR ONE (1) TRIP FROM ONE SIDE TO THE OTHER IF THE COMPACTING EQUIPMENT HAS FRONT AND BACK COMPACTING ROLLERS. THIS REQUIREMENT IS TO ALLOW THOUGHROUGH REMOLDING OF SOILS THROUGH KNEADING ACTION. THE SURFACE SHALL BE COMPACTED WITH A SMOOTH–WHEELED VIBRATORY ROLLER TO PROVIDE A SMOOTH FINISH TO THE SUBGRADE.

b. THE SUBGRADE, IF SOIL, SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D 698. IF THE MATERIAL CLASSIFIES AS A (CH) IN ACCORDANCE WITH USCS, THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL BE BETWEEN OPTIMUM AND +4 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT. FOR ALL OTHER SOIL MATERIAL, THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL BE BETWEEN 3 AND +3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. MOISTURE/DENSITY CONTROL IS NOT NECESSARY IN EXPOSED LIMESTONE SUBGRADE AREAS.

3.3 QUALITY CONTROL

a. THE INSTALLER AND CONSTRUCTION TESTING FIRM SHALL DOCUMENT ALL GEOMEMBRANE AND FABRIC MATERIALS AND INSTALLATION, INCLUDING AND REPAIRS/PATCHES.

b. ALL NON–DESTRUCTIVE AIR–LANCE TESTING SHALL BE PERFORMED BY INSTALLER AT SEAMS. THE AIR–LANCE TESTING SHALL BE MONITORED AND DOCUMENTED BY THE CONSTRUCTION TESTING FIRM.

c. THE AS–BUILT THICKNESS OF THE PROTECTIVE SOIL COVER SHALL BE DETERMINED BY SURVEY METHODS DETERMINED BY A PROFESSIONAL SURVEYING FIRM, AS REQUIRED IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTION 1.6.2.C.1. PRIOR TO THE PLACEMENT OF ANY SOIL COVER, THE GEOMEMBRANE/FABRIC SURFACE SHALL BE SURVEYED IN A SUFFICIENT MANNER TO ESTABLISH AN ADEQUATE NUMBER OF DATA POINTS ON THE POND BOTTOM AND SIDE SLOPES. UPON COMPLETION OF THE SOIL COVER INSTALLATION, AND PRIOR TO THE INSTALLATION OF SUBSEQUENT ELEMENTS SUCH AS PLANTS, WALLS, RAMPS, ETC., THE TOP OF THE PROTECTIVE SOIL SHALL BE SURVEYED AT THE SAME DATA POINT LOCATIONS TO ENSURE THE SPECIFIED SOIL COVER HAS BEEN ACHIEVED AND THE TOP OF THE SOIL COVER IS AT THE CIVIL ENGINEERS'S SPECIFIED GRADES AND SLOPES, WITHIN A TOLERANCE OF 0 TO +0.2 FEET. AREAS THAT DO NOT MEET THE SPECIFIED THICKNESS GRADES AND SLOPES, SHALL BE CORRECTED AND RE–SURVEYED. THE SURVEYOR SHALL USE EXTREME CAUTION TO NOT DAMAGE THE GEOMEMBRANE LINER WHEN SURVEYING FOR THE PROTECTIVE SOIL COVER.

d. THE SELECTION OF THE DATA POINT LOCATIONS AND THE SUBSEQUENT SURVEYS SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LICENSED SURVEYOR (RPLS) REGISTERED IN THE STATE OF TEXAS. AT THE END OF POND CONSTRUCTION, THE RPLS SHALL PREPARE AND SEAL A LETTER DOCUMENTING THE SURVEYING SERVICES AND THICKNESS OF THE PROTECTIVE SOIL COVER AS INDICATED IN 6.1(C). THIS LETTER SHALL INCLUDE A DRAWING INDICATING SURVEYING POINT LOCATIONS AND THE ELEVATIONS AT EACH POINT PRIOR TO AND AFTER SOIL COVER PLACEMENT.

3.4 PROTECTION

a. AFTER COMPLETION OF GEOMEMBRANE/GEOTEXTILE FABRIC PLACEMENT, A PROTECTIVE SOIL COVER WITH A MINIMUM THICKNESS OF TWENTY–FOUR (24) INCHES SHALL BE PLACED OVER ALL PORTIONS OF THE LINER SYSTEM TO REDUCE POSSIBLE DAMAGE TO THE LINER FROM CONSTRUCTION ACTIVITIES AND FUTURE MAINTENANCE OPERATIONS, NO CONSTRUCTION OR MAINTENANCE VEHICLES SHALL BE ALLOWED ON/ABOVE THE GEOMEMBRANE LINED AREAS. THIS PROTECTIVE SOIL COVER DOES NOT REQUIRE FIELD AND LABORATORY TESTING;HOWEVER, IT DOES REQUIRE A THICKNESS SURVEY AS DISCUSSED IN 3.3(D). THE PROTECTIVE SOIL COVER SHALL NOT INCLUDE ANY ROCKS LARGER THAN 3/8" IN SIZE. THIS PROTECTIVE SOIL MAT INCLUDE ANY SAND FILTRATION BEDDING AND ANY TOPSOIL USED FOR PLANTINGS. COMPACTION EQUIPMENT SHALL NOT BE USED FOR THE PROTECTIVE SOIL COVER. A PROTECTIVE SOIL COVER IS NOT REQUIRED IN AREAS WHERE A GEOMEMBRANE LINER IS ATTACHED DIRECTLY TO A VERTICAL CONCRETE WALL.

b. NO CONSTRUCTION EQUIPMENT, MAINTENANCE VEHICLES, OR ANY SHARP OBJECTS SHALL BE PLACED ON/OVER THE GEOMEMBRANE LINER AND ITS PROTECTIVE SOIL COVER.

4.1 LINER PERFORATIONS

a. FOR AREAS OF THE GEOMEMBRANE THAT BECOME PUNCTURED, PERFORATED, OR TORN DURING CONSTRUCTION (INCLUDING THOSE AREAS SUBJECTED TO DESTRUCTIVE TESTNG), THE AREA SHALL BE REPAIRED AS SPECIFIED BY THE MANUFACTURER IN THE ATTACHED MANUFACTURER'S REPAIR SPECIFICATIONS. THE REPAIR PROCEDURES MAY INCLUDE PATCHING, BUFFING/RE–WELDING, SPOT WELDING/SEAMING, CAPPING, AND/OR TOPPING.

b. PRIOR TO AND DURING REPAIRS, ALL SURFACES SHALL BE CLEAN AND DRY.

c. PATCHES OR CAPS SHALL EXTEND BEYOND THE EDGES OF THE REPAIR.

d. ALL CORNERS OF THE REPAIR SHALL BE ROUNDED.

e. AL REPAIRS SHALL BE MONITORED AND/OR VERIFIED BY THE MANUFACTURE'S REPRESENTATIVE

5.1 SAMPLING AND TESTING

a. FOR SUBGRADE MATERIALS, AT LEAST ONE (1) SAMPLE SHALL BE OBTAINED WITHIN THE EXPOSED SUBGRADE AREAS FOR TESTING OF ATTERBERG LIMITS (ASTM D 4318), GRADATION (ASTM D 422), AND MOSITURE–DENSITY RELATIONSHIP (ASTM D 698). THESE SAMPLES SHALL BE EXCAVATED FROM EXPOSED AREAS IN THE FIELD IN SUFFICIENT QUANTITIES TO PERFORM THE THREE LABORATORY TESTS ITEMIZED ABOVE, PALCED IN SAMPLE CONTAINERS, AND TRANSPORTED TO THE LABORATORY FOR TESTING. THE EXCAVATED SAMPLE AREAS IN THE FIELD SHALL BE BACKFILLED WITH SIMILAR SUBGRADE MATERIAL OR CLAY LINER MATERIAL, MOISTURE, AND COMPACTED.

b. ADDITIONAL SAMPLES SHALL BE OBTAINED AS VARIATIONS IN MATERIAL ARE OBSERVED.

c. IN–PLACE DENSITY AND MOISTURE CONTENT BY NUCLEAR METHODS (ASTM D 2922 AND D 3017) SHALL BE PERFORMED ON ALL SUBGRADE MATERIAL AT A MINIMUM RATE OF ONE (1) TEST PER 5,000 SQUARE–FEET PER LIFT (OR A MINIMUM OF THREE (3) TESTS PER LIFT).

d. AREAS THAT DO NOT MEET MOISTURE OR DENSITY SPECIFICATIONS DURING INITIAL TESTING SHALL BE REWORKED AND RETESTED UNTIL THE MATERIAL MEETS AFOREMENTIONED SPECIFICATIONS.

6.1 DOCUMENTATION

a. AS MANDATED BY THE CITY OF AUSTIN REQUIREMENTS, THE CONSTRUCTION TESTING FIRM SHALL BE NOTIFIED BY THE GENERAL CONTRACTOR TO BE ON–SITE ON A FULL–TIME BASIS DURING THE POND CONSTRUCTION. THE CONSTRUCTION TESTING FIRM SHALL ISSUE DAILY CONSTRUCTION REPORTS INDICATING THE WORK PERFORMED BY THE CONTRACTOR, THE TYPE OF EQUIPMENT UTILIZED TO PERFORM STATED WORK, THE DUTIES PERFORMED BY THE CONSTRUCTION TESTING FIRM REPRESENTATIVE (FIELD TECHNICIAN), A SUMMARY OF TEST RESULTS (MAY REFERENCE A SEPARATE REPORT), ANY NON–CONFORMING TEST RESULTS OR AREAS IN NEED OF CORRECTIVE ACTION (MAY REFERENCE A SEPARATE REPORT), THE TECHNICIANS NAME, DATE OF REPORT AND, REVIEWER'S SIGNATURE.

b. AFTER LINER CONSTRUCTION IS COMPLETE, A GEOMEMBRANE LINER EVALUATION REPORT (GLER) SHALL BE PREPARED AND SEALED BY CONSTRUCTION TESTING FIRM'S PROFESSIONAL ENGINEER LINCENSED IN THE STATE OF TEXAS. THE GLER LETTER SHALL SUMMARIZE THE TYPES OF TESTS PERFORMED AND WHETHER THE RESULTS WERE IN GENERAL CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. AT A MINIMUM, THIS LETTER SHALL DESCRIBE THE SUBGRADE PREPARATION, LINER PLACEMENT, MOISTURE/DENSITY CONTROL, TEST FREQUENCIES AND RESULTS, AND APPROPRIATE TEST LOCATIONS. THIS REPORT SHALL REFER TO OR INCLUDE ATTACHMENTS OF PREVIOUS TESTING REPORTS ISSUED FOR THE LINER.

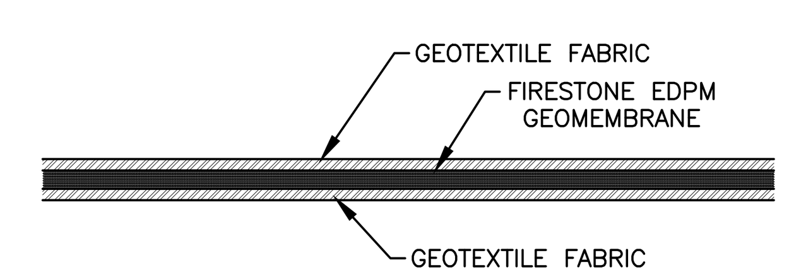
c. AS IN ITEM 3.3(D), AFTER POND CONSTRUCTION IS COMPLETE, THE RPLS LICENSED IN THE STATE OF TEXAS SHALL PREPARE AND SEAL A LETTER DOCUMENTING THE SURVEYING SERVICES AND THE THICKNESS OF THE GEOMEMBRANE LINER AND PROTECTIVE SOIL COVER. THIS LETTER SHALL INCLUDE A DRAWING INDICATING SURVEY POINT LOCATIONS AND THE ELEVATIONS AT EACH POINT PRIOR TO AND AFTER LINER/COVER PLACEMENT.

d. ANY REQUESTS FOR INFORMATION OR CHANGES TO DESIGN ND/OR CONSTRUCTION ITEMS SHALL BE PREPARED BY THE POND INSTALLATION CONTRACTOR IN THE FORM OF A REQUEST FOR INFORMATION (RFI) AND ISSUED TO THE GENERAL CONTRACTOR, WITH COPIES TO THE DEVELOPER, THE GEOMEMBRANE MANUFACTURER'S AUTHORIZED REPRESENTATIVE, THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER, THE CONSTRUCTION TESTING FIRM, AND THE CITY OF AUSTIN.

GEOTEXTILE FABRIC SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL	NONWOVEN GEOTEXTILE FABRIC		
UNIT WEIGHT		OZ/SQ.YD.	8
FILTRATION RATE		IN/SEC	0.08 (MIN.)
PUNCTURE STRENGTH	ASTM D-751 (MODIFIED)	LB.	125 (MIN.)
MULLEN BURST STRENGTH	ASTM D-751	PSI	400 (MIN.)
TENSILE STRENGTH	ASTM D-1682	LB.	200 (MIN.)
EQUIV. OPENING SIZE	US STANDARD SIEVE	NO.	80 (MIN.)

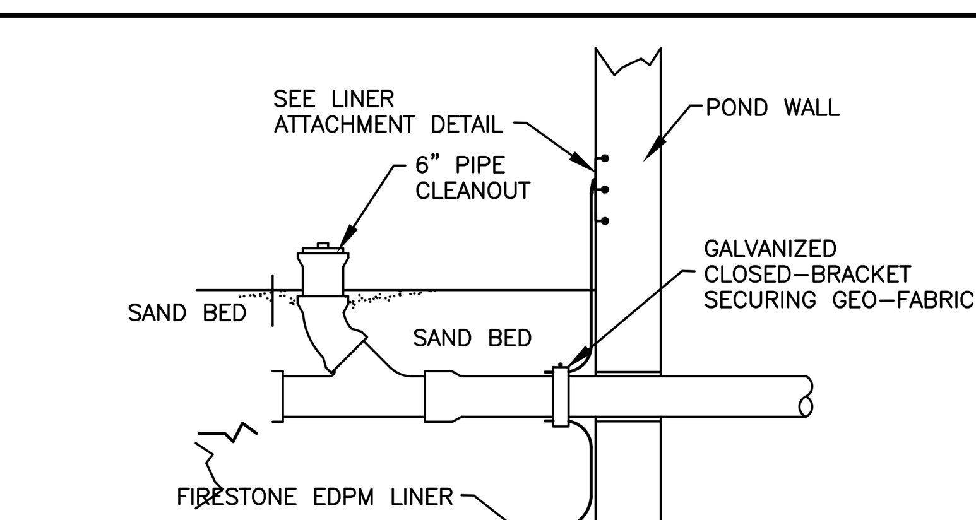
SOURCE: CITY OF AUSTIN



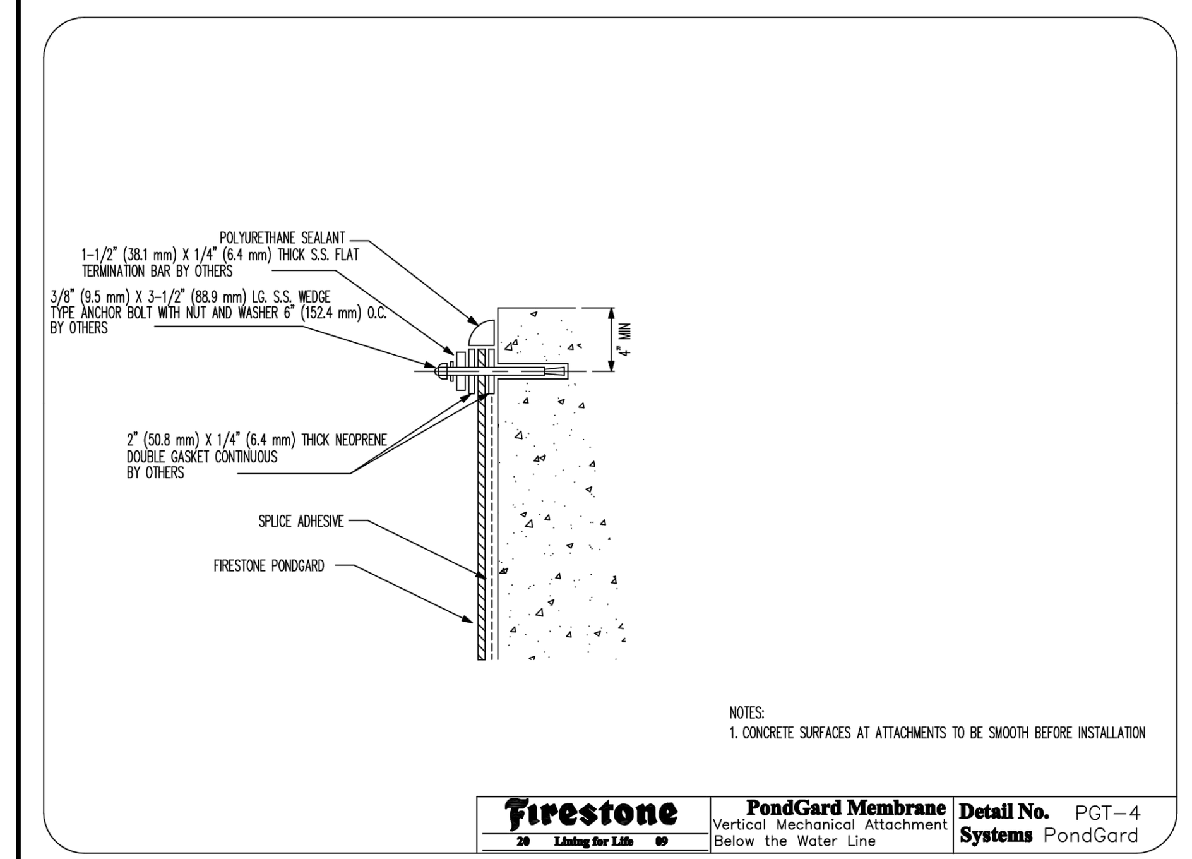
FIRESTONE EDPM LINER TO HAVE A MIN. THICKNESS OF 30 MILS AND BE ULTRAVIOLET RESISTANT. GEOTEXTILE FABRIC SHALL BE PLACED ON BOTH SIDES OF GEOMEMBRANE LINER.

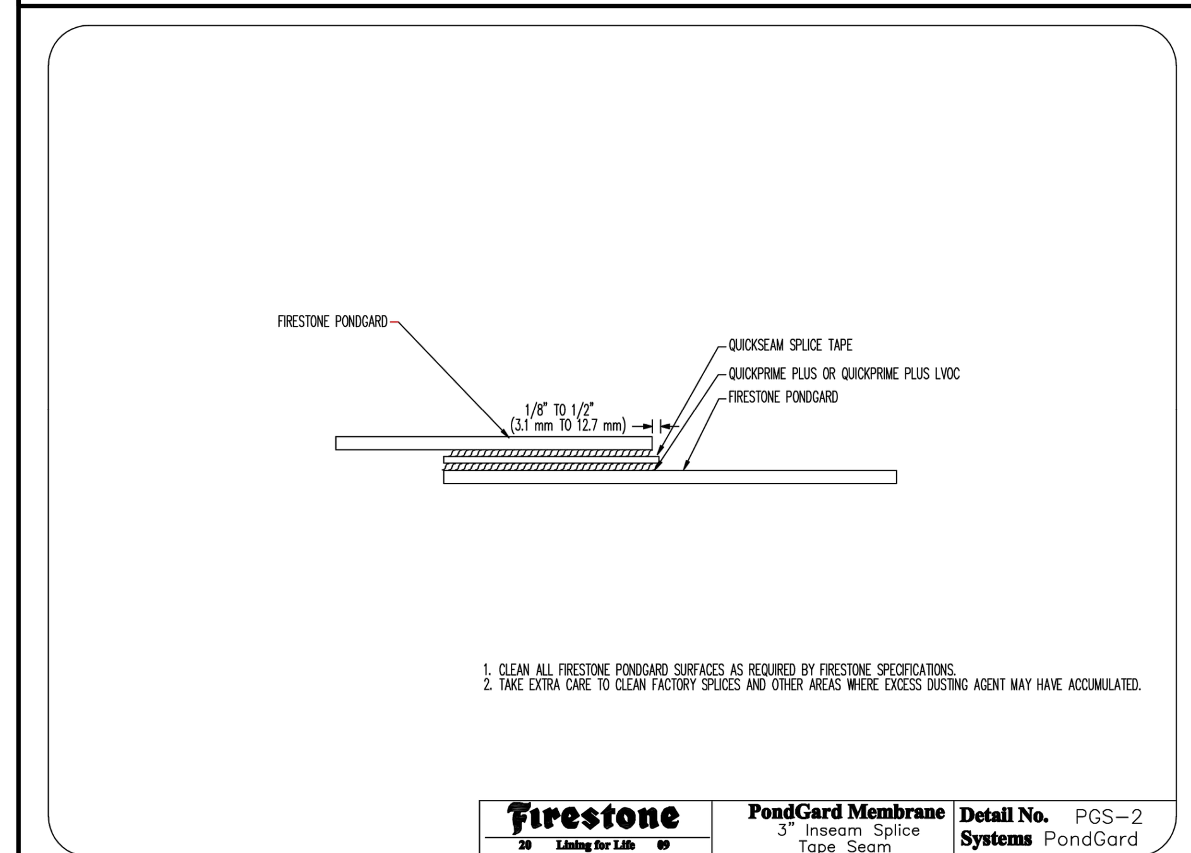
GEOMEMBRANE LINER TO MEET THE SPECIFICATION REQUIRED IN SECTION 1.6.2 OF THE ENVIRONMENTAL CRITERIA MANUAL & MANUFACTURERS SPECIFICATIONS.

FIRESTONE EDPM LINER DETAIL
NOT TO SCALE



FIRESTONE EDPM LINER ATTACHMENT TO OUTLET PIPE
NOT TO SCALE


POLYURETHANE SEALANT
1–1/2" (38.1 mm) X 1/4" (6.4 mm) THICK S.S. FLAT TERMINATION BAR BY OTHERS
3/8" (9.5 mm) X 3–1/2" (88.9 mm) LG. S.S. WEDGE TYPE ANCHOR BOLT WITH NUT AND WASHER 6" (152.4 mm) O.C. BY OTHERS
4" MIN
2" (50.8 mm) X 1/4" (6.4 mm) THICK NEOPRENE DOUBLE GASKET CONTINUOUS BY OTHERS
SPLICE ADHESIVE
FIRESTONE PONDGARD
NOTES:
1. CONCRETE SURFACES AT ATTACHMENTS TO BE SMOOTH BEFORE INSTALLATION
Firestone
20 Lining for Life 09
PondGard Membrane
Vertical Mechanical Attachment Below the Water Line
Detail No. PGT–4
Systems PondGard


FIRESTONE PONDGARD
1/8" TO 1/2" (3.1 mm TO 12.7 mm)
QUICKSEAM SPLICE TAPE
QUICKPRIME PLUS OR QUICKPRIME PLUS LVOC
FIRESTONE PONDGARD
1. CLEAN ALL FIRESTONE PONDGARD SURFACES AS REQUIRED BY FIRESTONE SPECIFICATIONS.
2. TAKE EXTRA CARE TO CLEAN FACTORY SPLICES AND OTHER AREAS WHERE EXCESS DUSTING AGENT MAY HAVE ACCUMULATED.
Firestone
20 Lining for Life 09
PondGard Membrane
3" Inseam Splice Tape Seam
Detail No. PGS–2
Systems PondGard

WGI
WGInc.com
FIRM NO. F-15085
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

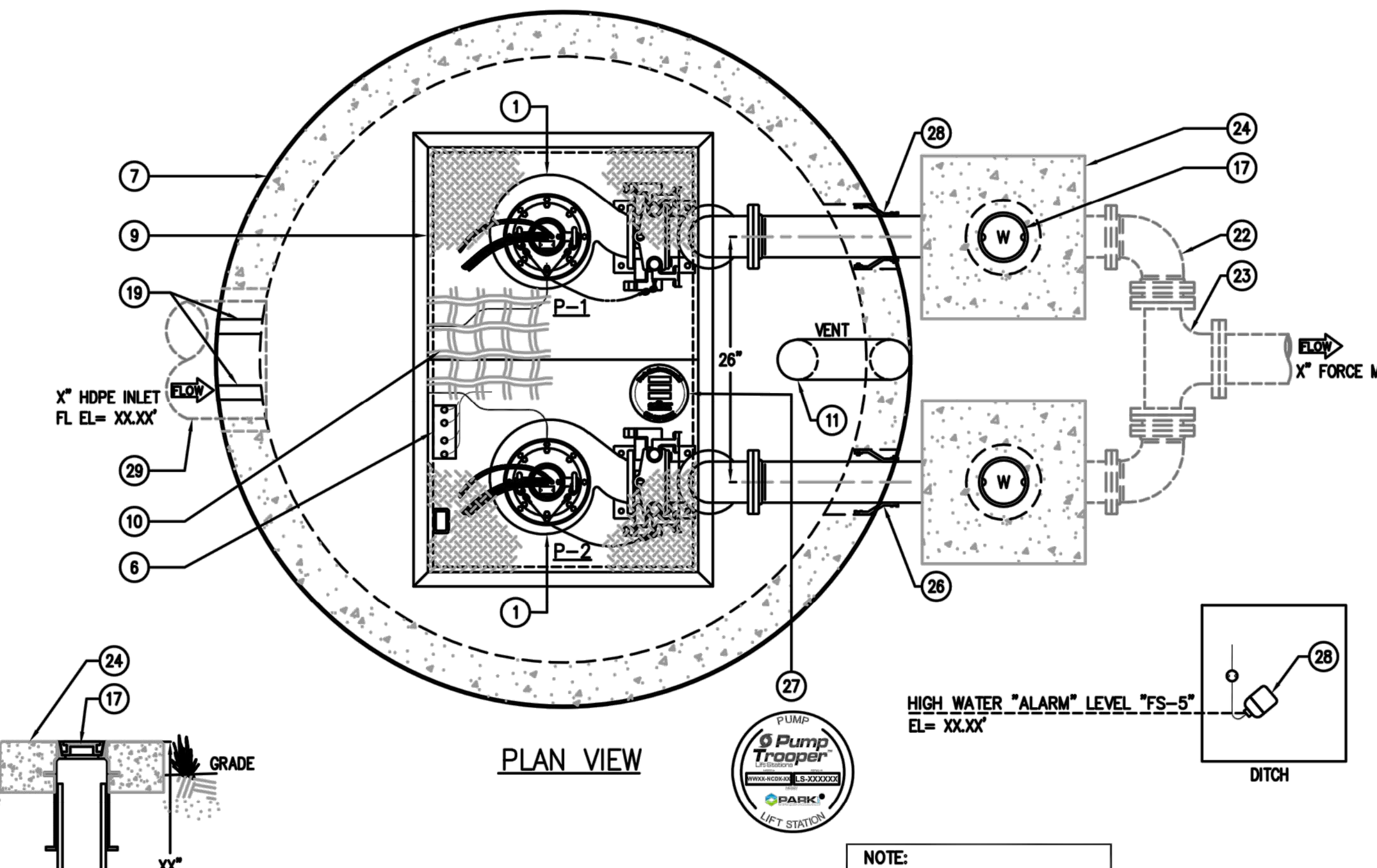
NO.	DATE	DESCRIPTION	BY

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

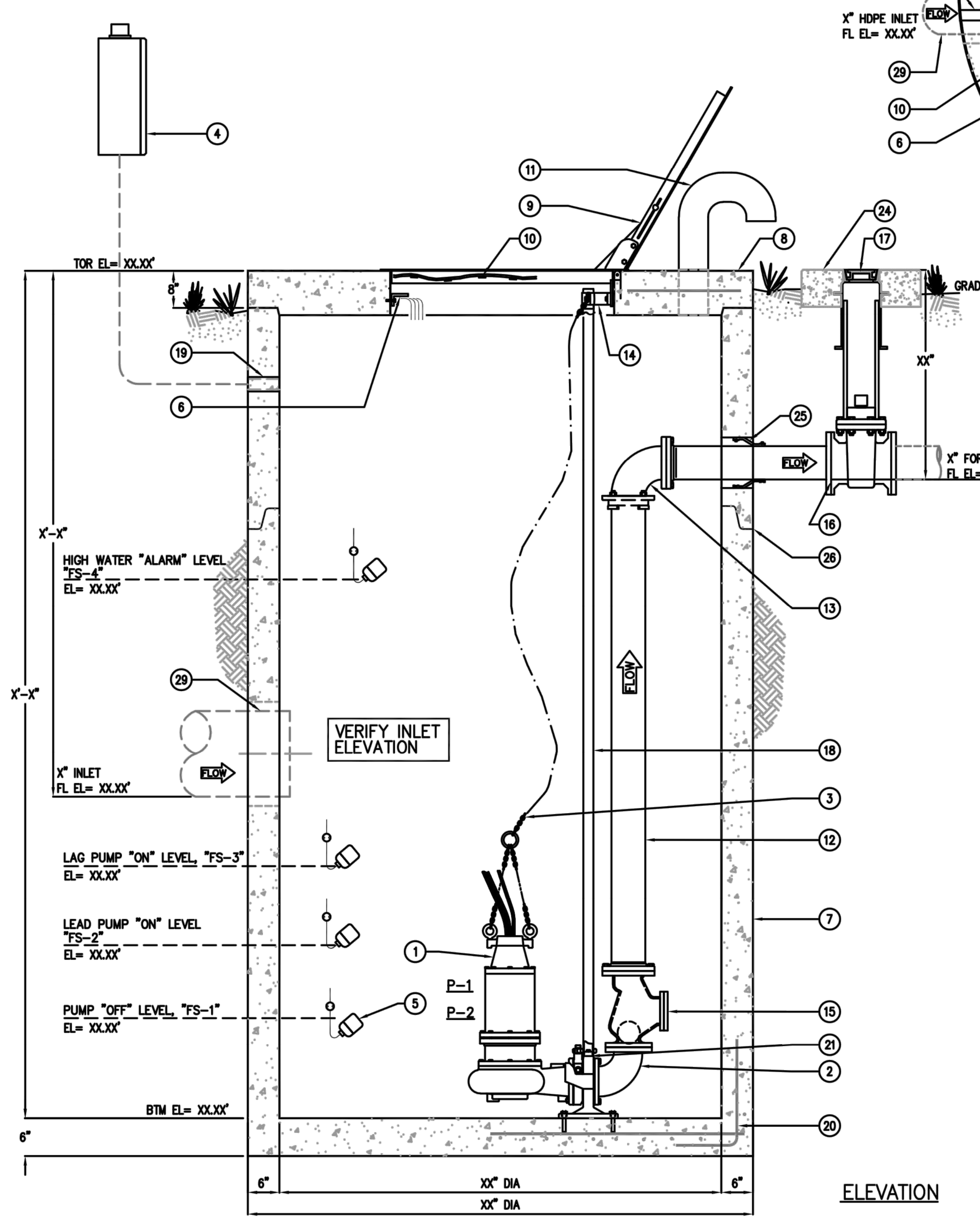
SHEET TITLE: GEOMEMBRANE LINER DETAILS

SHEET
CG502
29 OF 51
20-TOD-SD-020
20-FDP-007

STATION OPERATION LEVELS		
RISING LEVEL CYCLE		
WATER LEVEL ELEVATION	ACTION	PUMPS IN OPERATION
XX.XX'	LEAD PUMP TURNS "ON", FS-2	LEAD PUMP "ON"
XX.XX'	LAG PUMP TURNS "ON", FS-3	LEAD & LAG PUMPS "ON"
XX.XX'	HIGH WATER "ALARM" LEVEL, FS-4	HIGH LEVEL ALARM "ON"
XX.XX'	HIGH WATER IN DITCH, FS-5	ALL PUMPS "OFF"
FALLING LEVEL CYCLE		
XX.XX'	HIGH WATER ALARM, FS-4	HIGH LEVEL ALARM "OFF"
XX.XX'	DITCH FLOAT HIGH WATER, FS-5	ALL PUMPS "ON"
XX.XX'	PUMPS "OFF" LEVEL, FS-1	ALL PUMPS "OFF" LAG PUMP SWITCHES TO LEAD PUMP



PLAN VIEW



ELEVATION

NOTE:
ALL DASHED PIPING TO BE FURNISHED BY CONTRACTOR

NOTE:
VERIFY ALL ELEVATIONS PRIOR TO FABRICATION

NOTE:
VERIFY ALL INLET/OUTLET ORIENTATIONS PRIOR TO FABRICATION

Specifications

CONCRETE :

Class I/II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of wall and baffle with sectional riser to required depth.

REINFORCEMENT:

Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.

ALUMINUM HATCH:

300 PSF rated, 1/4" aluminum skid-resistant floor plate, stainless steel tamperproof bolting & hinges & slamlock.

PUMPS:

Pumps shall be centrifugal solids handling type with submersible type motor. Pumps shall have a capacity as follows:

PUMP No.	TYPE	GPM	TDH	RPM	ELECTRICAL HP	V	PH	Hz
P-1	NON CLOG	X	X	X	X	X	X	X
P-2	NON CLOG	X	X	X	X	X	X	X

CONTROLS:

Pump controls shall be mounted inside a UL Listed NEMA-4X enclosure and include circuit breakers, alarm circuit fuse, IEC rated motor starter, pump HOA, and alternator relay. Panel shall have a visual alarm beacon. Panel is designed for remote mounting.

Engineering Data

Field excavation and preparation shall be completed prior to delivery of assembly. Use dimensional data as shown. All pipe, valves and fittings of the assembly are approved by one of the following associations:

NPCA CERTIFIED PLANT · B64.5 · UL · AMERICAN SOCIETY OF SANITARY ENGINEERING

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	2	X" SUBMERSIBLE PUMP
2	2	X" BASE ELBOWS
3	2	XX' SS STEEL CHAINS
4	1	DUPLEX CONTROL PANEL NEMA 4X (MOUNTED & WIRED BY CONTRACTOR)
5	4	FLOAT SWITCH
6	1	SS CABLE BRACKET
7	1	XX" DIA x X'-X" DEEP CONCRETE WET WELL
8	1	X" THK FLAT CONCRETE TOP
9	1	XX"xXX" DOUBLE LEAF ALUMINUM HATCHWAY
10	1	SAFETY NET
11	1	4" GALVANIZED VENT
12	2	FL x PE X" DUCTILE IRON PIPE
13	2	X" DI 90° ELBOW FL x MJ w/ STAR GRIPS
14	2	SS UPPER GUIDE BRACKETS
15	2	X" HDL BALL CHECK VALVE
16	2	X" DIRECT BURY GATE VALVES
17	2	X" CAST IRON VALVE BOX
18	4	SS GUIDE RAILS
19	2	3" CONDUIT
20	–	REBAR AS REQ'D
21	2	LIFT-OUT ASSEMBLY
22	2	X" DUCTILE IRON ELBOW (BY OTHERS)
23	1	X" DUCTILE IRON TEE (BY OTHERS)
24	2	24" SQ CONCRETE PAD (BY OTHERS)
25	2	RESILIENT RUBBER BOOT
26	–	ALL JOINTS MADE WATER-TIGHT w/ PLASTIC FLEXIBLE GASKET (RAM-NEK)
27	1	NAMEPLATE INDICATING: MFG: PARKUSA 888-611-PARK WWW.PARK-USA.COM MODEL: WWXX-NCDX-XXX-XX-XXX-XX DATE MANUFACTURED
28	1	REMOTE MOUNT DITCH FLOAT
29	1	STORM INLET PIPING SEAL w/ NON-SHRINK GROUT (BY OTHERS)

MODEL NUMBER:
ParkUSA
888-611-PARK,www-PARK-USA.com
WWXX-NCDX-XXX-XX-XXX-XX

WET WELL SIZE (ID)
72 – 72" DIA
96 – 96" DIA

PUMP CONFIGURATION
S – SIMPLEX
D – DUPLEX

PUMP DISCHARGE SIZE
3 – 3"
4 – 4"
6 – 6"
8 – 8"

FLOW RATE CAPACITY (GPM)
100 – 100 GPM
200 – 200 GPM
ETC...

POWER CHARACTERISTICS
43 – 460V/3PH/60Hz
23 – 230V/3PH/60hz
21 – 230V/1PH/60Hz

PUMP MOTOR SIZE
050 – 5.0 HP
075 – 7.5 HP
100 – 10.0 HP
150 – 15.0 HP
200 – 20.0 HP

PUMP HEAD CAPACITY (TDH)
10 – 10' TOTAL DYNAMIC HEAD
20 – 20' TOTAL DYNAMIC HEAD
ETC...

PROJECT:	X
CUSTOMER:	X
ENGINEER:	X
ORDER #:	X
PROJ #:	X
DATE:	X

888.611.PARK
www.park-usa.com
PARK USA
DESIGN FOR WATER

STORM SEWER LIFT STATION
SUBMERSIBLE NON-CLOG PUMP STATION

WW-NCD-02-DBV

PM	DRN	ENG	DWG. NO.	REV.
.	.	.	WWXX-NCDX-XX	A
DATE 04/16				

NOTE: EXACT PUMP MODEL TO BE PROVIDED BY MANUFACTURER.
SUBMITTAL SHALL BE COORDINATED WITH CIVIL ENGINEER FOR APPROVAL PRIOR TO ANY INSTALLATION.

NO.	DATE	DESCRIPTION	BY

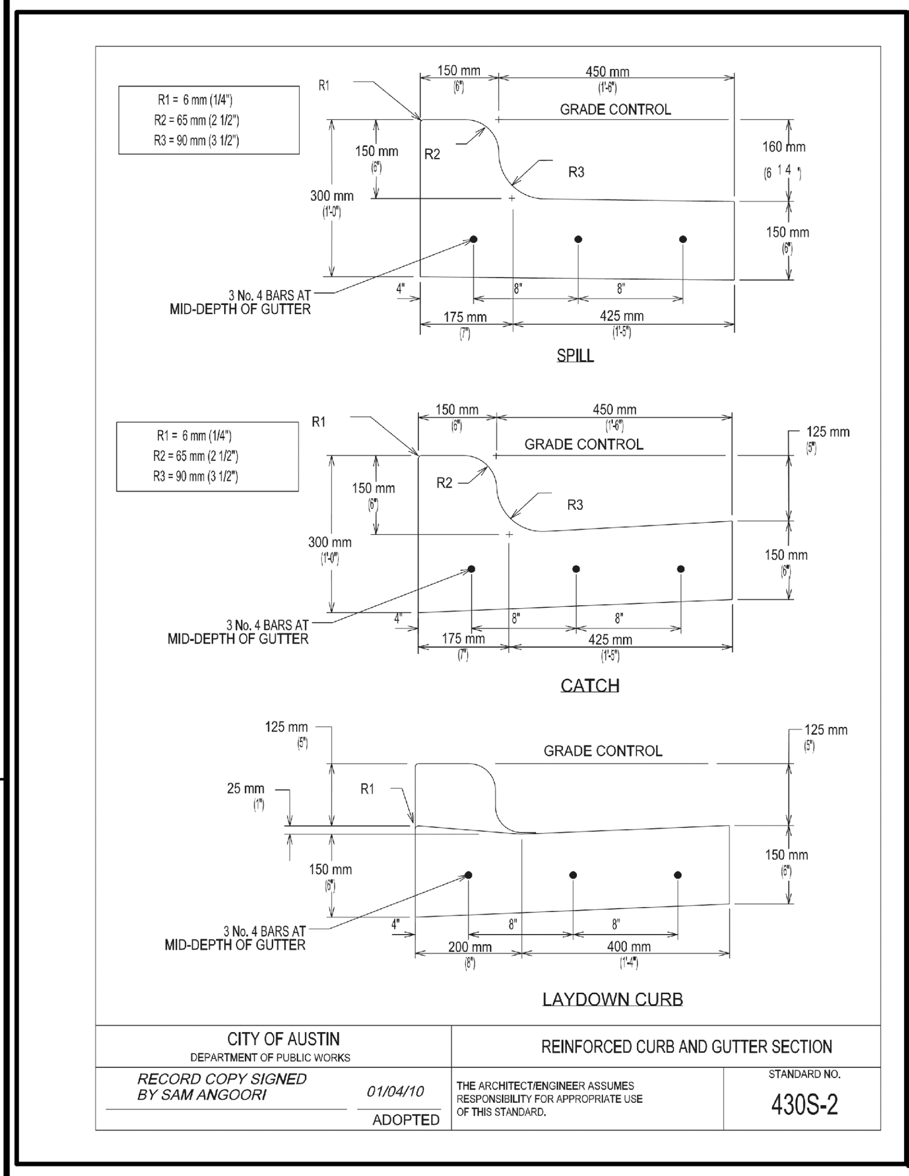
FIRM NO. F-15085
WGI
WGInc.com
512.669.5560
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS 78702

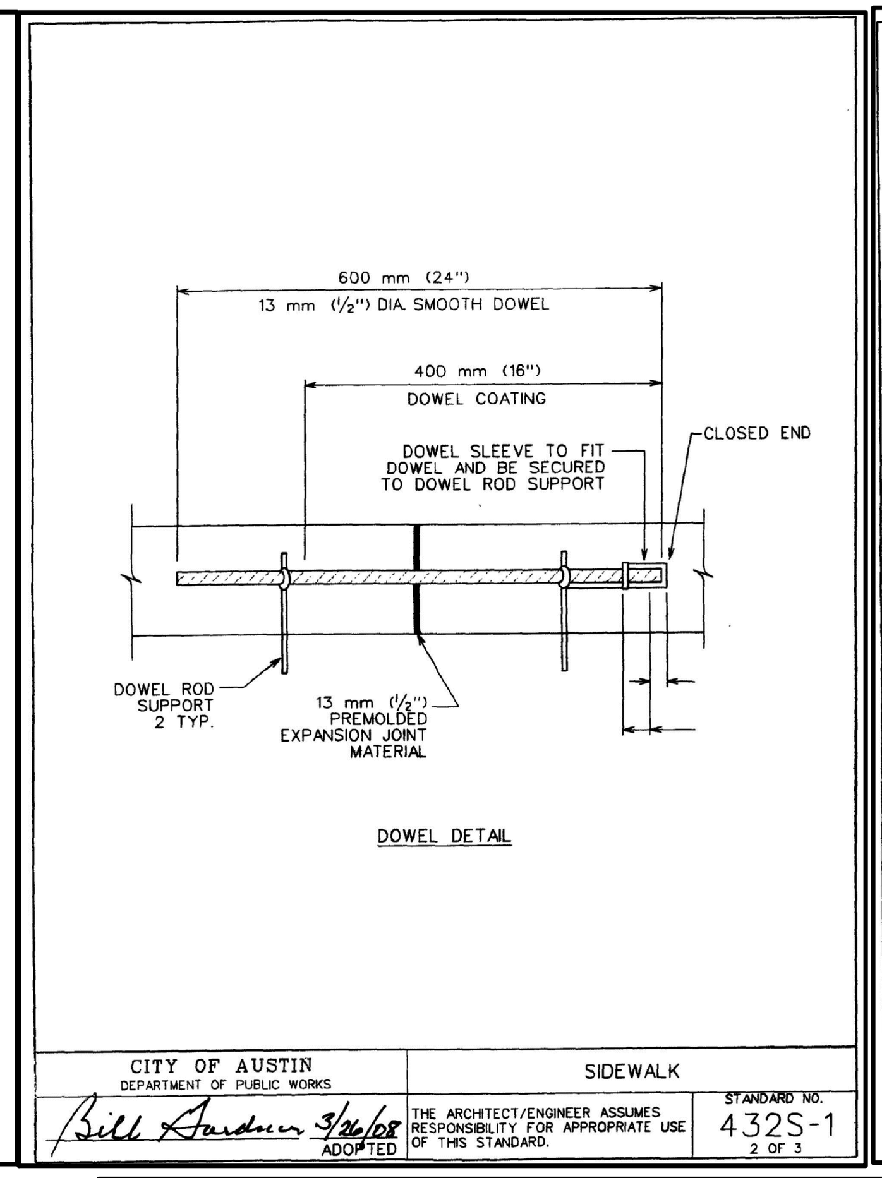
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

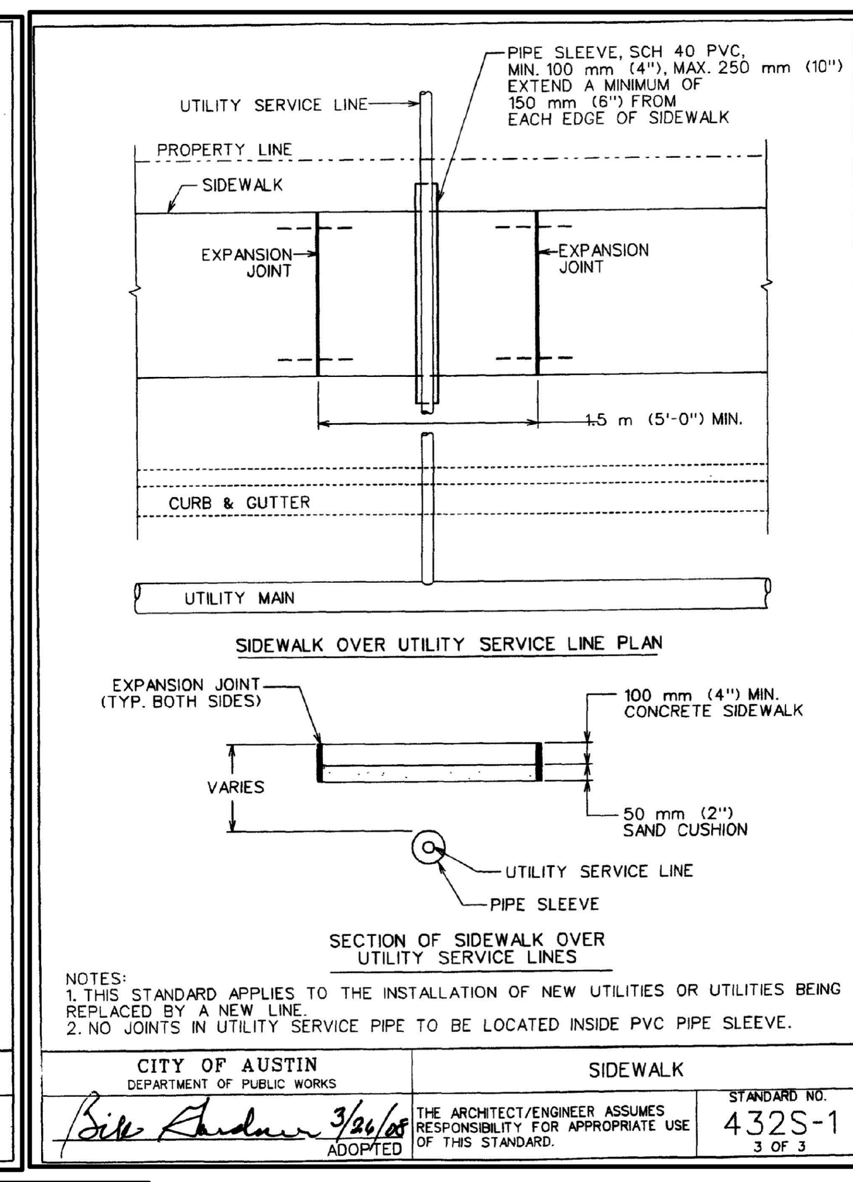
PROJECT:
SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

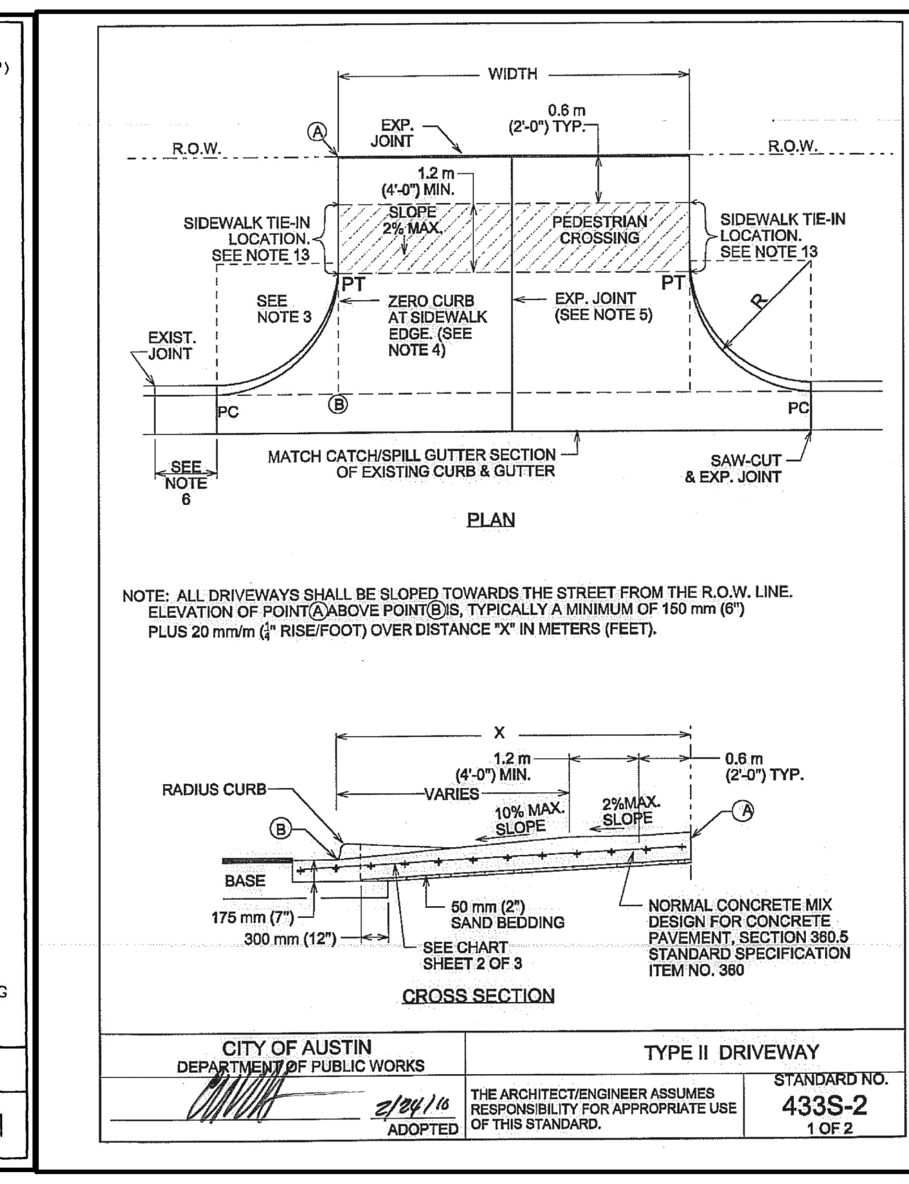
SHEET TITLE:
POND PUMP SPECIFICATIONS

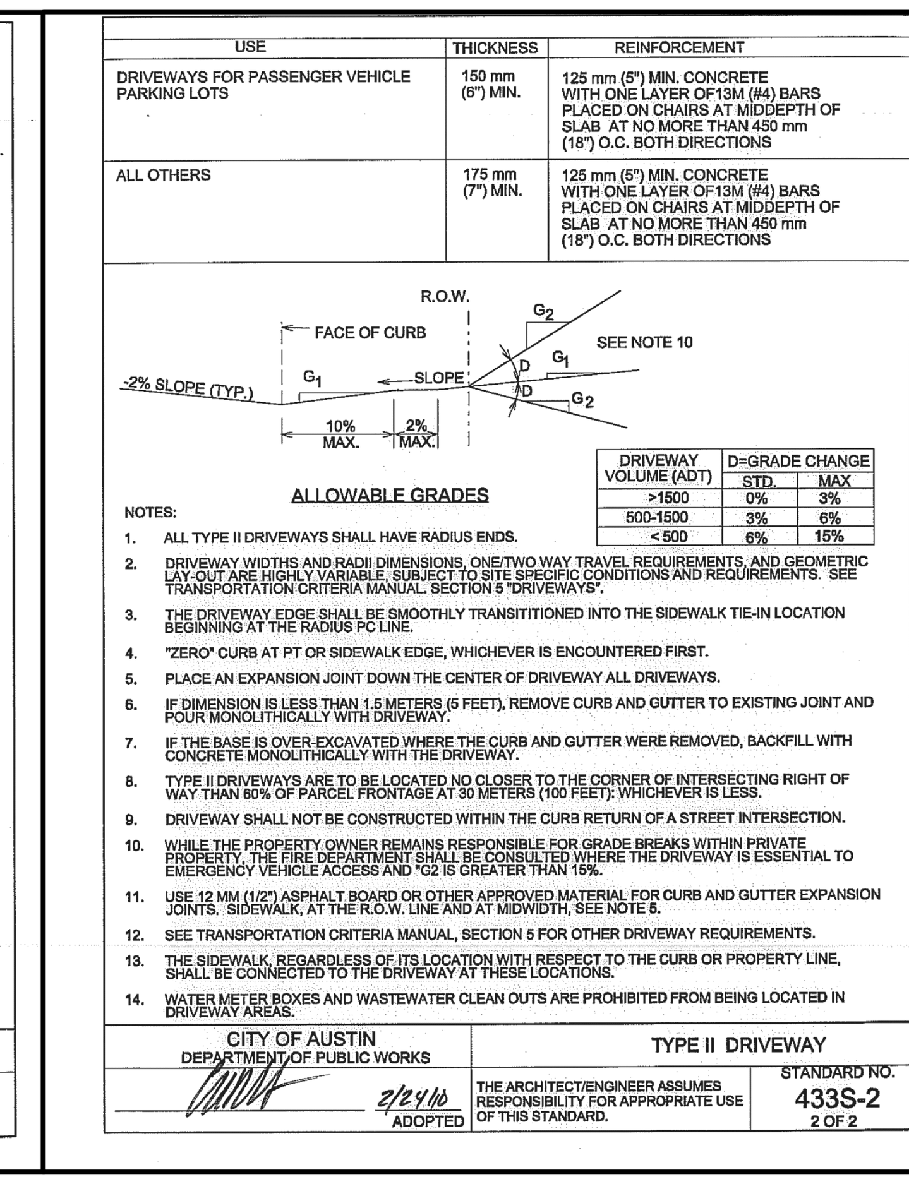
SHEET
CG503
30 OF 51
20-TOD-SD-020
20-FDP-007

