



July 24, 2023

Franklin Anciano  
Edwards Aquifer Protection Program  
Texas Commission on Environmental Quality

Re: Leander Marketplace CZP

Dear Franklin,  
The following comments in **red** are in response to your comments.

Edwards Aquifer Application Cover Page (TCEQ-20705)

1. Line 8. Site acres should match the legal boundaries as described on the Williamson Central Appraisal District Map (8.46 Acres). **Site acres changed to match legal boundaries described on WCAD Map (8.46 Acres)**

Contributing Zone Plan Application (TCEQ-10257)

2. Please provide Regulated Entity Name. **Regulated Entity Name provided.**

Application Fee Form (TCEQ-0574)

3. Site acres should match the legal boundaries as described on the Williamson Central Appraisal District Map (8.46 Acres). **Site acres changed to match legal boundaries described on WCAD Map (8.46 Acres) .**

Plan Sheets

The following sheets are not applicable to our review, please remove them if they are included:

- Tree List
- All Wastewater and Water Utility plan sheets (private & public) [Remove only if CZP]
- Fire protection plan
- Water & Wastewater detail sheets [Remove only if CZP]
- All landscaping sheets
- Signage details
- Architect Sheets
- Street Plan / Profile drawings.
- Electrical distribution plan sheets and details.

**Non-applicable sheets removed from plan sheets.**

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Goode".

Anthony Goode, PE



# **LEANDER MARKETPLACE**

**LEANDER, TX 78641**

## **T.C.E.Q. EDWARDS AQUIFER PROTECTION PLAN CZP**

**PREPARED FOR  
LEANDER SQUARE  
JULY 2023**

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name:</b> LEANDER MARKETPLACE				<b>2. Regulated Entity No.:</b>					
<b>3. Customer Name:</b> LEANDER SQUARE LP				<b>4. Customer No.:</b>					
<b>5. Project Type:</b> (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential	<input checked="" type="radio"/> Non-residential			<b>8. Site (acres):</b>			8.46	
<b>9. Application Fee:</b>	\$5,000		<b>10. Permanent BMP(s):</b>			Water Quality/Detention Pond			
<b>11. SCS (Linear Ft.):</b>			<b>12. AST/UST (No. Tanks):</b>						
<b>13. County:</b>	Williamson		<b>14. Watershed:</b>			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](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.

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

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

7/7/2023

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):

# 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

Date: 7/7/2023

Signature of Customer/Agent:



Regulated Entity Name: Leander Marketplace

## Project Information

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

Contact Person: Ashiq Ali

Entity: Leander Square LP

Mailing Address: 4800 Sugar Grove Blvd Ste 184

City, State: Stafford, TX

Telephone: 832-202-9280

Email Address: Alia.null@gmail.com

Zip: 77477

Fax: \_\_\_\_\_

5. Agent/Representative (If any):

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

6. Project Location:

- The project site is located inside the city limits of Leander  
 The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of \_\_\_\_\_.  
 The project site is not located within any city's limits or ETJ.

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

\_\_\_\_\_

8.  **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9.  **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000") is attached. The map(s) clearly show:
- Project site boundaries.
  - USGS Quadrangle Name(s).
10.  **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
- Area of the site
  - Offsite areas
  - Impervious cover
  - Permanent BMP(s)
  - Proposed site use
  - Site history
  - Previous development
  - Area(s) to be demolished

11. Existing project site conditions are noted below:

- Existing commercial site  
 Existing industrial site  
 Existing residential site



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

12. The type of project is:

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

13. Total project area (size of site): 8.46 Acres

Total disturbed area: 8.91 Acres

14. Estimated projected population: NA

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

**Table 1 - Impervious Cover**

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	52,525	÷ 43,560 =	1.21
Parking	206,474	÷ 43,560 =	4.74
Other paved surfaces	18,768	÷ 43,560 =	0.43
Total Impervious Cover	277,767	÷ 43,560 =	6.38

**Total Impervious Cover 6.38 ÷ Total Acreage 8.46 X 100 = 75 % 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.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: \_\_\_\_\_ feet.

Width of pavement area: \_\_\_\_\_ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area \_\_\_\_\_ acres  $\div$  R.O.W. area \_\_\_\_\_ acres  $\times 100 = \text{_____ \%}$  impervious cover.

22.  A rest stop will be included in this project.

A rest stop will not be included in this project.

23.  Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

### ***Stormwater to be generated by the Proposed Project***

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

### ***Wastewater to be generated by the Proposed Project***

25.  Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

N/A

26. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

**Attachment F - Suitability Letter from Authorized Agent.** An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines):

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

Existing.

Proposed.

N/A

### ***Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons***

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

N/A

27. Tanks and substance stored:

**Table 2 - Tanks and Substance Storage**

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

**Total x 1.5 = \_\_\_\_\_ Gallons**

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

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

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

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

**Table 3 - Secondary Containment**

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

**Total: \_\_\_\_\_ Gallons**

30. Piping:

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

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

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

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

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

- In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

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

## ***Site Plan Requirements***

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

34.  The Site Plan must have a minimum scale of 1" = 400'.  
Site Plan Scale: 1" = 20 '.
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): \_\_\_\_\_.
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: \_\_\_\_\_.  
 N/A
49.  Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.  
 N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.  
 The site will be used for low density single-family residential development and has 20% or less impervious cover.  
 The site will be used for low density single-family residential development but has more than 20% impervious cover.  
 The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

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

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

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

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

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

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

N/A

55.  **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

N/A

56.  **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

Prepared and certified by the engineer designing the permanent BMPs and measures

Signed by the owner or responsible party

Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.

Contains a discussion of record keeping procedures

N/A

57.  **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

N/A

58.  **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

N/A

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

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



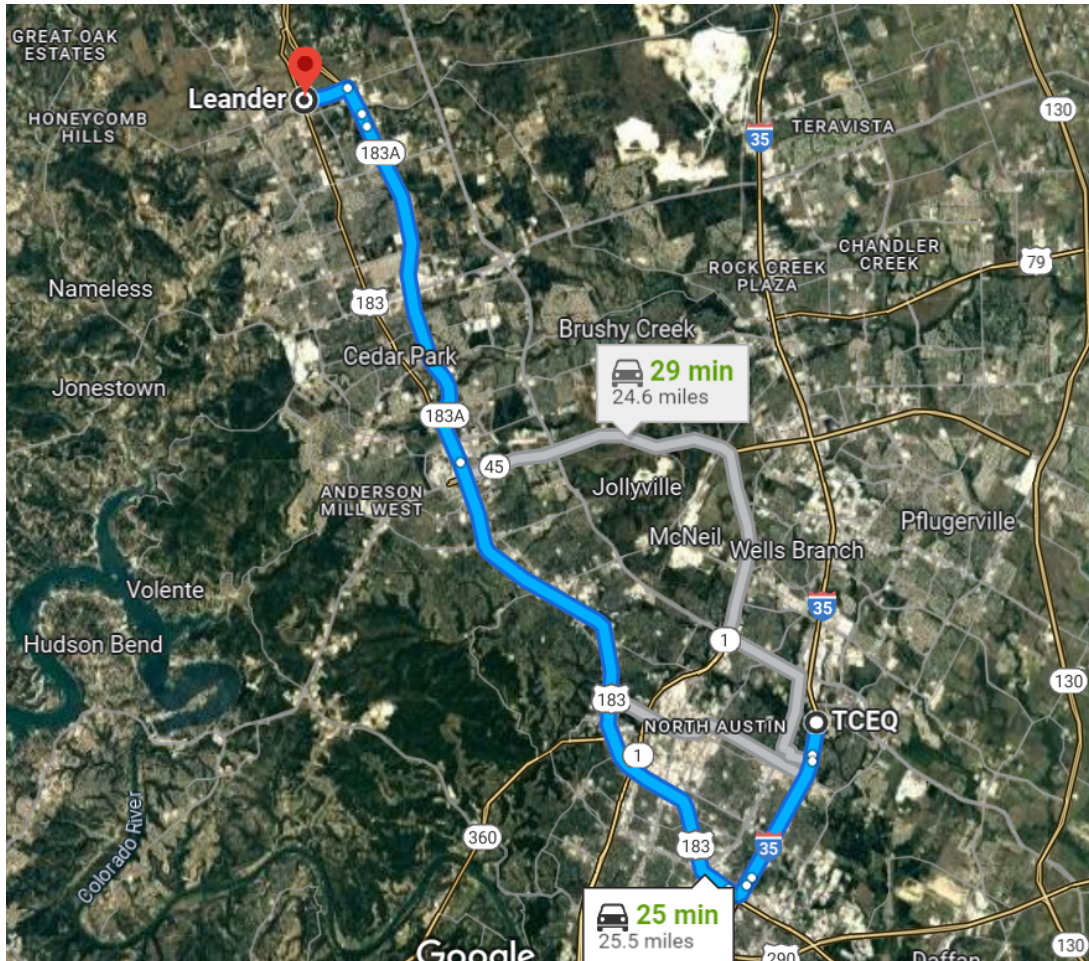
or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

### ***Administrative Information***

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



## ATTACHMENT A – ROAD MAP



### TCEQ

12100 Park 35 Cir, Austin, TX 78753

- > Get on US-183 Hwy N from S I-35 Frontage Rd and E Braker Ln  
16 min (6.3 mi)
- > Follow 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  
12 min (14.0 mi)
- > Drive to Hero Way in Leander  
4 min (1.6 mi)

### Leander

Texas 78641

# Attachment B - USGS Quadrangle



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

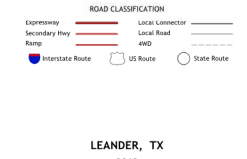
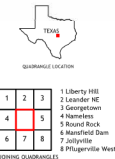
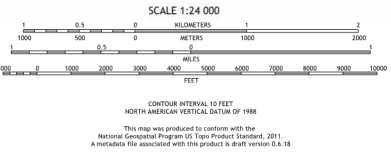
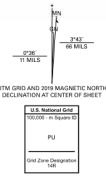


LEANDER QUADRANGLE  
TEXAS  
7.5-MINUTE SERIES



**Produced by the United States Geological Survey**  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000-meter grid (Universal Transverse Mercator, Zone 14B)  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Imagery.....	NAP, September 2014 - November 2014
Roads.....	U.S. Census Bureau, 2015
Names.....	GNIS, 1979 - 2018
Hydrography.....	National Hydrography Dataset, 2002 - 2018
Contours.....	National Elevation Dataset, 2002
Boundaries.....	Multiple sources; see metadata file 2016 - 2017
Wetlands.....	FWS National Wetlands Inventory 1982



LEANDER, TX  
2019





## **ATTACHMENT C – PROJECT NARRATIVE**

The site is approximately 8.46 acres, is located in Leander. The site is bounded on the west by US HWY 183 and to the south by Hero Way. Leander Station (CapMetro) is just north of the site. The site is currently undeveloped and is open with no hardwoods. The proposed commercial development will consist of 5 separate buildings for retail and restaurants, and parking/drive aisles along with associated utilities.

The project is located within the Brushy Creek watershed and a portion of the project is within the 100-year floodplain as per FEMA FIRM panel 48491C0455F as dated 12/20/2019 for Williamson County, Texas. The project is located in the Edward's Aquifer Contributing Zone; therefore, water quality controls are required. The project will have a stacked water quality/detention pond. This BMP will provide a minimum removal of 80% of the TSS.

Under existing conditions, the entire site drains to the southeast. There are no offsite areas draining through the site. The construction of East Street (project 20-TOD-PICP-010) was approved in 2019. This tract's drainage was included in the design. East Street will run along the eastern edge of the site. In order to meet the pollutant removal requirements for the site, a water quality/detention pond is proposed and will be located in the southeast corner of the site

The existing CN for the proposed undeveloped areas is determined to be an 84. All proposed impervious cover was assigned a CN of 98. The impervious cover for the site (8.46 acres) and pond design is 6.53 acres or 77%. The total project area (disturbed area) is 8.91 acres, and the total impervious cover is 6.74 acres or 76%.

Items to be demolished include wire fencing, driveway entrance and culvert on Hero Way side and 70+- LF of curb and gutter along Hero Way.



## ATTACHMENT D – FACTORS AFFECTING WATER SURFACE 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.

Improperly installed sanitary sewers may increase fecal materials and nutrients in runoff. City permitting procedures and inspections will make this a minor concern.



## ATTACHMENT E – VOLUME AND CHARACTERISTICS OF STORMWATER

The curve number of undeveloped the site is 84, pasture in fair condition. All existing impervious cover was assigned a curve number of 98. The development of the site will result in impervious cover of approximately 6.53 acres.

With the proposed treatment measures, the character of the storm water leaving the site after the development is expected to be similar in character to that of existing conditions. This proposed development will require water quality treatment. This will be achieved using the water quality/detention 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 (%)	Curve Number (D soils)	Q - 2 year (cfs)	Q (10 year) (cfs)	Q (25 year) (cfs)	Q (100 year) (cfs)
<b>SEE EAST STREET DESIGN 20-TOD-PICP-010 INTERIM AND PROPOSED</b>								
SITE	8.58	23.40	68%	92.3	22.8	39.7	49.1	65.2
BP	0.00	5.00	0%	89.0	0.0	0.0	0.0	0.0
HERO	0.56	5.00	100%	98.0	2.8	4.4	5.4	7.2
<b>Existing Total (P1A) (East Street)</b>	<b>9.14</b>	<b>23.40</b>	<b>70%</b>	<b>94.0</b>	<b>25.9</b>	<b>40.7</b>	<b>50.9</b>	<b>68.3</b>
Proposed Drainage Calculations								
P1	5.04	10.00	75%	93.5	16.4	27.7	34.1	45.2
P2	3.15	10.00	85%	95.3	15.4	25.8	31.7	42.0
Proposed Bypass (PB)	0.57	5.00	0%	80.0	1.6	3.2	4.3	6.1
HERO	0.56	5.00	100%	98.0	2.8	4.4	5.4	7.2
Proposed Total W/O pond					35.1	59.5	73.5	97.7
Proposed Total w/Pond					23.9	40.5	49.7	68.2



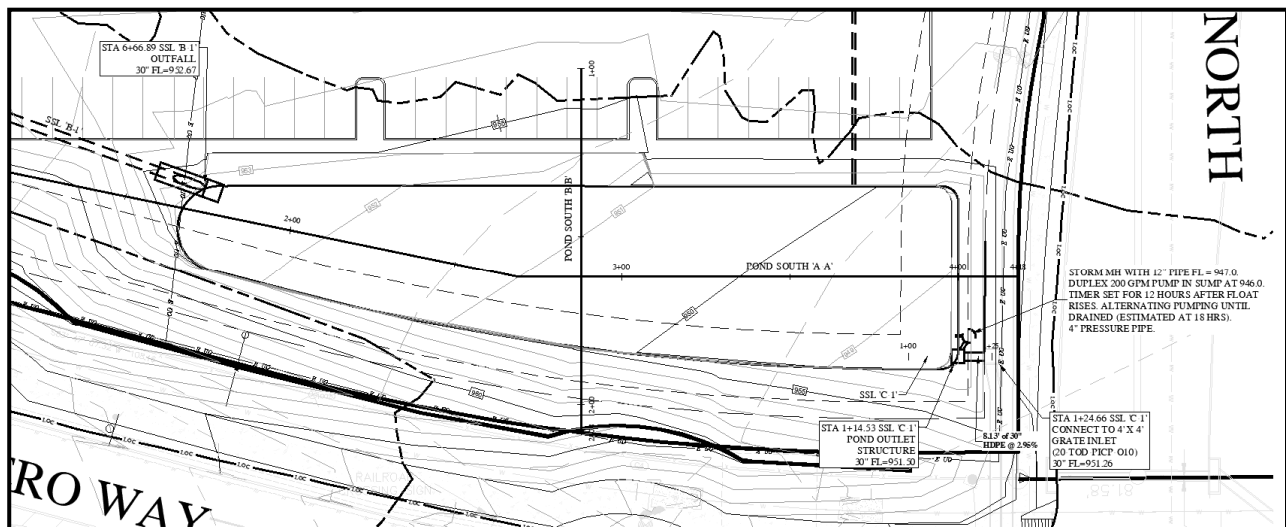
## ATTACHMENT K – BMPS FOR ONSITE STORMWATER

Temporary BMPs will be utilized during construction and permanent BMPs are planned to minimize surface stream contamination of the infrastructure of the project. Temporary BMPs for the construction consist of:

- One construction entrance to reduce hazards transported on tire wheels from entering or exiting the site
- 1500+/- linear feet of silt fence along the down gradient area of the project to reduce particle migration, sediment transport, waste, and other harmful pollutants caused during construction
- One concrete washout area to prevent the discharge of pollutants.
- Litter and trash removal and sanitary septic facilities will be provided during construction

The permanent BMP controls for the site consist of a Water Quality/Detention Basin. Additionally, revegetation measures and landscape maintenance will be employed. These controls were carefully designed to meet the 80 percent removal rate of total suspended solids. Refer to the drainage map for detailed pond location and additional drainage area information.

The temporary BMPs and the permanent BMP (Water Quality/Detention Basin) have been designed in accordance with the TCEQ Technical Guidance Manual (TGM) RG-348. See Water Quality Calculations for basin design on following page.



Proposed Water Quality/Detention Basin

# POND WATER QUALITY CALCULATIONS

<b>2. Drainage Basin Parameters (This information should be provided for each basin):</b>			
Drainage Basin/Outfall Area No. =	1		
Total drainage basin/outfall area =	8.46	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	
Post-development impervious area within drainage basin/outfall area =	6.53	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.77		
$L_M$ THIS BASIN =	5684	lbs.	
<b>3. Indicate the proposed BMP Code for this basin.</b>			
Proposed BMP =		WQ/Detention	
Removal efficiency =	91	percent	
			Aqualogic Can
			Bioretention
			Contech Storm
			Constructed Wetland
			Extended Detention
			Grassy Swale
			Retention / Infiltration
			Sand Filter
			Stormceptor
			Vegetated Filter
			Vortechs
			Wet Basin
			Wet Vault
<b>4. Calculate Maximum TSS Load Removed (<math>L_R</math>) for this Drainage Basin by the selected BMP Type.</b>			
	RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$		
where:	$A_C$ = Total On-Site drainage area in the BMP catchment area		
	$A_I$ = Impervious area proposed in the BMP catchment area		
	$A_P$ = Pervious area remaining in the BMP catchment area		
	$L_R$ = TSS Load removed from this catchment area by the proposed BMP		
	$A_C$ =	8.46	acres
	$A_I$ =	6.53	acres
	$A_P$ =	1.93	acres
	$L_R$ =	6610	lbs
<b>5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area</b>			
	Desired $L_M$ THIS BASIN =	5700	lbs.
	F =	0.86	
<b>6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.</b> <a href="#">Calculations from RG-348</a>			
	Rainfall Depth =	1.38	inches
	Post Development Runoff Coefficient =	0.59	
	On-site Water Quality Volume =	24863	cubic feet
			<a href="#">Calculations from RG-348</a> <a href="#">Pages 3-36 to 3-37</a>







## **ATTACHMENT L – BMPS FOR SURFACE STREAMS**

Temporary BMPs consist of silt fence, construction entrance and concrete washout. Permanent BMPs for surface streams include batch detention ponds, revegetation, and landscape maintenance. These practices will help prevent contamination in the surface streams. Refer to Attachment K for a detailed description of these measures

This development will convey storm water to an established stormwater conveyance system along Hero Way which flows to the North Fork of Brushy Creek. Careful measures have been taken in the design of the pond system and outlet controls. To



## **ATTACHMENT M – CONSTRUCTION PLANS**

# LEANDER MARKETPLACE

## SITE & FLOODPLAIN DEVELOPMENT PLAN

1060 Hero Way  
Leander, TX 78641  
**FEBRUARY 2023**

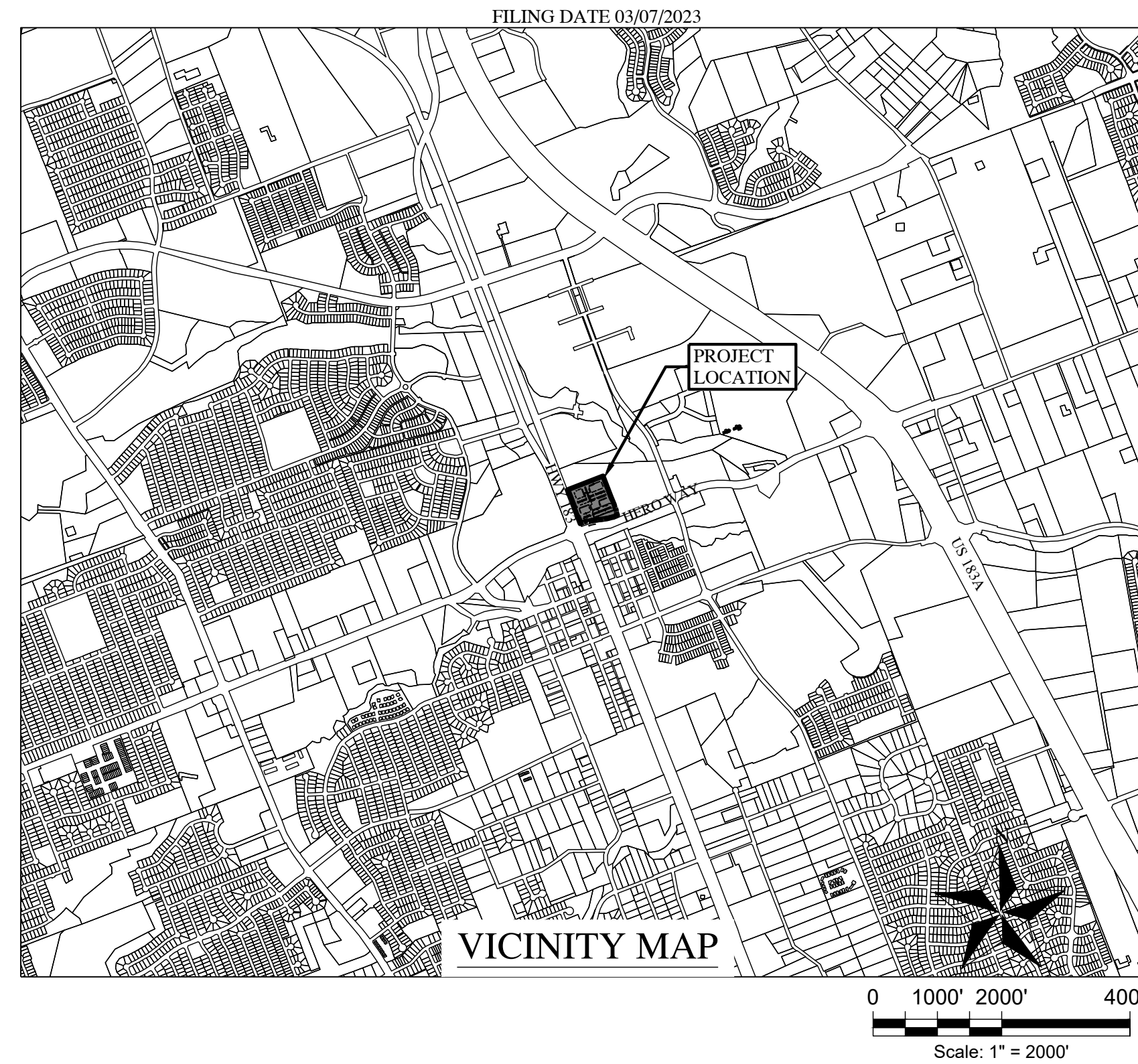
**NOTES:**

- LEGAL DESCRIPTION: AW0125 AW0125 - CHAMBERS, T. SUR., ACRES 8.461.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- CURRENT ZONING IS LEANDER MARKETPLACE PUD.
- ALL EASEMENT OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED JULY 15, 2002 BY FIRST AMERICAN TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
- GEOTECH REPORT BY RABA KISTNER CONSULTANTS, INC (RKC) APRIL 7, 2020.
- IMPROVEMENTS TO BE DEDICATED TO THE CITY OF LEANDER IS 10' PUBLIC SIDEWALK ALONG HERO WAY.
- DISTURBED ACREAGE IS 8.46 AC.
- LANDSCAPING TO BE OWNED AND MAINTAINED BY PRIVATE PROPERTY OWNER.

**SPECIAL CONSTRUCTION NOTES:**

- 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.
- CONTRACTOR SHALL POT HOLE ALL EXISTING UTILITIES AT CONNECTION AND INTERSECTION PRIOR TO UTILITY MATERIALS BEING DELIVERED TO SITE.
- 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.)
- COORDINATE UTILITY CONNECTIONS WITH EAST STREET CONSTRUCTION.

LAND USE SUMMARY		
<b>SITE DATA:</b>		
LOCATION	HERO WAY & EAST STREET NORTH	
ZONING	LEANDER MARKETPLACE PUD PER ORDINANCE 21-065-00 (GC-3-A)	
CURRENT USE	UNDEVELOPED	
FUTURE LAND USE CATEGORY	GREENWAY & LEANDER CENTRAL	
LOT AREA	8.46 ACRES (368563 SF)	
IMPERVIOUS	282711 SF	
BUILDING IMPERVIOUS	53124 SF	
UNITS	5 COMMERCIAL BUILDINGS	
UNITS PER ACRE	6.25	
<b>LOT DATA:</b>		
LOT:	ZONE	SIZE
LOT 1	GC	8.46 AC



**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:**  
LEANDER SQUARE, LP  
4800 SUGAR GROVE BLVD STE 315  
STAFFORD, TEXAS 77477  
CONTACT:  
ZISHAN MOMIN  
P: (832) 202-9280  
E: ZISHAN@LAMASARCAPITAL.COM

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

**CURRENT CITY OF LEANDER PERMITS APPLICABLE:**

THIS SITE PLAN SD-23-0078  
PUBLIC IMPROVEMENTS PLAN 20-TOD-PICP-010  
PRELIMINARY PLAT PP-22-0020  
ZONING ORDINANCE NO. 21-065-00  
FINAL PLAT

APPROVED BY:

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

EMILY TRUMAN, P.E., CFM, CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MARK TUMMONS, CRPP, DIRECTOR OF PARKS AND RECREATION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF JOSHUA DAVIS, FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	PRELIMINARY PLAT
4	EXISTING CONDITIONS & DEMOLITION PLAN
5	EROSION & SEDIMENTATION CONTROL PLAN - EAST ST.
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EROSION & SEDIMENTATION CONTROL NOTES
8	EXISTING DRAINAGE AREA MAP - EAST ST.
9	PROPOSED DRAINAGE AREA MAP
10	POND PLAN
11	WATER QUALITY PLAN
12	GRADING PLAN
13	PUBLIC SIDEWALK & PRIVATE TRAIL PLAN
14	SITE PLAN
15	PHASING PLAN
16	ADDRESS PLAN
17	OVERALL UTILITY PLAN
18	STORM PLAN & PROFILE (1 OF 3)
19	STORM PLAN & PROFILE (2 OF 3)
20	STORM PLAN & PROFILE (3 OF 3)
21	WASTEWATER PLAN
22	WATER PLAN
23	TRAFFIC CONTROL PLAN
24	STANDARD DETAILS (1 OF 6)
25	STANDARD DETAILS (2 OF 6)
26	STANDARD DETAILS (3 OF 6)
27	STANDARD DETAILS (4 OF 6)
28	STANDARD DETAILS (5 OF 6)
29	STANDARD DETAILS (6 OF 6)
30	LANDSCAPE PLAN
31	MAJOR CORRIDOR STREETSCAPE PLAN
32	MASTER ARCHITECTURAL PLAN

PLAN SUBMITTAL / REVIEW LOG

1ST SUBMITTAL TO CITY \_\_\_\_\_

\_\_\_\_\_

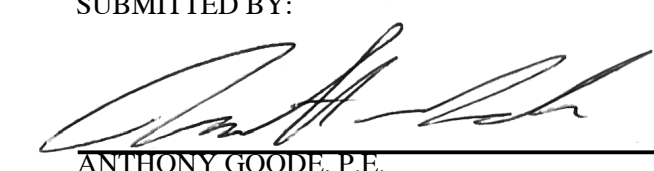
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LEANDER MARKETPLACE

COVER

NO.	DESCRIPTION	REVISIONS	APPROVAL
1.			
2.			
3.			
4.			
5.			
6.			
7.			

SUBMITTED BY:  DATE: 7-24-23

ANTHONY GOODE, P.E.  
GOODE FAITH ENGINEERING, LLC.  
TBPE FIRM NO. F-22664  
1620 LA JAITA DR. STE 300  
CEDAR PARK, TX, 78613  
(972) 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, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DRAWN BY RDP	DATE 2/21/2023
CHECKED BY AHG	PROJECT NO. 22-018.0



LEANDER MARKETPLACE

GENERAL NOTES

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS

REVISED March 27, 2023 CITY CONTACTS: ENGINEERING MAIN LINE: 512-528-2721 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

GENERAL:

- 1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. 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.
b. REPORT PIPELINE DAMAGE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. 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.
d. CONNECTING TO THE EXISTING WATER LINES.
e. 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.
4. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. 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. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. 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.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. 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 OF RECORD AND CITY.
14. 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 THE PROPERTY OWNER.
15. 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.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. 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.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. 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.
21. THE 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. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED

(OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.

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

CONSTRUCTION SEQUENCE NOTES

NOTE: BELOW IS GENERAL SEQUENCE OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL UPDATE BELOW WITH NOTES SPECIFIC TO THE PROJECT.

- 1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. SET-UP E/S CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
3. SET UP TEMPORARY TRAFFIC CONTROLS.
4. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
5. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. (NOTE: PLEASE UPDATE AS PER THE PROJECT)
6. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
7. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

CONSTRUCTION SEQUENCING 1ST PHASE:

- 1. COORDINATE WITH EAST STREE CONSTRUCTION. ANTICIPATE BOTH PROJECTS UNDER CONSTRUCTION AT THE SAME TIME.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROLS AND TREE PROTECTION FENCING FOR EACH PHASE PRIOR TO CLEARING AND GRUBBING AND PER APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN.
3. 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.
4. CONTRACTOR TO VERIFY UTILITY LOCATIONS PRIOR AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES.
5. BEGIN SITE CLEARING.
6. CLEAR AND GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL FOR LATER USE
7. COORDINATE ROW PERMITS FOR CONNECTIONS TO PUBLIC MAINS (STREET CUTS).
8. ROUGH GRADE SITE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. INSTALL WATER AND WASTEWATER LINES AND APPURTENANCES.
10. PHASED DEMOLITION AND TRAFFIC CONTROL FOR HERO WAY CROSSING
11. ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED.
12. MAKE ALL CONNECTIONS TO PUBLIC INFRASTRUCTURE AND COMPLETE ALL WORK IN THE ROW. PHASE 2 DOES NOT INCLUDE ANY WORK IN THE ROW OR ON PUBLIC INFRASTRUCTURE.
13. COMPLETE GRADINGS, DRAINAGE AND PAVING.
14. COMPLETE RESTORATION OF SITE VEGETATION.
15. PROJECT ENGINEER INSPECTS JOB AND SUBMITS THE ENGINEER'S CONCURRENCE LETTER.
16. CITY VISITS SITE AND ISSUES CERTIFICATE OF ACCEPTANCE ONLY IF ALL CONSTRUCTION IS IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
17. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS WHEN RESTORATION HAS BEEN ACCEPTED.
18. FOLLOWING THE COMPLETION OF THE THE PROJECT THE CONTRACTOR SHALL REMOVE ANY SEDIMENT BUILDUP IN THE POND FROM CONSTRUCTION ACTIVITIES
PHASE 2 MAY BE INSTALLED WITH PHASE 1; HOWEVER, IF IT IS NOT, THE AREA WILL NEED TO BE REVEGETATED. FOR PHASE 3, REPEAT STEPS

EROSION CONTROL NOTES

- 1. 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 CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
3. 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.
4. 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.
5. 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 BERMUDDA SHALL NOT BE USED.
6. 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.
7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
8. 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

WATER AND WASTEWATER GENERAL NOTES

- 1. 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.
2. 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
3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE

SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. 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:

Table with 2 columns: SIEVE SIZE, PERCENT RETAINED BY WEIGHT. Rows include 1/2", 3/8", #4, #10, and 6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 1. 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.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. 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 AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION 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 SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FLUX-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. 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.
6. THRUST BLOCKS 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 BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-9). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. 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
13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- 1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WLV-511 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- 1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. 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 CLOUDS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. 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.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 3/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
8. 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.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. 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 APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND CONSULTANT RECOMMENDATIONS WERE PROVIDED BY RABA KISTNER PAVEMENTS, INC. (RKCI). PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

Table with 4 columns: Pavement Option, Layer Description, 4% Growth Layer Thicknesses, 8% Growth Layer Thicknesses. Rows include Option 1, Option 2, and Option 3.

\*ALL GEOGRID TO BE TENSAR TX-5 PER GEOTECHNICAL REPORT

- 13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

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 NOTES

TBM #1-- MAG NAIL WITH "4WARD BOUNDARY" WASHER SET IN CONCRETE SIDEWALK ON THE WEST SIDE OF MEL MATHS AVENUE. ±34' SOUTHEAST FROM THE SOUTHEAST CORNER OF SUBJECT TRACT, ±83' SOUTHWEST OF A WATER METER. ELEVATION = 958.14'.
TBM #2-- MAG NAIL WITH "4WARD BOUNDARY" WASHER SET ON TOP OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF HERO WAY, ±92' NORTHEAST OF THE NORTHWEST CORNER OF SUBJECT TRACT, ±33' SOUTHWEST OF A GAS VALVE. ELEVATION = 954.22'.

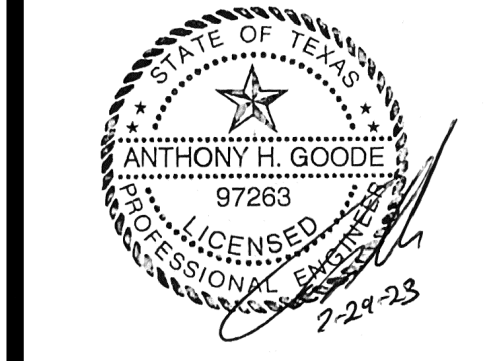
BENCHMARK INFO:

TBM #1
NORTHING - 10184333.117
EASTING - 3078188.459
GEI0D - 12A

TBM #2
NORTHING - 10184693.386
EASTING - 3077321.098
GEI0D - 12A

Table with 2 columns: DATE, PROJECT NO., DESIGNED BY, CHECKED BY. Values include 2/21/2023, 22-018.0, RDP, AHG.

Table with 2 columns: REVISIONS, APPROVAL. Includes a grid for tracking revisions and approvals.



**LEANDER MARKETPLACE**

PRELIMINARY PLAT

DATE  
2/21/2023  
 PROJECT NO.  
22-018.0  
 DESIGNED BY  
RDP  
 CHECKED BY  
AHG

NO.	DESCRIPTION	APPROVAL
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

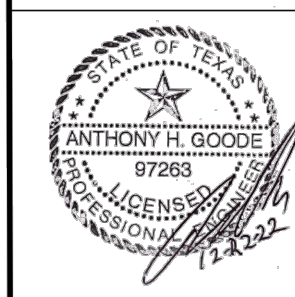


CIVIL ENGINEERING AND PLANNING  
 (972) 822-1822  
 TBPB FIRM REGISTRATION NO. F-22664

**LEANDER MARKETPLACE MINOR  
 REVISION #1  
 PRELIMINARY PLAT**

DATE  
12/22/2022  
 PROJECT NO.  
22-018.0  
 DESIGNED BY  
DWL  
 CHECKED BY  
AHG

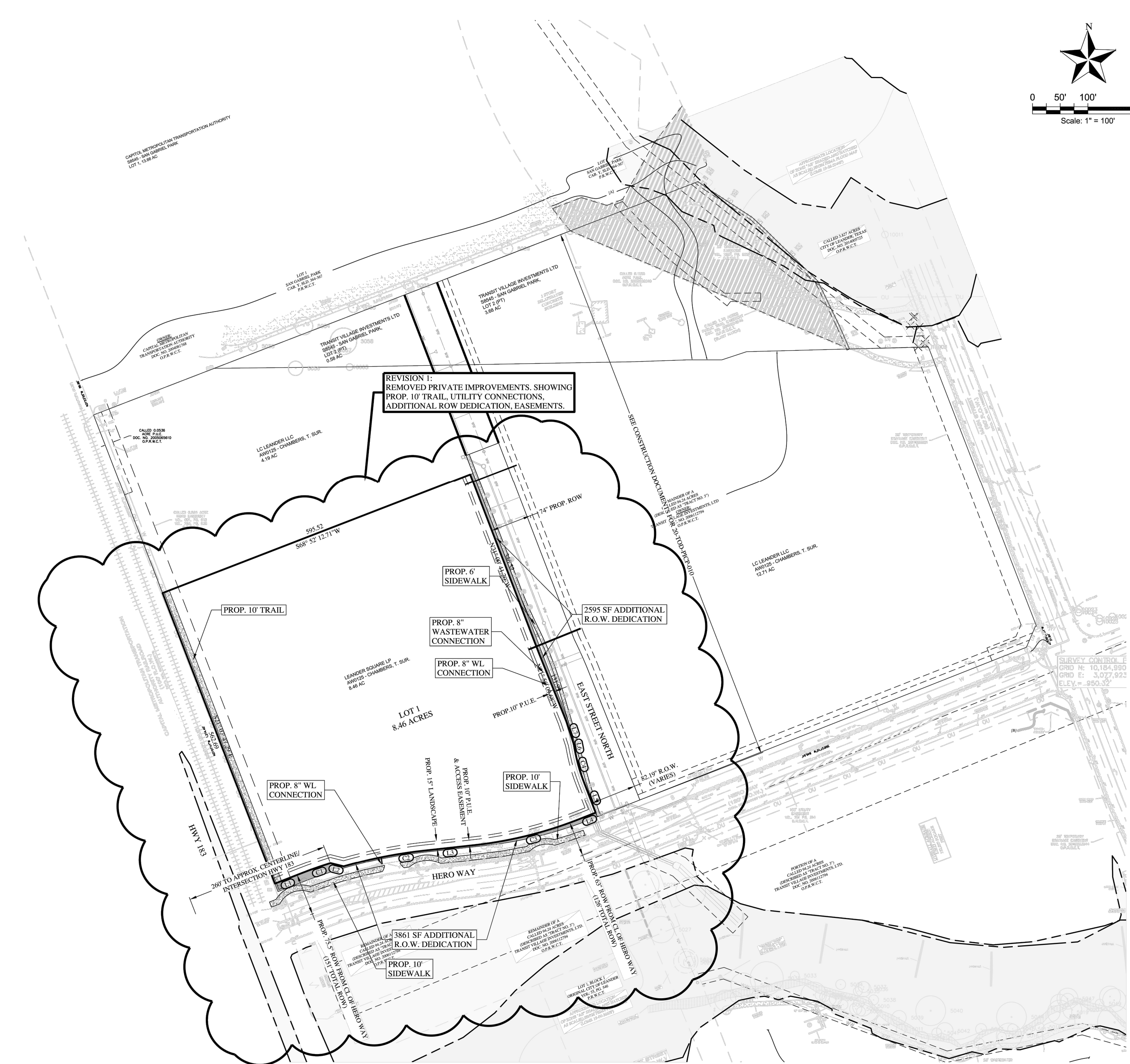
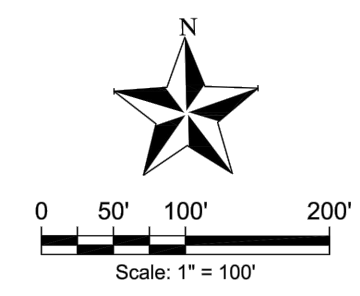
REVISIONS



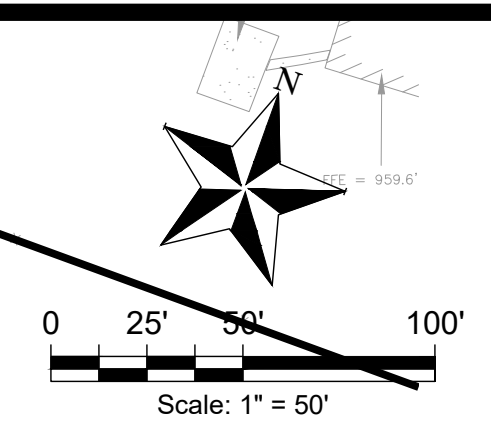
LINE #	LENGTH	BEARING
L1	50.89'	N68° 36' 41.02"E
L2	24.50'	S76° 06' 51.50"E
L3	89.53'	N63° 47' 07.31"E
L4	31.73'	N68° 27' 09.76"E
L5	60.41'	N21° 00' 50.94"W
L6	13.44'	N10° 48' 36.63"W
L7	43.97'	N18° 03' 19.33"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	95.15'	776.83'	4.14"	28.05'	N70° 40' 55"E	95.14'
C2	148.74'	862.89'	9.88"	74.56'	N76° 50' 46"E	148.56'
C3	197.23'	737.00'	15.33"	99.21'	N76° 07' 09"E	196.64'
C4	55.92'	314.00'	10.20"	28.03'	N15° 54' 44"W	55.85'

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.



REVISION 1:  
 REMOVED PRIVATE IMPROVEMENTS, SHOWING  
 PROP. 10' TRAIL, UTILITY CONNECTIONS,  
 ADDITIONAL R.O.W. DEDICATION, EASEMENTS.



