



**MODIFICATION OF A PREVIOUSLY
APPROVED CONTRIBUTING ZONE PLAN**

FOR

HILTON TRU HOME 2

813 C-BAR RANCH TRL

APPLICANT:
OM NAMA KRISHNA LLC
1306 PASA TIEMPO
LEANDER, TEXAS 78641

SUBMITTED TO:
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
REGION 11 OFFICE
12100 PARK 35 CIRCLE, BLDG A.
AUSTIN, TEXAS 78753

AUGUST 2023

HEA#21-028

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.
3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected jurisdictions.

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

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

1. Regulated Entity Name: HILTON TRU HOME 2				2. Regulated Entity No.:					
3. Customer Name: OM NAMA KRISHNA LLC				4. Customer No.:					
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential XX			8. Site (acres):		3.16	
9. Application Fee:	4,000.00		10. Permanent BMP(s):			Wet Pond			
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	WILLIAMSON		14. Watershed:			TURKEY CREEK-BRUSHY CREEK			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	X
Region (1 req.)	—	—	X
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 checked="" type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
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.

TERRY R HAGOOD



Print Name of Customer/Authorized Agent



2023-08-25

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

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

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Terry R. Hagood

Date: 08/21/2023

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Hilton Tru Home 2
Original Regulated Entity Name: Cross Creek Commercial
Assigned Regulated Entity Number(s) (RN): 110095213
Edwards Aquifer Protection Program ID Number(s): 11002607
 The applicant has not changed and the Customer Number (CN) is: _____
 The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2. **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
3. A modification of a previously approved plan is requested for (check all that apply):

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

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

<i>CZP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	Site Area - 2.85 acs. <u>32.2 ac Drainage Basin</u>	Site Area - 3.16 acs <u>(32.2 ac Drainage Basin)</u>
Type of Development	<u>Commercial</u>	<u>Commercial</u>
Number of Residential Lots	<u>0</u>	<u>0</u>
Impervious Cover (acres)	<u>2.12 Additional (21.4)</u>	<u>2.57 Additional (23.97)</u>
Impervious Cover (%)	<u>Site IC 74.4, 66.4 total</u>	<u>Site IC 81.32, 74.4 total</u>
Permanent BMPs	<u>Wet Basin</u>	<u>Wet Basin</u>
Other	_____	_____
<i>AST Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Number of ASTs	_____	_____
Other	_____	_____
<i>UST Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Number of USTs	_____	_____
Other	_____	_____

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

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

6. **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. Acreage has not been added to or removed from the approved plan.
- Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 8, 2016

Mr. Peter Lamy
Lamy-Anderson Lane, Ltd.
1717 West Sixth Street, Suite 390
Austin, Texas 78703

Re: Edwards Aquifer, Williamson County
Cross Creek Commercial, Phase 1; 1300 East Whitestone Blvd., Cedar Park, Texas
Request for an Approval of a Contributing Zone Plan (CZP)
30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program (EAPP) ID No. 11000014

Dear Mr. Lamy:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Jones & Carter, Inc. on behalf of Lamy-Anderson Lane, Ltd. on November 2, 2015. Final review of the CZP submittal was completed after additional material was received on December 23 and 30, 2015. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas licensed professional engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas licensed professional engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The proposed project is Phase 1 of a planned development project named Cross Creek Commercial. One wet pond is proposed in this stage to treat stormwater runoff from impervious cover proposed in the current phase, the future phase two project and Lots 1, 2, and 3 of offsite developments Tower Carwash (11-09101201), Tower Center (11-11083101), and Brake Check 429 (Id not known). The Wet Pond has a drainage basin of 32.2 acres. Runoff from under East Whitestone Boulevard will be bypassed and outfall into Spanish Oak Creek.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 17.7 acres. It will include a commercial shopping center with 6 lots (5 commercial lots, and 1 drainage easement lot) including parking, water and wastewater facilities, internal roads, permanent BMP measures, sidewalks, and other infrastructures. The impervious cover will be 8.4 acres (47.4 percent). Project wastewater will be disposed of by conveyance to the existing wastewater treatment plant owned by the City of Cedar Park.

Phase 2 will require a separate CZP. Additional approved construction is authorized for the Spanish Oak Creek Channel Improvements occurring adjacent to the Cross Creek Commercial site within Spanish Oak Creek, which is a re-channelization project under the auspices of a CLOMA (floodplain redevelopment).

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a wet basin (WQP), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project and future drainage is 21,699 pounds of TSS generated from the 24.93 acres of impervious cover (32.18 acres total). The proposed WQP is currently designed to treat this exact load of TSS, and not more. The required permanent pool capacity of the wet basin is 104,256 cubic feet. The required capacity at the water quality elevation (WQE) is provided at the WQE of 901.7 feet. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project. Engineering calculations and plans sealed by James Schissler, P.E., on December 22, 2015 demonstrate the system is sized appropriately and can accommodate the created load.

In addition to the described activities, temporary erosion and sedimentation controls will be installed prior to commencing site disturbance and maintained during construction.

SPECIAL CONDITIONS

- I. All sediment and/or media removed from either water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.
- II. The existing Tower Carwash water quality pond shall remain in place and properly function until such time that the newly approved wet pond comes online and has been certified by an engineer. (See Standard Condition 12.)
- III. Direct discharges of sediment laden water or pollutants are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices before entering Spanish Oak Creek, and included within the approved Storm Water Pollution Prevention Plan (SWPPP).

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

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

During Construction:

7. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
8. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

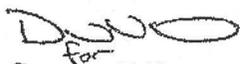
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment.

After Completion of Construction:

12. A Texas licensed professional engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of wet pond completion.
13. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer.
14. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
15. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,



Carolyn D Runyon, Water Section Manager
Austin Region Office
Texas Commission on Environmental Quality

CDR/cls

cc: Mr. James Schissler, P.E., Jones & Carter, Inc.
The Honorable Dan A. Gattis, County Judge, Williamson County
Mr. Joe M. England, P.E., County Engineer, Williamson County
Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park
TCEQ Central Records, Building F, MC 212

Bryan W. Shaw, Ph.D., *Chairman*
Buddy Garcia, *Commissioner*
Carlos Rubinstein, *Commissioner*
Mark R. Vickery, P.G., *Executive Director*



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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 9, 2009

Mr. Bob Tesch
Tower Carwash, Inc.
1400 E. Whitestone Blvd.
Cedar Park, Texas 78613

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Tower Carwash; 1350 Whitestone Blvd.; Cedar Park Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30
Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program ID No. 11-09101201; Investigation No.
783160; Regulated Entity No. RN105817415

Dear Mr. Tesch:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by Ozark Civil Engineering, Inc. on behalf of Tower Carwash, Inc. on October 12, 2009. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project is on a 1.296 acre portion (Lot 2) of an area of approximately 9.06 acres. It will include the construction of a building with a car wash facility, parking and associated appurtenances, as well as a water quality pond to treat this and future development projects within a 9.06 acre area. Development of future lots will have separate CZPs. The impervious cover will be 0.972 acres (75 percent). Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Treatment Plant.

REPLY TO: REGION 11 • 2800 S. INTERSTATE HWY. 35, STE. 100 • AUSTIN, TEXAS 78704-5700 • 512-339-2929 • FAX 512-339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: www.tceq.state.tx.us

printed on recycled paper using soy-based ink

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and

Mr. Bob Tesch
Page 5
December 9, 2009

If you have any questions or require additional information, please contact Ms. Colleen Garland of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark R. Vickery". The signature is written in a cursive style with a large, stylized initial "M".

Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/cmg

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

cc: Mr. Nick McIntyre, P.E.
Mr. Sam Roberts, P.E., Assistant City Manager, City of Cedar Park
TCEQ Central Records, Building F, MC 212

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

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

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

Signature of New Responsible Party Date

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

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

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

Bryan W. Shaw, Ph.D., *Chairman*
Buddy Garcia, *Commissioner*
Carlos Rubinstein, *Commissioner*
Mark R. Vickery, P.G., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 13, 2011

Mr. Chris Whitworth
Tower LJI, L.P.
1717 West 6th Street, Suite 390
Austin, TX 78703

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Tower Center; 1400 East Whitestone Blvd.; Cedar Park, Texas

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

Edwards Aquifer Protection Program ID No. 11083101; Investigation No. 956055; Regulated Entity No. RN 106224413

Dear Mr. Whitworth:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by McIntyre & McIntyre on behalf of, Tower LJI, L.P. on August 31, 2011. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed shopping center project is located on 1.5 acres and consists of the construction of a 13,125 square foot single story shopping center building, parking spaces, sidewalks, water, wastewater, storm drains and stormwater management facilities. The impervious cover will be 1.35 acres (86.0 percent). Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff, the property will connect to an existing sedimentation filtration basin that was approved on December 9, 2009 as part of the Tower Carwash CZP (EAPP# 11-09101201). The basin will provide water quality treatment for the increase of impervious cover at the site. The basin was previously designed to accommodate up to 9.06 acres for future development and includes the proposed acreage of the Tower Center property. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden storm water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the

Mr. Chris Whitworth

Page 4

October 13, 2011

Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. Bryan G. Maynard of the Edwards Aquifer Protection Program of the Austin Regional Office at (512)339-2929.

Sincerely,



Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/BGM

cc: Mr. John McIntyre P.E., McIntyre & McIntyre, Austin
Mr. Sam Roberts, P.E., Assistant City Manager, City of Cedar Park
Mr. W. S. Riggins, Jr. MD MPH Executive Director/Health Authority
Williamson County and Cities Health Dist.
TCEQ Central Records, Building F, MC 212

Bryan W. Shaw, Ph.D., P.E., *Chairman*
 Toby Baker, *Commissioner*
 Jon Niermann, *Commissioner*
 Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 18, 2016

Mr. Peter Shoup
 Peveto Companies, Ltd.
 320 E Nakoma Street
 San Antonio, Texas 78216

Re: Edwards Aquifer, William County

NAME OF PROJECT: Brake Check 429; Located at 1340 E Whitestone Blvd.; Cedar Park, Texas

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

Edwards Aquifer Protection Program ID No. 11000348; Regulated Entity No. RN109030825

Dear Mr. Shoup:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by Sage ATC Environmental Consulting on behalf of Peveto Companies, LTD. on August 25, 2016. Final review of the CZP was completed after additional material was received on November 16, 2016. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

A Contributing Zone Plan (EAPP ID No. 11000014) was approved January 8, 2016 which approved a 32.2 acre commercial development. This approval included the development of a commercial shopping center, parking and associated appurtenances, along with a water quality pond (WQP) designed to treat 24.93 acres of impervious cover (77.47 percent). The WQP was designed to incorporate the existing adjacent commercial sites of Tower Carwash (EAPP ID NO.

11-09101201), Tower Center (EAPP ID No. 11-11083101), and Brake Check (EAPP ID No. 11000348).

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 0.665 acres. It will include an automotive repair shop, parking, drives, and associated utilities. The impervious cover will be 0.387 acres (58.2 percent). Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a wet basin (WQP), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), was constructed (EAPP ID No. 11000014; Approved January 8, 2016) to treat stormwater runoff. The pond was designed to remove 21,699 pounds of TSS from 24.93 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. The approval of this Edwards Aquifer Protection Plan does not absolve the responsible party of past and/or current compliance issues.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to

the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

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

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify

in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,



David Van Soest, Regional Director
Austin Region Office
Texas Commission on Environmental Quality

DVS/rts

Mr. Peter Shoup
Page 5
November 18, 2016

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625A
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-
10263

cc: Mr. Luke Sproull, Sage ATC Environmental Consulting
4 Pleasant Cove
Austin, Texas 78746
Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park
Mr. Joe M. England, P.E., County Engineer, Williamson County
TCEQ Central Records, Building F, MC212

Deed Recordation Affidavit
Contributing Zone Plan

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me, deposes and says:

- (1) That my name is _____ and that I own the real property described below.
- (2) That said real property is subject to an CONTRIBUTING ZONE PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the CONTRIBUTING ZONE PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

- (4) The said real property is located in _____ County, Texas, and the legal description of the property is as follows:

LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, _____.

NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

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 __ day of _____, _____.