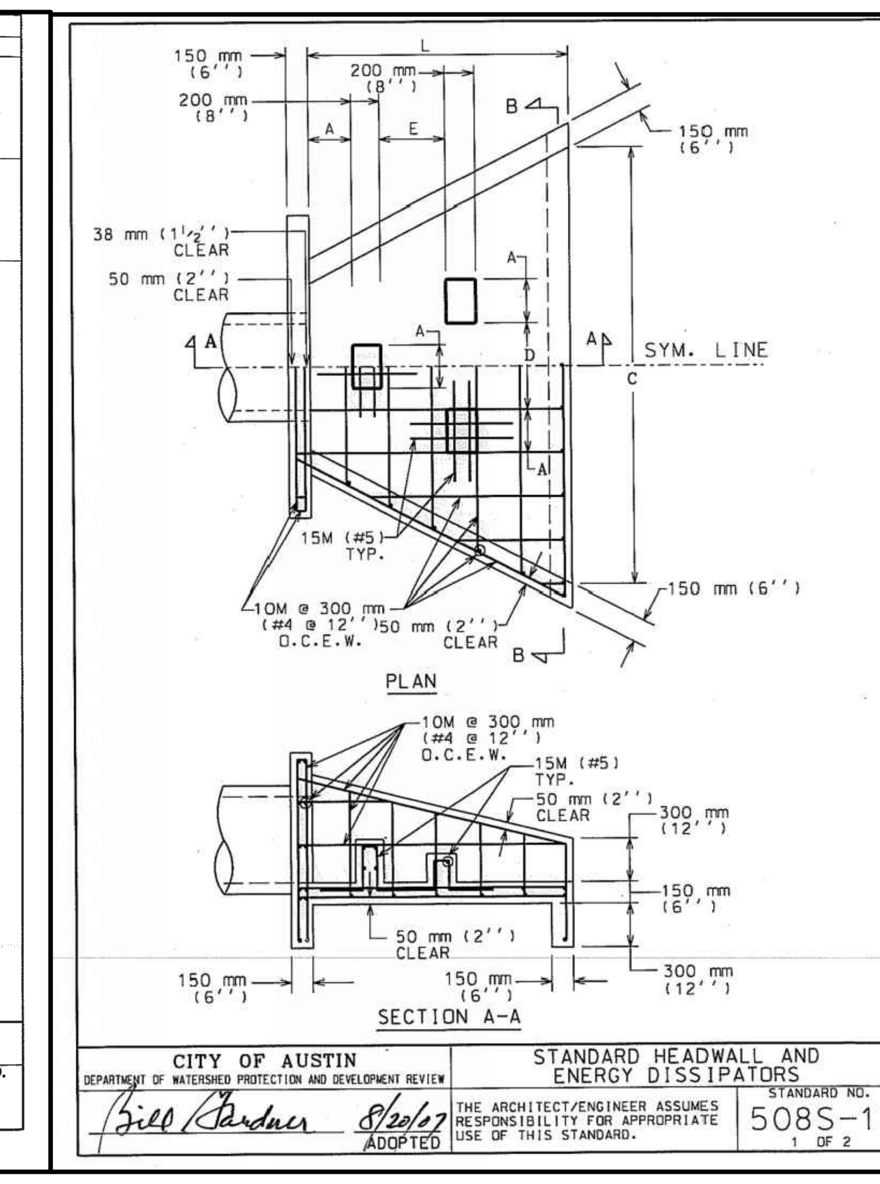


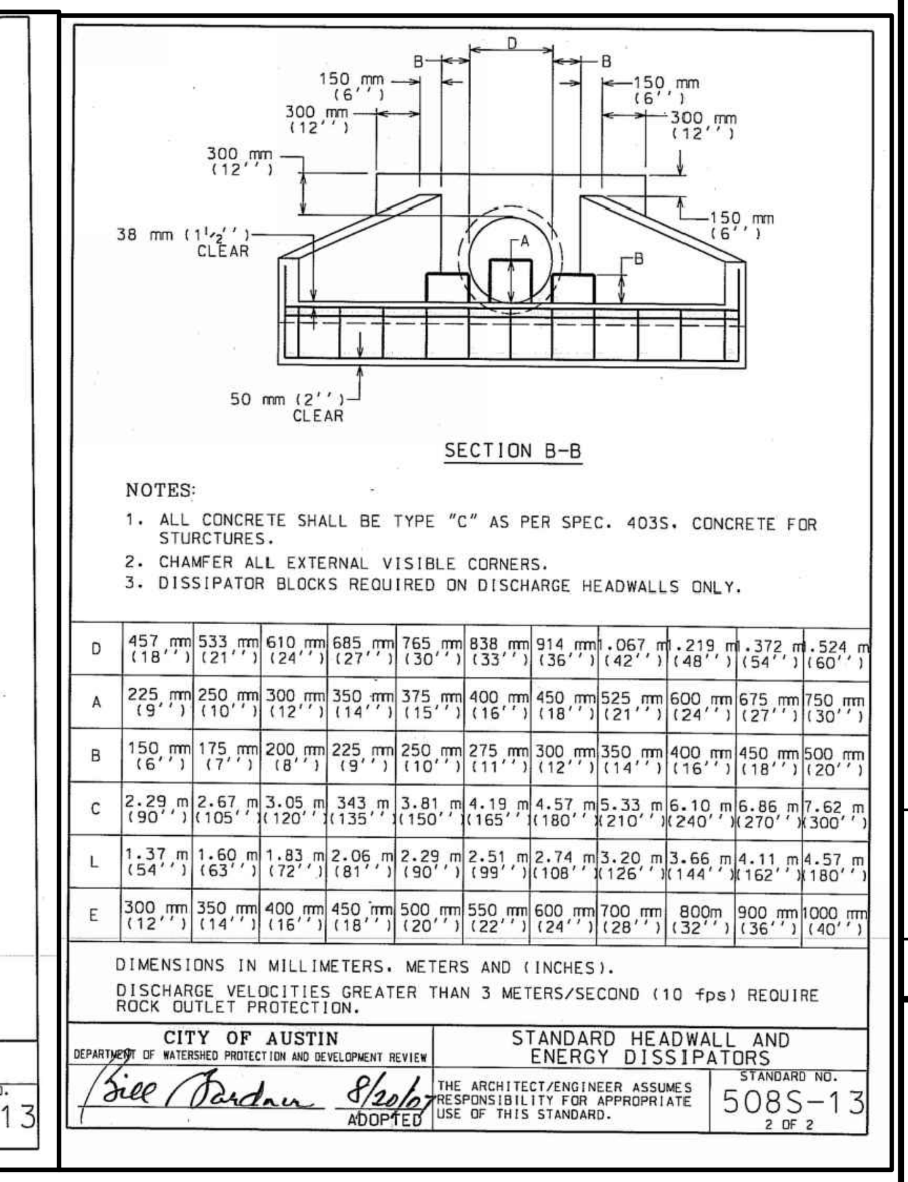


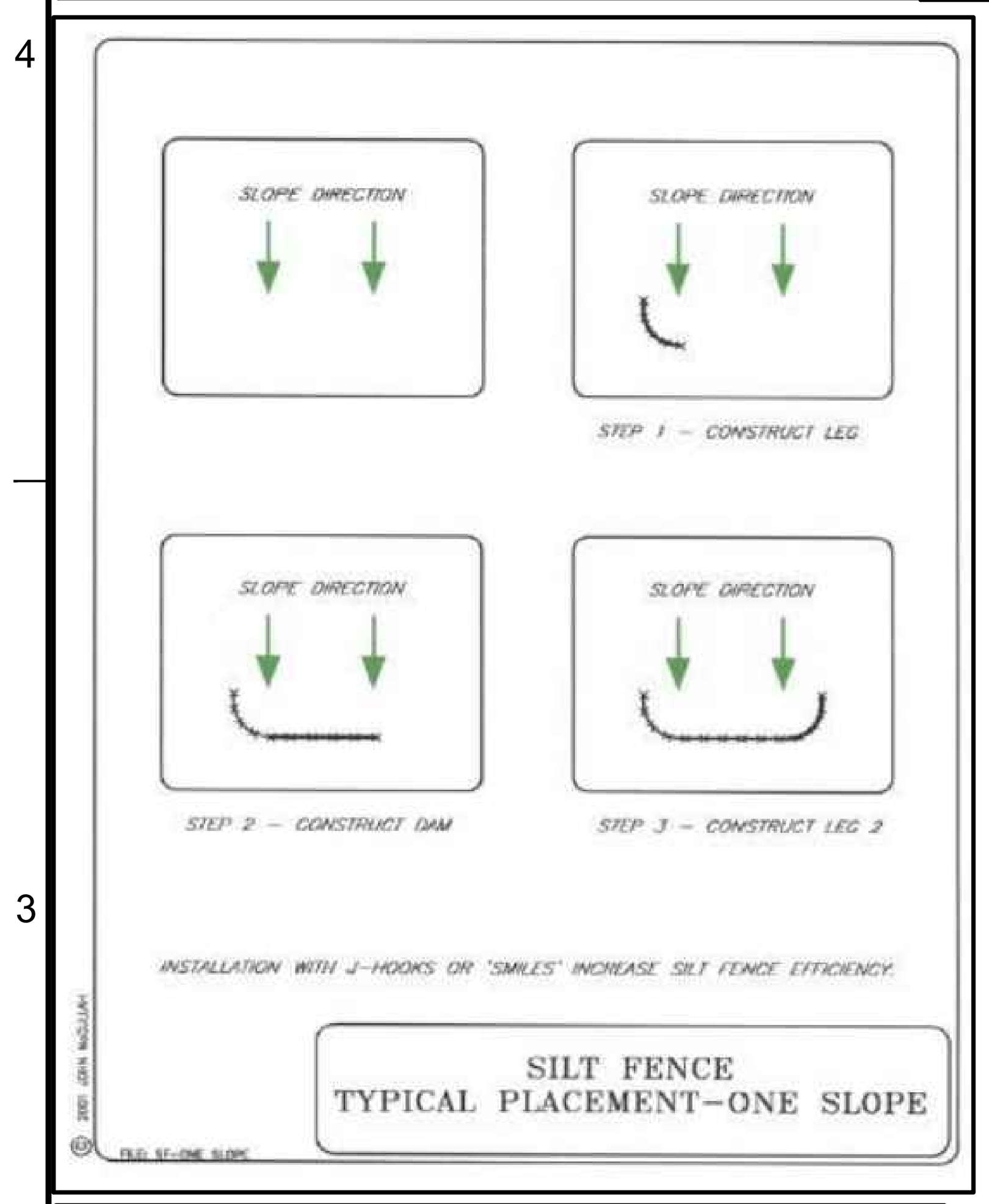


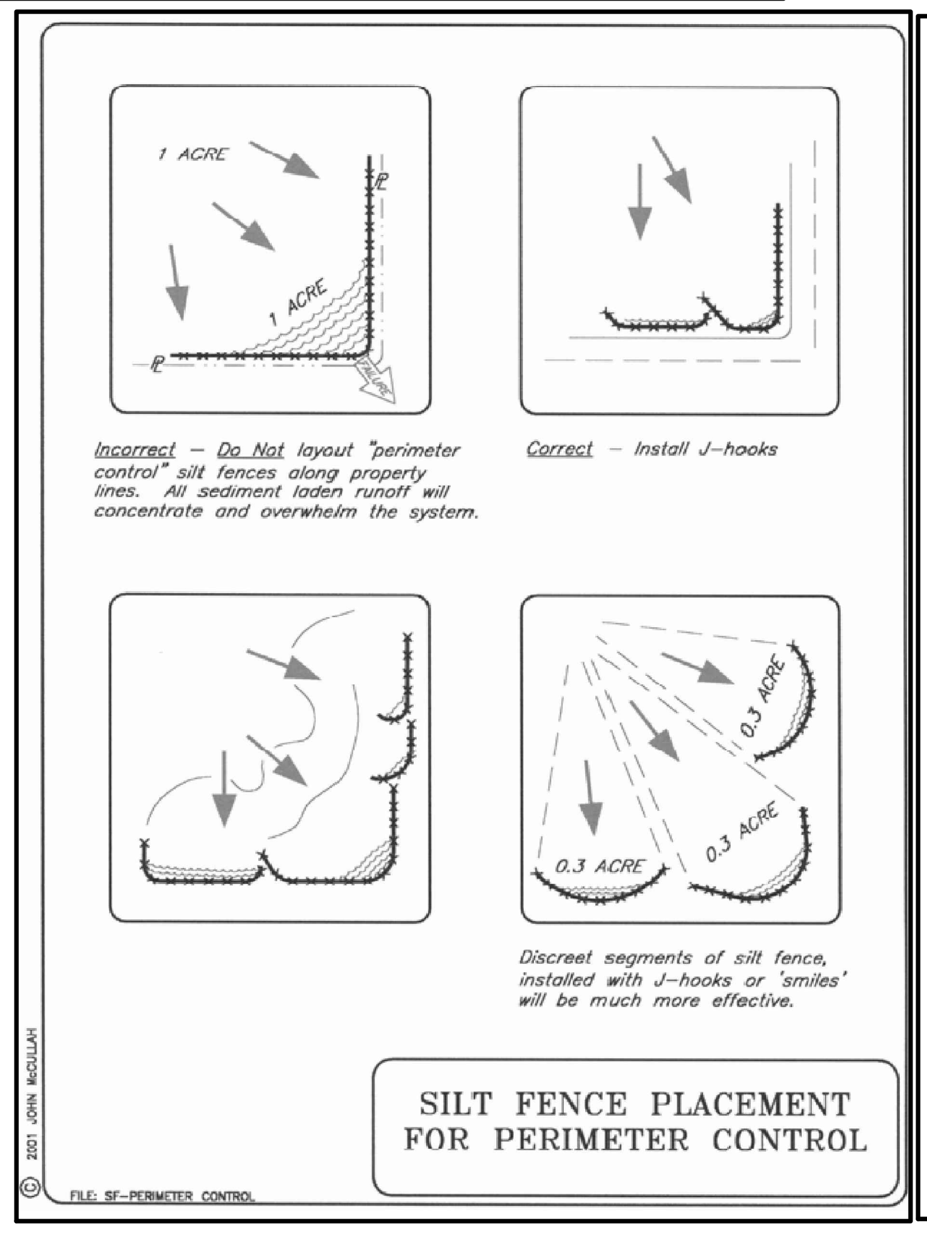


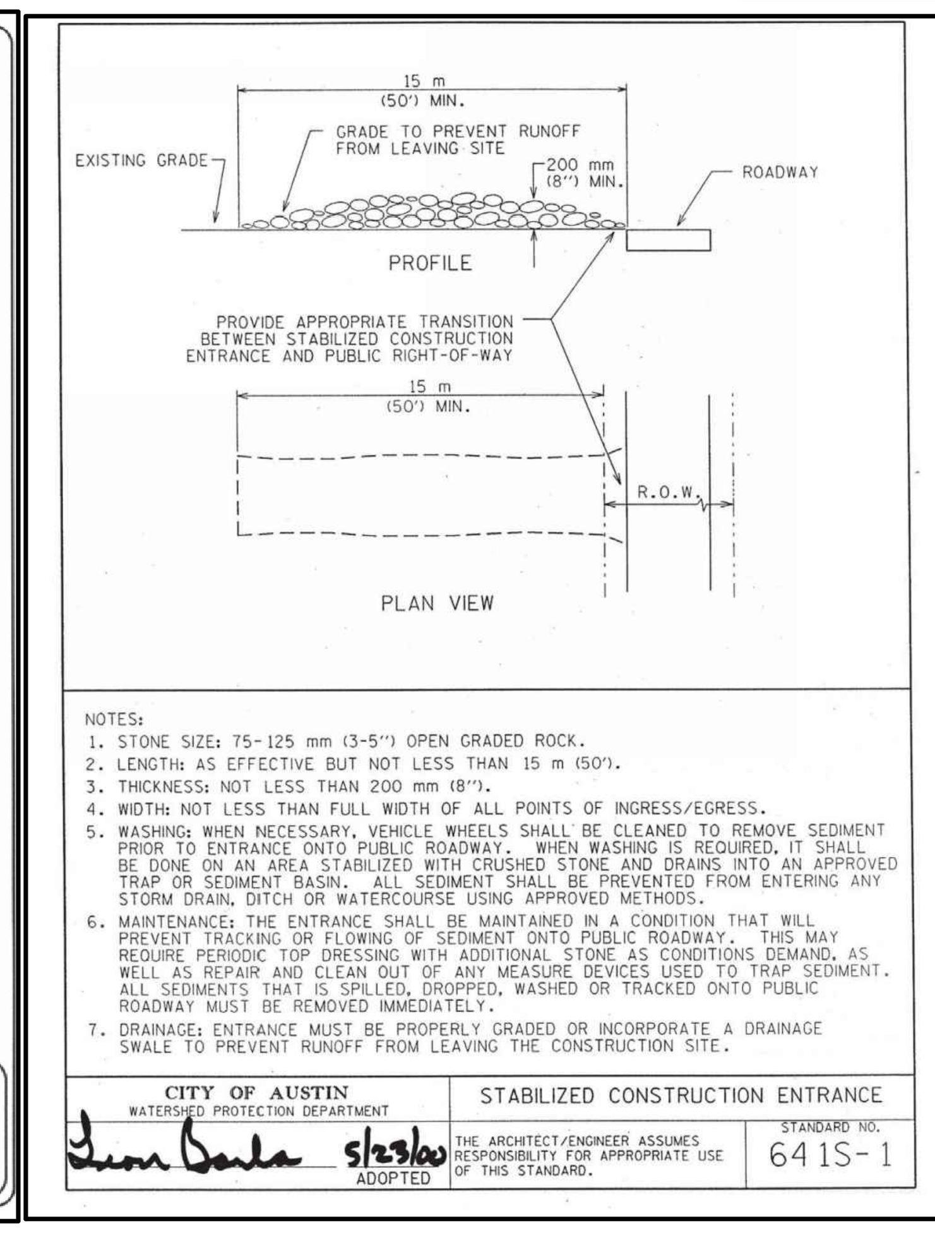


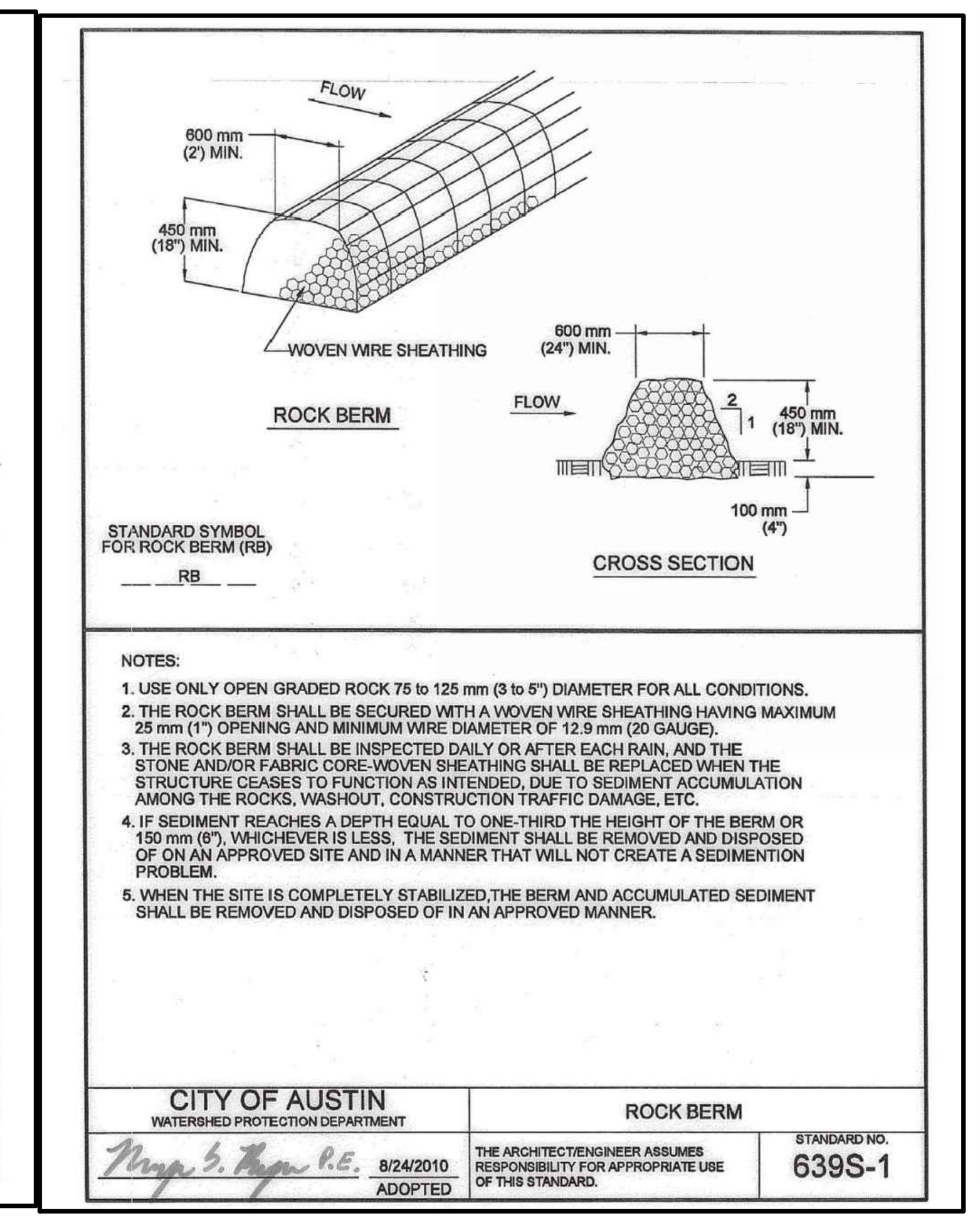


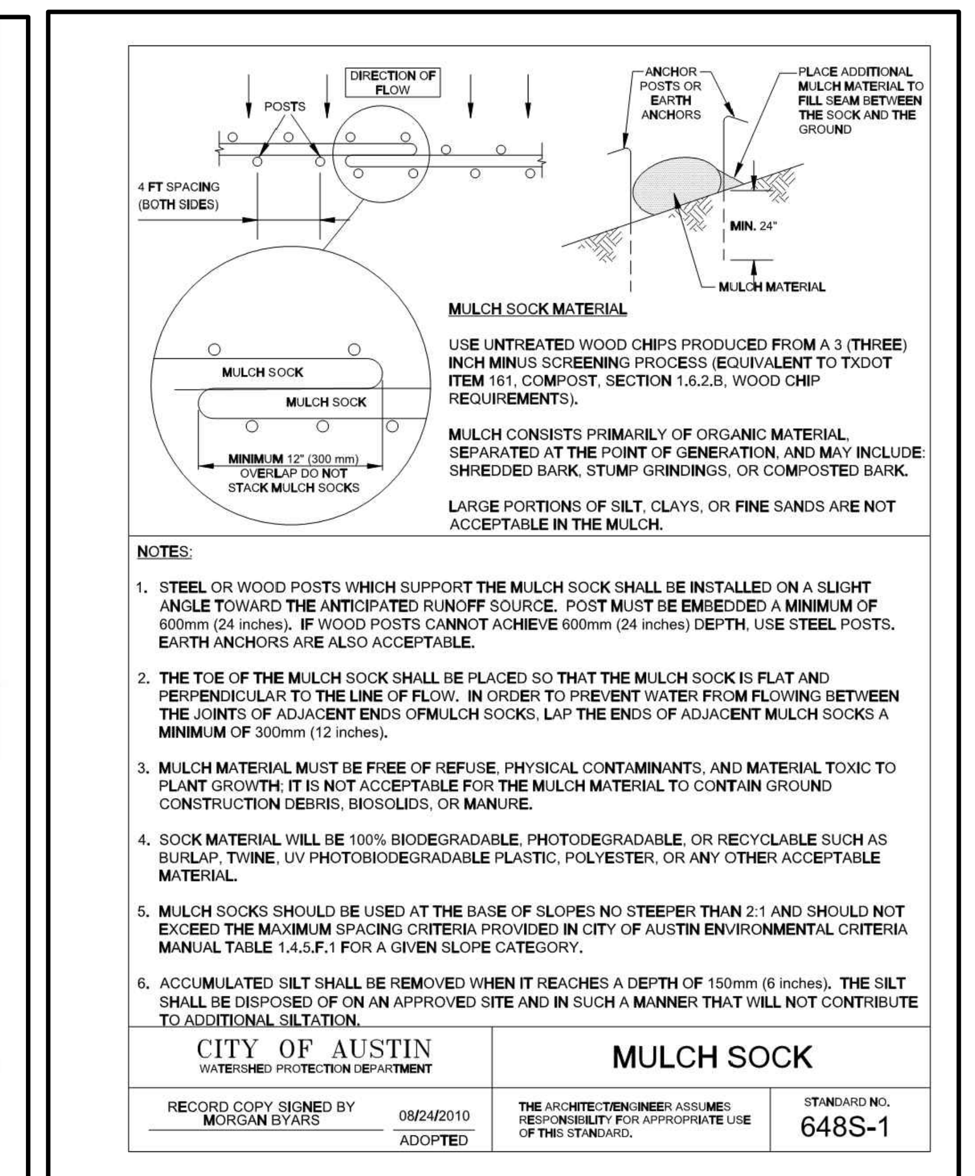


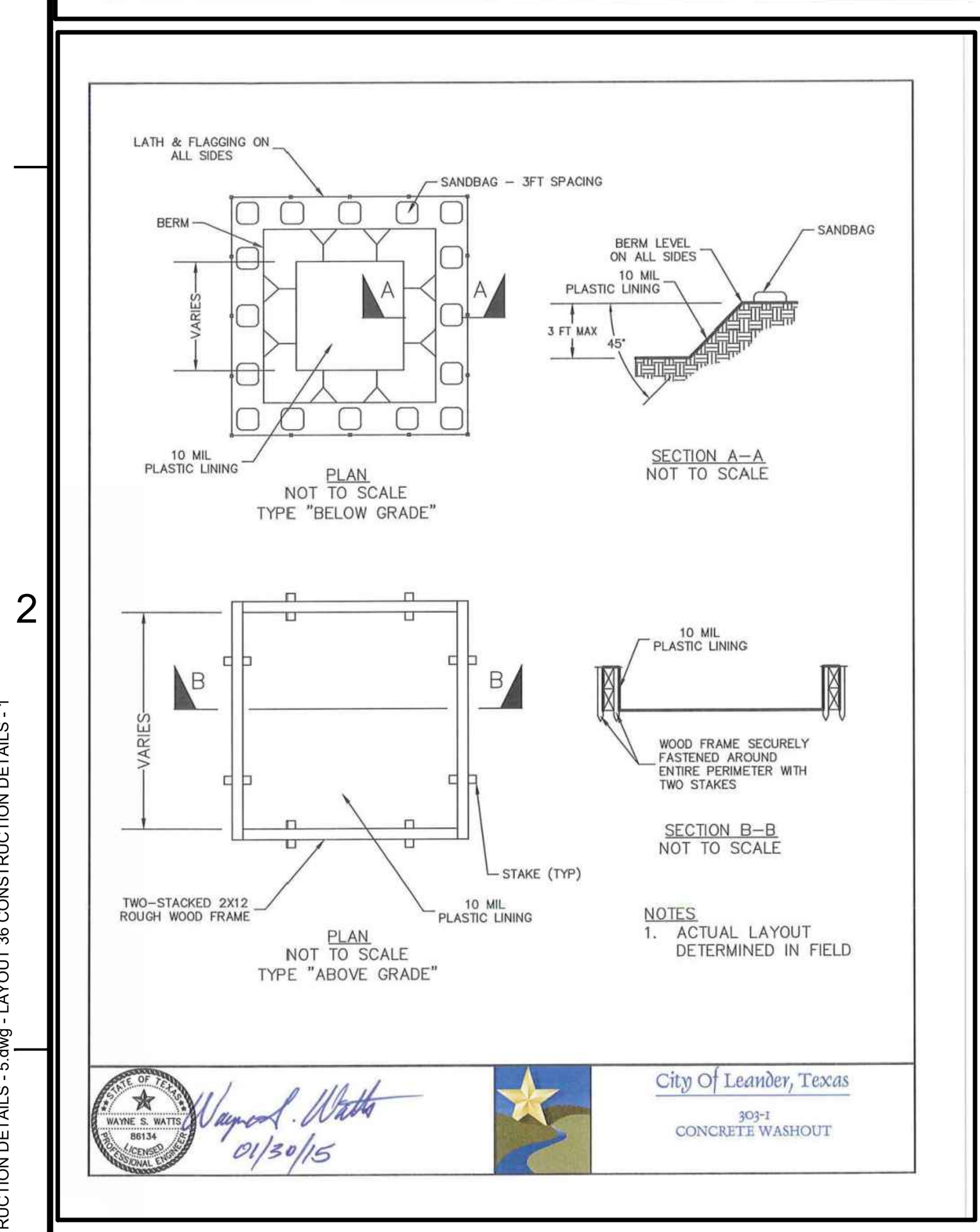


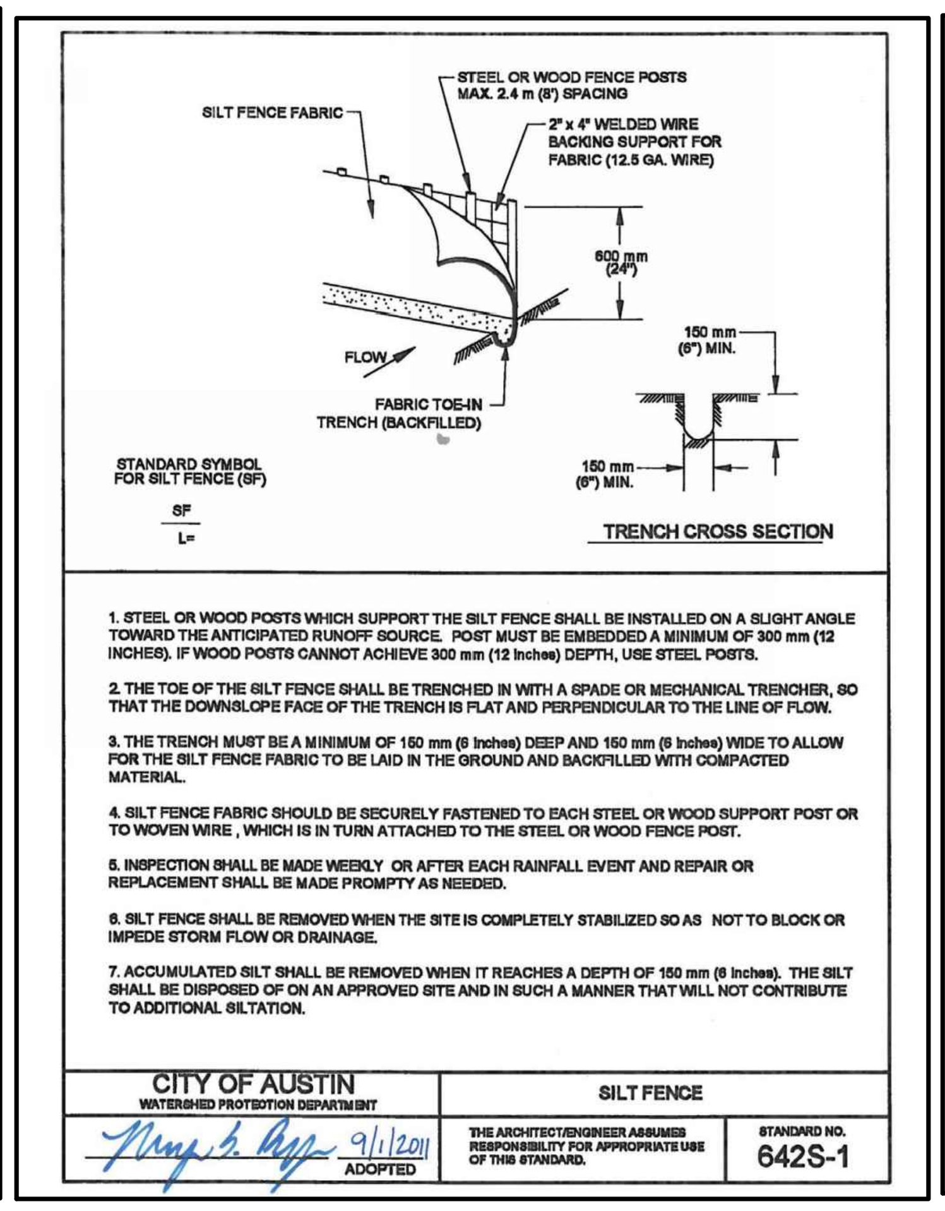


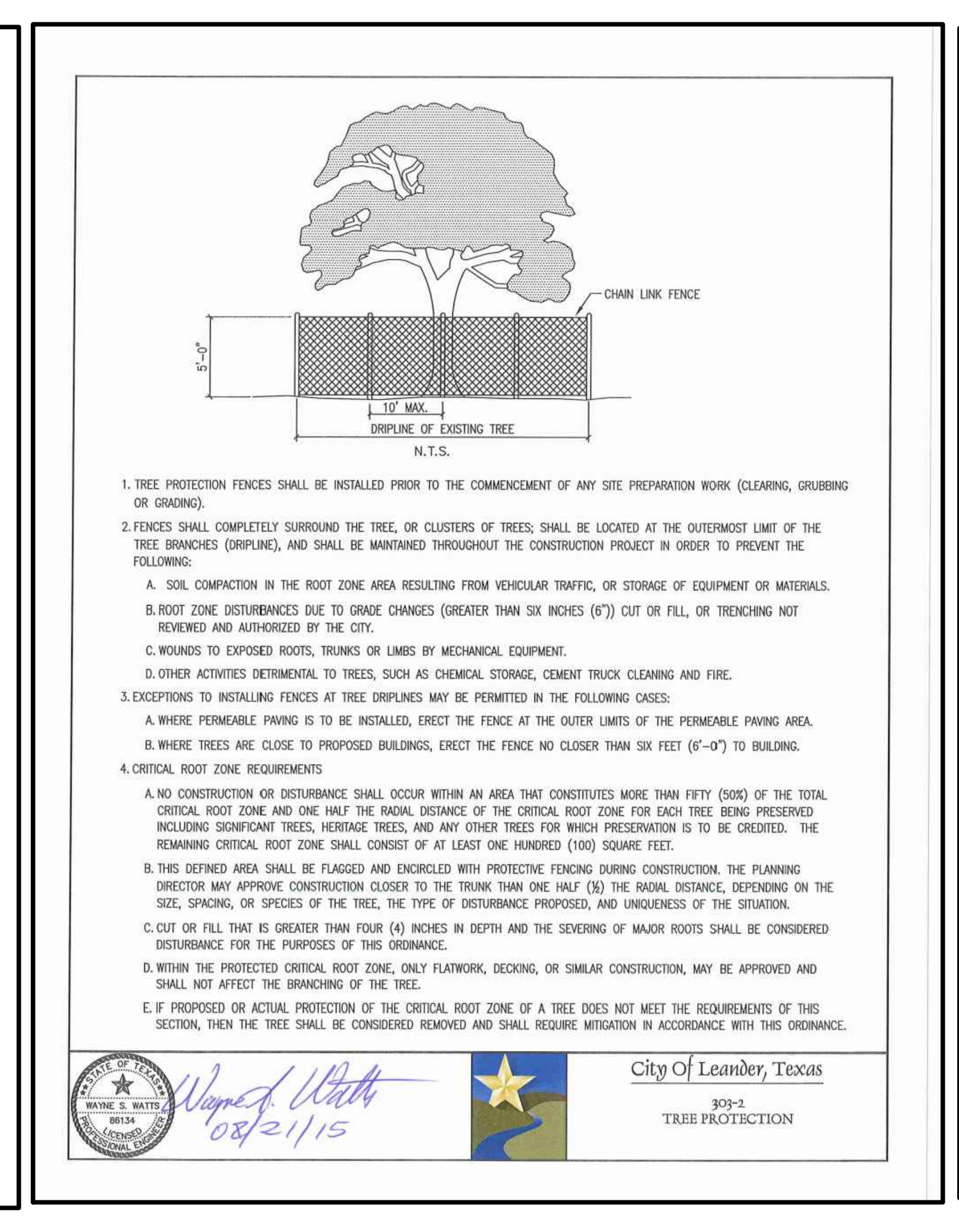


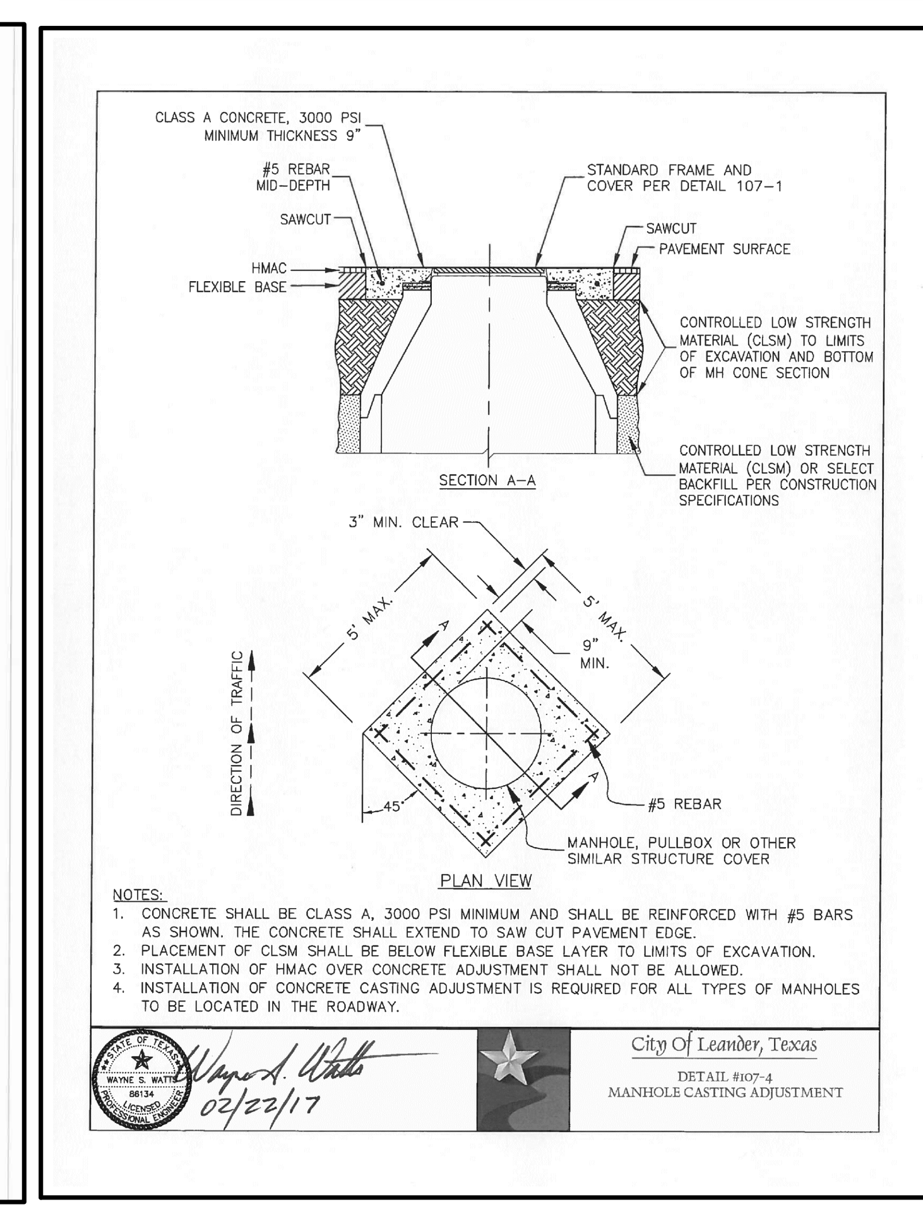


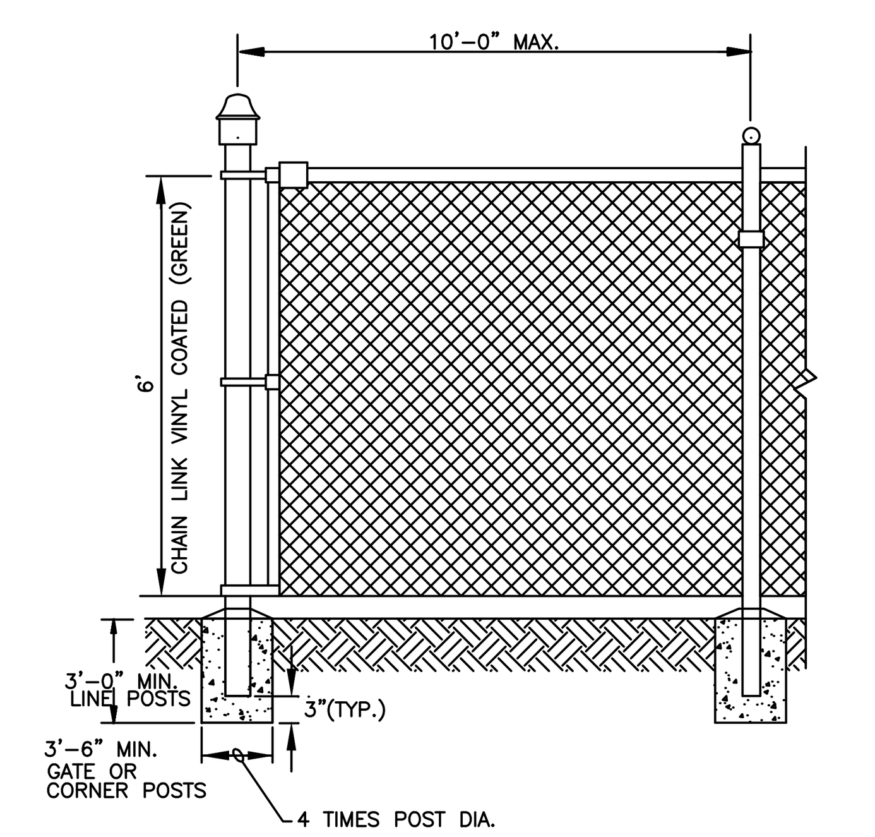






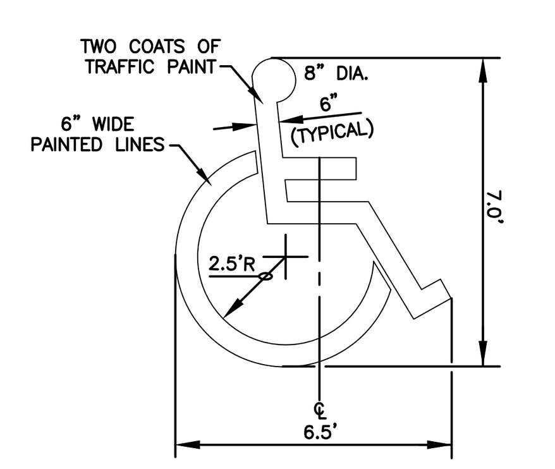






VINYL CHAIN LINK FENCE DETAIL

N.T.S.

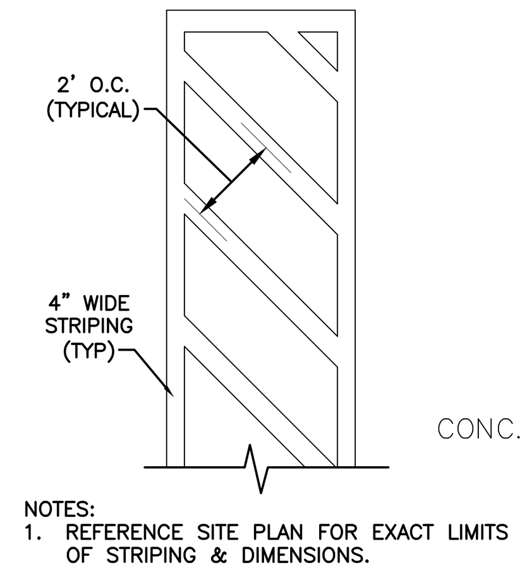


LOCATE AT EDGE OF PARKING SPACE

NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. ALL DIMENSIONS ARE TO ¢ OF STRIPE UNLESS OTHERWISE INDICATED

ACCESSIBLE PARKING SYMBOL

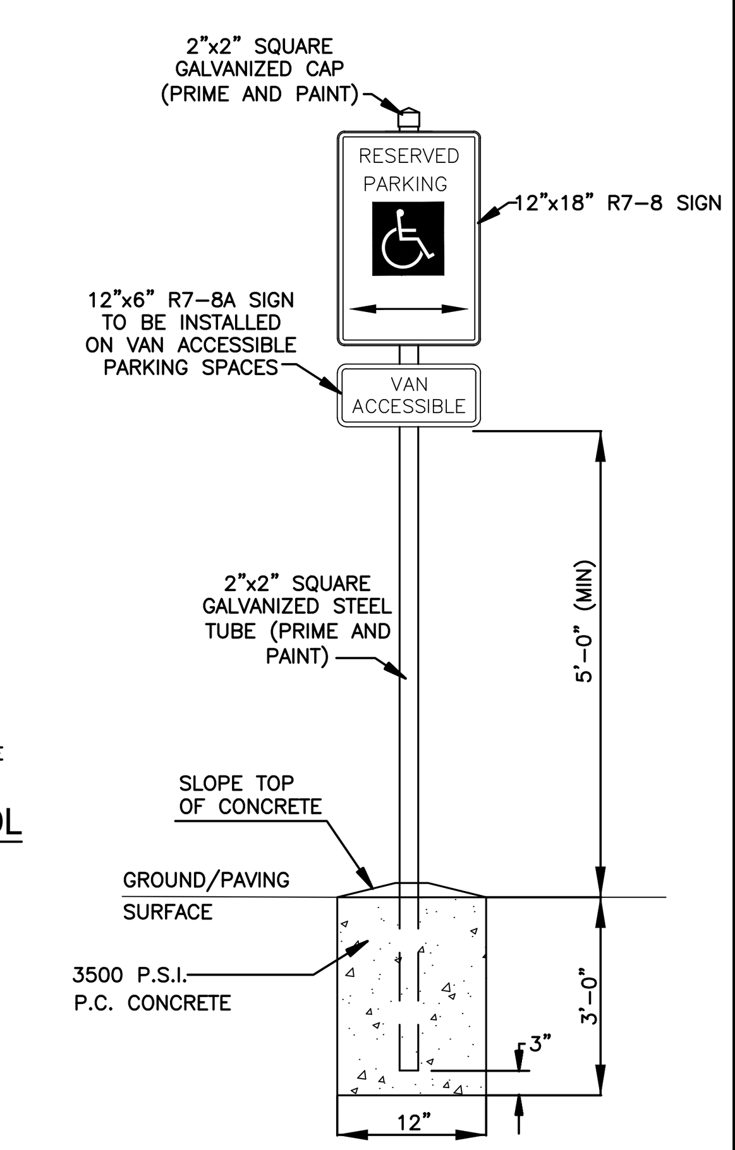
NOT TO SCALE



NOTES:
1. REFERENCE SITE PLAN FOR EXACT LIMITS OF STRIPING & DIMENSIONS.
2. ALL PAVEMENT STRIPING SHALL BE TWO COATS OF WHITE TRAFFIC PAINT.