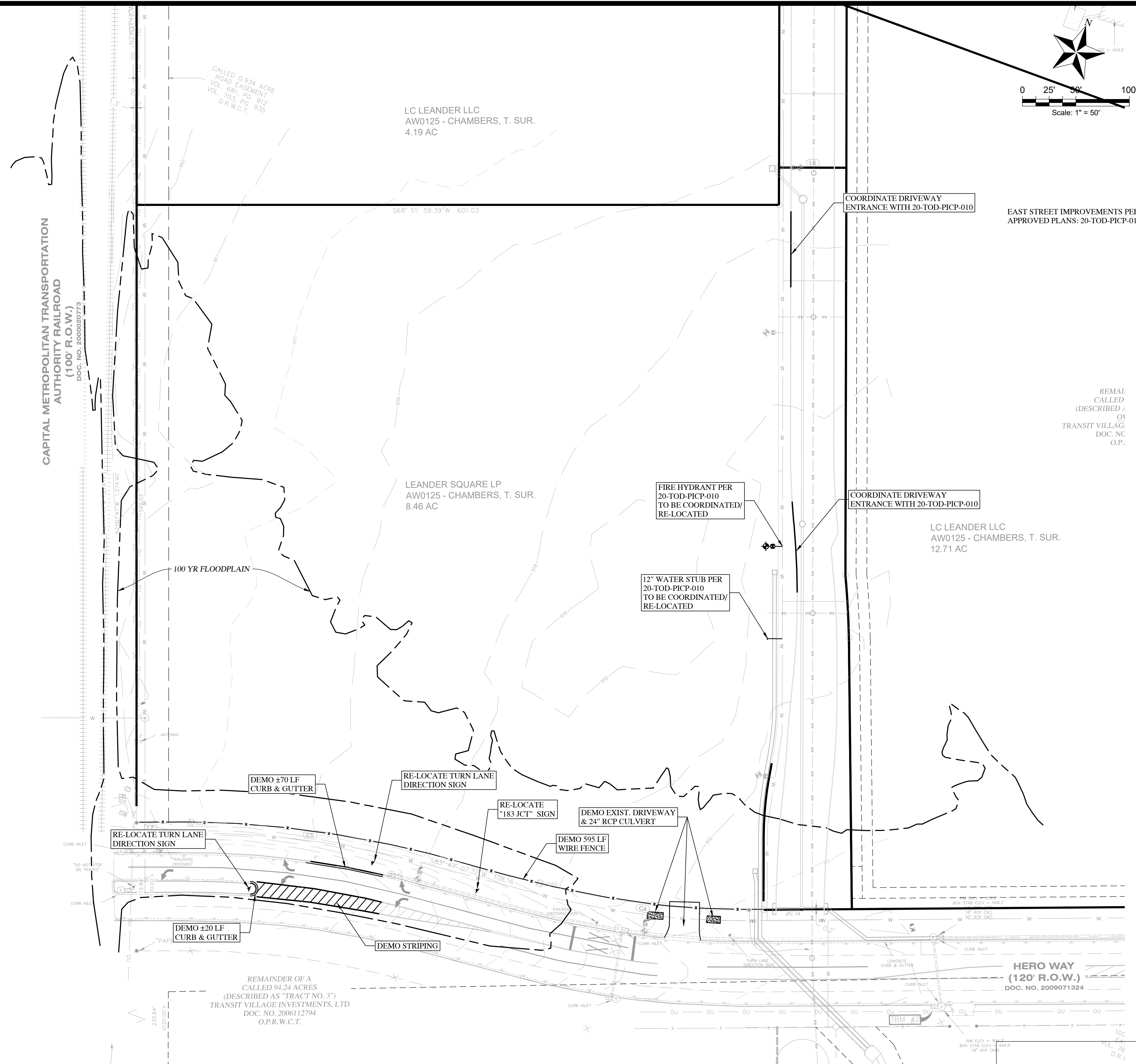
**LEANDER MARKETPLACE**

EXISTING CONDITIONS & DEMOLITION PLAN

EAST STREET IMPROVEMENTS PER APPROVED PLANS: 20-TOD-PCIP-010

REMAI  
CALLED  
(DESCRIBED) OI  
TRANSIT VILLAG  
DOC. NC  
O.P.

- LEGEND**
- PROPERTY LINE
  - - - EXISTING PROPERTY LINES
  - - - EXISTING EASEMENTS
  - - - 100 YR FLOODPLAIN
  - 1/2" IRON ROD WITH "WARD BOUNDARY" CAP SET
  - 1/2" IRON ROD FOUND
  - ⊙ IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)
  - ▲ MAG NAIL FOUND
  - △ CALCULATED POINT
  - ⊕ SURVEY CONTROL POINT
  - ⊙ BENCHMARK
  - CLEAN OUT
  - BOLLARD POST (UNLESS NOTED)
  - EDGE OF ASPHALT
  - ⊕ FIRE HYDRANT
  - ⊕ GAS VALVE
  - ⊕ TELECOMMUNICATIONS MANHOLE
  - ⊕ TELECOMMUNICATIONS BOX
  - ⊕ TELECOMMUNICATIONS PEDESTAL
  - ⊕ ELECTRIC JUNCTION BOX
  - ⊕ ELECTRIC PULL BOX
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ TRAFFIC SIGNAL BOX
  - ⊕ STOP SIGN
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ WATER WELL
  - ⊕ WATER FAUCET
  - ⊕ WATER MANHOLE
  - ⊕ STORM SEWER MANHOLE
  - ⊕ WASTEWATER MANHOLE
  - ⊕ SIGN (AS NOTED)
  - ⊕ POWER/UTILITY POLE
  - ⊕ GUY ANCHOR
  - ⊕ WIRE FENCE
  - ⊕ OVERHEAD UTILITY
  - CONCRETE
- DOC. NO. DOCUMENT NUMBER  
VOL./PG. VOLUME, PAGE  
CAB./SLD. CABINET, SLIDE  
P.O.B. POINT OF BEGINNING  
CONC. CONCRETE  
R.O.W. RIGHT-OF-WAY  
P.U.E. PUBLIC UTILITY EASEMENT  
P.R.T.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS  
D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS  
O.R.W.C.T. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS  
(.....) RECORD INFORMATION PER PLAT CAB. 7, SLD. 364-367  
[.....] RECORD INFORMATION PER DEED DOC. NO. 2006112794  
[.....] RECORD INFORMATION PER DEED DOC. NO. 2009071324  
[.....] RECORD INFORMATION PER DEED DOC. NO. 20140052725



DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	APPROVAL
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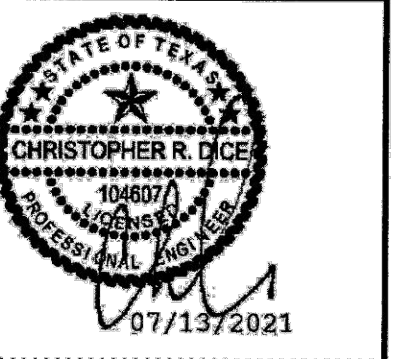


**EAST STREET - NORTH OF HERO WAY**  
EROSION & SEDIMENTATION CONTROL PLAN

DATE: 3/02/2020  
PROJECT NO.: RA0293.000.0  
DRAWN BY: ATG/RDP  
CHECKED BY: AHG

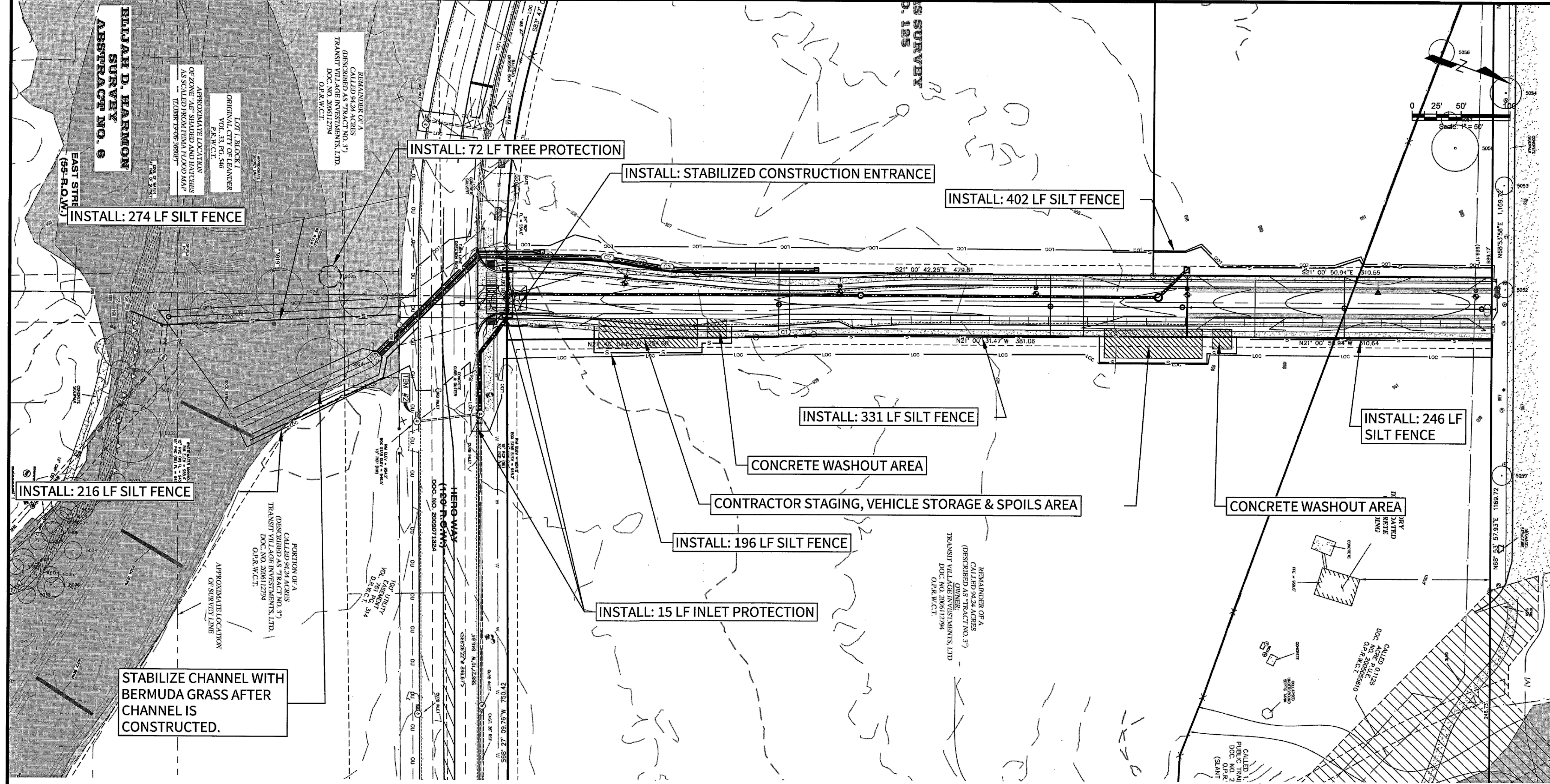
REVISIONS

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07/13/2021

CUDE ENGINEERS  
TBPE No. 19070



**PHASING PLAN:**  
1. INITIAL PERIMETER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, TOP SOIL STORAGE, POND ROUGH CUT AND ASSOCIATED BEST MANAGEMENT PRACTICES.  
2. UTILITY/DRAINAGE BEST MANAGEMENT PRACTICES, STAGING/STORAGE AND CONCRETE WASHOUT.  
3. INLET PROTECTION AND POND PROTECTION.  
4. REMOVAL OF CONSTRUCTION ENTRANCE, INTERIOR CONTROLS.  
5. LARGE AREA RE-VEGETATION.

**NOTES:**  
1. SEE SHEET 2 GENERAL NOTES FOR RESTORATION OF SITE.  
2. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

**LEGEND**

---	EXISTING MAJOR CONTOUR
- - -	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
- - -	PROPOSED MINOR CONTOUR
▬	FLOODWAY
▬	100 YEAR FLOODPLAIN
---	SILT FENCE
---	TREE PROTECTION
---	INLET PROTECTION
---	STABILIZED CONSTRUCTION ENTRANCE
---	STAGING/SPOILS/WASHOUT AREA

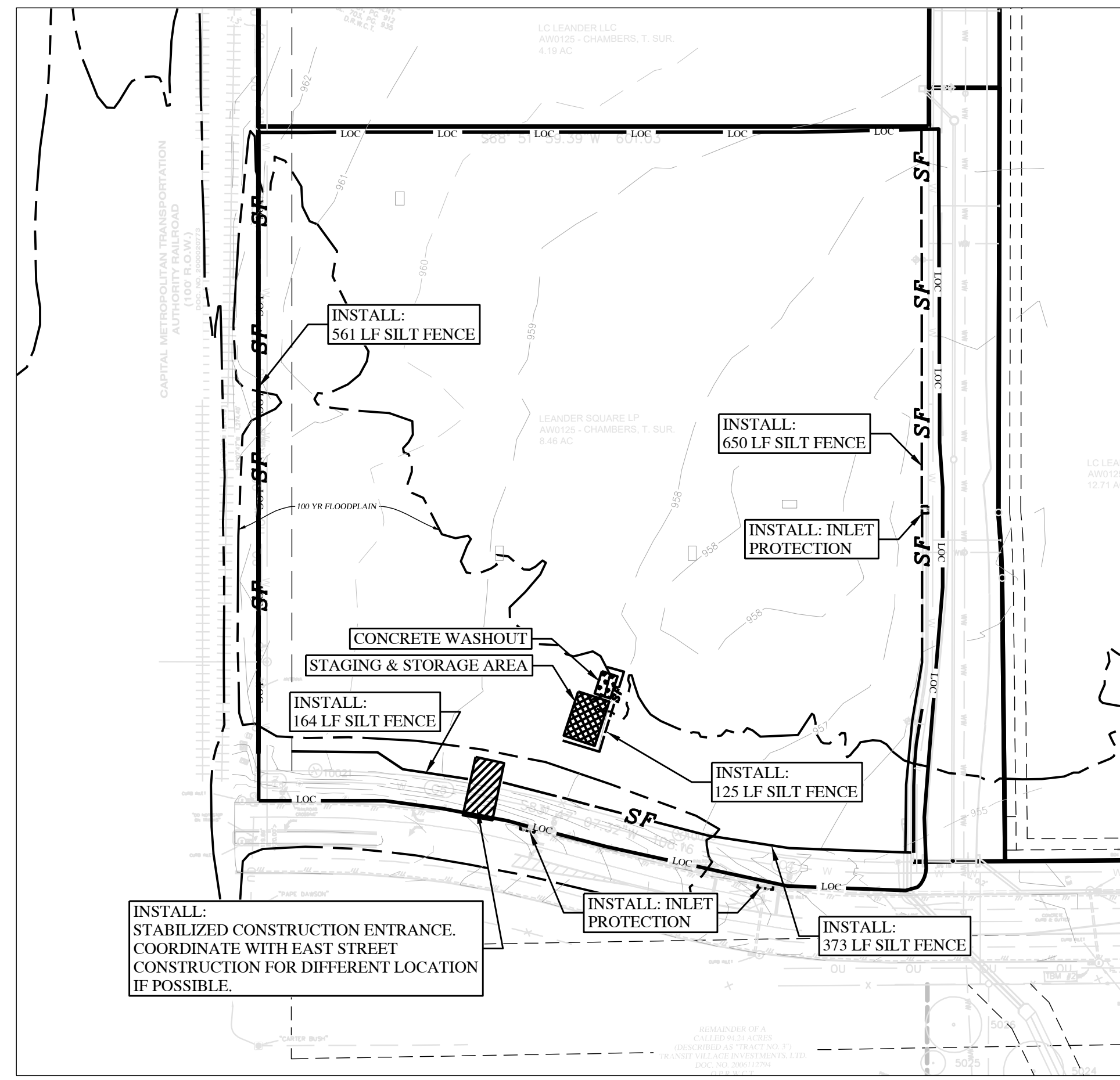
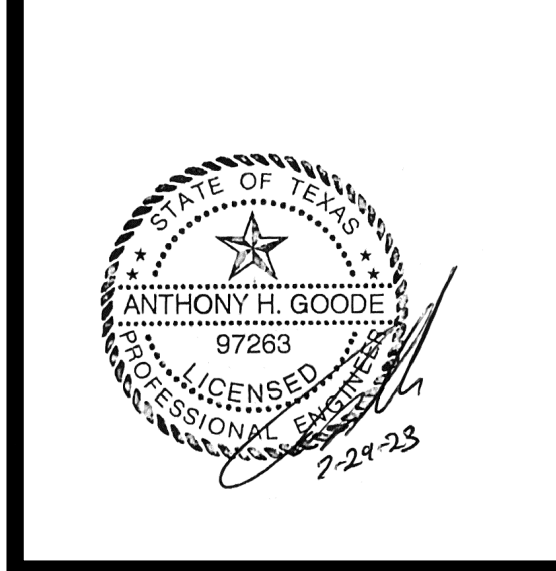
**FOR REFERENCE ONLY**

APPROVED  
RNG

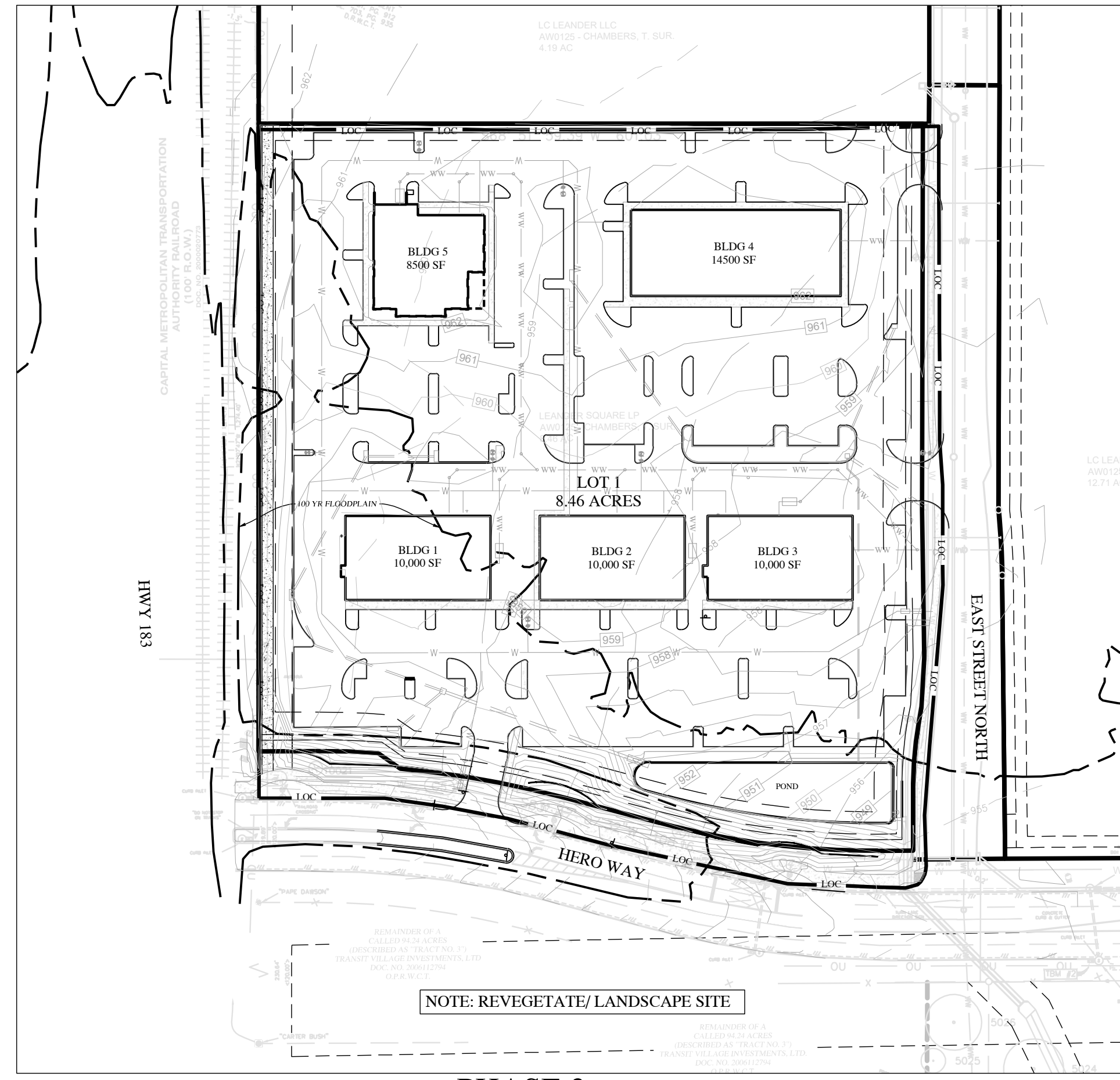
**LEANDER MARKETPLACE**  
 EROSION & SEDIMENTATION CONTROL PLAN

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	APPROVAL
1.		
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**PHASE 1**  
 SCALE 1"=100'



**PHASE 3**  
 SCALE 1"=100'



**PHASE 2**  
 SCALE 1"=50'

- EROSION CONTROL SEQUENCE NOTES**
- PHASE 1:**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
  2. INSTALLATION OF TEMPORARY EROSION CONTROLS.
  3. SILT FENCE ALONG WEST, SOUTH & EAST PROPERTY LINES.
  4. INLET PROTECTION ON EXISTING INLETS ON HERO WAY.
- PHASE 2:**
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. SITE DEMOLITION AND GRADING.
  3. INSTALL SILT FENCE AROUND STAGING/STORAGE AREA AND CONCRETE WASHOUT AREA.
  4. INSTALL UNDERGROUND UTILITIES (WATER, WASTEWATER, DRAIN LINES/INLETS).
  5. INSTALL INLET PROTECTION.
  6. CONSTRUCTION OF FACILITIES.
- PHASE 4:**
1. SITE RESTORATION.
  2. ASPHALT REPAIR, SEEDING, RE-VEGETATION, AND SOIL SURFACE PROTECTION.
  3. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

- LEGEND**
- EXIST. MAJOR CONTOUR
  - EXIST. MINOR CONTOUR
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - 100 YR FLOODPLAIN
  - LIMITS OF CONSTRUCTION
  - SILT FENCE PER DTL SHEET 24
  - INLET PROTECTION PER DTL SHEET 24
  - STABILIZED CONSTRUCTION ENTRANCE PER DTL SHEET 24
  - STAGING & STORAGE AREA
  - CONCRETE WASHOUT AREA PER DTL SHEET 24

**NOTES:**

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



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 DISLORGES 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 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 CONTRIBUTING ZONE.

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-VEGETATION. 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 TEMPORARILY 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 SPECIFICATION, 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 REQUIREMENTS, 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 LEAST 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 LEANDER 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 LEANDER 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 LEANDER ENVIRONMENTAL PLAN REVIEWERS AS WELL AS CITY OF LEANDER 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 SIGNICANT 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 TABLE 1, 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	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIIVE SOIL CONDITIONS	2500 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

- 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.

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

NOTE: ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF LEANDER'S ORDINANCES.

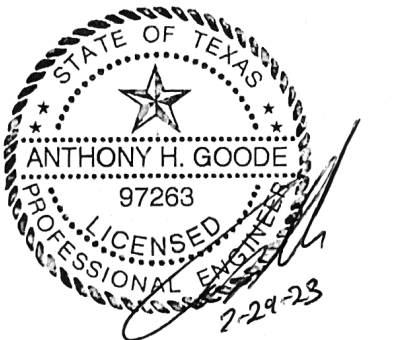


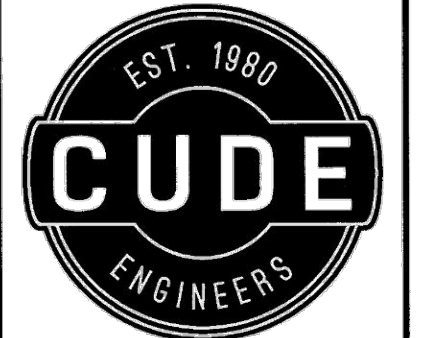
LEANDER MARKETPLACE

EROSION & SEDIMENTATION CONTROL NOTES

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

REVISIONS	APPROVAL						
	NO. DESCRIPTION	1.	2.	3.	4.	5.	6.
		7.	8.				





1620 La Jatta Dr., Suite 250  
Cedar Park, Texas 78613  
P:(512) 260.9100

**EAST STREET - NORTH OF HERO WAY**  
INTERIM DRAINAGE AREA MAP

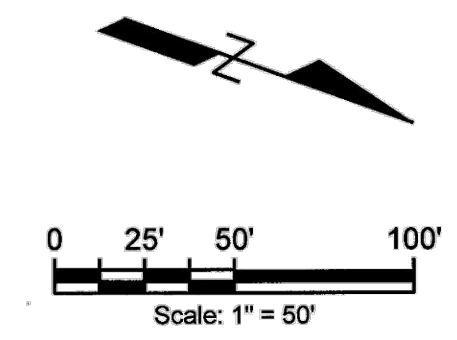
DATE  
3/02/2020  
PROJECT NO.  
RA0293.000.0  
DRAWN BY  
ATG/RDP  
CHECKED BY  
AHG

REVISIONS

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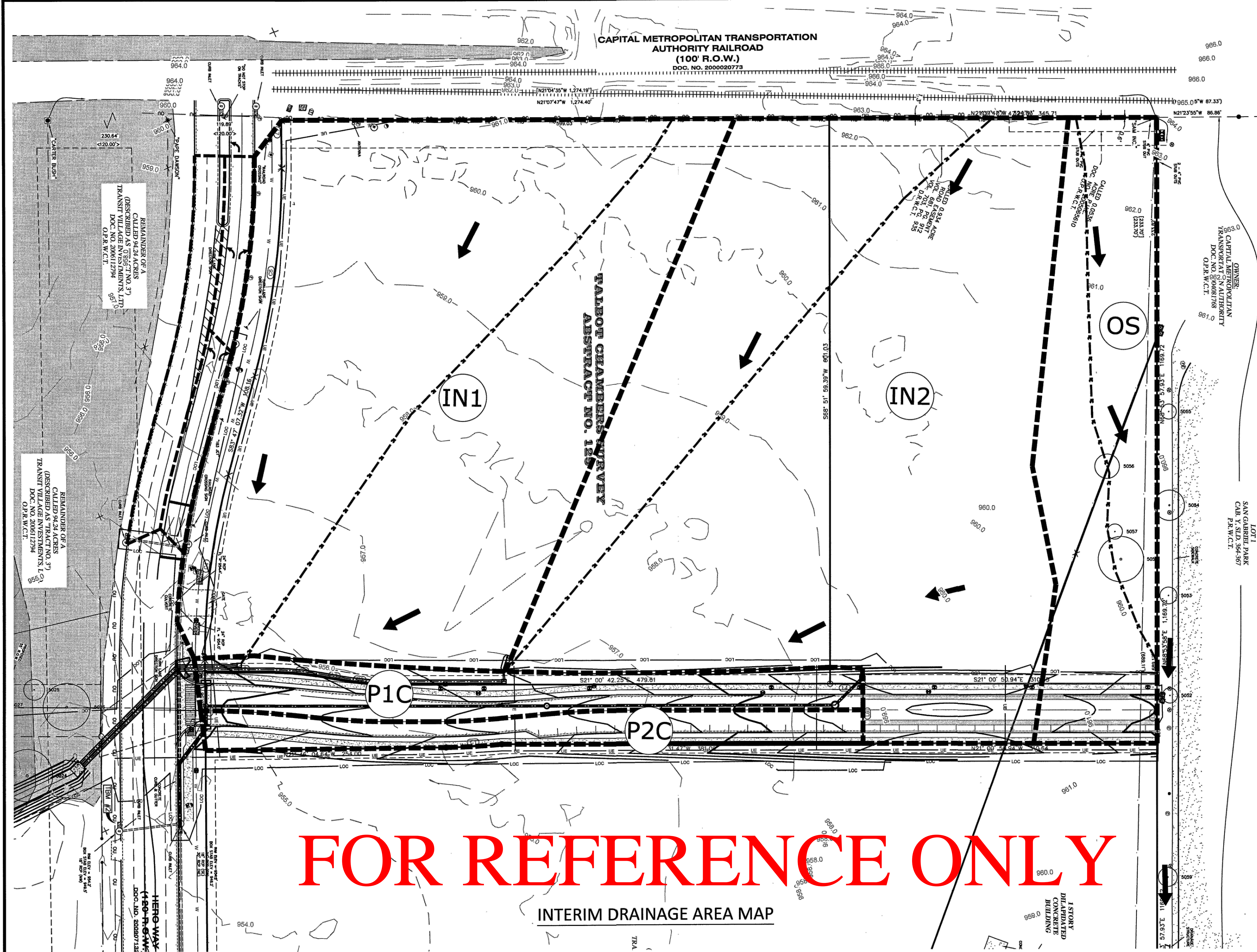
CUDE ENGINEERS  
TBPE No. 19070



**LEGEND**

- DRAINAGE AREA BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOODWAY
- 100 YEAR FLOODPLAIN
- TIME OF CONCENTRATION
- DRAINAGE AREA DESIGNATION
- FLOW ARROW

NOTES:  
1. CMTA DITCH DIRECTS WATER TO THE EAST ALONG FULL NORTHERN BOUNDARY OF OUR TRACT.



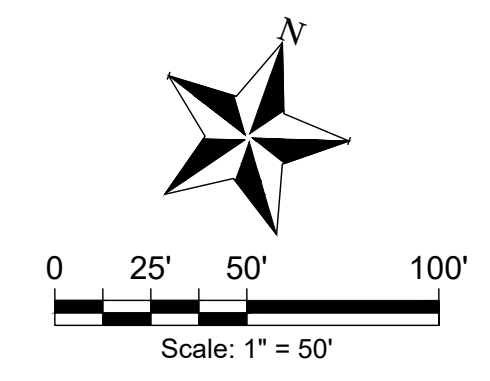
INTERIM DRAINAGE AREA MAP

Interim Drainage Calculations - Site

	Sheet Flow					Shallow Concentrated Flow					Channel Flow					Drainage Area Inputs					HEC-HMS Results									
	Elev A	Elev B	Length (ft)	Slope (ft/ft)	n	T1 (min)	Surface	Elev B	Elev C	Length (ft)	Slope (ft/ft)	T2 (min)	A	R	n	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	T3 (min)	Tc (min)	Triag (min)	Intensity (in/hr)	Area (acres)	CN	Impervious Cover (ac)	Q (1yr) (cfs)	Q (10yr) (cfs)	Q (25yr) (cfs)	Q (100yr) (cfs)	
INT1	961.62	960.48	100	0.011	0.24	16.144	Unpaved	960.48	955.01	663.79	0.009	7.228	-	-	-	-	-	-	-	23.4	14.0	3.37	5.61	93.80	6.40	12.9	23.3	30.4	42.5	
INT2	964.29	962	100	0.023	0.24	12.214	Unpaved	962	957.30	660	0.007	8.079	-	-	-	-	-	-	-	20.3	12.2	3.63	6.42	93.83	1.86	15.8	28.4	37.1	51.8	
P1C	961.602	961.08	14.5	0.036	0.016	0.249							0.375	0.214	0.013	783	0.02	5.77	0.038	5.0	3.0	6.14	0.80	91.39	0.42	3.2	4.9	6.1	8.1	
P2C	961.6	961.08	14.5	0.036	0.016	0.250							0.375	0.214	0.013	783	0.02	5.77	0.038	5.0	3.0	6.14	0.54	95.21	0.43	3.2	5.0	6.2	8.3	
OS	964	961.99	100	0.020	0.24	12.868	Unpaved	961.99	958.99	492.47	0.006	6.518	-	-	-	-	-	-	-	19.4	11.6	3.73	1.87	93.81	1.31	6.2	9.7	12.1	16.3	
PROP NORTH																			0.000											
PROP SOUTH																											35.1	61.6	79.8	110.7

APPROVED  
RMG

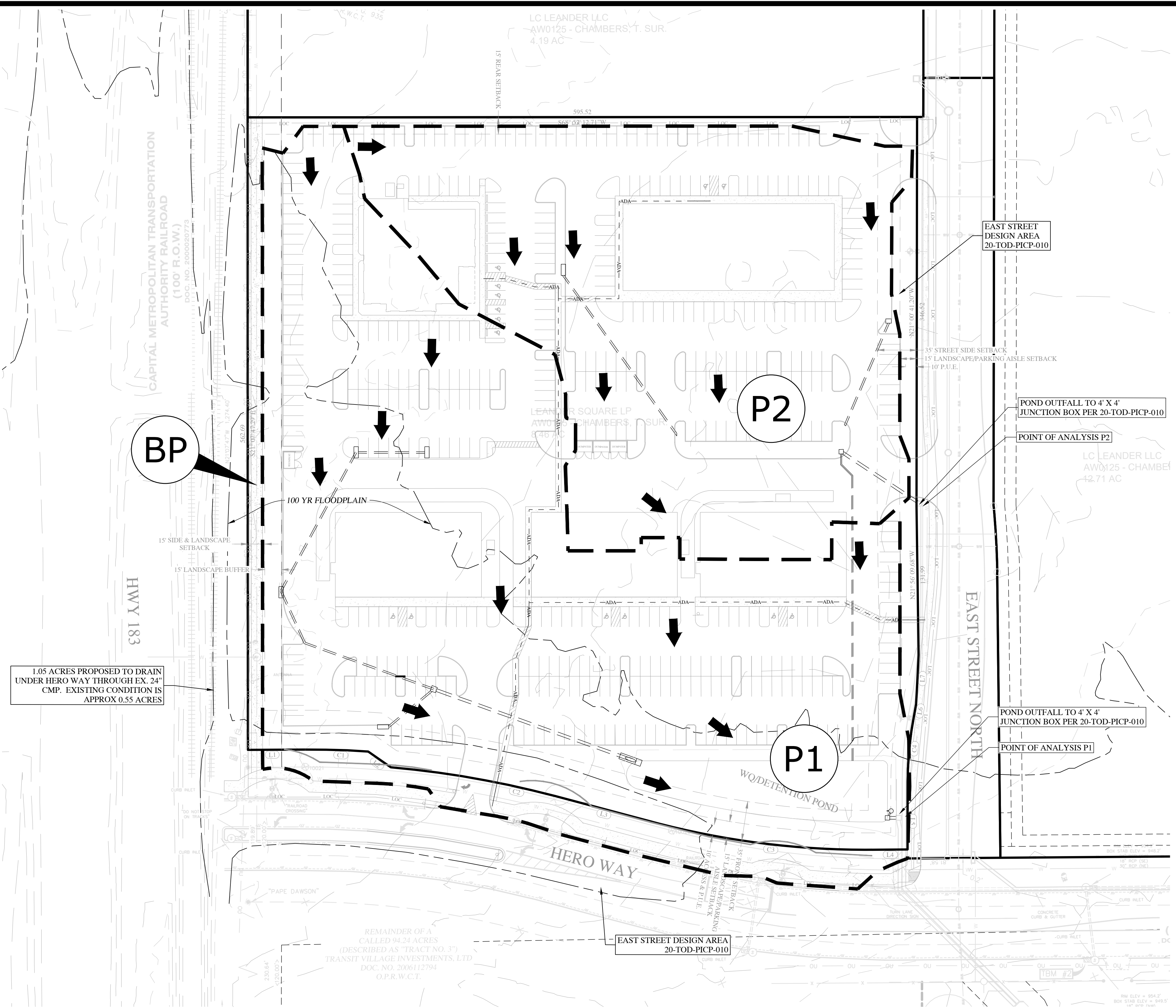
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



- LEGEND**
- DRAINAGE AREA BOUNDARY
  - EXIST. MAJOR CONTOUR
  - EXIST. MINOR CONTOUR
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - 100YR FLOODPLAIN
  - TIME OF CONCENTRATION
  - A1 DRAINAGE AREA LABEL
  - FLOW ARROW
  - INLET

# LEANDER MARKETPLACE

## PROPOSED DRAINAGE AREA MAP



1.05 ACRES PROPOSED TO DRAIN UNDER HERO WAY THROUGH EX. 24" CMP. EXISTING CONDITION IS APPROX 0.55 ACRES

EAST STREET DESIGN AREA 20-TOD-PCIP-010

POND OUTFALL TO 4' X 4' JUNCTION BOX PER 20-TOD-PCIP-010

POINT OF ANALYSIS P2

POND OUTFALL TO 4' X 4' JUNCTION BOX PER 20-TOD-PCIP-010

POINT OF ANALYSIS P1

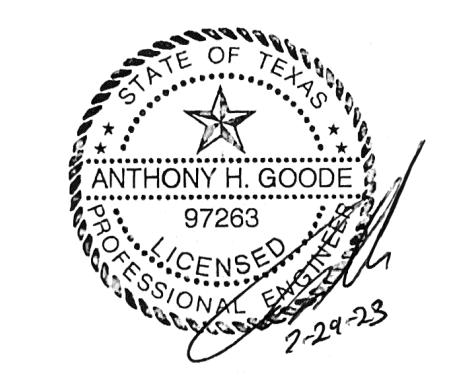
**PROPOSED DRAINAGE AREA MAP**

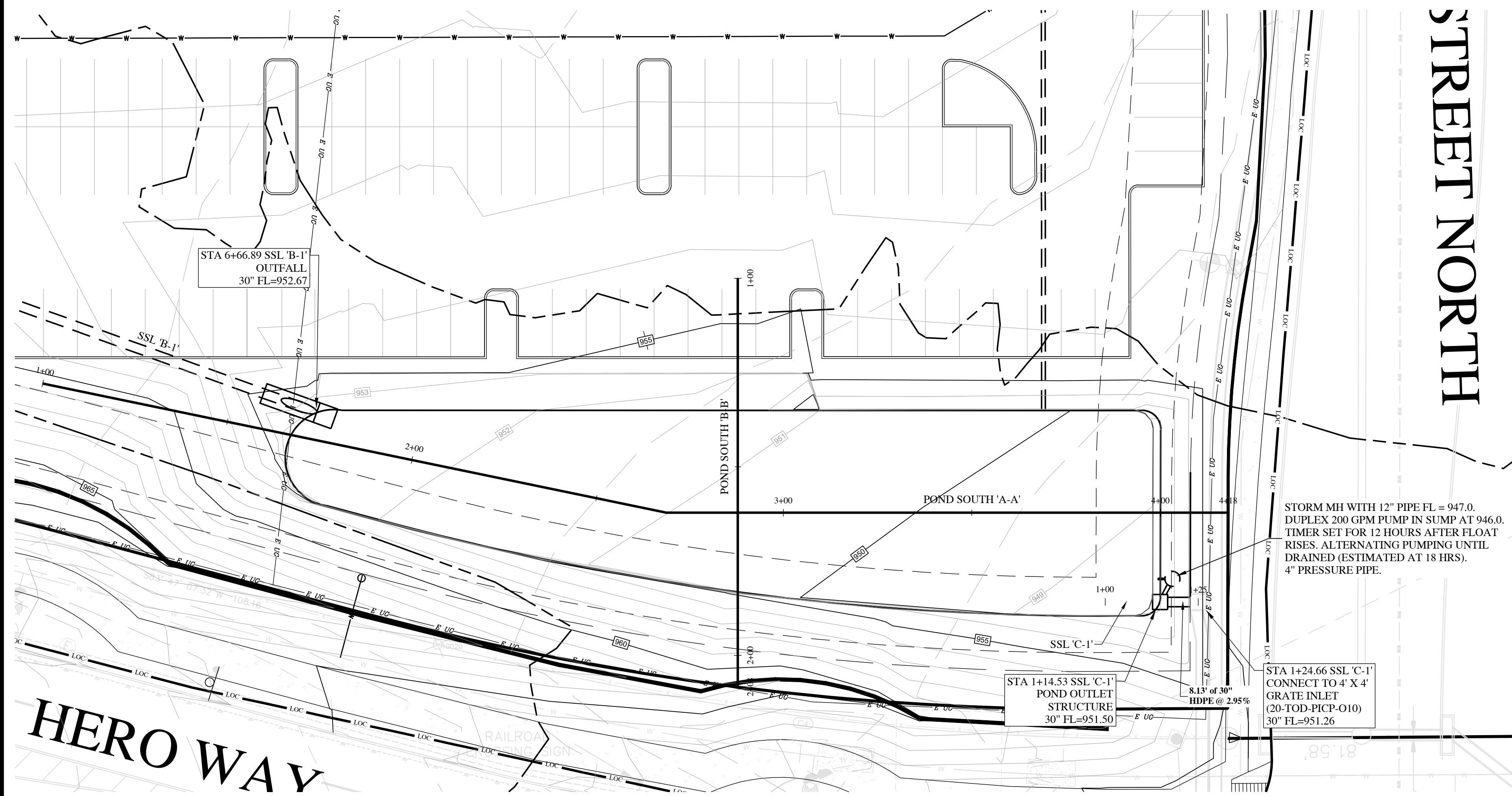
DRAINAGE CALCULATIONS (EXISTING)		
Drainage Area	Q (25 YR)	Q (100 YR)
Capacity of line A-1 (P1)	34.6	45.9
Capacity of line A-2 (P2)	44.5	58.9

20-TOD-PCIP-010 WAS APPROVED ALLOWING UNDETAILED CONVEYANCE NOT EXCEEDING CAPACITY OF EAST STREET INFRASTRUCTURE. THOSE FLOWS WERE ESTABLISHED AND ARE SHOWN IN THIS DRAINAGE TABLE. 2, 10 & 25 YEAR EVENTS ARE NOT CONSIDERED FOR CONVEYANCE.