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

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

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

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

Signature of New Responsible Party Date

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

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

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

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



R-11

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 22, 2018

Mr. Jeff Lahr
Slate Real Estate Partners/SP Partners LLC
9811 Katy freeway, Suite 325
Houston, Texas 78613

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Cross Creek Apartments; located at 1404 Spanish Oaks Road, Cedar Park, Texas

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

Edwards Aquifer Protection Program ID No. 11000971; Regulated Entity No. RN110095213

Dear Mr. Lahr:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn on behalf of Slate Real Estate Partners/SP Partners LLC on January 5, 2018. Final review of the CZP was completed after additional material was received on March 8, 2018, March 19, 2018, and March 21, 2018. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed multi-family residential project will have an area of approximately 7.72 acres. It will include the construction of an apartment complex, parking including a parking garage,

utilities, water quality facilities, and associated appurtenances. The onsite impervious cover (IC) will be 5.5 acres (71 percent). An additional .77 acres of offsite IC related to a portion of C Barr Ranch Trail will be treated for TSS on this project. Project wastewater will be disposed of by conveyance to the existing Cedar Park Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a bioretention basin, two BayFilters, and an existing wet basin (approved by letter dated January 8, 2016; EAPP ID No. 11000014), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,466 pounds of TSS generated from the 6.28 acres of impervious cover.

The individual treatment measures will consist of a bioretention basin, two BayFilters, and an existing wet basin. The bioretention basin will be used to treat 0.36 acres of IC. The bioretention basin is designed to remove 313 pounds of TSS. The required capture volume is 1,822 ft³; 2,174ft³ are provided. Each BayFilter water quality system will be a flow-through design. BayFilter 1 (BF1) is designed to remove 1,837 pounds of TSS generated from 2.1 acres of IC; 15 cartridges are required and provided. BayFilter 2 (BF2) is designed to remove 670 pounds of TSS generated from 0.77 acres of IC; 4 cartridges are required and provided. An existing wet basin will be used to remove 2,655 pounds generated from 3.05 acres of IC. The wet basin was designed to treat TSS generated from a maximum of 24.93 acres of IC from the contributing sites. Upon completion of this project, 14.16 acres of IC will be contributing to the wet basin. Therefore, the wet basin can treat an additional 10.77 acres of IC from future projects. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.

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

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and

approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely



Robert Sadlier, Water Section Team Leader
Austin Region Office
Texas Commission on Environmental Quality

COPY

Mr. Jeff Lahr

Page 5

March 22, 2018

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

cc: Mr. Patrick M. Hudson
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin, Texas 78759

Mr. Terron Evertson, P.E., County Engineer, Williamson County
The Honorable Dan A. Gattis, County Judge, Williamson County
Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 24, 2021

Mr. Jeff Lahr
Cedar Park Owner II LLC
9811 Katy Freeway, Ste. 925
Houston, Texas 77024

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Cross Creek Apartments Phase 2; Located 1404 Spanish Oak St.; Cedar Park, Texas

TYPE OF PLAN: Request for Modification of an Approved Contributing Zone Plan (CZP-MOD); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11002607; Regulated Entity No. RN110095213

Dear Mr. Lahr:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP-MOD for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn and Associates, Inc. on behalf of Cedar Park Owner II LLC on July 30, 2021. Final review of the CZP-MOD was completed after additional material was received on September 16, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected, and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

A Contributing Zone Plan (CZP) was approved by letter dated March 22, 2018 (EAPP ID No. 11000971). The 7.72-acre multi-family residential project included the construction of an apartment complex, parking including a parking garage, utilities, and a wet basin sized for this project.

TCEQ Region 11 • P.O. Box 13087 • Austin, Texas 78711-3087 • 512-339-2929 • Fax 512-339-3795

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PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 4.1 acres. It will include a 295, 494 sq. ft. apartment building with associated parking, grading, drainage, and utility improvements. The impervious cover will be 3.35 acres (81.71 percent). Project wastewater will be disposed of by conveyance to the existing wastewater treatment plant owned by the City of Cedar Park.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, an existing wet basin (EAPP ID No. 11000971) designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 2,916 pounds of TSS generated from the 17.51 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.
- II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP-MOD application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

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

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,



Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/cmj

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

Cc: Ms. Allison L Moczygamba, P.E., Kimley-Horn and Associates, Inc.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 16, 2022

Mr. Chris Whitworth
LAMY 1431, Ltd.
1717 W. 6th Street, Ste. 400
Austin, Texas 78703-4778

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Cross Creek Commercial; Located at 817 C-Bar Ranch Trail; Cedar Park, Texas

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

Edwards Aquifer Protection Program ID No. 11003152; Regulated Entity No. RN110095213

Dear Mr. Whitworth:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by Quddity Engineering, LLC on behalf of LAMY 1431, Ltd. on June 29, 2022. Final review of the CZP was completed after additional material was received on September 7, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected, and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

A CZP for Cross Creek Commercial (EAPP ID No. 11000014) was approved by letter dated January 8, 2016 and included the construction of one wet basin (Cross Creek Wet Pond). The wet basin was designed to treat stormwater runoff generated from a maximum of 24.93 acres of impervious cover. Additional applications utilizing the pond have been submitted and approved (EAPP ID Nos. 11-09101201, 11-11083101, 11000348, 11000971, and 11002607), and approximately 19.28 acres of impervious cover contributing to the wet basin have been previously approved.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 2.85 acres. It will include the construction of two commercial buildings, utilities, and associated appurtenances. The impervious cover will be 2.12 acres (74.4 percent). Project wastewater will be disposed of by conveyance to the existing Cedar Park Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a wet basin (Cross Creek Wet Pond; EAPP ID No. 11000014), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,845 pounds of TSS generated from the 2.12 acres of impervious cover. Upon completion of the current project, approximately 21.4 acres of impervious cover will be contributing to the wet basin, with 3.53 acres remaining available for future projects. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated January 8, 2016 (EAPP ID No. 11000014).
- II. All permanent pollution abatement measures shall be operational prior to occupancy of the residences.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP-MOD application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number

for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

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

After Completion of Construction:

14. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
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Mr. Chris Whitworth
Page 4
September 16, 2022

to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

16. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,



Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/rts

cc: Mr. Ryan LaMarre, P.E., Quiddity Engineering, LLC

CONTRIBUTING ZONE APPLICATION

Attachments to form TCEQ-10259

ATTACHMENT A – Original Approval Letter and Approved Modification Letters

See attached

ATTACHMENT B - Project Narrative

Please refer to the attached plans for site improvement layout. The site is located within the City of Cedar Park's Corporate Limits. This site is also located within the Edwards Aquifer Contributing Zone.

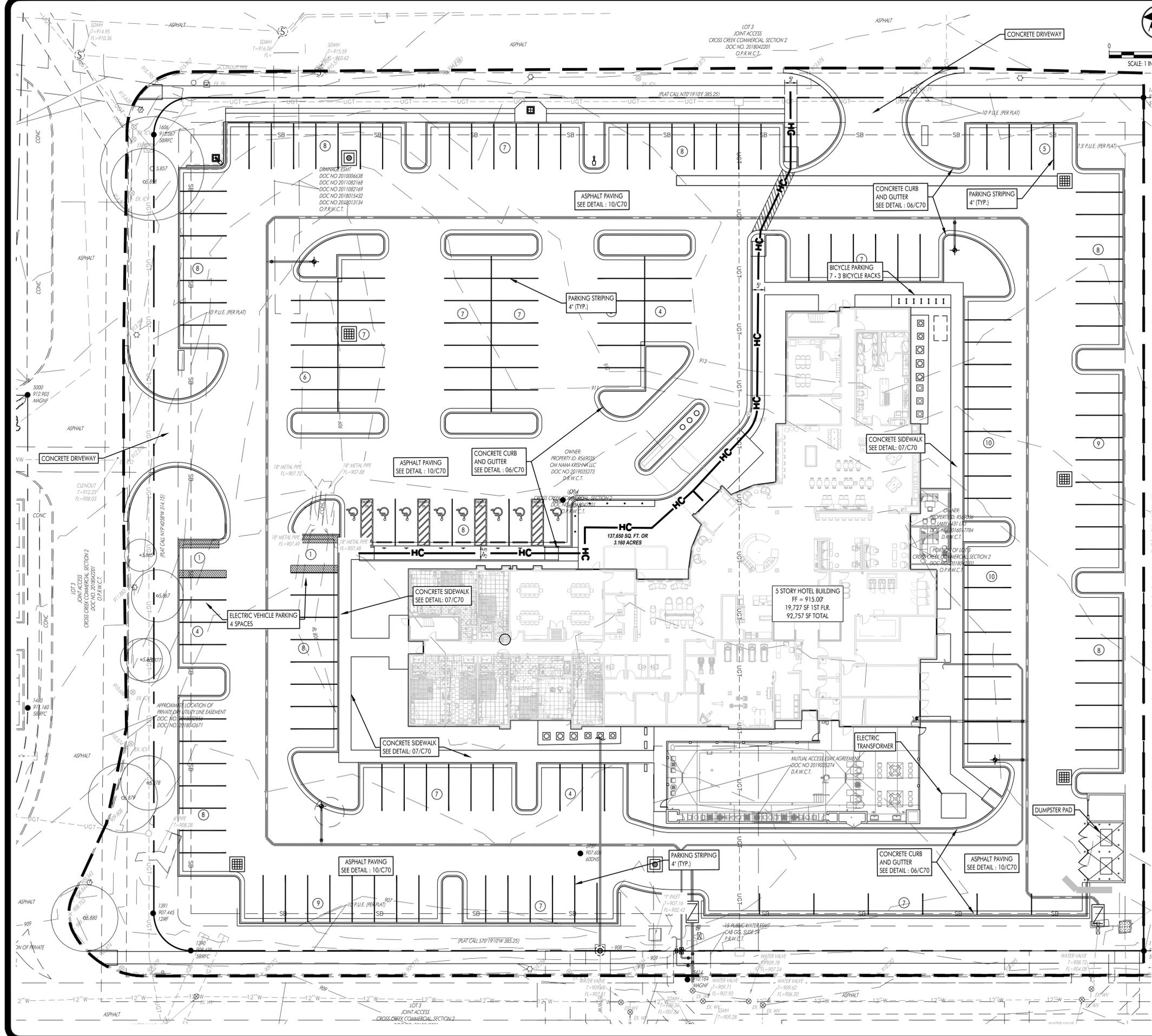
The purpose of this CZP modification is for Hilton Dual Brand Hotel (Project) Site Development to comply with the original CZP design requirements and demonstrate the impact to the existing wet basin volume. The original CPZ is EAPP ID No. 11000014. The Project site is 3.16-acres known as Lot 4A within the "*Amended Plat of Lots 4 & 5, Final Plat of Cross Creek Commercial, Section 2, Doc #2019114989 OPRWC*". A copy of the final plat is included within the attached plan set.

The Hilton Dual Brand development will be a 5-story hotel totaling 99,090 s.f. (approx. 19,727 SF of 1st Floor Area) with associated parking drives, sidewalks and utilities. The 3.16-acre lot is part of the original 32.2 ac. drainage area noted within original CZP Modification approval letter dated September 16, 2022 (EAPP ID No. 11000014). Currently the site is undeveloped with grass vegetation. There is currently a septic system, small structure and trees to be demolished onsite. The Project will develop 2.57 ac. of impervious cover. The increased impervious cover (2.57 acres) will be collected onsite and conveyed by piped storm sewer system to existing storm sewer collection structures. The stormwater will be conveyed through the existing piped storm sewer system and treated by the existing Water Quality Wet Basin.

The existing Wet Basin was sized to treat 24.93 ac. of impervious cover out of the 32.2 ac. drainage area when fully developed. TSS Calcs for the water quality pond may be referenced on sheet "*PDA 3*" of the plans. As of this development, a total of 23.97 ac. of constructed impervious cover will be within drainage basin of the wet basin BMP.