PAVEMENT STRIPING DETAIL

NOT TO SCALE



ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SIGN MOUNTING

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

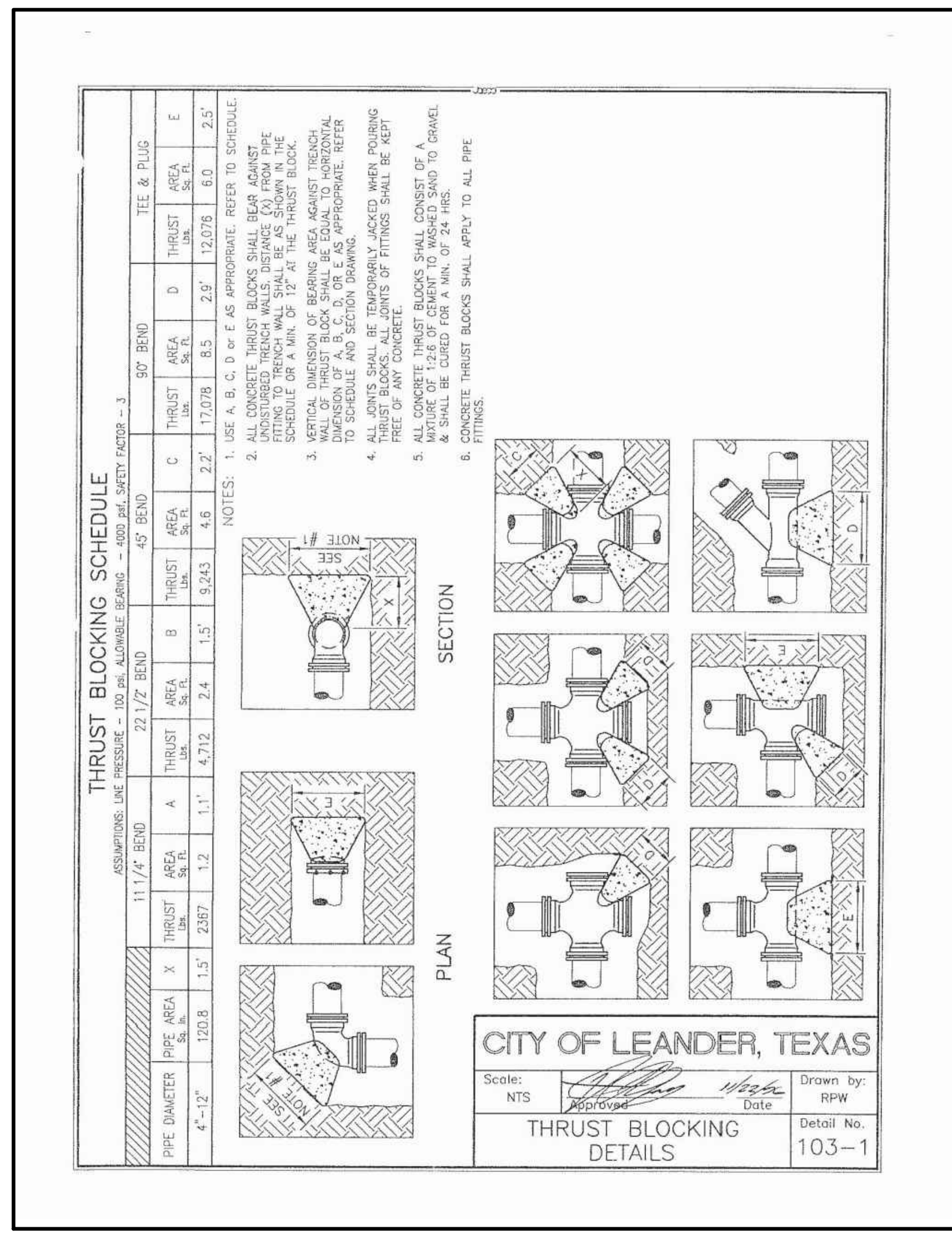
WGI. WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS 78702
512.669.5560
FIRM NO. F-15085

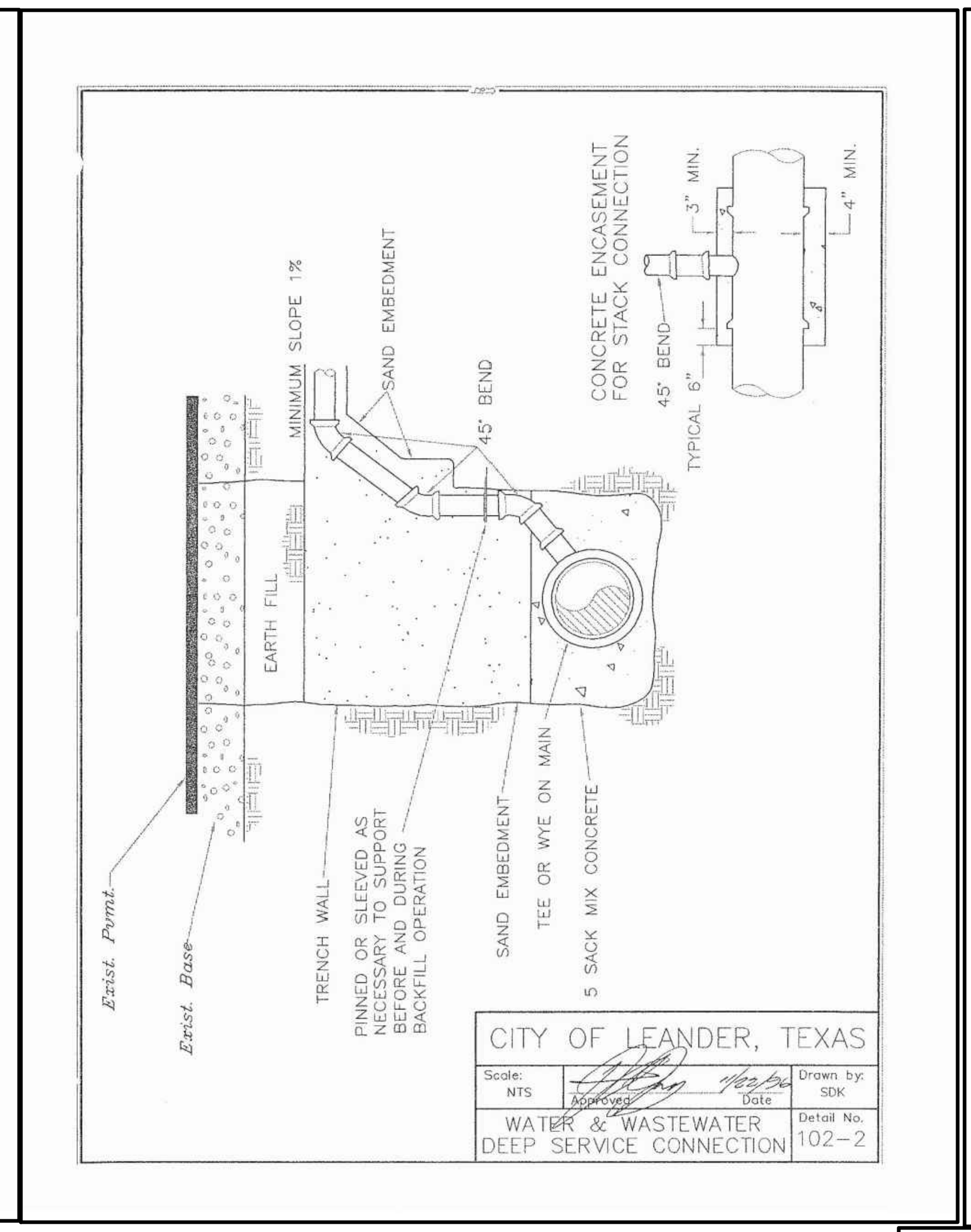
3 Nov 2020
STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

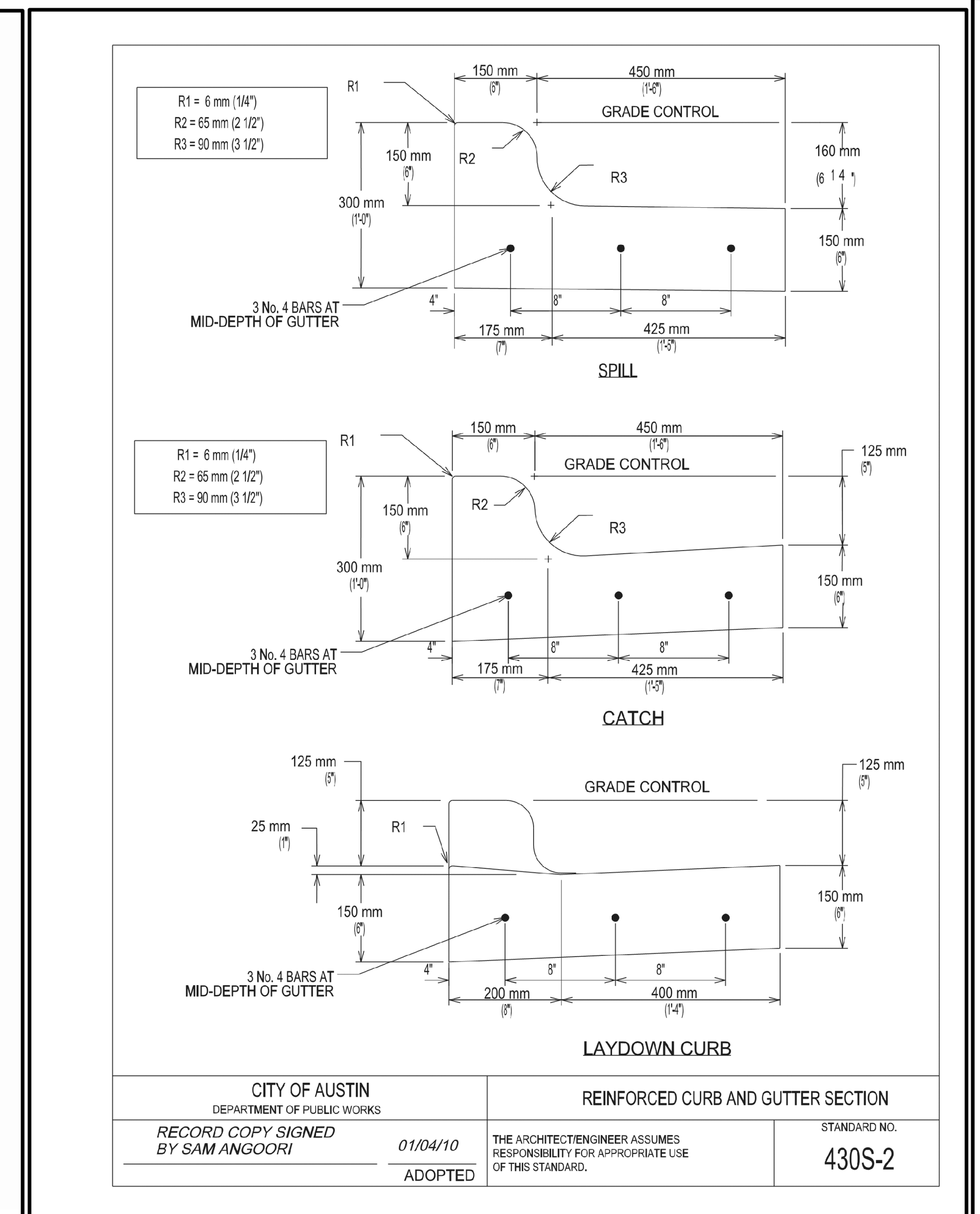
PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

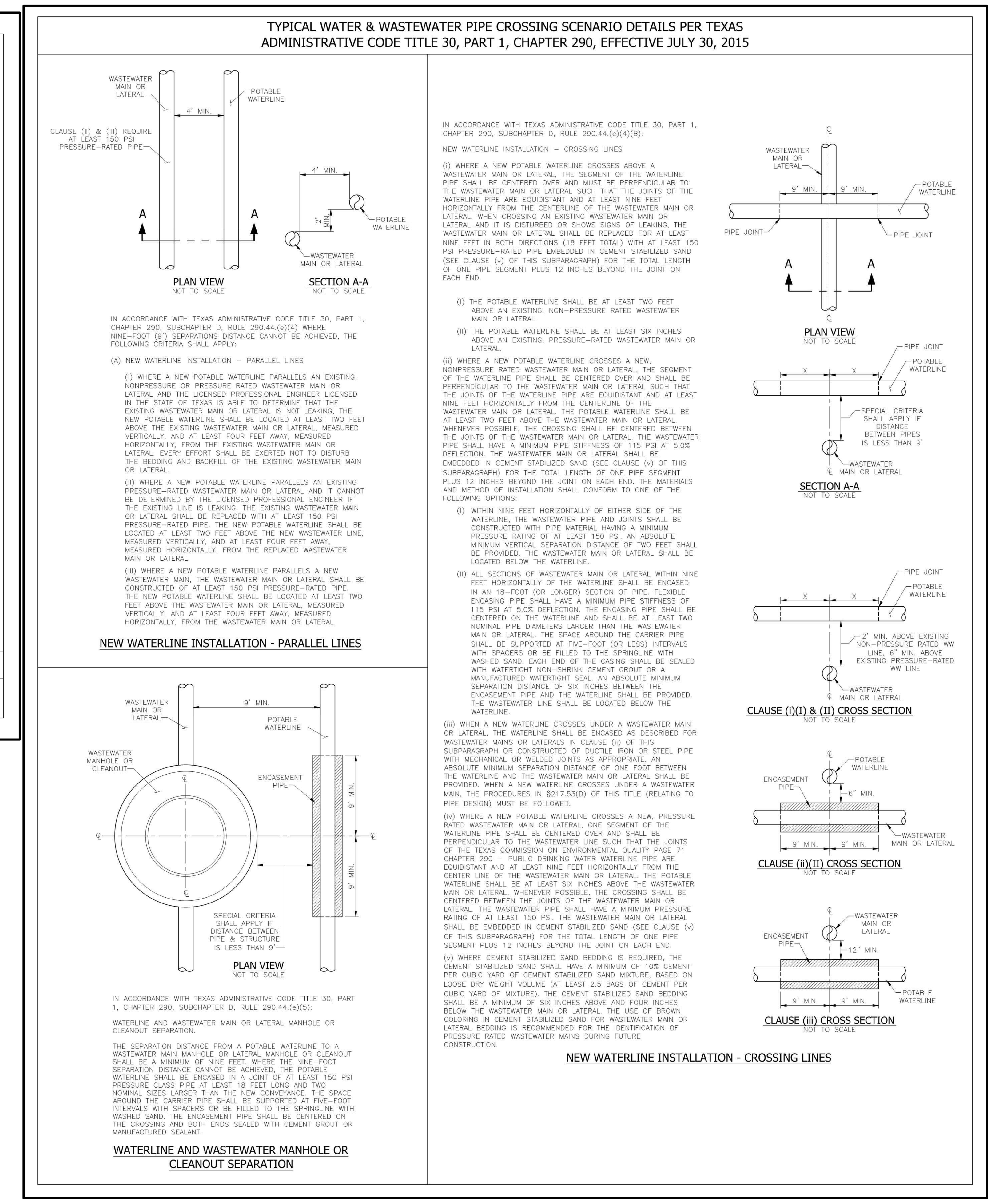
SHEET TITLE: CONSTRUCTION DETAILS - 1

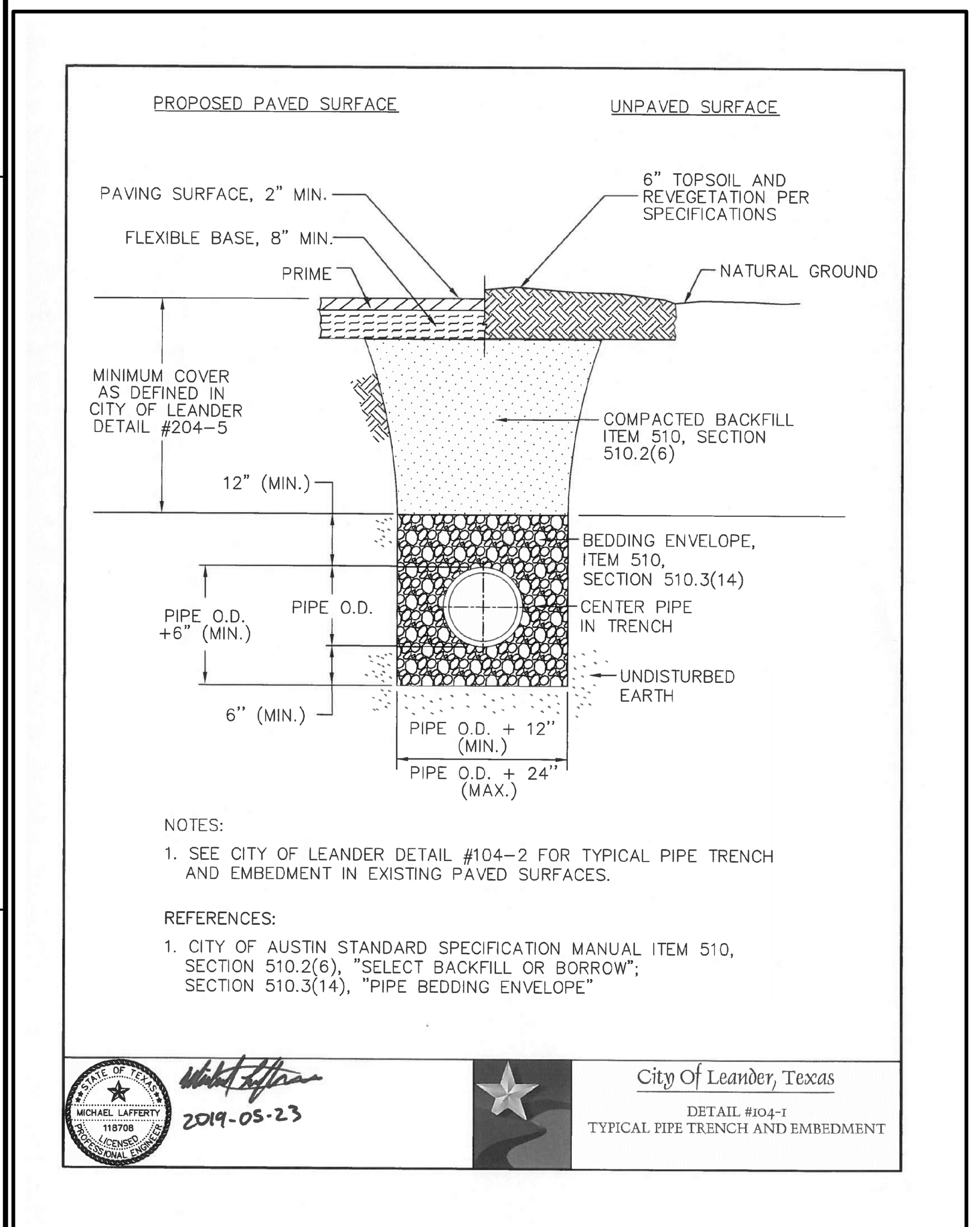
SHEET
C501
37 OF 51
20-TOD-SD-020
20-FDP-007

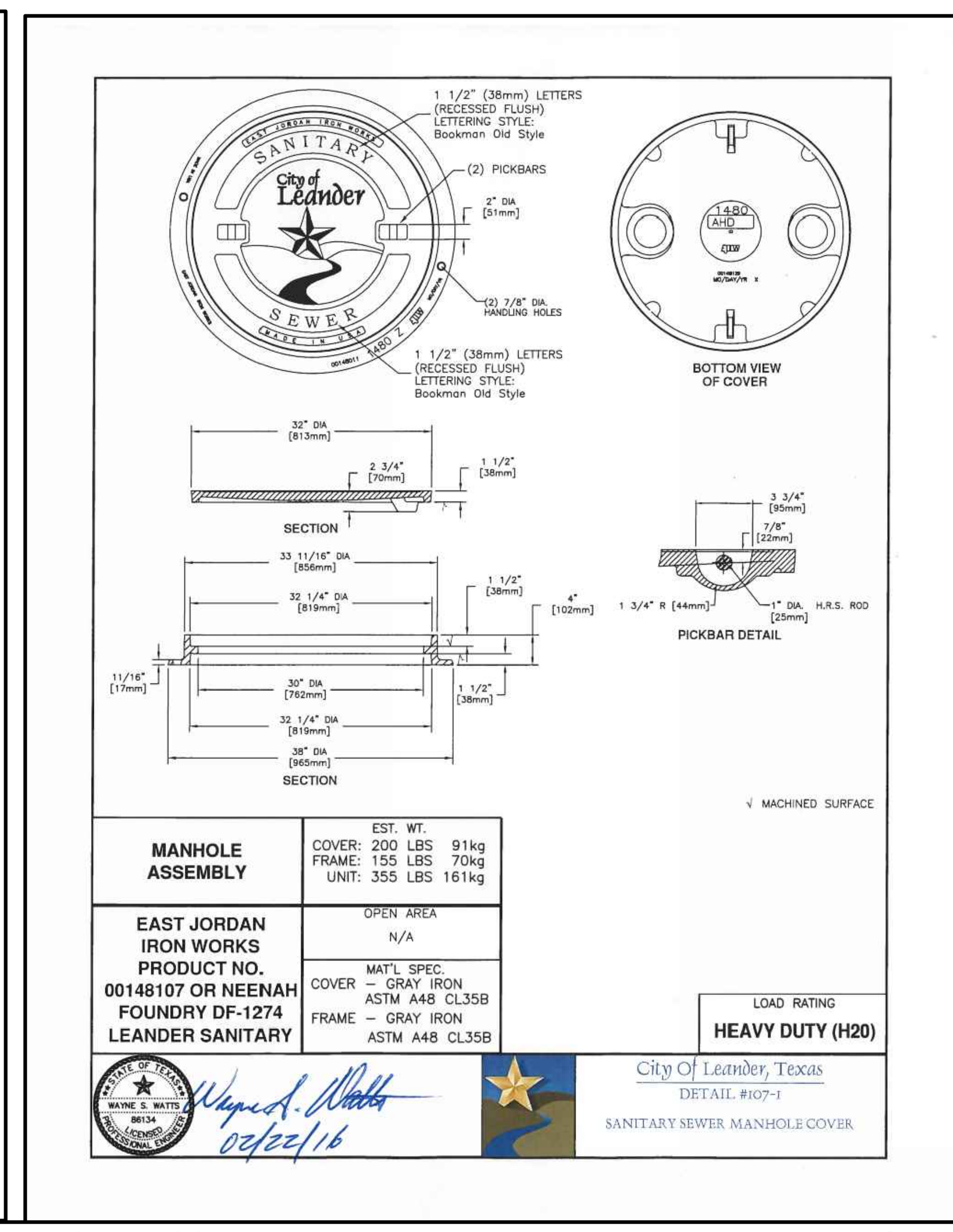


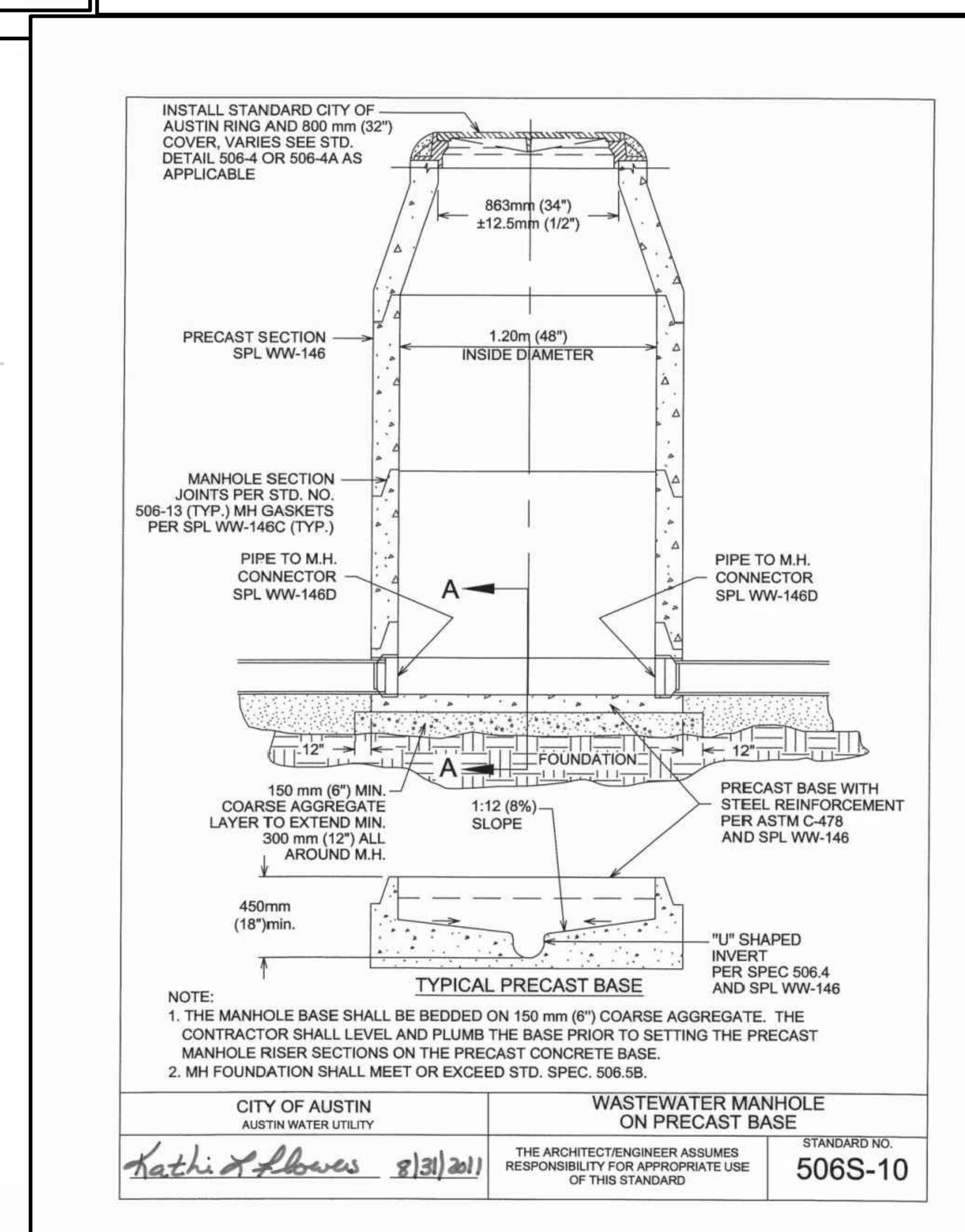


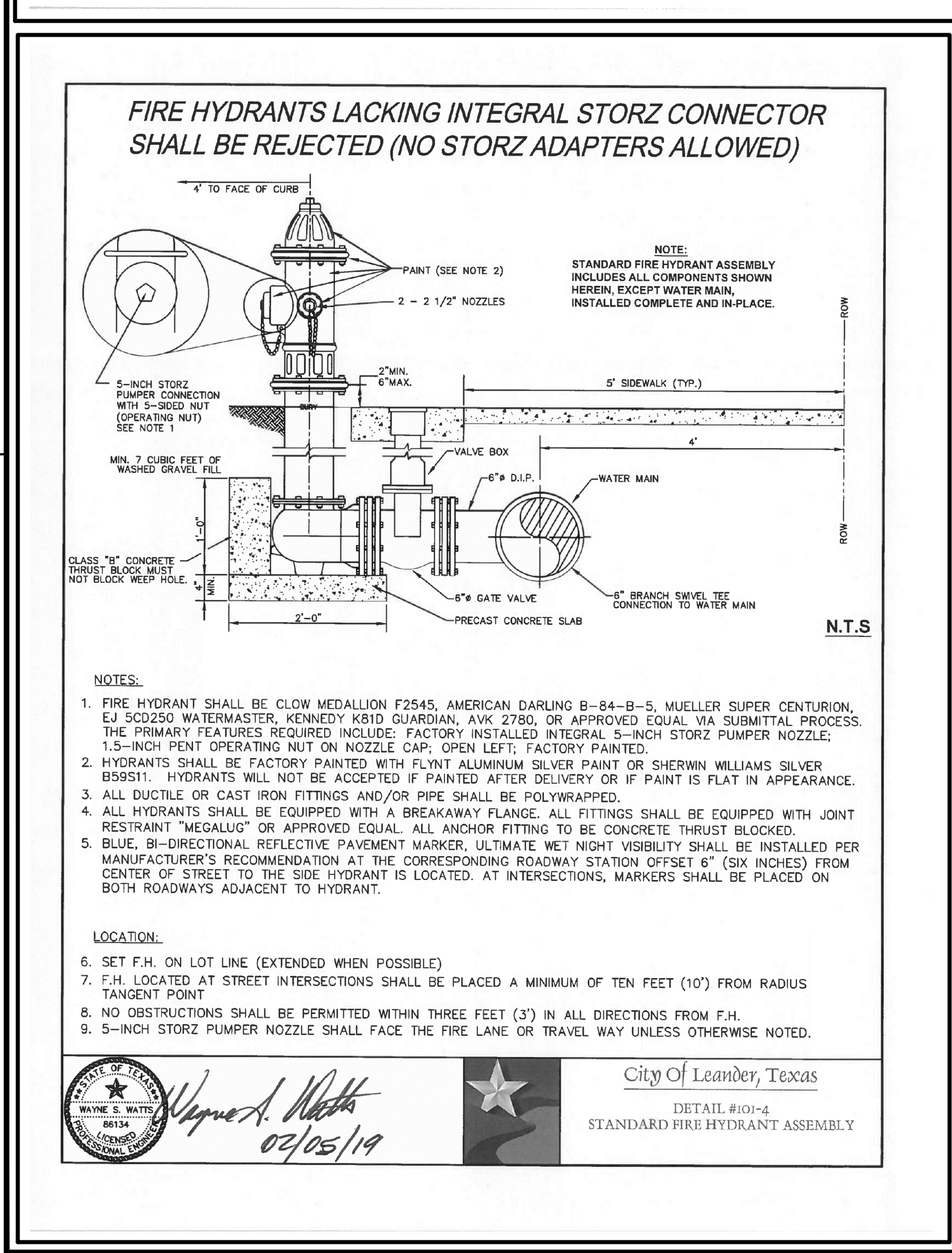


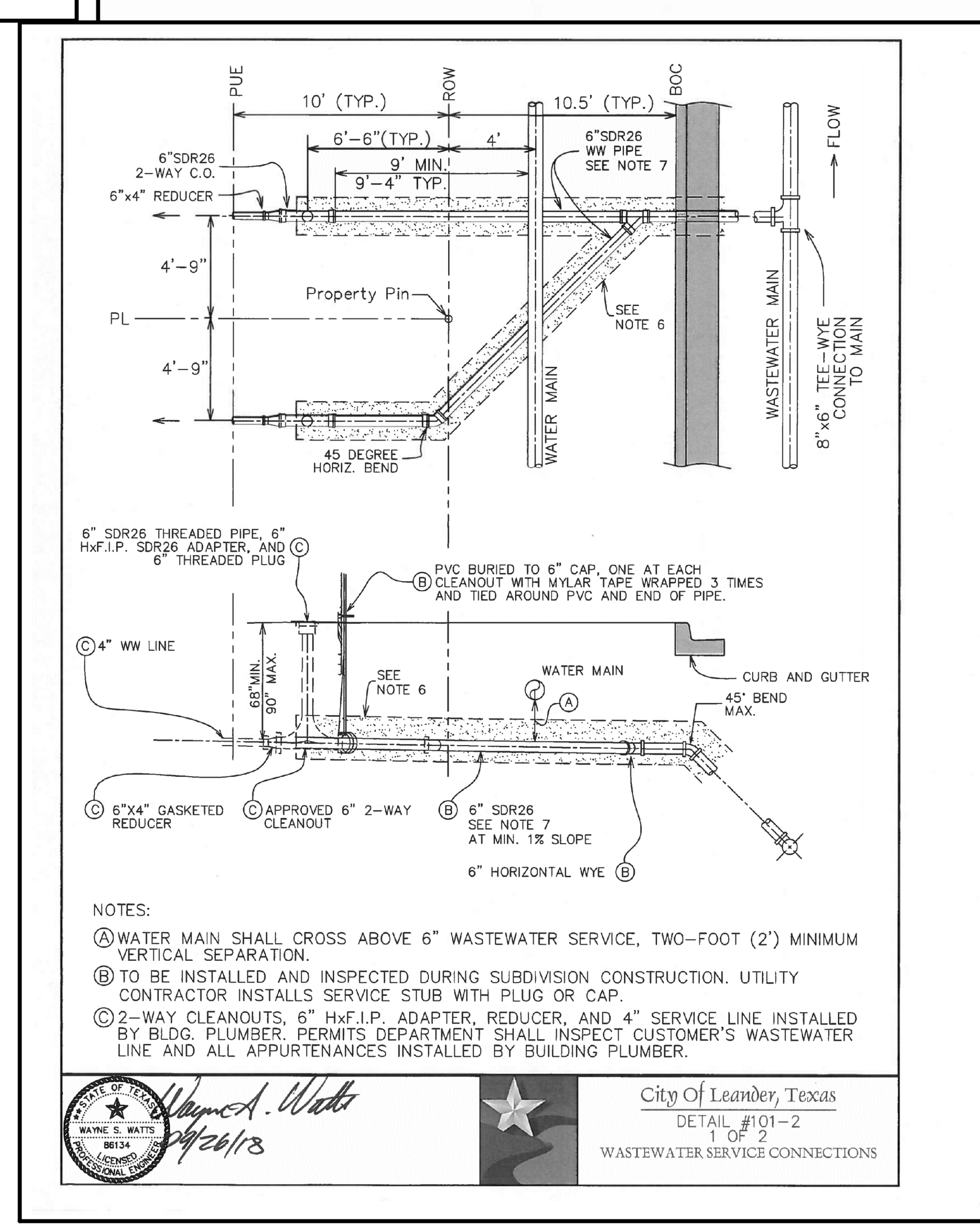












NOTES

1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER CONNECTION TO MAIN, 6" HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH, AND PLUG(S) FOR 6" SERVICE BRANCH STUB. CONTRACTOR TIES MYLAR TAPE TO END OF 6" STUB, WRAPS 3 TIMES AROUND LENGTH OF PVC BURIED TO THE DEPTH OF THE 6" STUB AND TIES TO TOP OF PVC EXTENDING A MINIMUM OF 2 FEET ABOVE GROUND.

   ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SHALL SLOPE DOWNWARD TO MAIN 1% (1/8" PER FOOT) MINIMUM TO 45° MAXIMUM. DEPTH OF SERVICE STUB AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 8', OTHERWISE THE INSTALLED DEPTH WILL TYPICALLY BE 6' TO 8'. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, REFER TO DETAIL 520-6. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY CITY OF LEANDER CONSTRUCTION INSPECTION PERSONNEL.

2. CUSTOMER REMOVES PLUG FROM 6" SERVICE LINE STUB, INSTALLS 6" 2-WAY CLEANOUT, 6" BY 4" REDUCER, RISER FOR CLEANOUT, 6" HxF.I.P. ADAPTER, 6" THREADED PLUG, AND 4" SERVICE LINE TO STRUCTURE. IF WASTEWATER WILL NOT SATISFACTORILY FLOW BY GRAVITY FROM STRUCTURE TO SEWER SERVICE STUB & WASTEWATER MAIN, PUMP EQUIPMENT MUST BE PROVIDED BY THE CUSTOMER AS PART OF CUSTOMER'S WASTEWATER SYSTEM.

3. CUSTOMER IS RESPONSIBLE FOR PUBLIC PIPING SYSTEM UNTIL WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIAL. CUSTOMER ALSO HAS THE RESPONSIBILITY TO ASSURE THAT ALL 2-WAY-CLEANOUTS REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.

4. CITY OF LEANDER ACTIVITY IS LIMITED TO INSPECTION OF CONNECTIONS TO THE CITY'S WASTEWATER SYSTEM. FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE CUSTOMER'S WASTEWATER CONNECTION TO THE 2-WAY-CLEANOUT.

5. PIPING AND TUBING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION SECTION 510.3 (14) UNLESS OTHERWISE NOTED ON THIS DETAIL; MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MINIMUM COVER BELOW FINAL STREET GRADE OF 42". ANY EXCEPTION MUST BE SPECIFICALLY APPROVED BY THE ENGINEER.

6. ALL SANITARY SEWER PIPE WITHIN 9' OF WATER MAINS SHALL BE BEDDED IN CEMENT STABILIZED SAND PER TCEQ CHAPTER 217 & 290 REQUIREMENTS. BEDDING SHALL EXTEND A MINIMUM OF 12" ABOVE PIPE, 4" BELOW PIPE, AND 12" BEYOND JOINTS AT EACH END.

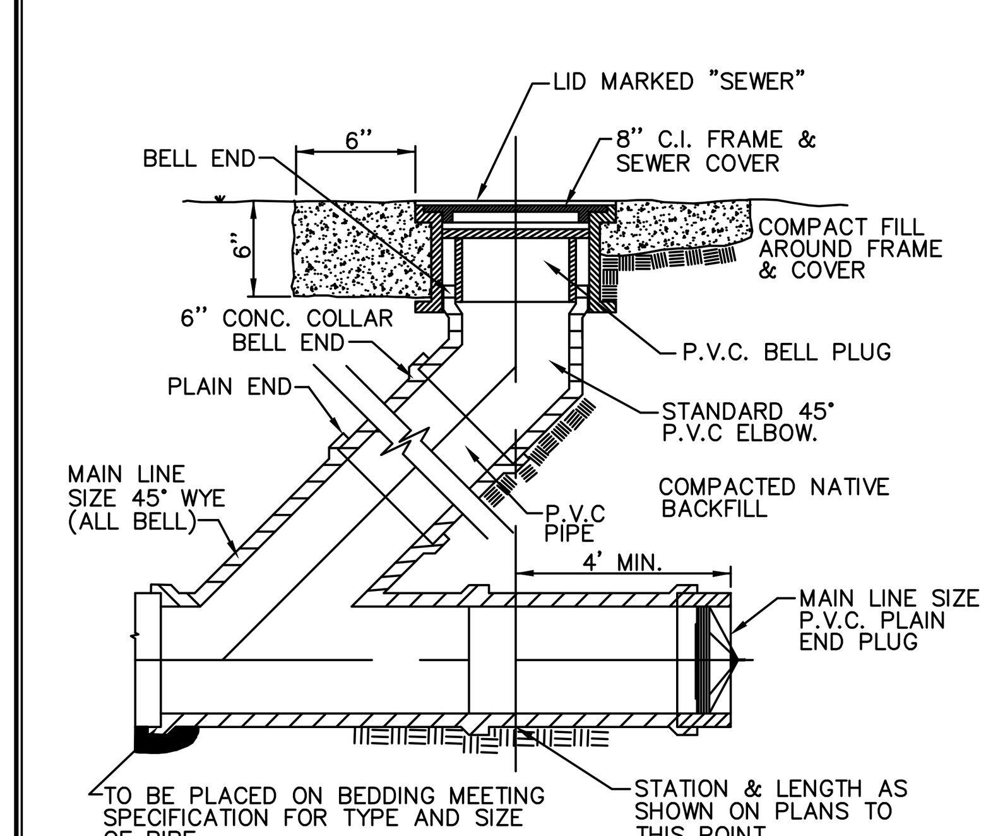
7. PIPE MATERIAL FOR WASTEWATER SERVICES SHALL BE 6" SDR-26 PVC D2241 160 PSI RATED.

8. NO METER BOX OR CLEAN OUT SHALL BE SET IN SIDEWALK OR DRIVEWAY AREA WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEERING DEPT.

9. NO JOINTS SHALL BE PERMITTED BETWEEN THE 6"x6" HORIZONTAL WYE AND THE 6" 2-WAY CLEANOUT EXCEPT FOR THE 6" 45-DEGREE BEND REQUIRED FOR DOUBLE SERVICES.

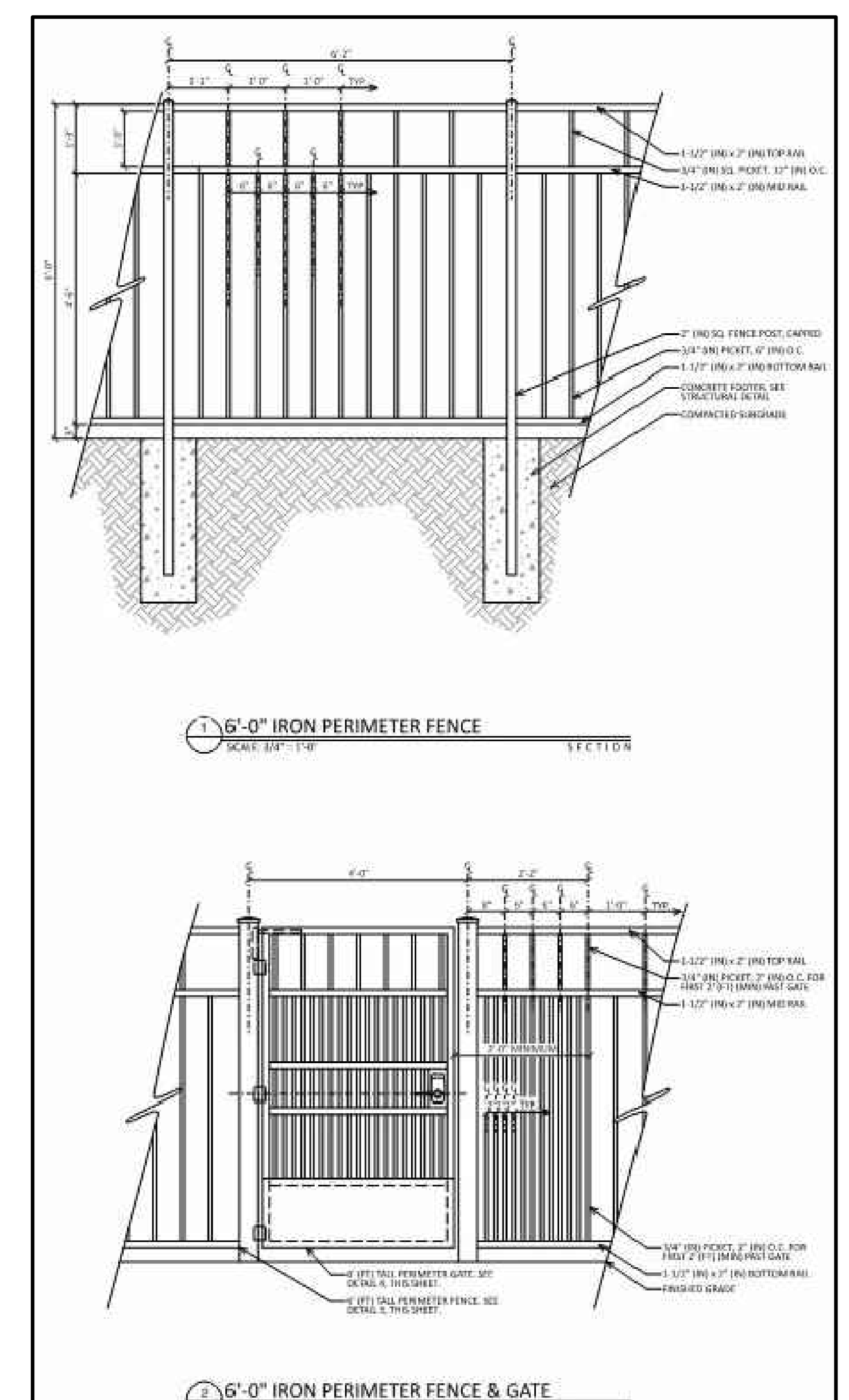
WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER — 9/26/18

City Of Leander, Texas
DETAIL #101-2
2 OF 2
WASTEWATER SERVICE CONNECTIONS



NOTE:
SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

TRAFFIC RATED SEWER CLEANOUT
NOT TO SCALE



WROUGHT IRON FENCE DETAIL

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: CONSTRUCTION DETAILS - 2

3 Nov 2020
STATE OF TEXAS — GEORGE B. HARRINGTON — 114304 — LICENSED PROFESSIONAL ENGINEER

WGI — WGInc.com
512.669.5560 — FIRM NO: F-15085
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

NO.	DATE	DESCRIPTION	BY

SHEET
C502
38 OF 51
20-TOD-SD-020
20-FDP-007

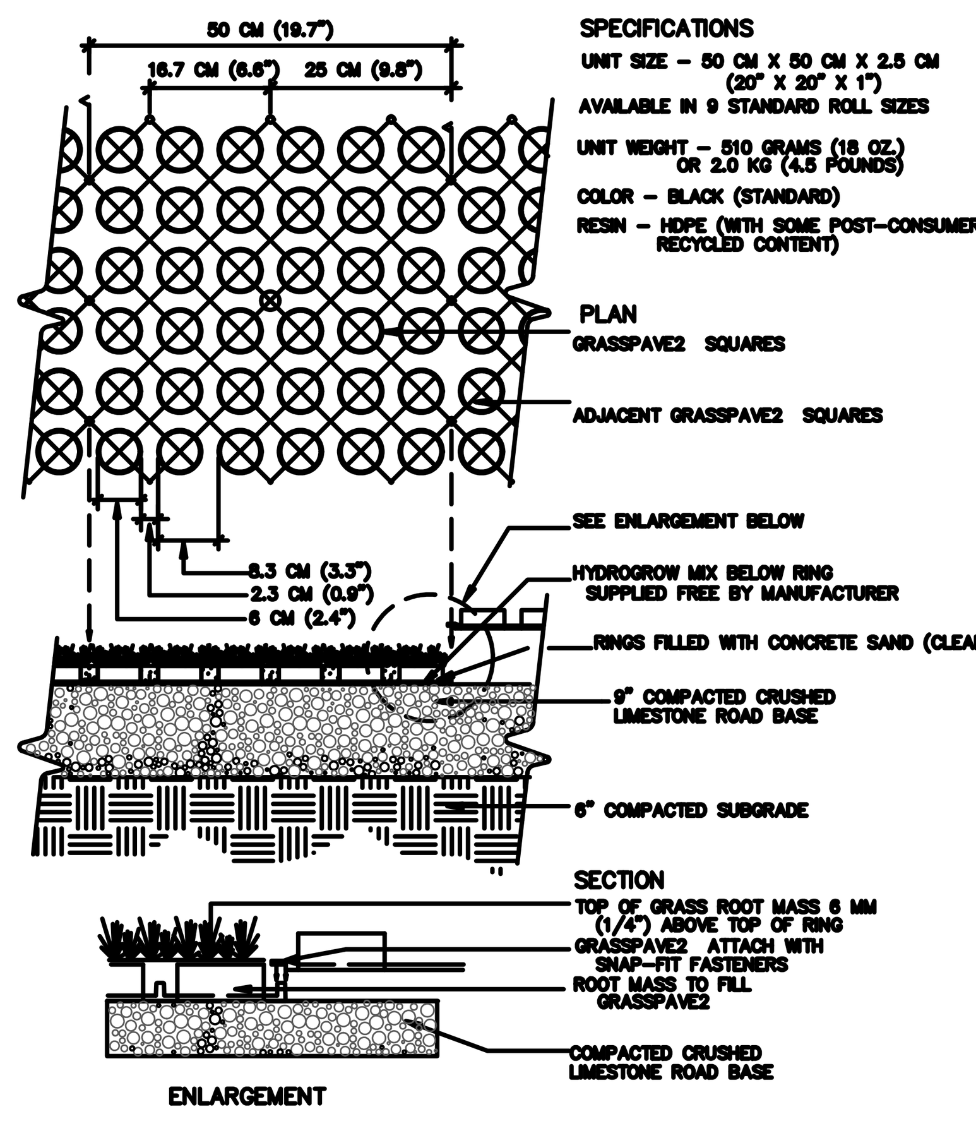
CONSTRUCTION DETAILS - 3

NOTES:
1. INSTALL 4" DIAMETER STAINLESS STEEL "NO DUMPING – DRAINS TO CREEK" MARKER, FACTORY PAINTED BLUE AS SHOWN, 2" ABOVE VERTICAL FACE OF INLET AT MIDPOINT OF ALL INLETS.
2. MARKER SHALL BE AFFIXED TO SURFACE WITH ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS.
3. MARKER SHALL BE MANUFACTURED BY ALMATEK INDUSTRIES OR APPROVED EQUAL:
   ALMATEK INDUSTRIES, INC.
   2 JOY DRIVE
   HACKETTSTOWN, NJ 07840
   (800) 248-2080
   WWW.ALMATEK.COM

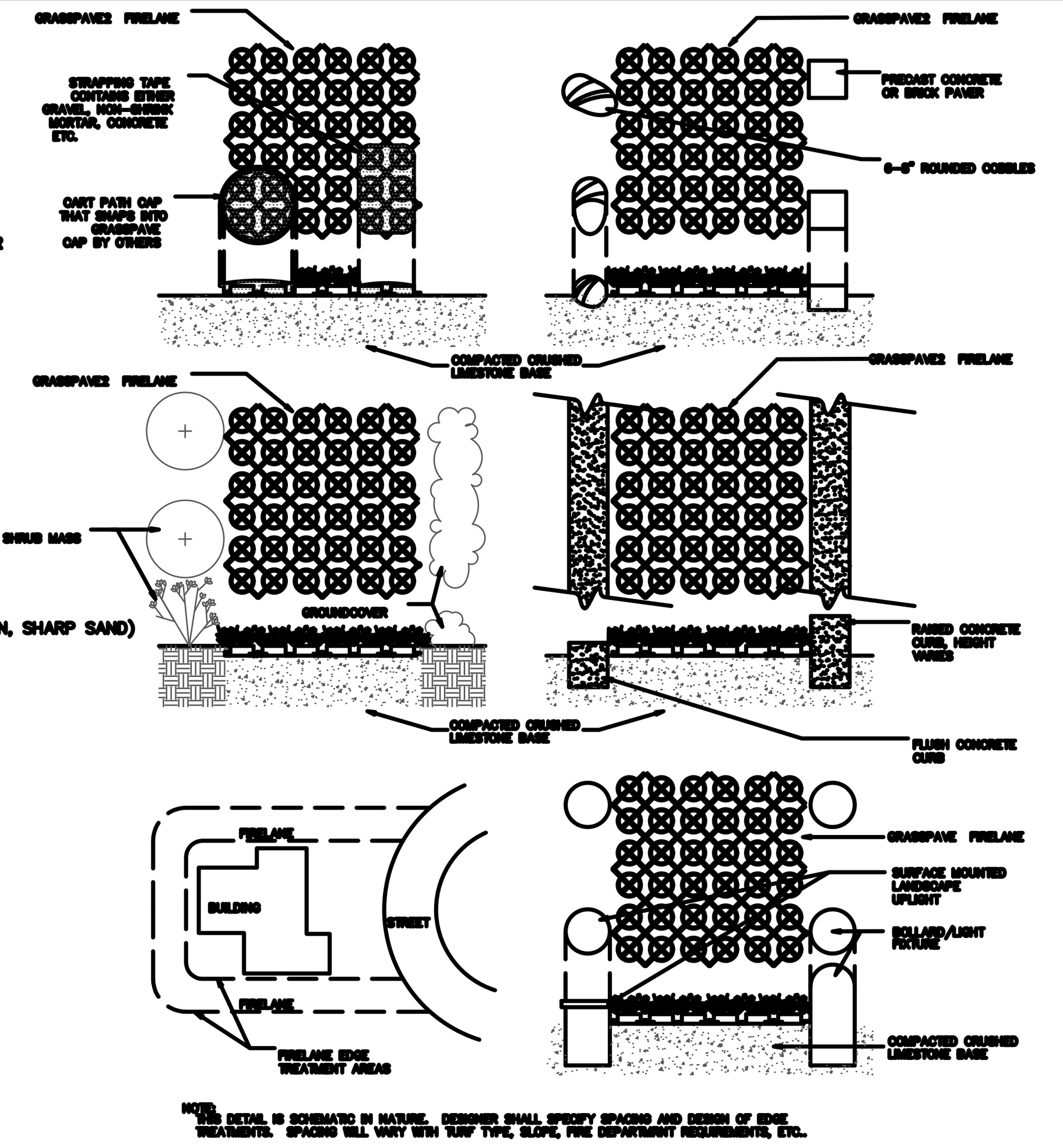
WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER — 06/20/18

City Of Leander, Texas
DETAIL #303-3
STORM DRAIN MARKERS

GRASSPAVERS DETAILS

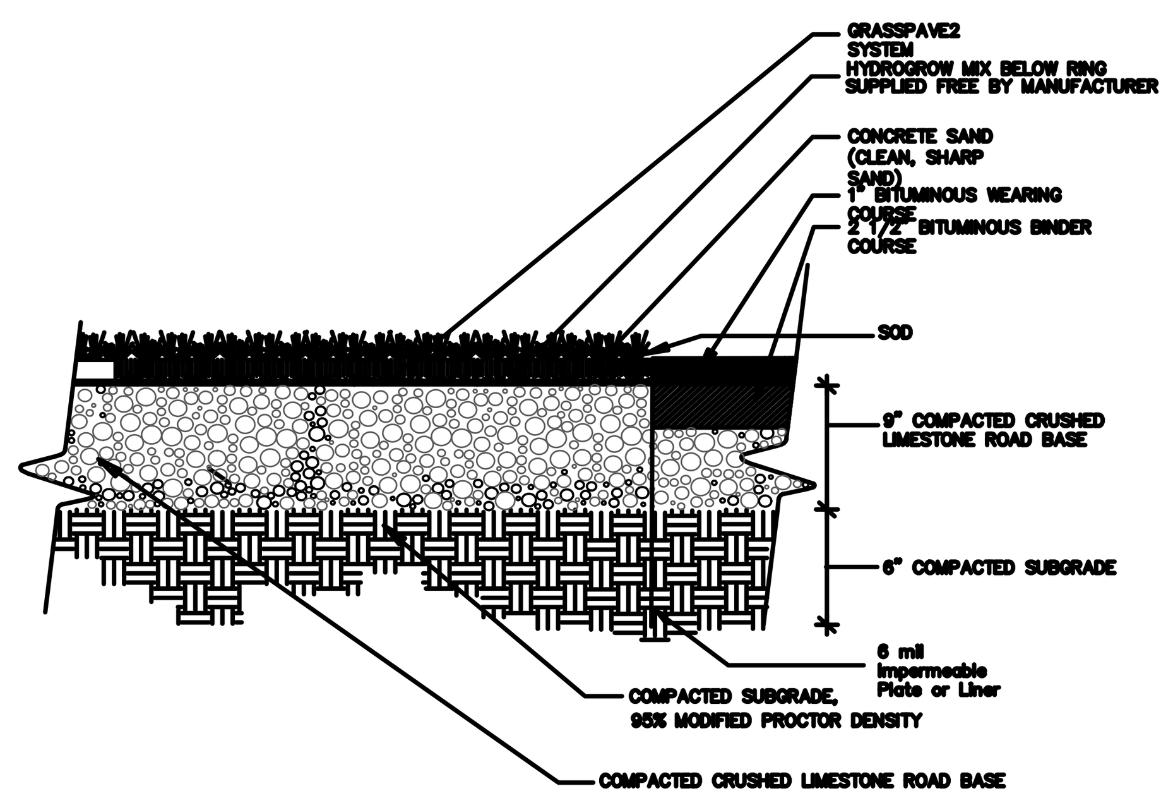


TYPICAL GRASSPAVE2 DETAIL
CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES