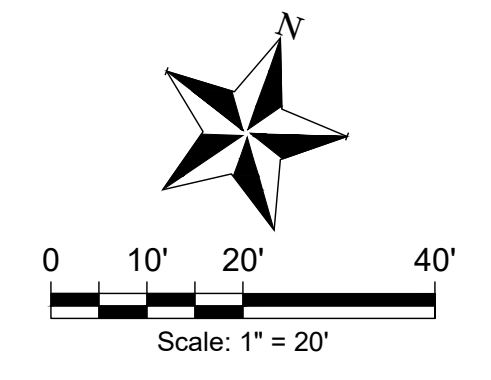
DRAINAGE CALCULATIONS (PROPOSED)								
Drainage Area	Acres	TC	Impervious Cover	Curve number	Q (2 YR)	Q (10 YR)	Q (25 YR)	Q (100 YR)
P1	5.04	10	72%	84	21.8	31.8	39.7	53.2
POND					16.6	25.0	31.9	43.6
Water Surface Elevation					953.56	953.74	953.87	954.07
INLET 1					16.6	25.0	31.9	43.6
P2	3.15	10	92%	84	14.6	20.6	25.4	33.8
INLET 2					14.6	20.6	25.4	33.8
HERO	0.56	5	23%	98	3.2	4.4	5.4	7.2
BP	0.57	5	100%	80	0.2	0.4	0.5	0.7

REVISIONS	
NO.	DESCRIPTION
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Pond Area-Elevation-Storage Table					
Elevation delta	Elevation (ft)	Contour Area (sf)	Incremental storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)
	947.50	0.0	0.00	0.00	0.00
0.50	948.00	320.2	80.0	80.0	0.0018374
0.50	948.50	1200.4	380.1	460.2	0.0105641
0.50	949.00	2659.6	965.0	1425.2	0.0327173
0.50	949.50	4399.2	1764.7	3189.9	0.0732291
0.50	950.00	6321.9	2680.3	5870.1	0.1347595
0.50	950.50	8124.9	3611.7	9481.8	0.2176723
0.50	951.00	9657.7	4445.6	13927.4	0.3197299
0.50	951.50	11088.4	5186.5	19114.0	0.4387960
0.50	952.00	12593.1	5920.4	25034.3	0.5747091
0.50	952.50	14027.5	6655.1	31689.5	0.7274902
0.50	953.00	15460.4	7372.0	39061.5	0.8967277
0.50	953.50	16863.5	8081.0	47142.4	1.0822414
0.50	954.00	18118.7	8745.6	55888.0	1.2830116
0.50	954.50	19546.1	9416.2	65304.2	1.4991782
0.50	955.00	21546.2	10273.1	75577.3	1.7350157
0.50	955.50	24231.1	11444.3	87021.6	1.9977412



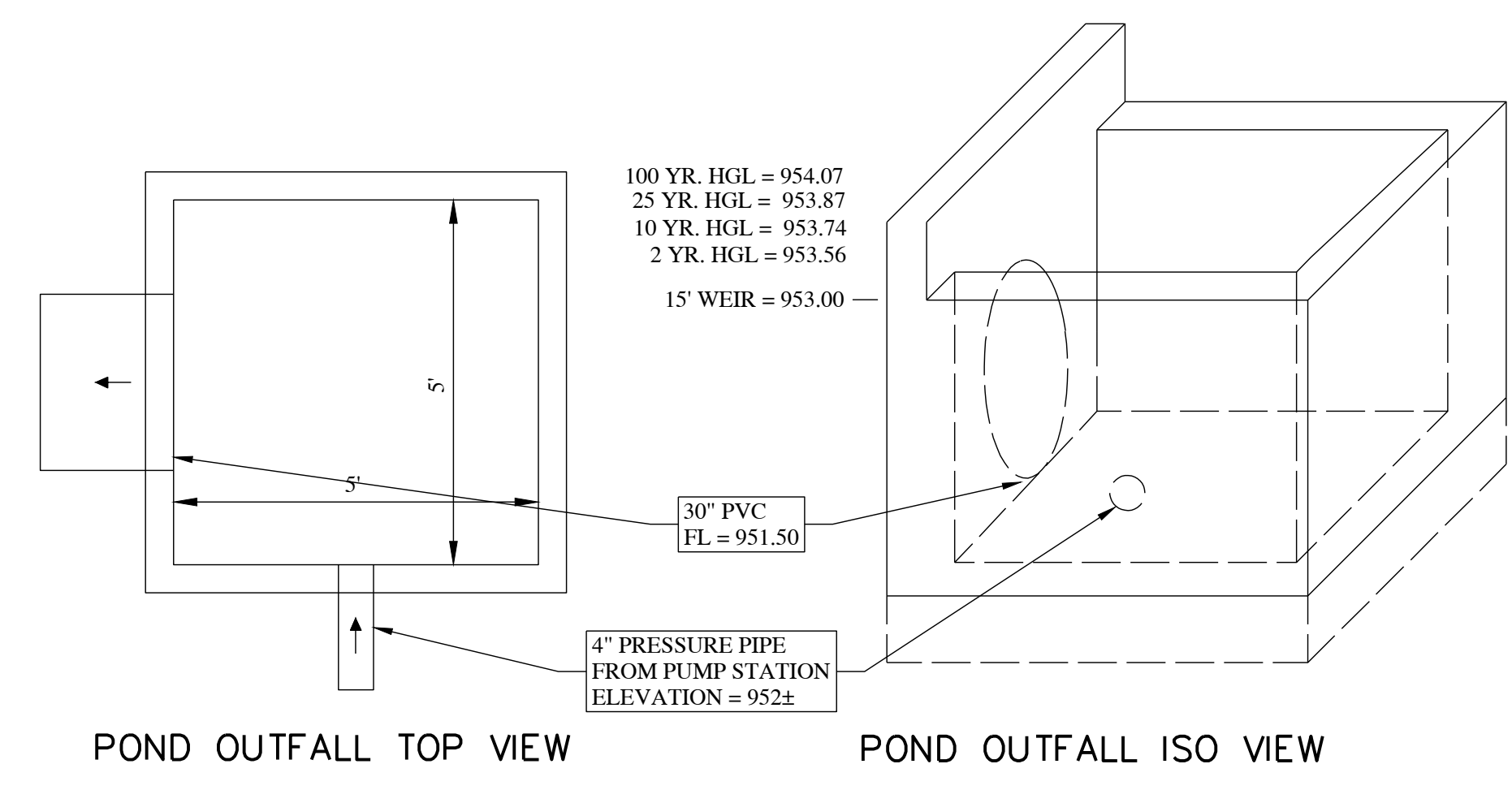
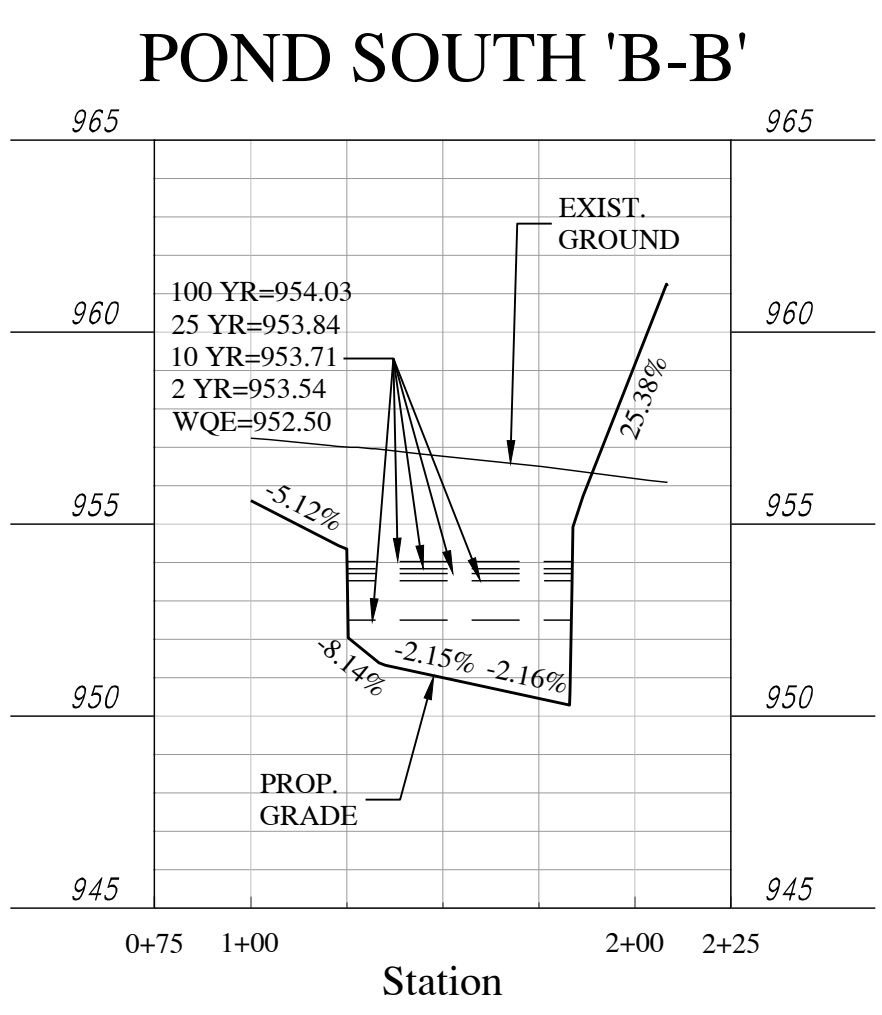
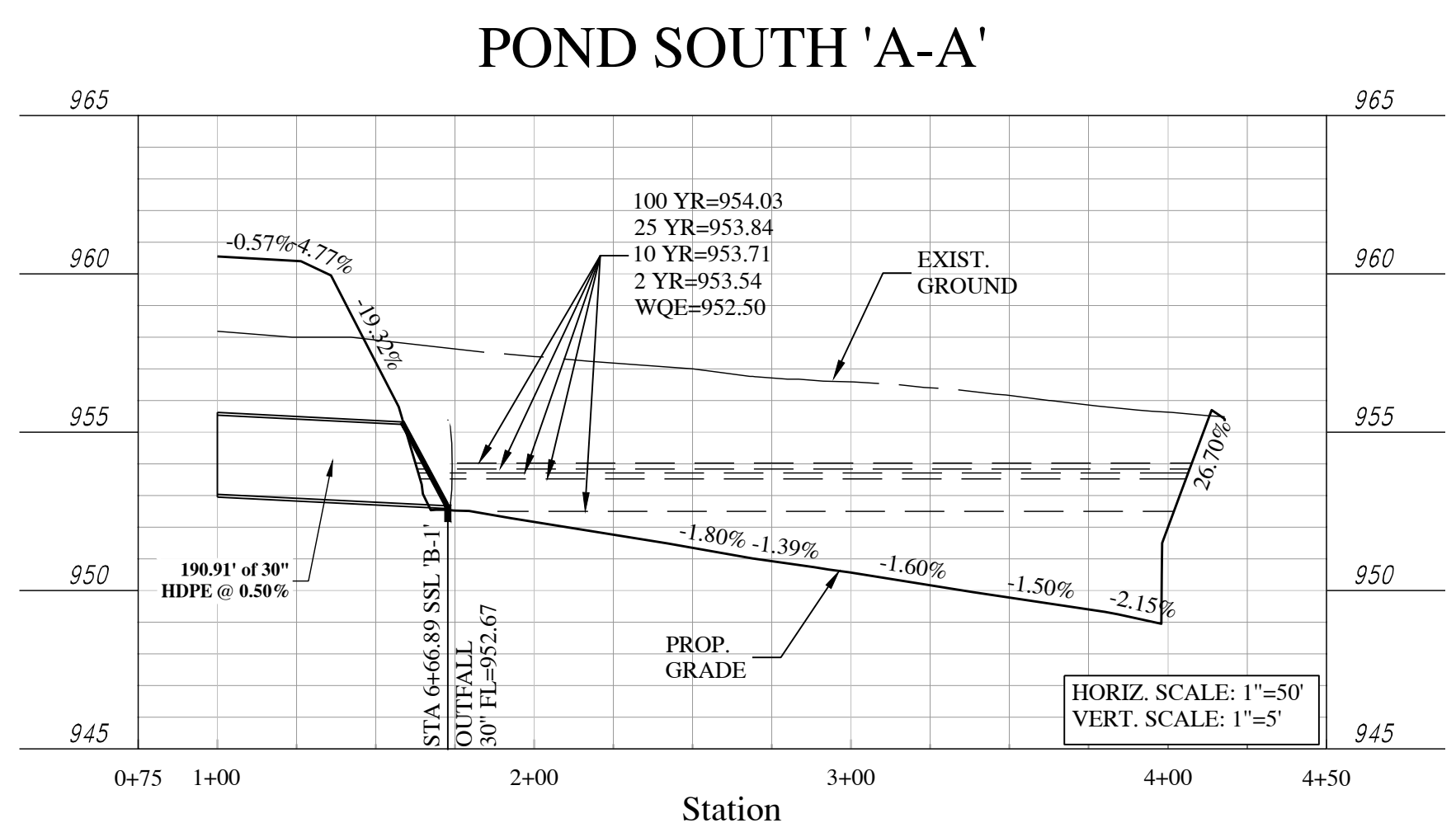
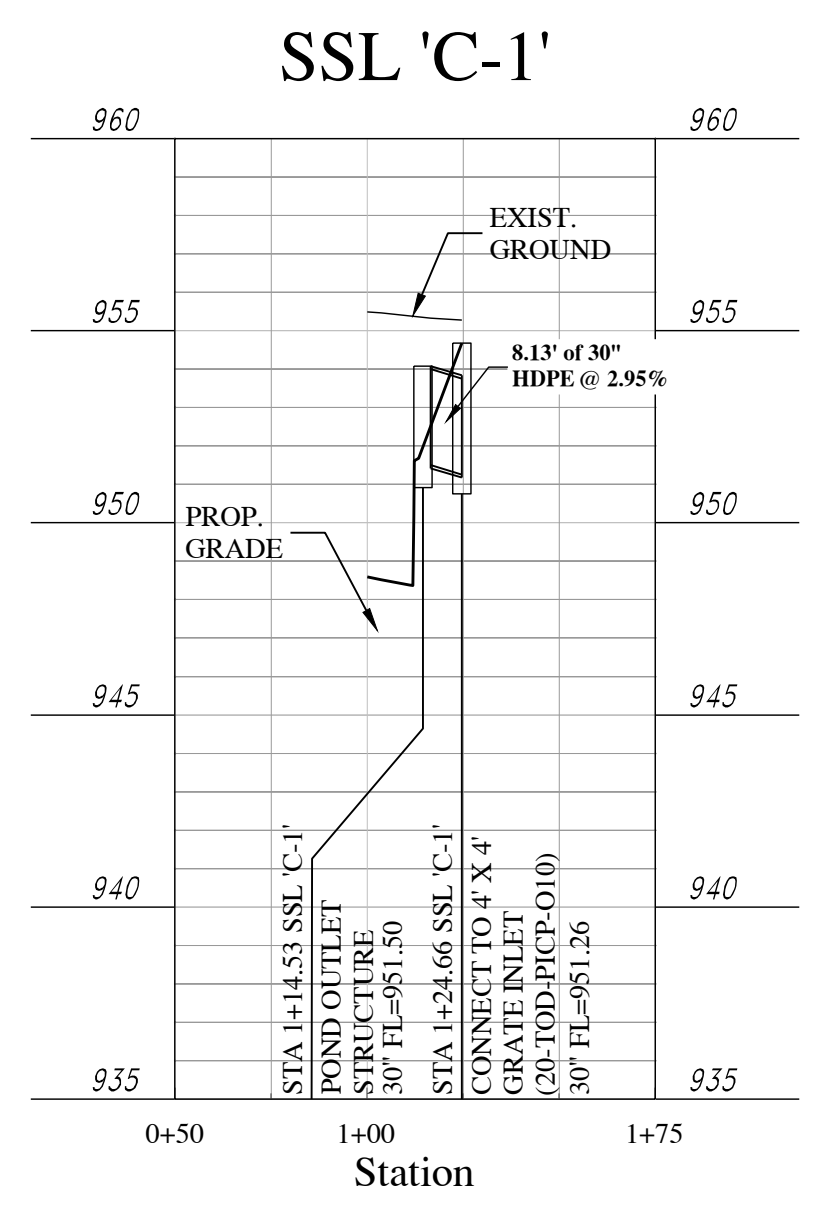
LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- 100 YR FLOODPLAIN



LEANDER MARKETPLACE

POND PLAN



DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	DATE
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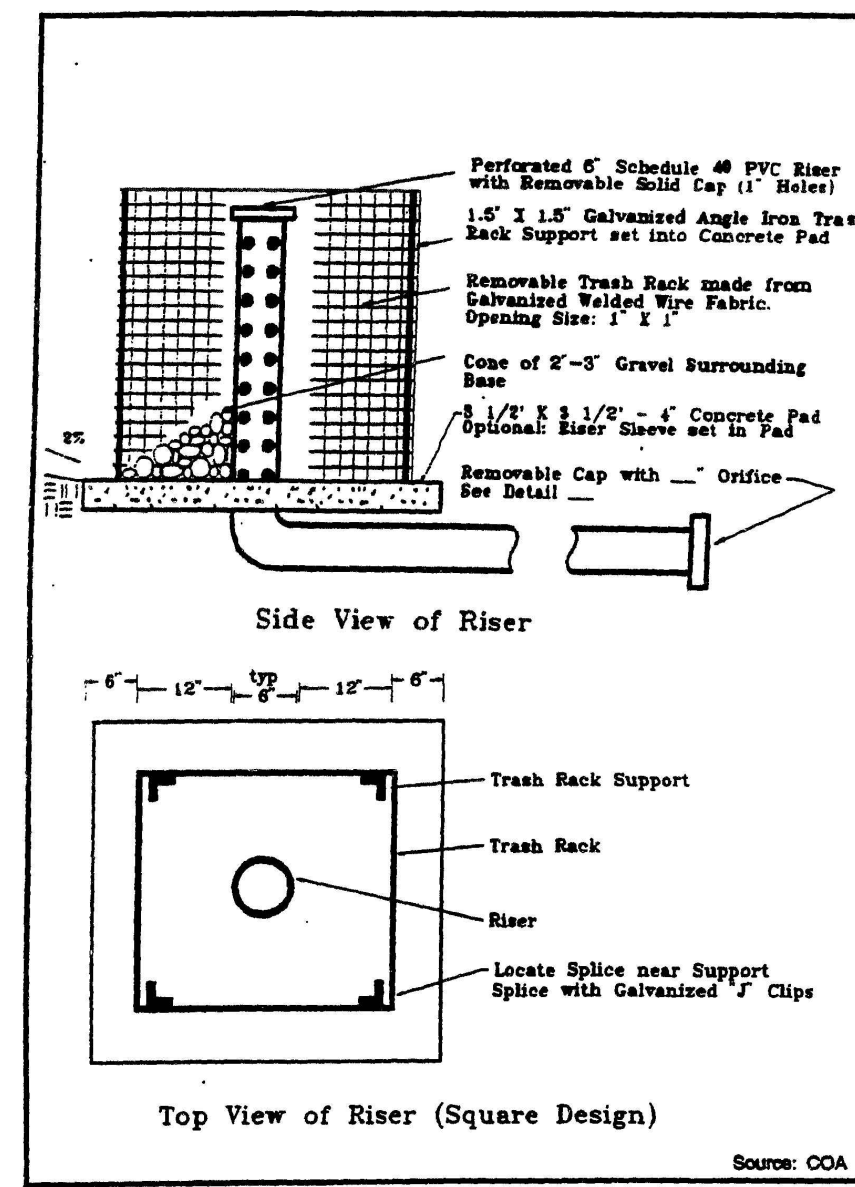
EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
  - THE NAME OF THE APPROVED PROJECT;
  - THE ACTIVITY START DATE; AND
  - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14<sup>TH</sup> DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21<sup>ST</sup> DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14<sup>TH</sup> DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ 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.
- THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
  - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPs) 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;
  - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
  - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

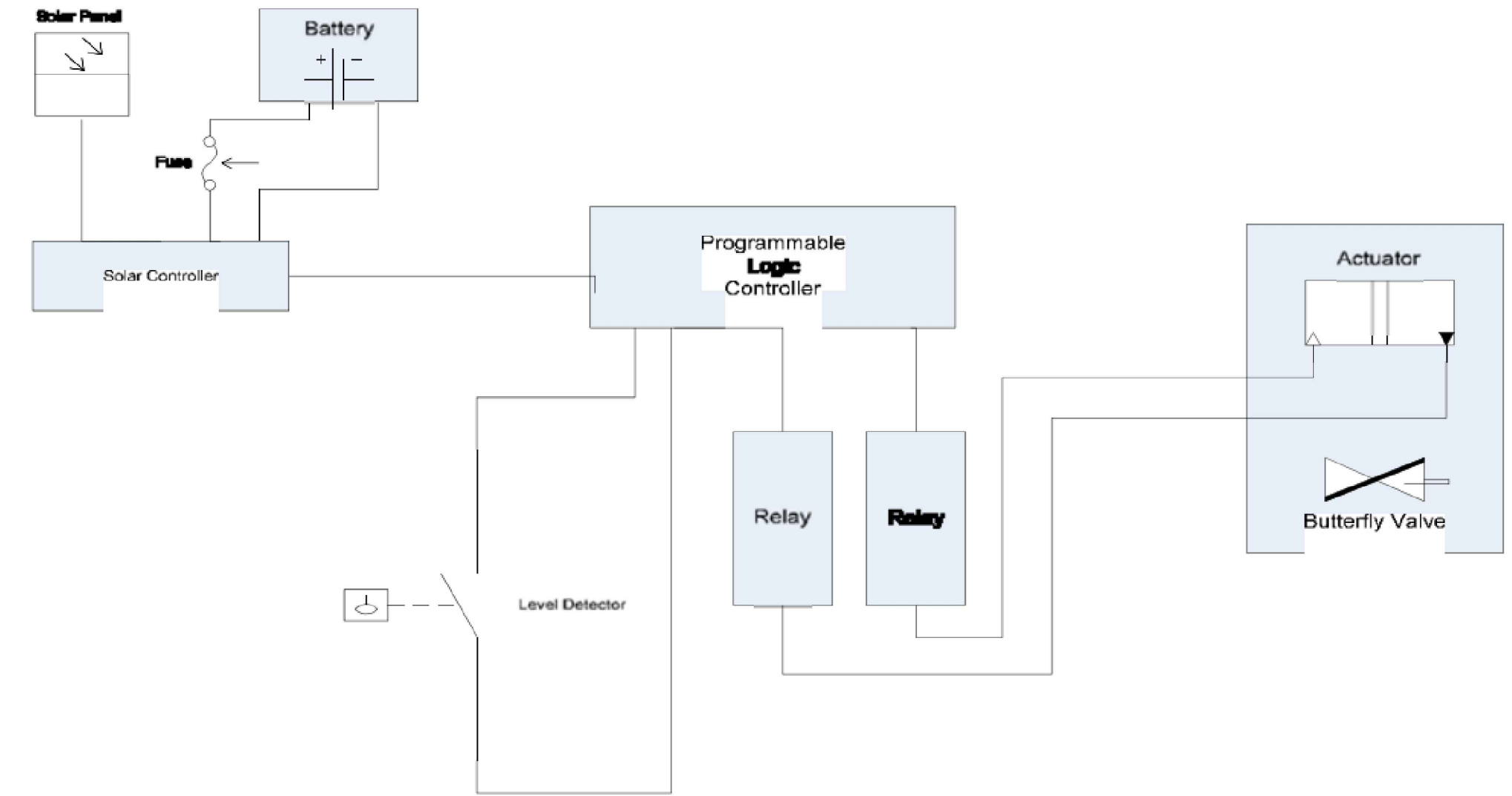
AUSTIN REGIONAL OFFICE  
12100 PARK 35 CIRCLE, BUILDING A  
AUSTIN, TEXAS 78753-1808  
PHONE (512) 339-2929  
FAX (512) 339-3795  
SAN ANTONIO REGIONAL OFFICE  
14250 JUDSON ROAD  
SAN ANTONIO, TEXAS 78233-4480  
PHONE (210) 490-3096  
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

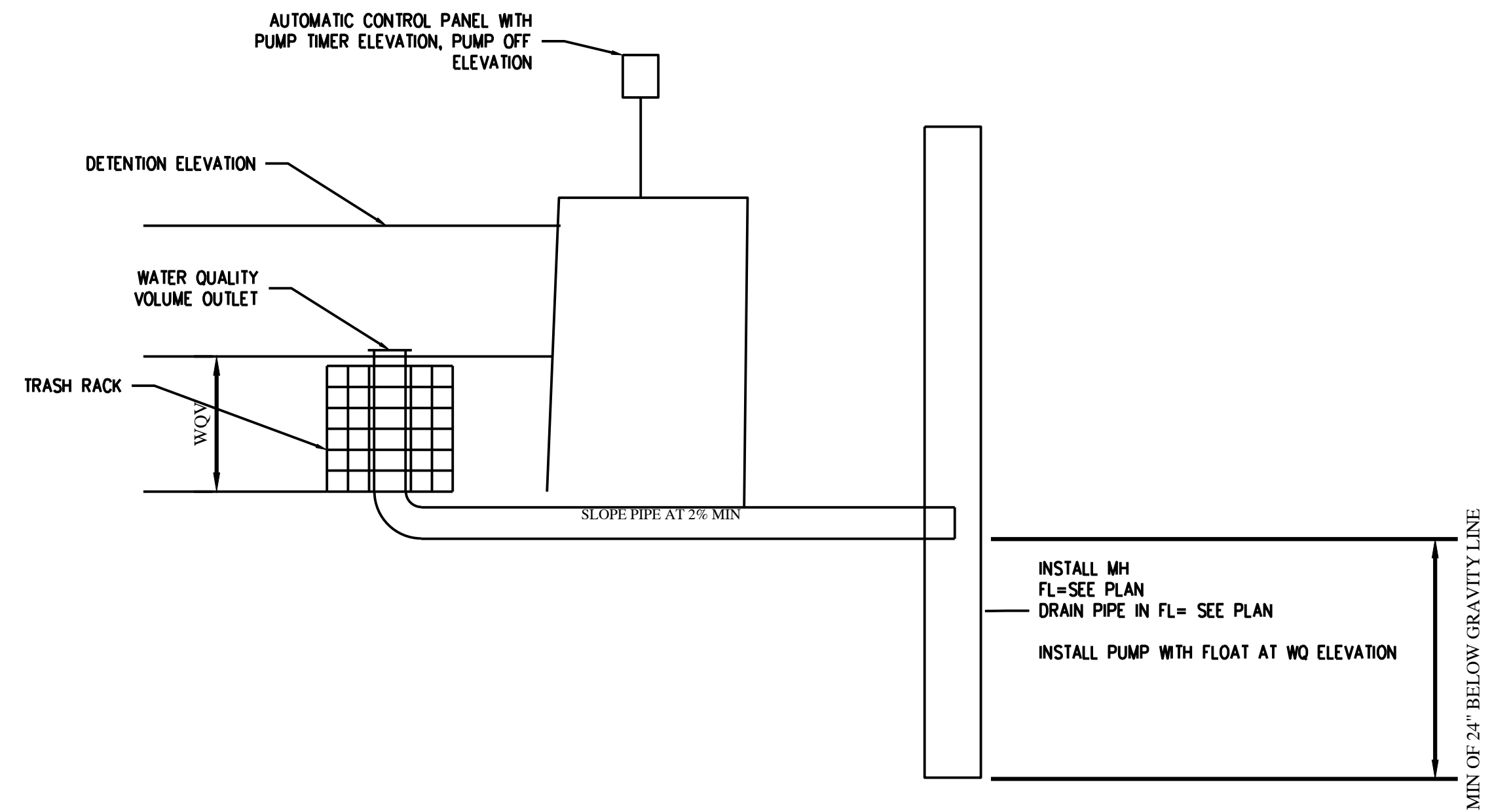


RISER PIPE AND TRASH RACK DETAIL  
N.T.S.

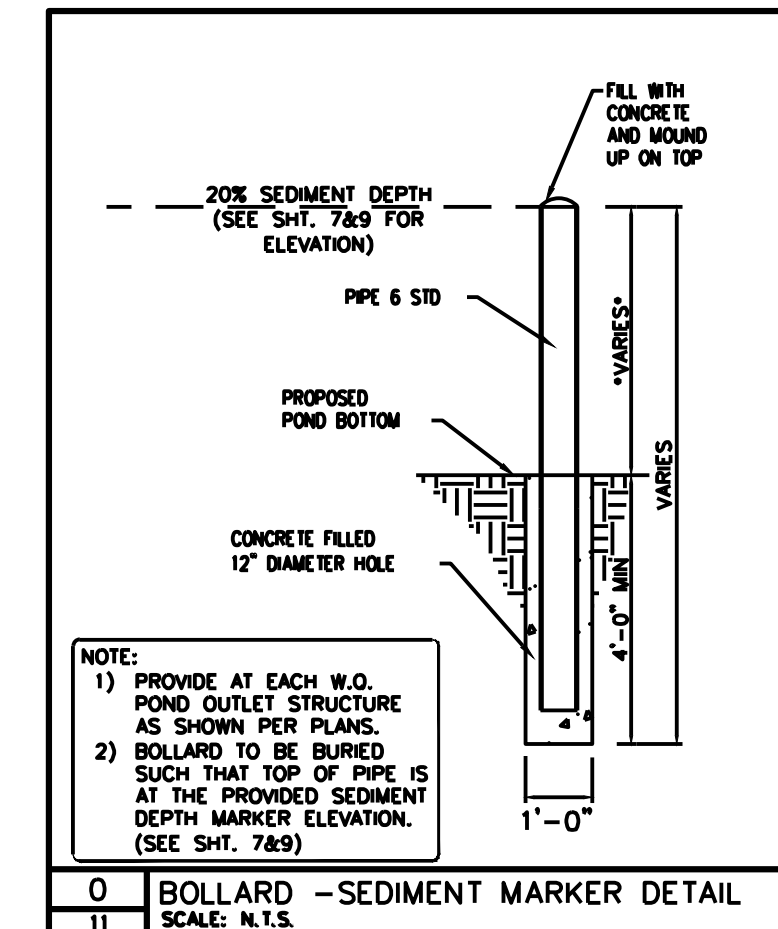
- Circuit** – Provide a block diagram of site specific controller circuit, such as the illustrated example found below;



AUTOMATIC CONTROL VALVE CIRCUIT DETAIL  
N.T.S.



AUTOMATIC CONTROL VALVE DETAIL  
N.T.S.



0 BOLLARD - SEDIMENT MARKER DETAIL  
11 SCALE: N.T.S.

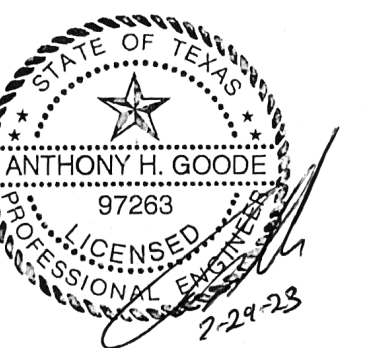


LEANDER MARKETPLACE

WATER QUALITY PLAN

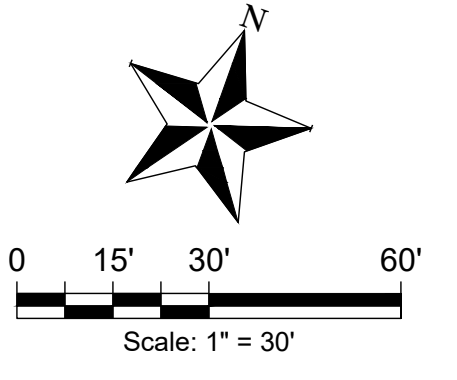
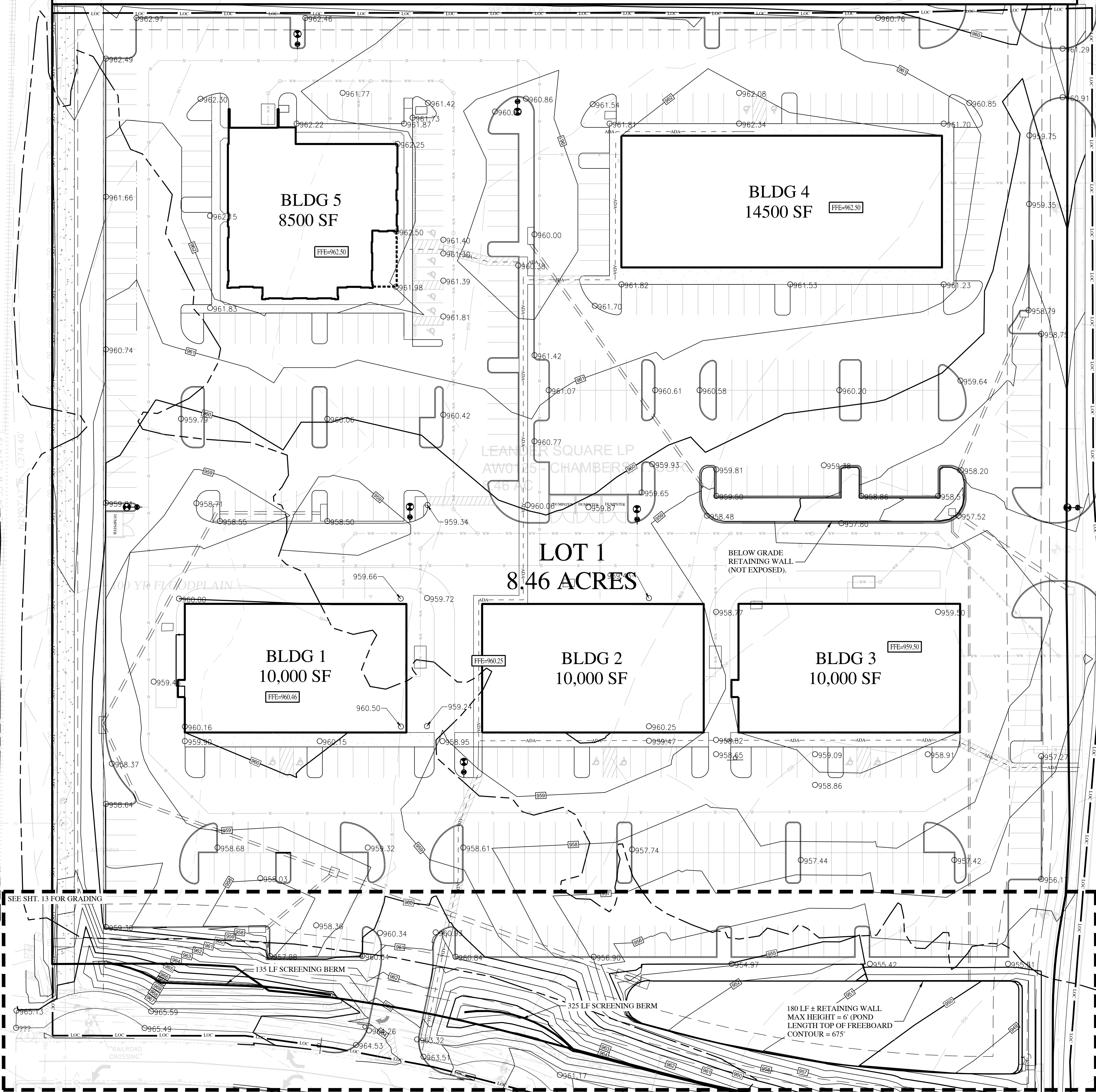
DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	APPROVAL
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CAPITAL METROPOLITAN TRANSPORTATION  
 AUTHORITY RAILROAD  
 (100' R.O.W.)  
 DOC. NO. 2000020773

HWY 183



LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- 100 YR FLOODPLAIN
- VALLEY
- RIDGE

GRADING NOTES:

1. SURFACE MODEL IS AVAILABLE FOR USE BY THE CONTRACTOR. GFE WILL PROVIDE DETAIL GRID, TIN FILE, DWG SURFACE, ETC TO CONTRACTOR DURING BID.
  2. SUBSTITUTION FOR WALLS ARE ANTICIPATED TO PROVIDE MOST COST EFFECTIVE AND AESTHETIC PRODUCT AVAILABLE.
  3. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
  4. REMOVE EXCESS SPOIL FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
  5. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
  6. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
  7. THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
  8. ALL SLOPES IN UNPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PHASING: CONTRACTOR TO ENSURE THAT ALL PHASING ALLOWS FOR POSITIVE DRAINAGE AND THAT THERE IS NO PONDING.

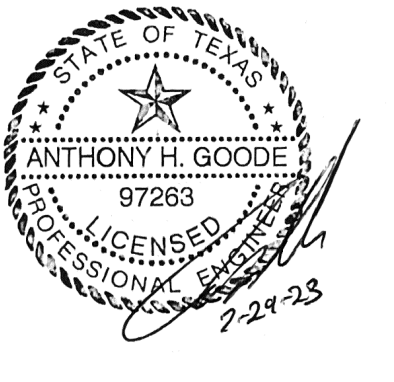


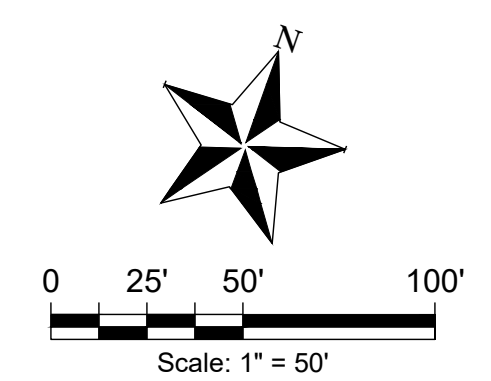
LEANDER MARKETPLACE

GRADING PLAN

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	APPROVAL
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**LEGEND**

[Symbol]	FIRE LANE
[Symbol]	ADA PATH
[Symbol]	100 YR FLOODPLAIN
[Symbol]	LIMITS OF CONSTRUCTION
[Symbol]	DUMPSTER PAD

- NOTES:**
- 1) DRIVEWAYS ARE TYPE II COMMERCIAL DRIVEWAYS.
  - 2) FIRE LANES SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 6" WIDE TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" SHALL APPEAR IN 4" WHITE LETTERS AT 25 FOOT INTERVALS OR LESS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES AND ALONG THE VERTICAL FACE OF CURB.
  - 3) FOR PROJECTS THAT ARE WITHIN 400 FEET OF US 183, LAKELINE BLVD., RM 2243, OLD 2243 WEST, BAGDAD RD., CRYSTAL FALLS OR ON GABRIEL PARKWAY, THE FOLLOWING USES ARE NOT PROPOSED OR PERMITTED: MINI-WAREHOUSE OR SELF STORAGE FACILITIES, BOAT AND RV STORAGE, MATERIAL SALVAGE UNLESS ENCLOSED WITHIN A BUILDING, SEXUALLY-ORIENTED BUSINESSES, MOTOR VEHICLE SALVAGE. 4) CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR BOLLARDS ADJACENT/NEAR BUILDINGS.
  - 5) SEE DETAILS (DUMPSTER, TRANSFORMER, ETC.) FOR BOLLARD LOCATIONS.

**ALLOWABLE/PROHIBITED USES**

I. COMMERCIAL USES SHALL BE CONSISTENT WITH ALLOWABLE GENERAL COMMERCIAL LAND USES AS DEFINED IN ARTICLE III, SECTION 16 OF THE CITY OF LEANDER COMPOSITE ZONING ORDINANCE. THE FOLLOWING USES SHALL BE PROHIBITED:

A. EQUIPMENT AND FURNITURE OR OTHER SIMILAR GOODS SALES, REPAIR AND SERVICE.

B. FARMS OR TRUCK GARDENS, LIMITED TO THE PROPAGATION AND CULTIVATION OF PLANTS AND PROVIDED FURTHER THAT NO POULTRY OR LIVESTOCK SHALL BE HOUSED WITHIN TWO HUNDRED (200) FEET OF ANY PROPERTY LINE.