ATTACHMENT C – Site Plan

See Attached



PROPOSED USE	HOTEL - 5 STORY	
ZONING	PD (Ord No. 209.17.11.16.E7)	G8 BASE DISTRICT
TOTAL SITE AREA	137649.00 S.F.	3.16 AC.
EXISTING IMPERVIOUS COVER	1700.00 S.F.	0.0124 %
REMOVED IMPERVIOUS COVER	1700.00 S.F.	1.0000 %
TOTAL IMPERVIOUS COVER	132039.00 S.F.	77.6700 %
BUILDING COVERAGE	19727.00 S.F.	0.1494 %

TOTAL BUILDING AREA	92755.00 S.F.
BUILDING OCCUPANCY TYPE:	R-1
TYPE OF CONSTRUCTION:	II-B
HEIGHT:	SINGLE STORY BUILDING - 67'

REQUIRED PARKING PER PDD	1 SPACE PER ROOM / 1 SPACE PER 400 SF OF PUBLIC MEETING SPACE				
# ROOMS	181	PUBLIC MEETING SP	3000 S.F.		

PARKING COUNT TABLE	REQUIRED	EXISTING	REMOVED	NEW	PROVIDED
# OF STANDARD PARKING SPACES:	181	0	0	181	181
# OF ADA PARKING SPACES:	8	0	0	8	8
# OF ONSTREET PARKING	0	0	0	0	0
TOTAL	189	0	0	189	189
BICYCLE PARKING	7			7	7

LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- ▲ NAIL FOUND/SET
- PIPE FOUND
- ⊙ STORMWATER MANHOLE (DRAWN TO SCALE)
- ⊕ JUNCTION BOX (DRAWN TO SCALE)
- ⊞ GRATE INLET (DRAWN TO SCALE)
- ⊗ WASTEWATER MANHOLE (DRAWN TO SCALE)
- ⊘ WASTEWATER CLEANOUT
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ LIGHT POLE
- ⊙ SIGNAL LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ GATE VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER METER
- ⊙ EXISTING CONTOURS
- ⊙ PROPOSED CONTOUR
- ⊙ PROPOSED CURB AND GUTTER
- ⊙ PROPOSED ASPHALT
- ⊙ PROPOSED 8" DIA. GAS LINE
- ⊙ PROPOSED 8" DIA. STORM SEWER LINE
- ⊙ PROPOSED 8" DIA. WASTEWATER LINE
- ⊙ PROPOSED 8" DIA. WATER LINE
- ⊙ SETBACK LINE
- ⊙ EASEMENT LINE
- ⊙ EXISTING ASPHALT
- ⊙ EXISTING OVERHEAD ELECTRIC LINE
- ⊙ EXISTING UNDERGROUND ELECTRIC LINE
- ⊙ EXISTING OVERHEAD TELEPHONE LINE
- ⊙ EXISTING UNDERGROUND TELEPHONE LINE
- ⊙ EXISTING WATER LINE (SIZE VARIES)
- ⊙ EXISTING WASTEWATER LINE (SIZE VARIES)
- ⊙ EXISTING FORCE MAIN (SIZE VARIES)
- ⊙ EXISTING FIBER OPTIC LINE
- ⊙ EXISTING GAS LINE (SIZE VARIES)
- ⊙ BENCHMARK LOCATION
- ⊙ EXISTING TREE TO REMAIN (SIZE VARIES)
- ⊙ EXISTING TREE TO BE REMOVED (SIZE VARIES)
- ⊙ MONARCH/HERITAGE TREE (SIZE VARIES)
- ⊙ PARKING COUNT
- ⊙ PARCEL LINES
- ⊙ HANDICAP ACCESS LINES
- ⊙ CONCRETE PAVING
- ⊙ ASPHALT PAVING
- ⊙ CONCRETE SIDEWALK

TREE SURVEY

TREE NUMBER	CALIPERS & TYPE	CONDITION	ORDINANCE STATUS
1,000	21.5" LIVE OAK	DEMOLISH	PROTECTED 19-25.9"
1,001	19.5" LIVE OAK	DEMOLISH	PROTECTED 19-25.9"
5,854	14.5" LIVE OAK	KEEP	PROTECTED 8-18.9"
5,856	8.5" LIVE OAK	KEEP	PROTECTED 8-18.9"
5,857	21" LIVE OAK	KEEP	PROTECTED 19-25.9"
5,858	13.5" ELM	KEEP	PROTECTED 8-18.9"
5,865	6.5" LIVE OAK	KEEP	UNDERSIZE
5,866	9.5" ELM	DEMOLISH	PROTECTED 8-18.9"
5,867	10.5" LIVE OAK	KEEP	PROTECTED 8-18.9"
5,868	8" LIVE OAK	DEMOLISH	PROTECTED 8-18.9"
5,869	8" LIVE OAK	DEMOLISH	PROTECTED 8-18.9"
5,871	9" LIVE OAK	DEMOLISH	PROTECTED 8-18.9"
5,872	6" LIVE OAK	KEEP	UNDERSIZE
5,873	9" LIVE OAK	DEMOLISH	PROTECTED 8-18.9"
5,874	10" LIVE OAK	DEMOLISH	PROTECTED 8-18.9"
5,875	8.5" LIVE OAK	DEMOLISH	PROTECTED 8-18.9"
5,876	10" ELM	KEEP	PROTECTED 8-18.9"
5,877	11" ELM	KEEP	PROTECTED 8-18.9"
5,878	18" ELM DBLTRUNK	KEEP	PROTECTED 8-18.9"
5,879	15" ELM	KEEP	PROTECTED 8-18.9"
5,880	20" ELM DBLTRUNK	KEEP	PROTECTED 8-18.9"
5,882	12" ELM	DEMOLISH	PROTECTED 8-18.9"
5,883	14" OAK	DEMOLISH	PROTECTED 8-18.9"
5,884	24" ELM	DEMOLISH	PROTECTED 19-25.9"
5,885	15" ELM	DEMOLISH	PROTECTED 8-18.9"
5,886	12" ELM	DEMOLISH	PROTECTED 8-18.9"
5,887	52" ELM CLUMP	DEMOLISH	PROTECTED 19-25.9"

HAGOOD ENGINEERS ASSOCIATES
 900 E. Main Street
 Round Rock, TX 78664
 Phone (512) 244-1546
 Fax (512) 244-1010
 www.hagood.com
 TBPCE Registration No. F-12709
 JOB NO. 21-028 © 2022 HEA, Inc.

TERRY R. HAGOOD
 55960
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS

DATE SIGNED: 02/21/2023
 ISSUED FOR: AGENCY REVIEW

**SITE DEVELOPMENT PLANS FOR
 HILTON DUAL BRAND
 813 C-BAR TRAIL
 CEDAR PARK, TX 78613**

NO.	DATE	DESCRIPTION

HEA PROJECT NO. 21-028
 ISSUED DATE: 02/21/2023

SITE PLAN

SHEET NO.
SP
 04 of 30
 2023-5-SD

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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: Terry R. Hagood

Date: 8/25/23

Signature of Customer/Agent:



Regulated Entity Name: Hilton Tru Home 2

Project Information

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

Contact Person: Raj Bala

Entity: Om Nama Krishna LLC

Mailing Address: 1306 Pasa Tiempo

City, State: Leander, TX

Telephone: 202.550.4939

Email Address: drrajbala@ratadevelopment.com

Zip: 78641

Fax: _____

5. Agent/Representative (If any):

Contact Person: Terry Hagood

Entity: Hagood Engineering Associates, Inc.

Mailing Address: 900 E. Main Street

City, State: Round Rock, TX

Zip: 78664

Telephone: 512.244.1546

Fax: _____

Email Address: terryh@heaeng.com

6. Project Location:

- The project site is located inside the city limits of Cedar Park.
- 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.

813 C-Bar Ranch Trail Cedar Park, TX

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): 3.16 Acres

Total disturbed area: 3.48 Acres

14. Estimated projected population: _____

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	20,467.05	÷ 43,560 =	0.47
Parking	78,682.02	÷ 43,560 =	1.81
Other paved surfaces	12,764.48	÷ 43,560 =	0.29
Total Impervious Cover	111,913.55	÷ 43,560 =	2.57

Total Impervious Cover $2.57 \div$ Total Acreage $3.16 \times 100 = 81.3\%$ 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 Cedar Park (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 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): FIRM Panel No. 48491C0464F & 48491C10470 dated 12/19/19.
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.

CONTRIBUTING ZONE APPLICATION

Attachments to form TCEQ-10257

ATTACHMENT A - ROAD MAP

See attached

ATTACHMENT B - USGS/EDWARDS RECHARGE ZONE MAP

See attached

ATTACHMENT C - PROJECT DESCRIPTION

Please refer to the attached plans for site improvement layout. The site is located within the City of Cedar Park's Corporate Limits. This site is also located within the Edwards Aquifer Contributing Zone.

This CZP modification is for Hilton Dual Brand Hotel (Project) Site Development on the 3.16-acre Lot 4A within the *Amended Plat of Lots 4 & 5, Final Plat of Cross Creek Commercial, Section 2, Doc #2019114989 OPRWC*. A copy of the final plat is included within the attached plan set.

The Hilton Dual Brand development will be a 5-story hotel totaling 99,090 s.f. (approx. 19,727 SF of 1st Floor Area) with associated parking drives, sidewalks and utilities. The 3.16-acre lot is part of the original 32.2 ac. drainage area noted within original CZP Modification approval letter dated September 16, 2022 (EAPP ID No. 11000014). Currently the site is undeveloped with grass vegetation. There is currently a septic system, small structure and trees to be demolished onsite. The Project will develop 2.57 ac. of impervious cover. The increased impervious cover (2.57 acres) will be collected onsite and conveyed by piped storm sewer system to existing storm sewer collection structures. The stormwater will be conveyed through the existing piped storm sewer system and treated by the existing Water Quality Wet Basin.

The existing Wet Basin was sized to treat 24.93 ac. of impervious cover out of the 32.2 ac. drainage area when fully developed. TSS Calcs for the water quality pond may be referenced on sheet "PDA 3" of the plans. As of this development, a total of 23.97 ac. of constructed impervious cover will be within drainage basin of the wet basin BMP. Certification by a Texas Registered Professional Engineer certifying to construction complying with the design is attached following this section. The certifying engineer is the original design Engineer - Gemsong Ryan (PE #99300) with Jones & Carter.

ATTACHMENT D - FACTORS AFFECTING SURFACE WATER QUALITY

There are several factors that could affect surface and groundwater quality. During construction, fuels and hazardous substances could spill. These spills shall be contained on-site and immediately cleaned up and properly discarded. Any spills or discharges of oil, petroleum products, and used oil onto land having a volume greater than 25 gallons, and spills or discharges directly into waters of the state having a quantity sufficient enough to create a sheen, shall be reported immediately to TCEQ at (512) 339-2929 or the State Emergency Response Center at 1-800-832-8224. There are no significant factors proposed that could affect surface and groundwater quality relating to the permanent use of the facility.

CONTRIBUTING ZONE APPLICATION

Attachments to form TCEQ-10257

ATTACHMENT E - VOLUME AND CHARACTER OF STORMWATER

For the character and volume of the stormwater run-off, please see the accompanying plans set sheet PDA. The project will surface flow to grated inlets within the Project parking and drive areas. The inlets discharges into a piped storm sewer system and conveyed to two existing junction structures at the south property line. The junction structures discharge into a piped storm sewer which collects adjacent properties and conveys storm water flows to the Wet Basin. Upgradient water from the private road on the north side of the property flow into the property and is collected by the onsite storm sewer infrastructure.

The volume of storm water runoff is quantified on sheet *"PDA 3"* and based upon SCS methodology using HEC-HMS modeling as defined within the City of Austin Drainage Criteria Manual Section 2. Curve numbers were based from Table 2-2a of Technical Release 55: Urban Hydrology for Small Watersheds (revised June 1986) published by the United Staes Department of Agriculture (USDA). Curve numbers are based on the hydrologic soil group of the study area as well as the impervious cover of the site. The National Resources Conservation Service (NRC) web soil survey shows the site to be hydrologic soil group B, which has a moderate infiltration rate. The existing site has been assumed to have a curve number of 84 with 0% impervious cover. For the purposes of quantifying the volume of storm water, the proposed site has a curve number o 92 with 82% impervious cover for the entire site.

The Existing and Developed (Proposed) Drainage Area Maps for the proposed site are included in the plan set and show the drainage areas and the Grading Plan show the runoff patterns. The Drainage Area Map sheet *"PDA 3"* show the runoff rates.