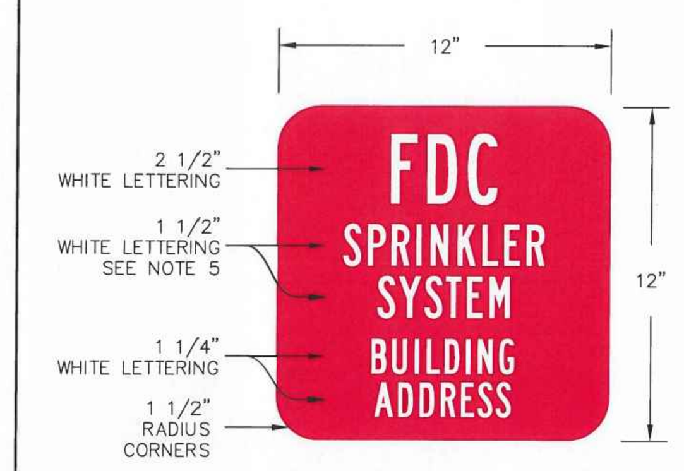
GRASSPAVE2 FIRELANE DETAIL
Use this detail for delineating a Grasspave2 firelane

NOTE:
INVISIBLE STRUCTURES, INC. GRASSPAVE2 SECTION DESIGN IS BASED ON THE REPORT OF SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS FOR FOUR POINTS PERMEABLE PAVER FIRE LANE (TERRACON PROJECT NO. 96165311, SUPPLEMENTAL LETTER 1, REVISION 1 – DATED MARCH 3, 2017)



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

GRASSPAVE2 AT ASPHALT EDGE
CHOOSE THIS PRODUCT FOR REINFORCING GRASS PARKING SURFACES

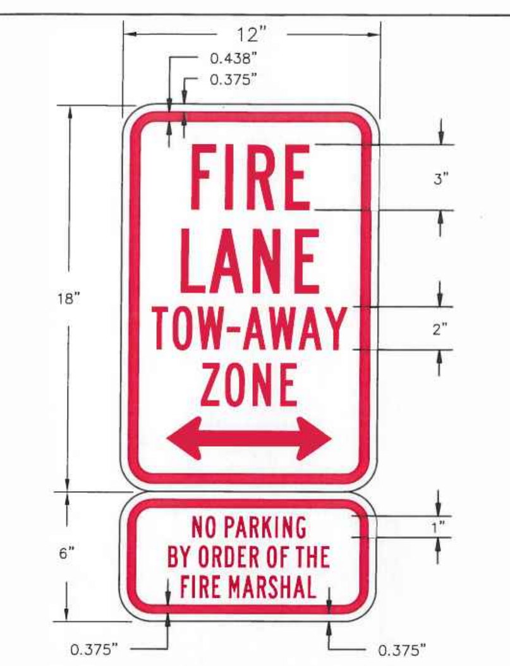


NOTES:
1. 12-INCH BY 12-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. LETTERING SHALL BE UPPER CASE AND CUT FROM RED 3M ELECTRO CUT FILM.
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B.
3. SIGN SHALL BE MOUNTED TO THE REMOTE FIRE DEPARTMENT CONNECTION (FDC) WITH THE FACE OF THE SIGN PERPENDICULAR TO THE FIRE LANE USING TWO MOUNTING STRAPS WITH NUT AND BOLT FASTENERS. FASTENERS SHALL NOT OBSTRUCT TEXT ON THE REMOTE FDC SIGN.
4. NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF THE SIGN.
5. "SPRINKLER SYSTEM" SHALL BE REPLACED WITH BUILDING NUMBER OR LETTER (E.G. BLDG A) WHEN THERE ARE MULTIPLE REMOTE FIRE DEPARTMENT CONNECTIONS WITHIN A DEVELOPMENT.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER — 2017-04-28 — FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-5
REMOTE FDC SIGN

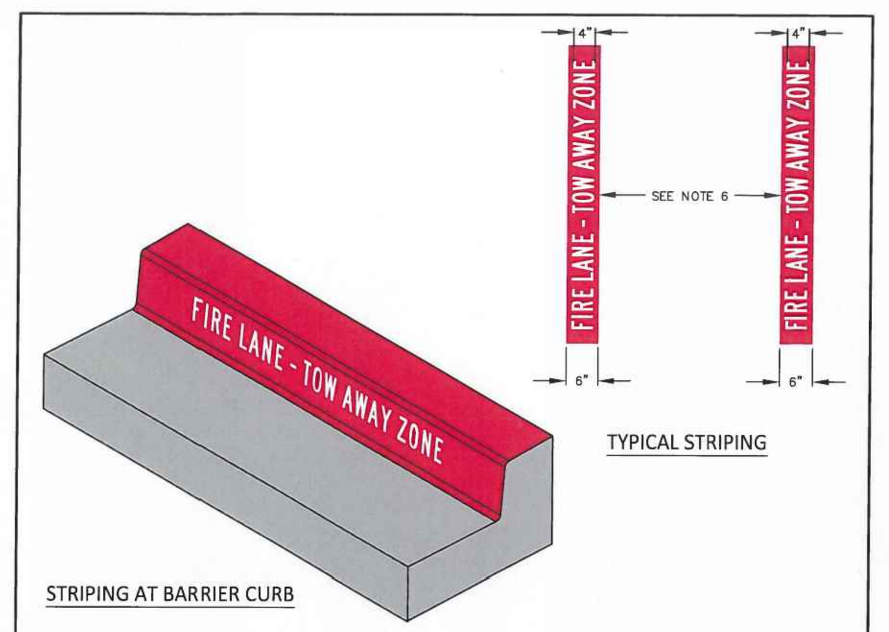


NOTES:
1. 12-INCH BY 18-INCH AND 12-INCH BY 6-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. BORDER AND LETTERING SHALL BE CUT FROM RED 3M ELECTRO CUT FILM
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B
3. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN ASSEMBLY SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE.
4. SIGNS SHALL BE SPACED NOT MORE THAN 35' APART.
5. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS AS APPROVED BY THE FIRE CODE OFFICIAL.
6. IF THE SIGN IS AT THE END OF A FIRE ZONE, THE SIGN SHALL HAVE A SINGLE-HEADED ARROW POINTING IN THE DIRECTION OF THE ZONE. IF THE SIGN IS AT AN INTERMEDIATE POINT IN THE ZONE, THE SIGN SHALL HAVE A DOUBLE-HEADED ARROW POINTING IN BOTH DIRECTIONS.
7. FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE TWENTY FEET (20') TO TWENTY-SIX FEET (26') WIDE.
8. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN TWENTY-SIX FEET (26') WIDE AND LESS THAN THIRTY-TWO FEET (32') WIDE.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER — 2017-04-28 — FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-1
FIRE LANE SIGN ASSEMBLY

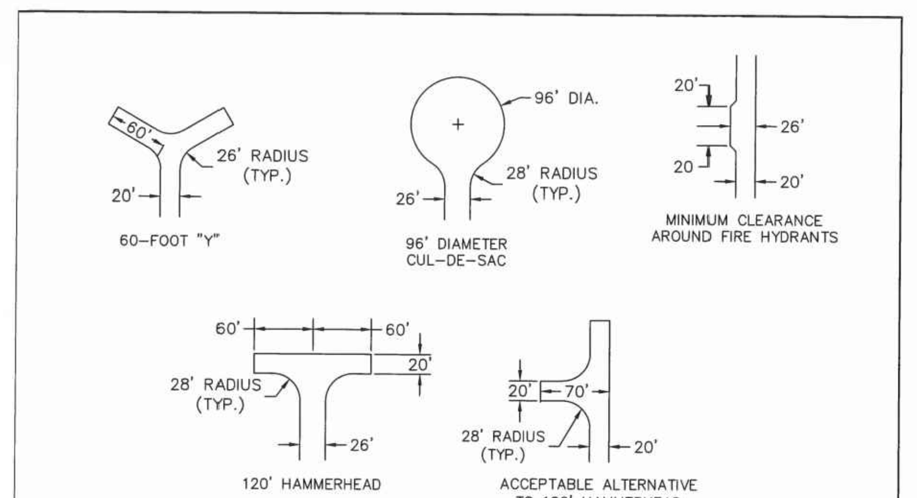


NOTES:
1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE - TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") TYPE D WHITE BLOCK LETTERS AT TWENTY-FIVE FOOT (25') INTERVALS, OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "FIRE LANE - TOW AWAY ZONE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE." FIRE LANE STRIPING SHALL EXTEND BEHIND ALL PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER — 2017-04-28 — FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-2
FIRE LANE STRIPING



FIRE APPARATUS ACCESS ROADS:
1. ALL FIRE APPARATUS ACCESS ROADS AND TEMPORARY TURNAROUNDS SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD CONSTRUCTED WITH AN ASPHALT OR CONCRETE DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
3. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED TEN-PERCENT (10%) IN GRADE WITHOUT THE APPROVAL OF THE FIRE MARSHAL.
4. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF ONE HUNDRED AND FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH THE TABLE BELOW.

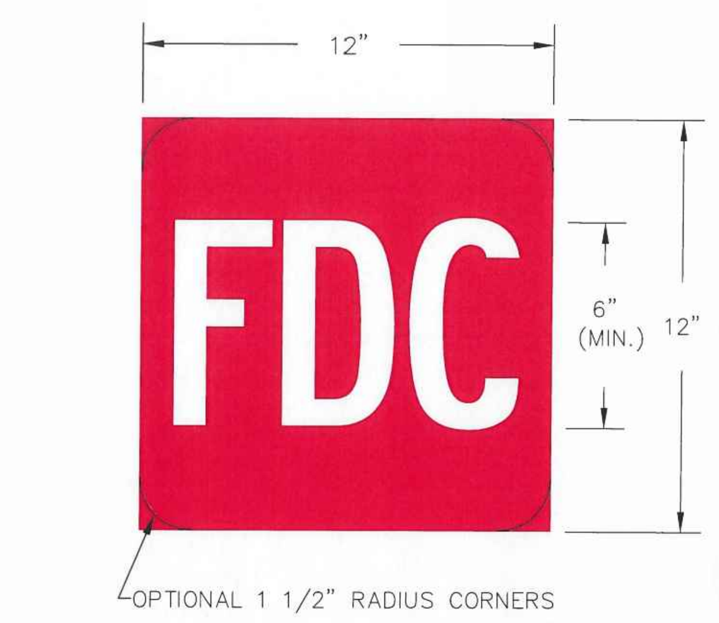
LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	NONE REQUIRED
151-500	20	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
501-750	26	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
OVER 750	SPECIAL APPROVAL REQUIRED	

5. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH WHERE A SINGLE GATE IS PROVIDED. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN TWELVE FEET (12').
6. ALL GATE LOCKS SHALL COMPLY WITH CITY OF LEANDER CODE OF ORDINANCES SECTION 506.1.1.
7. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE OF THE SWINGING OR SLIDING TYPE.
8. FIRE APPARATUS ACCESS ROADS SHALL BE TWENTY-SIX FEET (26') IN WIDTH FOR TWENTY-FEET (20') IN BOTH DIRECTIONS FROM FIRE HYDRANTS, AT MINIMUM, TO PROVIDE MINIMUM CLEARANCE FOR EMERGENCY OPERATIONS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER — 2016-08-15 — FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-3
FIRE APPARATUS ACCESS ROADS & TURNAROUNDS

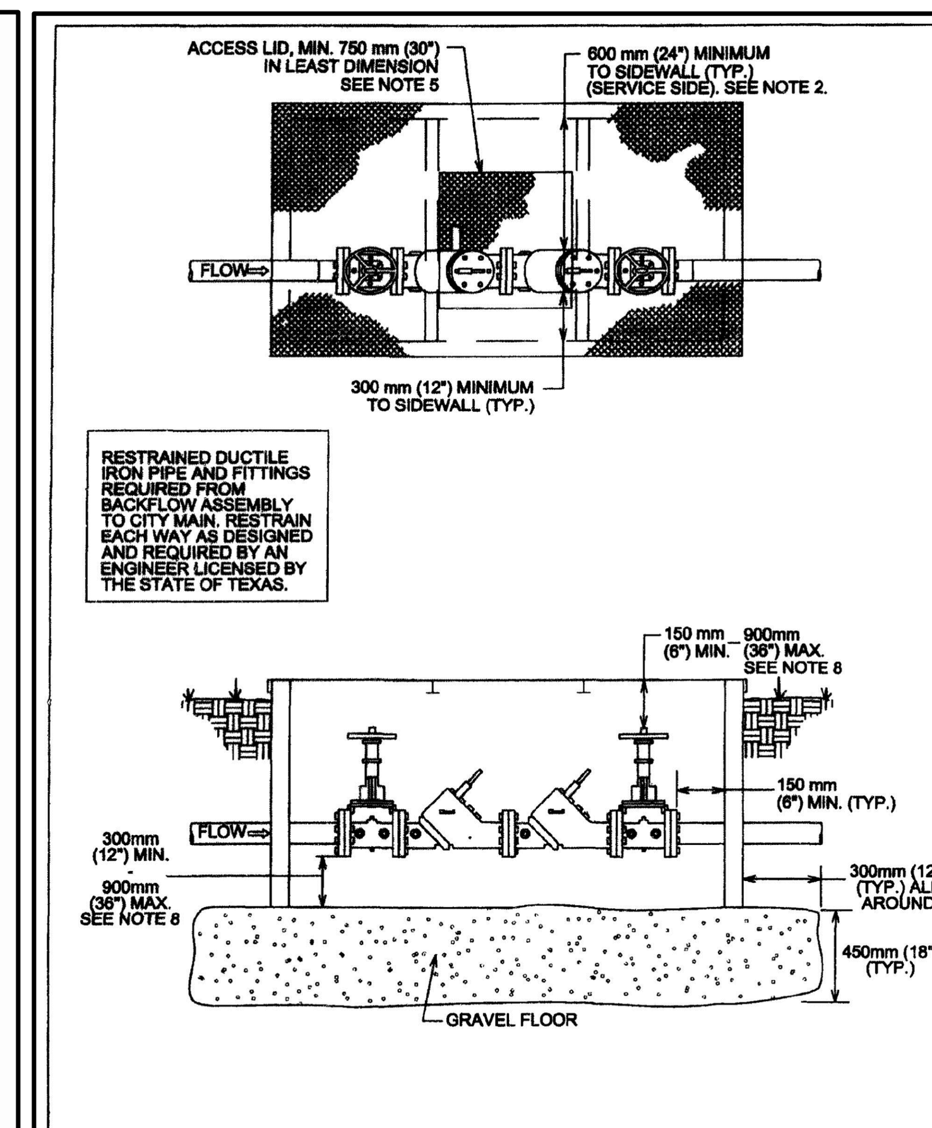


NOTES:
1. 12-INCH BY 12-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING.
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B.
3. ON BUILDINGS, WHERE THE FIRE DEPARTMENT CONNECTION (FDC) IS NOT VISIBLE FROM THE FIRE LANE, THE FDC SHALL BE INDICATED BY AN APPROVED SIGN MOUNTED AS DIRECTED BY THE FIRE MARSHAL.
4. SIGN SHALL BE INSTALLED WITH ITS HORIZONTAL CENTERLINE A MINIMUM OF FOUR FEET (4') ABOVE THE FIRE DEPARTMENT CONNECTION AND PROVIDING AN UNOBSTRUCTED VIEW FROM THE FIRE DEPARTMENT ACCESS ROAD, TO INCLUDE CONSIDERATION FOR FUTURE VEGETATION GROWTH.
5. NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF THE SIGN.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER — 2017-04-28 — FIRE MARSHAL

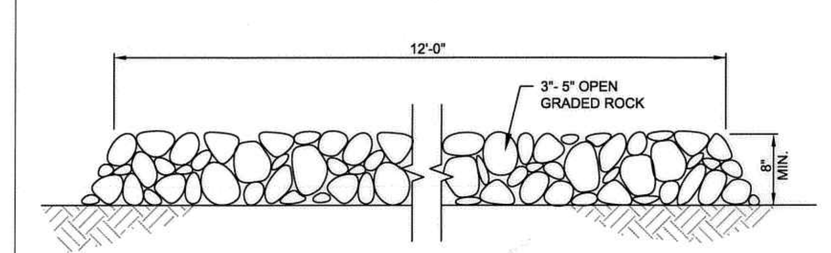
City Of Leander, Texas
DETAIL #501-4
FIRE DEPARTMENT CONNECTION SIGN



CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19B 1 OF 2

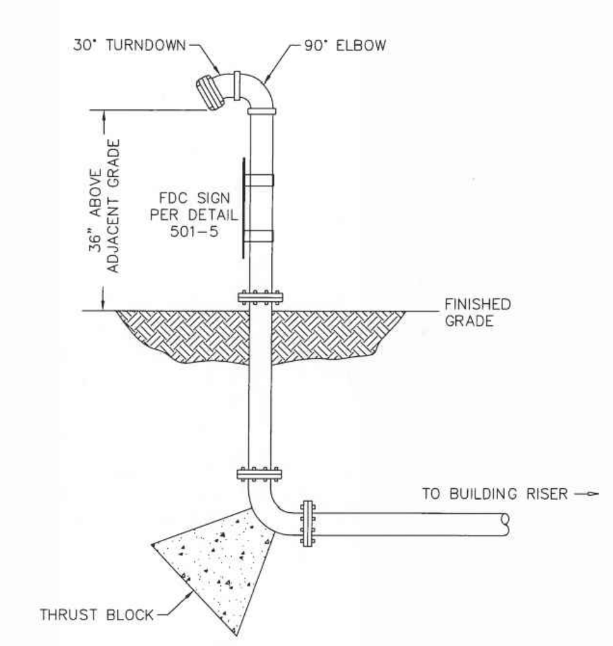
NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19B 2 OF 2



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2

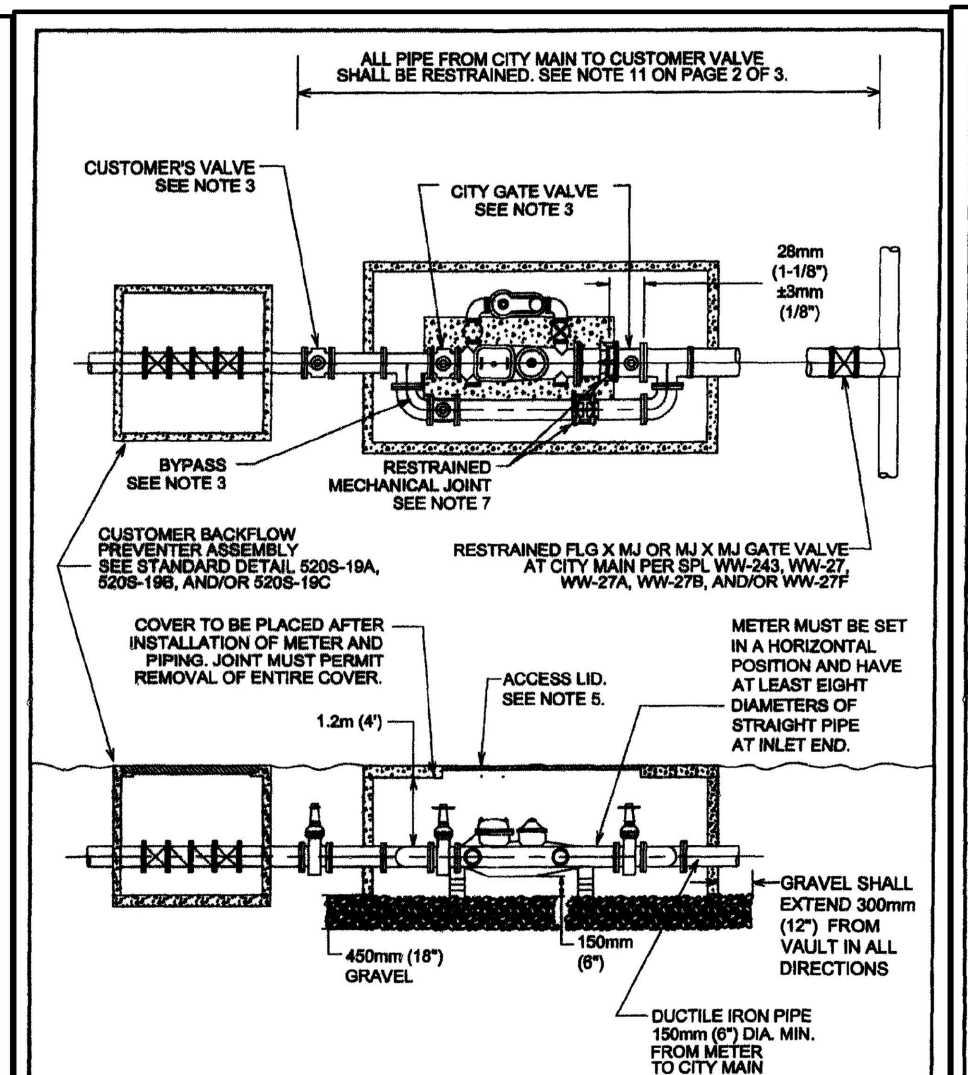


REMOTE FIRE DEPARTMENT CONNECTIONS:
1. REMOTE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED REMOTELY FROM THE STRUCTURE AND OUT OF THE COLLAPSE ZONE.
2. REMOTE FDC SHALL BE LOCATED WITHIN ONE HUNDRED FEET (100') OF A FIRE HYDRANT ASSEMBLY.
3. FDC'S SHALL HAVE A LOCKING KNOX CAP INSTALLED.
4. FDC'S SHALL BE A FIVE INCH (5") STORZ CONNECTION WITH THIRTY DEGREE (30°) ELBOW.
5. A SIGN SHALL BE PERMANENTLY AFFIXED TO THE FDC STATING THE ADDRESS IT SERVES PER STANDARD DETAIL #501-5.
6. PIPE SIZE SHALL BE DETERMINED BY HYDRAULIC CALCULATIONS, BUT SHALL BE A MINIMUM OF FOUR INCH (4") DIA.
7. A STROBE OPERATED BY THE FIRE SUPPRESSION SYSTEM'S WATER FLOW ALARM SHALL BE MOUNTED ABOVE THE REMOTE FDC WHEN THERE ARE MULTIPLE FDC'S ADJACENT TO ONE ANOTHER WITHIN A SITE OR DEVELOPMENT.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER — 2017-04-28 — FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-6
REMOTE FIRE DEPARTMENT CONNECTION



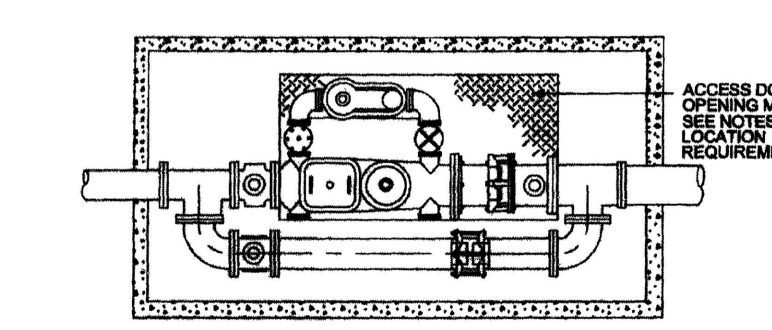
CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 1 OF 3

NOTES:
1. VAULT PER SPL WW-298 OR APPROVED EQUAL. VAULT SHALL INCLUDE THRUST COLLAR WALL PIPES IF CAST IN PLACE. ALL PIPE SHALL BE RESTRAINED REGARDLESS IF VAULT PRE-CAST OR CAST IN PLACE, RESTRAINED BOTH WAYS. H20 LOADING REQUIRED FOR ALL VAULTS.
2. METER VAULT SHALL BE BEHIND CURB AND/OR WALK, AND NOT IN VEHICULAR TRAFFIC AREA.
3. MAIN LINE AND BYPASS GATE VALVES WILL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BONDED EPOXY COATING INSIDE AND OUTSIDE, NON-RISING STEM. MAIN LINE VALVES SHALL HAVE HAND-WHEELS. BYPASS VALVES SHALL HAVE HAND-WHEELS. PROPERTY OWNER'S VALVE SHALL NOT BE LOCATED IN THE CITY OF AUSTIN METER VAULT. HAND-WHEEL EXCEPTION: IF HAND-WHEEL IS NOT LOCATED WITHIN 300mm (12") HORIZONTALLY OF ACCESS HATCH, GATE VALVE SHALL BE INSTALLED WITH OPERATING NUT ACCESSIBLE FROM RING AND COVER LOCATED ON VAULT LID PER SPL WW-622.
4. APPROVAL REQUIRED IF HEIGHT OF VAULT EXCEEDS 1.8m (72"), CONTACT THE PIPELINE ENGINEERING DIVISION OF AUSTIN WATER UTILITY. METER SHALL BE LEGIBLE TO READ FROM TOP OF VAULT.
5. ACCESS LID SHALL BE 1.2 m x 1.8 m (4'x6') DOUBLE LEAF PER SPL WW-614 (H2O LOADING REQUIRED) WITH SLAM LOCK BY HALLIDAY PRODUCTS OR APPROVED EQUAL. LOCK TO INCLUDE SECURITY OPERATOR.
6. ALL BURIED PIPE SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATIONS 510.3 (14); BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY 510.3 (25). ALL BURIED PIPE SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER SPL WW-27D.
7. FITTINGS IN VAULT SHALL BE FLANGED WITH EXCEPTION OF ONE RESTRAINED MJ ON MAIN AND BYPASS LINES EACH PER SPL WW-27A.
8. VOIDS AT PIPE WALL HOLES SHALL BE FILLED WITH NON-SHRINK GROUT, OR OTHER SEAL OR SEALANT PER SPL WW-146A.
9. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
10. BYPASS AND MAIN PIPE SHALL BE SAME DIAMETER. ALL PIPE FROM CITY MAIN TO CUSTOMERS VALVE SHALL BE D.I.
11. ALL EQUIPMENT IN VAULT SHALL BE REMOVABLE WITHOUT ADDITIONAL RESTRAINT OR SUPPORT OF PIPE.
12. ALL CLEARANCES INDICATED ARE MINIMUM, ADDITIONAL CONSIDERATION SHALL BE MADE FOR ACCESS TO ALL COMPONENTS IN VAULT. ALL CLEARANCES SHALL BE INCLUDED ON PLANS SUBMITTED FOR APPROVAL TO AUSTIN WATER UTILITY.
13. LOCATION OF ACCESS DOORS ARE SHOWN TO INDICATE POSSIBLE LOCATION. AN ENGINEER LICENSED BY THE STATE OF TEXAS SHALL DETERMINE SIZE OF VAULT, LOCATION OF ACCESS DOOR AND/OR VALVE CASINGS APPROPRIATE FOR EQUIPMENT, ACCESS, MAINTENANCE AND CLEARANCES. METER VAULTS PER SPL WW-298 ARE ACCEPTABLE IF ALL DESIGN PARAMETERS ARE MET AND SO DETERMINED BY TEXAS LICENSED ENGINEER.

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 2 OF 3

NOTES:
14. IN ALL CASES, MINIMUM CLEARANCE FROM WALL TO TEST PORTS SHALL BE 600mm (24"). LICENSED ENGINEER SHALL CONFIRM WITH METER MANUFACTURER LOCATION OF TEST PORTS PRIOR TO SUBMITTAL OF PLANS TO AUSTIN WATER UTILITY FOR APPROVAL. PLANS SHALL INDICATE LOCATION OF TEST PORTS.
15. VAULT SIZES INDICATED ON WATER METER SCHEDULE ARE SUGGESTIONS. ACTUAL EQUIPMENT, PIPE LAYOUT, CLEARANCE, ACCESS AND OTHER INFORMATION SHALL BE TAKEN INTO CONSIDERATION BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.

MINIMUM CLEARANCES	
6"	-FLOOR TO ANY PART OF FIRELINE METER ASSEMBLY -INTERIOR WALL TO FLANGE.
12"	-INTERIOR WALL TO PARALLEL PIPE, VALVE OR METER. -ALL AROUND FIRELINE METER ASSEMBLY
24"	-INTERIOR WALL TO TEST PORTS
48"	-TOP OF PIPE TO INTERIOR TOP OF VAULT



WATER METER SCHEDULE

WATER METER SIZE	SIZE OF BY-PASS	BY-PASS VALVE W/HANDWHEEL	MAIN LINE VALVE WITH HANDWHEEL	VAULT SIZE PER SPL WW-298, SEE NOTE 15
150 mm x 50 mm (6" x 2")	150 mm (6")	150 mm (6")	150 mm (6")	2.4m x 3.6m (8' x 12')
200 mm x 50 mm (8" x 2")	200 mm (8")	200 mm (8")	200 mm (8")	3.0m x 3.6m (10' x 12')
250mm x 50mm (10" x 2")	250 mm (10")	250 mm (10")	250 mm (10")	3.0m x 4.5m (10' x 15')

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathi L Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 3 OF 3

WGI
WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512 669 5560
FIRM NO. F-15085
STATE OF TEXAS — GEORGE B. HARRINGTON 114304 LICENSED PROFESSIONAL ENGINEER — 3 Nov 2020

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE: CONSTRUCTION DETAILS - 3

NO.	DATE	DESCRIPTION	BY

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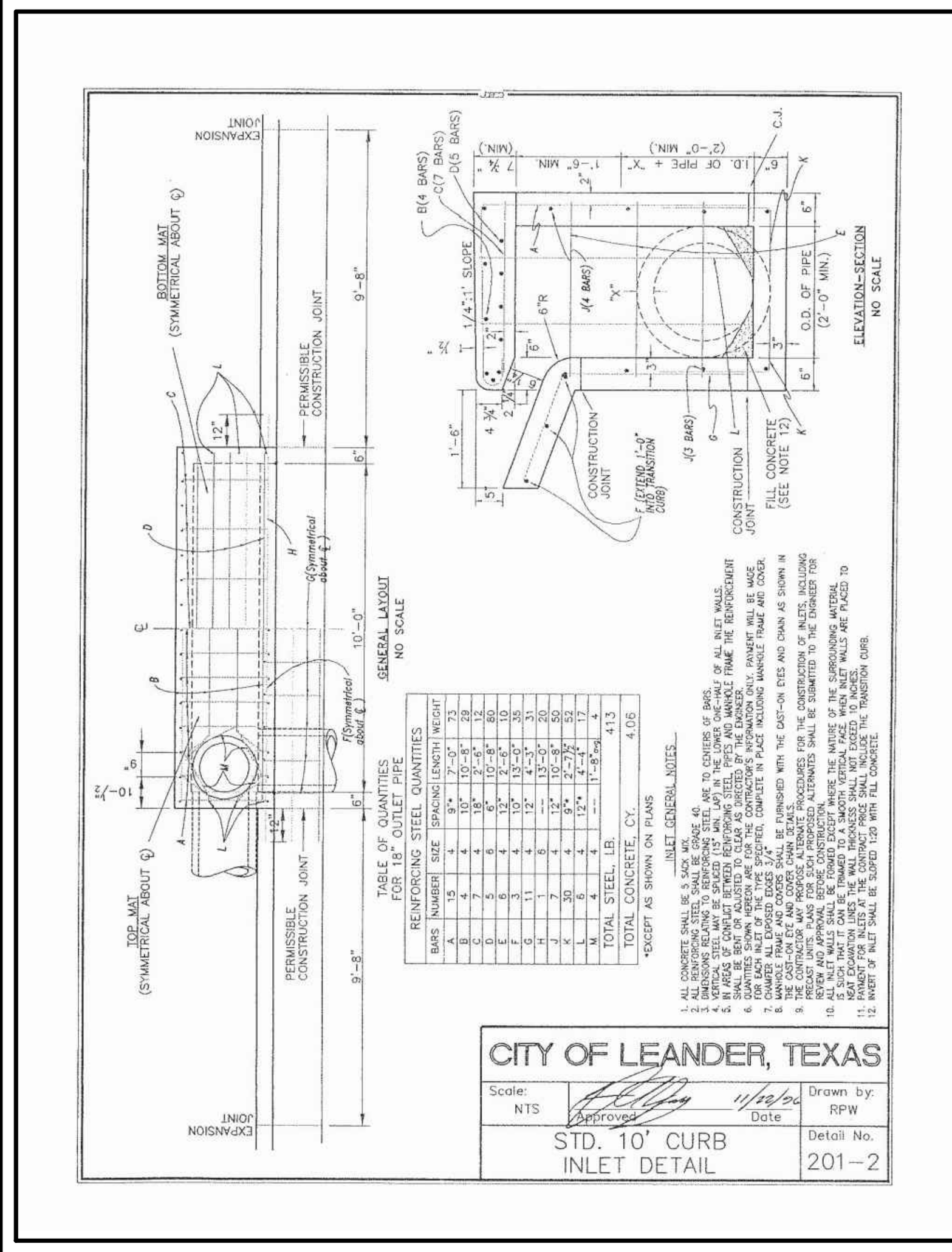
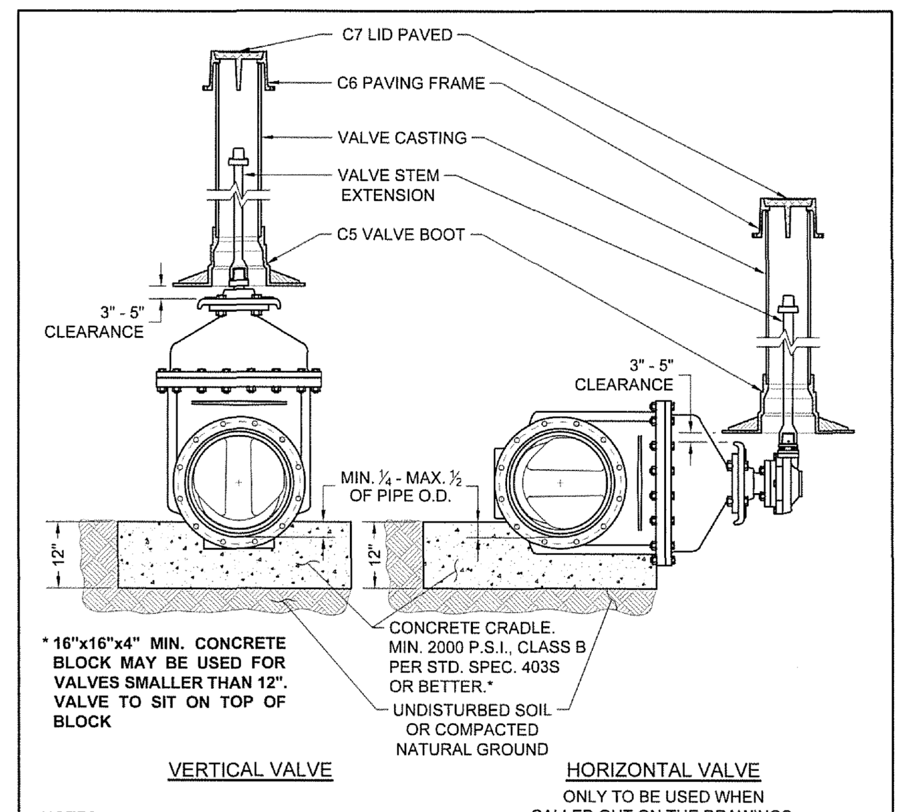
LAST MODIFIED BY: JORDAN.MILLER
LAST MODIFIED ON: 11/3/2020 2:45 PM
PLOTTED BY: JOHNNIE GARZA
PLOTTED ON: 11/4/2020 8:06 AM



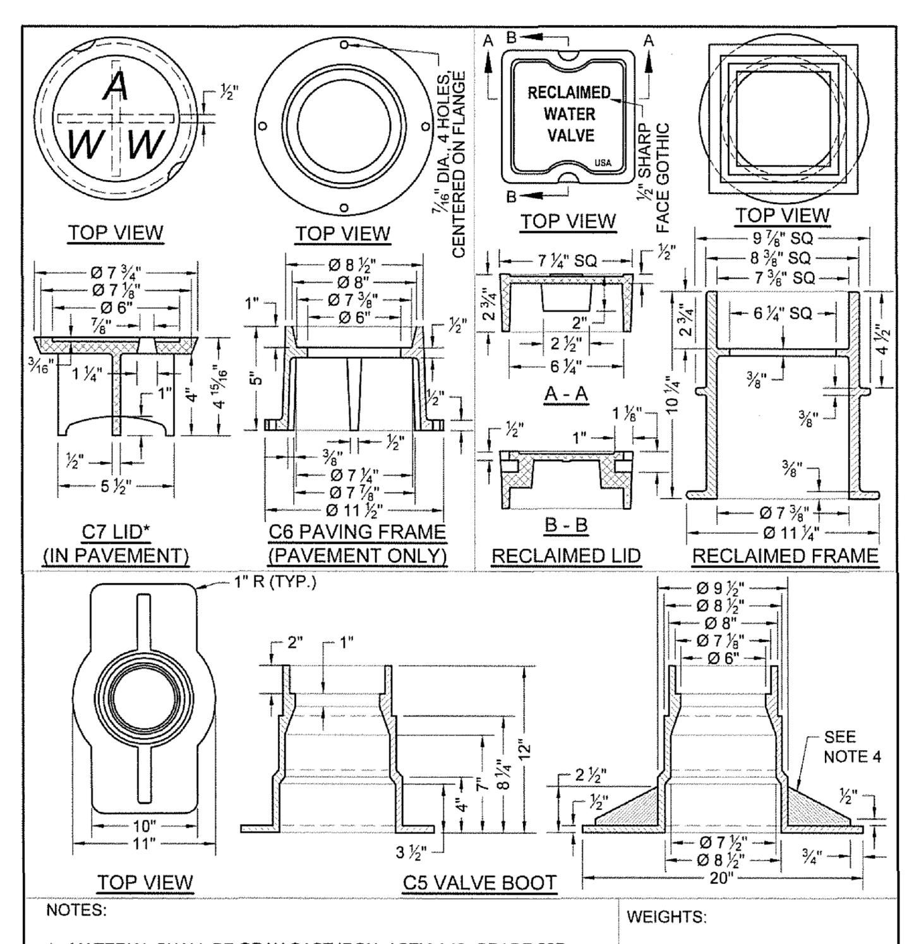


NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

CITY OF AUSTIN
AUSTIN WATER
TYPICAL GATE VALVE 4" - 16"
05/18/2016 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 511-AW-01
1 OF 4



NOTES:

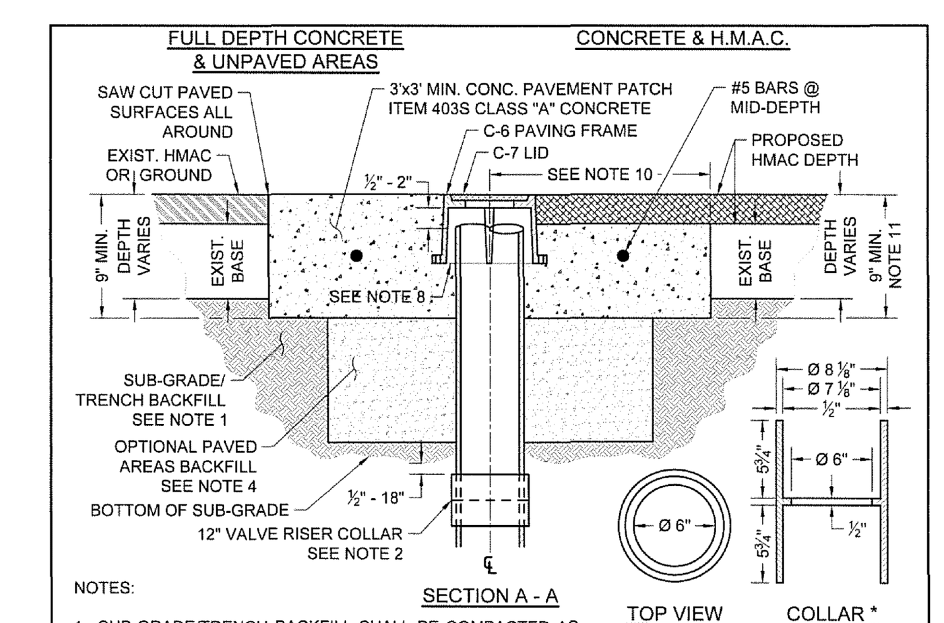
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

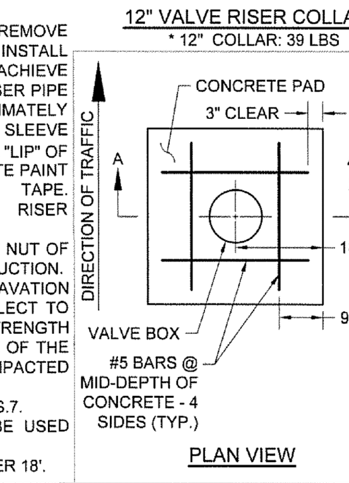
* LETTERING SHALL BE 1½"
2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN
AUSTIN WATER
TYPICAL GATE VALVE 4" - 16"
05/18/2016 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 511-AW-01
2 OF 4



NOTES:

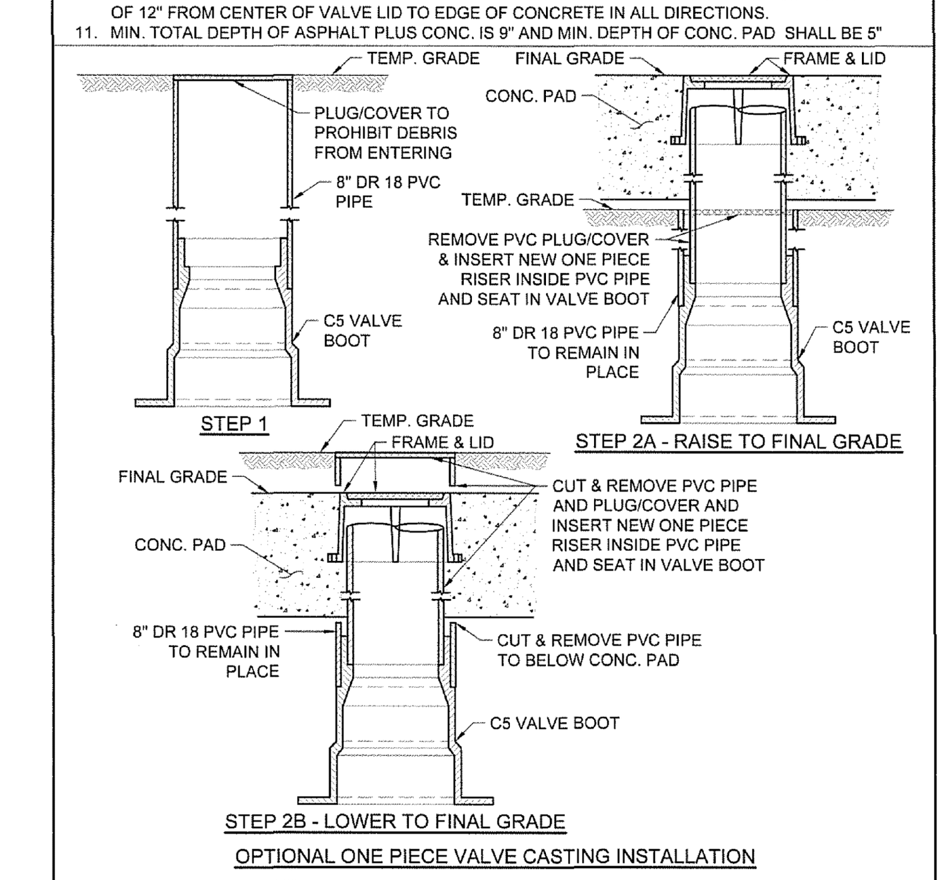
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.



CITY OF AUSTIN
AUSTIN WATER
TYPICAL GATE VALVE 4" - 16"
05/18/2016 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 511-AW-01
3 OF 4

NOTES (CON'T):

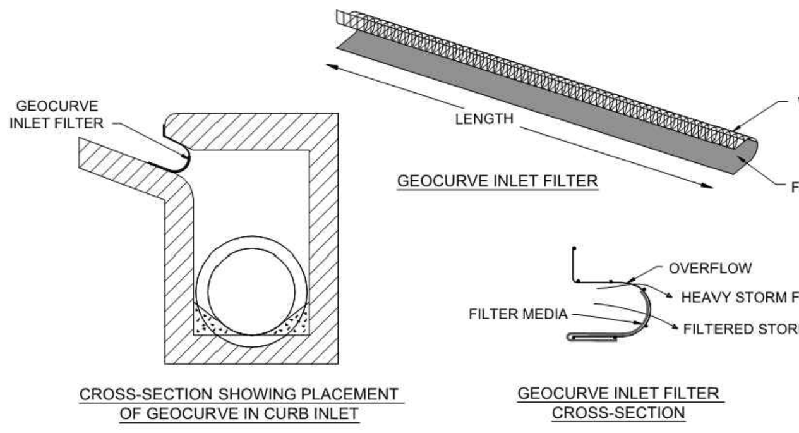
8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



CITY OF AUSTIN
AUSTIN WATER
TYPICAL GATE VALVE 4" - 16"
05/18/2016 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 511-AW-01
4 OF 4

GeoSolutions, Inc. — Product Data Sheet
GeoCurve Inlet Filter

The GeoCurve Inlet Filter is a stormwater filter for placement into a stormwater curb inlet for the purpose of capturing debris and sediment that is transported by stormwater runoff. The device is comprised of a filter media (woven monofilament filter fabric) affixed to the lower portion of a "C" shaped 12 gauge welded wire frame (2" x 4" openings) with an upper retention flange. The device effectively filters stormwater, can easily be removed for maintenance and cleaning and incorporates an overflow window for heavy storm events.

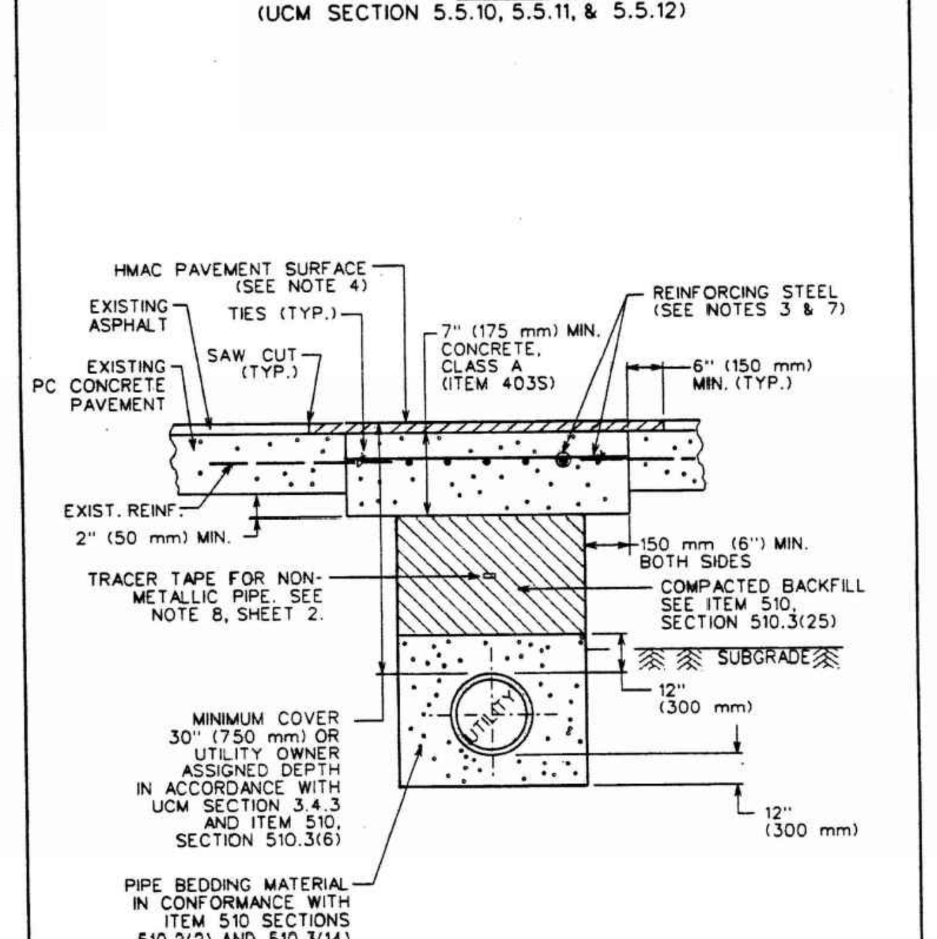


FILTER MEDIA PROPERTIES: Mono-filament Woven Filter Fabric

PROPERTY	ASTM TEST METHOD	VALUE	C.O.A. REQ'T
Fabric Weight	D 3776	4.5 oz/sy	3 oz/sy
Grab Tensile Strength	D 4632	170 lbs	----
Mullen Burst Strength	D 3786	410 lbs/sq in	120 lbs/sq in
UV Stability	D 4355	80 %	70 %
Water Flow Rate	D 4491	325 gal/min/sf	275 gal/min/sf

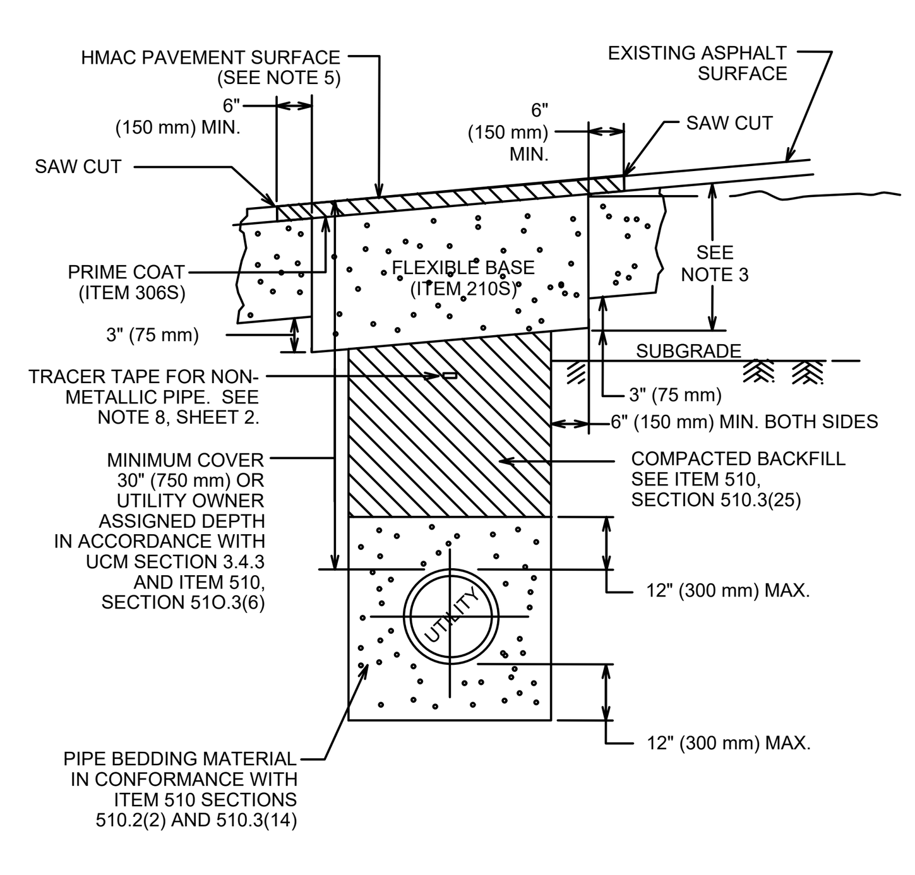
GeoSolutions, Inc. 4417 Burleson Road Austin, Texas 78744 512-330-0796

TRENCH REPAIR IN EXISTING PAVEMENTS (UCM SECTION 5.5.10, 5.5.11, & 5.5.12)



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
ASPHALT OVERLAY OF REINFORCED AND NON-REINFORCED PC PVT.-TRENCH REPAIR
9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S-3
1 OF 2

TRENCH REPAIR IN ASPHALTIC SURFACE OVER FLEXIBLE BASE (UCM SECTION 5.8.0)

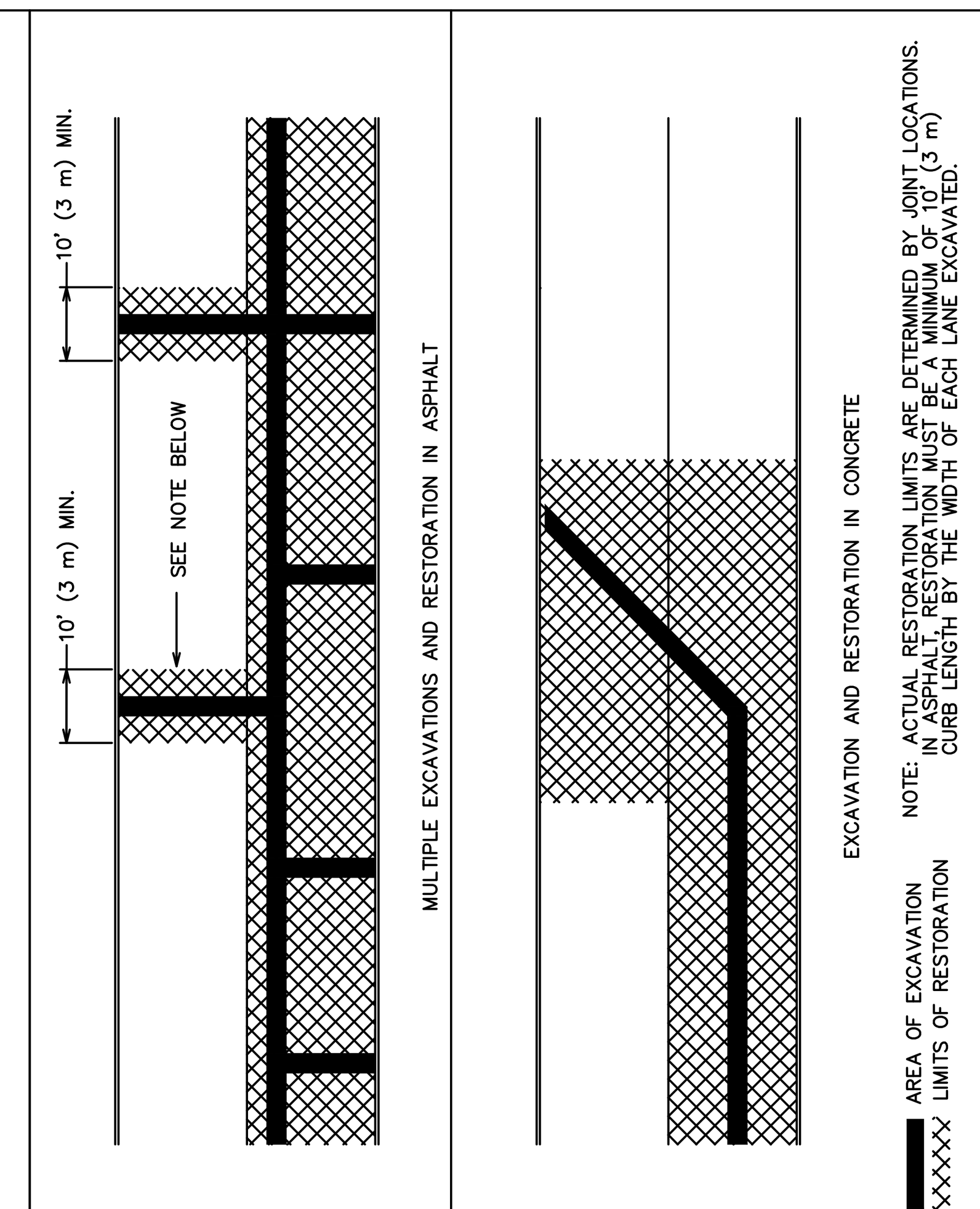


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
FLEXIBLE BASE WITH ASPHALT SURFACE TRENCH REPAIR-EXISTING PAVEMENT
RECORD COPY SIGNED BY KERI JUAREZ 01/04/11 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S-2
1 OF 2

NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE, A MINIMUM OF 12" (300 mm) WIDER THAN UNDISTURBED SIDES OF THE TRENCH AND SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX AC OR TEMPORARY HMAC. TEMPORARY MIX SHALL BE PLACED OVER FLEXIBLE BASE.
3. ROAD BASE SHALL BE REPLACED IN KIND WITH BASE THICKNESS EQUAL TO EXISTING BASE THICKNESS PLUS 3" (75 mm), BUT IN NO CASE LESS THAN 12" (300 mm).
4. DAMAGED PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH A BASE THICKNESS OF 10" (250 mm) OR A THICKNESS MATCHING EXISTING, WHICHEVER IS GREATER.
5. REPLACEMENT AC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
   a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS.
   SEE ITEM 340S, SECTION 340S.4.
6. CLASS "J" PC CONCRETE (ITEM 403S) OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE SUBSTITUTED IN THESE REPAIRS FOR THE FLEXIBLE BASE AND COMPACTED BACKFILL. PC CONCRETE GREATER THAN A 2 SACK MIX WILL NOT BE ALLOWED.
7. TACK COAT ALL EXPOSED EDGES AND SURFACES (SPEC ITEM 307S).
8. AS PER CITY OF AUSTIN STANDARD SPECIFICATION 510, SECTION 510.2(8)(K)5, FOR ALL NON-METALLIC PIPE, DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND A MINIMUM OF 12" (300 mm) BELOW THE SUBGRADE, OR A MINIMUM OF 18" (450 mm) BELOW FINISHED GRADE ON AREAS OUTSIDE THE LIMITS OF PAVEMENT, SHALL BE PLACED INDUCTIVE TRACER TAPE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.