C. FUNERAL HOME, INCLUDING EMBALMING AND CREMATORY FACILITIES ASSOCIATED WITH AN ON-SITE FUNERAL HOME OR CEMETARY.

D. MANUFACTURED HOUSING SALES AND ACCESSORY BUILDING SALES.

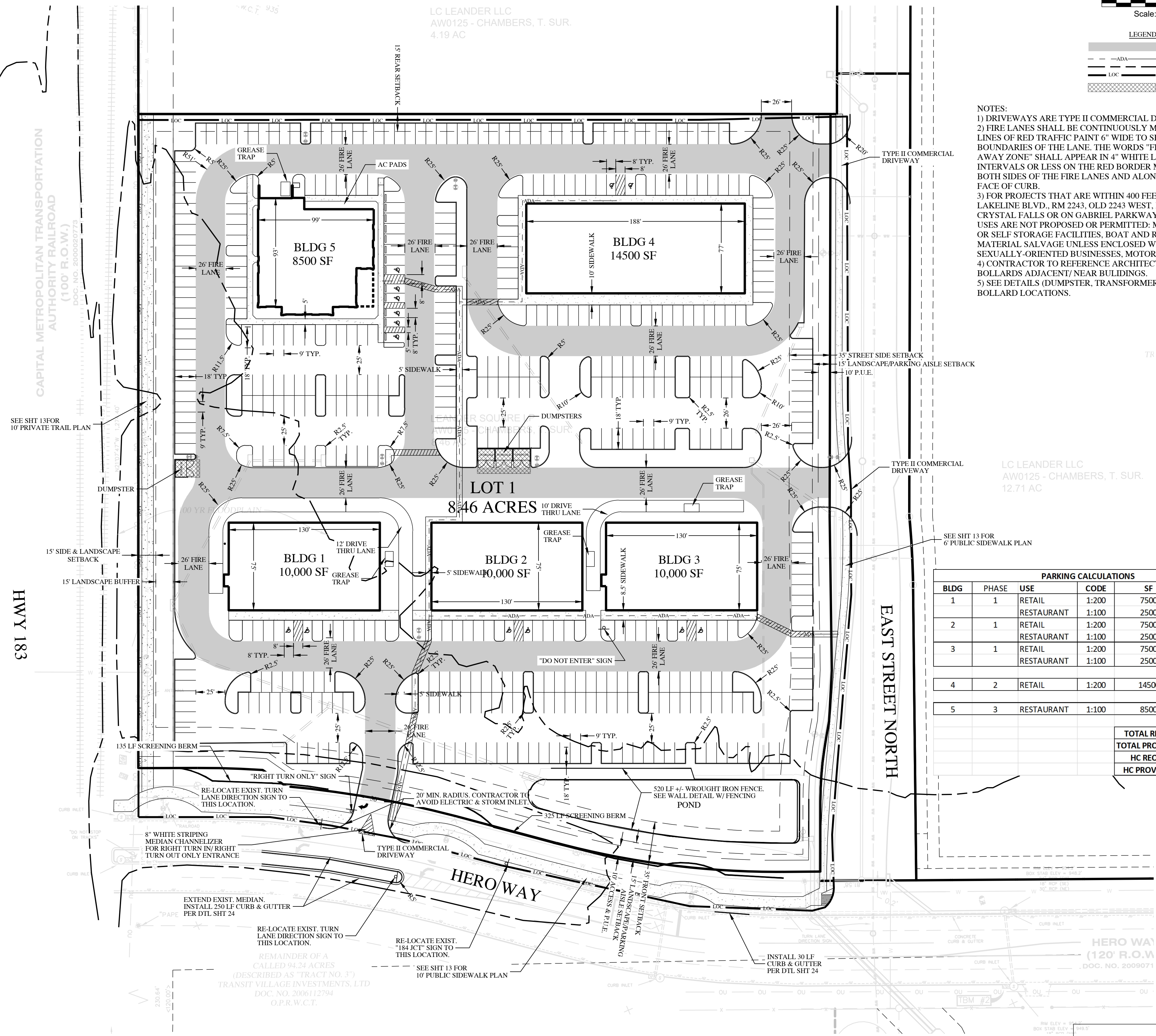
E. OFFICE/WAREHOUSE INCLUDING PAINTING, PLUMBING OR OTHER SIMILAR COMMERCIAL SERVICES; HIGH TECH USES ALLOWED; NO ROLL-UP DOORS.

F. TRANSPORTATION RELATED FACILITIES INCLUDING COMMERCIAL PARKING LOTS, PASSENGER TERMINALS, TAXI CAB STATIONS AND MASS TRANSIT TERMINALS.

G. WHOLESALE ACTIVITIES WITH LESS THAN 3,500 SQUARE FEET OF GROSS AREA OF THE BUSINESS.

**GENERAL SITE PLAN NOTES:**

- 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 THAT 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 OUTSIDED, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.



**PARKING CALCULATIONS**

BLDG	PHASE	USE	CODE	SF	SPACES REQ'D
1	1	RETAIL	1:200	7500	38
		RESTAURANT	1:100	2500	25
2	1	RETAIL	1:200	7500	38
		RESTAURANT	1:100	2500	25
3	1	RETAIL	1:200	7500	38
		RESTAURANT	1:100	2500	25
4	2	RETAIL	1:200	14500	73
5	3	RESTAURANT	1:100	8500	85
				<b>TOTAL REQ'D</b>	<b>347</b>
				<b>TOTAL PROVIDED</b>	<b>475</b>
				<b>HC REQ'D</b>	<b>9</b>
				<b>HC PROVIDED</b>	<b>14</b>

**LEANDER MARKETPLACE**

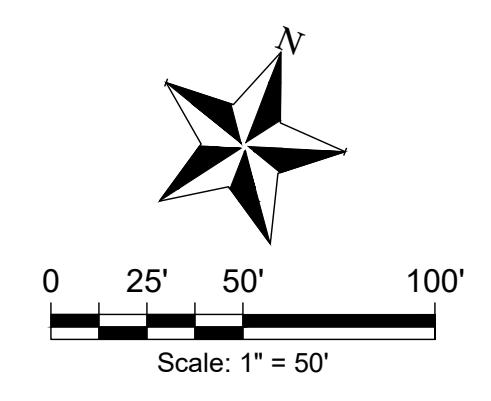
SITE PLAN

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

**REVISIONS**

NO.	DESCRIPTION	DATE
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- PHASE 1: RETAIL/RESTAURANT
- PHASE 2: RETAIL
- PHASE 3: RESTAURANT

PHASE 1 INCLUDES MAKING ALL CONNECTIONS TO PUBLIC INFRASTRUCTURE AND COMPLETE ALL WORK IN THE ROW. PHASE 2 OR 3 WILL NOT INCLUDE ANY WORK IN THE ROW OR ON PUBLIC INFRASTRUCTURE.

PHASE 1: ANTICIPATE COMPLETION OF APPROXIMATE 30,000 SQFT WITHIN 18 MONTHS OF NTP. PHASE 2 AND 3: PHASE ARE INTERCHANGEABLE AND MAY BE CONCURRENT. 9 MONTHS EACH. TOTAL TIME FROM NTP/ PRE-CONSTRUCTION MEETING MAY NOT EXCEED 4 YEARS WITHOUT ADDITIONAL CITY APPROVALS.



# LEANDER MARKETPLACE

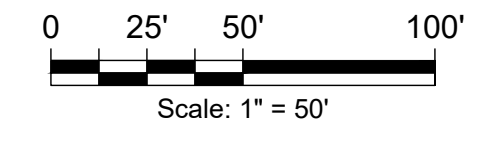
## PHASING PLAN

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

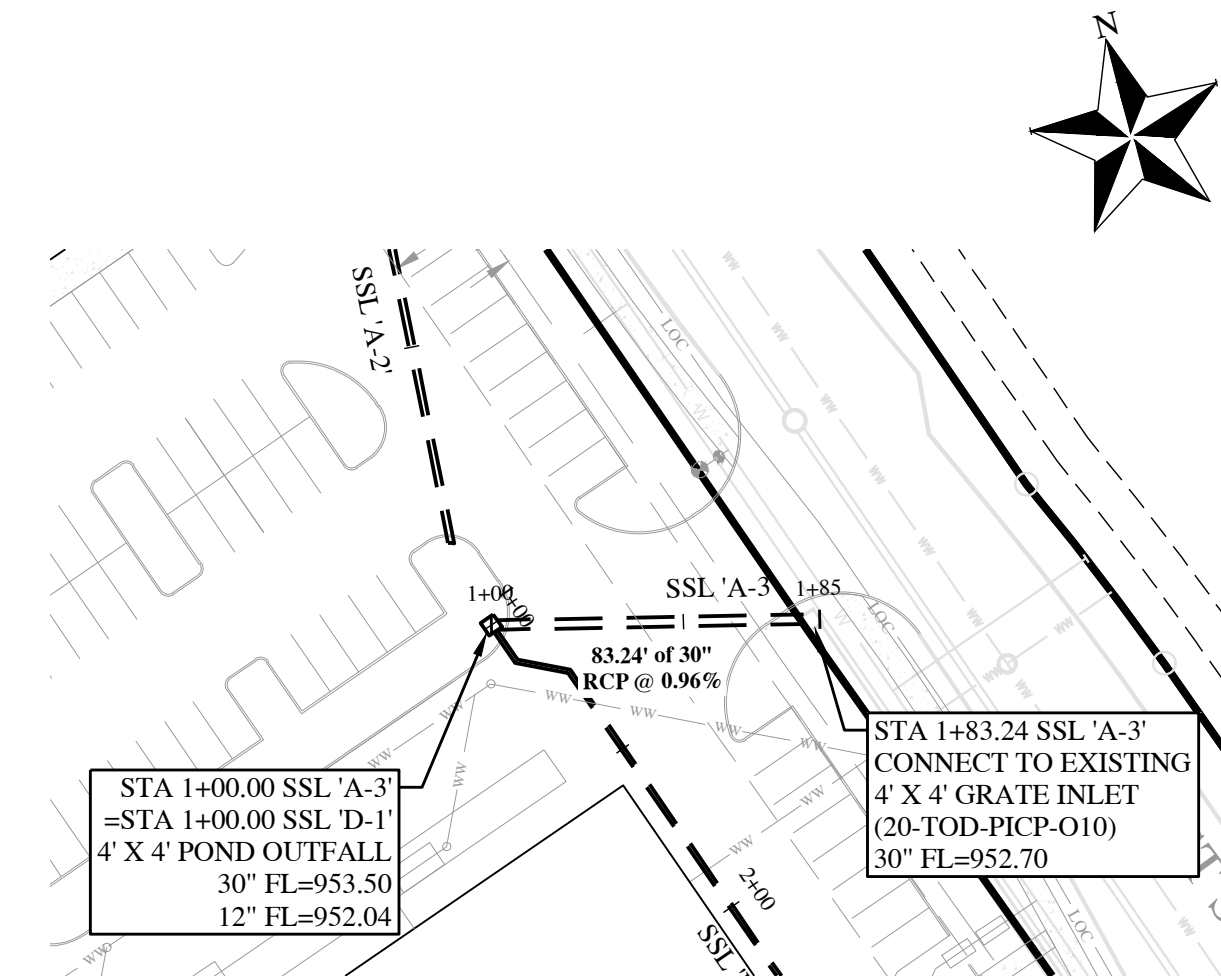
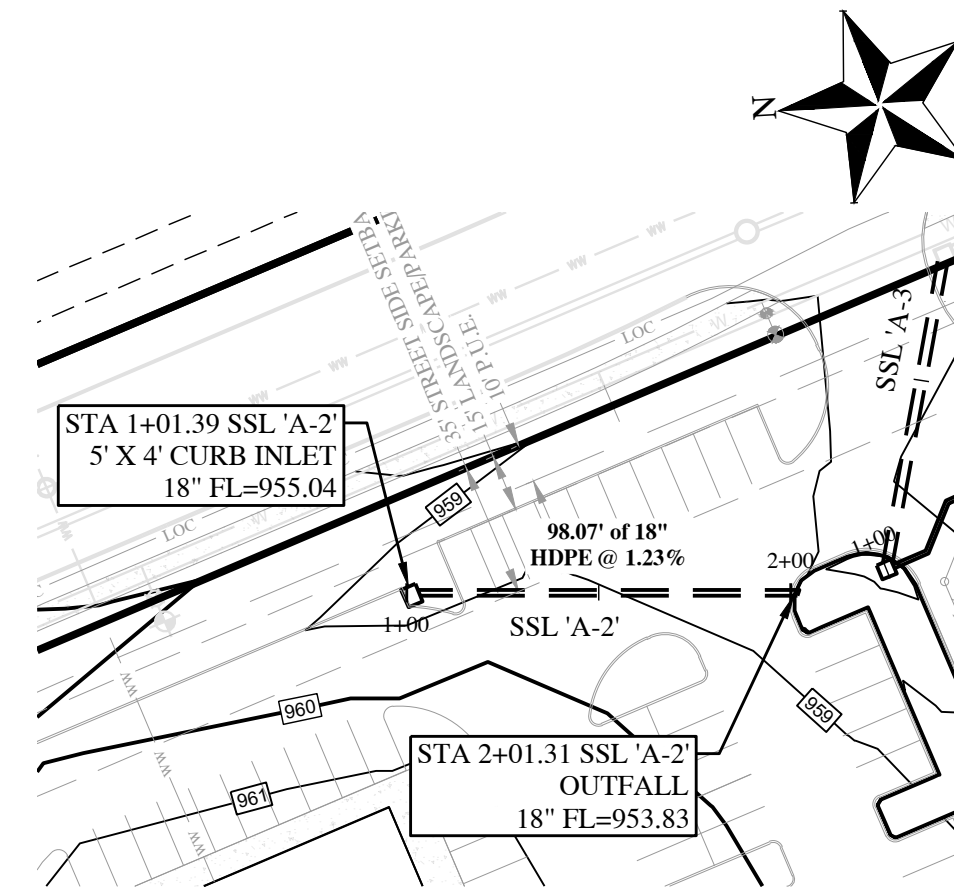
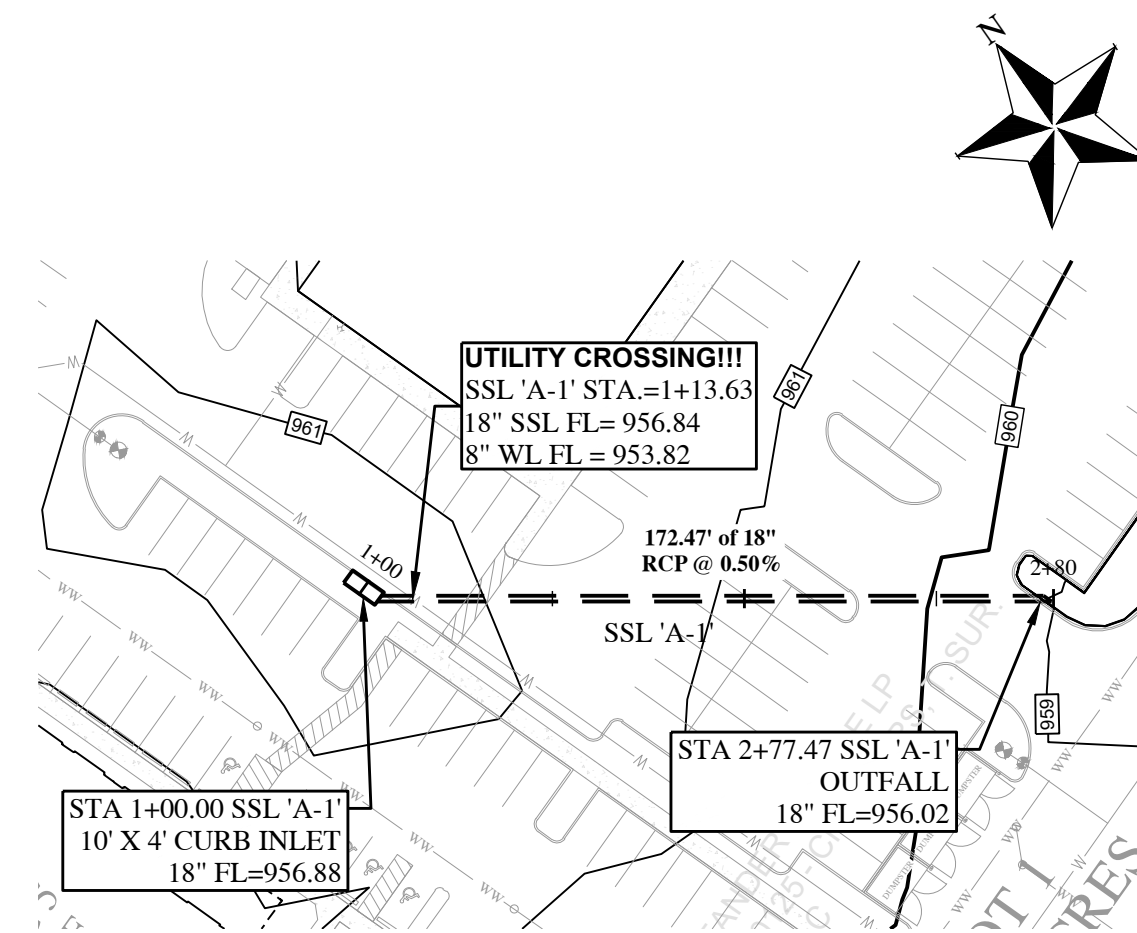
NO.	DESCRIPTION	APPROVAL
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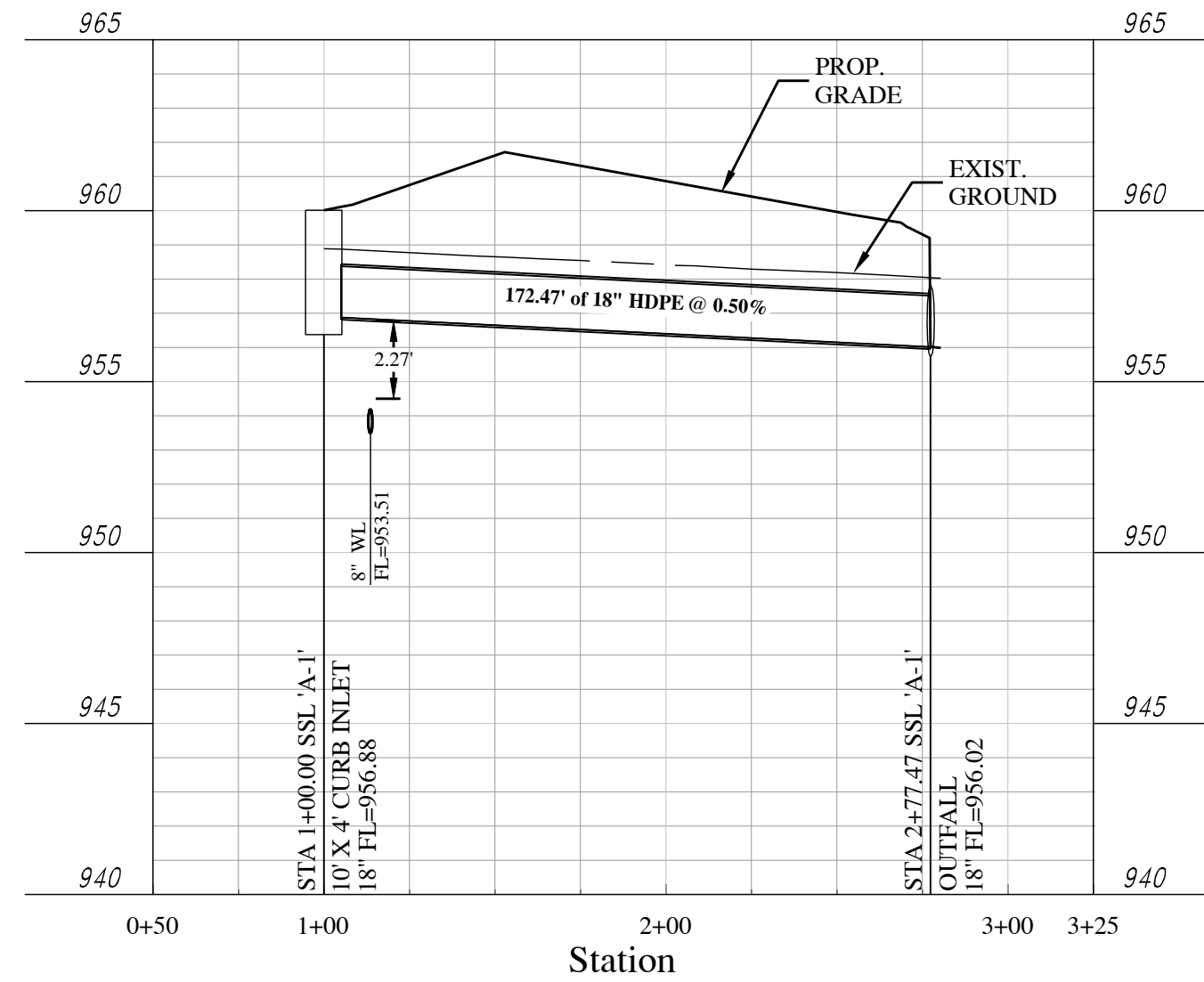




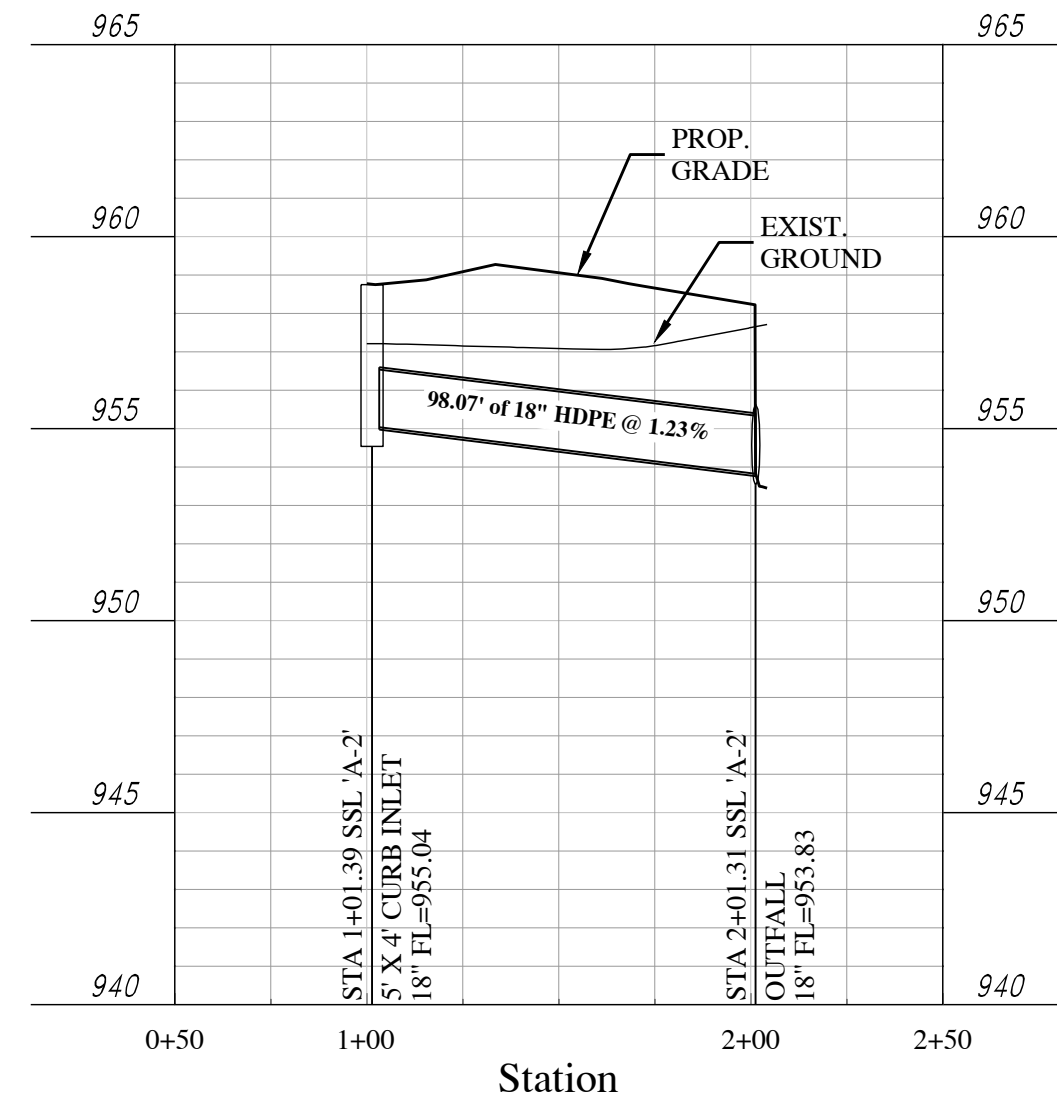
- LEGEND**
- EXIST. MAJOR CONTOUR
  - EXIST. MINOR CONTOUR
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - 100 YR FLOODPLAIN
  - LIMITS OF CONSTRUCTION
  - PROPOSED WATER LINE
  - ⊕ PROPOSED HYDRANT
  - W/W PROPOSED WASTEWATER LINE



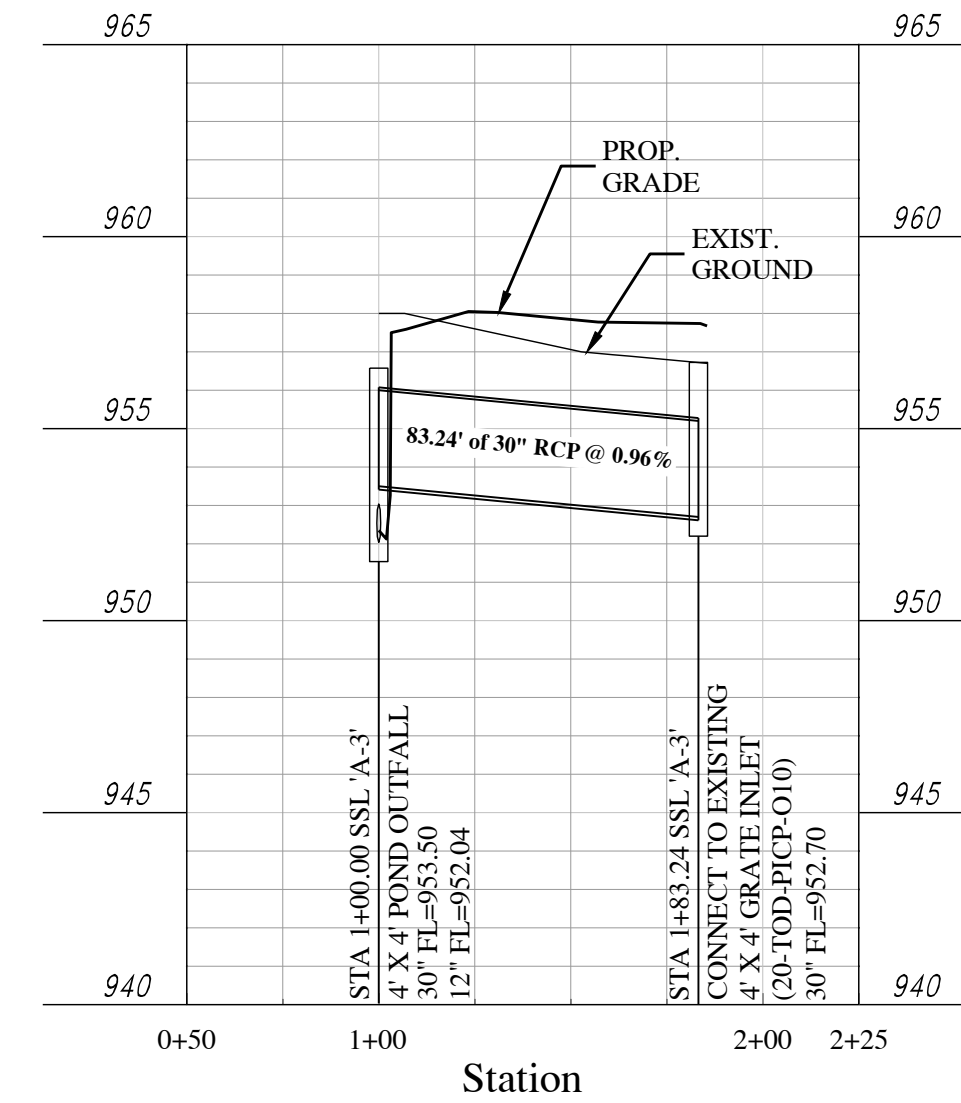
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**SSL 'A-2'**



**SSL 'A-3'**

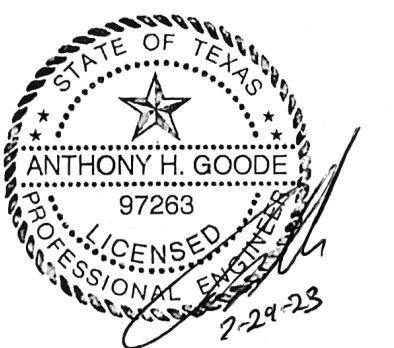


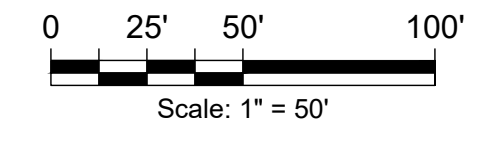
**LEANDER MARKETPLACE**

**STORM PLAN & PROFILE (1 OF 3)**

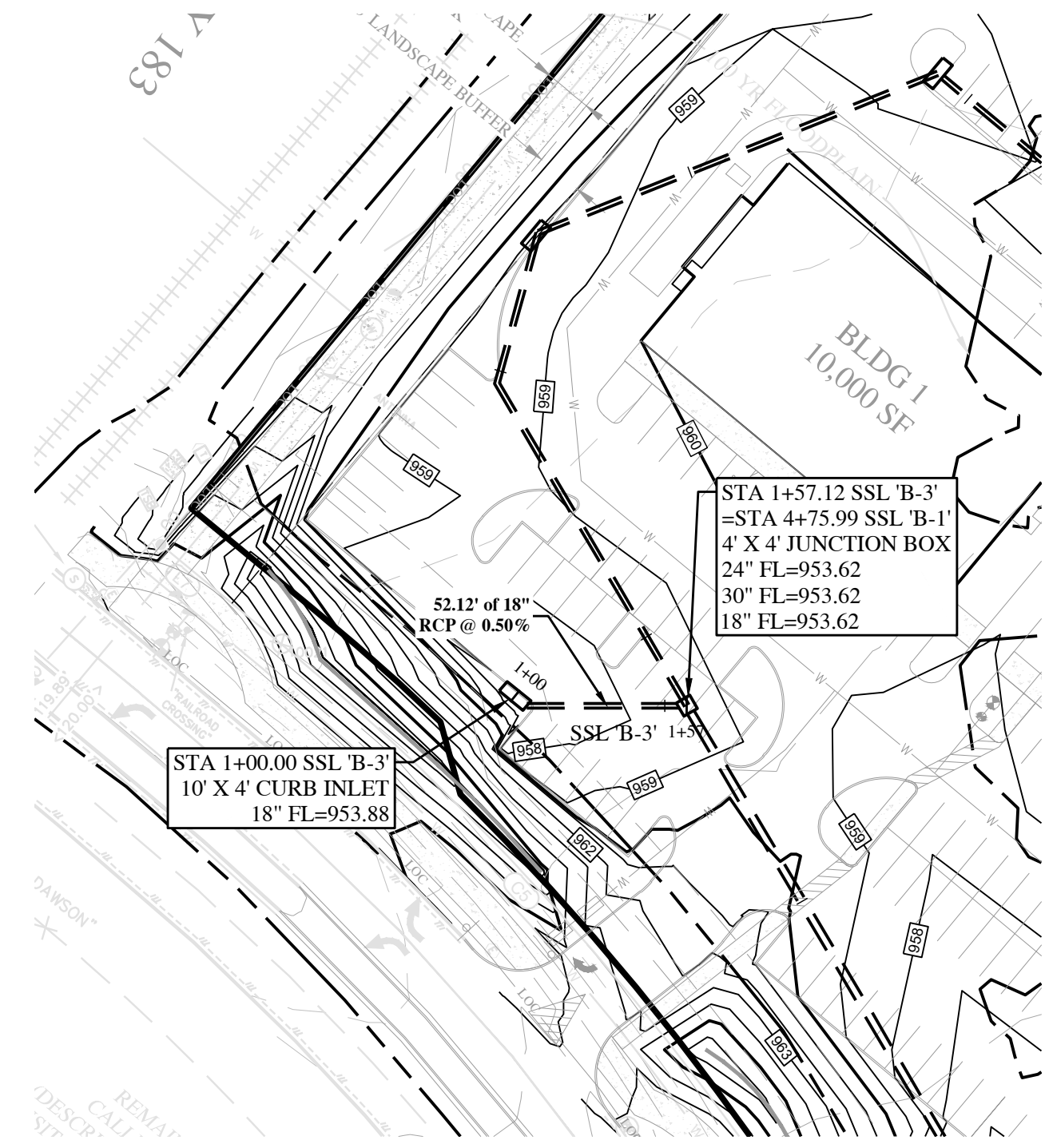
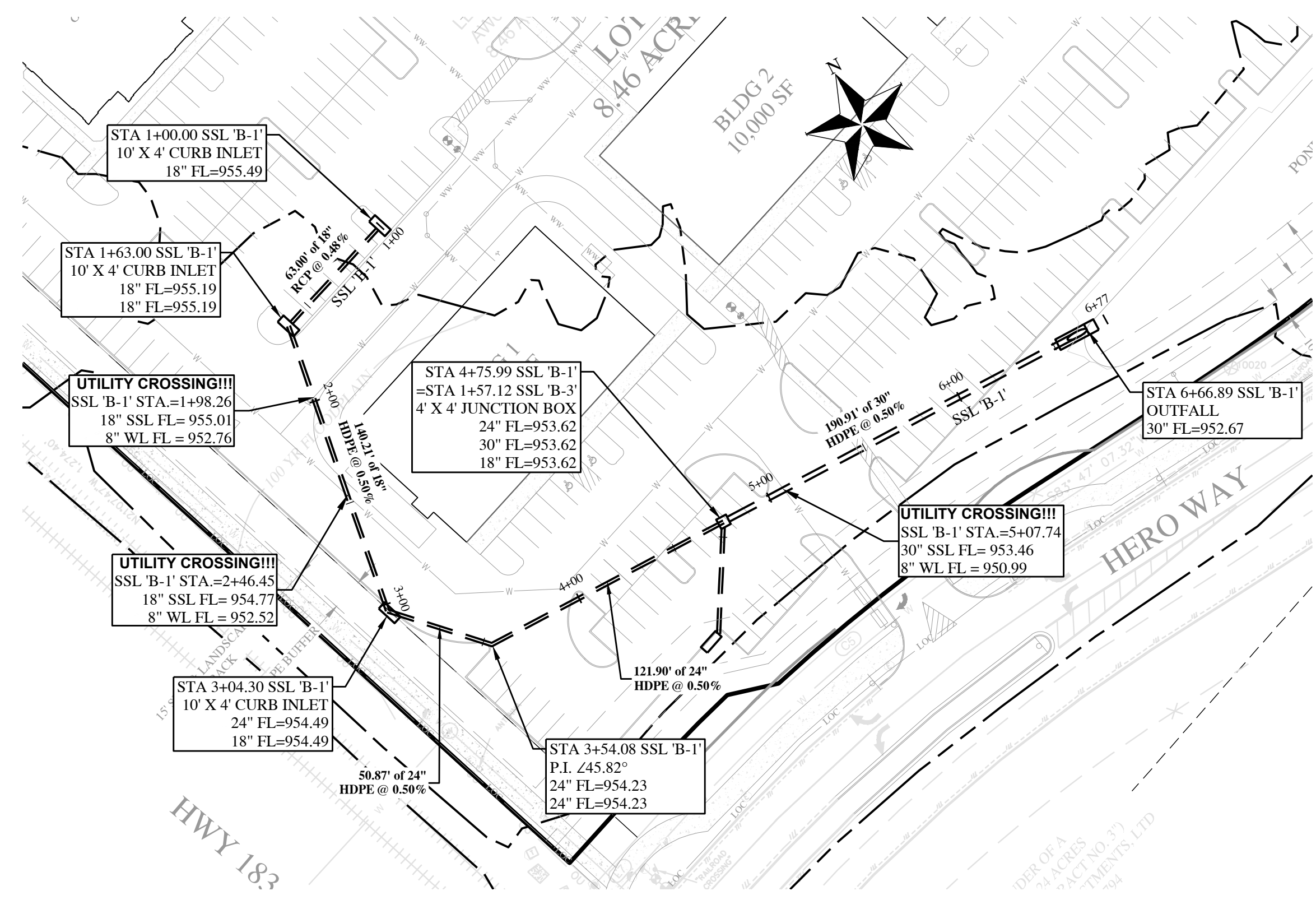
DATE  
2/21/2023  
 PROJECT NO.  
22-018.0  
 DESIGNED BY  
RDP  
 CHECKED BY  
AHG

NO.	DESCRIPTION	APPROVAL
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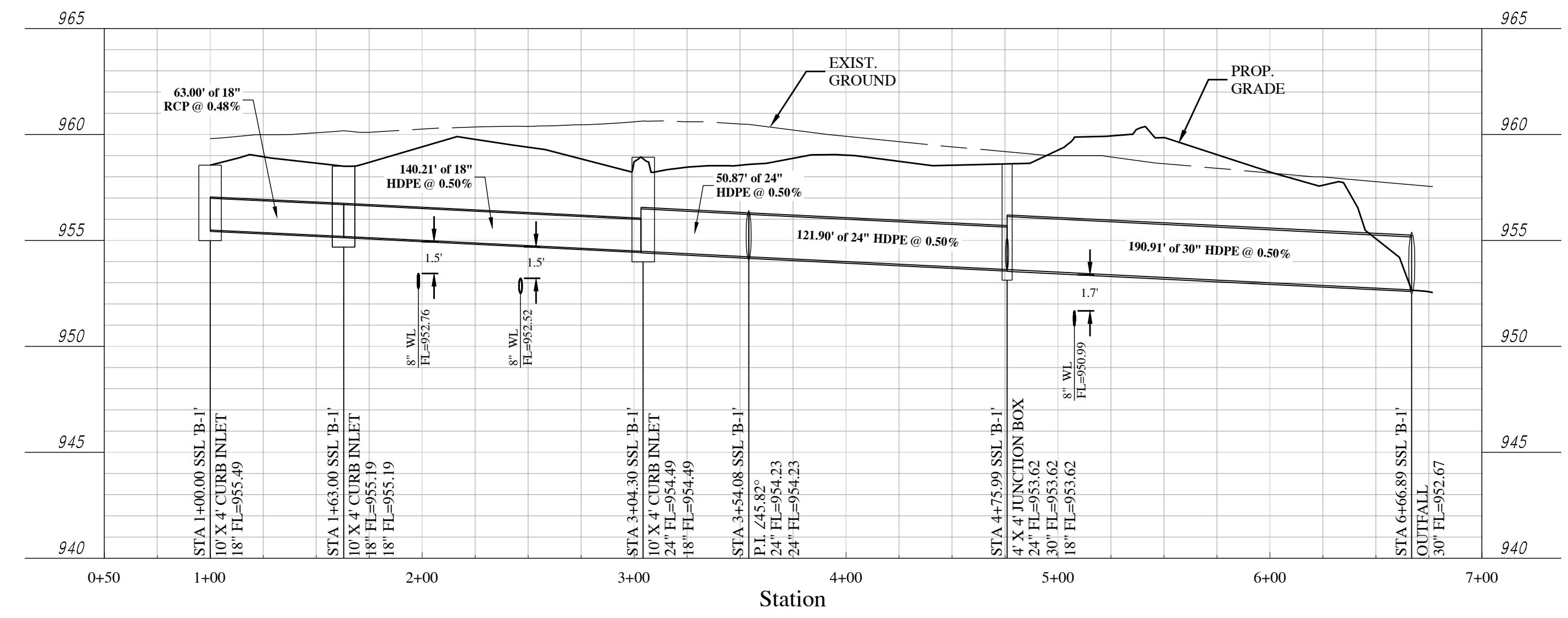




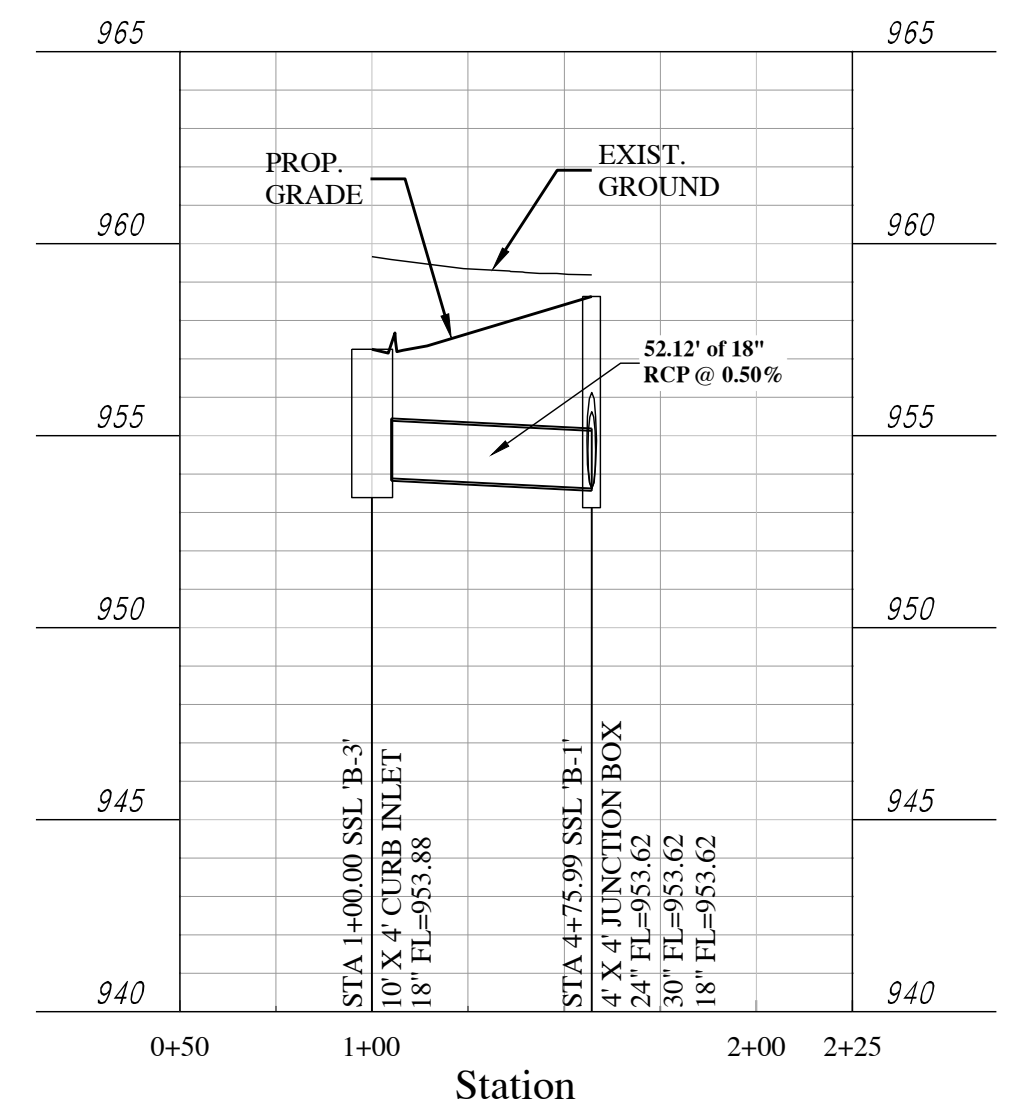
- LEGEND**
- EXIST. MAJOR CONTOUR
  - EXIST. MINOR CONTOUR
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - 100 YR FLOODPLAIN
  - LIMITS OF CONSTRUCTION
  - PROPOSED WATER LINE
  - PROPOSED HYDRANT
  - PROPOSED WASTEWATER LINE