Onsite impervious cover consists of hot mixed asphalt paving, concrete, and pervious landscape of soil and grasses. The Project storm water quality is typical for commercial projects and does not create any special or unique pollution impact. Primary pollutants consist of hydrocarbons, pesticides, fertilizers, and human trash and debris such as paper, aluminum cans, Styrofoam cups, plates, and plastics.

ATTACHMENT F – H - NOT APPLICABLE

ATTACHMENT I - 20% OR LESS IMPERVIOUS COVER WAIVER

Not applicable; please refer attached plan set for the impervious cover proposed for this commercial development. Please also refer to Attachment B for a detailed narrative.

ATTACHMENT J - BMPS FOR UPGRADIENT STORMWATER

The project will have stormwater that originates upgradient from the site see (OFF DA-18 B, Off DA 18P, OFF DA 18Q) on sheet PDA). Stormwater from these drainage basins flow into the Project site and is collected and conveyed through the site and to the wet basin. The upgradient impervious cover has been accounted for in sizing the Wet Basin and included as part of original CZP EAPP # 11000014.

CONTRIBUTING ZONE APPLICATION

Attachments to form TCEQ-10257

ATTACHMENT K - BMPS FOR ON-SITE STORMWATER

Onsite stormwater will be collected and conveyed to the existing wet basin. This is an off-site stormwater quality control permitted under EAPP ID No. 11000014. The Hilton Project impervious cover will be 2.57 acres. The addition of this impervious cover will bring the total impervious cover to 23.97 acres.

Below is the table for all TSS calculations for the existing wet basin, and on the following pages, the calculations for each development listed in the table:

TCEQ TSS SUMMARY - EXISTING WET BASIN					
Project Name	TCEQ EAPP ID No.	Total Area (acs.)	Cumm. IC (acs)	IC %	Total Suspended Solids (TSS)
Cross Creek Commercial, Ph1	11000014	10.13	8.4	83.0%	7311
Tower Car Wash	11-09101201	1.3	0.97	75.0%	846
Tower Center	11-11083101	1.57	1.35	86.0%	1175
Brake Check 429	11000348	0.67	0.39	58.0%	337
Cross Creek Apartments - Ph1	11000971	3.05	3.05	100.0%	2655
Cross Creek Apartments - Ph2	11002607	3.97	3.35	84.0%	2916
Lot 4a Retail	11000014	2.17	1.77	81.0%	1541
Cross Creek Commercaill	11003152	2.85	2.12	7400.0%	1845
Hilton Dual Brand	Pending	3.16	2.57	81.0%	2237
Total					
Total		28.87	23.97	83.0%	18626
Total Allowed for Wet Basin					
Total Allowed for Wet Basin					21699

ATTACHMENT L - NOT APPLICABLE

ATTACHMENT M - CONSTRUCTION PLANS

Construction Plans are attached.

ATTACHMENT N - INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

Please refer to the attached Inspection, Maintenance, Repair and Retrofit Plan for the original CZP application EAPP # 11002663. This modification only changes the Regulated Entity, and the responsible party for IMRR shall stay the same.

ATTACHMENT O-P - NOT APPLICABLE

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.

Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load
 A_N = Net increase in impervious area for the project
 P = Average annual precipitation, inches

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

County = **Williamson**
 Total project area included in plan = **41.10** acres
 Predevelopment impervious area within the limits of the plan = **0.00** acres
 Total post-development impervious area within the limits of the plan = **24.93** acres
 Total post-development impervious cover fraction = **0.61**
 P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **21699** lbs.

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

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

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

Drainage Basin/Outfall Area No. = **1**
 Total drainage basin/outfall area = **32.18** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
 Post-development impervious area within drainage basin/outfall area = **24.93** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.77**
 $L_{M \text{ THIS BASIN}}$ = **21699** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Wet Basin**
 Removal efficiency = **93** percent

- Aqualogic Cartridge Filter
- Bioretention
- Batch Detention Basin
- BaySeparator
- Contech StormFilter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortechs
- Wet Basin
- Wet Vault

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

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

where:

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

A_C = **32.18** acres
 A_i = **24.93** acres
 A_p = **7.25** acres
 L_R = **25787** lbs

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

Desired L_M THIS BASIN = **21699** lbs.

F = **0.84**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = **1.26** inches
Post Development Runoff Coefficient = **0.59**
On-site Water Quality Volume = **86880** cubic feet

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

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

Storage for Sediment = **17376**
Total Capture Volume (required water quality volume(s) x 1.20) = 104256 cubic feet

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan *	10.13	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	8.40	acres
Total post-development impervious cover fraction *	0.83	
P =	32	inches

$L_{M \text{ TOTAL PROJECT}} =$ **7311** lbs.

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

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A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan * = **1.30** acres

Predevelopment impervious area within the limits of the plan* = **0.00** acres

Total post-development impervious area within the limits of the plan* = **0.97** acres

Total post-development impervious cover fraction * = **0.75**

P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **846** lbs.

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where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan * = **1.57** acres

Predevelopment impervious area within the limits of the plan* = **0.00** acres

Total post-development impervious area within the limits of the plan* = **1.35** acres

Total post-development impervious cover fraction* = **0.86**

P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **1175** lbs.

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = Williamson

Total project area included in plan = 0.67 acres

Predevelopment impervious area within the limits of the plan = 0.00 acres

Total post-development impervious area within the limits of the plan = 0.39 acres

Total post-development impervious cover fraction = 0.58

P = 32 inches

$L_{M \text{ TOTAL PROJECT}}$ = 337 lbs.

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1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan *	6.64	acres
Predevelopment impervious area within the limits of the plan*	0.00	acres
Total post-development impervious area within the limits of the plan*	3.05	acres
Total post-development impervious cover fraction*	0.46	
P =	32	inches

$L_{M \text{ TOTAL PROJECT}}$ = **2655** lbs.

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Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan * = **3.97** acres

Predevelopment impervious area within the limits of the plan* = **0.00** acres

Total post-development impervious area within the limits of the plan* = **3.35** acres

Total post-development impervious cover fraction* = **0.84**

P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **2916** lbs.

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Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan * = **2.17** acres

Predevelopment impervious area within the limits of the plan* = **0.00** acres

Total post-development impervious area within the limits of the plan* = **1.77** acres

Total post-development impervious cover fraction* = **0.81**

P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **1541** lbs.

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Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan = **2.85** acres

Predevelopment impervious area within the limits of the plan = **0.00** acres

Total post-development impervious area within the limits of the plan = **2.12** acres

Total post-development impervious cover fraction = **0.74**

P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **1845** lbs.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

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A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan * = **3.16** acres

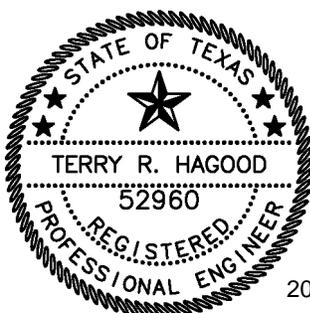
Predevelopment impervious area within the limits of the plan * = **0.00** acres

Total post-development impervious area within the limits of the plan * = **2.57** acres

Total post-development impervious cover fraction * = **0.81**

P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **2237** lbs.



2023-08-21

Terry R. Hagood



April 10, 2017

1701 Directors Boulevard
Suite 400
Austin, Texas 78744-1024
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

Mr. Jeff Bertison
Construction Inspector
City of Cedar Park – Building 1
450 Cypress Creek Road
Cedar Park, Texas 78613

Re: Cross Creek Market – Phase 1
Engineer’s Concurrence Letter

Dear Mr. Bertison:

Jones|Carter has visually observed the above referenced project for compliance with the construction and installation of the related infrastructure as associated with the approved subdivision construction plans. The subdivision infrastructure covers the construction of the water, wastewater, storm sewer, water quality, detention, and paving facilities, as depicted by the construction plan documents. Based on our visual observation, the construction is substantially complete and constructed per the approved plans associated with the public work. We hereby recommend city acceptance for the Cross Creek Market Phase 1 project.

If you have any questions, please call.

Sincerely,

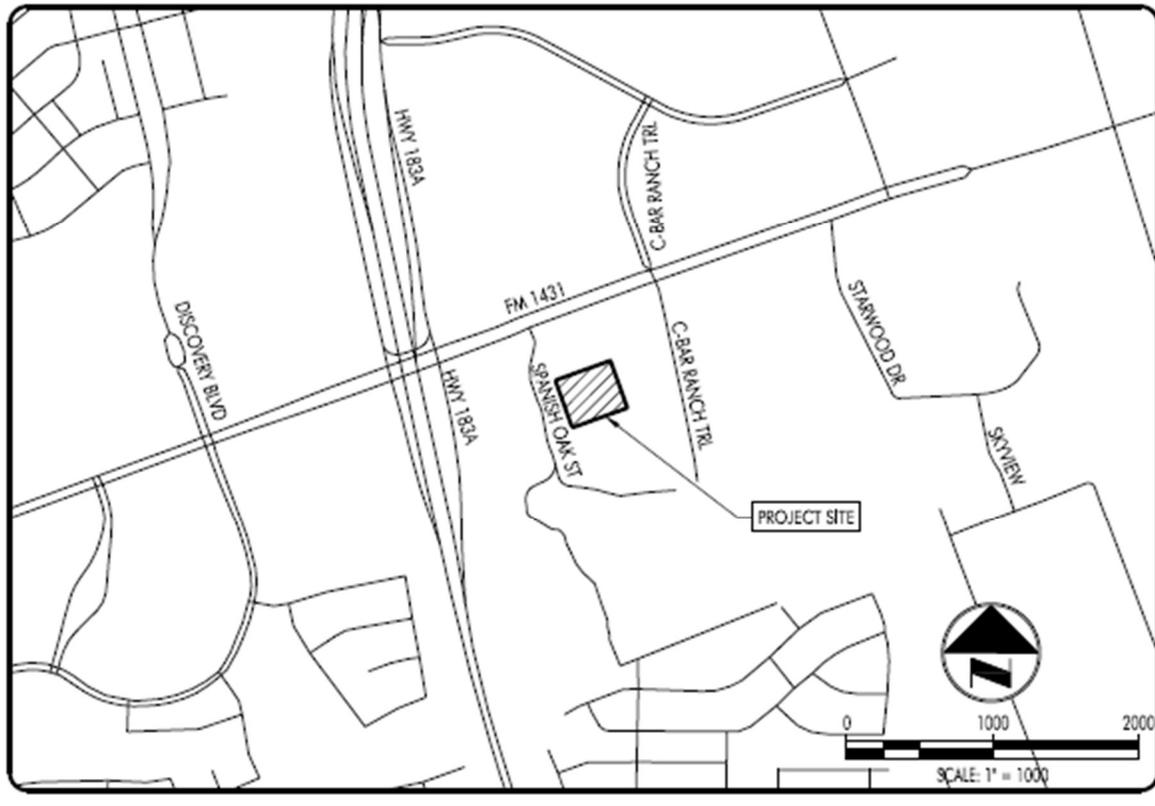
Gemsong N. Ryan, P.E.