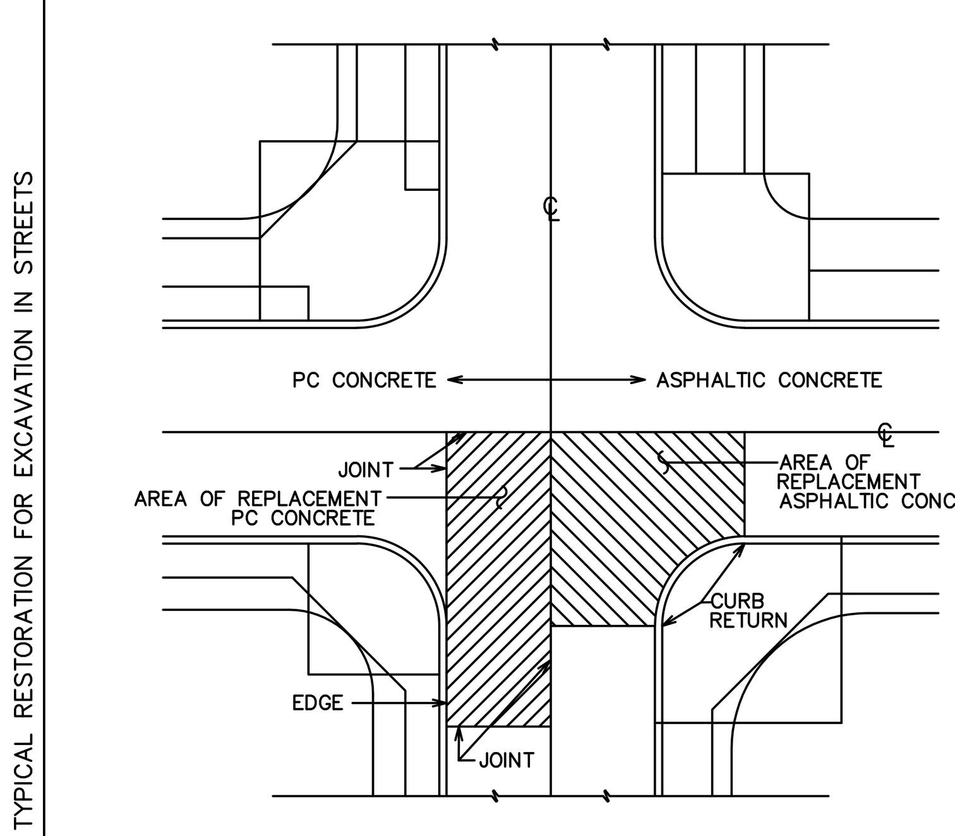
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
FLEXIBLE BASE WITH ASPHALT SURFACE TRENCH REPAIR-EXISTING PAVEMENT
RECORD COPY SIGNED BY KERI JUAREZ 01/04/11 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S-2
2 OF 2



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
STREET REPAIR REQUIREMENTS
RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S–7
3 OF 3

REPAIR OF NEW STREETS and ARTERIAL STREETS in GOOD CONDITION (UCM SECTION 5.3.3 and 5.3.4)

TYPICAL RESTORATION FOR EXCAVATION IN INTERSECTIONS



TYPICAL PLAN

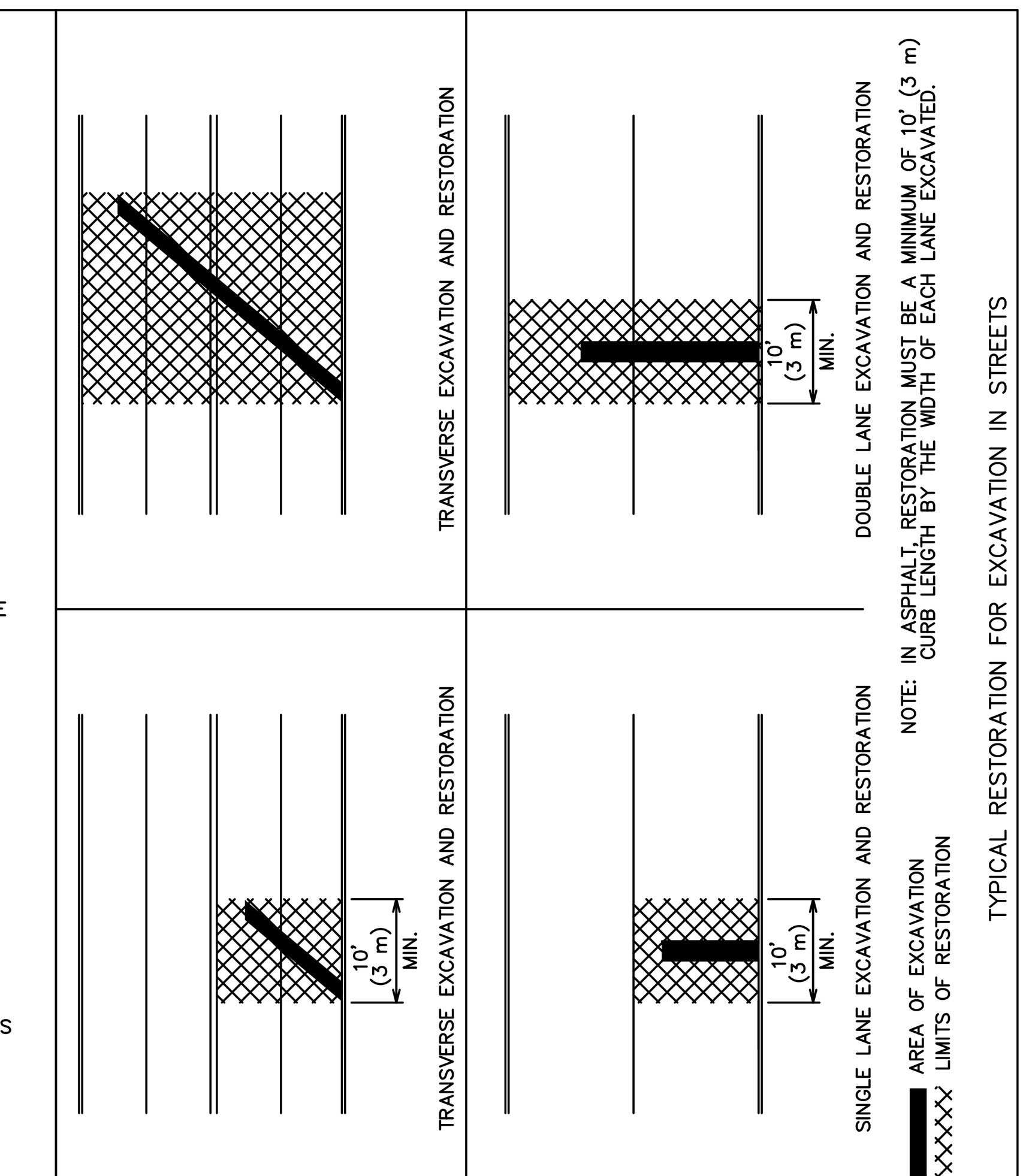
TRENCH REPAIRS WITHIN PORTLAND CEMENT CONCRETE PAVEMENTS NOTE:

IF ANY PART OF THE TRENCH REPAIR FALLS WITHIN AN INTERSECTION, THEN THE ENTIRE CONCRETE SLAB FROM JOINT TO JOINT AND JOINT TO EDGE SHALL BE REPLACED, UNLESS OTHERWISE DIRECTED IN WRITING BY THE DIRECTOR.

TRENCH REPAIRS WITHIN ASPHALTIC CONCRETE PAVEMENTS NOTES:

1. IF ANY PART OF THE TRENCH REPAIR FALLS WITHIN AN INTERSECTION, DEFINED FROM CURB RETURN TO CURB RETURN, THE ENTIRE QUADRANT OF THE EXISTING SURFACE SHALL BE REPLACED, UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
2. A QUADRANT IS DEFINED AS THE CROSS–HATCHED AREA IN THE ABOVE DETAIL.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
STREET REPAIR REQUIREMENTS
RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S–7
1 OF 3



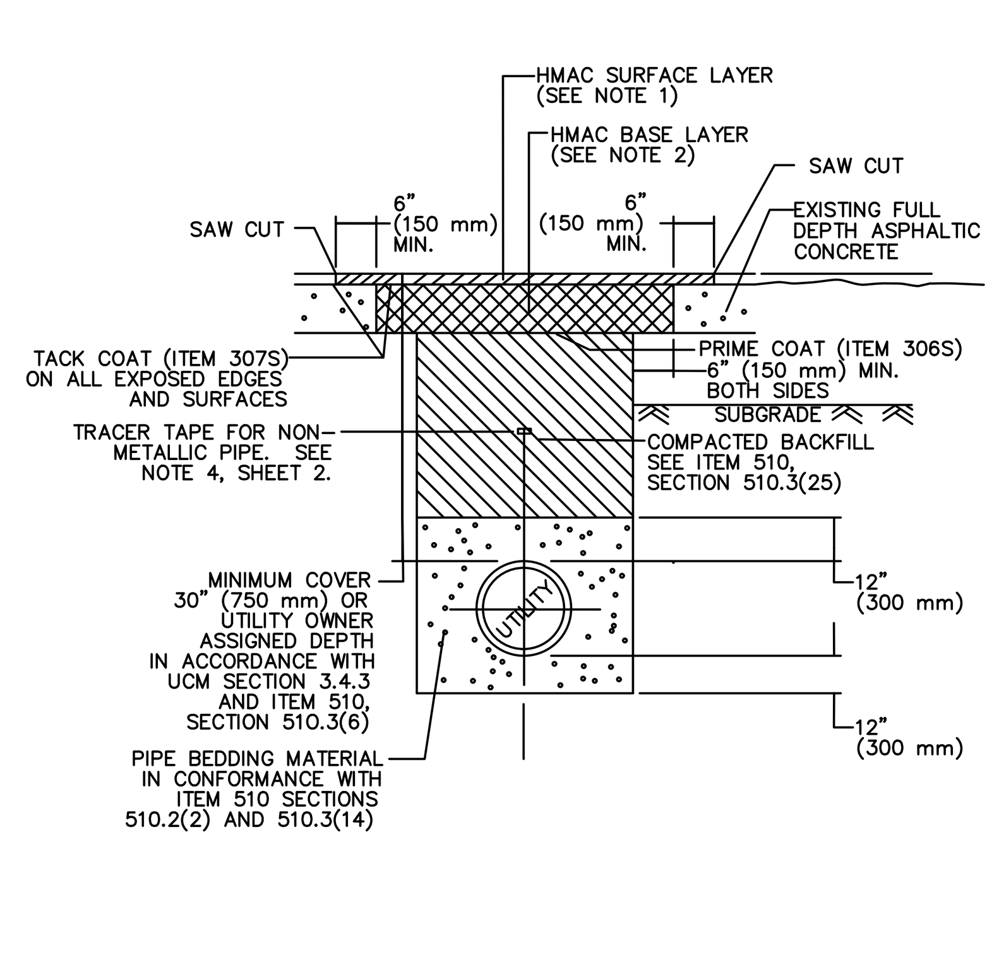
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
STREET REPAIR REQUIREMENTS
RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S–7
2 OF 3

NOTES:

1. EXISTING REINFORCED CONCRETE SHALL BE SAW CUT TO A MINIMUM DEPTH OF 1½" (40 mm) AT A MINIMUM DISTANCE OF 6" (150 mm) BACK OF THE VERTICAL WALL OF THE UTILITY TRENCH.
2. REPLACEMENT REINFORCED CONCRETE SHALL BE CLASS A AND SHALL MATCH EXISTING FINISH AND THICKNESS, BUT THE THICKNESS SHALL NOT BE LESS THAN 7" (175 mm).
3. REINFORCING STEEL IN THE REPLACEMENT SLAB SHALL BE AT LEAST #5 (15M) BARS. REINFORCING STEEL SHALL BE LAP SPLICED ACCORDING TO ITEM NO. 406S. IF LENGTH OF LAP CAN NOT BE ACHIEVED, BARS SHALL BE OVERLAPPED AND WELDED A MINIMUM LENGTH OF 6" (150 mm).
4. IF EXISTING PAVEMENT SECTION HAS AN ASPHALT SURFACE THE FOLLOWING APPLIES: REPLACEMENT AC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
   a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS.
   SEE ITEM 340S, SECTION 340S.4.
5. CLASS "J" PC CONCRETE (ITEM 403S) OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE SUBSTITUTED IN THESE REPAIRS FOR THE FLEXIBLE BASE AND COMPACTED BACKFILL. PC CONCRETE GREATER THAN A 2 SACK MIX WILL NOT BE ALLOWED.
6. TACK COAT (ITEM 307S) ALL EXPOSED EDGES AND SURFACES.
7. ON EXISTING PC CONCRETE PAVEMENT WITHOUT REINFORCING STEEL, USE 4" TO 6" (100 mm TO 150 mm), #5 (15M) DOWELS AT 12" (300 mm) ON CENTER FOR PAVEMENT THICKNESS 6" (150 mm) OR GREATER.
8. AS PER CITY OF AUSTIN STANDARD SPECIFICATION 510, SECTION 510.2(8)(K)5, FOR ALL NON-METALLIC PIPE, DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND A MINIMUM OF 12" (300 mm) BELOW THE SUBGRADE, OR A MINIMUM OF 18" (450 mm) BELOW FINISHED GRADE ON AREAS OUTSIDE THE LIMITS OF PAVEMENT, SHALL BE PLACED INDUCTIVE TRACER TAPE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
ASPHALT OVERLAY OF REINFORCED AND NON-REINFORCED PC PVT.-TRENCH REPAIR
9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S-3
2 OF 2

REPAIR OF FULL DEPTH ASPHALTIC CONCRETE (UCM SECTION 5.5.13)

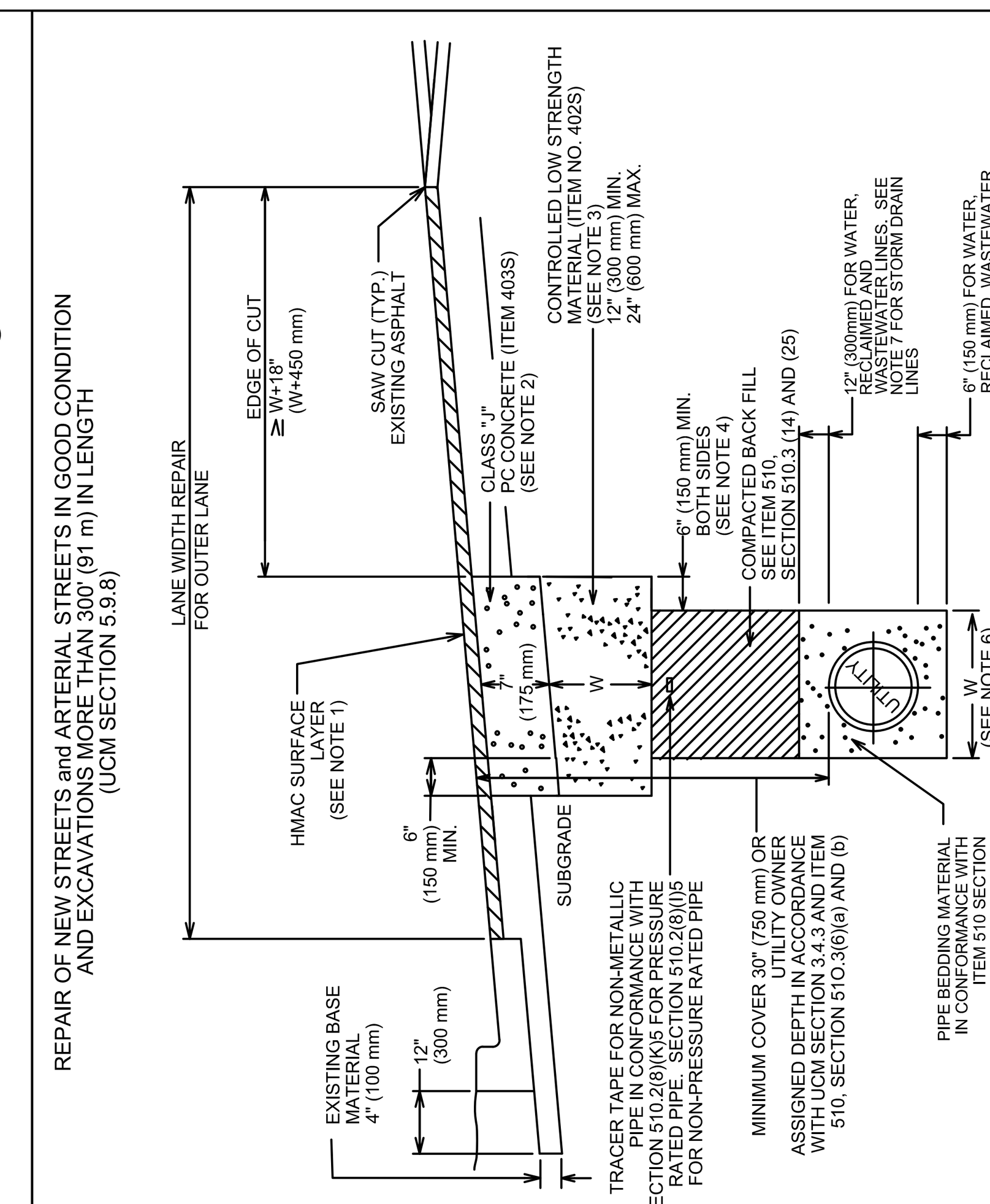


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
FULL DEPTH ASPHALTIC CONCRETE PAVEMENT TRENCH REPAIR
RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S–5
1 OF 2

NOTES:

1. REPLACEMENT AC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
   a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS.
   SEE ITEM 340S, SECTION 340S.4.
2. THE COMBINED THICKNESS OF THE REPLACEMENT AC SURFACE AND BASE LAYERS SHALL MATCH THE THICKNESS OF EXISTING FULL DEPTH AC LAYER. HOWEVER, THE REPLACEMENT AC BASE LAYER SHALL BE A MINIMUM THICKNESS OF 6" (150 mm) OF TYPE A OR B HMA. A BASE LAYER TYPE THAT MATCHES THE NEW HMA SURFACE LAYER (SEE NOTE 1) MAY BE USED, IF THE TOTAL REPAIR AREA IS LESS THAN 300 SQUARE YARDS (250 SQUARE METERS).
3. CLASS "J" PC CONCRETE (ITEM 403S) OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE SUBSTITUTED IN THESE REPAIRS FOR THE FLEXIBLE BASE AND COMPACTED BACKFILL. PC CONCRETE GREATER THAN A 2 SACK MIX WILL NOT BE ALLOWED.
4. AS PER CITY OF AUSTIN STANDARD SPECIFICATION 510, SECTION 510.2(8)(K)5, FOR ALL NON–METALLIC PIPE, DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND A MINIMUM OF 12" (300 mm) BELOW THE SUBGRADE, OR A MINIMUM OF 18" (450 mm) BELOW FINISHED GRADE ON AREAS OUTSIDE THE LIMITS OF PAVEMENT, SHALL BE PLACED INDUCTIVE TRACER TAPE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
FULL DEPTH ASPHALTIC CONCRETE PAVEMENT TRENCH REPAIR
RECORD COPY SIGNED BY BILL GARDNER 9/14/05 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S–5
2 OF 2



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TRAFFIC LANE REPLACEMENT FOR OUTER LANE EXCAVATIONS
RECORD COPY SIGNED BY CUONG TRAN *02/24/10* ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S-8A
1 OF 2

NOTES:

1. REPLACEMENT AC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
   a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS.
   SEE ITEM 340S, SECTION 340S.4.
2. PC CONCRETE GREATER THAN A 2 SACK MIX WILL NOT BE ALLOWED.
3. CLASS "J" (2 SACK MIX) MAY BE SUBSTITUTED FOR CONTROLLED LOW STRENGTH MATERIAL, IF APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. PC CONCRETE GREATER THAN A 2 SACK MIX WILL NOT BE ALLOWED.
4. FOR TRENCH WIDTHS 6" (150 mm) OR LESS, WIDENING OF THE BASE BEYOND THE TRENCH FACE MAY BE ELIMINATED IF THE EXISTING PAVEMENT STRUCTURE (INCLUDING THE BASE) REMAINS INTACT AND STABLE AFTER COMPLETION OF EXCAVATION.
5. TACK COAT (ITEM 307S) ALL EXPOSED EDGES AND SURFACES.
6. FOR WATER, RECLAIMED AND WASTEWATER LINE TRENCHES REFER TO 510.3(5) W=TRENCH WIDTH.
7. FOR STORM DRAINS, THE PIPE BEDDING ENVELOPE SHALL EXTEND THE FULL TRENCH WIDTH TO A DEPTH OF 6" (150 mm) BELOW THE PIPE, AND SHALL RISE AT LEAST TO THE SPRING LINE OF THE PIPE. THE DESIGN OF STORM DRAIN PIPES SUBJECTED TO VEHICULAR TRAFFIC OR OTHER LOADING SHALL BE SUPPORTED BY STRUCTURAL ENGINEERING CALCULATIONS OR REFERENCED TO ENGINEERING STANDARDS. IN ADDITION TO THE PIPE SELECTION, THE DESIGN INCLUDES THE PIPE BEDDING ENVELOPE, DEPTH OF COVER AND COMPACTION REQUIREMENTS.

<u>CHAIN LINK FENCE NOTE:</u>

1. ANY CHAIN LINK FENCING (INCLUDING POSTS) SHALL BE BLACK OR GREEN VINYL COATED
2. FENCING AROUND DETENTION POND IS REQUIRED TO BE WROUGHT IRON OR DECORATIVE TUBULAR.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TRAFFIC LANE REPLACEMENT FOR OUTER LANE EXCAVATIONS
RECORD COPY SIGNED BY CUONG TRAN *02/24/10* ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 1100S-8A
2 OF 2

NO.	DATE	DESCRIPTION	BY

FIRM NO: F-15085
WGI™ WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512.669.5560

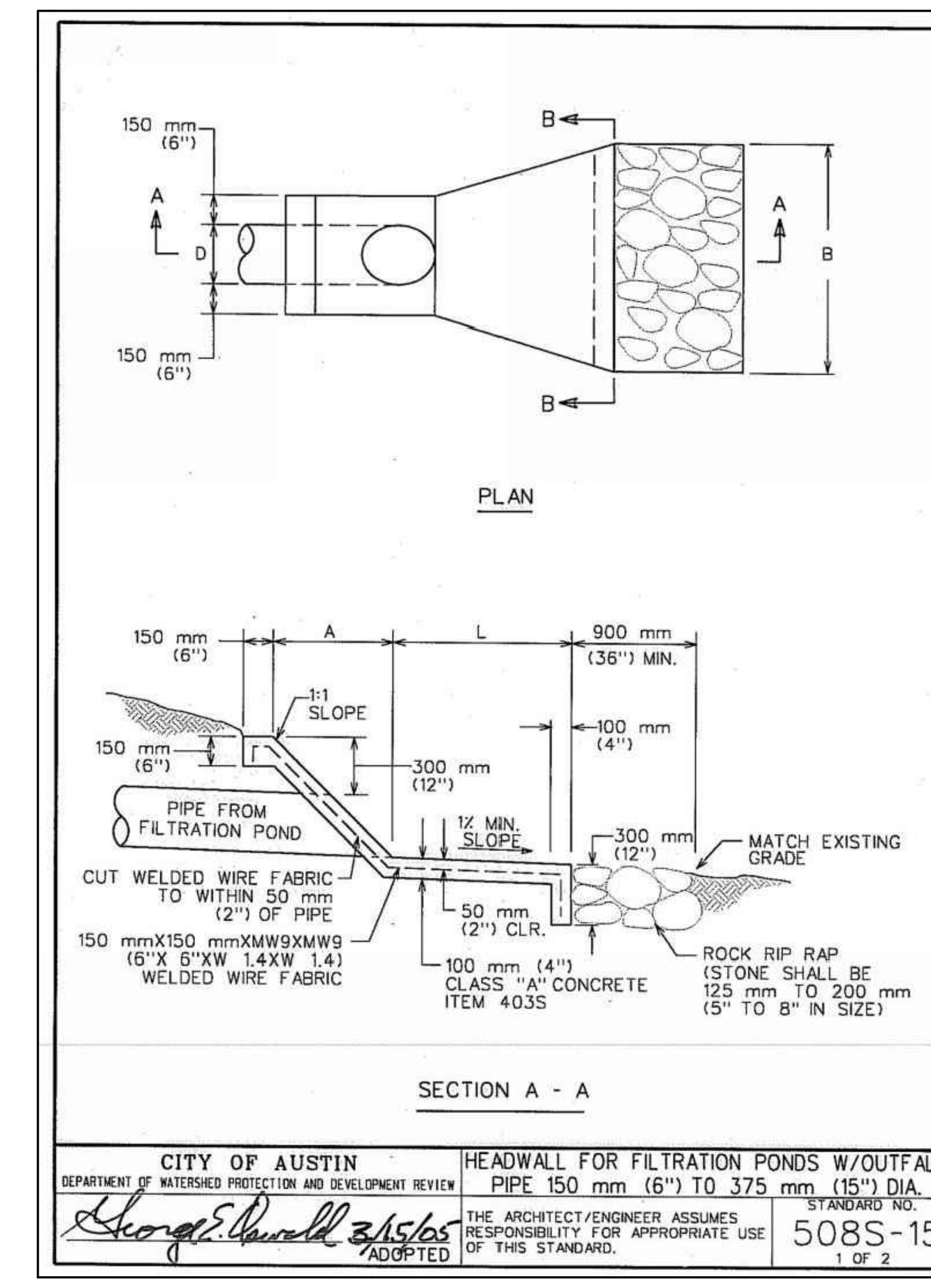
3 Nov 2020
STATE OF TEXAS — GEORGE B. HARRINGTON — 114304 — LICENSED PROFESSIONAL ENGINEER

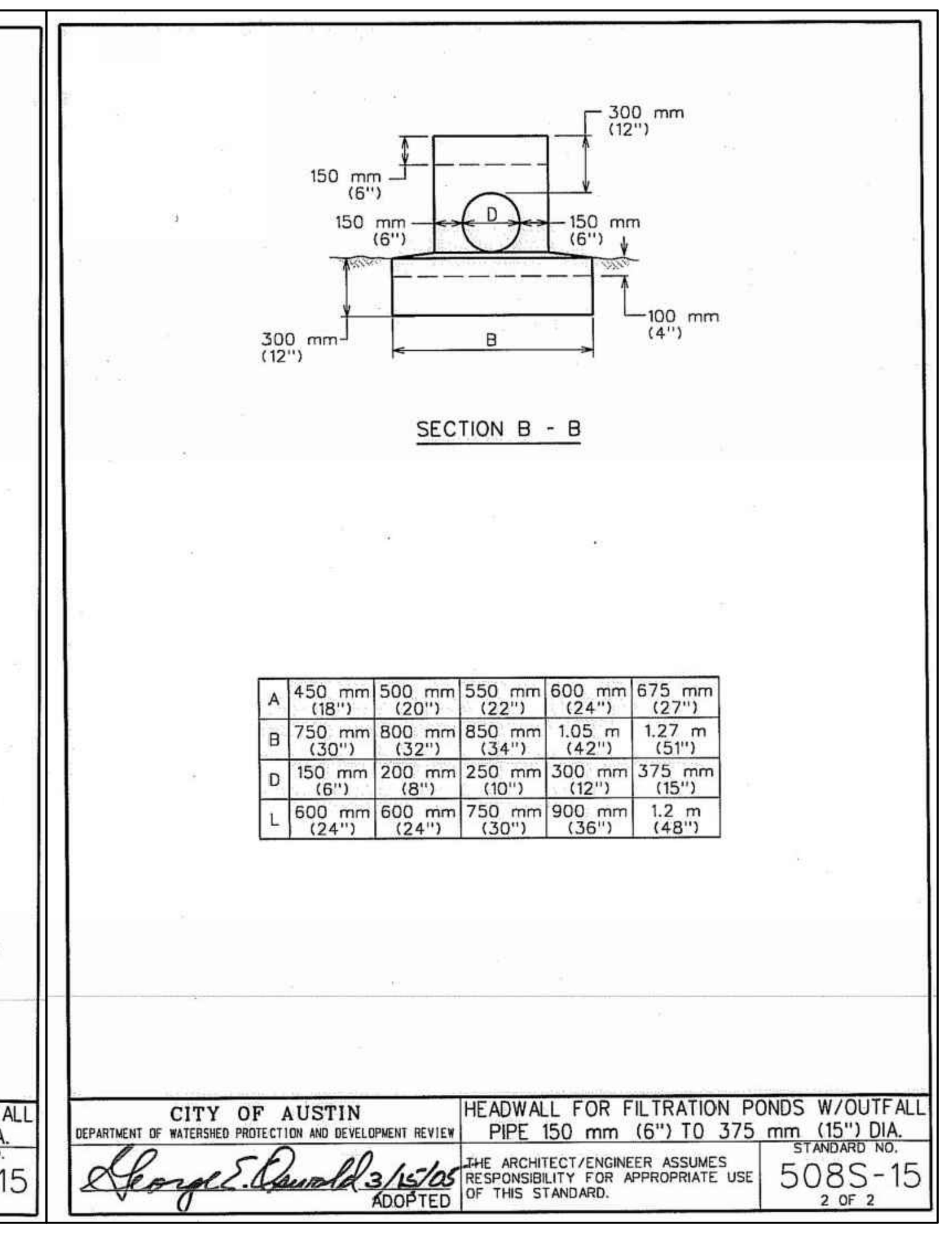
PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

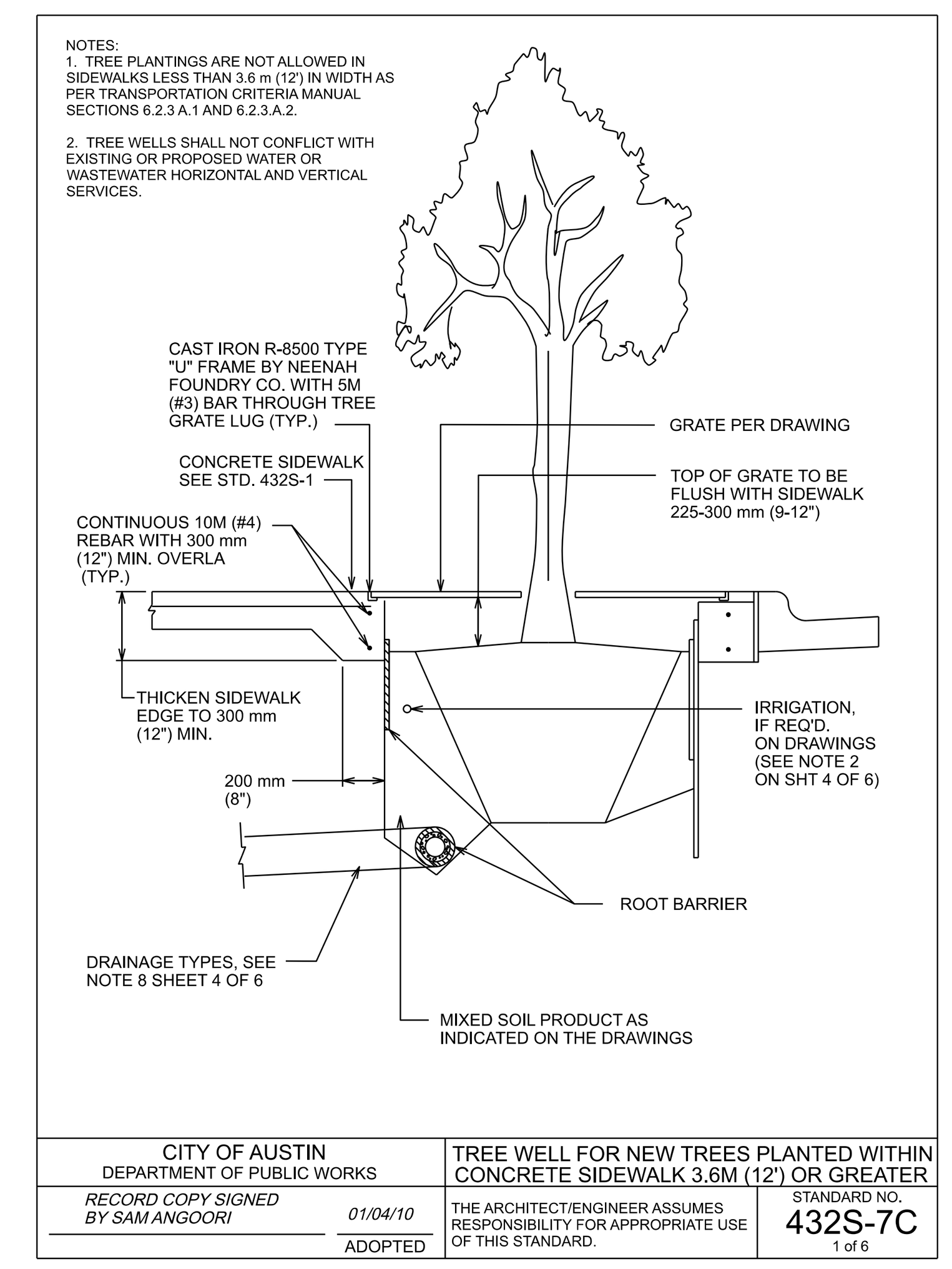
SHEET TITLE: CONSTRUCTION DETAILS - 4

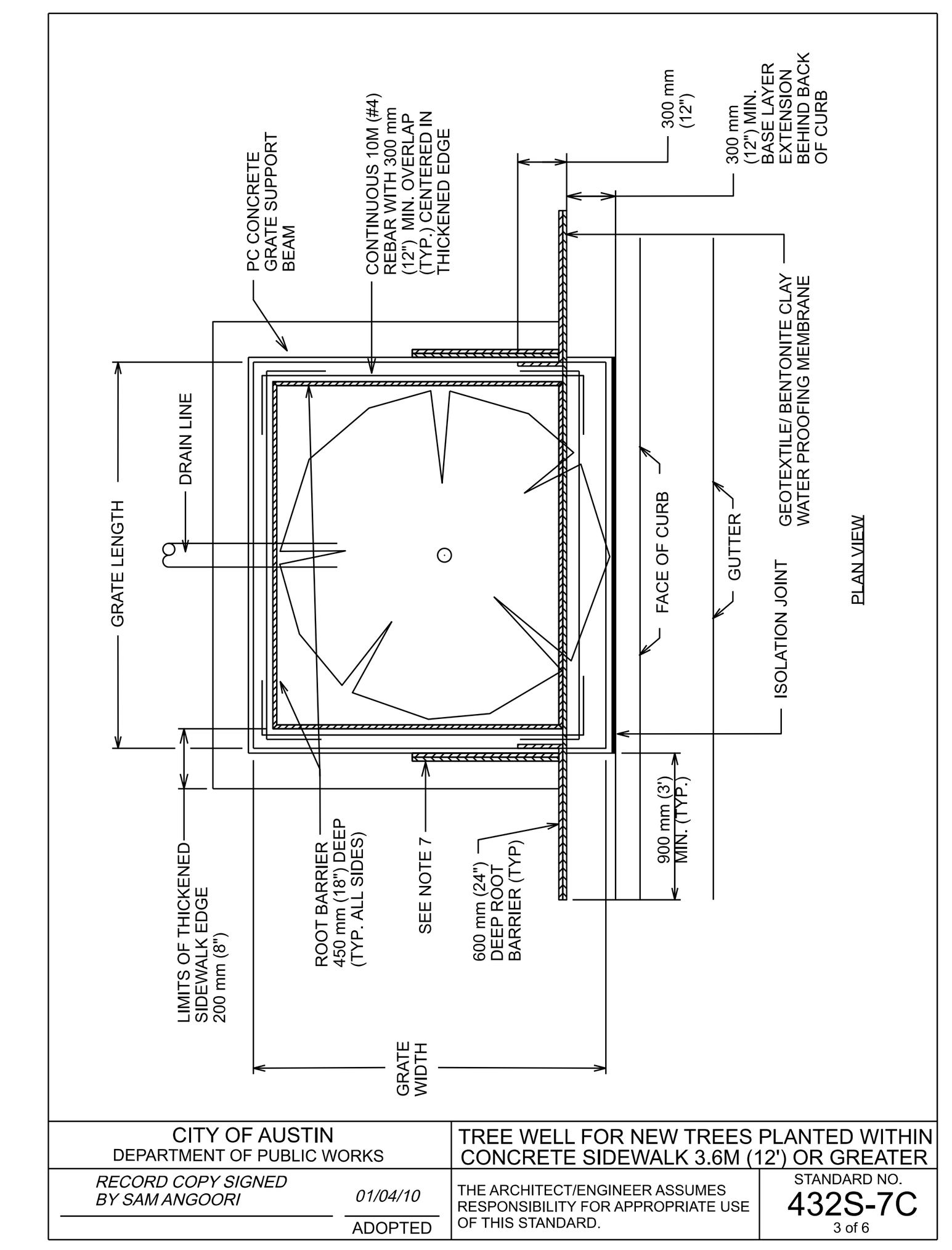
SHEET
C-504
40 OF 51
20-TOD-SD-020
20-FDP-007

FILENAME: P:\Projects\Wood Partners\30194487.00 - Leander MFAM\01-Civil\10-Shts\40 CONSTRUCTION DETAILS - 5.dwg - LAYOUT 39 CONSTRUCTION DETAILS - 4


PLAN
SECTION A - A
PIPE FROM FILTRATION POND
CUT WELDED WIRE FABRIC TO WITHIN 50 mm (2") OF PIPE
150 mmX150 mmXMW9XMW9 (6"X 6"XW 1.4XW 1.4) WELDED WIRE FABRIC
100 mm (4") CLASS "A" CONCRETE ITEM 403S
ROCK RIP RAP (STONE SHALL BE 125 mm TO 200 mm (5" TO 8" IN SIZE)
MATCH EXISTING GRADE
CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED
STANDARD NO.
508S-15
1 OF 2


SECTION B - B
CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED
STANDARD NO.
508S-15
2 OF 2


NOTES:
1. TREE PLANTINGS ARE NOT ALLOWED IN SIDEWALKS LESS THAN 3.6 m (12') IN WIDTH AS PER TRANSPORTATION CRITERIA MANUAL SECTIONS 6.2.3.A.1 AND 6.2.3.A.2.
2. TREE WELLS SHALL NOT CONFLICT WITH EXISTING OR PROPOSED WATER OR WASTEWATER HORIZONTAL AND VERTICAL SERVICES.
GRATE PER DRAWING
ROOT BARRIER
MIXED SOIL PRODUCT AS INDICATED ON THE DRAWINGS
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TREE WELL FOR NEW TREES PLANTED WITHIN CONCRETE SIDEWALK 3.6M (12') OR GREATER
RECORD COPY SIGNED BY SAM ANGOORI
01/04/10
ADOPTED
STANDARD NO.
432S-7C
1 of 6



FIRM NO. F-15085

512 669 5560

WGI WGInc.com

2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702

3 Nov 2020

STATE OF TEXAS
GEORGE B. HARRINGTON
114304
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE: CONSTRUCTION DETAILS - 5

SHEET
C-505
41 OF 51

20-TOD-SD-020
20-FDP-007

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: Anthony Goode, PE

Date: 6/1/2023

Signature of Customer/Agent:

Regulated Entity Name: _____

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): NA
4. Customer (Applicant):

   Contact Person: Jeff Musgrove
   Entity: Transit Village Investments LTD
   Mailing Address: 2215 Westlake Drive Ste 300
   City, State: Austin, TX Zip: 78746
   Telephone: 512-554-6282 Fax: _____
   Email Address: jmusgrove@americanrealty.com

5. Agent/Representative (If any):

Contact Person: Anthony Goode
Entity: Goode Faith Engineering
Mailing Address: 1620 La Jaita Dr Ste 300
City, State: Cedar Park, TX Zip: 78613
Telephone: 972-822-1682 Fax: _____
Email Address: Anthony@goodefaitheng.com

6. Project Location:

[X] 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 _____.
[ ] The project site is not located within any city's limits or ETJ.

7. [X] 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.

1621 Hero Way Leander, TX 78641

8. [X] **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. [X] **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:

[X] Project site boundaries.
[X] USGS Quadrangle Name(s).

10. [X] **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:

[X] Area of the site
[X] Offsite areas
[X] Impervious cover
[X] Permanent BMP(s)
[X] Proposed site use
[X] Site history
[X] Previous development
[X] 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): 2.23 Acres

Total disturbed area: 1.97 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

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	13423	÷ 43,560 =	0.31
Parking	11683	÷ 43,560 =	0.27
Other paved surfaces	55044	÷ 43,560 =	1.26
Total Impervious Cover	80150	÷ 43,560 =	1.84

Total Impervious Cover 1.84 **÷ Total Acreage** 2.23 **X 100 =** 82.5 **% 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
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% 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 (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

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
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

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

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" = _____'.

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): FEMA.FIRM 48491C0455F DATED 12/20/2019

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.

☒ 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: RG-348

☐ 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

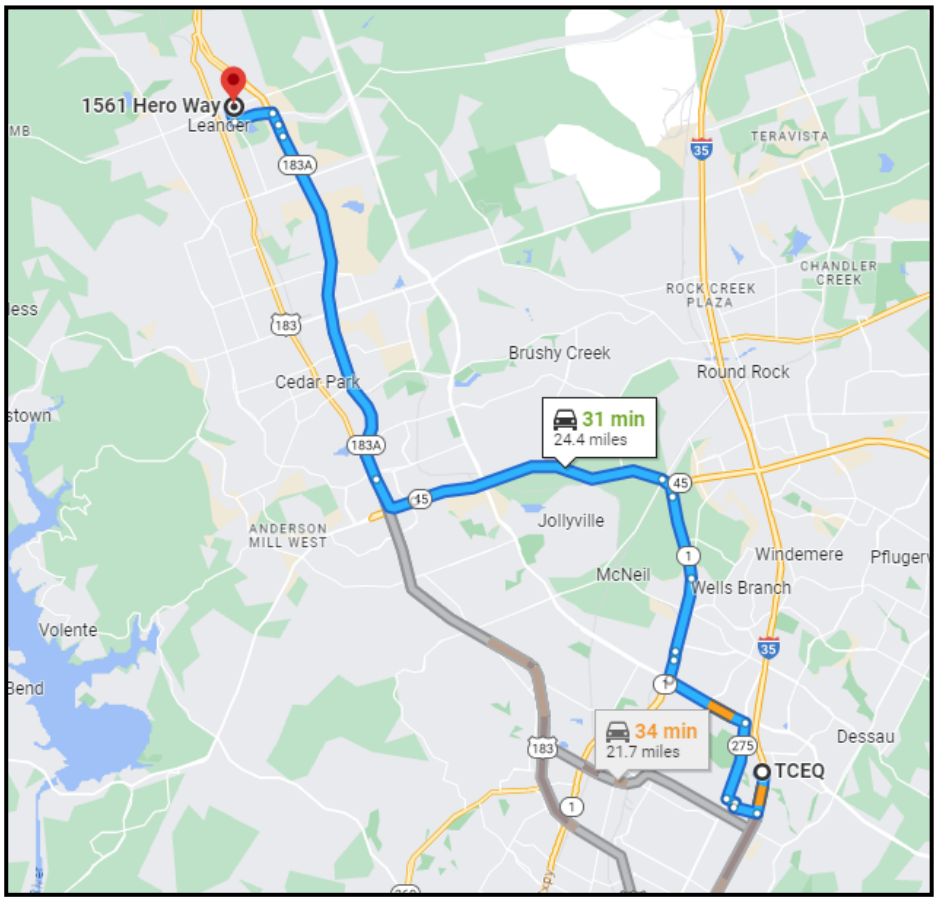
61. [X] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. [X] 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. [X] 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.

Attachment A – Road Map



TCEQ
12100 Park 35 Cir, Austin, TX 78753

- Get on I-35 S from S I-35 Frontage Rd

  2 min (1.0 mi)

- Take US-183 Hwy N and Route 183A N to 183A Frontage Rd in Williamson County. Take the exit toward RM 2243/Hero Way from Route 183A N

  21 min (23.0 mi)

- Take Ranch Rd 2243/Ranch to Market Rd 2243 to Hero Way in Leander

  3 min (1.4 mi)

1561 Hero Way
Leander, TX 78641

Attachment B - USGS Quadrangle

Attachment C – Project Narrative

The proposed project is a 2.23-acre commercial development located in the city of Leander, Texas in Williamson County. The project is located at the corner of Hero Way and Main Street. It is in the northwest section of the overall common development. Refer to **Attachment A** for the Location Map.

The project is located in the Brushy Creek watershed and the entire tract is located within the Edwards Aquifer Contributing Zone. It is located within the FEMA FIRM panel 48491C0455F dated 12/20/2019. The project is not in a water quality transition zone, over a karst aquifer, or within an area draining to a karst aquifer or reservoir.

The 2.23-acre site is undeveloped. There are no trees on the site. This lot is a part of the previously approved Alta Leander Station Project. There are no natural slopes in excess of 15% within or near the proposed limits of construction on site. The proposed site currently has a construction trailer and construction materials all of which will be removed prior to construction.

The proposed development consists of one building with approximately 13,400 SF for three small businesses. One of the businesses will be a coffee shop with a drive-thru. The project will also include associated drives, parking, and utilities.

The proposed site has a total of 1.84 acres of impervious cover. The drainage pattern for the 2.23-acre site has 0.23 acres flowing off-site and 2.00 acres contributes to the pond. The 2.00 acres flowing to the pond has 1.73 acres of impervious cover.

The development of the previously approved CZP included a Sedimentation/Infiltration Basin (TCEQ Tracking No. 25721739) which was designed for the entire development including this proposed project site.

Attachment D – Factors Affecting Surface Water Quality

During Construction:

There will be a slight increase in suspended solids during construction which will be mitigated utilizing BMPs including silt fencing, inlet protection, stabilized construction entrances and the proposed pond for temporary sediment basins. Potential sources of pollutants affecting surface water quality include:

- soil particle migration as a result of erosion from construction activity including the use of spoil piles, clearing and grubbing, excavation and burrow of existing grades, final grading, and installation of utilities and storm water infrastructure.
- soil particle migration resulting from pipe bedding material installation or staging and soil and/or road base placement and storage
- Construction equipment and vehicle drippings or leaks containing petroleum such as fuel, grease, oil, and hydraulic fluid
- Concrete truck wash out activities
- Materials used during construction (paints, glues, chemicals, pavement striping/markings, gravel) may also affect the surface water quality
- Trash and debris from construction crews, equipment, and supplies can be another pollutant source and will be properly disposed of and effectively managed throughout construction to minimize any potential impact
- Sanitary waste from construction crews could also lead to a potential source of contamination. Proper sanitation during construction, including temporary restroom facilities and trash barrels will not be provided.