**SSL 'B-1'**



**SSL 'B-3'**



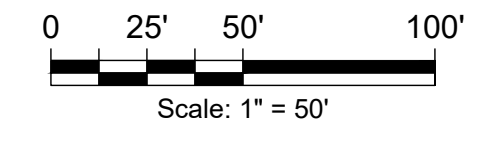
**LEANDER MARKETPLACE**

STORM PLAN & PROFILE (2 OF 3)

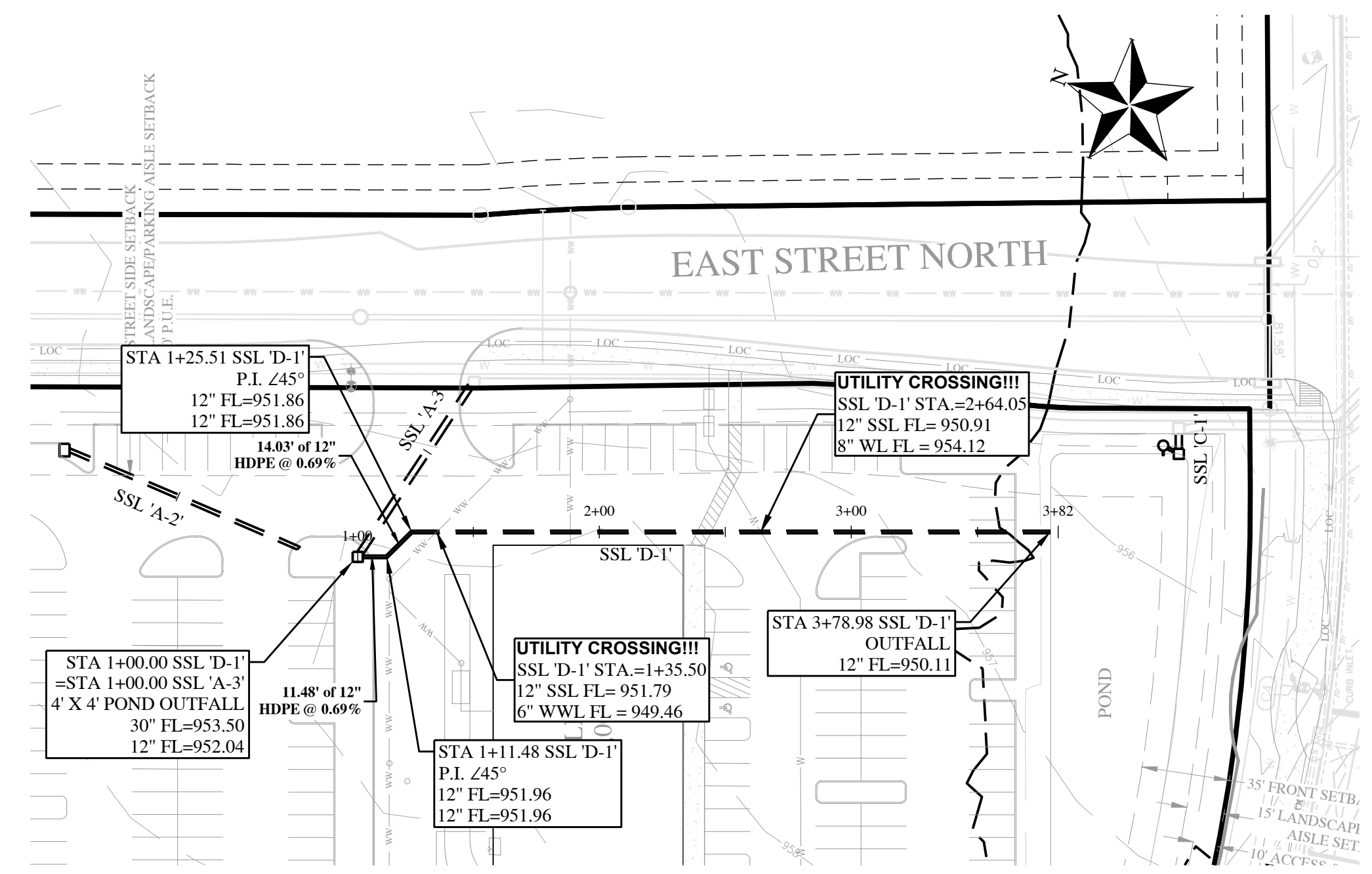
DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	DATE
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- LEGEND**
- EXIST. MAJOR CONTOUR
  - EXIST. MINOR CONTOUR
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - 100 YR FLOODPLAIN
  - LIMITS OF CONSTRUCTION
  - PROPOSED WATER LINE
  - PROPOSED HYDRANT
  - WW PROPOSED WASTEWATER LINE



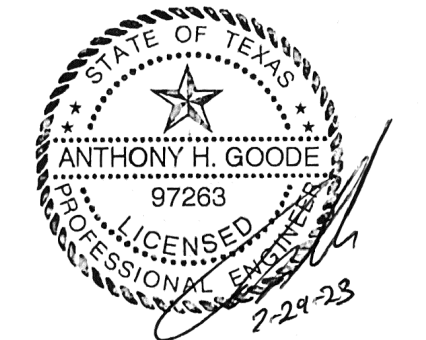
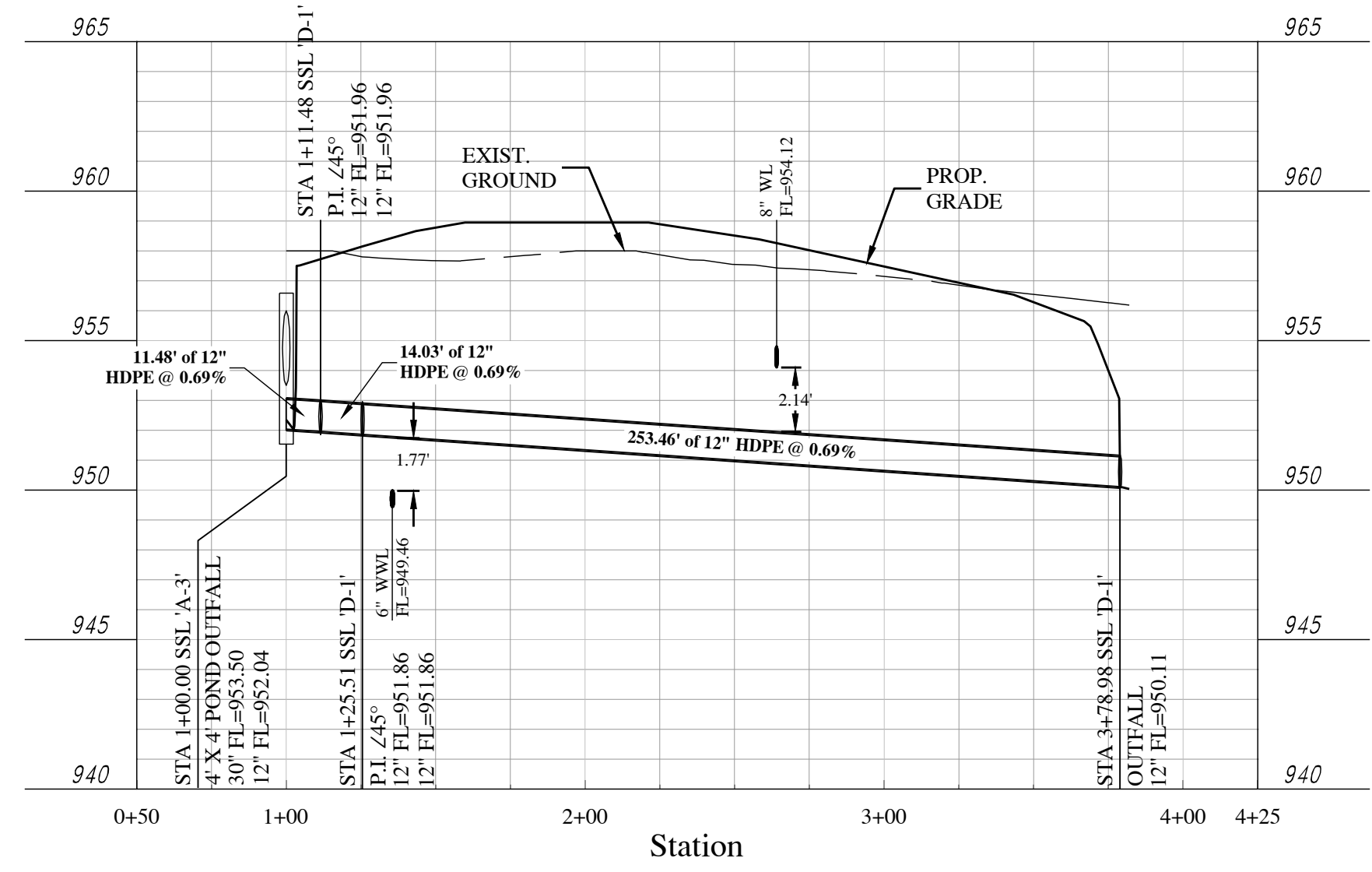
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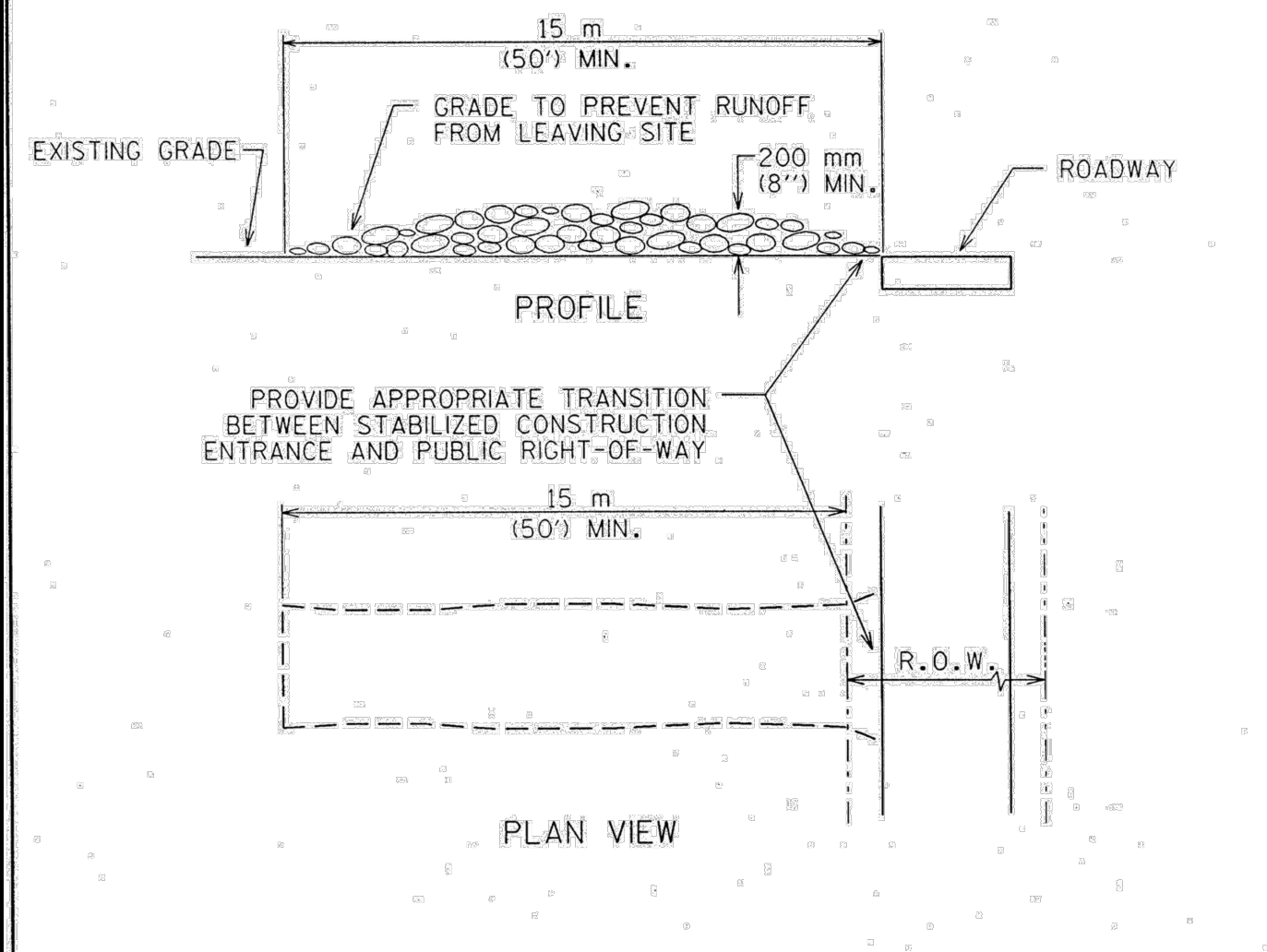
STORM PLAN & PROFILE (3 OF 3)

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	APPROVAL
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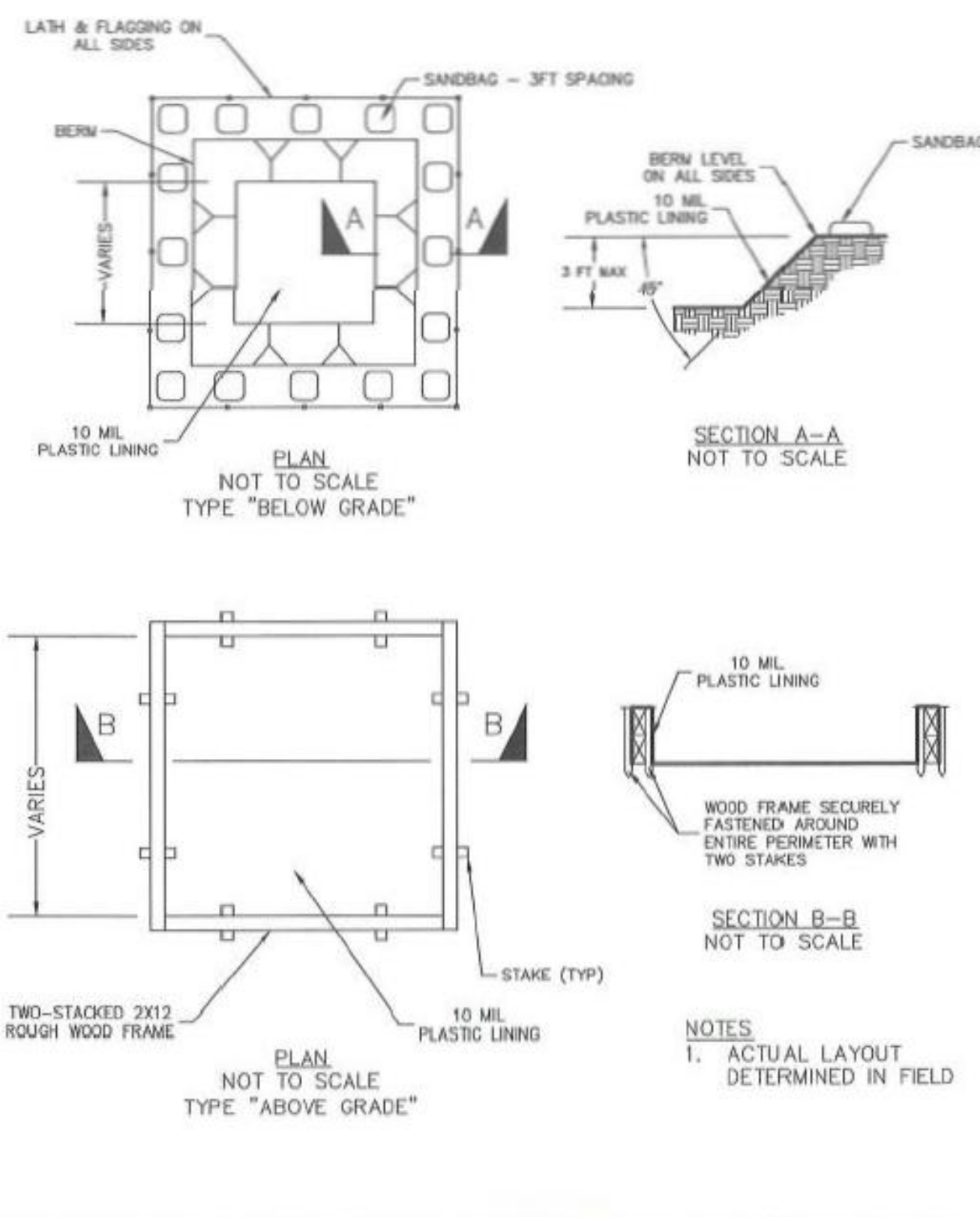
**SSL 'D-1'**





- 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 APPROVE 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	STANDARD NO. 641S-
<i>Don Saha</i> 5/23/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

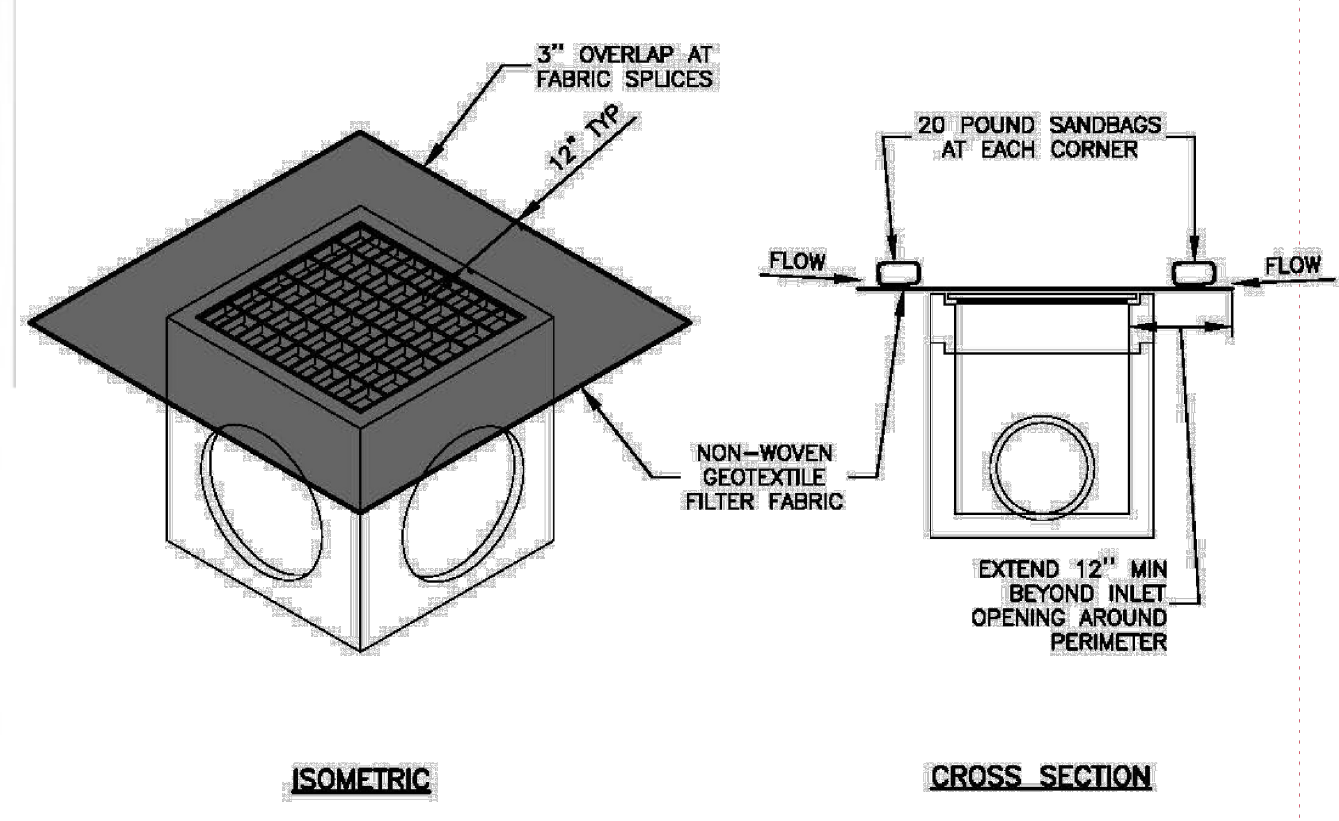


City of Leander, Texas  
303-1  
CONCRETE WASHOUT

City of Austin  
WATERSHED PROTECTION DEPARTMENT

APPROVED  
03-25-11  
DATE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)



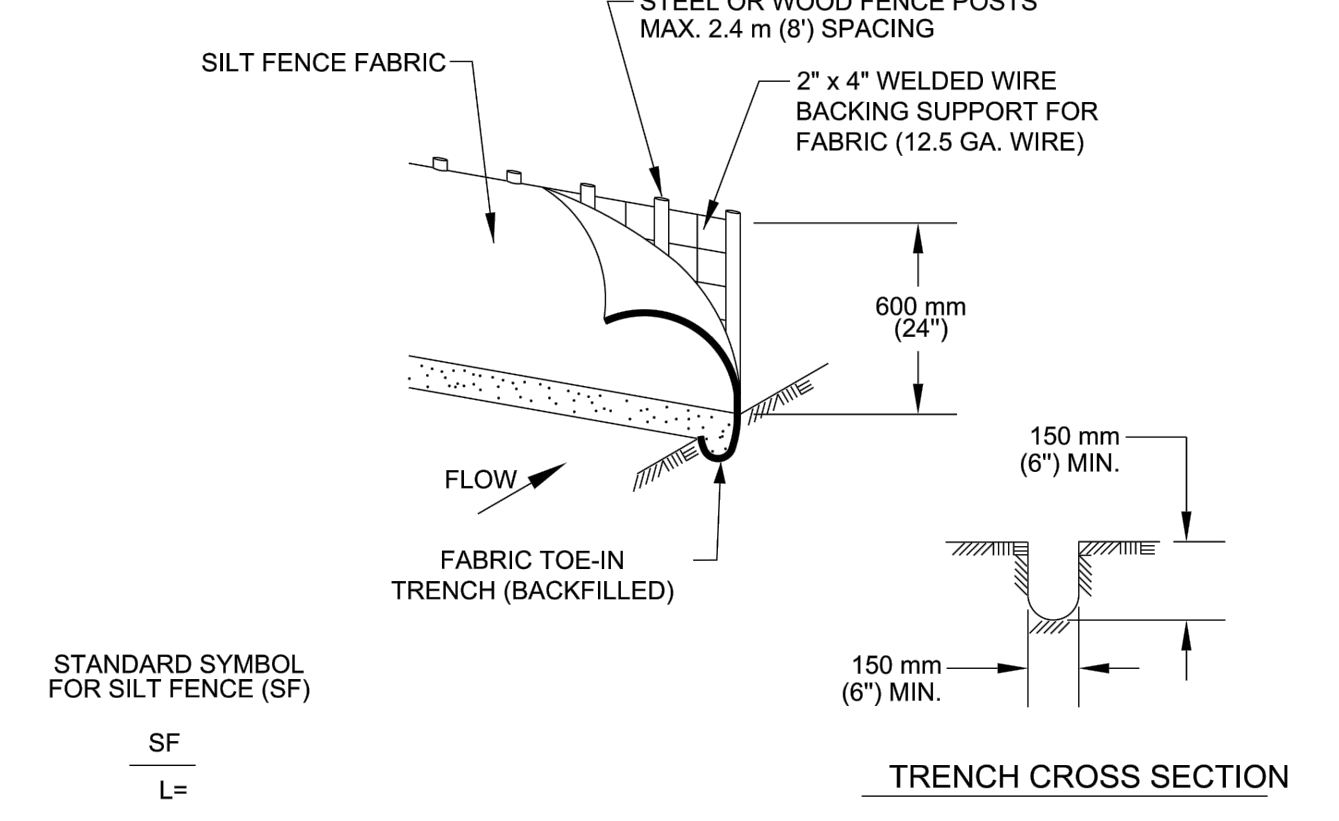
- NOTES:
1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
  2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
  3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE

CITY OF ROUND ROCK  
AREA INLET PROTECTION DETAIL

DRAWING NO: EC-15

RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED



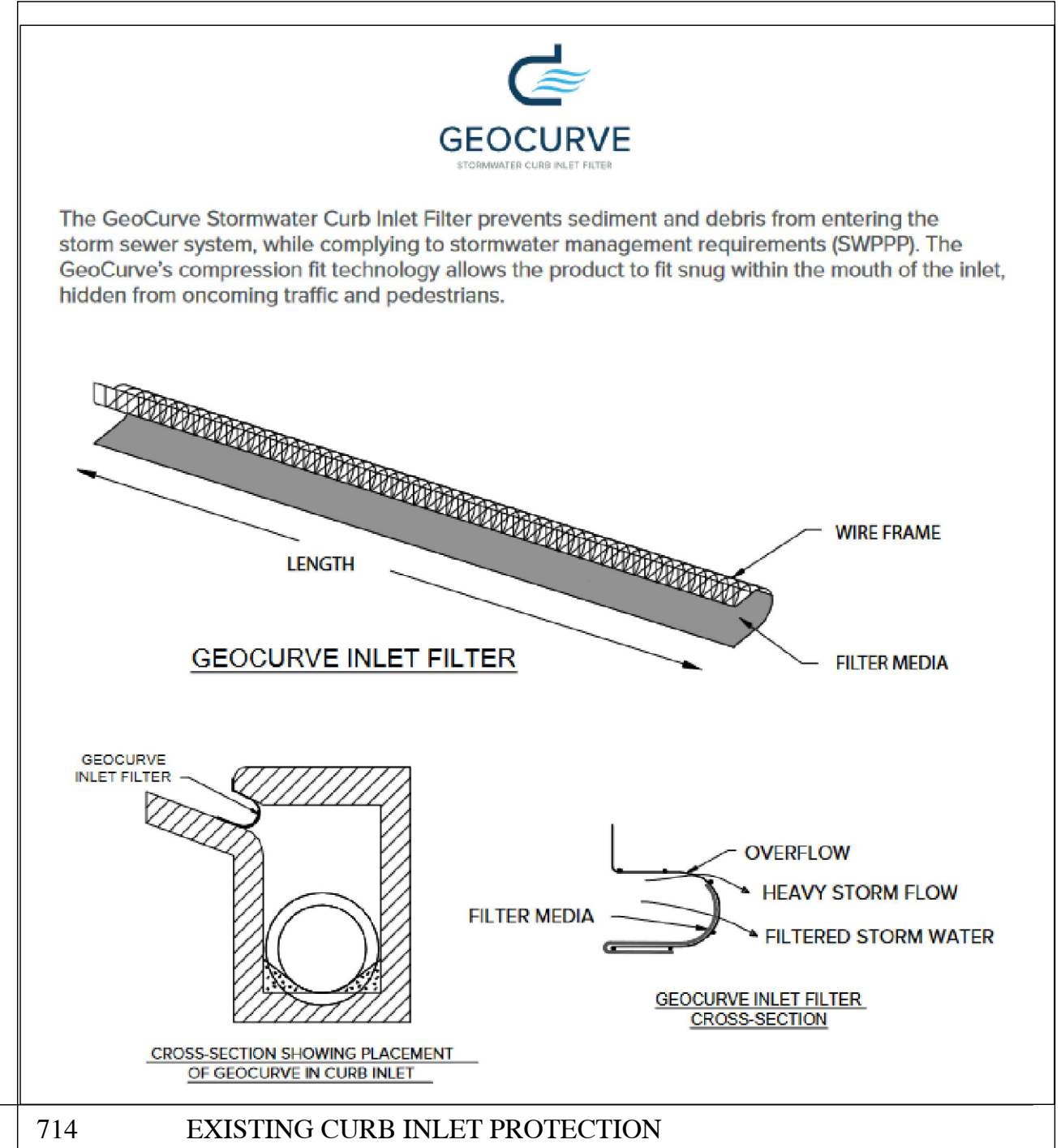
- STANDARD SYMBOL FOR SILT FENCE (SF)
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 INCHES) DEPTH, USE STEEL POSTS.
2. THE TOE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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	STANDARD NO. 642S-1
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

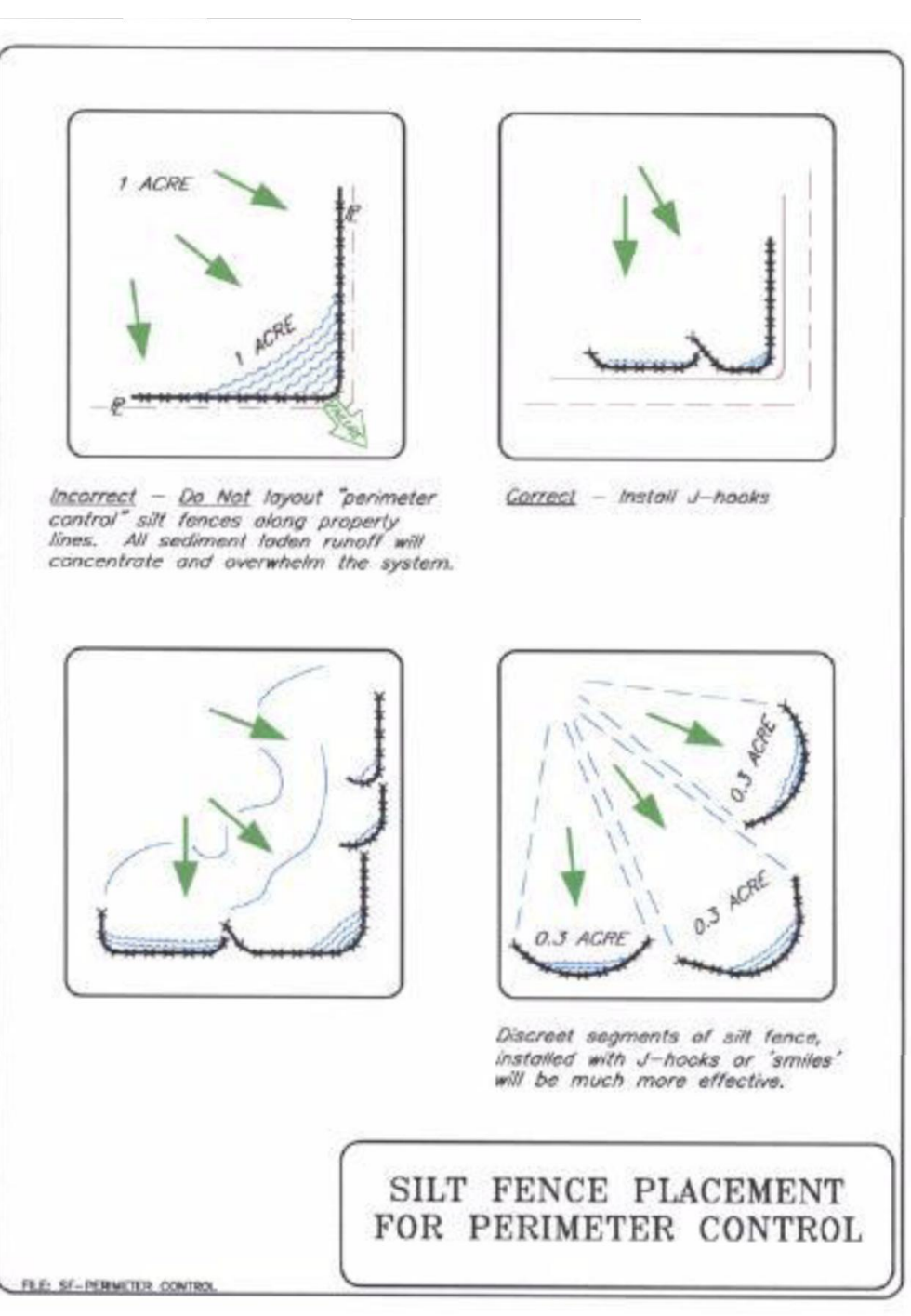


LEANDER MARKETPLACE

STANDARD DETAILS (1 OF 6)



714 EXISTING CURB INLET PROTECTION

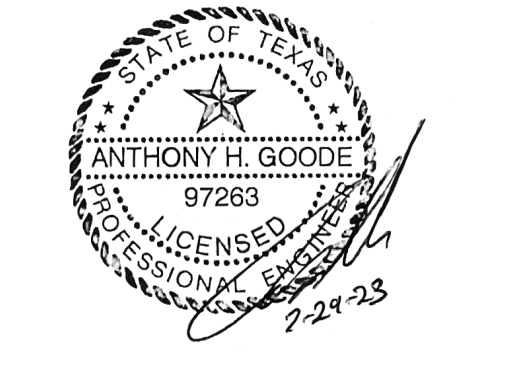


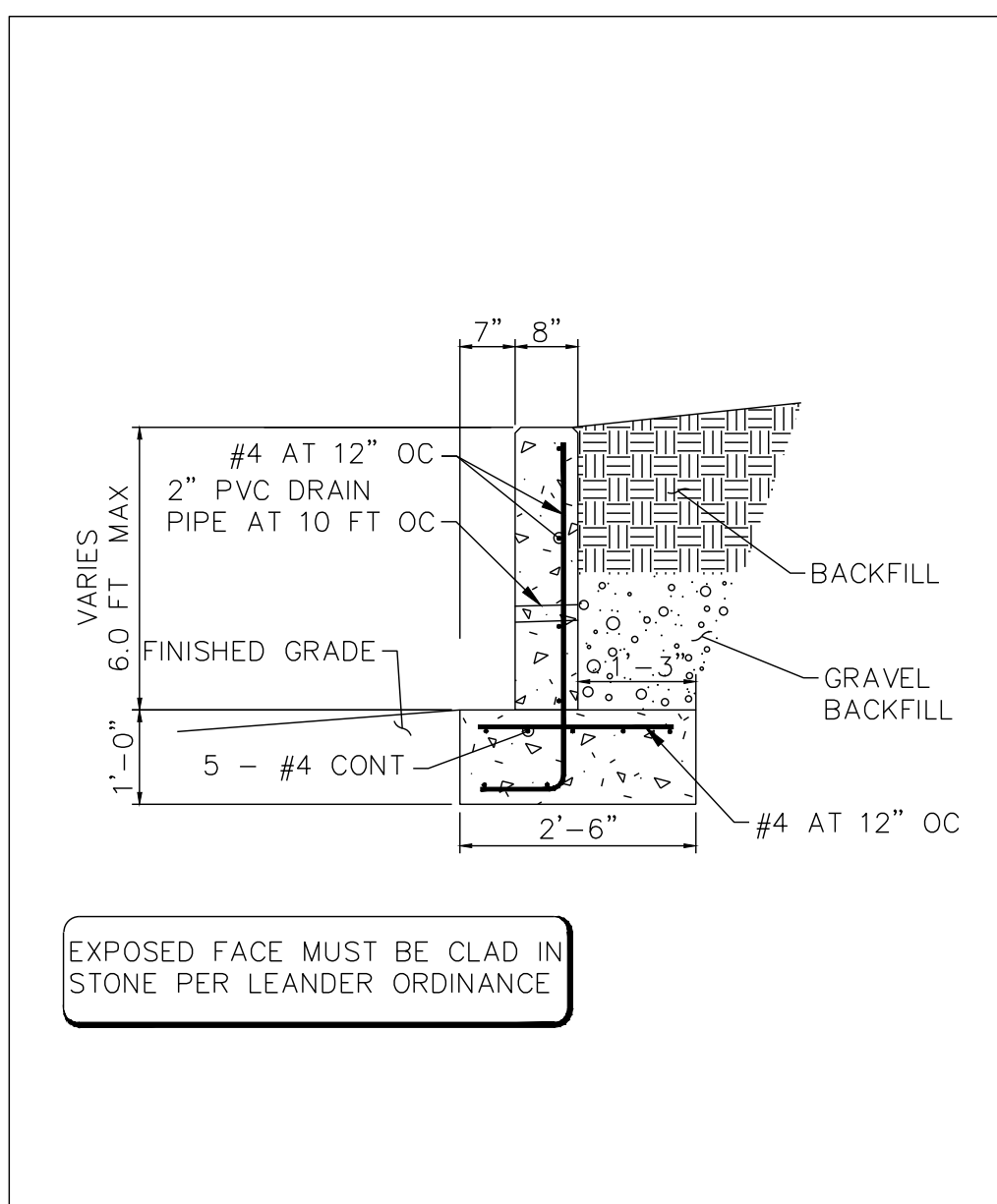
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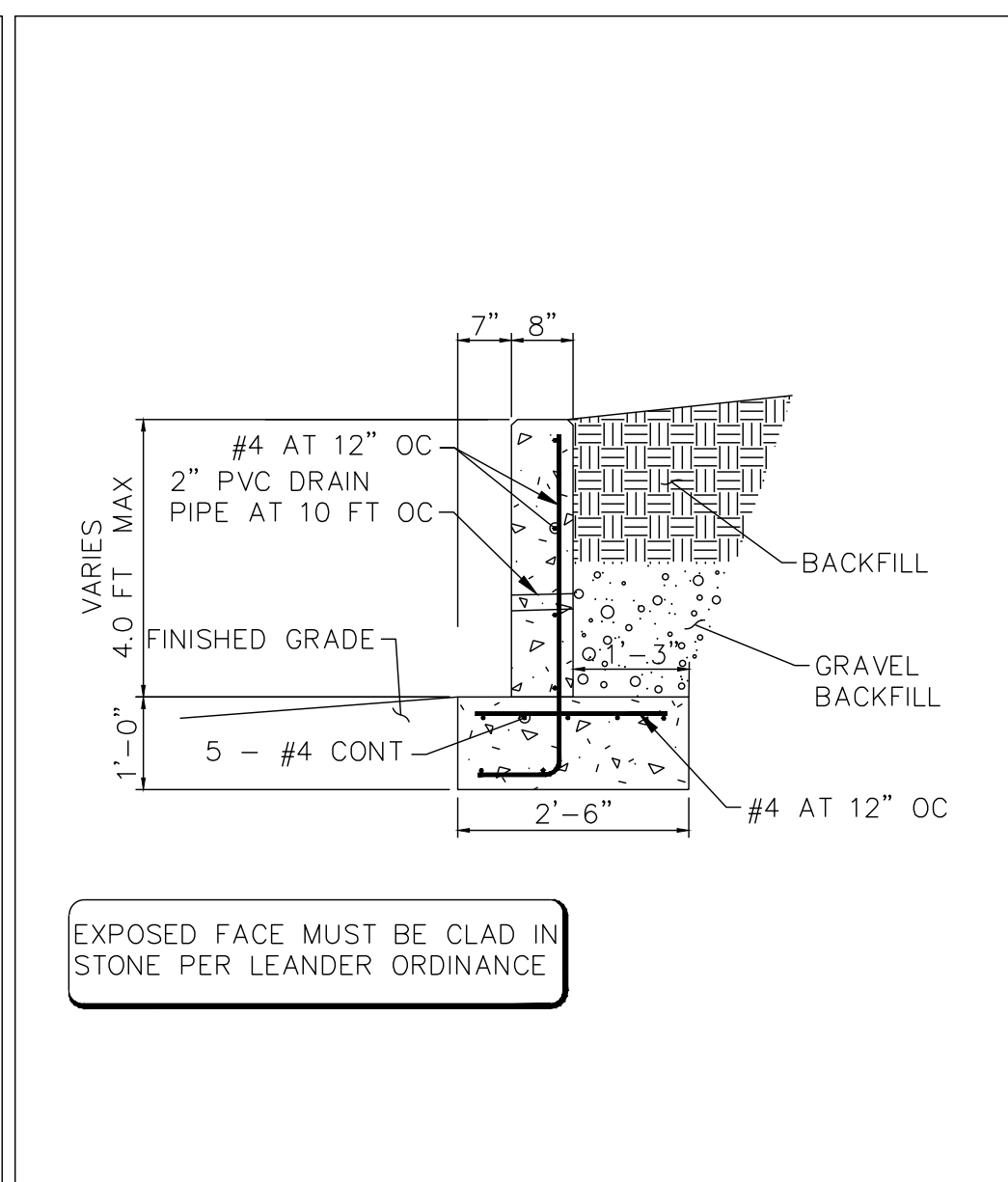
DATE	2/21/2023
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DESIGNED BY	RDP
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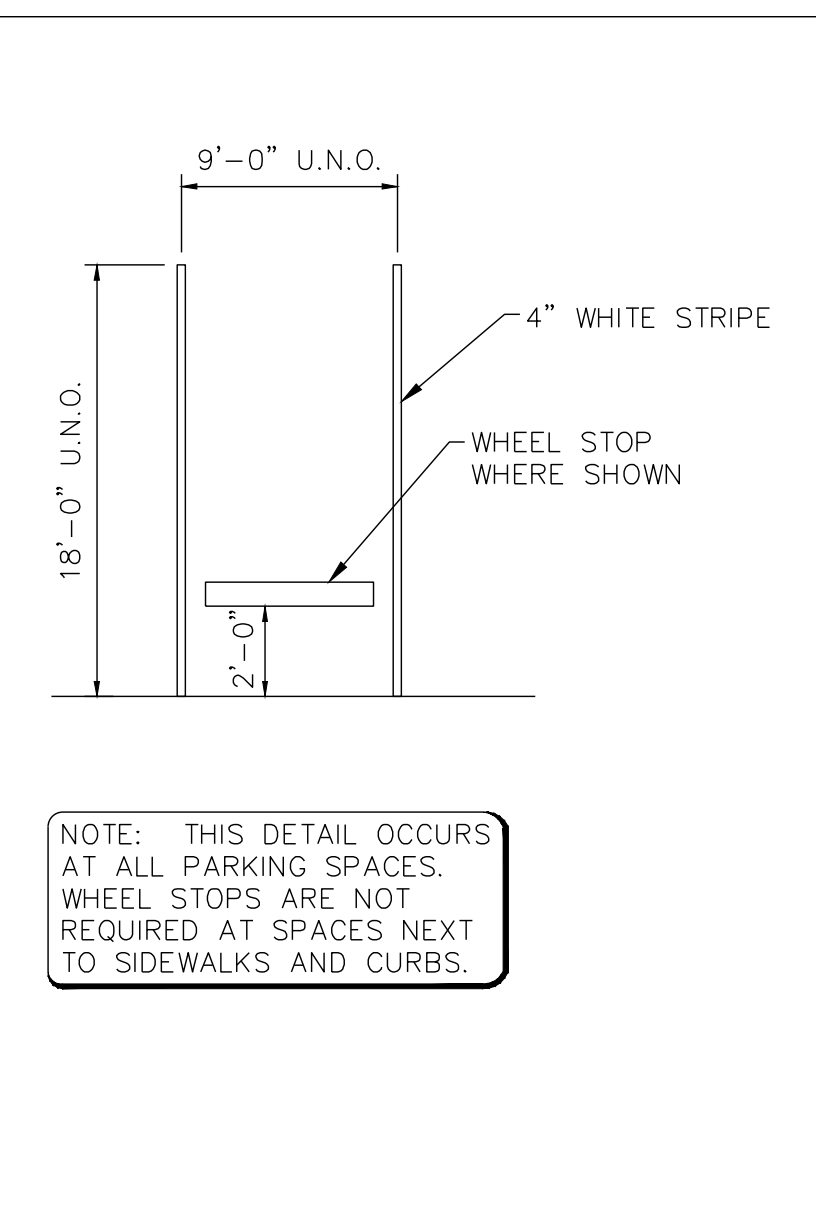