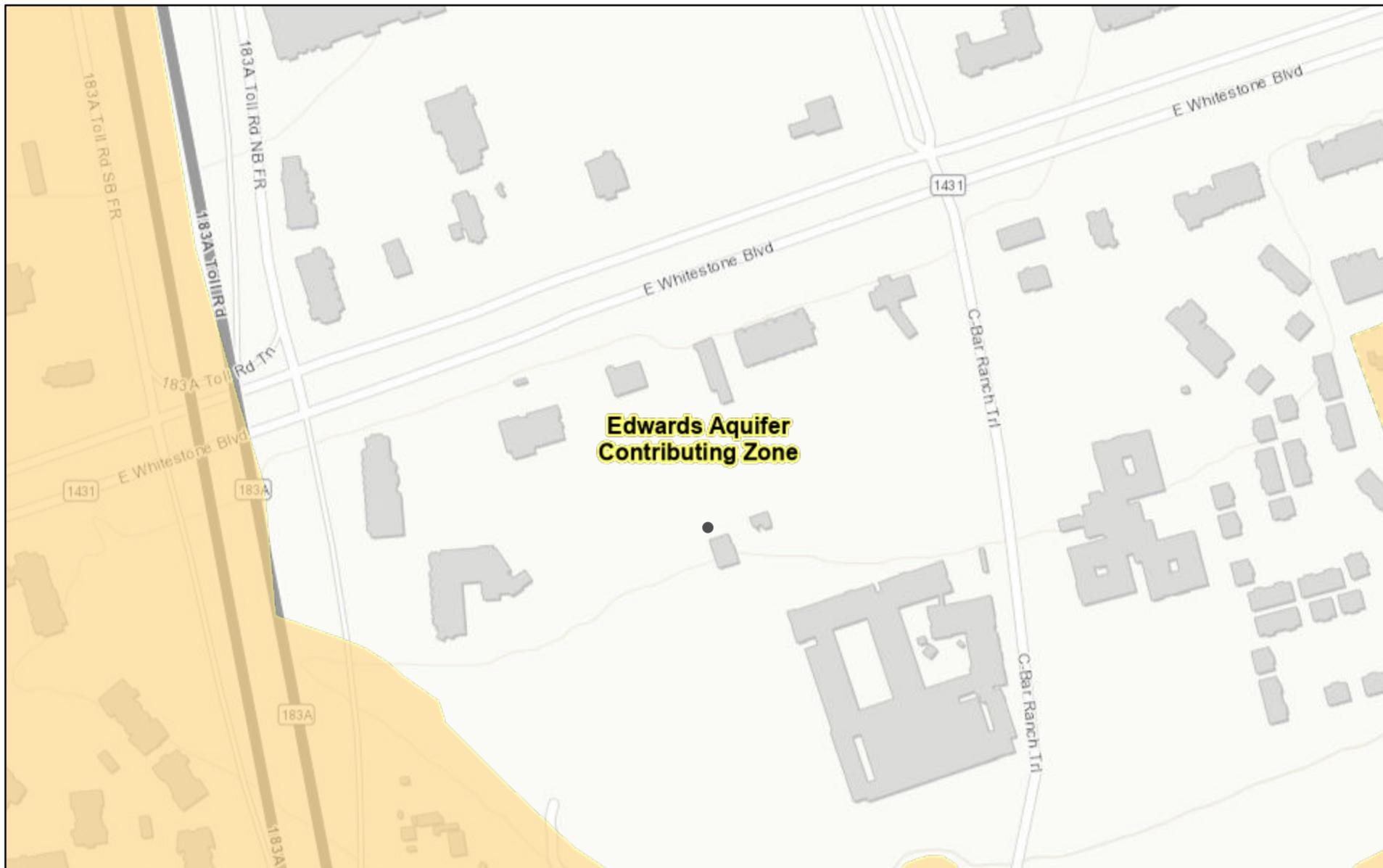
GNR/gnr

J:\Projects\A507 Teatro Park\006 - Cedar Park 32\Construction\Letters\Concurrence Letter Phase One.doc

SITE LOCATION MAP

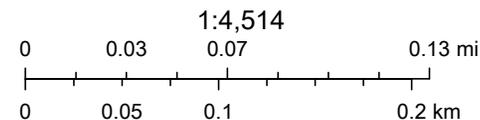


Edwards Aquifer Viewer Custom Print



9/22/2022, 3:33:52 PM

- Edwards Aquifer Label
- City/Place
- TX Counties
- 7.5 Minute Quad Grid
- TCEQ_EDWARDS_OFFICIAL_MAPS



TCEQ, Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS,

Web AppBuilder for ArcGIS

CZP - ATTACHMENT N

Inspection, Maintenance, Repair, and Retrofit Plan

Project: Cross Creek Commercial
Address: 817 C-Bar Ranch Trail
City, State, Zip: Cedar Park, Texas, 78613

General Site Maintenance

The following guidelines should be used as an inspection and maintenance plan that should be performed at least twice annually:

- (1) Identify, replant, and restore eroded areas. Add a level spreader, energy dissipation, or other repairs as required to ensure that erosion is not repeated.
- (2) Identify areas that do not have acceptable vegetated covers (80% or higher for most BMPs). Reseed, add soil, and irrigate as required to ensure that coverage requirements are met.
- (3) Mow sites twice annually and as required to keep grass height under 18 inches. Additional mowing may be performed for site aesthetics. Export clippings from site to prevent release of nutrients from decaying plant matter. Remove any woody growth, especially from embankments, berms, and swales. For swales, grass should not be regularly mowed below four inches.
- (4) Use non-chemical methods for maintaining health of vegetation. Pesticides, herbicides, or fertilizers should only be used as a last option, and then as minimally as possible. Fertilizer should rarely be required because runoff will typically contain sufficient nutrient loads.
- (5) Irrigation may be required in order to maintain acceptable levels of vegetated coverage, especially for engineered vegetated strips.
- (6) Never deposit grass clippings, brush, or other debris in BMPs or buffers.
- (7) Prevent over-compaction of BMP components that rely partially or wholly on infiltration (vegetation strips, bioretention bed, infiltration trenches and basins). Mowing and other maintenance should be performed with hand equipment or a light-weight lawn tractor.
- (8) Remove any built-up sediment and debris, especially along uphill edges, berms, swales, and level spreaders; and around BMP inlets and outlets
- (9) Identify any other problems. A detailed inspection may be required.

Wet Basins

A clear requirement for wet basins is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements are outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance.

- *Mowing.* The side-slopes, embankment, and emergency spillway of the basin should be mowed at least twice a year to prevent woody growth and control weeds.
- *Inspections.* Wet 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 basin is functioning properly. There are many functions and characteristics of these BMPs that should be inspected. The embankment should be checked for subsidence, erosion, leakage, cracking, and tree growth. The condition of the emergency spillway should be checked. The inlet, barrel, and outlet should be inspected for clogging. The adequacy of upstream and downstream channel erosion protection measures should be checked. Stability of the side slopes should be checked. Modifications to the basin structure and contributing watershed should be evaluated. During semi-annual inspections, replace any dead or displaced vegetation. Replanting of various species of wetland vegetation may be required at first, until a viable mix of species is established. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage. The inspections should be carried out with as-built pond plans in hand.
- *Debris and Litter Removal.* As part of periodic mowing operations and inspections, debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the riser, and the outlet should be checked for possible clogging.
- *Erosion Control.* The basin side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion. Corrective measures such as regrading and revegetation may be necessary. Similarly, the riprap protecting the channel near the outlet may need to be repaired or replaced.

- *Nuisance Control.* Most public agencies surveyed indicate that control of insects, weeds, odors, and algae may be needed in some ponds. Nuisance control is probably the most frequent maintenance item demanded by local residents. If the ponds are properly sized and vegetated, these problems should be rare in wet ponds except under extremely dry weather conditions. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.). Biological control of algae and mosquitoes using fish such as fathead minnows is preferable to chemical applications.

Non-routine maintenance.

- *Structural Repairs and Replacement.* Eventually, the various inlet/outlet and riser works in the wet basin will deteriorate and must be replaced. Some public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, while concrete barrels and risers may last from 50 to 75 yr. The actual life depends on the type of soil, pH of runoff, and other factors. Polyvinyl chloride (PVC) pipe is a corrosion resistant alternative to metal and concrete pipes. Local experience typically determines which materials are best suited to the site conditions. Leakage or seepage of water through the embankment can be avoided if the embankment has been constructed of impermeable material, has been compacted, and if anti-seep collars are used around the barrel. Correction of any of these design flaws is difficult.
- *Sediment Removal.* Wet ponds will eventually accumulate enough sediment to significantly reduce storage capacity of the permanent pool. As might be expected, the accumulated sediment can reduce both the appearance and pollutant removal performance of the pond. Sediment accumulated in the sediment forebay area should be removed from the facility every two years to prevent accumulation in the permanent pool. Dredging of the permanent pool should occur at least every 20 years, or when accumulation of sediment impairs functioning of the outlet structure.
- *Harvesting.* If vegetation is present on the fringes or in the pond, it can be periodically harvested and the clippings removed to provide export of nutrients and to prevent the basin from filling with decaying organic matter.

Basin Dewatering

- A common sign of failure of some BMPs is standing water long after the rain event ends. This is especially true in sand filters, dry extended detention basins, and retention basins. In addition, wet ponds may also need to be drained for maintenance purposes. The water in each of these systems can be pumped into the storm drain conveyance system downstream of the BMP as long as it has been at least 48 hours since the last rain event. This delay usually provides sufficient time for most of the pollutants to settle out of the standing water; however, the discharge of sediment laden water is not allowed at any time. A wet basin that has been completely drained should not be left dry for an extended period of time. The wet basin should be refilled as soon as possible to prevent the clay liner from drying out.

Engineered Vegetative Filter Strips

The following guidelines should be used as an inspection and maintenance plan for the vegetative filter strips BMP that should be performed at least twice annually:

- *Inspection.* Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.
- *Debris and Litter Removal.* Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.
- *Sediment Removal.* Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.
- *Grass Reseeding and Mulching.* A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

The applicant is responsible for maintaining the permanent VMPs after construction until such time as the maintenance obligation is either assumed in writing by another's entity having ownership or control of the property (such as without limitation, an owner's association, new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity assumes such obligation in writing or ownership is transferred.

An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information

Responsible Party for Maintenance: Lamy 1431, Ltd.
Address: 1717 West 6th Street, Suite 400
Austin, TX 78703

Owner Contact: Chris Whitworth
Telephone Number: (512) 956-5600

Signature of Responsible Party: _____



Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Terry R. Hagood

Date: 8/25/23

Signature of Customer/Agent:



Regulated Entity Name: Hilton Tru Home 2

Project Information

Potential Sources of Contamination

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

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

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

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

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

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

ATTACHMENT A

There are several factors that could affect surface and ground water quality. During construction, fuels and hazardous substances could spill. These spills shall be contained based on conditions noted below per TCEQ Edwards Aquifer Rules: Technical Guidance on Best Management Practices (RG-348) as mentioned below:

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater run-off during rainfall to the extent that it doesn't compromise clean-up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

Cleanup

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
5. Contain the spread of the spill.
6. Recover spilled materials.
7. Clean the contaminated area and properly dispose of contaminated materials.
1-120

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

report.

4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc. More information on spill rules and appropriate responses is available on the TCEQ website at:
http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-off of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-off of stormwater and the runoff of spills.
2. Discourage "topping off" of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks

ATTACHMENT B

Potential Sources of Contamination:

1. Soil disturbance during construction.
2. Hydrocarbon-based fluids from Construction Equipment.
3. Landscaping – Fertilizer and Pesticides.

ATTACHMENT C

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

Sequence of major activities for each phase is as follows:

1. The installation of Erosion/Sedimentation Controls – 0.276 Ac. Disturbed
2. Clearing, grubbing, and removal of topsoil from entire site – 3.47 ac. Disturbed
3. Rough grading and building pad excavation – 3.47 ac. Disturbed
4. Excavating for utilities – 0.1 Ac. Disturbed
5. Finish grading and landscaping – 3.47 ac. Disturbed

ATTACHMENT D

The Temporary Best Management Practices (TBMP) for this project will consist of:

1. A stabilized construction entrance.
2. Silt fencing around down gradient boundary of site.
3. Inlet protection for stormwater inlets.

All TBMP's will be in place prior to any regulated activities commencing. The stabilized construction entrance will remove excess spoils from construction vehicles leaving the site. The silt fencing will collect silt runoff and debris during construction activities. These controls will be maintained during construction and will remain until after all construction activities are complete and permanent re-vegetation is established.

ATTACHMENT E Not Applicable

ATTACHMENT F

In order to limit runoff discharge of pollutants from exposed areas, a silt fence will provide overall control of runoff during construction from areas not otherwise draining to interior inlets which have been constructed as part of the project. For the constructed interior inlets, individual inlet protection is to be provided immediately upon completion of the installation of each inlet. For construction equipment leaving the site, a stabilized construction entrance is to be installed prior to any ground disturbance. For concrete trucks which must clean out the truck drum, a concrete washout area is to be installed prior to any concrete being poured on the Project.

ATTACHMENT G

Refer to the drawings, sheet PDA.

ATTACHMENT H

The total site area is 3.16 acres and will not require a temporary sediment pond.

ATTACHMENT I

The contractor is required to inspect all of the erosion and sediment controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches. Records described in the SWPPP must be retained on site for 5 years beyond the date of the cover letter

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

notifying the facility of coverage under a storm water permit, and shall be made available to the state or federal compliance inspection officer upon request. Additionally, employee training records and waste and recycling receipts or vouchers shall also be maintained.