Post Construction:

Automobiles utilized by future tenants will generate some pollutants that can affect water quality. Leaks from engines and transmissions may add oil, grease or antifreeze and other automotive related liquids to the storm runoff.

Activities may include the utilization of chemical pesticides and lawn products that may affect the water quality. These products are typically labeled with instructions and warning labels about proper and safe usage by the customers. The owner will provide information through the leasing agreements about the proper use of products to the occupants and their effect on water quality.

Lack of lawn care maintenance can cause soil erosion and impact the quality of stream Water by increasing suspended solids. The owner is, therefore, managing on-going lawn care and maintenance.

Attachment E – Volume and Character of Stormwater

The total impervious cover calculation for the proposed 2.23-acre site is 1.84 acres. Of this total, 1.73 acres of impervious cover (drainage area of 2.0 acres) is flowing to the existing Sedimentation Filtration Pond to be treated. The remaining 0.23 acres is flowing offsite.

The volume of stormwater runoff to the pond from the proposed 2.0-acre drainage area is 27.3 CFS for the 100-year event. This total to the pond includes 18.9 CFS routed through a 30-inch storm line which collects storm water from proposed drainage areas P2, P3 and P4 and 0.51 acres which flows offsite and to the previously approved Sedimentation Filtration Pond.

Refer to the following table for detailed information on the drainage calculations and the included construction plans for details.

Existing Drainage Calculations								
	Acres	Tc (min)	Impervious Cover (%)	Imp. Cover (CN=84) (AC)	Q - 2 year (CFS)	Q (10 year) (CFS)	Q (25 year) (CFS)	Q (100 year) (CFS)
(Drainage Area P1)	2.23	5.00	0%	84	8.4	15.8	20.5	28.6
Proposed Drainage Calculations								
	Acres	Tc (min)	Impervious Cover (%)	Imp. Cover (CN=98) (AC)	Q - 2 year (CFS)	Q (10 year) (CFS)	Q (25 year) (CFS)	Q (100 year) (CFS)
P1	0.62	5.00	82%	0.51	3.2	5.1	6.3	8.4
P2	0.43	5.00	91%	0.39	2.3	3.6	4.4	5.9
P3	0.60	5.00	98%	0.59	3.2	5.1	6.2	8.3
P4	0.35	5.00	69%	0.24	1.7	2.8	3.5	4.7
P5 (Into street)	0.23	5.00	48%	0.11	1.0	1.8	2.2	3.1
Proposed Total to 30" SS	1.65	5.00	90%	1.49	8.6	13.7	17.0	22.6
Site Total (Lot 1 & Parkway)	2.23	5.00	83%	1.84	11.4	18.3	22.7	30.4
Flow to Pond	2.00	5.00	87%	1.73	10.3	16.5	20.5	27.3

ATTACHMENT F – SUITABILITY LETTER FROM AUTHORIZED AGENT

Not Applicable.

No On-Site Sewage Facility is proposed in this project area.

ATTACHMENT G – ALTERNATIVE SECONDARY CONTAINMENT METHODS

Not Applicable.

No Alternate Secondary Containment Methods are proposed in this project area.

ATTACHMENT H – AST CONTAINMENT STRUCTURE DRAWINGS

Not Applicable.

No Alternate Secondary Containment Methods are proposed in this project area.

SHOPS AT HERO WAY

ALTA LEANDER STATION PHASE 2
SITE DEVELOPMENT PLAN
FLOODPLAIN DEVELOPMENT PLAN
LEANDER, TX
JUNE 2023
1561 HERO WAY

NOTES:

1. LEGAL DESCRIPTION: LOT 1, BLOCK "A" ALTA LEANDER STATION
2. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. CURRENT ZONING IS PUD – T5 (SMARTCODE).
4. ALL EASEMENT OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED FEB 23, 2023 BY FIRST AMERICAN TITLE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
5. GEOTECH REPORT BY RABA KISTNER CONSULTANTS, INC (RKCI) FEB 23, 2023.
6. IMPROVEMENTS TO BE DEDICATED TO THE CITY OF LEANDER IS 10' PUBLIC SIDEWALK ALONG HERO WAY AND 5' PUBLIC SIDEWALK ALONG MAIN ST.
7. DISTURBED ACREAGE IS 1.96 AC.

SPECIAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL CALL "DIG-TESS" SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY OR COUNTY EASEMENTS OR STREET R.O.W.
2. CONTRACTOR SHALL POT HOLE ALL EXISTING UTILITIES AT CONNECTION AND INTERSECTION PRIOR TO UTILITY MATERIALS BEING DELIVERED TO SITE.
3. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)

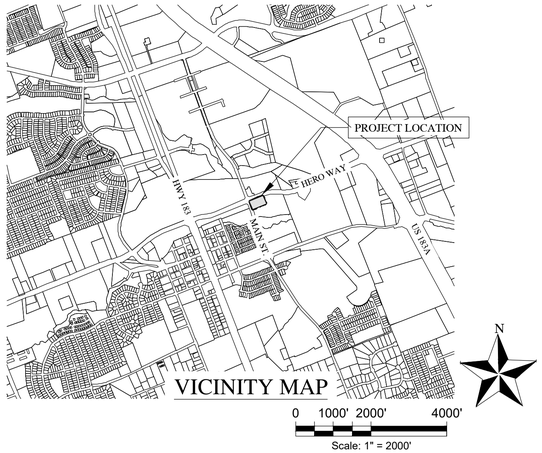
APPROVED BY:

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

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

MARK TUMMONS, CRRP, DIRECTOR OF PARKS AND RECREATION — DATE

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE



VICINITY MAP

0 1000' 2000' 4000'

Scale: 1" = 2000'

PROJECT NUMBER: SD-23-0095

CURRENT CITY OF LEANDER PERMITS APPLICABLE:

THIS SITE PLAN
DEVELOPMENT AGREEMENT 20-DA-008
ZONING ORDINANCE NO. 21-044-00 T5

ASSOCIATED PROJECTS: 20-FPD-007, 20-TOD-FP-015, 20-TOD-PICP-025, 20-TOD-SD-020

TOTAL IC: 61,395
BUILDING IC PROPOSED: 13,423

FLU CATEGORY: URBAN MIXED-USE AND GREENWAY.

CIVIL ENGINEER / AGENT/LANDSCAPE DESIGN:

GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR. SUITE 300
CEDAR PARK, TEXAS, 78613
CONTACT: ANTHONY H. GOODE, P.E.
P: (972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

OWNER / DEVELOPER:
TRANSIT VILLAGE INVESTMENTS LTD.
2215 WESTLAKE DRIVE, SUITE 300
CONTACT:
JEFF MUSGROVE
P: (512) 554-6282
E: JMUGROVE@AMERICANREALTY.CC

SURVEYOR:
4WARD LAND SURVEYING
P.O. BOX 90876
AUSTIN, TEXAS 78709
P: (512) 537.2384

NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	FINAL PLAT (1 OF 3)
4	FINAL PLAT (2 OF 3)
5	FINAL PLAT (3 OF 3)
6	EXISTING SITE CONDITIONS AND DEMO PLAN
7	EROSION & SEDIMENT CONTROL PLAN
8	EROSION & SEDMIENT CONTROL NOTES
9	EXISTING DRAINAGE (RECORD DRAWING)
10	DRAINAGE AREA MAP (RECORD DRAWING)
11	PROPOSED DRAINAGE PLAN
12	SITE PLAN
13	ADDRESS PLAN
14	GRADING PLAN
15	UTILITY PLAN
16	LANDSCAPING PLAN
17	ESC DTLS
18	CONSTRUCTION DETAILS (1 OF 5)
19	CONSTRUCTION DETAILS (2 OF 5)
20	CONSTRUCTION DETAILS (3 OF 5)
21	CONSTRUCTION DETAILS (4 OF 5)
22	CONSTRUCTION DETAILS (5 OF 5)
23	MASTER ARCHITECTURAL PLAN

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	03/28/2023
2ND SUBMITTAL TO CITY	05/16/2023
3RD SUBMITTAL TO CITY	06/27/2023

FILING DATE: 03/28/2023

GOODE FAITH ENGINEERING — STATE OF TEXAS — EST. 2021

SHOPS AT HERO WAY

COVER

REVISIONS

NO.	DESCRIPTION	APPROVAL
1.		
2.		
3.		
4.		
5.		
6.		

STATE OF TEXAS — ANTHONY H. GOODE — 97263 — LICENSED PROFESSIONAL ENGINEER

SUBMITTED BY:

ANTHONY GOODE, P.E. — DATE 6-26-23
GOODE FAITH ENGINEERING, LLC.
TBPE FIRM NO. F-22664
1620 LA JAITA DR. STE 300
CEDAR PARK, TX. 78613
(972) P: 822-1682

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACT, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DRAWN BY	DATE
JDL	06-27-2023
CHECKED BY	PROJECT NO.
AG	23-003.0

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

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 REPLACE 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 AND RELATED REFERENCE MATERIALS 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

   COORDINATES IN US SURVEY FEET
28. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCING:

1. 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 CONTROLS 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.
2. INSTALL EROSION AND SEDIMENT CONTROLS
3. BEGIN CLEARING AND SITE DEMOLITION
4. STOCK PILE TOP SOIL
5. COORDINATE ROW PERMITS FOR CONNECTIONS TO PUBLIC MAINS
6. INSTALL UTILITIES, INSTALL FILL, GRADE TO SUBGRADE
7. INSTALL TRAFFIC CONTROL FOR PAVEMENT AND UTILITY CONNECTIONS
8. INSTALL PAVEMENT FOR FIRE ACCESS TO BUILDING
9. BEGIN BUILDING AND VERTICAL CONSTRUCTION
10. FINISH PAVEMENT
11. INSTALL LANDSCAPE AND IRRIGATION, REVEGITAION, AND STRIPING
12. CLEAN OUT REGIONAL POND
13. REMOVE EROSION AND SEDIMENT CONTROLS

2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL 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 WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA 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(e).
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 SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR PS115 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 POTABLE 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 506.5.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 — DFW37F-12-1CA, OR EQUAL
   b. DUAL, 1" METERS AND BELOW — DFW39F-12-1CA, OR EQUAL
   c. 1.5" SINGLE METER — DFW65C-14-1CA, OR EQUAL
   d. 2" SINGLE METER — DFW1730F-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 MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	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 STANDARDS.
2. PRIOR TO ACCEPTANCE THE ENGINEER SHALL SUBMIT DOCUMENTATION THAT THE IMPROVEMENTS WERE INSPECTED BY TDLR OR A REGISTERED ACCESSIBLITY 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 PRIMARILY GRANULAR 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 ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT ¼" 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 TRUCK 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 TIME IS REQUIRED FOR 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 RABA KISTNER. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

FLEXIBLE PAVEMENT

	Layer Description	Layer Thickness
Light Duty – [illegible] ESALs (parking areas)	HMAC Surface Course, Type "D" Flexible Base Lime Treated Subgrade Combined Total	2.0 in. 9.0 in. 8.0 in. 19.0 in.
Medium Duty – [illegible] ESALs (entrances, driveways, and channelized traffic areas)	HMAC Surface Course, Type "D" Flexible Base Lime Treated Subgrade Combined Total	2.5 in. 9.0 in. 8.0 in. 19.5 in.

RIGID PAVEMENT

Traffic Type	Portland Cement Concrete	Moisture Conditioned and Recompacted Subgrade*
Light Duty Traffic	5 in.	6 in.
Medium Duty Traffic	6 in.	6 in.

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.

BENCHMARK INFO:

TBM #1
SQUARE CUT IN CONCRETE ISLAND OF DRIVEWAY ISLAND SOUTHWEST OF SOUTHWEST CORNER OF PROJECT SITE
NORTHING - 10184706.158
EASTING - 3078080.988
ELEVATION - 954.62'

TBM #2
SQUARE CUT ON TOP OF CURB INLET ON NORTH SIDE OF HERO WAY APPROXIMATELY CENTER OF PROJECT SITE
NORTHING - 10185109.224
EASTING - 3078193.756
ELEVATION - 948.8'

GOODE FAITH ENGINEERING — STATE OF TEXAS — EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

GENERAL NOTES

DATE 06-27-2023

PROJECT NO. 23-003.0

DESIGNED BY JDL

CHECKED BY AG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
6-27-23

PLAT DOC NO.

Doc # 2021029110

ALTA LEANDER STATION
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNERS:

CG/WOOD ALTA LEANDER STATION, LLC
8 GREENWAY PLAZA, SUITE 1120
HOUSTON, TX 77046
(713) 904-2681
BART BARRETT, VICE PRESIDENT

TRANSIT VILLAGE INVESTMENTS, LTD.
2215 WESTLAKE DRIVE, SUITE 300
AUSTIN, TX 78746
(512) 615-9503
LANCE R. HUGHES, MANAGER

DEVELOPER:

WOOD PARTNERS, LLC
8 GREENWAY PLAZA, SUITE 1120
HOUSTON, TX 77046
(713) 904-2681
CONTACT: BART BARRETT

ARCHITECT:

DESIGN BALANCE, INC
(214) 668-2306
CONTACT: JOHN WOMBLE

CIVIL ENGINEER:

WGI INC.
2021 E. 5TH STREET, SUITE 200
AUSTIN,TX 78702
(512) 669-5560
CONTACT: GEORGE B. HARRINGTON, PE

SURVEYOR:

WGI, INC.
2021 E. 5TH STREET, SUITE 200
AUSTIN,TX 78702
(512) 669-5560
CONTACT: COLEEN M. JOHNSON, RPLS

SUBMITTAL DATE:

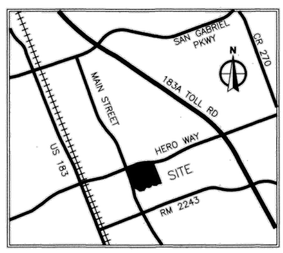
AUGUST 25, 2020

STREETS LINEAR FOOTAGE:

LOT 1	
HERO WAY	385 LF
MAIN STREET	231 LF
LOT 2	
HERO WAY	520 LF
MAIN STREET	225 LF
LOT 3	
HERO WAY	175 LF

LOT SUMMARY

LOT	AREA(AC)
1	2.00
2	9.30
3	4.67
TOTAL	15.97



LOCATION SKETCH:
SCALE 1"= 2000'

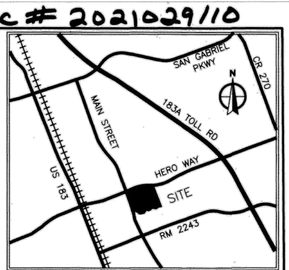
INDEX:

WGI
WGinc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	12-08-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	1 OF 6

Doc # 2021029110

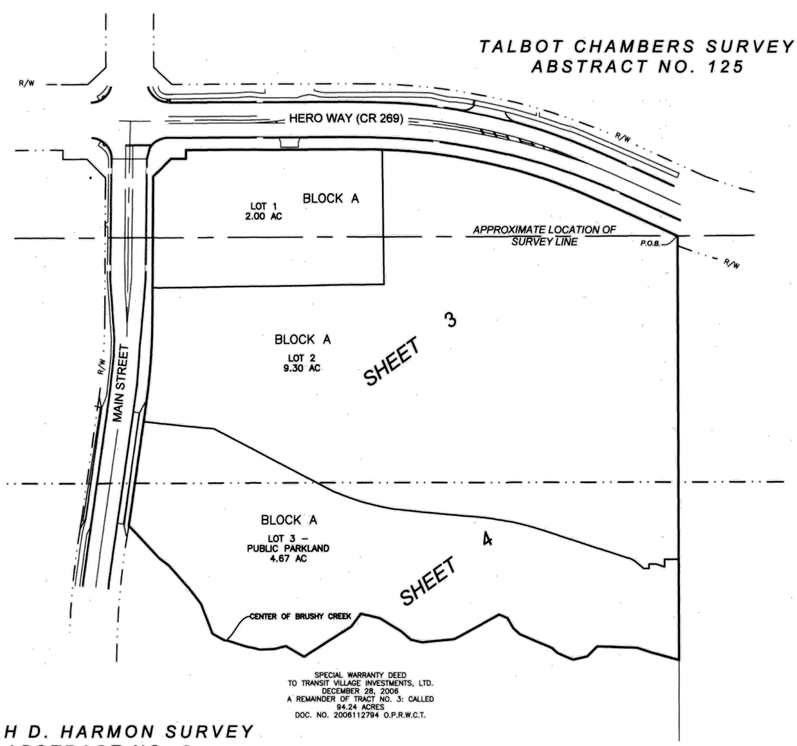
ALTA LEANDER STATION
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

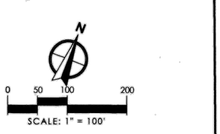


LOCATION MAP:
SCALE 1"= 2000'

SYMBOLS LEGEND:

- FOUND 1/2" IRON ROD OR AS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP STAMPED "WGI 10194509" UNLESS NOTED
- CALCULATED POINT
- BENCHMARK
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR
- IRRIGATION VALVE
- LIGHT POLE
- MANHOLE (UNKNOWN)
- SANITARY MANHOLE
- SINGLE SUPPORT SIGN
- STAND PIPE
- TELEPHONE MANHOLE
- TRANSFORMER
- UTILITY POLE
- VALVE (UNKNOWN)
- WATER METER
- WATER VALVE
- WELL
- WIRING PULL BOX
- VARIABLE WIDTH PUBLIC SIDEWALK
- 10' PUBLIC TRAIL/SIDEWALK





ABBREVIATIONS LEGEND:

BM	= BENCHMARK
C&G	= CURB & GUTTER
CONC.	= CONCRETE
D.R.W.C.T.	= DEED RECORD OF WILLIAMSON COUNTY TEXAS
E.	= EASTING
EL.	= ELEVATION
FND.	= FOUND
I.P.	= IRON PIPE
I.R.	= IRON ROD
I.R.&C.	= IRON ROD AND CAP
N.	= NORTHING
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.B.	= POINT OF BEGINNING
P.U.E.	= PUBLIC UTILITY EASEMENT
( )	= RECORD INFORMATION PER DOC. NO. 2006112794
[ ]	= RECORD INFORMATION PER DOC. NO. 2009071324
(( ))	= RECORD INFORMATION PER DOC. NO. 2011038293
R/W	= RIGHT-OF-WAY
S/W	= SIDEWALK
OHU	= OVERHEAD UTILITIES

WGI
WGinc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	12-08-2020
PROJECT:	5222.00
SCALE:	1" = 100'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	2 OF 6

PLAT DOC NO.

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

DATE 06-27-2023
PROJECT NO. 23-003.0
DESIGNED BY JDL
CHECKED BY AG

SHOPS AT HERO WAY

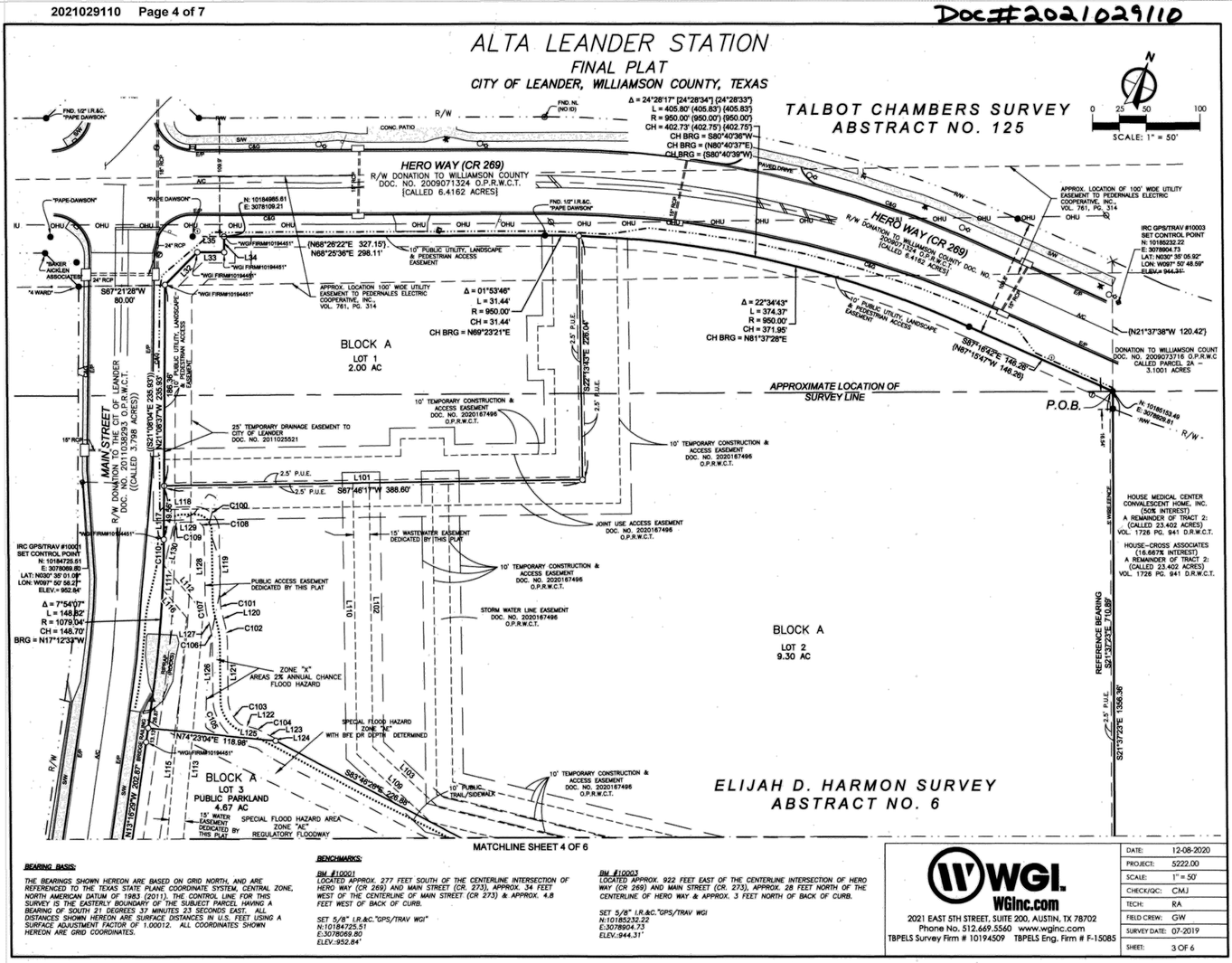
FINAL PLAT (1 OF 3)

CIVIL ENGINEERING AND PLANNING
TBPE FIRM REGISTRATION NO. F-22684

GOODE FAITH ENGINEERING EST. 2021

Doc#2021029110

ALTA LEANDER STATION
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE CONTROL LINE FOR THIS SURVEY IS THE EASTERLY BOUNDARY OF THE SUBJECT PARCEL, HAVING A BEARING OF SOUTH 21 DEGREES 37 MINUTES 23 SECONDS EAST. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. FEET USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.

BENCHMARKS:

BM #10001
LOCATED APPROX. 277 FEET SOUTH OF THE CENTERLINE INTERSECTION OF HERO WAY (CR 269) AND MAIN STREET (CR 273), APPROX. 34 FEET WEST OF THE CENTERLINE OF MAIN STREET (CR 273) & APPROX. 4.8 FEET WEST OF BACK OF CURB.

SET 5/8" I.R.&C."GPS/TRAV WGI"
N:10184725.51
E:3078069.80
ELEV.:952.84'

BM #10003
LOCATED APPROX. 922 FEET EAST OF THE CENTERLINE INTERSECTION OF HERO WAY (CR 269) AND MAIN STREET (CR. 273), APPROX. 28 FEET NORTH OF THE CENTERLINE OF HERO WAY & APPROX. .3 FEET NORTH OF BACK OF CURB.

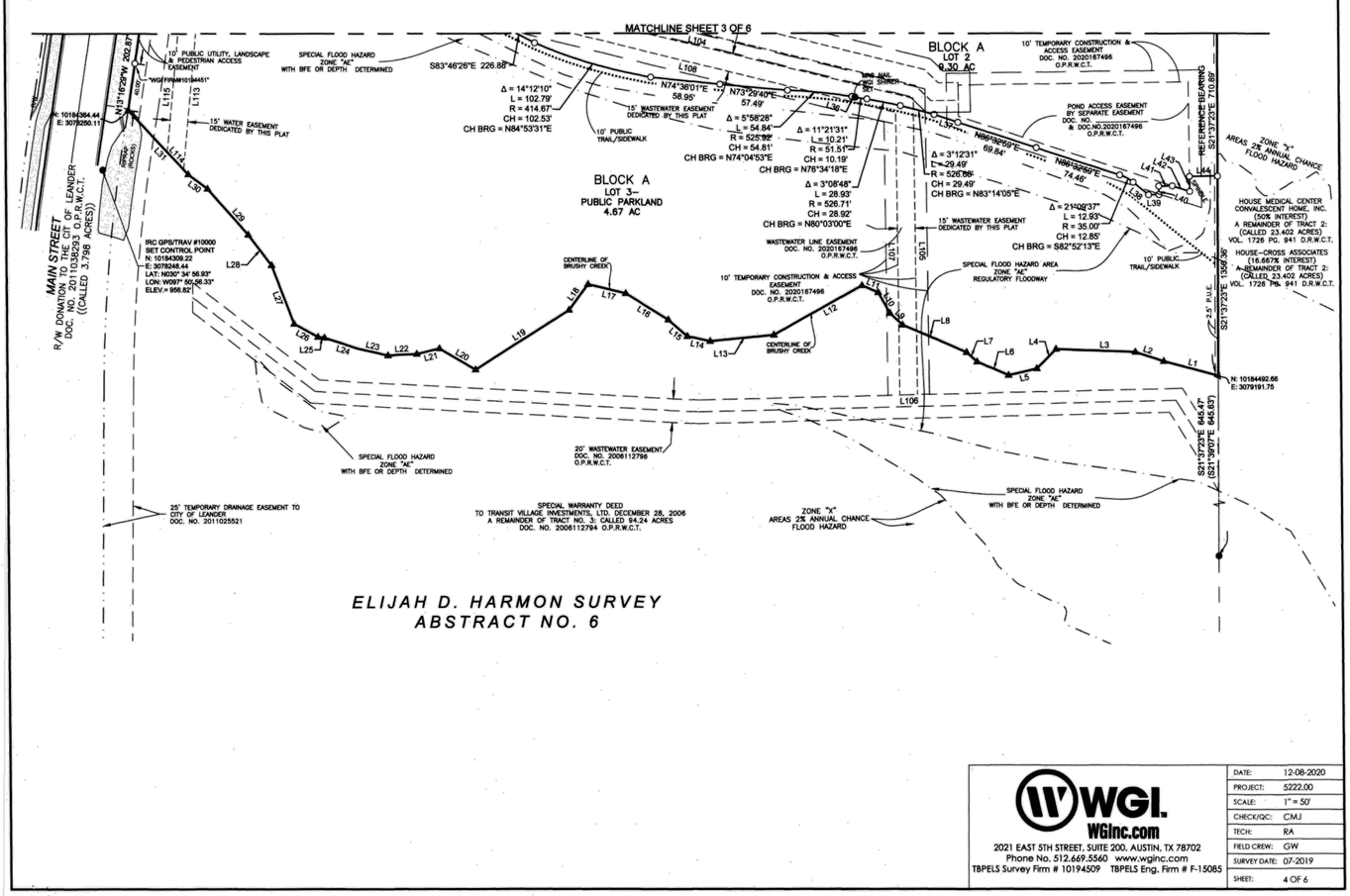
SET 5/8" I.R.&C."GPS/TRAV WGI
N:10185232.22
E:3078904.73
ELEV.:944.31'

WGI.
WGinc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	12-08-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	3 OF 6

Doc #2021029110

ALTA LEANDER STATION
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



WGI.
WGinc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	12-08-2020
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CHECK/QC:	CMJ
TECH:	RA
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SHEET:	4 OF 6

Doc # 2021029110

ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

BEING 15.97 ACRES OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, AND THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 94.24 ACRE TRACT DESCRIBED AS TRACT NO. 3 IN A SPECIAL WARRANTY DEED TO TRANSIT VILLAGE INVESTMENT, LTD., OF RECORD IN DOCUMENT NO. 2006112794, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 15.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the southerly right-of-way line of Hero Way (County Road 269), a public right-of-way (ROW) dedicated by a ROW Donation Deed to Williamson County, of record in Document No. 2009071324, O.P.R.W.C.T., for the southeasterly corner of said ROW Donation Deed, same being in the westerly line of that certain called 3.1001 acre tract described as Parcel 2A in a Donation Special Warranty Deed to Williamson County, of record in Document No. 2009073716, O.P.R.W.C.T., for the northeasterly corner of the tract described herein;

THENCE, with the easterly line of the tract described herein, with the easterly line of said 94.24 acre tract, South 21°37'23" East, at a distance of 16.54 feet passing a ½-inch iron rod found at the southwesterly corner of said 3.1001 acre tract described as Parcel 2A, same also being an angle point in said southerly right-of-way line of Hero Way (County Road 269), same also being the northwesterly corner of the remainder of that certain 23.402 acre tract described as Tract 2 in a Warranty Deed from Franklin R. House and wife, Bonnie R. House to House Medical Center Convalescent Home, Inc. (conveying an undivided 50% interest), of record in Volume 1726, Page 941, Deed Records of Williamson County, Texas (D.R.W.C.T.), said 23.402 acre tract also described as Tract 2 in a Warranty Deed from Franklin R. House and wife, Bonnie R. House to House -Cross and Associates (conveying an undivided 16.667% interest), of record in Volume 1726, Page 947, D.R.W.C.T., in all a total distance of 710.89 feet to a calculated point in the center of Brushy Creek, from which point a ½-inch iron rod found bears, South 21°37'23" East, a distance of 645.47 feet;

THENCE, with the centerline of Brushy Creek, over and across said 94.24 acre tract, the following thirty-one (31) courses and distances:

1. South 83°31'40" West, a distance of 47.85 feet to a calculated point;
2. South 86°21'53" West, a distance of 25.25 feet to a calculated point;
3. South 70°41'03" West, a distance of 67.30 feet to a calculated point;
4. South 23°08'19" West, a distance of 23.30 feet to a calculated point;
5. South 55°15'45" West, a distance of 24.49 feet to a calculated point;
6. North 88°13'55" West, a distance of 29.16 feet to a calculated point;
7. North 69°20'43" West, a distance of 11.96 feet to a calculated point;
8. North 88°17'49" West, a distance of 58.86 feet to a calculated point;
9. North 68°52'36" West, a distance of 14.65 feet to a calculated point;
10. North 50°45'41" West, a distance of 20.16 feet to a calculated point;
11. North 88°48'38" West, a distance of 14.92 feet to a calculated point;
12. South 39°25'14" West, a distance of 85.61 feet to a calculated point;
13. South 62°49'07" West, a distance of 54.20 feet to a calculated point;
14. South 81°05'26" West, a distance of 19.83 feet to a calculated point;
15. North 70°25'02" West, a distance of 21.18 feet to a calculated point;
16. North 79°48'04" West, a distance of 42.37 feet to a calculated point;
17. South 82°02'08" West, a distance of 32.92 feet to a calculated point;
18. South 14°59'00" West, a distance of 27.12 feet to a calculated point;
19. South 36°08'06" West, a distance of 93.74 feet to a calculated point;
20. North 81°15'29" West, a distance of 35.40 feet to a calculated point;
21. South 55°10'49" West, a distance of 19.77 feet to a calculated point;
22. South 65°52'45" West, a distance of 24.43 feet to a calculated point;
23. South 81°24'52" West, a distance of 25.94 feet to a calculated point;
24. South 86°12'43" West, a distance of 29.99 feet to a calculated point;
25. South 75°08'12" West, a distance of 5.54 feet to a calculated point;
26. North 82°17'10" West, a distance of 23.10 feet to a calculated point;
27. North 42°27'58" West, a distance of 53.15 feet to a calculated point;
28. North 58°46'05" West, a distance of 32.52 feet to a calculated point;
29. North 63°08'05" West, a distance of 51.80 feet to a calculated point;
30. North 73°54'12" West, a distance of 20.56 feet to a calculated point; and
31. North 64°38'35" West, a distance of 74.30 feet to a calculated point in rock riprap, same being in the easterly right-of-way line of Main Street (formerly known as Mel Mathis Avenue), a public right-of-way (ROW) dedicated by a Special Warranty Deed Dedication of Right-of-Way to Williamson County, Texas, of record in Document No. 2011038293, O.P.R.W.C.T.; same being the southwesterly corner of the tract described herein;

THENCE, with the easterly right-of-way line of said Main Street and the westerly line of the tract described herein, the following six (6) courses and distances:

1. North 13°16'29" West, at a distance of 40.00 feet passing a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451" set for reference, at a distance of 162.87 feet passing a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451" set for reference, in all a total distance of 202.87 feet to a calculated point in rock riprap for the beginning of a curve to the left;
2. 148.82 feet along the arc of said curve, with a radius of 1079.04 feet, a central angle of 07°54'07", and whose chord bears, North 17°12'33" West, a distance of 148.70 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451";
3. North 21°08'37" West, a distance of 235.93 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451";
4. North 23°26'58" East, a distance of 42.48 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451"; from which a ½-inch iron rod found (disturbed) bears, South 86°30'38" East, a distance of 0.25 feet;
5. North 68°25'49" East, a distance of 25.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451"; and
6. North 21°34'11" West, a distance of 14.61 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194451" for the northwesterly corner of the tract described herein, same being in the said southerly right-of-way line of Hero Way (County Road 269), from which point a ½-inch iron rod found with cap stamped "Pape Dawson" bears, South 68°25'36" West, a distance of 29.08 feet;

THENCE, with the northerly line of the tract described herein, and the southerly right-of-way line of said Hero Way (County Road 269), the following three (3) courses and distances:

1. North 68°25'36" East, a distance of 298.11 feet to a ½-inch iron rod found with cap stamped "Pape Dawson" at the beginning of a curve to the right;
2. 405.80 feet along the arc of said curve, with a radius of 950.00 feet, a central angle of 24°28'17", and whose chord bears, North 80°40'36" East, a distance of 402.73 feet to a ½-inch iron rod found; and
3. South 87°16'42" East, a distance of 146.26 feet to the POINT OF BEGINNING and containing 15.97 acres of land within these metes and bounds.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S83°31'40"W	47.85'
L2	S86°21'53"W	25.25'
L3	S70°41'03"W	67.30'
L4	S23°08'19"W	23.30'
L5	S55°15'45"W	24.49'
L6	N88°13'55"W	29.16'
L7	N69°20'43"W	11.96'
L8	N88°17'49"W	58.86'
L9	N68°52'36"W	14.65'
L10	N50°45'41"W	20.16'
L11	N88°48'38"W	14.92'
L12	S39°25'14"W	85.61'
L13	S62°49'07"W	54.20'
L14	S81°05'26"W	19.83'
L15	N70°25'02"W	21.18'
L16	N79°48'04"W	42.37'
L17	S82°02'08"W	32.92'
L18	S14°59'00"W	27.12'
L19	S36°08'06"W	93.74'
L20	N81°15'29"W	35.40'
L21	S55°10'49"W	19.77'
L22	S65°52'45"W	24.43'
L23	S81°24'52"W	25.94'
L24	S86°12'43"W	29.99'
L25	S75°08'12"W	5.54'
L26	N82°17'10"W	23.10'
L27	N42°27'58"W	53.15'
L28	N58°46'05"W	32.52'
L29	N63°08'05"W	51.80'
L30	N73°54'12"W	20.56'
L31	N64°38'35"W	74.30'
L32	N23°26'48"E	42.48'
((L32))	S23°27'21"W	42.47'
L33	N68°25'49"E	25.00'
((L33))	S68°26'22"W	25.00'
L34	N21°34'11"W	14.61'
L35	S68°25'36"W	29.08'
L36	N82°15'34"E	2.73'
L37	N86°32'59"E	21.14'
L38	S72°17'37"E	16.77'
L39	N67°46'17"E	8.77'
L40	N22°12'15"W	7.27'
L41	N67°45'04"E	11.52'
L42	N86°33'12"E	15.50'
L43	N22°13'43"W	12.77'
L44	N67°46'17"E	23.79'

15' WASTEWATER ESMT LINE TABLE

LINE #	BEARING	DISTANCE
L101	N67°46'17"E	15.00'
L102	S22°13'43"E	244.84'
L103	S68°43'15"E	82.97'
L104	N82°16'04"E	381.30'
L105	S22°13'43"E	250.80'
L106	S67°08'30"W	15.00'
L107	N22°13'43"W	239.35'
L108	S82°16'04"W	373.56'
L109	N68°43'15"W	93.30'
L110	N22°13'43"W	251.28'

15' WATER ESMT LINE TABLE

LINE #	BEARING	DISTANCE
L111	N19°18'07"W	22.34'
L112	S61°29'46"E	57.50'
L113	S16°21'14"E	332.57'
L114	N64°38'35"W	20.10'
L115	N16°21'14"W	312.96'
L116	N61°29'46"W	34.72'

PUBLIC ACCESS ESMT LINE TABLE

LINE #	BEARING	DISTANCE
L117	N21°08'37"W	29.56'
L118	N67°44'24"E	28.93'
L119	S22°13'43"E	63.66'
L120	S36°23'02"E	8.39'
L121	S22°13'43"E	54.71'
L122	N83°45'32"E	12.09'
L123	S83°03'56"E	14.87'
L124	S15°36'56"E	1.91'
L125	S74°23'04"W	41.18'
L126	N22°13'43"W	55.27'
L127	N36°23'02"W	8.39'
L128	N22°13'43"W	63.66'
L129	S67°46'27"W	13.25'
L130	S8°31'34"E	39.67'

PUBLIC ACCESS ESMT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C100	34.56'	22.00'	89°59'50"	S67°13'43.69"E	31.11'
C101	14.33'	59.23'	13°51'32"	S29°18'22.83"E	14.29'
C102	17.79'	72.00'	14°09'19"	S29°18'22.83"E	17.74'
C103	25.26'	32.64'	44°20'24"	S49°26'24.03"E	24.63'
C104	8.51'	37.00'	13°10'32"	S89°39'11.81"E	8.49'
C105	37.34'	46.64'	45°52'01"	N49°22'44.80"W	36.35'
C106	14.33'	58.00'	14°09'19"	N29°18'22.83"W	14.29'
C107	17.79'	72.00'	14°09'19"	N29°18'22.83"W	17.74'
C108	12.57'	8.00'	89°59'50"	N67°13'48.57"W	11.31'
C109	10.65'	8.00'	76°18'01"	S29°37'26.45"W	9.88'
C110	29.09'	1079.04'	1°32'41"	N20°23'16.22"W	29.09'

WGI. WGInc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	12-08-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	5 OF 6

Doc # 2021029110

ALTA LEANDER STATION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT CG/WOOD ALTA LEANDER STATION, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 13.97 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2020167495, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE 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 ALTA LEANDER STATION.

CG/WOOD ALTA LEANDER STATION, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: WS LEANDER STATION, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS OPERATIONS MEMBER

BY: WP TEXAS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER AND MANAGER

BY: Bart Barrett
NAME: BART BARRETT
TITLE: VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 20 DAY OF January, 2021, PERSONALLY APPEARED BART BARRETT, VICE PRESIDENT OF WP TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER AND MANAGER OF WS LEANDER STATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OPERATIONS MEMBER OF CG/WOOD ALTA LEANDER STATION, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITIES, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF January, 2021.

Lacy Nacole Brown
NOTARY PUBLIC-STATE OF TEXAS
PRINTED NAME: Lacy Nacole Brown
MY COMMISSION EXPIRES: 9-10-2022

LACY NACOLE BROWN, Notary Public, State of Texas, Comm. Expires 09-10-2022

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Fixture Filling DATED December 30, 2020, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2020167497.

LIENHOLDER NAME: HANCOCK WHITNEY BANK
LEE A. MITCHELL, SR. VICE PRESIDENT
3200 KIRBY DRIVE, SUITE 1100
HOUSTON, TEXAS 77098

NAME: LEE A. MITCHELL
DATE: 1/19/2021

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 19th DAY OF January, 2021, PERSONALLY APPEARED, LEE A. MITCHELL, AS SR. VICE PRESIDENT OF HANCOCK WHITNEY BANK, A SUBSIDIARY OF HANCOCK WHITNEY CORPORATION, A MISSISSIPI CORPORATION, ON BEHALF OF SAID HANCOCK WHITNEY BANK, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF January, 2021.

Linda R Cazares
NOTARY PUBLIC-STATE OF TEXAS
PRINTED NAME: Linda R. Cazares
MY COMMISSION EXPIRES:

LINDA R. CAZARES NOTARY PUBLIC STATE OF TEXAS May 29, 2023

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT TRANSIT VILLAGE INVESTMENTS, LTD., OWNER OF 2.00 ACRES, BEING A PORTION OF A 94.24 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2006112794, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE 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 ALTA LEANDER STATION.

TRANSIT VILLAGE INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: TVI GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:
NAME: LANCE R. HUGHES
TITLE: MANAGER

THE STATE OF TEXAS §
COUNTY OF ~~TRAVIS~~ § Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 15th DAY OF January, 2021, PERSONALLY APPEARED, LANCE R. HUGHES, MANAGER OF TRANSIT VILLAGE INVESTMENTS, LTD., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID TRANSIT VILLAGE INVESTMENTS, LTD., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF January, 2021.

Shelley Kerby
NOTARY PUBLIC-STATE OF TEXAS
PRINTED NAME: Shelley Kerby
MY COMMISSION EXPIRES: 11-14-2023

SHELLEY KERBY, Notary Public, State of Texas, Notary ID# 556790-5, My Commission Expires NOV. 14, 2023

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS 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.
8. PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD); PORTIONS LIE WITHIN ZONE "X" (0.2%) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; PORTIONS LIE WITHIN SPECIAL FLOOD HAZARD AREA Z ONE "AE" BASE FLOOD ELEVATIONS DETERMINED; AND PORTIONS LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" REGULATORY FLOODWAY (CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS)

   ALL AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455F, EFFECTIVE DATE DECEMBER 20, 2019, LOMR CASE NO.19-06-3660P,EFFECTIVE DATE OCTOBER 30, 2020 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
9. 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.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF HERO WAY & MAIN STREET. 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12 THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 16, 2020.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. 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.

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, GEORGE B. HARRINGTON, 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.

18 JAN 21 DATE
GEORGE B. HARRINGTON, P.E.
TEXAS REGISTRATION NO. 114304
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
(512) 669-5560

STATE OF TEXAS GEORGE B. HARRINGTON 114304 LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, COLEEN M. JOHNSON, 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 COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE GF NO. 201901318 ISSUED ON 11/23/2020 AT 9:03 A.M. HAVE BEEN SHOWN OR NOTED HEREON.

Jan. 18, 2021 DATE
COLEEN M. JOHNSON
TEXAS REGISTRATION NO. 4871
WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
TBPELS SURVEY FIRM NO. 10194509
Phone No. 512.669.5560

STATE OF TEXAS REGISTERED COLEEN MARIE JOHNSON 4871 PROFESSIONAL LAND SURVEYOR

APPROVED THIS THE 28 DAY OF January, 2021 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.

ATTEST:

RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
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 2nd DAY OF March, 2021, AD, AT 2:10 O'CLOCK, P.M, AND DULY RECORDED THIS THE 2nd DAY OF March, 2021, AD, AT 2:31 O'CLOCK P.M, IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. 2021029110.

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: Brenda McKenzie DEPUTY
Brenda McKenzie

COUNTY COURT WILLIAMSON COUNTY, TEXAS

WGI. WGInc.com
2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	12-08-2020
PROJECT:	5222.00
SCALE:	1" = 50'
CHECK/QC:	CMJ
TECH:	RA
FIELD CREW:	GW
SURVEY DATE:	07-2019
SHEET:	6 OF 6

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

DATE 06-27-2023
PROJECT NO. 23-003.0
DESIGNED BY JDL
CHECKED BY AG

SHOPS AT HERO WAY

FINAL PLAT (3 OF 3)

GOODE FAITH ENGINEERING EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

PLAT DOC NO.

LOT 2
FINAL PLAT OF
HERO WAY MULTIFAMILY
DOC. NO. 2015015167
O.P.R.W.C.T.

LOT 1
FINAL PLAT OF
HERO WAY MULTIFAMILY
DOC. NO. 2015015167
O.P.R.W.C.T.

N

0 10' 20' 40'
Scale: 1" = 20'

HERO WAY
(110' R.O.W.)
DOC. NO. 2009071324

CURB INLET
RIM ELEV = 948.8'
(UNABLE TO INVERT
LOCKED)

ITB #2

WASTEWATER MANHOLE
RIM ELEV = 949.3'
UNABLE TO INVERT
(HEAVY TRAFFIC)

CURB INLET
RIM ELEV = 948.8'
BOTTOM FL = 943.8

DEMO 8 LF CURB

4" STUB OUT

UNDERGROUND FIBER OPTIC MARKER

L1
L2

N23°19'50"E 42.47'

100' UTILITY
EASEMENT
VOL. 761 PG. 314
D.R.W.C.T.

N68°27'30"E 298.20'

EXISTING STABILIZED
CONSTRUCTION ENTRANCE

R=950.00'
L=31.45' D=1°53'49"
N69°25'15"E 31.45'

45 MPH
SPEED LIMIT

DEMO 70 +/- LF CURB

4" STUB OUT

TOWING
SIGN

3.5'X3.5' DRAIN INLET
12" RCP (N) FL = 945.2'
18" RCP (S) FL = 945.2'

CURB INLET/
STORM SEWER MANHOLE
RIM ELEV = 950.5'
CL STAB ELEV = 946.7'
18" RCP (NE)

CURB INLET/
STORM SEWER MANHOLE
RIM ELEV = 950.2'
CL STAB ELEV = 946.1'
18" RCP (NW)
24" RCP (SW)

S67°21'06"W 80.20'

2.0012 ACRE(S)
87,172 SQUARE FEET

65' MAX SETBACK (PER PUD)

LOT 1, BLOCK "A"
ALTA LEANDER STATION
DOC. NO. 2021029110
P.R.W.C.T
OWNER: TRANSIT VILLAGE INVESTMENTS LTD
DOC. NO. 2006112794
O.P.R.W.C.T.

LOT 2, BLOCK "A"
ALTA LEANDER STATION
FINAL PLAT
DOC. NO. 2021029110
P.R.W.C.T
OWNER: LGI WOOD ALTA
LEANDER STATION, LLC
DOC. NO. 2020167495
O.P.R.W.C.T.

LOT A, BLOCK A
FINAL PLAT OF
HERO WAY MEDICAL ADDITION
NO. 2021142033
O.P.R.W.C.T.

MAIN STREET
(80' R.O.W.)
DOC. NO. 2011038293

25' TEMPORARY DRAINAGE
EASEMENT TO CITY OF
LEANDER
DOC. NO. 2011025521
O.P.R.W.C.T.
EXPIRES UPON APPROVAL OF THIS
SITE PLAN
NOT IN FORCE AT TIME OF
CONSTRUCTION.

N21°07'41"W 186.41'

90' MAX SETBACK (PER PUD)

ATLAS 14 FLOOD PLANE

DEMO HEADWALL
AND 11' +/- RCP

CONCRETE DRAINAGE
STRUCTURE
28" RCP FL = 944.7'

DEMO 70 +/- LF CURB

CURB INLET/
STORM SEWER MANHOLE
RIM ELEV = 948.6'
CL STAB ELEV = 948.6'
18" RCP (NE)

STORM SEWER MANHOLE
RIM ELEV = 952.6'
UNABLE TO INVERT
(HEAVY TRAFFIC)

CURB INLET/
STORM SEWER MANHOLE
RIM ELEV = 952.9'
CL STAB ELEV = 948.2'
18" RCP (SW)

EXISTING
WASTEWATER MANHOLE
RIM ELEV = 949.7'
8" PVC (N) FL = 943.7'
8" PVC (S) FL =943.7

S67°47'18"W 388.60'

S22°13'50"E 226.07'

APPROXIMATE
LOCATION
OF SURVEY
LINE

NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

GOODE FAITH ENGINEERING
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

EXISTING SITE CONDITIONS AND DEMO PLAN

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

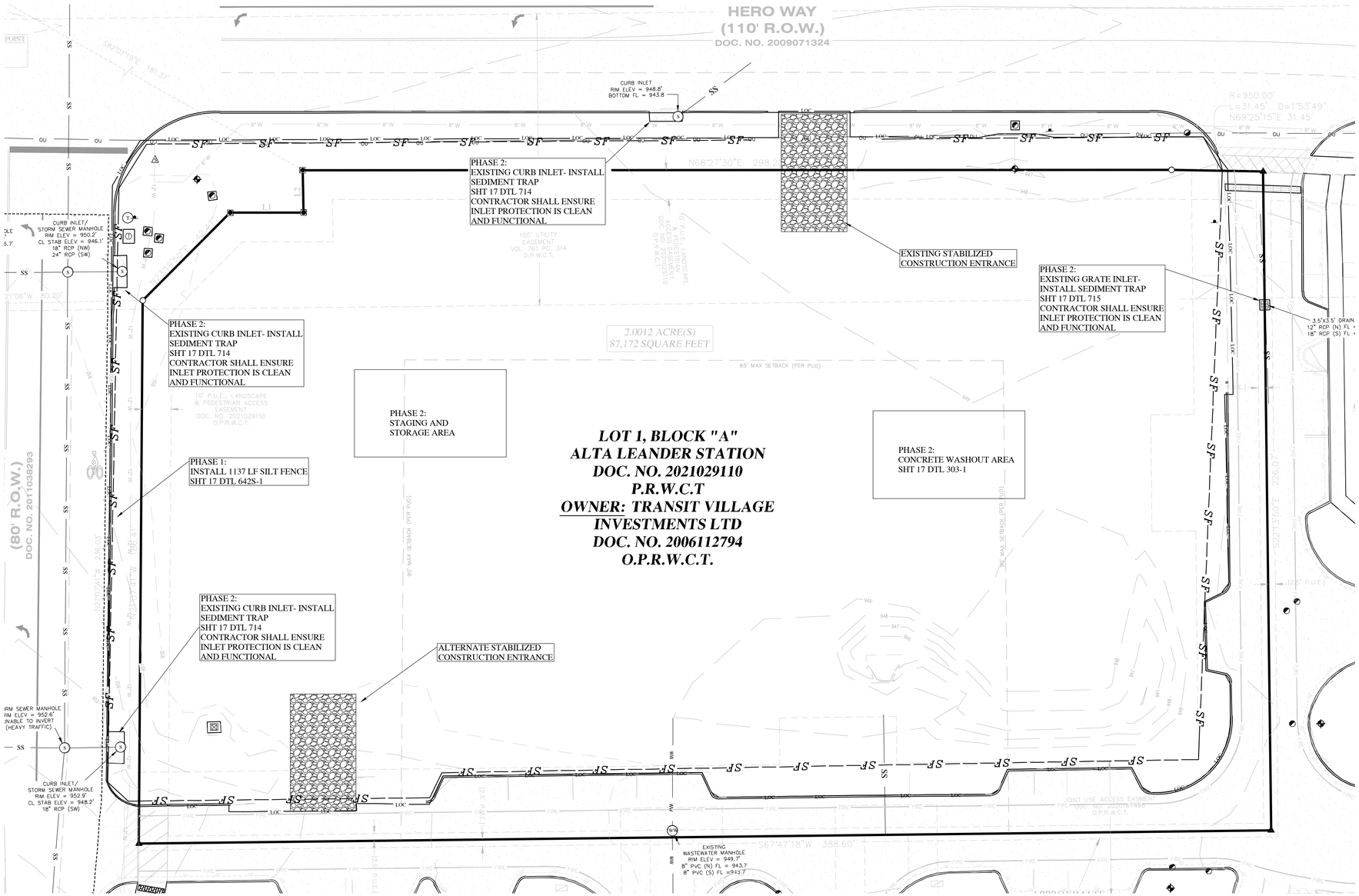
CHECKED BY
AG

REVISIONS

NO	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL
ENGINEER
06-27-23

PLAT DOC NO.