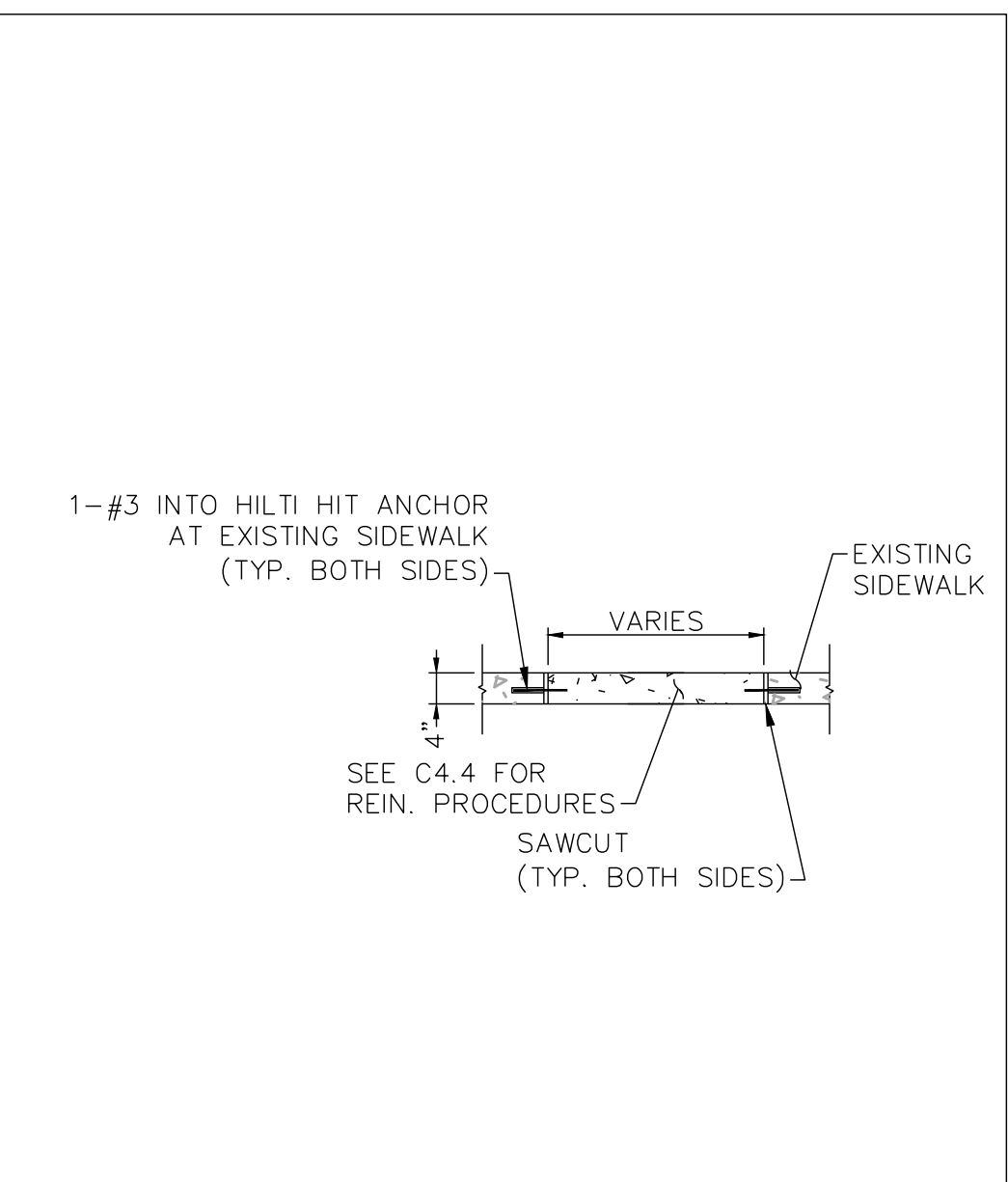
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**25** TYPICAL RETAINING WALL SECTION  
 SCALE: 1/2" = 1'



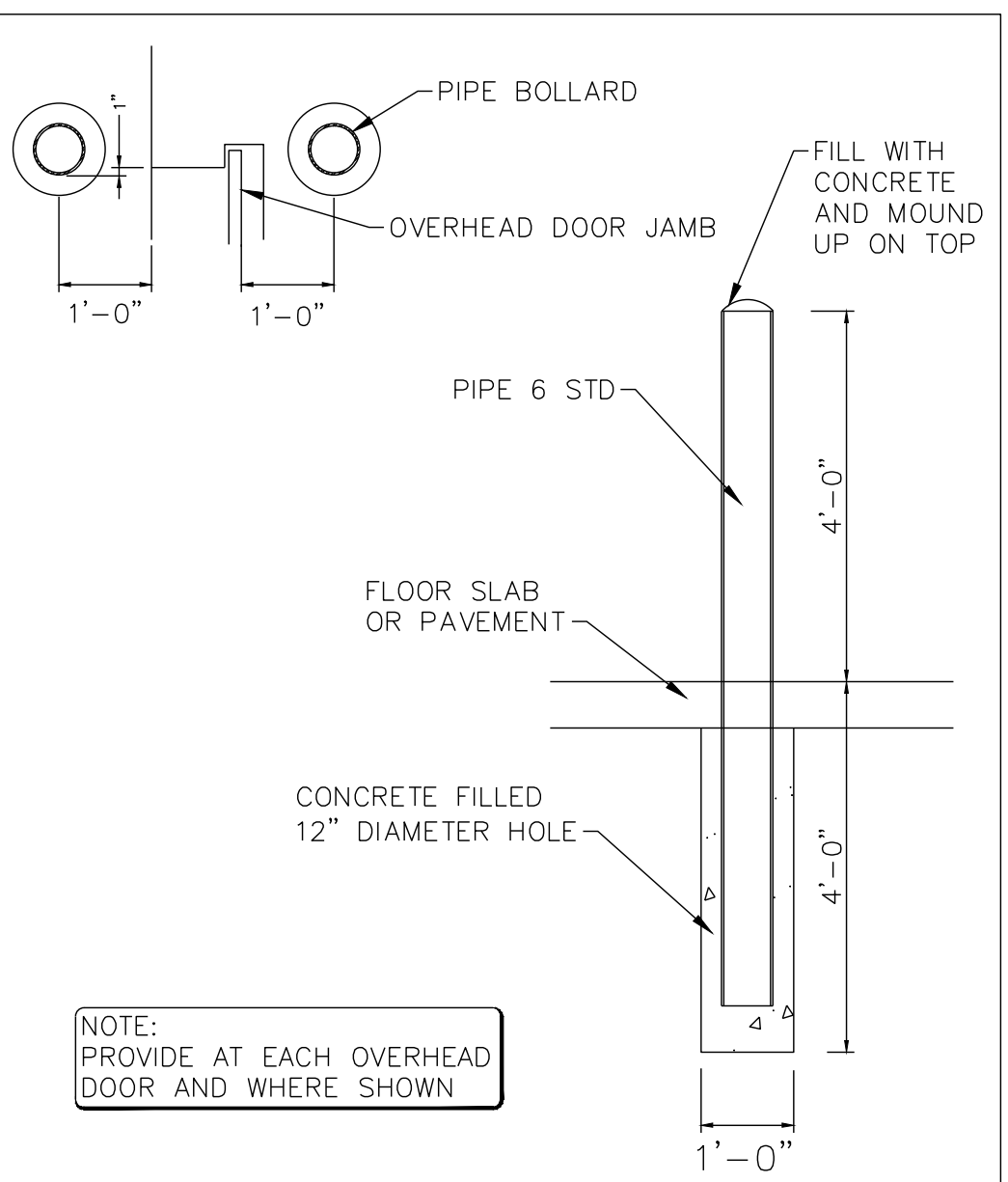
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 SCALE: 1/2" = 1'



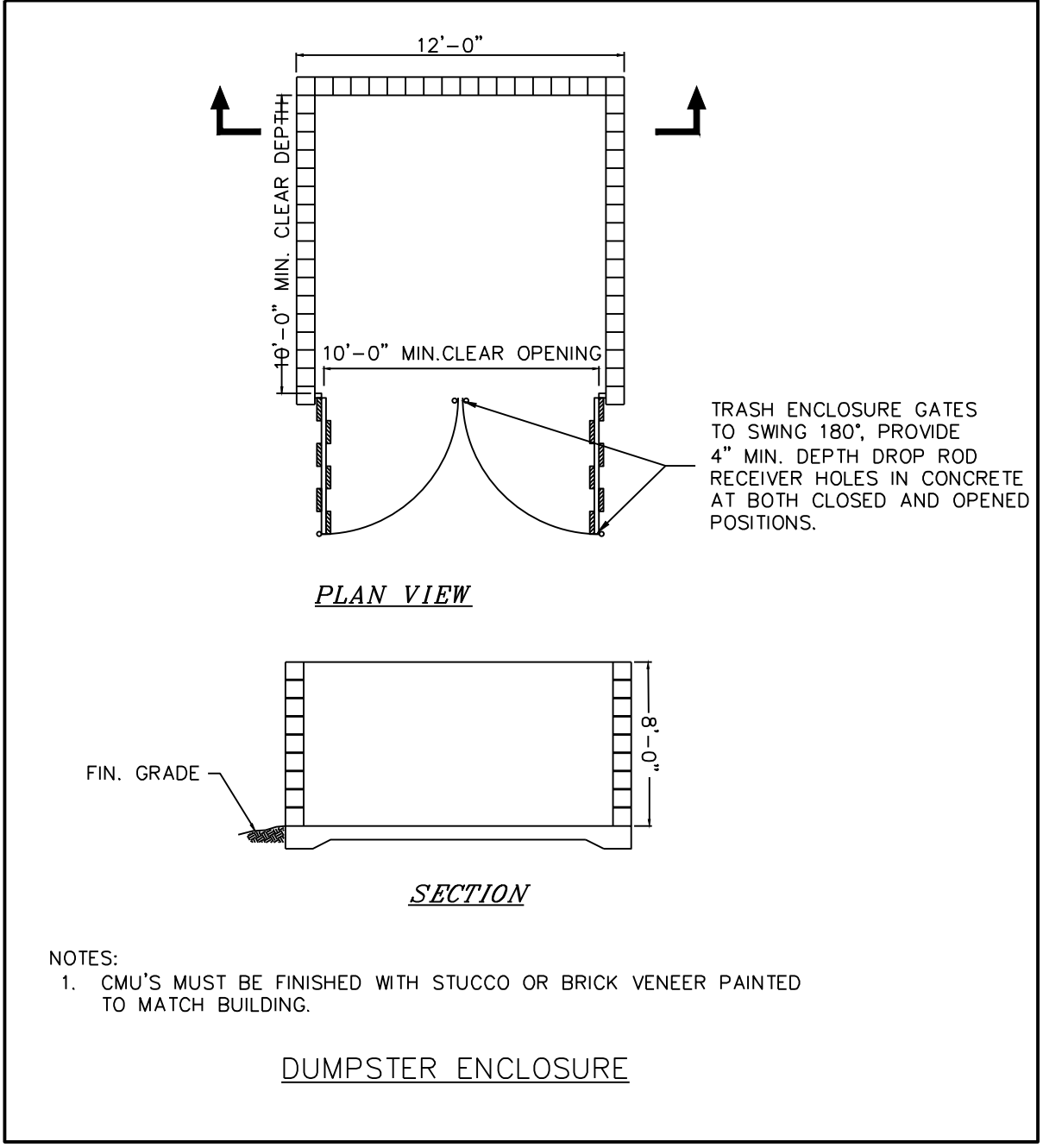
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 ### TYPICAL PARKING STRIPE DETAIL  
 N.T.S.



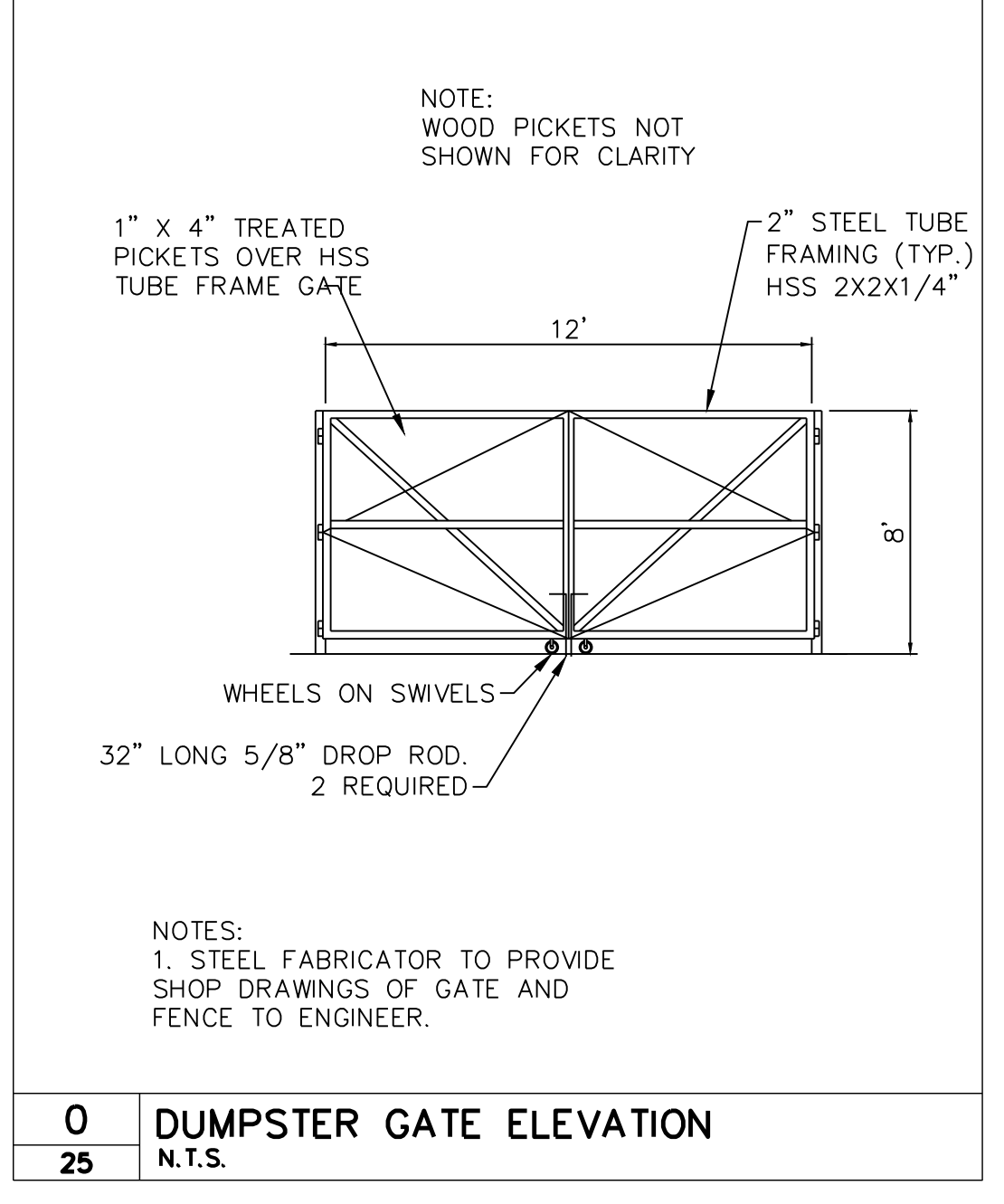
**522** CONNECTION TO EXISTING SIDEWALK  
 N.T.S.



**701** TYPICAL BOLLARD DETAIL  
 SCALE: 3/8" = 1'



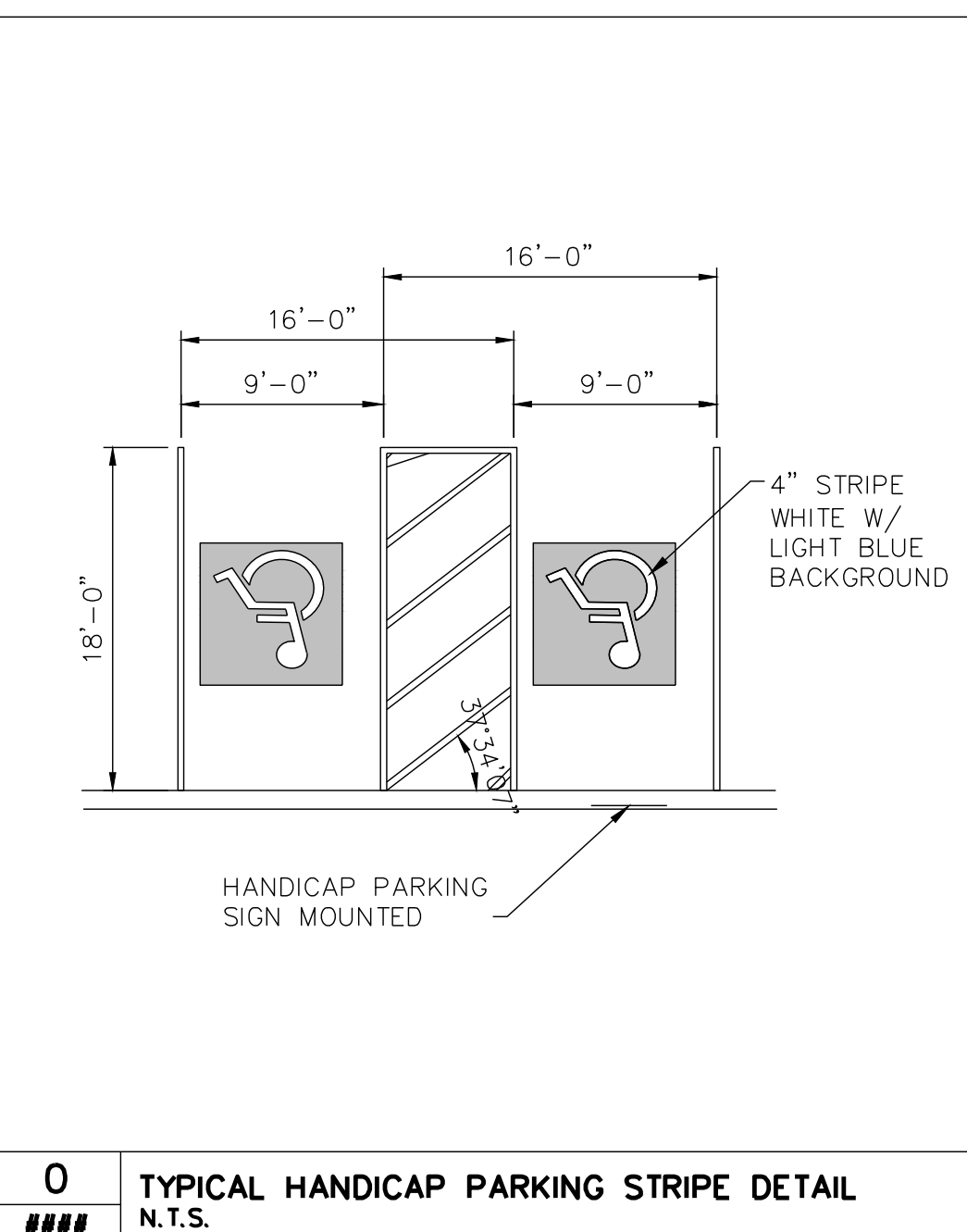
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**25** DUMPSTER ENCLOSURE  
 N.T.S.



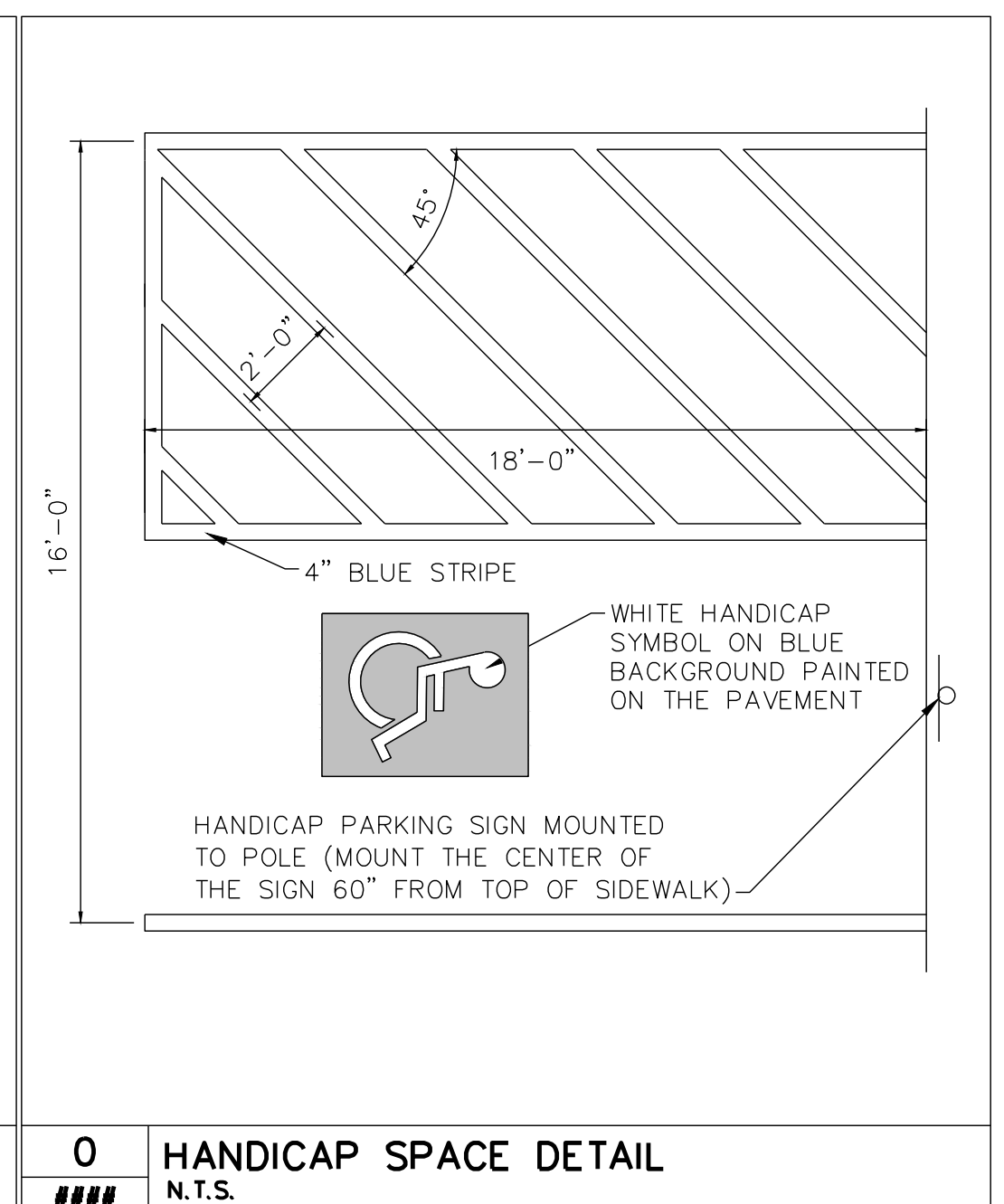
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**25** DUMPSTER GATE ELEVATION  
 N.T.S.



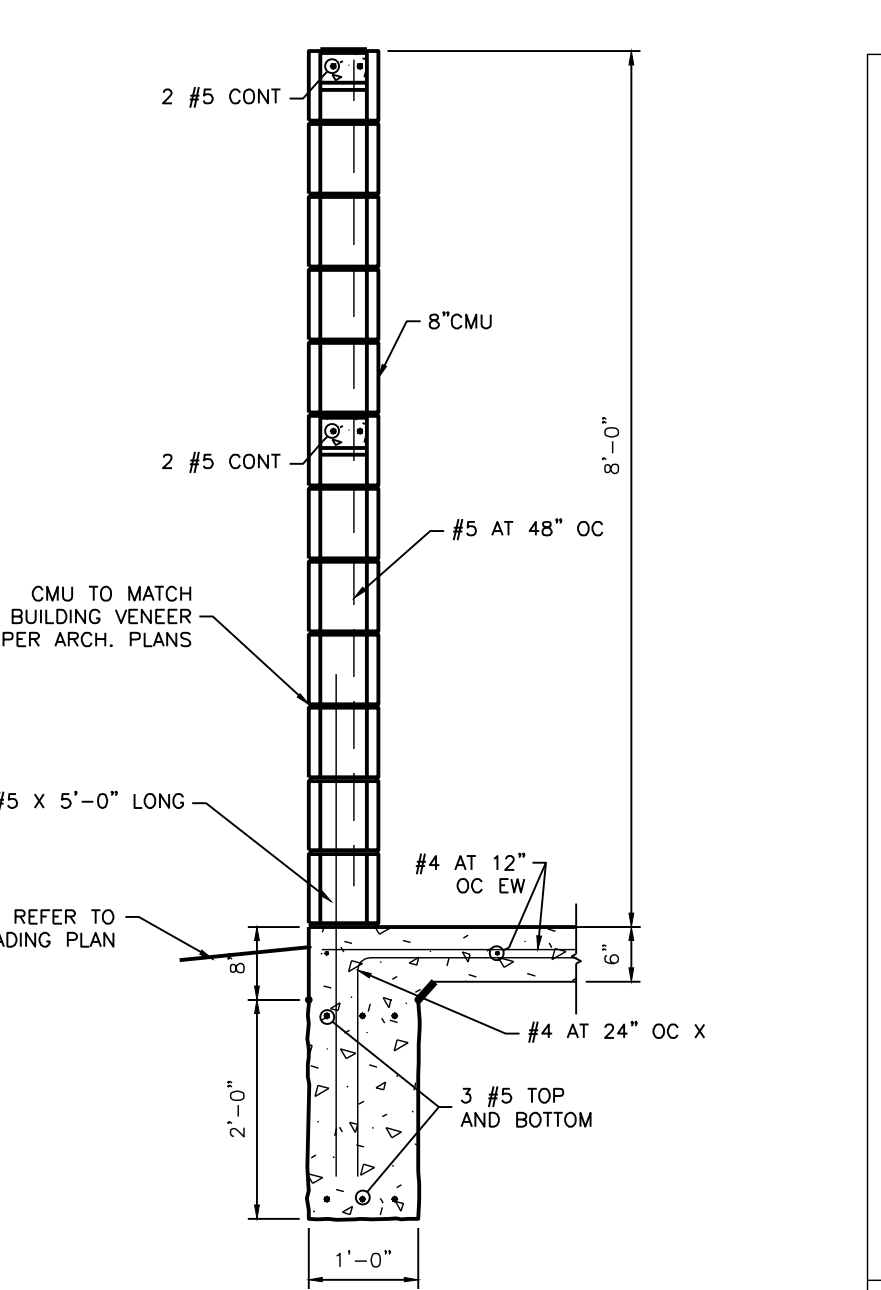
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 ### RESERVED PARKING SIGN  
 SCALE: 3" = 1'



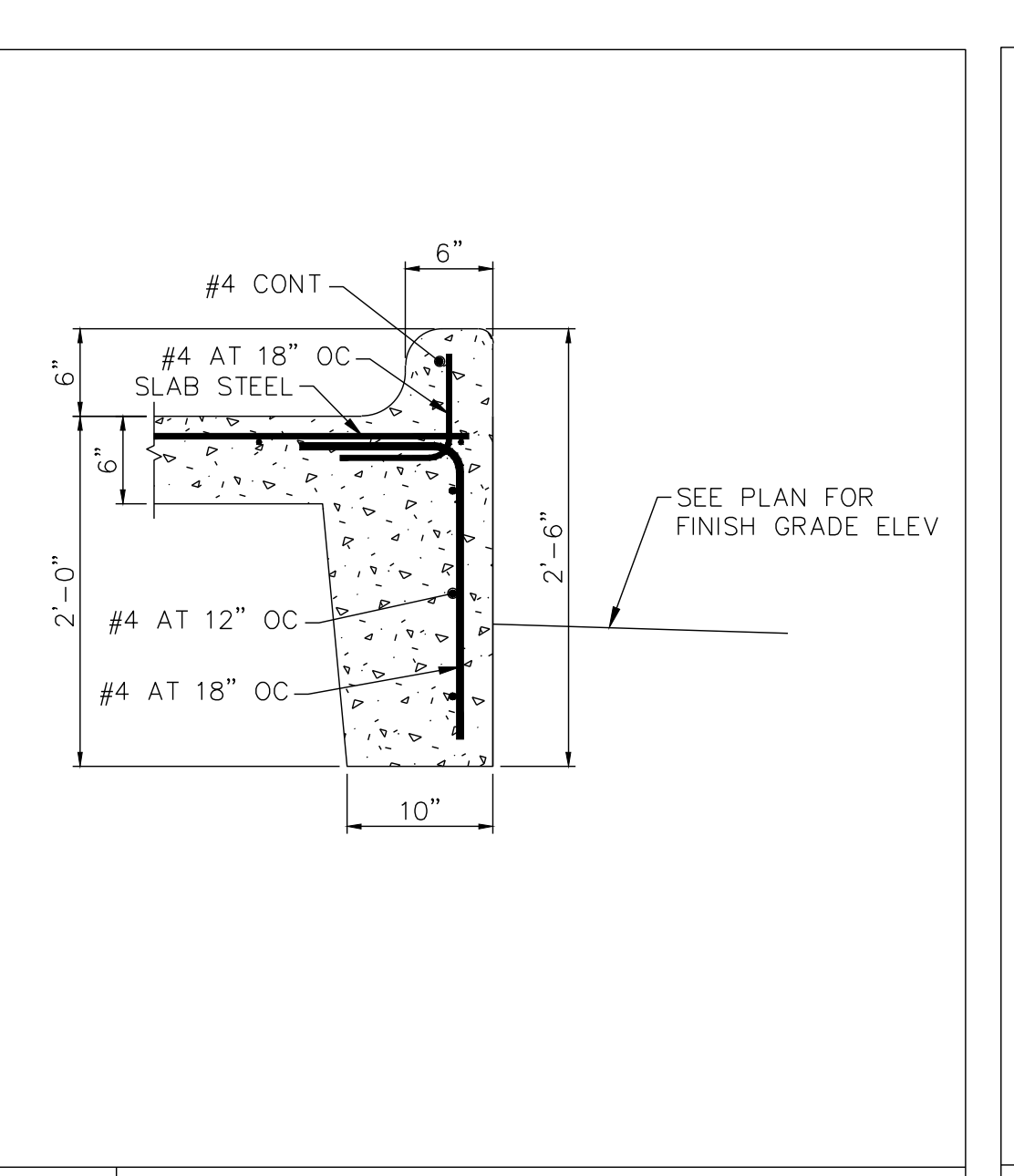
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 ### TYPICAL HANDICAP PARKING STRIPE DETAIL  
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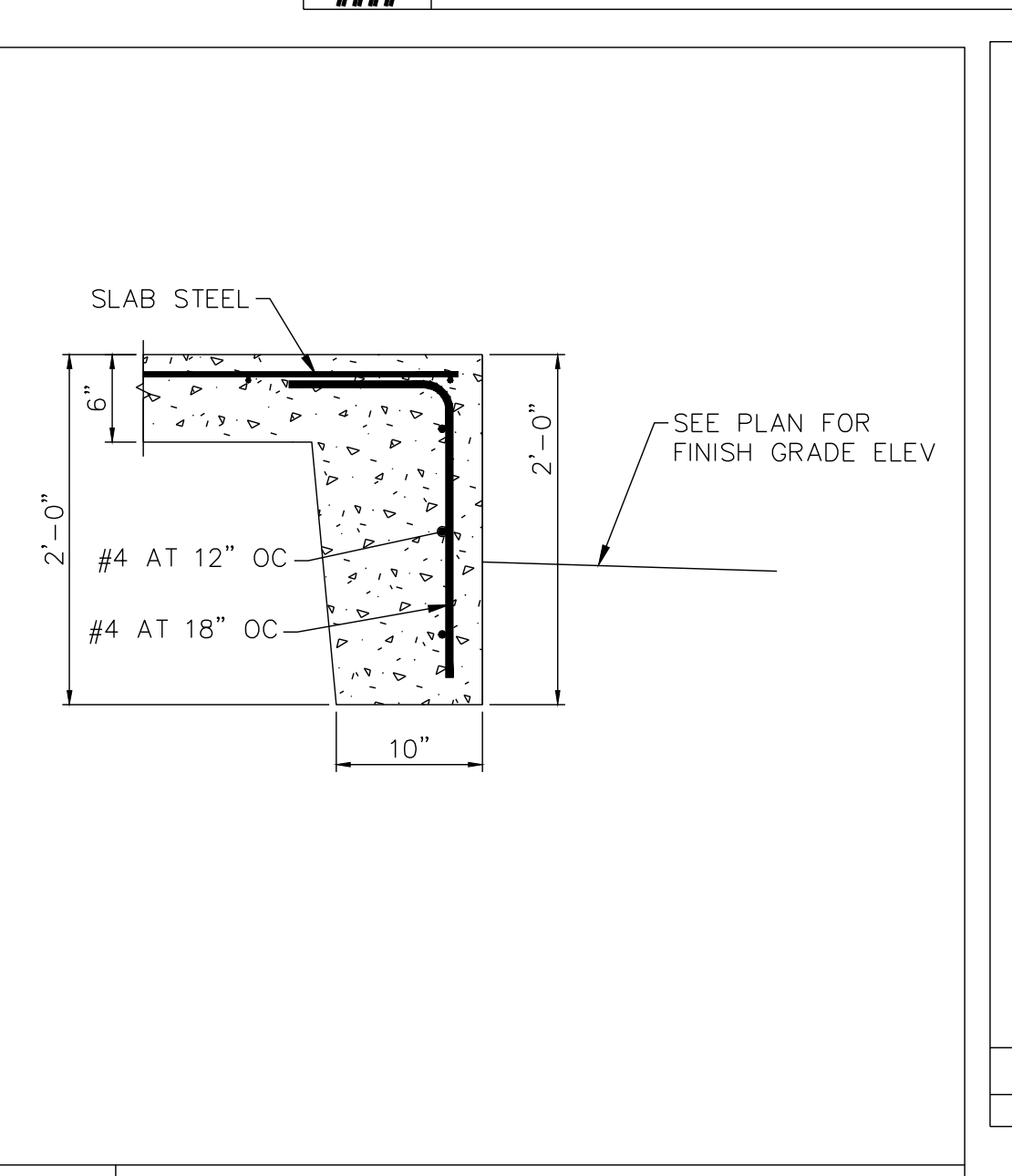
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 ### HANDICAP SPACE DETAIL  
 N.T.S.



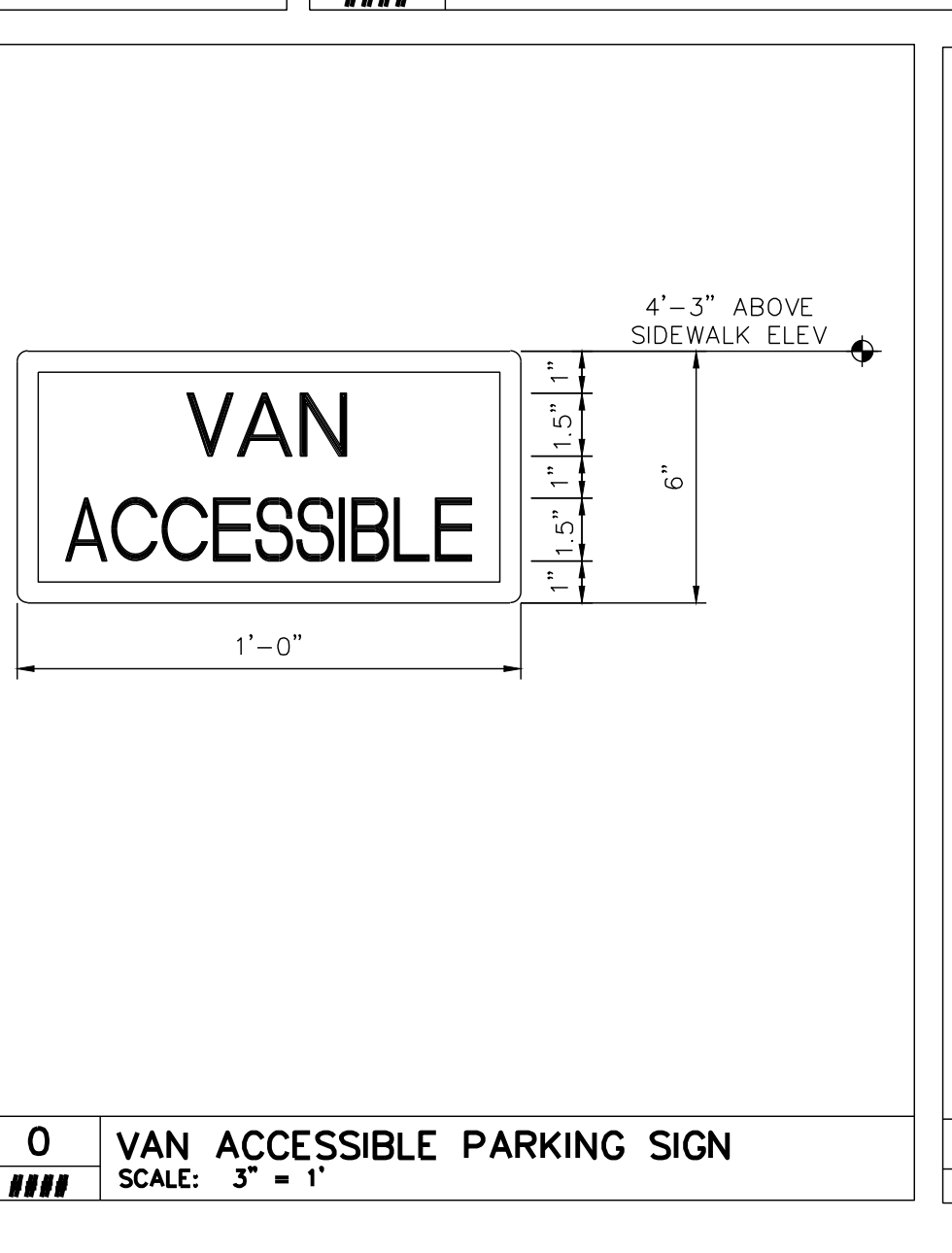
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 ### DUMPSTER PAVING SECTION  
 SCALE: N.T.S.