ATTACHMENT J

Schedule of Interim Soil Stabilization Practices:

1. Erosion and sediment control measures including perimeter sediment controls must be in place before vegetation is disturbed and must remain in place and be maintained and repaired.
2. Temporary stabilization or covering of soil stockpiles and protection of stockpile located away from construction activity must be maintained
3. Should construction activities cease for fifteen (15) days or more on any significant portion of the construction site, temporary stabilization is required for that portion of the site to prevent soil and wind erosion until work resumes on that portion of the site.
4. Should all construction activities cease for thirty days or more, the entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding or other method.

Schedule of Permanent Soil Stabilization Practices:

1. Stabilized any unpaved area that is final grade or remain unpaved for the next two weeks. Permanent stabilization may consist of sodding, seeding, or mulching that must be maintained to prevent erosion from the site until re-vegetation has achieved 70% coverage
2. Once construction is complete, remove all the pollution prevention measures that were temporary.
3. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.
4. Spills: Reportable Quantities
https://www.tceq.texas.gov/response/spills/spill_rq.html



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

RENEWAL (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.

SECTION 1. OPERATOR (APPLICANT)

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

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

OM NAMA KRISHNA LLC

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

Prefix (Mr. Ms. Miss): MR

First and Last Name: RAJESH BALADRISHNAN Suffix: [REDACTED]

Title: OWNER Credentials: M.D.

Phone Number: 202.550.4939 Fax Number: [REDACTED]

E-mail: DRRAJBALA@RATADEVELOPMENT.COM

Mailing Address: 1306 PASA TIEMPO

City, State, and Zip Code: LEANDER, TEXAS 78641

Mailing Information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

d) Indicate the type of customer:

- | | |
|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Federal Government |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> County Government |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Trust | <input type="checkbox"/> City Government |
| <input type="checkbox"/> Sole Proprietorship (D.B.A.) | <input type="checkbox"/> Other Government |
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Other: [REDACTED] |
| <input type="checkbox"/> Estate | |

e) Is the applicant an independent operator? Yes No

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

f) Number of Employees. Select the range applicable to your company.

0-20

251-500

21-100

501 or higher

101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32064883518

Federal Tax ID: 080281814

Texas Secretary of State Charter (filing) Number: 0802818148

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: TERRY HAGOOD Suffix:

Title: ENGINEER Credential: P.E.

Organization Name: HAGOOD ENGINEERING ASSOCIATES, INC.

Phone Number: 512.244.1546 Fax Number:

E-mail: TERRYH@HEAENG.COM

Mailing Address: 900 E. MAIN STREET

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code: ROUND ROCK, TX 78664

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)

- b) Name of project or site (the name known by the community where it's located): HILTON TRU HOME 2
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): COMMERCIAL HOTEL
- d) County or Counties (if located in more than one): WILLIAMSON
- e) Latitude: 30.22388 Longitude: -97.81277
- 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: 812 C-BAR RANCH TRAIL

City, State, and Zip Code: CEDAR PARK, TEXAS 78641

Section B:

Location Description: 812 C-BAR RANCH TRAIL

City (or city nearest to) where the site is located: CEDAR PARK

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? 7011
- d) What is the Secondary SIC Code(s), if applicable?
- e) What is the total number of acres to be disturbed? 3.47
- f) Is the project part of a larger common plan of development or sale?

Yes

No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? November 15, 2023

h) What is the estimated end date of the project? January 31, 2025

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? Brushy Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244D

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

Yes No

If Yes, provide the name of the MS4 operator: City of Cedar Park

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

Yes, complete the certification below.

No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: [REDACTED]

Operator Signatory Title: [REDACTED]

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: _____

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

I _____ RAJ BALA _____
Print Name

_____ OWNER _____
Title - Owner/President/Other

of _____ OM NAMA KRISHNA LLC _____
Corporation/Partnership/Entity Name

have authorized _____ TERRY R. HAGOOD _____
Print Name of Agent/Engineer

of _____ HAGOOD ENGINEERING ASSOCIATES, INC. _____
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

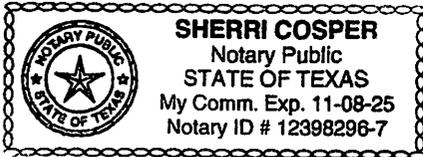
Rajesh Balakrishnan 6/30/23
Applicant's Signature Date

THE STATE OF TEXAS §

County of WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Rajesh Balakrishnan 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 30 day of June, 2023



[Signature]
NOTARY PUBLIC
Sherrri Cosper
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11-08-2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: HILTON TRU HOME 2

Regulated Entity Location: 813 C-BAR RANCH TRAIL CEDAR PARK, TX 78641

Name of Customer: OM NAMA KRISHNA LLC

Contact Person: RAJ BALA

Phone: 202.550.4939

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	3.16 Acres	\$ 4,000.00
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: 

Date: _____

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	Project Area in Acres	Fee
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$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

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

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



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)			
<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	
2. Attachments Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		CONTRIBUTING ZONE PLAN	
3. Customer Reference Number (if issued)		4. Regulated Entity Reference Number (if issued)	
CN		RN	

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)		9/22/2022	
6. Customer Role (Proposed or Actual) – as it relates to the <u>Regulated Entity</u> listed on this form. Please check only <u>one</u> of the following:			
<input type="checkbox"/> Owner	<input type="checkbox"/> Operator	<input checked="" type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee	<input type="checkbox"/> Responsible Party	<input type="checkbox"/> Voluntary Cleanup Applicant	<input type="checkbox"/> Other: _____
7. General Customer Information			
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> No Change**			
**If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.			
8. Type of Customer:		<input checked="" type="checkbox"/> Corporation	
<input type="checkbox"/> City Government		<input type="checkbox"/> Individual	
<input type="checkbox"/> County Government		<input type="checkbox"/> Sole Proprietorship- D.B.A	
<input type="checkbox"/> Other		<input type="checkbox"/> Federal Government	
<input type="checkbox"/> General Partnership		<input type="checkbox"/> State Government	
<input type="checkbox"/> Limited Partnership		<input type="checkbox"/> Other: _____	
9. Customer Legal Name (If an individual, print last name first: ex: Doe, John)			<i>If new Customer, enter previous Customer below</i>
OM NAMA KRISHNA LLC			<i>End Date:</i>
10. Mailing Address:			
1306 PASA TIEMPO			
City	LEANDER	State	TX
ZIP	78641	ZIP + 4	
11. Country Mailing Information (if outside USA)		12. E-Mail Address (if applicable)	
		DRRAJBALA5@GMAIL.COM	
13. Telephone Number		14. Extension or Code	
(202) 550-4939			
15. Fax Number (if applicable)		() -	
16. Federal Tax ID (9 digits)		17. TX State Franchise Tax ID (11 digits)	
080281814		32064883518	
18. DUNS Number (if applicable)		19. TX SOS Filing Number (if applicable)	
		0802818148	
20. Number of Employees			21. Independently Owned and Operated?
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)			
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information <input type="checkbox"/> No Change** (See below)			
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.			
23. Regulated Entity Name (name of the site where the regulated action is taking place)			
HILTON TRU HOME 2			

24. Street Address of the Regulated Entity: (No P.O. Boxes)	813 C-BAR RANCH TRAIL						
	City	CEDAR PARK	State	TX	ZIP	78641	ZIP + 4
25. Mailing Address:	SAME AS ABOVE						
	City		State		ZIP		ZIP + 4
26. E-Mail Address:							
27. Telephone Number	28. Extension or Code			29. Fax Number (if applicable)			
() -				() -			
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)	32. Primary NAICS Code (5 or 6 digits)		33. Secondary NAICS Code (5 or 6 digits)			
7011		721110					
34. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description.)							
HOTEL							

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	690 FT SOUTH OF INTERSECTION FM 1431 AND C-BAR RANCH TRAIL				
36. Nearest City	County	State	Nearest ZIP Code		
CEDAR PARK	WILLIAMSON	TX	78641		
37. Latitude (N) In Decimal:	38. Longitude (W) In Decimal:				
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	13'26	69	-97	48'46	64

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 or the updates may not be made. If your Program is not listed, check other and write it in. 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"/> Industrial Hazardous Waste	<input type="checkbox"/> Municipal Solid Waste
		11002607		
<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"/> Stormwater	<input type="checkbox"/> Title V – Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	RAQUEL SAENZ	41. Title:	PROJECT ASSISTANT
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 244-1546		() -	RAQUELR@HEAENG.COM

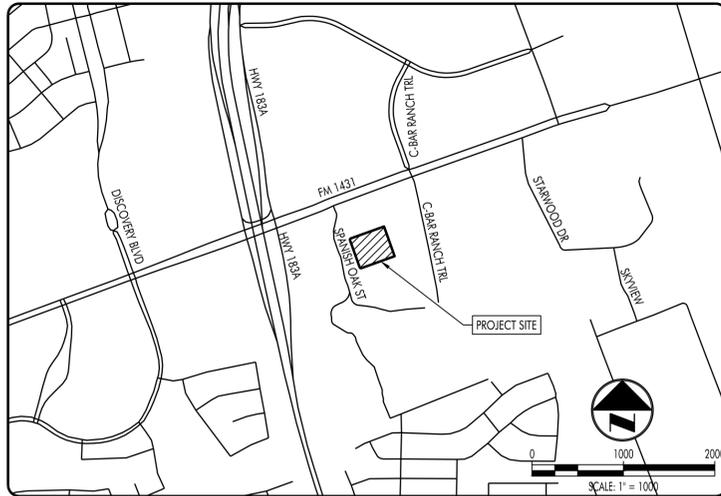
SECTION V: Authorized Signature

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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	HAGOOD ENGINEERING ASSOC.	Job Title:	ENGINEER
Name (In Print):	TERRY R. HAGOOD	Phone:	(512) 244-1546
Signature:		Date:	

SITE LOCATION MAP



BENCHMARKS

TBM #1 - MAG NAIL (SEE SP)
ELEV = 912.83

LEGAL DESCRIPTION

LOT 4A, AMENDED PLAT OF LOTS 4 & 5, FINAL PLAT OF CROSS CREEK COMMERCIAL, SECTION 2, DOC#2019114989

NOTES:

- NO PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS WITHIN THE DESIGNATED 1% ANNUAL CHANCE FLOODPLAIN AREA (ZONE A) AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) ON COMMUNITY PANEL NO. 48491C0464F & 48491C0470, DATED DECEMBER 19, 2019 FOR THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- EDWARDS AQUIFER PROTECTION PROGRAM ID NO:
- PROJECT SITE IS WITH THE SPANISH OAK CREEK WATERSHED.
- THIS PLAN HAS BEEN SUBMITTED TO TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) FOR REVIEW. TDLR REGISTRATION NUMBER:
- AS PART OF THIS SITE PLAN AND EDWARDS AQUIFER CONTRIBUTING ZONE PLAN, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
- THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
- ALL EXISTING EASEMENTS ARE SHOWN.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
- NO STRUCTURES MAY BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
- FOR OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT, SUCH EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN, WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLAN LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED, (SEC. 14.07.009(A) (5)).
- APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 5 STORY HOTEL TOTALING 99,090 S.F. WITH ASSOCIATED PARKING, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS.