0 10' 20' 40'

Scale: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ELETRICAL STRUCTURE
- STORM SEWER MANHOLE
- SILT FENCE
- CONSTRUCTION ENTRANCE

EROSION CONTROL PHASING

PHASE 1: PRE-DEMOLITION
INSTALL SILT FENCE
PHASE 2: POST-DEMOLITION
INSTALL INLET PROTECTION AND CONCRETE WASHOUT AREA
PHASE 3: POST CONSTRUCTION
CONTRACTOR REMOVE ALL EROSION CONTROLS

NOTES:
1) ON-SITE EROSION CONTROL MEASURES TO BE ESTABLISHED AND MAINTAINED AROUND TEMPORARY/PERMANENT SPOILS LOCATIONS, CONCRETE WASHOUT AND CONTRACTOR STAGING AREAS

THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

EROSION & SEDIMENT CONTROL PLAN

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

CHECKED BY
AG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED PROFESSIONAL ENGINEER
06-27-23

PLAT DOC NO.

EROSION AND SEDIMENT CONTROLS

POTENTIAL POLLUTANTS

POTENTIAL SOURCES OF STORM WATER POLLUTION FROM THE CONSTRUCTION OF THE PROJECT ARE:

1. DISTURBED SOILS FROM THE CONSTRUCTION SITE

INCREASED SEDIMENT LOADING IN STORM WATER CAN BE ATTRIBUTED TO: A)DIRECT RAINFALL ONTO DISTURBED SOIL AREAS, STOCKPILES, SAND, GRAVEL, AND ROCK AREA WHERE RAIN DISLODGES SOIL PARTICLES; B) EROSION OF DISTURBED SOIL AREAS; C) THE TRANSFER OF SOILS BY EQUIPMENT OR VEHICLE TIRES ONTO DISTURBED AND NON-DISTURBED AREAS WHERE THEY ARE WASHED INTO DRAINAGE DITCHES OR OTHER SIMILAR WATER CONVEYANCE FEATURE

2. OIL, GREASE, HYDRAULIC FLUIDS, AND FUELS FROM THE OPERATION OF EQUIPMENT ON THE SITE.

THERE IS A POTENTIAL FOR STORM WATER CONTAMINATION IN THE FORM OF OIL, GREASE, HYDRAULIC FLUID, AND FUEL FROM EQUIPMENT AND VEHICLES ON THE SITE. THESE SUBSTANCES ARE TYPICALLY RELEASED TO THE ENVIRONMENT BECAUSE OF EQUIPMENT FAILURE AND DURING MAINTENANCE OPERATIONS.

SITE LOCATION MAP
SEE CONSTRUCTION DRAWING PLAN SET PROJECT LOCATION MAP

DETAILED SITE MAP
SEE CONSTRUCTION DRAWING PLAN SET SITE MAP

RECEIVING WATERS
FOR IDENTIFICATION OF RECEIVING WATERS ON OR ADJACENT TO THE SITE REFERENCE DETAILED CONSTRUCTION DRAWING PLAN SET "EXISTING CONDITIONS PLAN".

STATE AND LOCAL PLANS
THE SWPPP IS CONSISTENT WITH REQUIREMENTS SPECIFIED IN APPLICABLE STORM WATER, WATER QUALITY, SEDIMENT, AND EROSION SITE PLANS, PERMITS OR SIMILAR ORDINANCES OF LOCAL, STATE, OR FEDERAL OFFICIALS.

THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONRTIBUTING ZONE.
SEQUENCE OF MAJOR ACTIVITIES
1. INSTALLATION OF TEMPORARY EROSION CONTROLS.
2. SITE DEMOLITION AND GRADING.
3. CONSTRUCTION OF FACILITIES.
4. SITE RESTORATION.
5. ASPHALT REPAIR, SEEDING, RE-VEGATATION, AND SOIL SURFACE PROTECTION.
6. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

TEMPORARY AND PERMANENT EROSION CONTROLS
TEMPORARY EROSION AND SEDIMENT CONTROLS WILL CONSIST OF SILT FENCE AND ROCK BERMS ON THE DOWN-GRADIENT PERIMETER OF THE SITE, PRESERVATION OF NATURAL VEGETATION WHERE AVAILABLE AND RECURRING CLEAN UP OF MUD/SOIL TRACKED ONTO ROADWAY.

PERMANENT CONTROLS MAY CONSIST OF ROCK BERMS, SWALES, AND RE-VEGATATION. PERMANENT WARM SEASON VEGETATION WILL SERVE AS FINAL STABILIZATION AND WILL REDUCE SURFACE EROSION ON AREAS NOT COVERED BY ASPHALT, CONCRETE.

FOR SPECIFIC LOCATION AND SELECTION OF TEMPORARY AND PERMANENT CONTROLS REFER TO EROSION AND SEDIMENTATION CONTROL PLAN WITHIN CONSTRUCTION DRAWING PLAN SET.

TEMPORARY STABILIZATION
STABILIZATION MEASURES WILL BE INITIATED IN PORTIONS OF THE PROJECT SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARLY OR PERMANENTLY CEASED FOR 14 DAYS, BUT IN NO CIRCUMSTANCES MORE THAN 21 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE PROJECT SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FINAL STABILIZATION
FINAL STABILIZATION OF SITE WILL CONSIST OF ESTABLISHMENT OF PERMANENT WARM SEASON VEGETATION ON PORTIONS OF THE SITE NOT COVERED BY CONCRETE, OR ASPHALT. ESTABLISHMENT OF PERMANENT VEGETATION SUITABLE FOR TPDES GENERAL PERMIT COMPLIANCE MUST MEASURE 70% AERIAL COVERAGE (COMPARED TO BACKGROUND NATIVE VEGETATION AERIAL COVERAGE PERCENTAGE) WITH NO LARGE BARE AREAS. CONTRACTORS MUST MEET VEGETATIVE REQUIREMENT IDENTIFIED BY THE ENGINEER WITHIN THE CONTRACT SPECIFICATIOIN, OR THE HIGHEST REQUIREMENT.

SPOIL/FILL MANAGEMENT
ALL SOIL STOCKPILE, EXCAVATION SPOIL MATERIAL, AND ON-SITE SPOIL DISPOSAL AREAS SHALL BE MANAGED BY THE CONTRACTOR IN A MANNER THAT WILL MINIMIZE OR ATTEMPT TO ELIMINATE THE AMOUNT OF SEDIMENT THAT MAY MAY ENTER RECEIVING WATERS AND SHALL NOT BE LOCATED IN ANY WETLAND, FLOODPLAIN, STREAMBED, DITCH, OR OTHER SIMILAR WATER FEATURE OR CONVEYANCE.

OFF-SITE VEHICLE TRACKING
OFF-SITE VEHICLE TRACKING OF SOIL BY VEHICLES AND EQUIPMENT SHALL BE MINIMIZED AND CONTROLLED BY THE CONTRACTOR. SOIL SHALL BE REMOVED FROM SITE ROADWAYS, ENTRANCE, AND ACCESS ROADS AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING RECEIVING WATERS.

DUST CONTROL
DUST WILL BE CONTROLLED BY PERIODIC WETTING WITH WATER TRUCKS DURING DRY PERIODS.

DEWATERING AND NON-STORMWATER DISCHARGES
ANY NON-STORMWATER DISCHARGES FROM THE CONSTRUCTION SITE WILL BE CONTROLLED AND MANAGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL TCEQ AND LOCAL WATER QUALITY DISCHARGE REQUIREMNETS, INCLUDING BUT NOT LIMITED TO 30 TAC 307, SURFACE WATER QUALITY STANDARDS FOR THE STATE OF TEXAS.

THE FOLLOWING NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES ARE ACCEPTABLE:

1. DISCHARGES FROM FIRE FIGHTING ACTIVITIES
2. FIRE HYDRANT FLUSHINGS.
3. VEHICLE, EXTERNAL BUILDING, AND PAVEMENT WASH WATER WHERE DETERGENTS AND SOAPS ARE NOT USED AND WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS SPILLED MATERIALS HAVE BEEN REMOVED; AND IF LOCAL STATE, OR FEDERAL REGULATIONS ARE APPLICABLE, THE MATERIALS ARE REMOVED ACCORDING TO THOSE REGULATIONS), AND WHERE THE PURPOSE IS TO REMOVE MUD, DIRT, AND DUST.
4. WATER USED TO CONTROL DUST.
5. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS.
6. AIR CONDITIONING CONDENSATE.
7. UNCONTAMINATED GROUND WATER OR SPRING WATER, INCLUDING FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH INDUSTRIAL MATERIALS SUCH AS SOLVENTS OR OTHER POLLUTANTS.

NON-STORM WATER DISCHARGES WILL, AT A MINIMUM, FLOW THROUGH A SILT FENCE, OR OTHER SUITABLE STRUCTURAL CONTROLS, AND NATURAL VEGETATION (IF AVAILABLE) PRIOR TO LEAVING THE SITE, AS NECESSARY TO MEET COMPLIANCE REQUIREMENTS WITH ALL STATE AND LOCAL WATER QUALITY DISCHARGE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO 30 TAC 307 OR 26 TWC 121, SURFACE WATER QUALITY STANDARDS AND WATER QUALITY CONTROL FRO THE STATE OF TEXAS RESPECTIVELY.

INSPECTION AND MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE USED TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROLS ON THE CONSTRUCTION SITE.

INSPECTION
ALL CONTROLS WILL BE INSPECTED BY THE CONTRACTOR AT LEASAT ONCE PER WEEK ON A SPECIFIC DAY OF THE WEEK SELECTED BY THE CONTRACTOR AT BEGINNING OF PROJECT. (I.E. EACH MONDAY).

AN INSPECTION AND MAINTENANCE REPORT (SEE COPY OF 1 IN SWPPP) WILL BE PERFORMED AND DOCUMENTED DURING EACH WEEKLY INSPECTION. EACH INSPECTION REPORT WILL NOTE ANY EROSION AND SEDIMENTATION CONTROL ITEMS IN NEED OF REPAIR SUCH ASS: DETACHED SILT FENCE/ROCK BERMS, AND SEDIMENT BUILD UP DEPTH CAPTURED BY CONTROLS, ETCETERA.

WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE NOR ANY ITEMS REQUIRING MAINTENANCE, THE REPORT MUST CONTAIN A CERTIFICATION BY THE CONTRACTORS' CERTIFYING EXECUTIVE OFFICER THAT THIS FACILITY OR SITE IS IN COMPLIANCE WITH THE SWPPP AND THE TPDES GENERAL PERMIT (SEE RECORDS SECTION ABOVE). IF THE INSPECTION REPORTS IDENTIFY ITEMS OF NON-COMPLIANCE OR ITEMS THAT REQUIRE MAINTENANCE THEN NO NONE IS REQUIRED TO SIGN OR CERTIFY THE INSPECTION REPORTS.

DIVERSION DIKES, BERMS, OR SWALES WILL BE INSPECTED AND ANY BREACHES OR AREAS WHERE SEDIMENT HAS ESCAPED THE SITE WILL BE NOTED AS WELL.

REPORTS WILL BE ADDRESS CONTROLS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND LOCATIONS WHERE ADDITIONAL MEASURES ARE REQUIRED.

WHEN A CONTROL FAILS TO OPERATE AS DESIGNED, PROVES INADEQUATE FOR A PARTICULAR LOCATION, WHERE ADDITIONAL MEASURES ARE REQUIRED, OR A CONTROL BECOMES DAMAGED TO ESSENTIALLY CAUSE MAJOR REPAIR OR REINSTALLATION, THE CONTRACTOR WILL NOTIFY THE ENGINEER AND THE OWNER IMMEDIATELY.

SEDIMENT BASINS WILL BE INSPECTED FOR DEPTH OF SEDIMENT.
QUALIFICATIONS OF THE INSPECTOR
THE CONTRACTOR WILL SELECT, AND TRAIN AS NECESSARY, DESIGNATED PERSONNEL RESPONSIBLE FOR THE INSPECTION, REPAIR, SEDIMENT REMOVAL, AND ANY OTHER RELATED MAINTENANCE REQUIRED FOR KEEPING EROSION AND SEDIMENT CONTROLS IN GOOD WORKING ORDER. THE INSPECTION PERSONNEL MUST BE FAMILIAR WITH SWPPP. THE CONTRACTOR SHALL COMPLY WITH THE INSPECTION REQUIREMENTS SPECIFIED IN THE TPDES PERMIT IN SECTION VI

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE CITY OF CEDAR PARK ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF CEDAR PARK ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY CITY OF CEDAR PARK ENVIRONMENTAL PLAN REVIEWERS AS WELL AS CITY OF CEDAR PARK ENVIRONMENTAL INSPECTORS.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY INSPECTOR AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY OR ENGINEER INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE 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.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF LEANDER INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)] DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. THE TOPSOIL SHALL BE COMPOSED OF 4 PARTS OF SOIL MIXED WITH 1 PART COMPOST, BY VOLUME. THE COMPOST SHALL MEET THE DEFINITION OF COMPOST AS DEFINED BY TXDOT SPECIFICATION ITEM 161. THE SOIL SHALL BE LOCALLY AVAILABLE NATIVE SOIL THAT MEETS THE FOLLOWING SPECIFICATIONS:

– SHALL BE FREE OF TRASH, WEEDS, DELETERIOUS MATERIALS, ROCKS, AND DEBRIS.

– 100% SHALL PASS THROUGH A 1.5-INCH (38-MM) SCREEN.

– SOIL TO BE A LOAMY MATERIAL THAT MEETS THE REQUIREMENTS OF THE TABLE BELOW IN ACCORDANCE WITH THE USDA TEXTURAL TRIANGLE. SOIL KNOWN LOCALLY AS "RED DEATH" IS NOT AN ALLOWABLE SOIL. TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

TEXTURAL CLASS	MINIMUM	MAXIMUM
CLAY	5%	50%
SILT	10%	50%
SAND	15%	67%

– AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE SOIL TEXTURE CLASS REQUIRED ABOVE BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

– SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY OFTEN BE USED, BUT IT SHOULD MEET THE SAME STANDARDS AS SET FORTH IN THESE STANDARDS.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUNDS PER 1000 SF.

A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
B. HYDROMULCH SHALL COMPLY WITH TABLE1, BELOW.
C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
D. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	LONGEVITY
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTH	MODERATE SLOPES; FROM FLAT TO 3:1	MODERATE SLOPES; FROM FLAT TO 3:1

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BUFFALO GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.

A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF ½ POUND PER 1000 SF.
B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK
D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

	DESCRIPTION	LONGEVITY
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFER	6 MONTHS
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

EROSION & SEDMIENT CONTROL NOTES

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

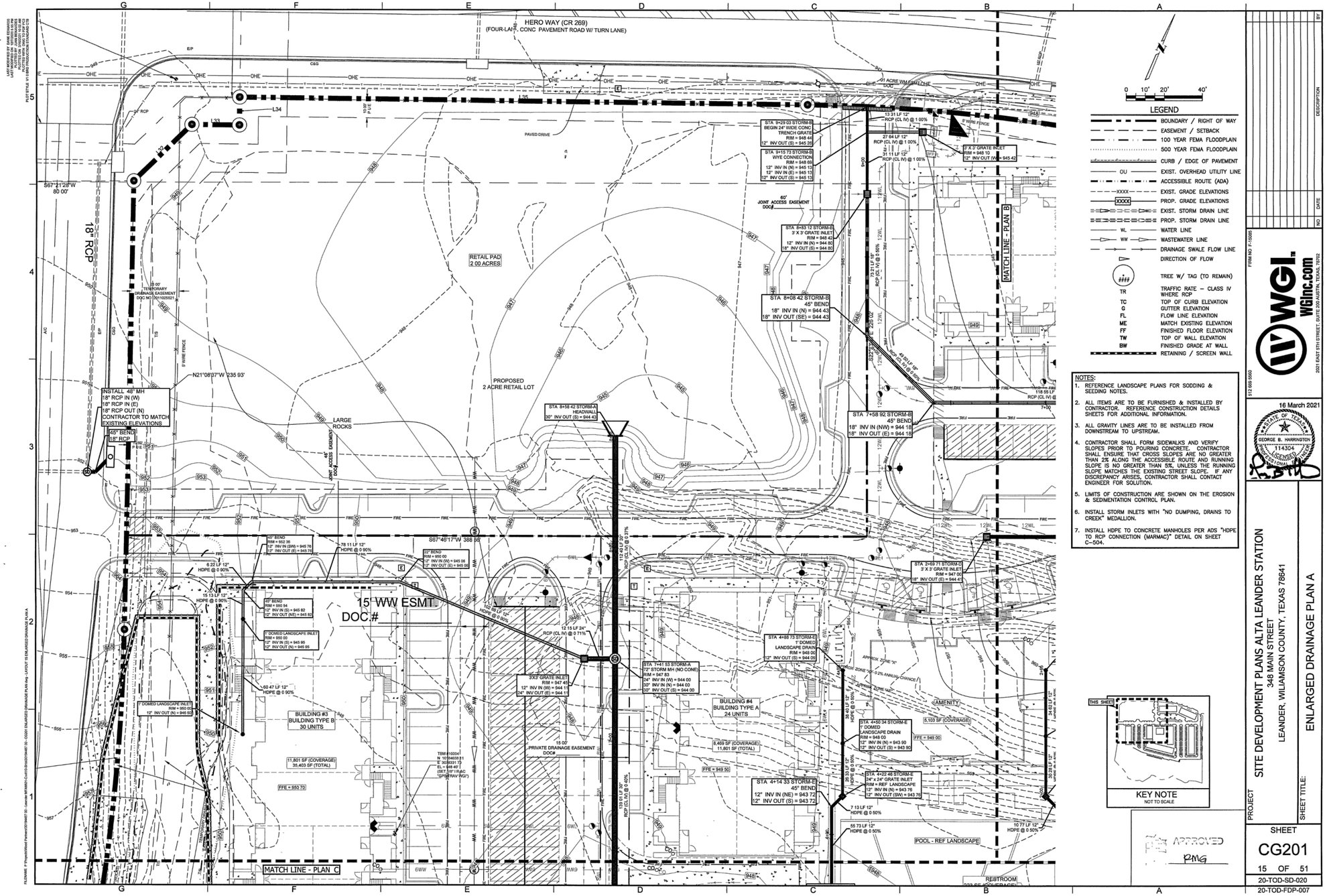
CHECKED BY
AG

REVISIONS

NO	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97265
LICENSED
PROFESSIONAL ENGINEER
06-27-23

PLAT DOC NO.



NOTE: RECORD DRAWING HAS BEEN SCALED TO FIT. ACTUAL SCALE IS 1" = 30'

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

EXISTING DRAINAGE (RECORD DRAWING)

WGI
WGInc.com
2001 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512 609 0500
FIRM NO. F-10085

16 March 2021

GEORGE B. HARRINGTON
114304
LICENSED PROFESSIONAL ENGINEER

NO	DESCRIPTION	DATE	BY

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILLIAMSON COUNTY, TEXAS 78641

SHEET TITLE: ENLARGED DRAINAGE PLAN A

SHEET
CG201
15 OF 51
20-TOD-SD-020
20-TOD-FDP-007

DATE
06-27-2023
PROJECT NO.
23-003.0
DESIGNED BY
JDL
CHECKED BY
AG

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVAL
1				
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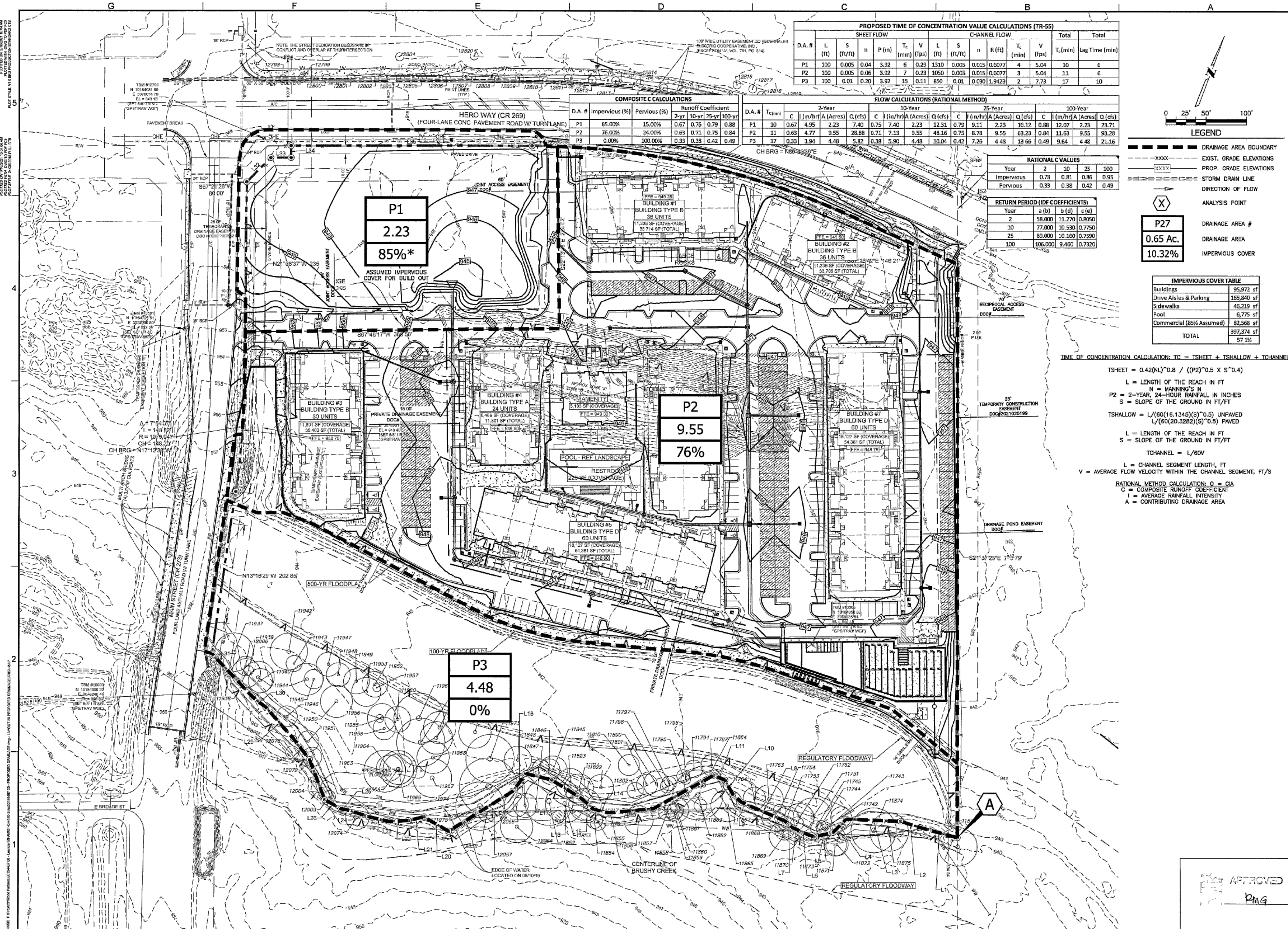
PLAT DOC NO.



PROPOSED TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

D.A. #	Sheet Flow L (ft)	Sheet Flow S (ft/ft)	Sheet Flow n	Sheet Flow P (in)	Sheet Flow T_c (min)	Sheet Flow V (fps)	Channel Flow L (ft)	Channel Flow S (ft/ft)	Channel Flow n	Channel Flow R (ft)	Channel Flow T_c (min)	Channel Flow V (fps)	Total T_c (min)	Total Lag Time (min)
P1	100	0.005	0.04	3.92	6	0.29	1310	0.005	0.015	0.6077	4	5.04	10	6
P2	100	0.005	0.06	3.92	7	0.23	1050	0.005	0.015	0.6077	3	5.04	11	6
P3	100	0.01	0.20	3.92	15	0.11	850	0.01	0 030	1.9423	2	7.73	17	10

COMPOSITE C CALCULATIONS

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient 2-yr	10-yr	25-yr	100-yr
P1	85.00%	15.00%	0.67	0.75	0.79	0.88
P2	76.00%	24.00%	0.63	0.71	0.75	0.84
P3	0.00%	100.00%	0.33	0.38	0.42	0.49

FLOW CALCULATIONS (RATIONAL METHOD)

D.A. #	$T_{c(min)}$	2-Year C	2-Year I (in/hr)	2-Year A (Acres)	2-Year Q (cfs)	10-Year C	10-Year I (in/hr)	10-Year A (Acres)	10-Year Q (cfs)	25-Year C	25-Year I (in/hr)	25-Year A (Acres)	25-Year Q (cfs)	100-Year C	100-Year I (in/hr)	100-Year A (Acres)	100-Year Q (cfs)
P1	10	0.67	4.95	2.23	7.40	0.75	7.40	2.23	12.31	0.79	9.11	2.23	16.12	0.88	12.07	2.23	23.71
P2	11	0.63	4.77	9.55	28.88	0.71	7.13	9.55	48.16	0.75	8.78	9.55	63.23	0.84	11.63	9.55	93.28
P3	17	0.33	3.94	4.48	5.82	0.38	5.90	4.48	10.04	0.42	7.26	4 48	13 66	0.49	9.64	4 48	21.16

RATIONAL C VALUES

Year	2	10	25	100
Impervious	0.73	0.81	0.86	0.95
Pervious	0.33	0.38	0.42	0.49

RETURN PERIOD (IDF COEFFICIENTS)

Year	a (b)	b (d)	c (e)
2	58.000	11.270	0.8050
10	77.000	10.530	0.7750
25	89.000	10.160	0.7590
100	106.000	9.460	0.7320

0 25' 50' 100'

LEGEND

Symbol	Meaning
▬ ▬ ▬	DRAINAGE AREA BOUNDARY
——XXXX——	EXIST. GRADE ELEVATIONS
—[XXXX]—	PROP. GRADE ELEVATIONS
══	STORM DRAIN LINE
——▷	DIRECTION OF FLOW
⬡ X	ANALYSIS POINT
P27	DRAINAGE AREA #
0.65 Ac.	DRAINAGE AREA
10.32%	IMPERVIOUS COVER

IMPERVIOUS COVER TABLE

Buildings	95,972 sf
Drive Aisles & Parking	165,840 sf
Sidewalks	46,219 sf
Pool	6,775 sf
Commercial (85% Assumed)	82,568 sf
TOTAL	397,374 sf
	57 1%

TIME OF CONCENTRATION CALCULATION: TC = TSHEET + TSHALLOW + TCHANNEL

TSHEET = 0.42(NL)^0.8 / ((P2)^0.5 X S^0.4)

L = LENGTH OF THE REACH IN FT
N = MANNING'S N
P2 = 2–YEAR, 24–HOUR RAINFALL IN INCHES
S = SLOPE OF THE GROUND IN FT/FT

TSHALLOW = L/(60(16.1345)(S)^0.5) UNPAVED
L/(60(20.3282)(S)^0.5) PAVED

L = LENGTH OF THE REACH IN FT
S = SLOPE OF THE GROUND IN FT/FT

TCHANNEL = L/60V

L = CHANNEL SEGMENT LENGTH, FT
V = AVERAGE FLOW VELOCITY WITHIN THE CHANNEL SEGMENT, FT/S

RATIONAL METHOD CALCULATION: Q = CIA
C = COMPOSITE RUNOFF COEFFICIENT
I = AVERAGE RAINFALL INTENSITY
A = CONTRIBUTING DRAINAGE AREA

WGI. WGInc.com
2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702
512 669 5560 FIRM NO F-15085

16 March 2021
STATE OF TEXAS GEORGE B. HARRINGTON 114304 LICENSED PROFESSIONAL ENGINEER

PROJECT: SITE DEVELOPMENT PLANS ALTA LEANDER STATION
348 MAIN STREET
LEANDER, WILIAMSON COUNTY, TEXAS 78641

SHEET TITLE: PROPOSED DRAINAGE AREA MAP

APPROVED PMG

SHEET CG400
20 OF 51
20-TOD-SD-020
20-TOD-FDP-007

NOTE: RECORD DRAWING HAS BEEN SCALED TO FIT. ACTUAL SCALE IS 1" = 75'

GOODE FAITH ENGINEERING EST. 2021 STATE OF TEXAS

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

DRAINAGE AREA MAP (RECORD DRAWING)

DATE 06-27-2023
PROJECT NO. 23-003.0
DESIGNED BY JDL
CHECKED BY AG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
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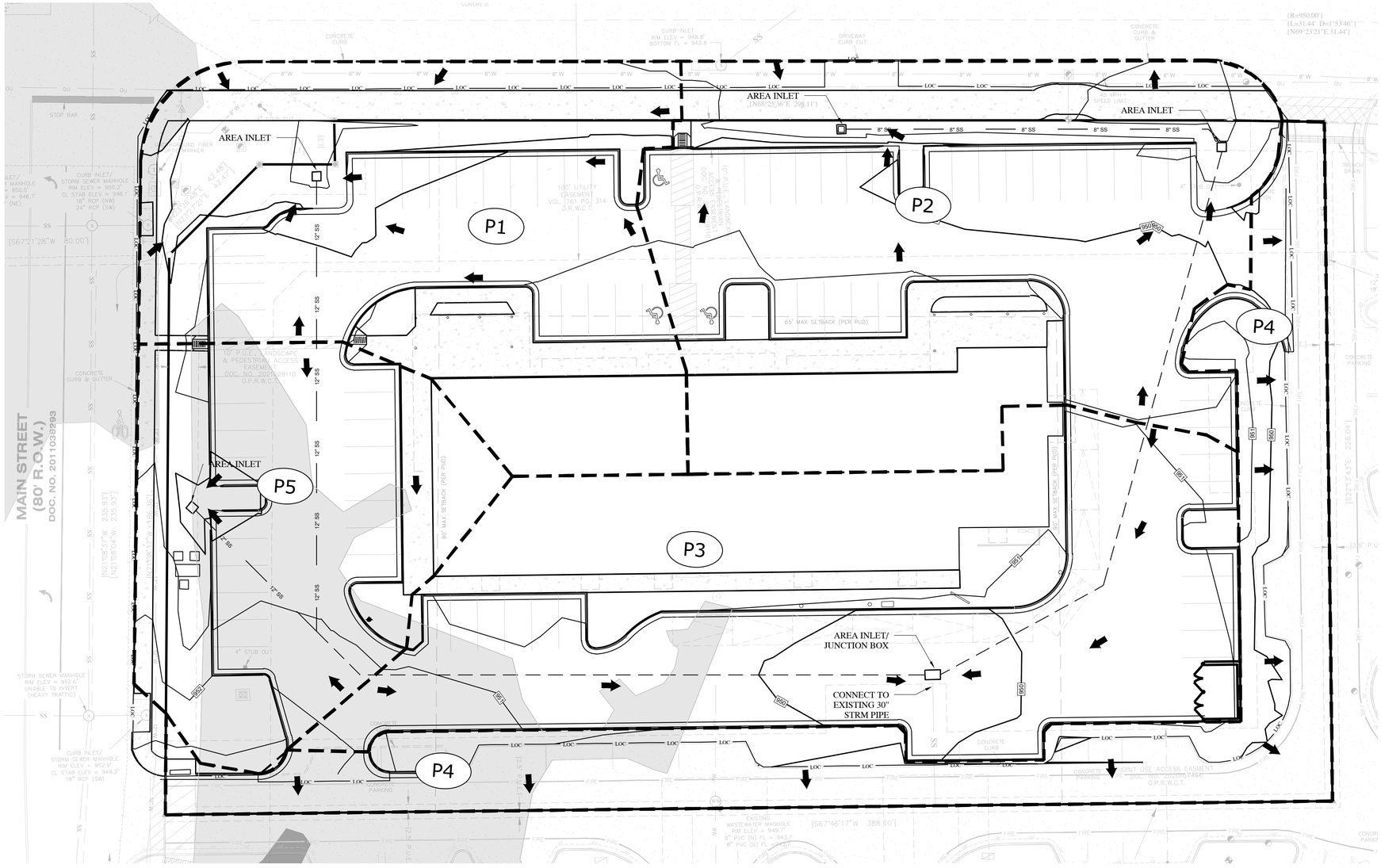
PLAT DOC NO.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ELETRICAL STRUCTURE
- STORM SEWER MANHOLE
- FLOW ARROW
- P# — DRAINAGE AREA LABEL

0 15' 30' 60'

Scale: 1" = 30'

Existing Drainage Calculations

	Acres	Tc (min)	Impervious Cover (%)	(CN=84) (AC)	Q - 2 year (CFS)	Q (10 year) (CFS)	Q (25 year) (CFS)	Q (100 year) (CFS)
(Drainage Area P1)	2.23	5.00	0%	84	8.4	15.8	20.5	28.6

Proposed Drainage Calculations

	Acres	Tc (min)	Impervious Cover (%)	(CN=84) (AC)	Q - 2 year (CFS)	Q (10 year) (CFS)	Q (25 year) (CFS)	Q (100 year) (CFS)
P1	0.45	5.00	77%	84	2.3	3.7	4.6	6.1
P2	0.57	5.00	87%	84	3.0	4.7	5.8	7.8
P3	0.57	5.00	70%	84	2.8	4.6	5.7	7.7
P4	0.35	5.00	92%	84	1.8	2.9	3.6	4.8
P5	0.29	5.00	71%	84	1.4	2.3	2.9	3.9
Proposed Total to 30" SS	1.88	5.00			9.4	15.3	19.0	25.5
Site Total (Lot 1 & Parkway)	2.23	5.00			11.3	18.2	22.6	30.3

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

PROPOSED DRAINAGE PLAN

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

CHECKED BY
AG

REVISIONS

NO	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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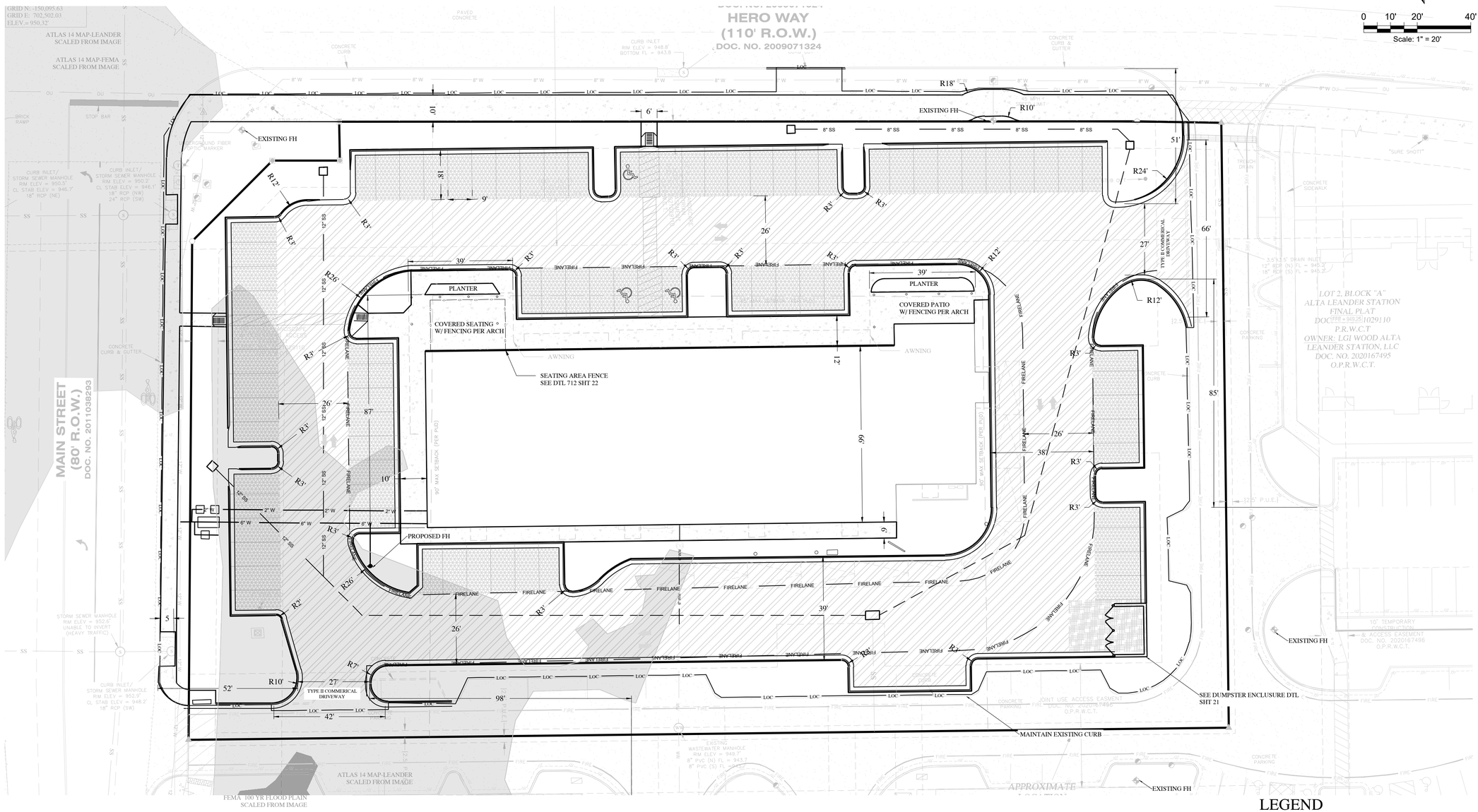
STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER
6/27/23

PLAT DOC NO.



0 10' 20' 40'

Scale: 1" = 20'

1. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED " WALL PACK" LIGHTING IS NOT PROPOSED.
3. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
4. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
5. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
6. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE

PARKING SUMMARY			
USE	CODE	SF	SPACES REQ'D
RETAIL	1:200	11423	57
RESTAURANT	1:100	2000	20
	TOTAL REQ'D		77
	TOTAL PROVIDED		80
	HC REQ'D		3
	HC PROVIDED		3

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ELETRICAL STRUCTURE
- STORM SEWER MANHOLE
- PAVING- DRIVE SURFACE
- PAVING- PARK SURFACE
- PAVING- DUMPSTER
- ATLAS 14 FLOOD PLANE

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

SITE PLAN

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

CHECKED BY
AG

REVISIONS

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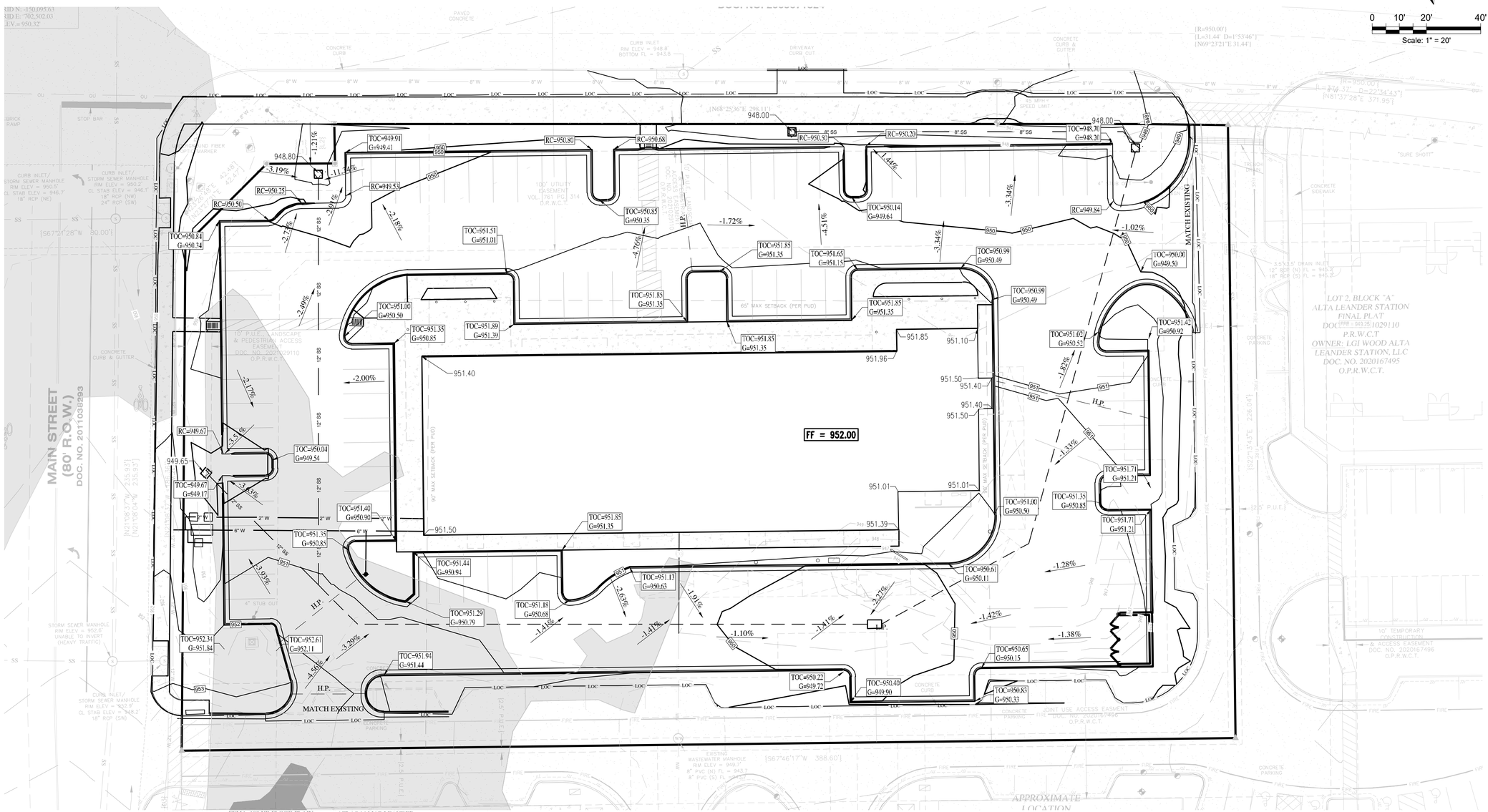
STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
06-27-23

PLAT DOC NO.



0 10' 20' 40'

Scale: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ELETRICAL STRUCTURE
- STORM SEWER MANHOLE
- TOC TOP OF CURB
- G GUTTER
- RC RIBBON CURB
- L.P. LOW POINT
- H.P. HIGH POINT

NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

GRADING PLAN

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

CHECKED BY
AG

REVISIONS

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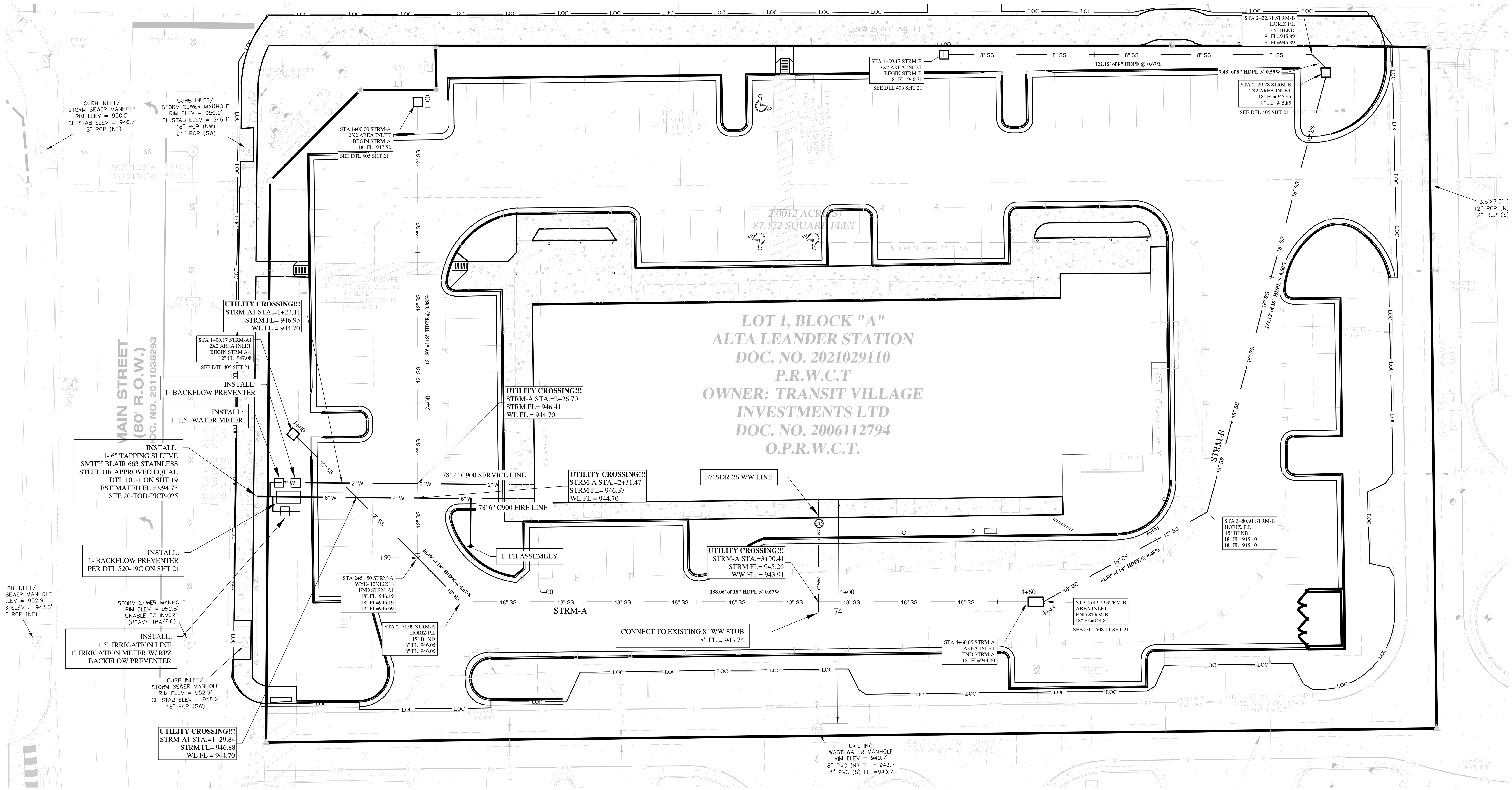
STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
06.27.23

PLAT DOC NO.



Scale: 1" = 20'

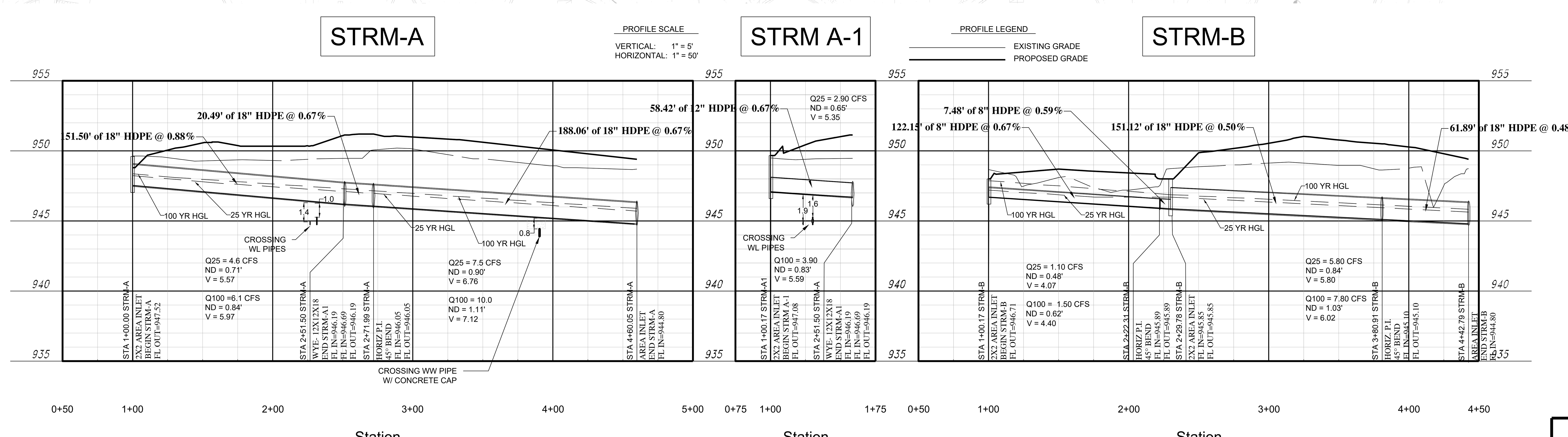
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ELETRICAL STRUCTURE
- STORM SEWER MANHOLE
- WW CLEANOUT

NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

PROFILE SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

PROFILE LEGEND
EXISTING GRADE
PROPOSED GRADE



P1 2X2 AREA INLET WITH 100YR OF 6.1 CFS = 4.81" HEAD
P2 (WEST) 2X2 AREA INLET WITH 100YR OF 1.5 CFS = 1.89" HEAD
P2 (EAST) 2X2 AREA INLET WITH 100YR OF 6.3 CFS = 4.92" HEAD
P3 4.17X2.17 AREA INLET WITH 100YR OF 7.7 CFS = 3.38" HEAD
P5 2X2 AREA INLET WITH 100YR OF 3.9 CFS = 3.57" HEAD
SEE DRAINAGE REPORT FOR ALL 25 YEAR AND 100 YEAR STORM EVENT EXHIBITS

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

UTILITY PLAN

DATE
06-27-2023

PROJECT NO.
23-003.0

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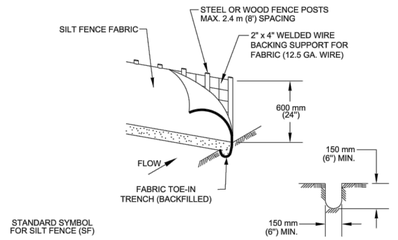


TRENCH CROSS SECTION

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.

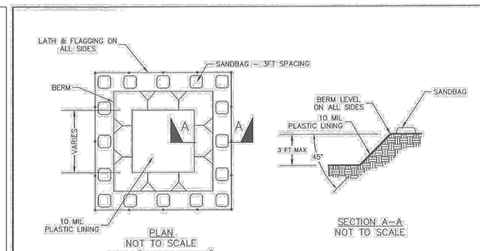
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY 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	
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



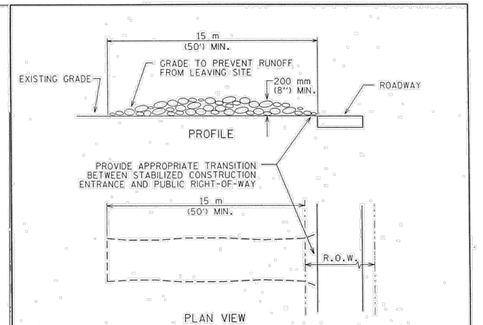
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD

Wayne L. Watts 01/30/15

City Of Leander, Texas

303-1

CONCRETE WASHOUT

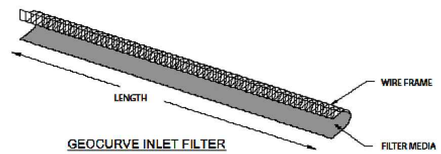


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR 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.

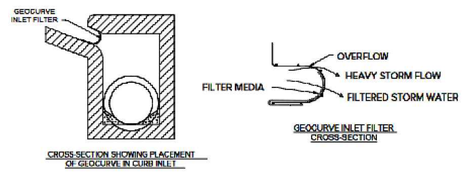
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
Leon Barba 5/23/03	ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

GEOCURVE
STORMWATER CURB INLET FILTER

The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic and pedestrians.



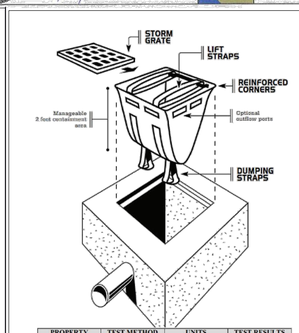
GEOCURVE INLET FILTER



CROSS-SECTION SHOWING PLACEMENT OF GEOCURVE IN CURB INLET

GEOCURVE INLET FILTER CROSS-SECTION

714	EXISTING CURB INLET PROTECTION



PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Grab Tensile Strength	ASTM D 4632	lbs	450 x 300
Grab Tensile Elongation	ASTM D 4632	%	40 x 25
Puncture Strength	ASTM D 4833	lbs	130
Mullen Burst Strength	ASTM D 3786	psi	600
Trapezoid Tear Strength	ASTM D 4533	lbs	165 x 150
% Open Area (POA)	COE - 2/2/25-88	%	28
Apparent Opening Size	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec-1	3.5
Permeability	ASTM 4491	cm/sec	0.25
Water Flow Rate	ASTM 4491	gal/min/ft²	250
Ultraviolet Resistance	ASTM D 4355	%	70

1. UNIT SHALL HAVE LIFTING STRAPS TO ALLOW REMOVAL OF THE UNIT AND MANUAL INSPECTION OF THE STORM WATER SYSTEM.
2. UNIT SHALL UTILIZE A MONOFILIMENT FABRIC WITH THE ABOVE CHARACTERISTICS
3. INSTALLED IN COMBINATION WITH PERIMETER SOCKS WHEN DRAINAGE AREA IS GREATER THAN 1 ACRE.