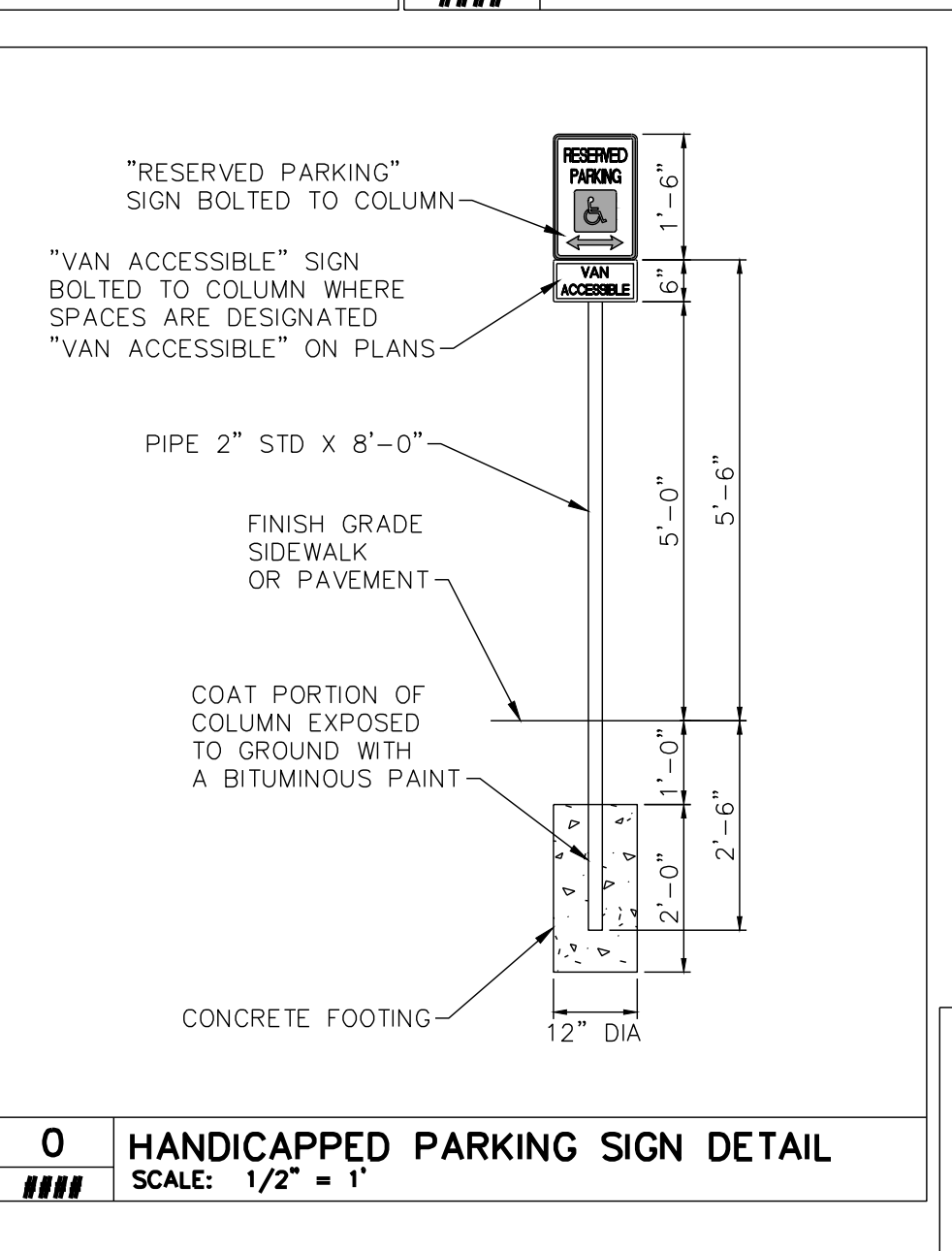
**609** TYPICAL CURB AT GRADE BEAM SECTION  
 SCALE: 1" = 1'



**610** TYPICAL THICKENED EDGE GRADE BEAM SECTION  
 SCALE: 1" = 1'



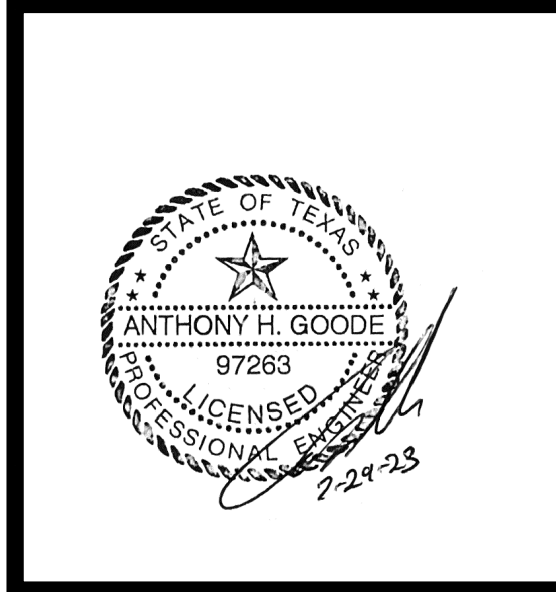
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 ### VAN ACCESSIBLE PARKING SIGN  
 SCALE: 3" = 1'

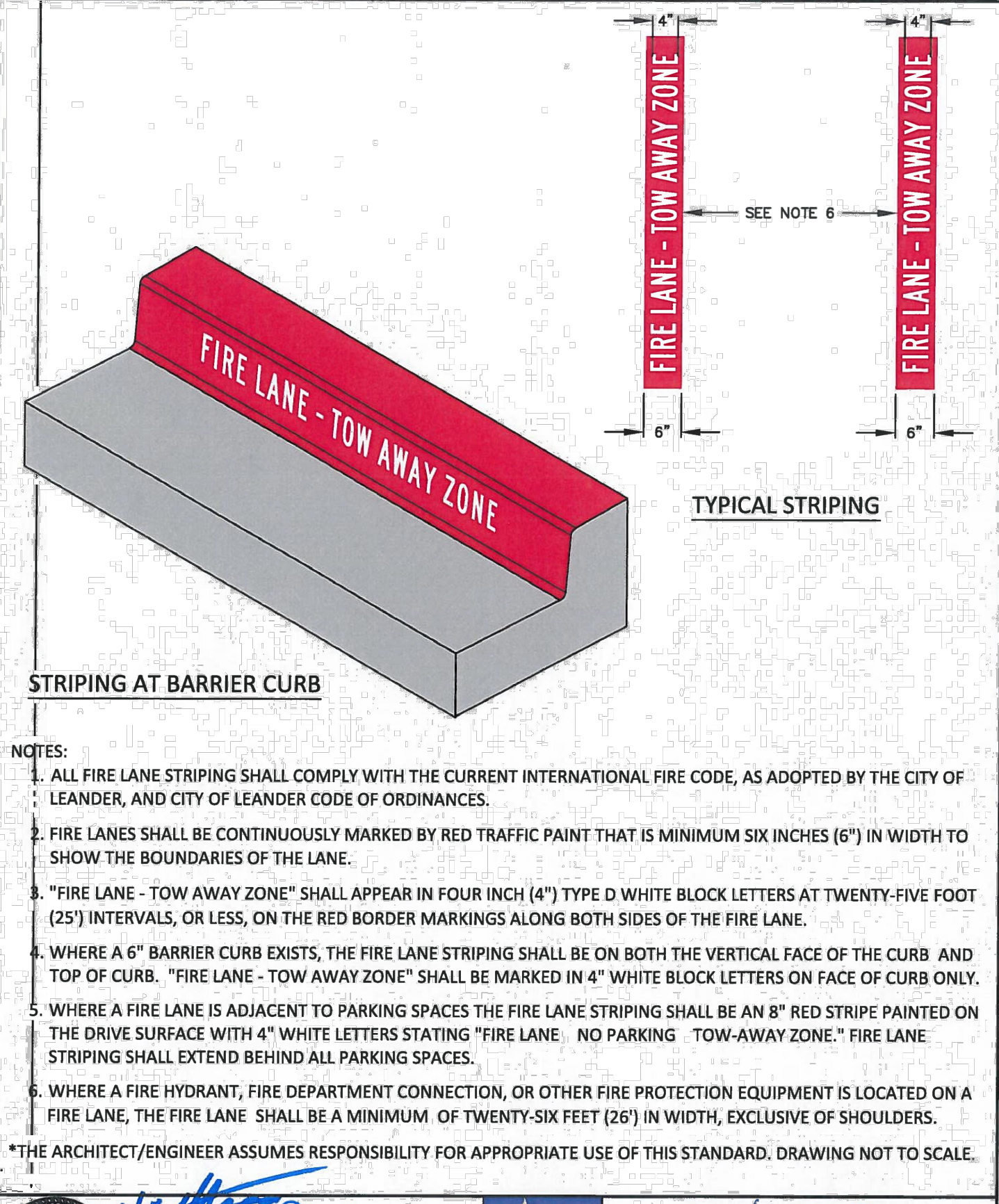
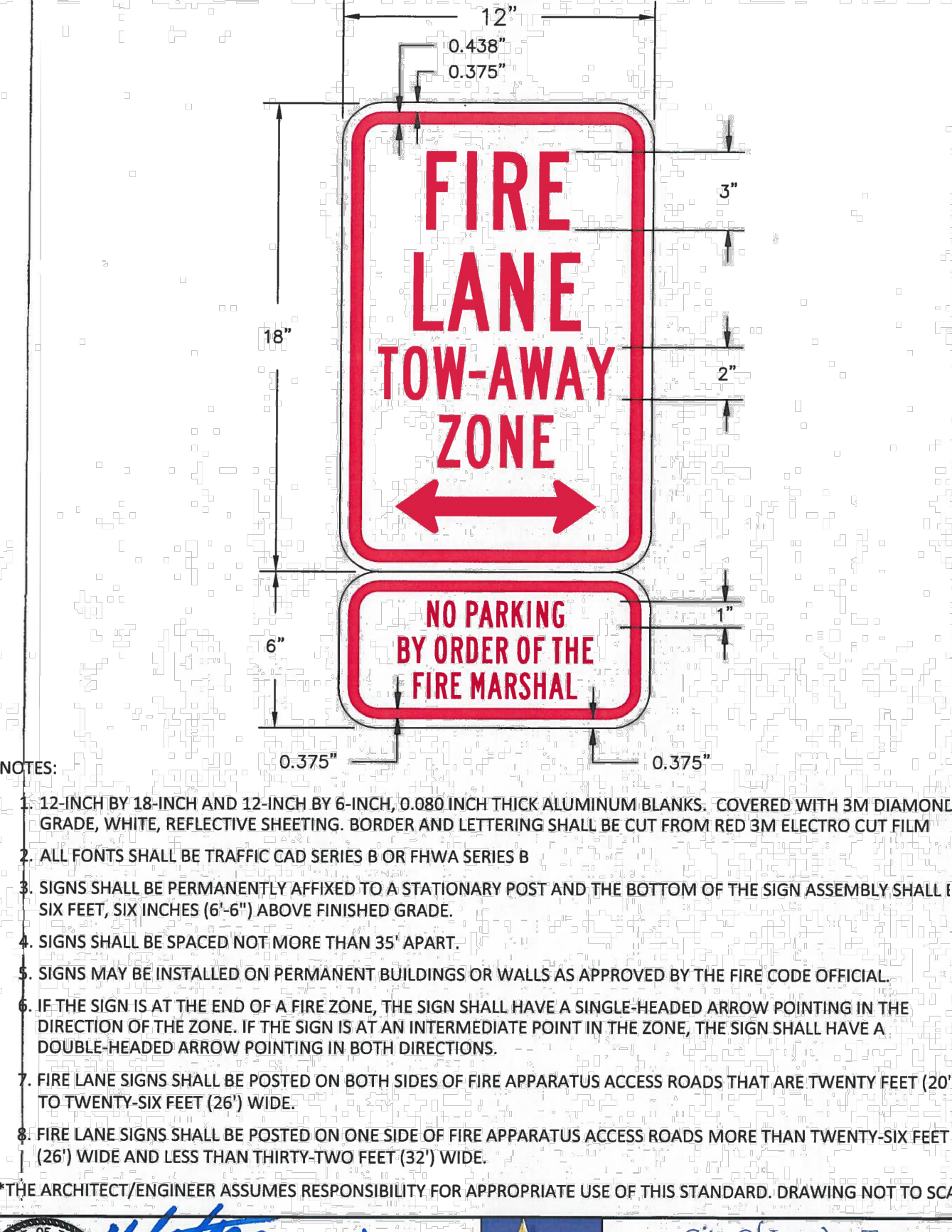
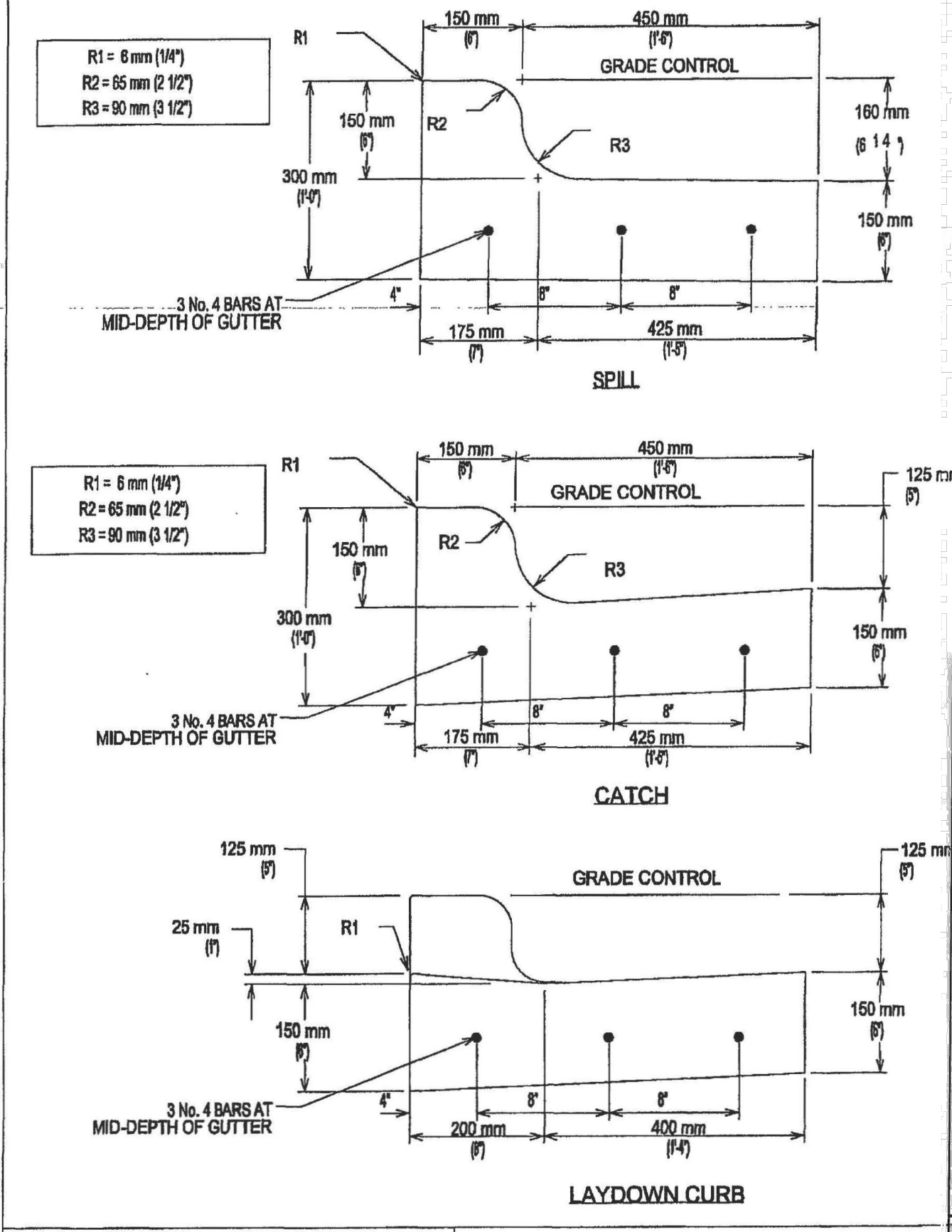
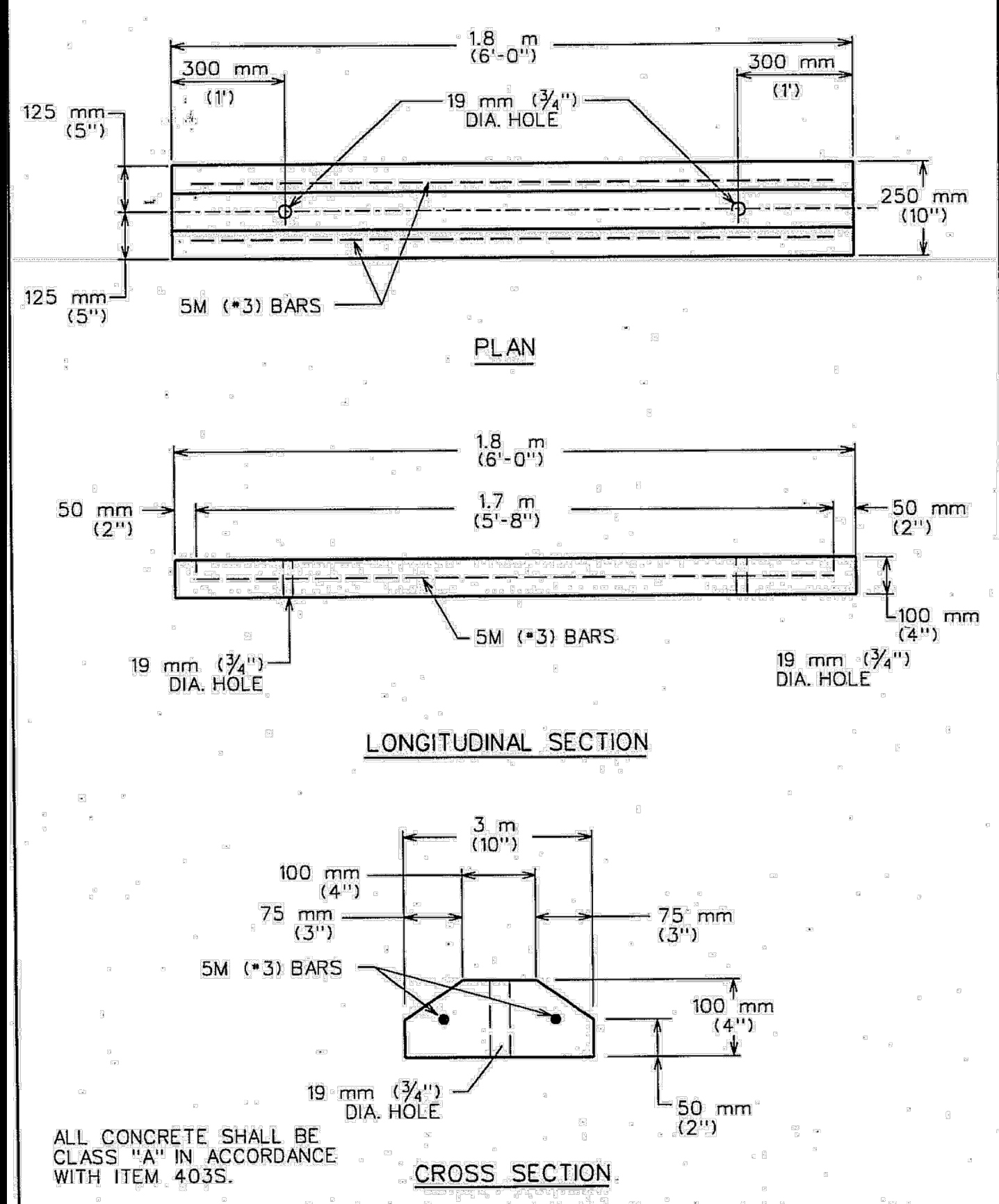


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 ### HANDICAPPED PARKING SIGN DETAIL  
 SCALE: 1/2" = 1'

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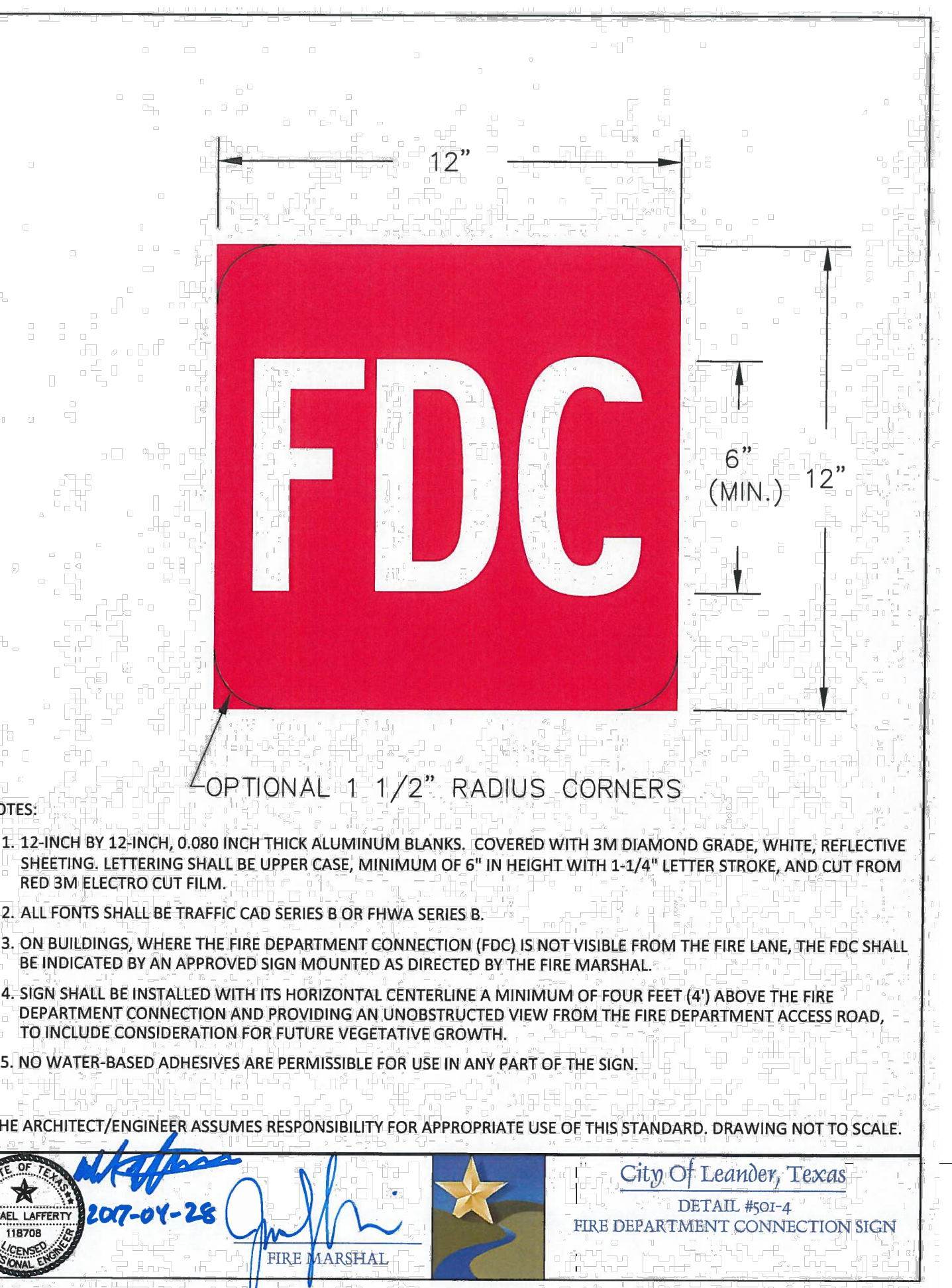
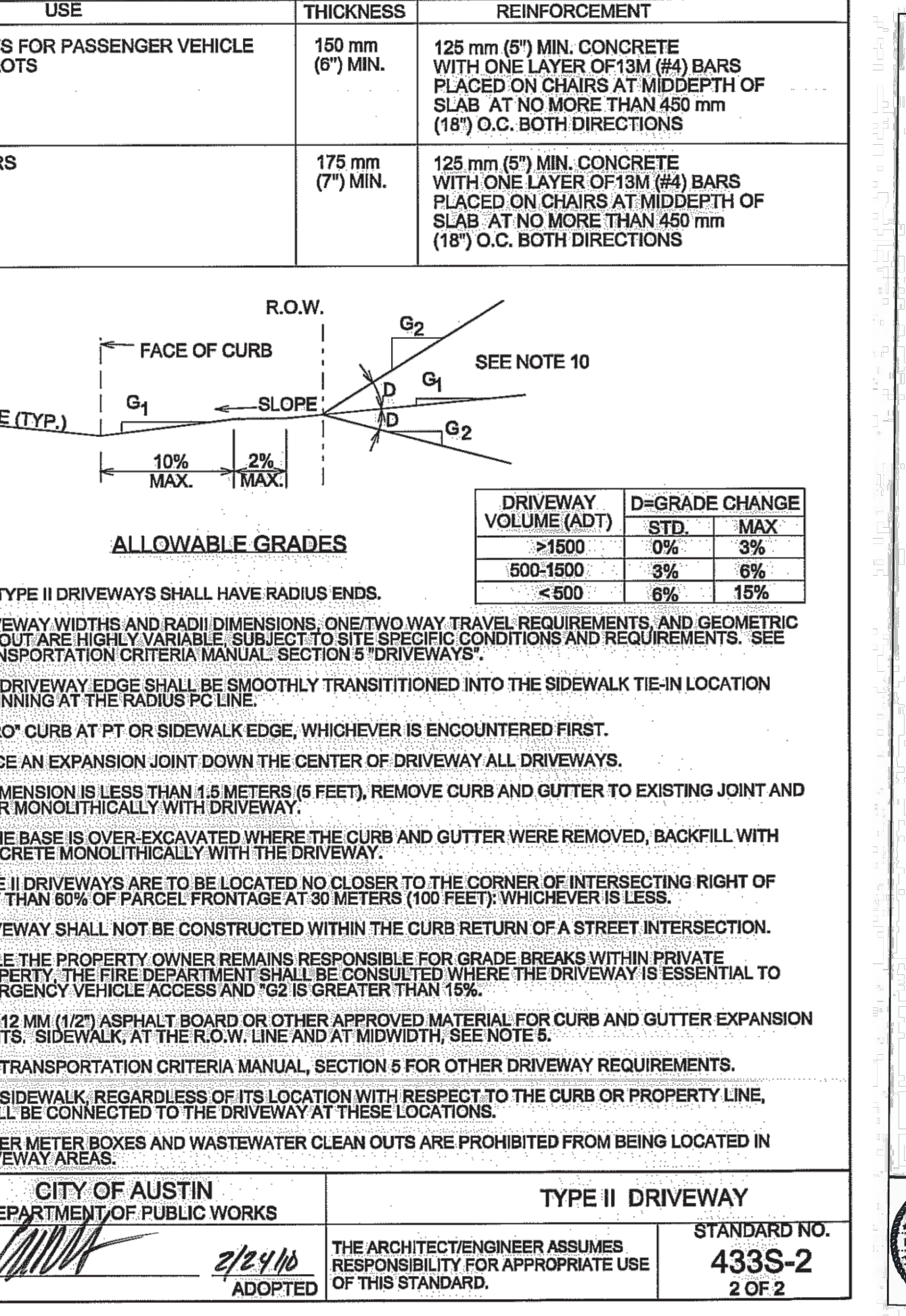
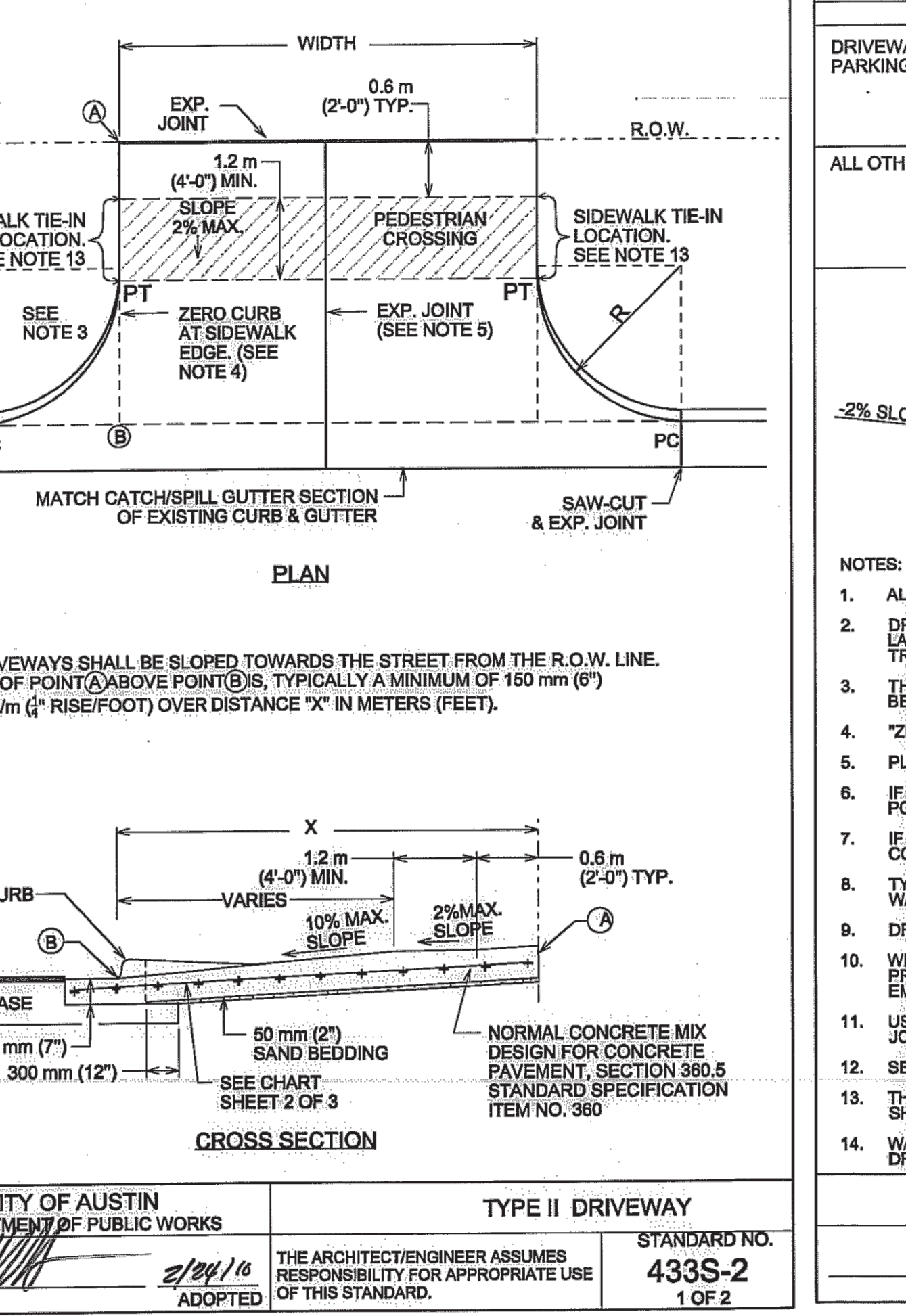
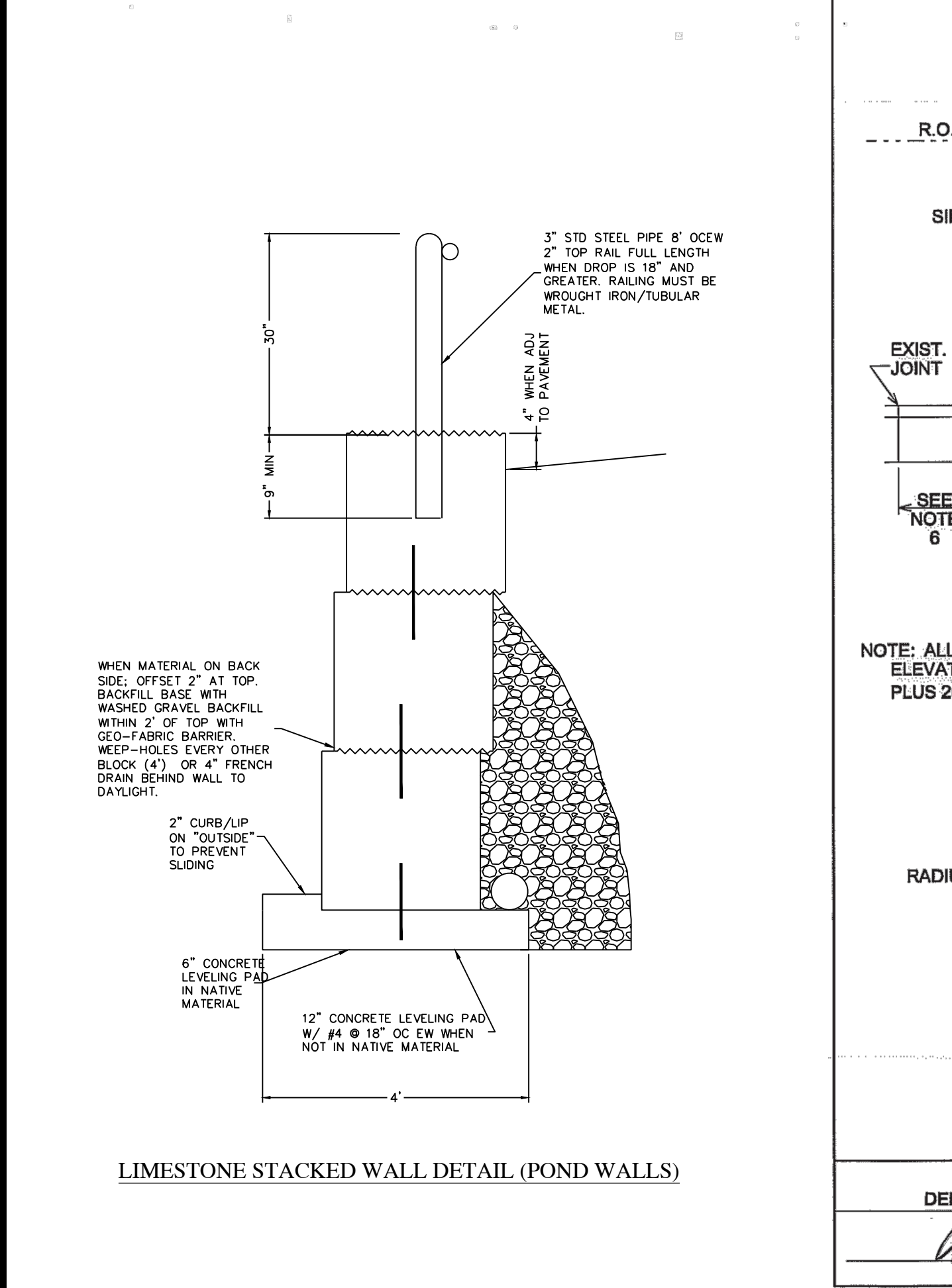


CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS  
PARKING LOT BUMPER CURB  
STANDARD NO. 439S-1  
APPROVED 3/15/16 ADOPTED

CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS  
REINFORCED CURB AND GUTTER SECTION  
STANDARD NO. 430S-2  
APPROVED 1/4/16 ADOPTED

City Of Leander, Texas  
DETAIL #501-1  
FIRE LANE SIGN ASSEMBLY  
APPROVED 2017-01-28 ADOPTED

City Of Leander, Texas  
DETAIL #501-2  
FIRE LANE STRIPING  
APPROVED 2017-01-28 ADOPTED