SITE DEVELOPMENT IMPROVEMENTS

SUBMITTED FOR

HILTON DUAL BRAND

813 C-BAR TRAIL

CEDAR PARK TX, 78613

Sheet List Table

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION			
			14	C11	DEMOLITION PLAN
			15	C20	UTILITY PLAN
			16	C21	UTILITY PROFILE
			17	C30	DRAINAGE PLAN
01	CVR	COVER SHEET	18	C31	DRAINAGE PROFILE
02	PLAT	PLAT	19	C40 A	GRADING PLAN
03	SRV	SURVEY	20	C40 B	GRADING BLOWUP
04	SP	SITE PLAN	21	C50	DIMENSION CONTROL PLAN
05	FIRE	FIRE	22	C60	PAVING AND STRIPING PLAN
06	EDA 1	EXISTING DRAINAGE AREA	23	C70	CONSTRUCTION DETAILS
07	EDA 2	RECORD EXISTING DRAINAGE AREA	24	C71	CONSTRUCTION DETAILS
08	PDA 1	PROPOSED OVERALL DRAINAGE AREA MAP	25	C72	UTILITY DETAILS
09	PDA 2	PROPOSED INLET DRAINAGE AREA MAP	26	L1	LANDSCAPE PLAN
10	PDA 3	DRAINAGE CALCULATIONS	27	L2	LANDSCAPE AND IRRIGATION NOTES
11	C00	GENERAL NOTES	28	A2.81	ROOF PLAN
12	C01	GENERAL NOTES	29	A3.01	BUILDING ELEVATIONS
13	C10	EROSION AND SEDIMENTATION CONTROL PLAN	30	A3.02	BUILDING ELEVATIONS

LIST OF UTILITY CONTACTS:

WATER AND SANITARY SEWER
CITY OF CEDAR PARK
PUBLIC WORKS DEPT.
450 CYPRESS CREEK ROAD, BLDG 1
CEDAR PARK, TEXAS 78613
PH. (512) 401-5000

CITY OF CEDAR PARK
BUILDING INSPECTIONS DEPARTMENT
450 CYPRESS CREEK ROAD, BLDG 1
CEDAR PARK, TEXAS 78613
PH. (512) 401-5100
PERMITS @CEDARPARKTEXAS.GOV

STORM SEWER
CITY OF CEDAR PARK
ENGINEERING DEPT.
450 CYPRESS CREEK ROAD, BLDG 1
CEDAR PARK, TEXAS 78613 PH.
(512) 401-5000

ELECTRIC
PEDERNALES ELECTRIC COOP.
1949 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
PH. (512) 401-2602
CONTACT: BEN WOODS

FIRE DEPARTMENT
CITY OF CEDAR PARK
450 CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613
PH. (512) 401-5200

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

STATE OF TEXAS ★
COUNTY OF WILLIAMSON ★

I, TERRY HAGOOD, P.E., DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.



Terry R. Hagood

02/21/2023

OWNER: OM NAMA KRISHNA, LLC. ADDRESS: 7100 NORTH IH 35, AUSTIN, TEXAS, 78752
PHONE: N/A CELL: (202) 550-4939 LOT ACREAGE: 3.16 Ac. TOTAL IMP CVR: 3.03 Ac.
LEGAL DESCRIPTION: LOT 4A, AMENDED PLAT OF LOTS 4 & 5, FINAL PLAT OF CROSS CREEK COMMERCIAL, SECTION 2, AS RECORDED IN WILLIAMSON COUNTY DOC # 2019114989.

ADDRESS: 813 C-BAR TRAIL, CEDAR PARK, TEXAS

LAND USE SUMMARY: HOTEL

ZONING: PD - GB (Ord No. Z09.17.11.16E7)

PERSON PREPARING PLAN: TERRY R. HAGOOD, P.E.

ADDRESS: 900 E. MAIN STREET, ROUND ROCK, TEXAS.

PHONE: (512) 244-1546

ENGINEER: TERRY HAGOOD, P.E.

ADDRESS: 900 E. MAIN STREET, ROUND ROCK, TEXAS.

PHONE: (512) 244-1546

DATE: 2/21/2023

COMPANY: HAGOOD ENGINEERING ASSOCIATES

CELL: (512) 413-5762

COMPANY: HAGOOD ENGINEERING ASSOCIATES

CELL: (512) 413-5762



OWNER/DEVELOPER OM NAMA KRISHNA, LLC. MERRIMAN PITT/ANDERSON, INC.

1306 PASA TIEMPO
LEANDER, TEXAS 78641
RAJESH BALAKRISHNAN
(202) 550-4939
DRRAJBALA@RATADEVELOPMENT.COM

ARCHITECT

208 W. 4TH STREET SUITE 3A
AUSTIN, TEXAS 78701
BRETT PITT, AIA
(512) 472-1111
BPITT@MPAAUSTIN.COM

ENGINEER

HAGOOD ENGINEERING ASSOC., INC.

900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
TERRY R. HAGOOD, P.E.
(512) 244-1546
TERRYH@HEAENG.COM

LANDSCAPE

BLAIR LANDSCAPE ARCHITECTURE, LLC.

306 W. MAIN ST., SUITE 12
ROUND ROCK, TEXAS 78664
WILL BLAIR, PLA, ASLA, LEED AP
(512) 589-7873
WILL@BLAIRLA.COM

PLAN SUBMITTALS

NO.	DATE	COMMENTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED BY
1			
2			
3			
4			
5			

 900 E. Main Street Round Rock, TX 78664 Phone (512) 244-1546 Fax (512) 244-1010 www.heeng.com TBPE Registration No. F-12709 JOB NO. 21-028 © 2023 HEA, Inc.	JOB NO:	21-028
	DRAWN BY:	RB
	CHECKED BY:	TRH
	P.I.C.:	TRH
	FILE NO:	21-028 CVR
DATE:	02/21/2023	
SHEET:	01 OF 30	

PROPERTY DESCRIPTION

BEING 3.160 acre tract of land situated in the SAMUEL DAMON LEAGUE SURVEY, ABSTRACT NO. 170, in the City of Cedar Park, Williamson County, Texas, being all of Lot 4, and a portion of Lot 5, Cross Creek Commercial, Section 2, an addition in the City of Cedar Park, a Williamson County, Texas, according to the plat thereof recorded in Document Number 2018042201, Plat Records, Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "JONES & CARTER" found for the southerly southwest corner of said Lot 4, and being an interior corner of Lot 3, of said Cross Creek Commercial, Section 2, said point being the beginning of a curve to the right having a radius of 15.00 feet, a delta angle of 90°00'00";

THENCE along the common line of said Lot 4, and said Lot 3, and along said curve to the right an arc distance of 23.56 feet, a chord bearing and distance of N 64°41'44" W, 21.21 feet to a 1/2 inch iron rod found for corner;

THENCE N 19°41'43" W, along the common line of said Lot 4, and said Lot 3, a distance of 314.15 feet to a 5/8 inch iron rod with cap stamped "JONES & CARTER" found for corner, said point being the beginning of a curve to the right having a radius of 15.00 feet, a delta angle of 90°00'00";

THENCE along the common line of said Lot 4, and said Lot 3, and along said curve to the right an arc distance of 23.56 feet, a chord bearing and distance of N 25°18'16" E, 21.21 feet to a 5/8 inch iron rod with cap stamped "JONES & CARTER" found for corner;

THENCE N 70°18'16" E, along the common line of said Lot 4, and said Lot 3, passing the common corner of said Lot 4, and said Lot 5, and continuing a total distance of 385.25 feet to a 5/8 inch iron rod with cap stamped "JONES & CARTER" found for corner;

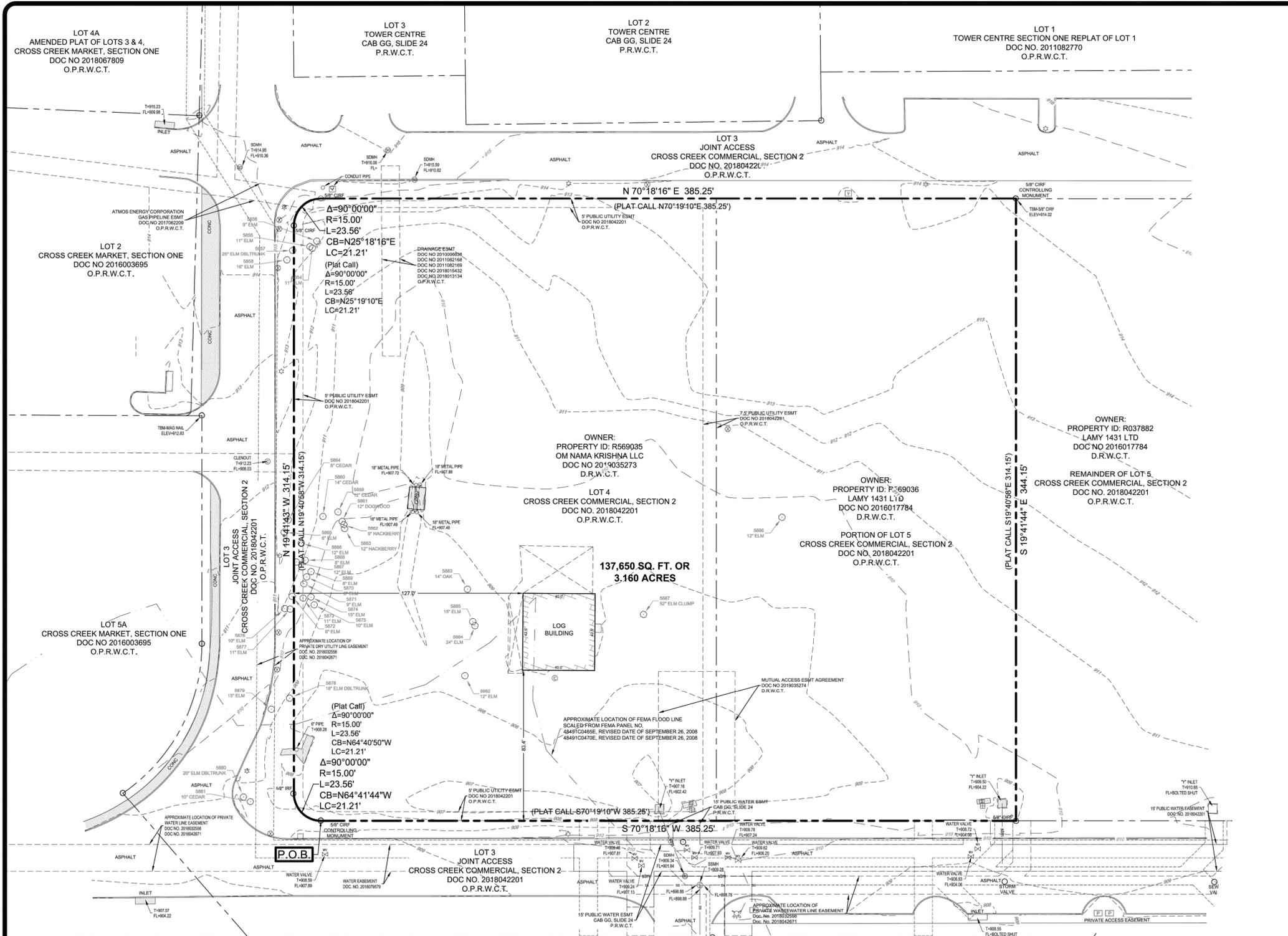
THENCE S 19°41'44" E, crossing said Lot 5, a distance of 344.15 feet to a 5/8 inch iron rod with cap stamped "JONES & CARTER" found for corner, said point being in the common line of said Lot 5, and said Lot 3;

THENCE S 70°18'16" W, along the common line of said Lot 5, and said Lot 3, passing the common corner of said Lot 5, and said Lot 4, and continuing a total distance of 385.25 feet to the POINT OF BEGINNING and containing 137,650 square feet or 3.160 acres of land, more or less.

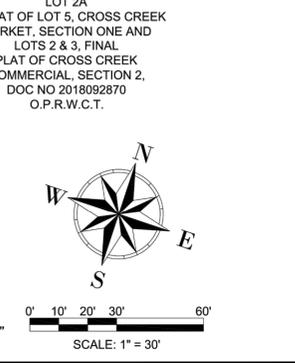
Said two tracts to be known as Lot 4A, AMENDED PLAT OF LOTS 4 & 5, FINAL PLAT OF CROSS CREEK COMMERCIAL, SECTION 2, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Document No. _____ of the Official Public Records of Williamson County, Texas.