715	GRATE INLET PROTECTION

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

ESC DTLS

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

CHECKED BY
AG

REVISIONS

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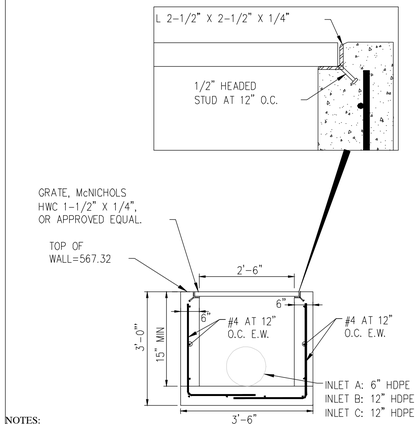
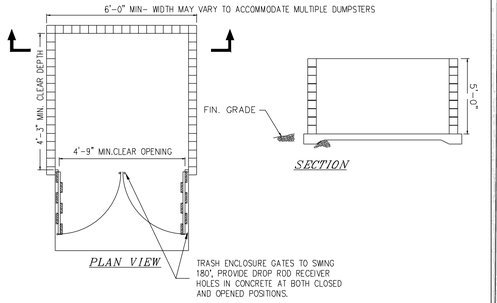
STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
6-27-23

PLAT DOC NO.



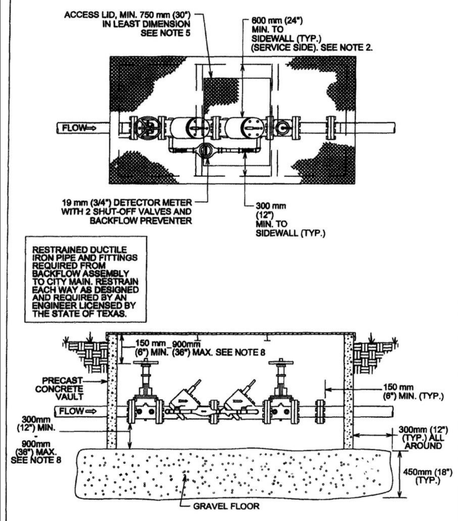
NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL (380 MM OR 15" LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND OVER.
7. CHAMFER ALL EXPOSED EDGES 20MM ($\frac{3}{4}$")
8. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE SHAPED AS "V" SECTION.
13. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

405	2X2 INLET SCALE: 1/2" = 1'



NOTES:
1. CMU'S MUST BE FINISHED WITH STUCCO OR BRICK VENEER PAINTED TO MATCH BUILDING.
2. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOOD(CRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
3. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
4. EXTENDED CONCRETE DUMPSTER SECTION IN FRONT WITH 4,000 PSI CONCRETE TO BE 8" THICK WITH #4 @ 12" OCEW.

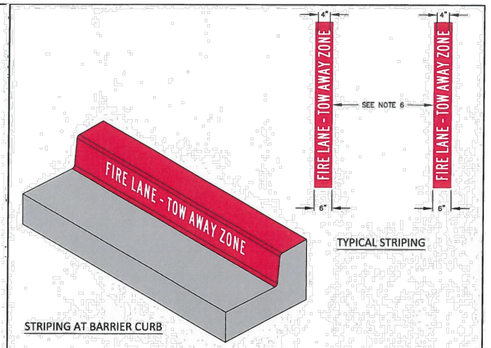
DUMPSTER ENCLOSURE
N.T.S.



CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
Kathi K Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19C 1 OF 2

NOTES:
1. **ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.**
2. **ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.**
3. **BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.**
4. **CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.**
5. **ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.**
6. **TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.**
7. **VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.**
8. **VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.**
9. **HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.**
10. **FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).**
11. **FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).**
12. **VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.**
13. **THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.**

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
Kathi K Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19C 2 OF 2



NOTES:
1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE - TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") TYPE D WHITE BLOCK LETTERS AT TWENTY-FIVE FOOT (25') INTERVALS, OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "FIRE LANE - TOW AWAY ZONE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE." FIRE LANE STRIPING SHALL EXTEND BEHIND ALL PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED FIRE MARSHAL
2017-09-28
FIRE MARSHAL

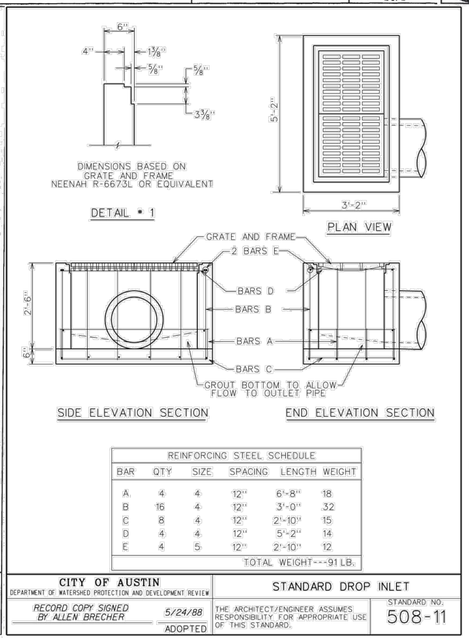
City Of Leander, Texas
DETAIL #501-2
FIRE LANE STRIPING

NOTES:
1. 12-INCH BY 18-INCH AND 12-INCH BY 6-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. BORDER AND LETTERING SHALL BE CUT FROM RED 3M ELECTRO CUT FILM
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B
3. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN ASSEMBLY SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE.
4. SIGNS SHALL BE SPACED NOT MORE THAN 35' APART.
5. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS AS APPROVED BY THE FIRE CODE OFFICIAL.
6. IF THE SIGN IS AT THE END OF A FIRE ZONE, THE SIGN SHALL HAVE A SINGLE-HEADED ARROW POINTING IN THE DIRECTION OF THE ZONE. IF THE SIGN IS AT AN INTERMEDIATE POINT IN THE ZONE, THE SIGN SHALL HAVE A DOUBLE-HEADED ARROW POINTING IN BOTH DIRECTIONS.
7. FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE TWENTY FEET (20') TO TWENTY-SIX FEET (26') WIDE.
8. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN TWENTY-SIX FEET (26') WIDE AND LESS THAN THIRTY-TWO FEET (32') WIDE.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED FIRE MARSHAL
2017-09-28
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-1
FIRE LANE SIGN ASSEMBLY

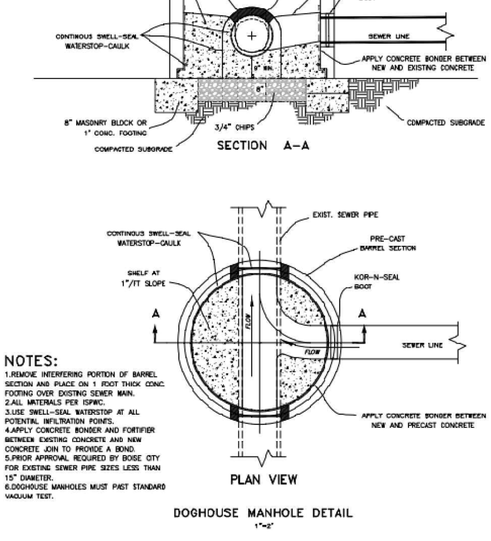


REINFORCING STEEL SCHEDULE

BAR	QTY	SIZE	SPACING	LENGTH	WEIGHT
A	4	4	12"	6'-8"	18
B	16	4	12"	3'-0"	32
C	8	4	12"	2'-10"	15
D	4	4	12"	5'-2"	14
E	4	5	12"	2'-10"	12

TOTAL WEIGHT---91 LB.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STANDARD DROP INLET	
RECORD COPY SIGNED BY ALLEN BRECHER	5/24/88 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508-11



NOTES:
1.REMOVE INTERFERING PORTION OF BARREL SECTION AND PLACE ON 1 FOOT THICK CONC. FOOTING OVER EXISTING SEWER MAIN.
2.ALL MATERIALS PER ISPWC.
3.USE SWELL-SEAL WATERSTOP AT ALL POTENTIAL INFILTRATION POINTS.
4.APPLY CONCRETE BONDER AND FORTIFIER BETWEEN EXISTING CONCRETE AND NEW CONCRETE JOIN TO PROVIDE A BOND.
5.PRIOR APPROVAL REQUIRED BY BOISE CITY FOR EXISTING SEWER PIPE SIZES LESS THAN 15" DIAMETER.
6.DOGHOUSE MANHOLES MUST PAST STANDARD VACUUM TEST.

DOGHOUSE MANHOLE DETAIL
1"=2'

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SHOPS AT HERO WAY

CONSTRUCTION DETAILS (4 OF 5)

DATE
06-27-2023

PROJECT NO.
23-003.0

DESIGNED BY
JDL

CHECKED BY
AG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS ANTHONY H. GOODE 97263 LICENSED PROFESSIONAL ENGINEER 06-27-23

PLAT DOC NO.

ATTACHMENT I – 20% OR LESS IMPERVIOUS COVER DECLARATION

Not Applicable.

This project is not multi-family, a school, residential or small business and greater than 20% impervious cover is proposed for the site.

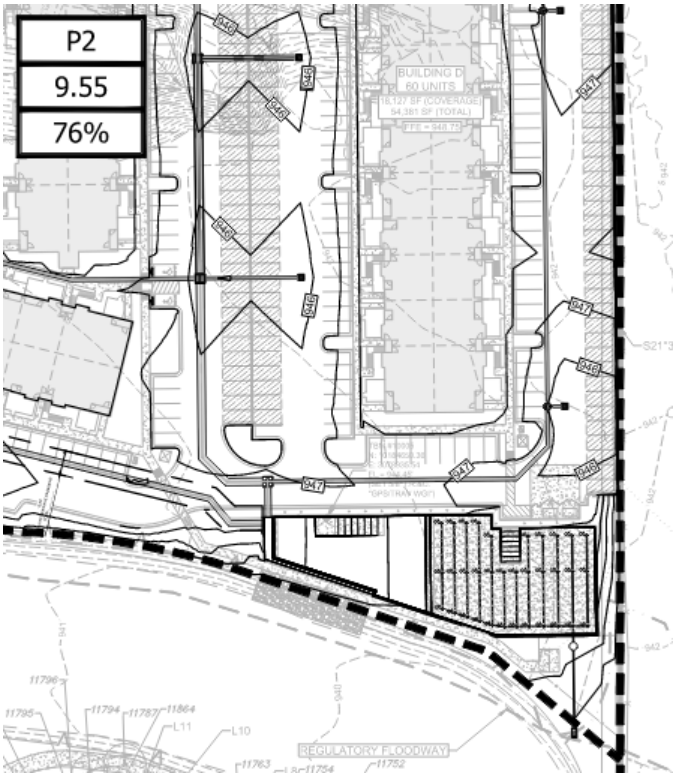
ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

Not Applicable.

Storm water from off-site is minimal. Any offsite storm water will not be treated through the existing sedimentation filtration pond or the proposed vegetative filter strip.

ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

The existing sedimentation filtration pond of the approved plans is located on Lot P2 in the southeast corner. The pond was sized for a drainage area of 11.78 acres with 9.2 acres of impervious cover. Lot P2 (9.55 acres of approved CZP) was allotted 76% or ~7.3 acres of impervious cover. Lot P1 (proposed commercial project site) was allotted 85% or ~1.9 acres of impervious cover. Proposed Lot P1 has 1.73 acres of impervious cover flowing to the existing sedimentation filtration pond.



Existing Sedimentation Filtration Pond

The existing best management practices (BMPs) will treat at least 80% of the increase in total suspended solids (TSS) for the site. The sedimentation filtration pond has been designed in accordance with the TCEQ Technical Guidance Manual (TGM) RG-348.

ATTACHMENT M – CONSTRUCTION PLANS

SEE ATTACHMENT C-CURRENT SITE PLAN OF THE APPROVED PROJECT OF MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN.

SHEETS 15 – 20 OF SITE PLAN OF THE APPROVED PROJECT (PAGES 32-38 OF CZP)

CURRENT CONSTRUCTION PLANS ATTACHED SEPARATELY.

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

A Storm Water Pollution Prevention Plan (SWPPP) prepared by Goode Faith Engineering for this project details the maintenance of temporary BMPs during construction. Please refer to this document for specifics regarding the maintenance requirements for the temporary BMPs on this site.

Maintenance of the storm water controls and facilities on this site is required by the Owner and is important for the continuous treatment of storm water treatment of the development. A copy of the previously approved and signed maintenance plan is in the following pages and will continue to serve as the maintenance plan for the sedimentation filtration pond.

Contributing Zone Application (TCEQ-10257)

Attachment N
Inspection, Maintenance, Repair, and Retrofit Plan

The owner will be responsible for inspection, maintenance and repair for the proposed sedimentation filtration ponds associated with the Leander Station Multi-Family project.

The City of Leander defers water quality control to the TCEQ's rules. Per the TCEQ's Complying with the Edwards Aquifer Rules, Water quality controls required for commercial and multi-family development shall be maintained by the property owner.

Sand Filter Sytems (See Section 3.5.9).

a. Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventual costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996). Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media. Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

b. Inspections. BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

c. Sediment Removal. Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

d. Media Replacement. Maintenance of the filter media is necessary when the drawdown time exceeds 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 to the top 2 to 3 inches.

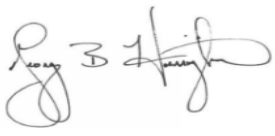
e. Debris and Litter Removal. Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

f. Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

g. Mowing. Grass areas in and around sand filters 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. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

_____ _____

Signature of Customer Date



11/04/20

_____ _____

Signature of Agent Date

STORMWATER POLLUTION PREVENTION PLAN

SHOPS AT HERO WAY

PREPARED FOR:

TRANSIT VILLAGE INVESTMENTS LTD

MAY 2023

STORMWATER POLLUTION PREVENTION PLAN

(T.P.D.E.S. GENERAL PERMIT - TXR150000)

SHOPS AT HERO WAY

SITE OPERATOR
(Responsible Party) _____

COVERAGE AREA _____

NOI APPLICATION DATE _____

AUTHORIZATION # _____

SITE OPERATOR _____

COVERAGE AREA _____

NOI APPLICATION DATE _____

AUTHORIZATION # _____

SITE OPERATOR _____

COVERAGE AREA _____

NOI APPLICATION DATE _____

AUTHORIZATION # _____

SHOPS AT HERO WAY

TABLE OF CONTENTS

SHOPS AT HERO WAY

PLAN IMPLEMENTATION CHECKLIST

PLAN IMPLEMENTATION CHECKLIST

1. Definition of Construction Site Operator – "The person(s) having operational control over construction plans and specifications to the extent necessary to meet the requirements and conditions of this general permit or … the person(s) having day to day operational control of those activities at the construction site which are necessary to ensure compliance with a storm water pollution prevention plan…" (TPDES General Permit (TXR150000), pg. 4)

2. All Notices of Intent (NOI), Notices of Termination (NOT), Storm Water Pollution Prevention Plans (SWPPP) reports, certification, or information either submitted to the Director, the operator of a large or medium municipal separate storm sewer system, or that this permit required and maintained by the permittee shall be signed by a responsible corporate officer, by a general partner or proprietor, by a principal executive public officer, or by a ranking elected public official.

3. At least two (2) days prior to start of construction, the Construction Site Operator must submit a Storm Water TPDES General Permit Notice of Intent (NOI) – TCEQ-20022, pg. 1 of 2 by Certified Mail-Return Receipt Requested to:

   Texas Commission on Environmental Quality
   Stormwater & General Permits Team; MC-228
   P.O. Box 13087
   Austin, Texas 78711-3087

   Note:

   TCEQ provides instructions for filling out the Notice of Intent (NOI) ~TCEQ-20022-Instructions. These instructions are included in the Notice of Intent Section of this Booklet.

4. An application fee of $325.00 payable to Texas Commission on Environmental Quality is to be attached to the second page of the Notice of Intent (NOI) – TCEQ-20022, pg. 2 of 2, and submitted separately by Certified Mail-Return Receipt to:

   By Regular Mail

   Texas Commission on Environmental Quality
   Financial Administration Division Cashier's Office, MC-214
   P.O. Box 13088
   Austin, Texas 78711-3088

   By Overnight/Express Mail

   Texas Commission on Environmental Quality
   Financial Administration Division
   Cashier's Office, MC-214
   12100 Park 35 Circle
   Austin, Texas 78753

5. Submit signed copy of NOI – TCEQ-20022, pg. 1 of 2 by Certified Mail – Return Receipt to:

   NPDES Coordinator
   City of Boerne (MS4)
   P.O. Box 1677
   Boerne, Texas 78006

6. The effective date of provisional coverage starts two days from the date the completed NOI is postmarked for delivery to TCEQ. The provisional coverage is removed when the executive director finds the NOI complete, and the project is assigned an authorization number.

7. The responsible party shall post a signed copy of NOI – TCEQ-20022, pg. 1 of 2 and the SWPPP booklet in a protective covering at a 24 hour readily accessible location at the main entrance of the construction site.

8. The responsible party for the SWPPP as well as any additional site operator must sign the cover sheet within the SWPPP booklet.

9. The responsible party must implement the SWPPP prior to beginning of construction activities.

10. The responsible party shall use "Responsible Party Form" (Exhibit 5) to designate responsibility for pollution prevention measures.

11. The responsible party shall use "Inspection Report Form" to designate responsibility to conduct inspections and fill out Inspection Form.

12. The responsible party shall ensure the SWPPP provides adequate best management practices (as defined by this permit), covers appropriate areas under Responsible party's control, and all other operators on the site are notified of modifications to the SWPPP.

13. The responsible party shall in a timely fashion, sign and date, the SWPPP booklet with any modifications to design, construction, operation, maintenance, or significant change not previously addressed. Any inspection should be logged into the booklet and any controls found ineffective should be modified and noted on the SWPPP.

14. The responsible party should initiate the Notice of Change (NOC) to TCEQ and the MS4 operator within 14 days after discovery if incorrect information was submitted or if relevant facts were not included.

15. The responsible party should initiate a Notice of Termination (NOT) TCEQ-20023 to TCEQ and the MS4 operator effective at midnight of the postmarked date when and if:

    a. Final stabilization had been achieved for areas of responsibility
    b. Another permitted operator assumes control of the site
    c. All temporary structural controls have been removed, are scheduled for removal, or are transferred to another permitted operator.

16. The responsible party should pay special attention to Parts IV thru VII of the general permit TXR150000, which describe effluent limitations, reporting requirements, retention records, standard permit conditions, and fee structure.

17. The Responsible party for the SWPPP shall be aware of <u>all</u> terms and conditions of the TPDES TXR150000 general permit. The information provided in this checklist is for convenience purposes only and does not amend or limit any non-highlighted provision of the general permit. The responsible party should thoroughly read the general permit and be cognizant of their obligations as set forth in the general permit.

SHOPS AT HERO WAY

STORM WATER POLLUTION PREVENTIONPLAN (SWPPP)

SHOPS AT HERO WAY
TPDES – Storm Water Pollution Prevention Plan

INTRODUCTION

This Storm Water Pollution Prevention Plan is prepared for TRANSIT VILLAGE INVESTMENTS LTD – SHOPS AT HERO WAY, per the Texas Pollution Discharge Elimination System (TPDES) which implements the federal National Pollutant Discharge Elimination System (NPDES) in the state of Texas.

SITE DESCRIPTION

Project Name: *SHOPS AT HERO WAY*
Project Street Address: *1561 HERO WAY LEANDER, TX 78641*

Nature of Construction Activity: *Site clearing, grading and construction of drives, parking, sewer lines, water lines, storm water inlets and stormwater lines, utilities, and retail/coffee shop building.*

Potential Pollutant Sources:

a) *Soil erosion due to clearing of site for drainage and pavement*
b) *Oil, grease, fuel & hydraulic fluid contamination from construction vehicle drippings*
c) *Miscellaneous trash and litter from construction workers and material wrappings*
d) *Construction debris*
e) *Concrete truck washout*
f) *Hydrocarbons from asphalt paving operations*

Proposed Construction Start Date: *2023-September-1*

Proposed Construction End Date: *2024-December-1*

Sequence of Major Activities:

a) *Installation of temporary stabilized construction entrance/exit*
b) *Installation of erosion and sedimentation controls*
c) *Site clearing*
d) *Connect to public mains: sanitary sewer and water*
e) *Install utilities, install fill, grade to subgrade*
f) *Install traffic control for pavement and utility connections*
g) *Install pavement for fire access to building*
h) *Begin building and vertical construction*
i) *Finish pavement and drainage infrastructure installation*
j) *Install landscape and irrigation, revegetation, and striping*
k) *Clean out regional pond*
l) *Removal of temporary erosion and sedimentation controls*
m) *Site clean up*

SHOPS AT HERO WAY
TPDES – Storm Water Pollution Prevention Plan

Total Site Area (Acres): 2.23 acres

Total Site Area to be Disturbed (Acres): +/- 1.97 acrea

Pre-Construction Runoff Coefficient: 84

Post Construction Runoff Coefficient: 94

Soil Types: *Doss Silty Clay, moist, 1 to 5 percent slopes, ~ 63% of site*
Crawford clay 1 to 3 percent slopes, ~ 37% of site

Industrial Activity Discharges: *None*

Receiving Water: *North Brushy Creek*

Wetlands: *No –*
Ref. Exhibit 11 - Wetland Map Overlay

National Register of Historic Places: *None*

Edwards Aquifer Recharge or Contributing Zone: *Yes*

Water Pollution Abatement Plan (WPAP): ***No***

1) EXHIBIT 1 – General Location Map
2) EXHIBIT 2
   a) Site Plan illustrating the SWPPP:
      i) Drainage patterns
      ii) Approximate post-grading slopes
      iii) Areas of soil disturbance
      iv) Location of all major structural and non-structural controls either planned or in place
      v) Locations of off-site material, waste, borrow, fill, or equipment storage
      vi) Surface waters (including wetlands) either adjacent or in close proximity
      vii) Storm water discharges to a surface water body
   b) Typical Details:
      i) Temporary Construction Entrance/Exit
      ii) Silt Fence
      iii) Rock Berm
      iv) Construction Staging Area
      v) Concrete washout pit

CONTROLS

The sequence of major work activities on the site will be divided into two phases: preparation and construction. Site preparation consists of installing temporary best management practices (BMPs). Site preparation will consist of clearing, grubbing, demolition, and trenching. This work, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the site contractor will be responsible for the installation and maintenance of control measures as located and illustrated on Exhibit 2. These measures are designed to prevent eroded soil from leaving the site.

Construction activities include installation of temporary BMPs and clearing. The construction contractor will be responsible for the installation of all control measures as located and illustrated on Exhibit 2. These controls are intended to prevent eroded soil, trash, and construction debris from leaving the site.

It is to be understood that modifications to the Storm Water Pollution Prevention Plan may have to be made in the field to adjust for field conditions and to provide the intended effect. All changes to the plan must be shown on Exhibit 2, dated, and signed by the responsible party.

1) EROSION AND SEDIMENT CONTROLS
   a) GOALS AND CRITERIA
      i) Erosion and sediment controls are designed to retain sediment on-site to the extent possible.
      ii) All control measures must be properly installed and maintained in accordance with manufacturer's specifications and with project specifications.
      iii) Sediment must be removed from sediment traps and basins when design capacity has been reduced by 50%.
      iv) If sediment escapes the construction site, the off-site accumulations of sediment must be removed at a frequency to minimize further negative effects, and whenever feasible, prior to the next storm event.
      v) Litter, construction debris, and construction chemicals exposed to storm water shall be prevented from becoming a pollutant source for storm water discharges.
      vi) Off-site material storage areas such as construction staging areas, soil stockpiles, and borrow areas used solely by the project are considered part of the project for Storm Water Pollution Prevention Plan purposes.

   b) STABILIZATION PRACTICES
      Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees, and other similar measures.

      Interim on-site stabilization measures, which are continuous (ongoing), will include the following:

i) Soil disturbances shall be minimized by exposing only the smallest practical area of land required for the construction activity and for the shortest practical period of time.
ii) Trenching and associated backfilling for utilities and/or storm drainage piping shall be coordinated to minimize to the extent practical the time the area is disturbed.
iii) Maximum practical use will be made of natural vegetation including grass, weeds, trees, shrubs, etc. by leaving these materials in place until construction necessitates clearing the minimum practical area for continuance of construction.
iv) The minimum practical area required for the installation and construction of the utility and streets will be cleared of trees and ground cover.

Permanent on-site stabilization measures, which will be scheduled as detailed below, will include the following:

i) All disturbed soil associated with clearing will be stabilized per applicable project specifications.

Records of project milestone dates are required to be maintained and shall be recorded in Exhibit 3. Project milestones include the following:

(1) Dates when major grading activities begin and end.
(2) Dates when construction activities temporarily or permanently cease on all or a portion of the project.
(3) Dates when stabilization measures are initiated and when stabilization is complete.

c) STRUCTURAL CONTROL PRACTICES

On-site structural practices, which are continuous (on-going) until the site is permanently stabilized, may include the following:

i) Erection of silt fences, rock berms with silt fence, bagged gravel inlet filters, and sandbag controls as located and illustrated on Exhibit 2.
ii) Installation of concrete truck washout pit as located and illustrated on Exhibit 2.
iii) Installation of temporary construction entrance/exit as required and a construction staging area as located and illustrated on Exhibit 2.

These storm water pollution control features will slow the velocity of runoff thereby enhancing sedimentation and capture of contaminants that may accumulate in the storm water runoff exiting this construction site. There are no structures to divert storm water and no structures to store storm water on this project.

It is to be understood that modifications to the Storm Water Pollution Prevention Plan may have to be made in the field to adjust for field conditions and to provide the intended effect. All changes to the plan must be shown on Exhibit 2, dated, and signed by the responsible party or described and included in the Plan Modifications section of this Storm Water Pollution Prevention Plan.

2) POST-CONSTRUCTION STORM WATER MANAGEMENT
   a) This project does not require any TPDES post-construction storm water pollution controls or velocity dissipation devices.

3) OTHER CONTROLS
   Additional on-site practices, which are continuous (on-going) until the site is permanently stabilized, will include the following:
   a) Vehicular traffic leaving the construction site will exit through the temporary construction entrance/exit as located and illustrated on Exhibit 2. When soils have collected on the temporary construction entrance/exit to an extent, which reduces its intended effectiveness, the surface will be cleaned and reestablished for its designed or intended purpose.
   b) Mud/dirt inadvertently tracked off-site and onto public streets shall be removed immediately by hand or mechanical broom sweeping.
   c) Construction and waste materials shall be stored within a designated storage area in the construction equipment staging area as located and illustrated on Exhibit 2. Bulk materials such as sand, topsoil, etc. will be bordered on the down gradient sides with a silt fence as illustrated on Exhibit 2. A list of materials to be stored on-site should be recorded and regularly updated on the "On-Site Material List" provided in Exhibit 4.
   d) An area shall be designated as a construction equipment staging area as located on Exhibit 2. Construction equipment (except large slow-moving equipment) not removed from the site at night shall be stored in the containment area.
   e) Excavation spoils temporarily stored on-site, pending off-site disposal in accordance with applicable regulations, shall be bordered on the down gradient side by a silt fence as illustrated on Exhibit 2 and recorded on the "On-Site Material List" provided in Exhibit 4.
   f) The designated construction equipment staging area shall have a single entrance and will be bordered on the down gradient sides by a silt fence as illustrated on Exhibit 2.
   g) Sediment collected behind the silt fence will be periodically collected and placed as fill material within the property. Contaminated sediments will be disposed off-site in accordance to applicable regulations.
   h) The use of on-site temporary construction fuel storage tanks is limited to tank sizes which can only store unregulated quantities of fuel.
   i) Intentional release of vehicle or equipment fluid onto the ground is prohibited. Tainted soil resulting from accidental spills shall be removed and disposed of off-site in accordance with applicable regulations.
   j) Scheduled construction equipment and vehicle maintenance accomplished on-site shall be done within the construction equipment and vehicle staging area.
   k) A controlled area on-site as located and illustrated on Exhibit 2 shall be designated as a rinse-out pit for concrete trucks. Rinse-out pits shall be surrounded by a berm or hay bales to prevent runoff of contaminated water. The contractor will advise his concrete suppliers of the requirements to utilize the rinse-out pits for the intended purpose.

l) Additional rinse-out pits may be added as construction conditions require. The contractor will advise his concrete suppliers of the requirements to utilize the rinse-out pits for the intended purpose.
m) Construction waste materials, domestic garbage, etc. shall be periodically collected and disposed of off-site in accordance with applicable regulations.
n) Trash receptacles will be established at storage locations, in the vicinity of equipment storing and near the construction areas. Receptacles shall be emptied as required and disposed of off-site in accordance with applicable regulations.
o) Velocity dissipation devices, if necessary, shall be placed at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected.

4) STATE AND LOCAL CONTROLS
The site is not located within the Edwards Aquifer Recharge Zone or Contributing Zone.

The site is not located on Native American Tribal lands.

Except as noted herein, there are no other known applicable state, tribal, or local storm water pollution prevention control requirements for construction projects at this location.

All activities during construction shall comply with state and/or local sanitary sewer, septic system, and waste disposal regulations.

Trees, limbs, leaves, brush, and vegetation from clearing operations shall be burned on-site in accordance with applicable permit requirements or removed from the site and disposed off-site in accordance with applicable regulations. Excavation spoils which will not be reused on this development project shall be disposed off-site at an approved location in accordance with applicable regulations.

MAINTENANCE

Structural controls shall be inspected as stipulated in this plan. Structural units shall be maintained to perform the function as intended. When a structure deteriorates to a condition so that its performance is compromised, the structure shall be repaired or replaced to full function as specified prior to the next storm event or as necessary.

Particular attention should be paid to the sedimentation areas behind the rock berm outlets, bagged gravel inlet filters, and silt fences. Sedimentation, including construction debris, tree trimming, trash, municipal type garbage, etc. will be removed and the structure restored to its original dimensions when the sediment has accumulated to six inches or more. Contaminated sediment removed from the containment areas (vehicle maintenance, concrete wash out pits, etc.) shall be disposed of off-site in accordance with appropriate regulations.

Exhibit 5 lists the various major components of this pollution prevention plan and identifies the party responsible for its function, maintenance, and inspections.

INSPECTIONS

Designated and qualified person(s) provided by the permittee shall inspect Pollution Control Measures every fourteen (14) calendar days and within twenty-four (24) hours after a storm event greater than 0.5 inches of rainfall. An inspection report that summarizes the scope of the inspection, date of inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of Storm water TPDES data for a period of three years after the date of inspection.

As a minimum, the inspector shall observe:

i) significant disturbed areas for evidence of erosion
ii) storage areas for evidence of leakage from the exposed stored materials
iii) structural controls (rock berm, silt fences, etc.) for evidence of failure or excess silting (over six inches deep)
iv) vehicle exit point for evidence of off-site sediment tracking
v) vehicle storage areas for signs of leaking equipment or spills
vi) concrete truck rinse-out pit for signs of potential failure
vii) general site cleanliness

Deficiencies noted during the inspection will be corrected and documented within seven (7) calendar days following the inspection or before the next anticipated storm event if practicable.

Exhibit 5 lists the various major components of this pollution prevention plan and identifies the party responsible for its function, maintenance, and inspections.

NON-STORM WATER DISCHARGES

Storm water discharges from this construction site may be intermittently mixed with non-storm water discharges. The following non-storm water discharges from this site authorized under this general permit include:

i) discharges from firefighting activities
ii) fire hydrant flushing
iii) vehicle, external building, and pavement wash water where detergents and soaps are not used and where spills of toxic or hazardous materials have not occurred
iv) water used to control dust
v) potable water sources including waterline line flushing
vi) air conditioning condensate
vii) uncontaminated ground water or spring water

The above non-storm water components would exit the site via the storm water drainage paths and would be subject to the same filtering and sedimentation provided by the vegetative drainage channels and structural controls used for storm water runoff. Other non-storm water discharges are not anticipated from the construction of this project.

SHOPS AT HERO WAY

LOCATION MAP

Exhibit 1

SHOPS AT HERO WAY

Exhibit 1

SHOPS AT HERO WAY

PROJECT MILESTONE DATES

Exhibit 3

PROJECT MILESTONE DATES

Dates when major site grading activities begin:

Construction Activity	Date

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date

SHOPS AT HERO WAY

ON-SITE MATERIALS LIST

Exhibit 4

ON-SITE MATERIALS LIST

List construction and waste materials to be stored on-site. This list is to be kept current and updated. (Examples: topsoil, gravel, sand, base, excess material to be hauled off, demolition or construction waste, bulk chemicals, fuel, lubricants, etc.)

SHOPS AT HERO WAY

RESPONSIBLE PARTYFORM

Exhibit 5

SHOPS AT HERO WAY

Responsible Party Form

	Pollution Prevention Measure	Responsible party Name and Phone Number		
General	Revegetation			
	Erosion/Sedimentation Controls			
	Vehicle Exits			
	Material Areas			
	Equipment Areas			
	Concrete Rinse			
	Construction Debris			
	Trash Receptacles			
Infrastructure	Site Clearing			
	Utility Clearing			
	Site Grading			
	Utility Construction			
	Drainage Construction			
	Asphalt Base			
	Asphalt Surface			
	Site Cleanup			

Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.

SHOPS AT HERO WAY

INSPECTION REPORT FORM

Exhibit 6

SHOPS AT HERO WAY

Inspection Report

Pollution Prevention Measure		Inspected	Corrective Action	
			Description	Date Completed
Silt Fence	Inspections			
	Fencing			
	Sediment Removal			
	Torn Fabric			
	Crushed/Collapsed Fencing			
Rock Berm	Inspections			
	Remove sediment and Debris			
	Repair any loose wire sheathing			
	Reshaping			
	Replaced			
Bagged Gravel Inlet Filters	Inspections			
	Replaced/Reshaped			
	Silt Removed			
Construction Entrance/Exit	Inspections			
	Additional top Dressing			
	Repair/Cleanout			
	Sediment removed immediately			

Inspector's Name

Inspector's Signature

Name of Owner/Operator

Date

Note: Inspector is to attach a brief statement of his qualifications to this report.

PLAN MODIFICATIONS
(IF NECESSARY)

SHOPS AT HERO WAY

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
TDPES GENERAL PERMIT (TXR150000)
CONSTRUCTION SITE NOTICES PART II D.1 & D.2

Exhibit 7

CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program

TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.D.1.** of the TCEQ General Permit Number TXR150000 for discharges of storm water runoff from construction sites. Additional information regarding the TCEQ storm water permit program may be found on the internet at:
www.tnrcc.state.tx.us/permitting/waterperm/wwperm/tpdestorm

Contact Name and Phone Number:	**Contractor:** **Contact:** **Phone:**
Project Description: (Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized)	**1561 Hero Way** **Leander, TX 78641** **Estimated Start Date: September 1, 2023** **Projected End Date: December 1, 2023**

For Construction Sites Authorized Under Part II.D.1. the following certification must be completed:

I_____(Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization by waiver under Part II.D.1. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. Construction activities at this site shall occur within a time period listed in Appendix A of the TPDES general permit for this county, that period beginning on_____and ending on_____. I understand that if construction activities continue past this period, all storm water runoff must be authorized under a separate provision of this general permit. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4 system. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature and Title Date

CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program

TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.D.2.** of the TCEQ General Permit Number TXR150000 for discharges of storm water runoff from construction sites. Additional information regarding the TCEQ storm water permit program may be found on the internet at:
www.tnrcc.state.tx.us/permitting/waterperm/wwperm/tpdestorm

Contact Name and Phone Number:	**Contractor:** **Contact:** **Phone:**
Project Description: (Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized)	**1561 Hero Way** **Leander, TX 78641** **Estimated Start Date: September 1, 2023** **Projected End Date: December 1, 2023**
Location of Storm Water Pollution Prevention Plan :	

For Construction Sites Authorized Under Part II.D.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I_____(Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.D.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A storm water pollution prevention plan has been developed and implemented according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4 system. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature and Title Date

SHOPS AT HERO WAY

NOTICE OF INTENT (NOI)
FOR STORMWATER DISCHARGES
ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER
TPDES GENERAL PERMIT (TXR150000)

Exhibit 8

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

(This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN604379081

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Transit Village Investments, Ltd.

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Jeff Musgrove Suffix: Click here to enter text

Title: Owner Credentials: P.E.

Phone Number: 512-554-6282 Fax Number: Click here to enter text

E-mail: jmusgrove@americanrealty.com

Mailing Address: 2215 Westlake Dr.

City, State, and Zip Code: Austin, TX 78746

Mailing Information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☒ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☐ Corporation	☐ Other: Click here to enter text
☐ Estate	

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☒ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☐ 101-250

g) Customer Business Tax and Filing Numbers: **Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32035081069

Federal Tax ID: 20-8042936.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Anthony Goode Suffix: Click here to enter text.

Title: President Credential: P.E.

Organization Name: Goode Faith Engineering LLC

Phone Number: 972-822-1682 Fax Number: Click here to enter text.

E-mail: Anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Dr., Ste.300

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Cedar Park, TX, 78613

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located):
Shops at Hero Way

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Commercial: small retail shops

d) County or Counties (if located in more than one): Williamson County

e) Latitude: 30.584260 Longitude: -97.848927

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: 1561 Hero Way

City, State, and Zip Code: Leander, TX 78641

Section B:

Location Description: _____

City (or city nearest to) where the site is located: _____

Zip Code where the site is located: _____

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 154

d) What is the Secondary SIC Code(s), if applicable? 1542

e) What is the total number of acres to be disturbed? +/- 2.00

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? _____

h) What is the estimated end date of the project? _____

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? **North Fork Brushy Creek**

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244A North Fork Brushy Creek

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Anthony Goode, PE

Operator Signatory Title: President

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 gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document and can provide documentation in proof of such authorization upon request.

Signature (use blue ink):_____ Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

☒ Mailing address is complete & verifiable with USPS. www.usps.com

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☒ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☒ Site/project name and construction activity description

☒ County

☒ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

☒ Acres disturbed is provided and qualifies for coverage through a NOI.

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

☒ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single-Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick ". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice - president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second - quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post - closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

NOTICE OF TERMINATION (NOT)
FOR AUTHORIZATIONS UNDER
TPDES GENERAL PERMIT (TXR150000)

Exhibit 9

TCEQ Office Use Only
Permit No:
CN:
RN:
Region:

Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

IMPORTANT INFORMATION:

Please read and use the General Information and Instructions prior to filling out each question in the form.

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ - 20754).

ePermits: This form is available on our online permitting system.
Sign up for online permitting at: https://www3.tceq.texas.gov/steers/

What is the permit number to be terminated?

TXR15 enter permit number here **TXRCW** enter permit number here

Section 1. OPERATOR (Permittee)

a) What is the Customer Number (CN) issued to this entity?
CN604379081

b) What is the Legal Name of the current permittee?
TRANSIT VILLAGE INVESTMENTS LTD

c) Provide the contact information for the Operator (Responsible Authority).
Prefix (Mr. Ms. or Miss): Mr.
First and Last Name: Jeff Musgrove Suffix: enter suffix
Title: Owner Credentials: P.E.
Phone Number: 512-554-6282 Fax Number: enter fax number here
Email: jmusgrove@americanrealty.com

Mailing Address: 2215 Westlake Drive
City, State, and Zip Code: Austin, TX 78746
Country Mailing Information, if outside USA: enter country mailing info here

Section 2. APPLICATION CONTACT

This is the person TCEQ will contact if additional information is needed regarding this application.

Is the application contact the same as the permittee identified above?

☐ Yes, go to Section 3.

☒ No, complete section below

Prefix (Mr. Ms. or Miss): Mr.

First and Last Name: Anthony Goode Suffix: enter suffix here

Title: President Credentials: P.E.

Phone Number: 512 - 260 -9100 Fax Number: enter fax number here

Email: anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Dr., Ste 300

City, State, and Zip Code: Cedar Park, TX 78613

Country Mailing Information, if outside USA: enter country mailing info here

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) TCEQ issued RE Reference Number (RN): RN enter regulated entity number here

b) Name of project or site as known by the local community: Shops at Hero Way

c) County, or counties if more than 1: Williamson County

d) Latitude: 30.584260 Longitude: -97.848927

e) Site Address/Location:

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete Section 3A.

If the site does not have a physical address, provide a location description in Section 3B. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section 3A: Physical Address of Project or Site:

Street Number and Name: 1561 Hero Way enter street

City, State, and Zip Code: Leander, TX 78641

Section 3B: Site Location Description:

Location description:

City where the site is located or, if not in a city, what is the nearest city: Zip Code where the site is located:

Section 4. REASON FORTERMINATION

Check the reason for termination:

☒ Final stabilization has been achieved on all portions of the site that are the responsibility of the Operator and all silt fences and other temporary erosion controls have been removed or scheduled for removal as defined in the SWP3.

☒ Another permitted Operator has assumed control over all areas of the site that have not been finally stabilized, and temporary erosion controls that have been identified in the SWP3 have been transferred to the new Operator.

☒ The discharge is now authorized under an alternate TPDES permit.

☒ The activity never began at this site that is regulated under the general permit.

Section 5. CERTIFICATION

Signatory Name: enter signatory name here

Signatory Title: enter signatory title here

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 gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document and can provide documentation in proof of such authorization upon request.

Signature (use blue ink):_____ Date: _____

Instructions for Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

GENERAL INFORMATION

Where to Send the Notice of Termination (NOT):

BY REGULAR U.S. MAIL:
Texas Commission on Environmental Quality
Stormwater Processing Center (MC -228)
P.O. Box 13087
Austin, Texas 78711 - 3087

BY OVERNIGHT/EXPRESS MAIL:
Texas Commission on Environmental Quality
Stormwater Processing Center (MC -228)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

Application status and form questions:	512 -239 -3700, swpermit@tceq.texas.gov
Technical questions:	512 -239 -4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Termination Process:

A Notice of Termination is **effective on the date postmarked for delivery to TCEQ.**

When your NOT is received by the program, the form will be processed as follows:

1) Administrative Review: The form will be reviewed to confirm the following:
   - the permit number is provided;
   - the permit is active and has been approved;
   - the entity terminatingthe permit is the current permittee;
   - the site information matches the original permit record; and
   - the form has the required original signature with title and date.

2) Notice of Deficiency: If an item is incomplete or not verifiable as indicated above, a phone call will be made to the applicant to clear the deficiency. A letter will not be sent to the permittee if unable to process the form.

3) Confirmation of Termination: A Notice of Termination Confirmationletter will be mailed to the operator.

Change in Operator:

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted not later than 10 days prior to the change in Operator status.

INSTRUCTIONS FOR FILLING OUT THE FORM

The majority of permit information related to the current operator and regulated entity are available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

Section 1. Operator (Current Permittee):

a) Customer Number (CN)
TCEQ's Central Registry assigns each customer a number that begins with CN, followed by nine digits. This is not a permit number, registration number, or license number. The Customer Number, for the current permittee, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

b) Legal Name of Operator
The operator must be the same entity as previously submitted on the original Notice of Intent for the permit number provided. The current operator name, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

c) Contact Information for the Operator (Responsible Authority)
Provide information for person signing the NOT application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. Update the address if different than previously submitted for the Notice of Intent or Notice of Change. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the operator.

The fax number and e-mail address are optional and should correspond to the operator.

Section 2. Application Contact:

Provide the name, title and contact information of the person that TCEQ can contact for additional information regarding this application.

Section 3. Regulated Entity (RE) Information on Project or Site:

a) Regulated Entity Reference Number (RN)
A number issued by TCEQ's Central Registry to sites where an activity regulated by TCEQ. This is not a permit number, registration number, or license number. The Regulated Entity Reference Number is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

b) Name of the Project or Site
Provide the name of the site as known by the public in the area where the site is located.

c) County
Identify the county or counties in which the regulated entity is located.

d) Latitude and Longitude
Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. The latitude and longitude as provided on the current authorization is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

e) Site/Project (RE) Physical Address/Location Information
The physical address/location information, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

Section 3A. If a site has an address that includes a street number and street name, enter the complete address for the site. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate the site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

Section 3B. If a site does not have an address that includes a street number and street name, provide a complete written location description. For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and Zip Code of the facility location.

Section 4. Reason for Termination:

The Notice of Termination form is only for use to terminate the authorization (permit). The Permittee must indicate the specific reason for terminating by checking one of the options. If the reason is not listed then provide an attachment that explains the reason for termination.

Please read your general permit carefully to determine when to terminateyour permit. Permits will not be reactivated after submitting a termination form. The termination is effective on the date postmarked for delivery to TCEQ.

Section 5. Certification:

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code §305.44.

IF YOU ARE A CORPORATION:
The regulation that controls who may sign an application form is 30 Texas Administrative Code §305.44(a), which is provided below. According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:
The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a), which is provided below. According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statutes under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a) (3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the Texas Commission on Environmental Quality's Environmental Law Division at 512 -239 - 0600.

30 Texas Administrative Code §305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice - president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision - making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second - quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post - closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

SHOPS AT HERO WAY

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
TDPES GENERAL PERMIT (TXR150000)

Exhibit 10

General Permit to Discharge Under the Texas Pollutant Discharge Elimination System

Stormwater Discharges Associated with Construction Activities

TXR150000

Effective March 5, 2023

printed on recycled paper

TEXASCOMMISSIONONENVIRONMENTALQUALI

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000,
effective March 5, 2018, and amended January 28, 2022

Construction sites that discharge stormwater associated with construction activity located in the state of Texas may discharge to surface water in the state only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, on March 5, 2028.

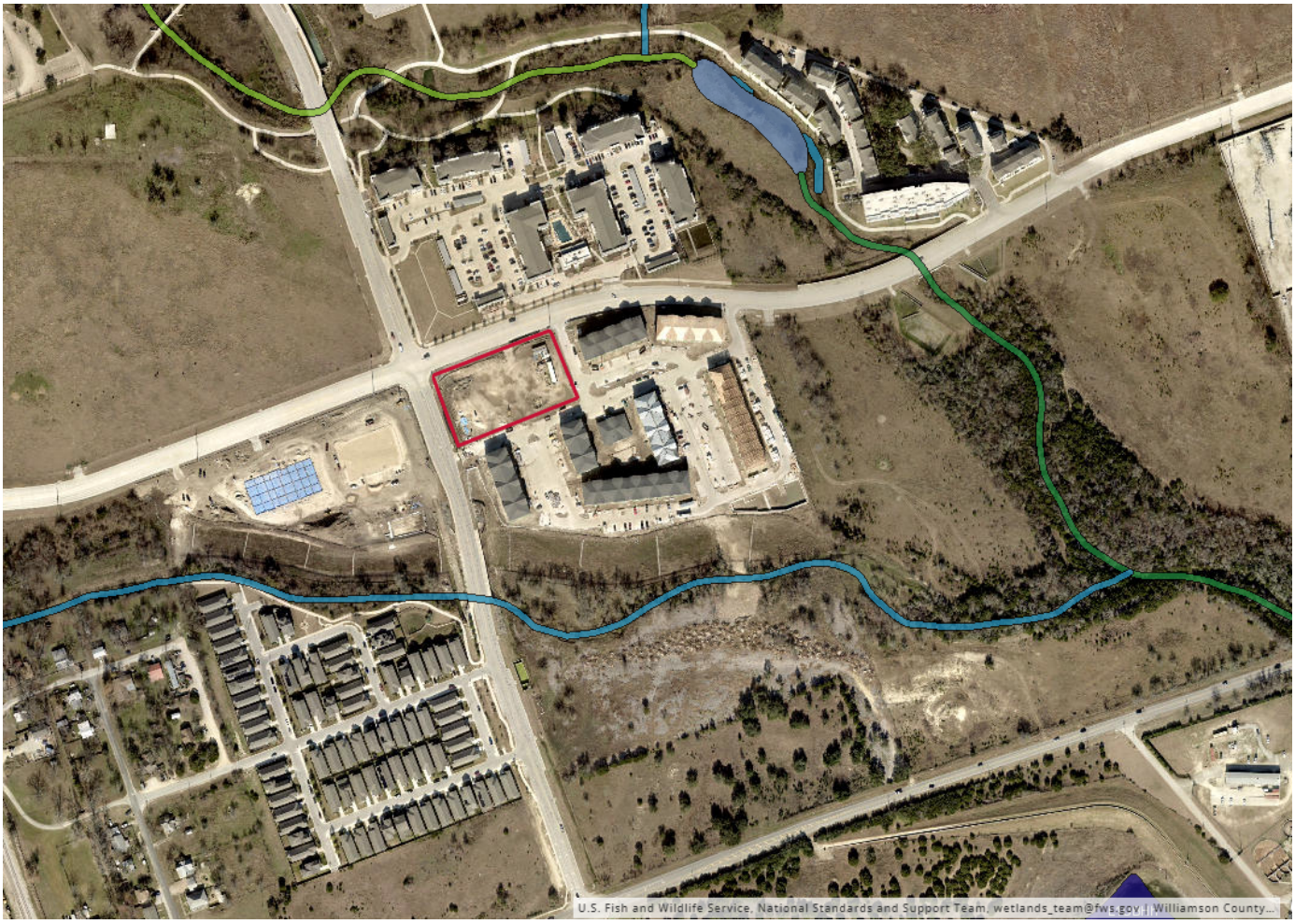
EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023

For the Commission

SHOPS AT HERO WAY

WETLAND MAP



PROJECT LOCATION IN RED

Exhibit 11

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

I Jeff Musgrove,
Print Name

Vice President,
Title - Owner/President/Other

of Transit Village Investments LTD,
Corporation/Partnership/Entity Name

have authorized Anthony Goode, PE
Print Name of Agent/Engineer

of Goode Faith Engineering LLC
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:

Applicant's Signature

June 4, 2023
Date

THE STATE OF Texas §

County of Travis §

JUDY T. MUSGROVE
My Notary ID # 132826398
Expires December 15, 2024

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Musgrove 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 4 day of June, 2023.

NOTARY PUBLIC

Judy Musgrove
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Dec 15, 2024

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Shops at Hero Way
Regulated Entity Location: 1621 Hero Way Leander, TX 78641
Name of Customer: Transit Village Investments LTD
Contact Person: Jeff Musgrove Phone: 512-554-6282
Customer Reference Number (if issued):CN 604379081
Regulated Entity Reference Number (if issued):RN _____

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	11.78 Acres	$ 6500.00
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: 6/4/23

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

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

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

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 (*If other is checked please describe in space provided.*)

☐ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☒ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 604379081		RN 11046053

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	5/10/2023

☐ New Customer ☐ Update to Customer Information ☒ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
Transit Village Investments LTD	WP West Acquisitions LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0800746002	32035081069	20-8042936	

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	2215 Westlake Drive Ste 300						
	City	Austin	**State**	TX	**ZIP**	78746	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	jmusgrove@americanrealty.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*

(512) 554-6282		( ) -

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 Hero Way

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	1561 Hero Way							
	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:	This property is located at the southeast corner of Hero Way and Main Street in the city of Leander, Texas.

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:	30.584260		**28. Longitude (W) In Decimal:**	-97.848927	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	3.34	-97	50	56.14

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1524		722515	

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

small retail shops and coffee shop

34. Mailing Address:	**1561 Hero Way**							
	City	**Leander**	**State**	**TX**	**ZIP**	**78641**	**ZIP + 4**	
35. E-Mail Address:	jmusgrove@americanrealty.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 554-6282		( ) -

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.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Anthony Goode	**41. Title:**	President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(972 **)** 822-1682		**( )** -	anthony@goodefaitheng.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:	Goode Faith Engineering, LLC	**Job Title:**	President
Name *(In Print):*	Anthony Goode	**Phone:**	**(** 972 **)** 822- **1682**
Signature:		**Date:**	6/1/2023