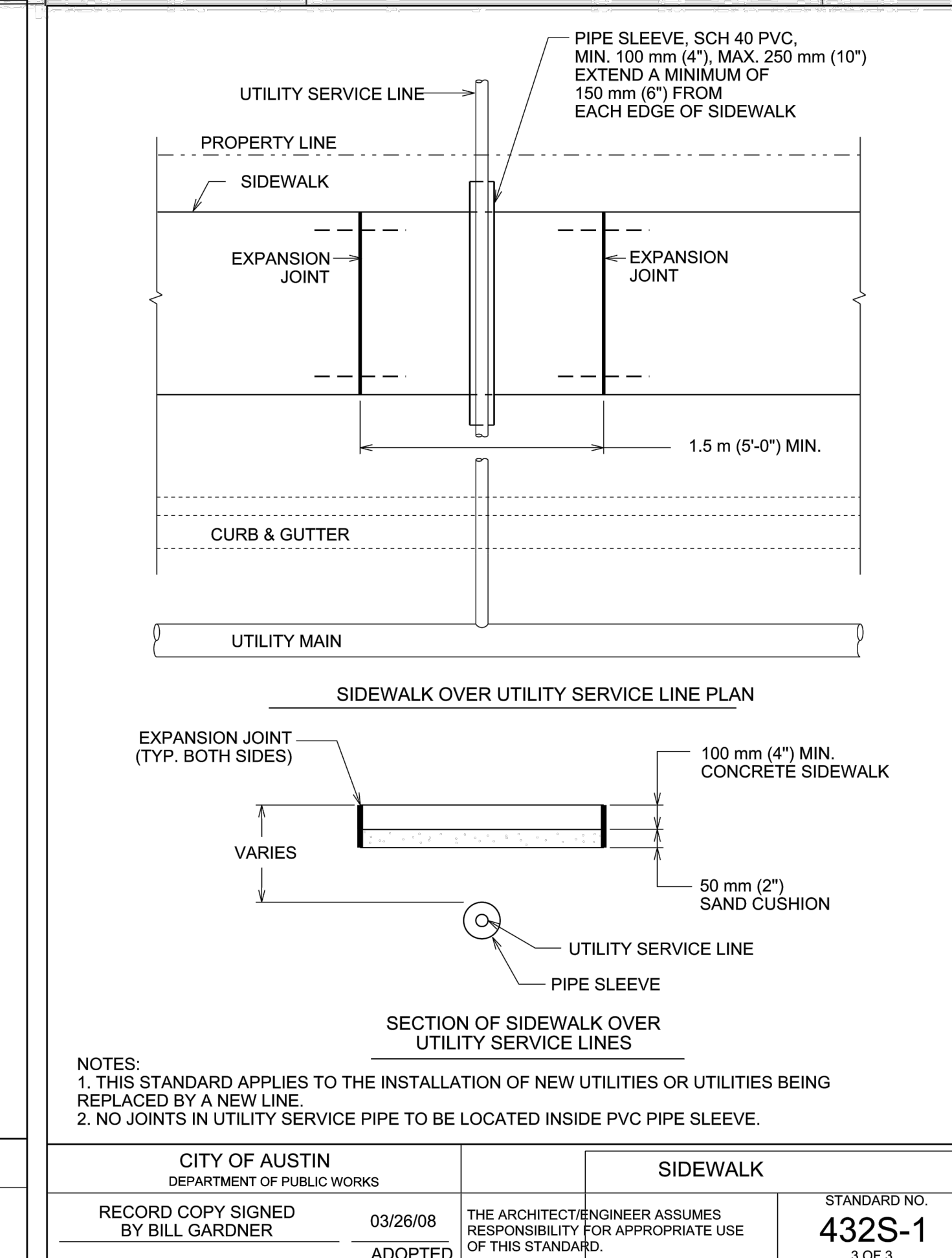
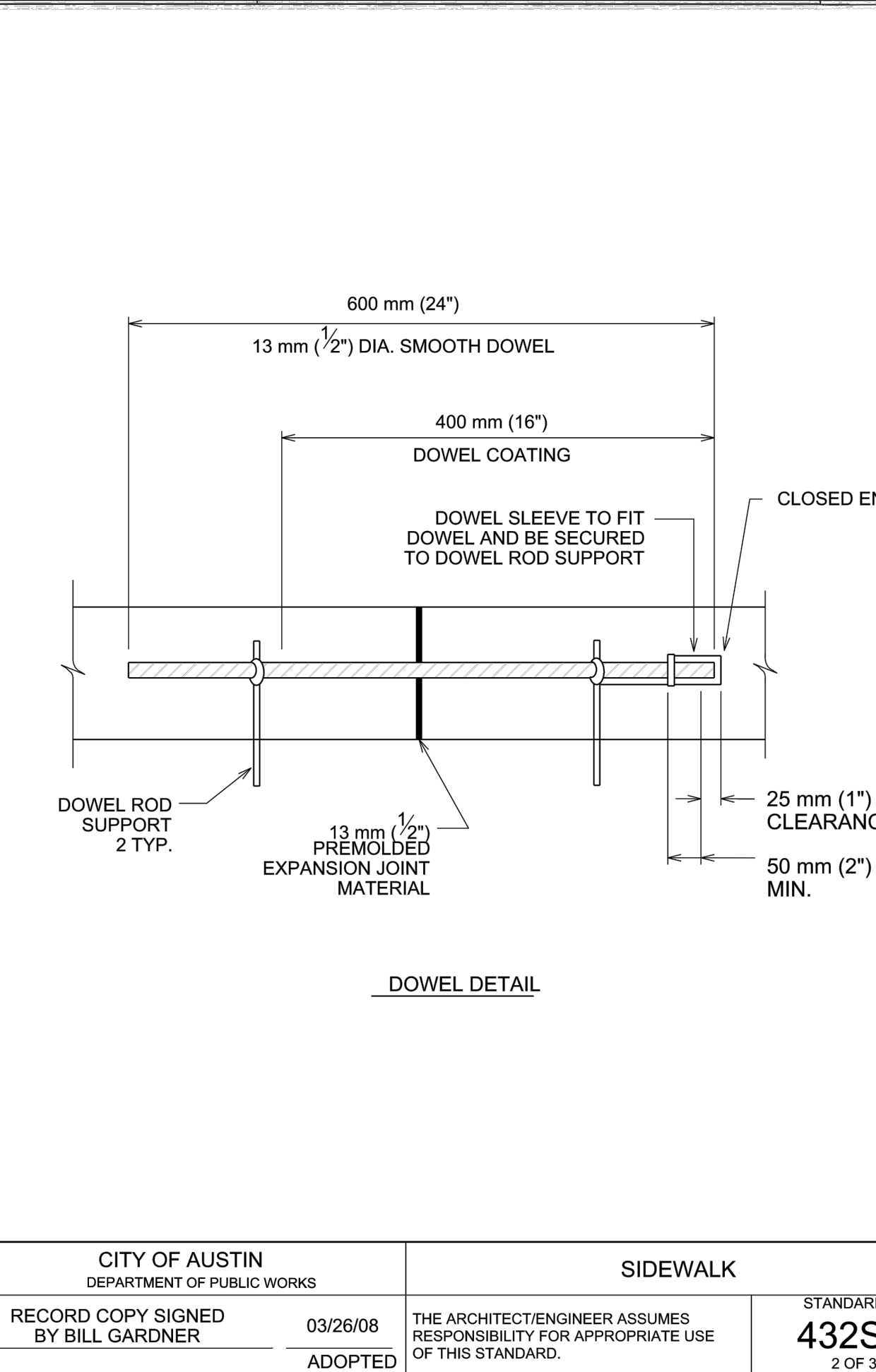
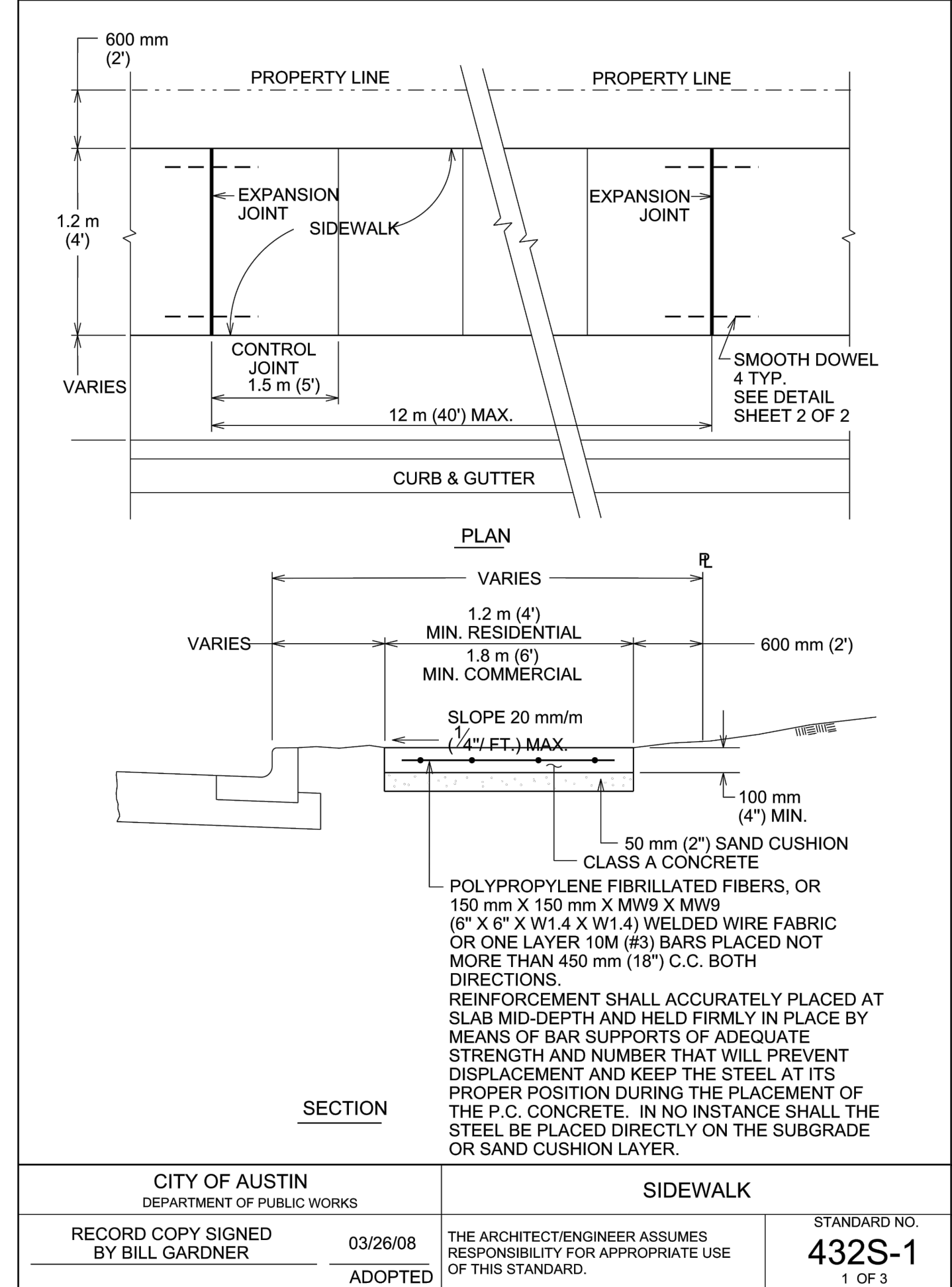
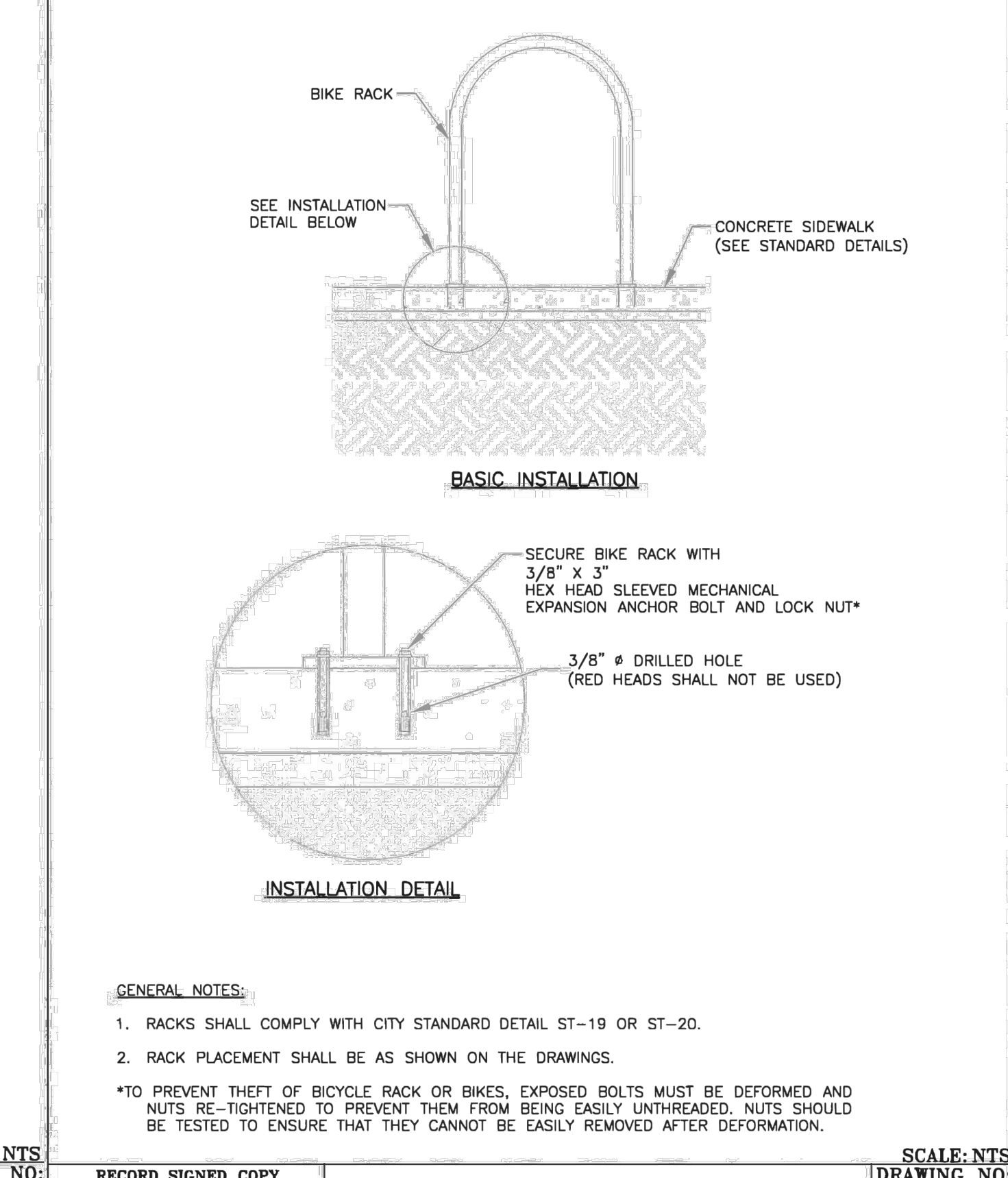
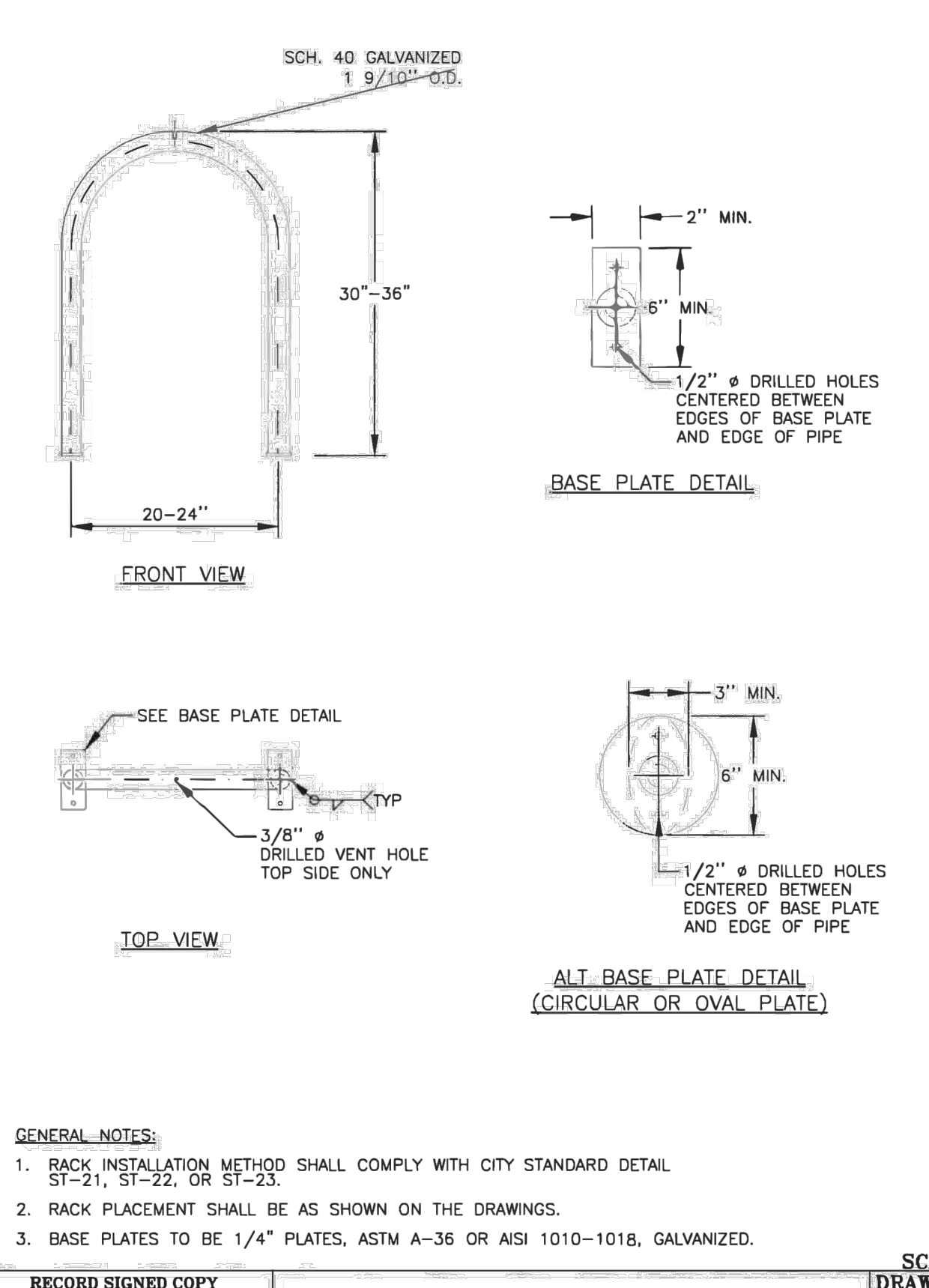
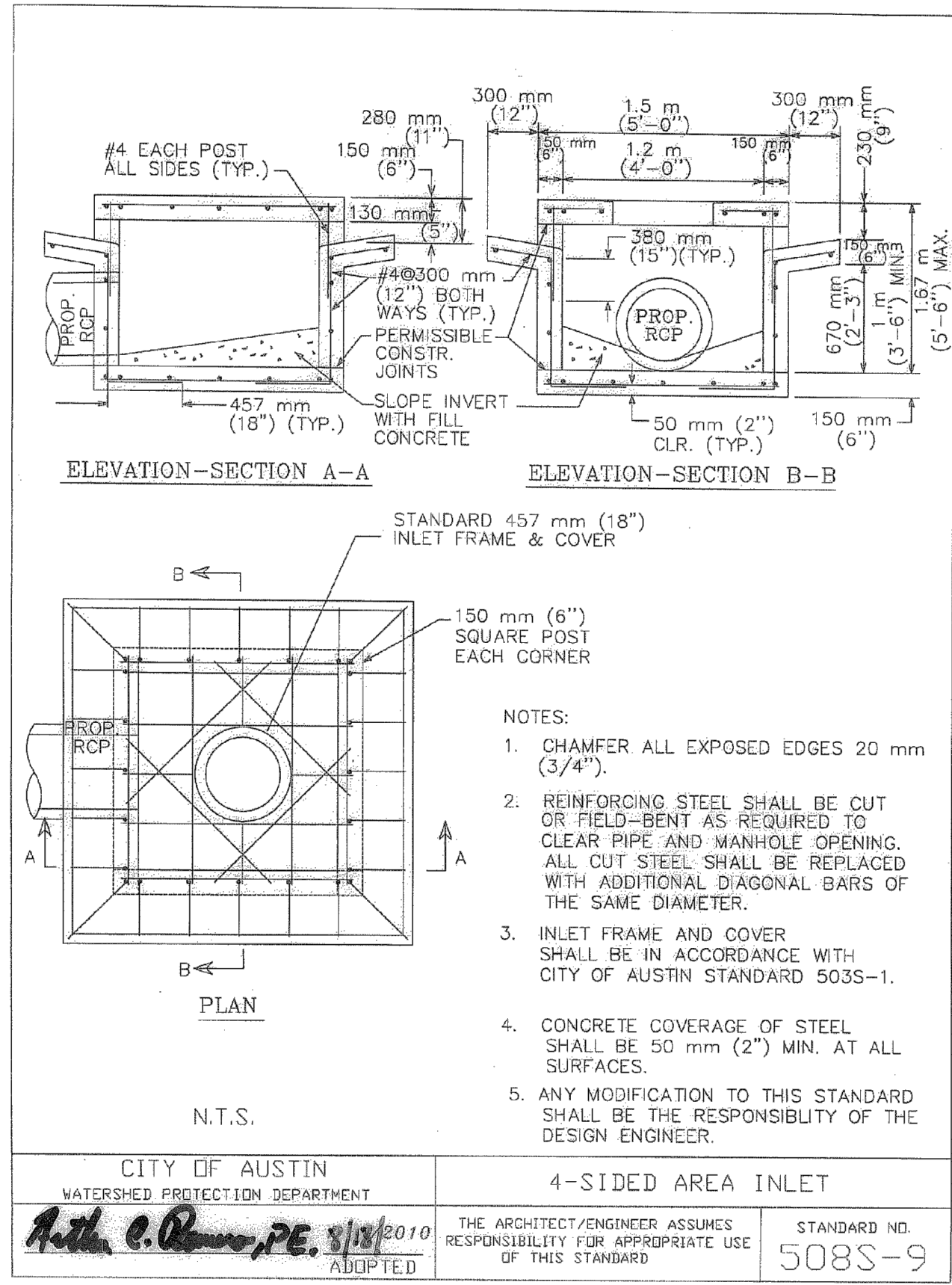
LEANDER MARKETPLACE

STANDARD DETAILS (4 OF 6)

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

REVISIONS							
NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED		
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							





DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	APPROVAL
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		





## **ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN**

The owner will be responsible for inspection, maintenance and repair of the proposed water quality/detention pond associated with the Leander Marketplace project. The City of Leander defers water quality control to TCEQ's rules. Per TCEQ, Edwards Aquifer Rules, water quality controls required for commercial development shall be maintained by the property owner.

### **Extended Detention Basins (See Section 3.5.6)**

Extended detention basins have moderate to high maintenance requirements, depending on the extent to which future maintenance needs are anticipated during the design stage. Responsibilities for both routine and non-routine maintenance tasks need to be clearly understood and enforced. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes. There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

**Inspections.** Basins should be inspected **at least twice a year** (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.

**Mowing.** The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should be mowed **at least twice annually** to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.

**Debris and Litter Removal.** Debris and litter will accumulate near the extended detention control 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.

**Erosion Control.** The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired.



**Structural Repairs and Replacement.** With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr., whereas reinforced concrete barrels and risers may last from 50 to 75 yr.

**Nuisance Control.** Standing water (not desired in an extended detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

**Sediment Removal.** When properly designed, dry extended detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

By signing below, the owner confirms understanding and provides consent as the responsible party for the maintenance of the permanent BMP on the property. Refer to the engineering plans for the exact location.

*Ashiq Ali* 07/05/2023  
\_\_\_\_\_  
Property Owner Date

This plan was prepared by myself, Anthony Goode P.E., in coordination with the design and plan preparation for this development.

*Anthony Goode* 7/5/2023  
\_\_\_\_\_  
Engineer of Record Date

# *LEANDER MARKETPLACE*

**STORMWATER POLLUTION PREVENTION PLAN**  
LEANDER MARKETPLACE

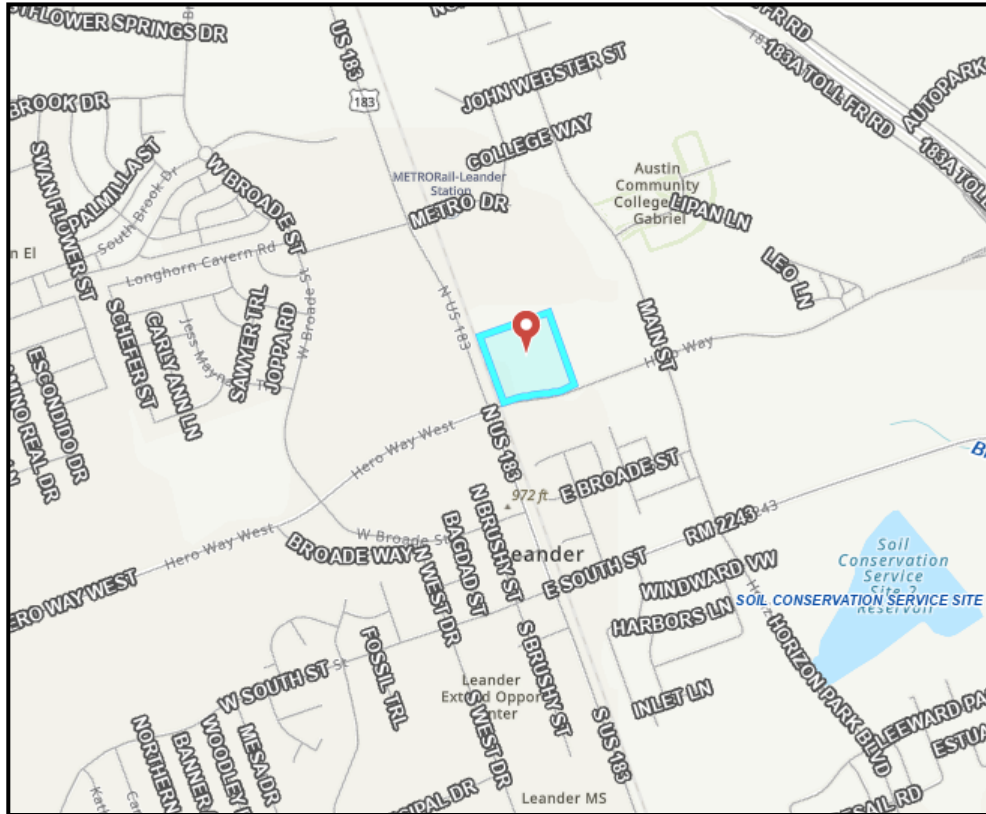
PREPARED FOR:  
LEANDER SQUARE LP

JULY 2023

# LEANDER MARKETPLACE

## STORMWATER POLLUTION PREVENTION PLAN

(T.P.D.E.S. GENERAL PERMIT -TXR150000)



### LEANDER MARKETPLACE

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 #	_____

# **LEANDER MARKETPLACE**

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- 2. STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**
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- 5. PROJECT MILESTONE DATES - Exhibit 3**
- 6. ON-SITE MATERIALS LIST - Exhibit 4**
- 7. RESPONSIBLE PARTY FORM - Exhibit 5**
- 8. INSPECTION REPORT FORM - Exhibit 6**
- 9. PLAN MODIFICATIONS (IF NECESSARY)**
- 10. CONSTRUCTION SITE NOTICES - Exhibit 7**
- 11. TCEQ NOTICE OF INTENT (NOI) - Exhibit 8**
- 12. TCEQ NOTICE OF TERMINATION (NOT) - Exhibit 9**
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- 14. WETLAND MAP - Exhibit 11**

# *LEANDER MARKETPLACE*

## **PLAN IMPLEMENTATION CHECKLIST**

# LEANDER MARKETPLACE

## LEANDER MARKETPLACE

### TPDES – Storm Water Pollution Prevention Plan

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#### 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.

# LEANDER MARKETPLACE

## ***LEANDER MARKETPLACE***

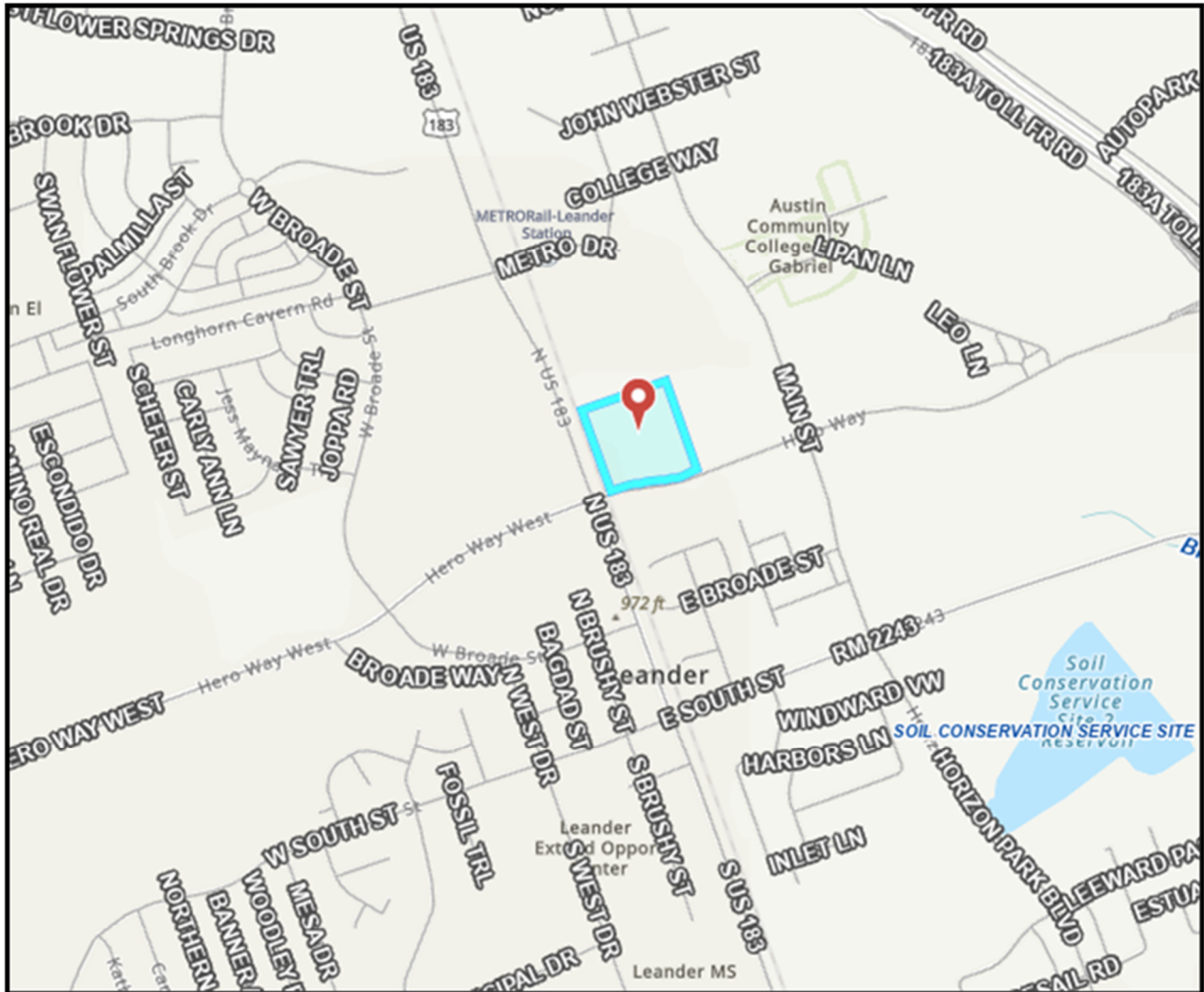
### ***TPDES – Storm Water Pollution Prevention Plan***

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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 all 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.

# LEANDER MARKETPLACE

## PROJECT LOCATION MAP





# *LEANDER MARKETPLACE*

## **STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

**Exhibit 2**

# ***LEANDER MARKETPLACE***

## ***TPDES – Storm Water Pollution Prevention Plan***

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### **INTRODUCTION**

This Storm Water Pollution Prevention Plan is prepared for Ashiq Ali- LEANDER SQUARE LP, 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: *LEANDER MARKETPLACE*

Project Street Address: *Hero Way Leander, TX 78641*

Nature of Construction Activity: *Site clearing, grading, draining, paving, traffic control, sewer lines, water lines, storm water inlets and stormwater lines, utilities, and allowable general commercial buildings.*

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) Coordinate with East Street construction. Anticipate both projects under construction at the same time.*
- b) Installation of temporary stabilized construction entrance/exit*
- c) Installation of erosion and sedimentation controls & tree protection plan*
- d) On-site Pre-construction meeting with owner, project engineer, contractors, utility representatives and city engineer.*
- e) Contractor to verify utility locations*
- f) Site clearing*
- g) Clear, grub, and strip topsoil. Stockpile topsoil for later use.*
- h) Coordinate ROW permits for connections to public mains (street cuts).*
- i) Rough grade site in accordance with plans and specifications.*
- j) Install water and wastewater lines and appurtenances.*
- k) Phased demolition and traffic control for Hero Way crossing.*
- l) Ensure that all underground utility crossings are completed.*
- m) Complete grading, drainage, and paving.*
- n) Complete restoration of site vegetation.*

**LEANDER MARKETPLACE**  
**TPDES – Storm Water Pollution Prevention Plan**

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- o) Project Engineer inspects job and submits Engineers' concurrence letter.*
- p) The city visits site and issues certificate of acceptance if all construction is in conformance with the plans.*
- q) Remove and dispose of temporary erosion controls when restoration has been accepted.*
- r) Install landscape and irrigation, revegetation, and striping*
- s) Remove any sediment buildup from construction activity in the pond.*
- t) Site clean up*

Total Site Area (Acres): 8.46

Total Site Area to be Disturbed (Acres): +/- 8.46 acres

Pre-Construction Runoff Coefficient: 84

Post Construction Runoff Coefficient: 94

Soil Types: Crawford clay (1-3 % slopes, Eckrant cobbly clay (1-8% slopes), Fairlie clay (1-2% slopes)

Industrial Activity Discharges: *None*

Receiving Water: *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:*

**LEANDER MARKETPLACE**  
**TPDES – Storm Water Pollution Prevention Plan**

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- 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.

***LEANDER MARKETPLACE***  
***TPDES – Storm Water Pollution Prevention Plan***

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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

## ***LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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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.

## ***LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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- 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.

***LEANDER MARKETPLACE***  
***TPDES – Storm Water Pollution Prevention Plan***

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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 fire fighting 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



***LEANDER MARKETPLACE***

***TPDES – Storm Water Pollution Prevention Plan***

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- 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

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***TPDES – Storm Water Pollution Prevention Plan***

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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.

## LOCATION MAP



**Exhibit 1**

## WETLANDS MAP



# *LEANDER MARKETPLACE*

## **PROJECT MILESTONE DATES**

**Exhibit 3**

# LEANDER MARKETPLACE

## ***LEANDER MARKETPLACE TPDES – Storm Water Pollution Prevention Plan***

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### PROJECT MILESTONE DATES

Dates when major site grading activities begin:

<u>Construction Activity</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

<u>Construction Activity</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Dates when stabilization measures are initiated:

<u>Stabilization Activity</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

# *LEANDER MARKETPLACE*

## **ON-SITE MATERIALSLIST**

**Exhibit 4**





# *LEANDER MARKETPLACE*

## **RESPONSIBLE PARTYFORM**

**Exhibit 5**

# LEANDER MARKETPLACE

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## Responsible Party Form

<b>Pollution Prevention Measure</b>		Responsible party Name and Phone Number
<b>General</b>	Revegetation	
	Erosion/Sedimentation Controls	
	Vehicle Exits	
	Material Areas	
	Equipment Areas	
	Concrete Rinse	
	Construction Debris	
	Trash Receptacles	
<b>Infrastructure</b>	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.

# *LEANDER MARKETPLACE*

## **INSPECTION REPORT FORM**

**Exhibit 6**

# LEANDER MARKETPLACE

## LEANDER MARKETPLACE

### 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 Entrance/ <del>Exit</del> Filters	Inspections			
	Replaced/Reshaped			
	Silt Removed			
Construction Entrance/ <del>Exit</del>	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.**

# *LEANDER MARKETPLACE*

Exhibit 6

# *LEANDER MARKETPLACE*

## **PLAN MODIFICATIONS (IF NECESSARY)**

# *LEANDER MARKETPLACE*

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
TDPE GENERAL PERMIT (TXR150000)  
CONSTRUCTION SITE NOTICES PART II D.1 & D.2**

**Exhibit 7**

# LEANDER MARKETPLACE



## 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](http://www.tnrcc.state.tx.us/permitting/waterperm/wwperm/tpdestorm)

Contact Name and Phone Number:	<b>Contractor:</b> <b>Contact:</b> <b>Phone:</b>
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)	<b>Located in the northeast quadrant of the intersection of US HWY 183 and Hero Way in Leander, TX 78641</b>  <b>Estimated Start Date: September 1, 2023</b> <b>Projected End Date: December 1, 2023</b>

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



# LEANDER MARKETPLACE



## 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](http://www.tnrcc.state.tx.us/permitting/waterperm/wwperm/tpdestorm)

Contact Name and Phone Number:	<b>Contractor:</b> <b>Contact:</b> <b>Phone:</b>
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)	<b>Located in the northeast quadrant of the intersection of US HWY 183 and Hero Way in Leander, TX 78641</b>  <b>Estimated Start Date: September 1, 2023</b> <b>Projected End Date: December 1, 2023</b>
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

# *LEANDER MARKETPLACE*

**NOTICE OF INTENT (NOI)  
FOR STORMWATER DISCHARGES  
ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER  
TPDES GENERAL PERMIT (TXR150000)**

**Exhibit 8**

# LEANDER MARKETPLACE

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](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:
  - Name printed on Check:
- If payment was made via ePay, provide the following:
  - Voucher Number:
  - A copy of the payment voucher is attached to this paper NOI form.

# LEANDER MARKETPLACE

(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 [REDACTED]

NOTE: If an authorization number is not provided, a new number will be assigned. [REDACTED]

## SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity?

(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.)

Leander Marketplace LP

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Ashiq Ali Suffix: [REDACTED]

Title: Owner Credentials:

Phone Number: 832-202-9280 Fax Number: [REDACTED]

E-mail: Alia.null@gmail.com

Mailing Address: 4800 Sugar Grove Blvd Ste 184.

City, State, and Zip Code: Stafford, TX 77477

Mailing Information if outside USA: Territory:

[REDACTED]

Country Code: [REDACTED]

Postal Code: [REDACTED]

d) Indicate the type of customer:

Individual

Limited Partnership

General Partnership

Trust

Sole Proprietorship (D.B.A.)

Corporation

Estate

Federal Government

County Government

State Government

City Government

Other Government

Other: [REDACTED]

e) Is the applicant an independent operator?  Yes  No

# LEANDER MARKETPLACE

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

**D** 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: – 32085343583

Federal Tax ID: 88-3170562

Texas Secretary of State Charter (filing) Number: 0804637678

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: \_\_\_\_\_

Title: President Credential: P.E.

Organization Name: Goode Faith Engineering LLC

Phone Number: 972-822-1682 Fax Number: \_\_\_\_\_

E-mail: Anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Dr., Ste.300

Internal Routing (Mail Code, Etc.): \_\_\_\_\_

City, State, and Zip Code: Cedar Park, TX, 78613

Mailing information if outside USA:

Territory: \_\_\_\_\_

Country Code: \_\_\_\_\_

Postal Code: \_\_\_\_\_

## 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 \_\_\_\_\_

(Refer to Section 3.a) of the Instructions)

# LEANDER MARKETPLACE

b) Name of project or site (the name known by the community where it's located):  
Leander Marketplace

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Commercial/Retail

d) County or Counties (if located in more than one): Williamson County

e) Latitude: 30.583943 Longitude: -97.854029

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: Hero Way

City, State, and Zip Code: Leander, TX 78641

*Section B:*

Location Description: located on the northeast quadrant of the US-HWY 183 and Hero Way

City (or city nearest to) where the site is located: Leander, TX

Zip Code where the site is located: 78641

## 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? +/- 9.16

f) Is the project part of a larger common plan of development or sale?

# LEANDER MARKETPLACE

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? September 1, 2023

h) What is the estimated end date of the project? December 1, 2023

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: [REDACTED]

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. NOICERTIFICATION

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.

# LEANDER MARKETPLACE

## 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: \_\_\_\_\_



# LEANDER MARKETPLACE

## 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](http://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>

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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/sicseser.html](http://www.osha.gov/oshstats/sicseser.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.

# LEANDER MARKETPLACE

## 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](mailto:swpermit@tceq.texas.gov)

Technical questions:

512-239-4671, [swgp@tceq.texas.gov](mailto: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.

# LEANDER MARKETPLACE

- **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.

# LEANDER MARKETPLACE

## 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.

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## **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.

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## 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.

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## 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



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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(1)(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](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

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- 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 PowerLine 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](mailto: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](http://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](http://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.

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## **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](http://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](http://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

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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](http://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](http://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

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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.

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## 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).

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(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).

# *LEANDER MARKETPLACE*

## **NOTICE OF TERMINATION (NOT) FOR AUTHORIZATIONS UNDER TPDES GENERAL PERMIT (TXR150000)**

**Exhibit 9**



# LEANDER MARKETPLACE



## Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

TCEQ Office Use Only

Permit No:

CN:

RN:

Region:

### 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

TXRCW

### Section 1. OPERATOR (Permittee)

a) What is the Customer Number (CN) issued to this entity?

b) What is the Legal Name of the current permittee?

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c) Provide the contact information for the Operator (Responsible Authority).

Prefix (Mr. Ms. or Miss): Mr.

First and Last Name: Ashiq Ali Suffix:

Title: Owner Credentials:

Phone Number: 832-202-9280 Fax Number:

Email: Alia.null@gmail.com

Mailing Address: 4800 Sugar Grove Blvd

Ste 184 City, State, and Zip Code: Stafford,

TX 77477

Country Mailing Information, if outside USA:

### 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

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Prefix (Mr. Ms. or Miss): Mr.

First and Last Name: Anthony Goode Suffix: [REDACTED]

Title: President Credentials: P.E.

Phone Number: 512 - 260 -9100 Fax Number: [REDACTED]

Email: [anthony@goodefaitheng.com](mailto: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: [REDACTED]

## Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- a) TCEQ issued RE Reference Number (RN): RN [REDACTED]
- b) Name of project or site as known by the local community: Leander Markeplace
- c) County, or counties if more than 1: Williamson County
- d) Latitude: 30.583943 Longitude: -97.854029
- 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: Hero Way

City, State, and Zip Code: Leander, TX 78641

### Section 3B: Site Location Description:

**Location description:** : located on the northeast quadrant of the US-HWY 183 and Hero Way

City where the site is located or, if not in a city, what is the nearest city: Zip Code

where the site is located: Leander, TX 78641

## 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.

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- 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:

Signatory Title:

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: \_\_\_\_\_

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## 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, <a href="mailto:swpermit@tceq.texas.gov">swpermit@tceq.texas.gov</a>
Technical questions:	512 -239 -4671, <a href="mailto:swgp@tceq.texas.gov">swgp@tceq.texas.gov</a>
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 terminating the 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 Confirmation letter 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](http://www2.tceq.texas.gov/wq_dpa/index.cfm).

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## 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](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](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](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](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](http://www2.tceq.texas.gov/wq_dpa/index.cfm).

# LEANDER MARKETPLACE

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 terminate your 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.

# LEANDER MARKETPLACE

## *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).

# *LEANDER MARKETPLACE*

## **TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TDPES GENERAL PERMIT (TXR150000)**

**Exhibit 10**



# LEANDER MARKETPLACE



## General Permit to Discharge Under the Texas Pollutant Discharge Elimination System

### **Stormwater Discharges Associated with Construction Activities TXR150000**

Effective March 5, 2023



SIGNATURE PAGE:

[Signature]  
Applicant's Signature

07/06/23  
Date

THE STATE OF Texas §

County of Fort Bend §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 6<sup>th</sup> day of July, 23.



[Signature]  
NOTARY PUBLIC  
Rehan Rajab  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11/18/2024

# 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

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Leander Marketplace

Regulated Entity Location: Northeast corner of US HWY 183 & Hero Way

Name of Customer: Leander Square LP

Contact Person: Ashiq Ali

Phone: 832-202-9280

Customer Reference Number (if issued):CN \_\_\_\_\_

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

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

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

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	8.46 Acres	\$ 5,000.00
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: Ashiq Ali

Date: 07/05/2023

# Application Fee Schedule

Texas Commission on Environmental Quality

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

## *Water Pollution Abatement Plans and Modifications*

### *Contributing Zone Plans and Modifications*

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

### *Organized Sewage Collection Systems and Modifications*

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

### *Underground and Aboveground Storage Tank System Facility Plans and Modifications*

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

### *Exception Requests*

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

### *Extension of Time Requests*

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



# 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

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

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)		
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>				
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
LEANDER SQUARE LP				
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b>	<b>10. DUNS Number</b> (if applicable)
0804637678	32085343583		(9 digits) 88-3170562	
<b>11. Type of Customer:</b>	<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other			<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:
<b>12. Number of Employees</b>			<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following				
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant				
<b>15. Mailing Address:</b>	4800 Sugar Grove Blvd Ste 184			
	<b>City</b>	Stafford	<b>State</b>	TX
		<b>ZIP</b>	77477	<b>ZIP + 4</b>
<b>16. Country Mailing Information</b> (if outside USA)			<b>17. E-Mail Address</b> (if applicable)	
			Alia.null@gmail.com	
<b>18. Telephone Number</b>		<b>19. Extension or Code</b>		<b>20. Fax Number</b> (if applicable)

**SECTION III: Regulated Entity Information**

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)							
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>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).</i>							
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)							
LEANDER MARKETPLACE							
<b>23. Street Address of the Regulated Entity:</b> <i>(No PO Boxes)</i>							
<b>City</b>	LEANDER	<b>State</b>	TX	<b>ZIP</b>		<b>ZIP + 4</b>	
<b>24. County</b>	WILLIAMSON						

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

<b>25. Description to Physical Location:</b>		Northeast quadrant of US-HWY 183 and Hero Way					
<b>26. Nearest City</b>				<b>State</b>		<b>Nearest ZIP Code</b>	
LEANDER				TX		78641	
<i>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).</i>							
<b>27. Latitude (N) In Decimal:</b>		30.583943		<b>28. Longitude (W) In Decimal:</b>		-97.854029	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	35	2.2	97	51	14.5		
<b>29. Primary SIC Code</b> (4 digits)		<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)	
1542				236220			
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)							
CONSTRUCTION OF RETAIL AND RESTAURANTS							
<b>34. Mailing Address:</b>		4800 Sugar Grove Blvd Ste 184					
<b>City</b>	Stafford	<b>State</b>	TX	<b>ZIP</b>	77477	<b>ZIP + 4</b>	
<b>35. E-Mail Address:</b>		Alia.null@gmail.com					
<b>36. Telephone Number</b>			<b>37. Extension or Code</b>		<b>38. Fax Number</b> (if applicable)		
(832)202-9280					( ) -		

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




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

### **SECTION IV: Preparer Information**

<b>40. Name:</b>	ANTHONY GOODE		<b>41. Title:</b>	PE
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>	
( 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.

<b>Company:</b>	GOODE FAITH ENGINEERING, LLC	<b>Job Title:</b>	PRESIDENT
<b>Name (In Print):</b>	ANTHONY GOODE	<b>Phone:</b>	( 972 ) 822- 1682
<b>Signature:</b>		<b>Date:</b>	7/7/2023