SCHEDULE B TITLE EXCEPTION ITEMS
REPUBLIC TITLE OF TEXAS, INC.
GF # 1002-139092-RTT
EFFECTIVE DATE: FEBRUARY 01, 2015
ISSUED DATE: FEBRUARY 25, 2015

- b Blanket electric and/or telephone line easement granted to Pedernales Electric Cooperative, Inc., by instrument dated August 20, 1969, recorded in Volume 520, Page 619 of the Deed Records of Williamson County, Texas. (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE IS BLANKET IN NATURE).
- c The terms, conditions and stipulations of that certain Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities and Joint Access dated February 2, 2010, recorded under Document No. 2010006638, amended under Document Nos. 2011082169 and 2018015432, all of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT AS SHOWN)
- d The terms, conditions and stipulations of that certain Amended and Restated Non-Exclusive Access, Utility and Storm Water Easement Agreement dated April 6, 2010, recorded under Document No. 2010028603, amended under Document Nos. 2011082168 and 2018013134, all of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT AS SHOWN).
- e The terms, conditions and stipulations of that certain Amended and Restated Non-Exclusive Access, Utility and Storm Water Easement Agreement dated April 6, 2010, recorded under Document No. 2010028603, amended under Document Nos. 2011082168 and 2018013134, all of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT AS SHOWN).
- f Utility easement granted to Pedernales Electric Cooperative, Inc., by instrument dated September 15, 2010, recorded under Document No. 2010085287 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE, AND IS BLANKET IN NATURE).
- g The terms, conditions, stipulations and obligations (which may be secured by separately recorded liens) of that certain Agreement Regarding Easements dated December 22, 2011, recorded under Document No. 2011086814 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE).
- h Ingress, egress and access easement, and signage easement, reserved by Strategic Texas Investments, L.P., a Texas limited partnership, in instrument dated March 16, 2009, recorded under Document No. 2009017769 of the Official Public Records of Williamson County, Texas, as amended by First Amendment to Restrictive Covenant Regarding Unified Development (Drainage Facilities) recorded under Document No. 2018015431 of the Official Public Records of Williamson County, Texas, and as amended by Second Amendment to Restrictive Covenant Regarding Unified Development (Drainage Facilities) recorded under Document No. 2018043987 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE, AND IS BLANKET IN NATURE).
- k The terms, conditions and stipulations of that certain Restrictive Covenant Regarding Unified Development dated March 23, 2016, recorded under Document No. 2016027224 of the Official Public Records of Williamson County, Texas, as amended by First Amendment to Restrictive Covenant Regarding Unified Development (Drainage Facilities) recorded under Document No. 2018015431 of the Official Public Records of Williamson County, Texas, and as amended by Second Amendment to Restrictive Covenant Regarding Unified Development (Drainage Facilities) recorded under Document No. 2018043987 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE, AND IS BLANKET IN NATURE).
- l The terms, conditions and stipulations of that certain Restrictive Covenant Regarding Unified Development dated March 23, 2016, recorded under Document No. 2016027225 of the Official Public Records of Williamson County, Texas, as amended by First Amendment to Restrictive Covenant Regarding Unified Development recorded under Document No. 2018043988 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE, AND IS BLANKET IN NATURE).
- m The terms, conditions and stipulations of that certain Gas Pipeline and Appurtenances Easement granted to Atmos Energy Corporation, by instrument dated July 4, 2017, recorded under Document No. 2017062209 of the Official Public Records of Williamson County, Texas. (TRACT 1), (DOES AFFECT AS SHOWN).
- n The terms, conditions and stipulations of that certain Drainage Easement and Operation Agreement dated February 9, 2018, recorded under Document No. 2018011324 of the Official Public Records of Williamson County, Texas. Said Agreement further affected by Correction Instrument as to a Recorded Original Instrument recorded under Document No. 2018013295 of the Official Public Records of Williamson County, Texas, and Correction Instrument recorded under Document No. 2018018282 of the Official Public Records of Williamson County, Texas. (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE, AND IS BLANKET IN NATURE).
- o Public utility easements, 10 feet in width dedicated adjacent to the street right of way, 5 feet in width dedicated along each side lot line, and 7.5 feet in width dedicated adjacent to all rear lot lines, as stated on the Plat recorded under Document No. 2018042201 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES NOT AFFECT).
- p The terms, conditions and stipulations of that certain Declaration of Restrictions and Easements (Cross Creek Market) dated April 18, 2018, recorded under Document No. 2018032556, amended under Document Nos. 2018042671 and 2018111243, all of the Official Public Records of Williamson County, Texas. Supplemental Declarations recorded under Document Nos. 2018044197 and 2018111335 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT NOT PLOTTABLE, AND IS BLANKET IN NATURE).
- q Liens securing assessments and/or charges payable to Cross Creek Development Owners' Association, Inc. as set out in instrument recorded under Document No. 2018032556 of the Official Public Records of Williamson County, Texas. (BOTH TRACTS), (DOES AFFECT AS SHOWN).
- r The terms, conditions and stipulations of that certain Mutual Access Easement Agreement dated April 26, 2019, recorded under Document No. 2019035274 of the Official Public Records of Williamson County, Texas (BOTH TRACTS), (DOES AFFECT AS SHOWN).
- v Public utility easement 10 feet in width adjacent to street right of way, 5 feet in width along each side lot line, and 7.5 feet in width along rear lot lines, as stated on the Plat recorded under Document No. _____ of the Official Public Records of Williamson County, Texas.



- LEGEND
- ⊕ BOLLARD
 - ⊞ CABLE PEDESTAL
 - ⊟ CLEAN OUT
 - ⊠ DRAIN INLET
 - ⊡ ELECTRIC BOX
 - ⊢ ELECTRIC MAN HOLE
 - ⊣ ELECTRIC VAULT
 - ⊤ FENCE COLUMN
 - ⊥ FIBER OPTIC MARKER
 - ⊦ FIRE HYDRANT
 - ⊧ FUEL PORT
 - ⊨ GAS MAN HOLE
 - ⊩ GAS METER
 - ⊪ GAS VALVE
 - ⊫ GRATE INLET
 - ⊬ GREASE TRAP
 - ⊭ GUY WIRE
 - ⊮ IRRIGATION CONTROL VALVE
 - ⊯ LIGHT POLE
 - ⊰ MAIL BOX
 - ⊱ MAN HOLE
 - ⊲ MONITORING WELL
 - ⊳ PIPELINE MARKER
 - ⊴ POWER POLE
 - ⊵ SANITARY SEWER MAN HOLE
 - ⊶ SIGN
 - ⊷ STORM DRAIN MAN HOLE
 - ⊸ TELEPHONE MAN HOLE
 - ⊹ TELEPHONE PEDESTAL
 - ⊺ TELEPHONE VAULT
 - ⊻ TRAFFIC SIGNAL BOX
 - ⊼ TRAFFIC SIGNAL POLE
 - ⊽ TRANSFORMER PAD
 - ⊾ WATER METER
 - ⊿ WATER VALVE
 - ⊰ WATER VAULT
 - ⊱ IRF IRON ROD FOUND
 - ⊲ FND. "X" FND.
 - ⊳ OHE OVERHEAD ELECTRIC LINE
 - ⊴ 1/2" CIRS 1/2" IRON ROD SET
 - ⊵ STAMPED "BLUESTAR SURVEYING"



SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, May 18, 2022.

Roy Rodriguez
Roy Rodriguez, R.P.L.S. No. 5596

SURVEY

SRV

03

2023-5-SD

C-BAR RANCH TRAIL

TOPOGRAPHIC SURVEY

LOT 4, A PORTION OF LOT 5

CROSS CREEK COMMERCIAL, SECTION 2

SITUATED IN THE

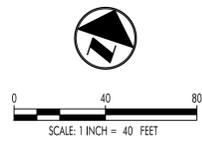
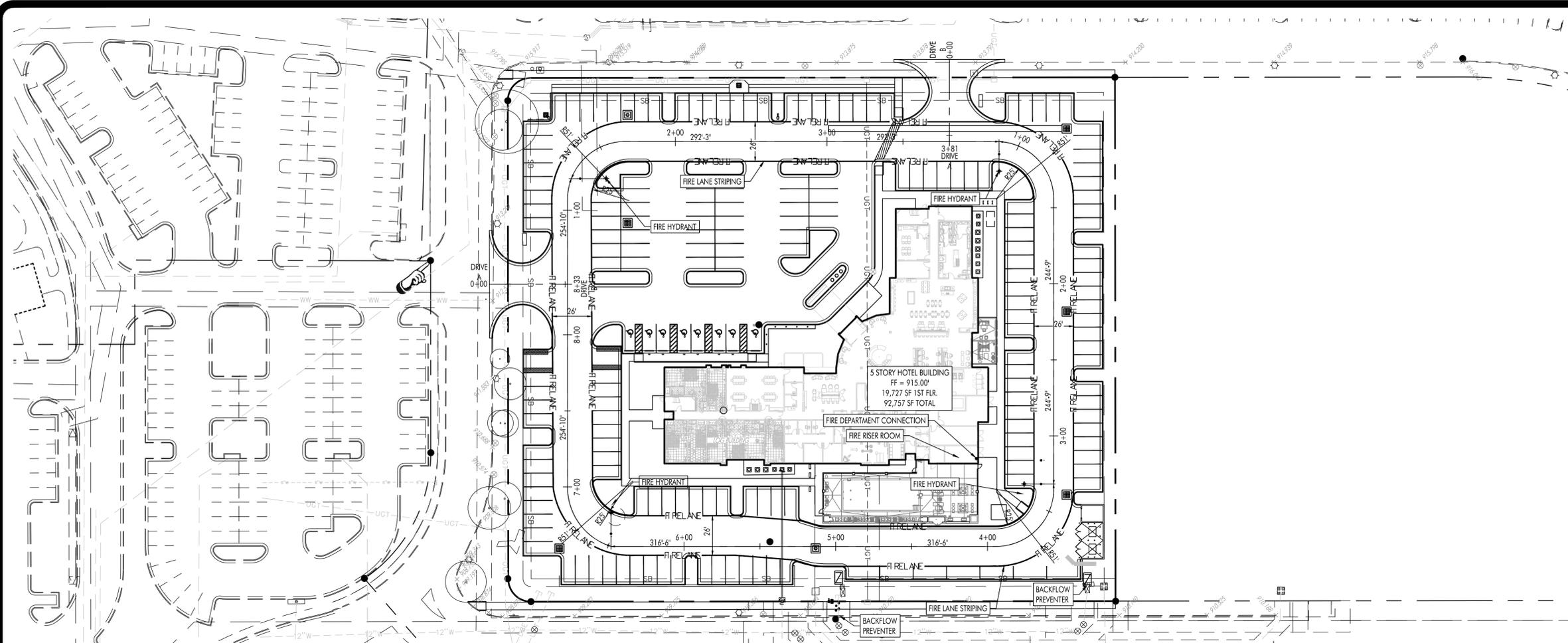
SAMUEL DAMON LEAGUE SURVEY, ABSTRACT NO. 170

CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS

BLUESTAR SURVEYING

FIRM NUMBER: 10147300
1018 CEDAR BREAK, STE. 100
CEDAR PARK, TEXAS 78613
817-659-9206
WWW.BLUESTARSURVEYING.COM

JUN 19-185-T1 GF# 201901458 DATE: 5/18/2022



HAGOOD
ENGINEERING ASSOCIATES

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagoood.com
TPE Registration No. F-12709

JOB NO.21-028 © 2022 HEA, Inc.

TERRY R. HAGOOD
55960
PROFESSIONAL ENGINEER

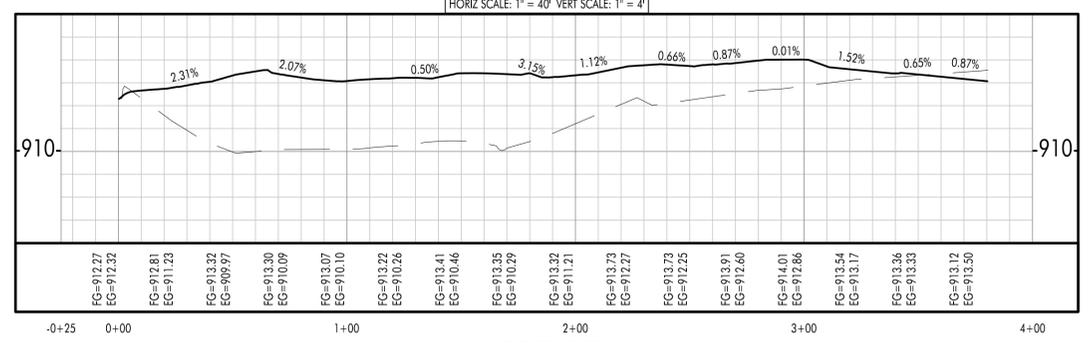
Terry R. Hagood

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 02/21/2023. THE DRAWING MUST BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

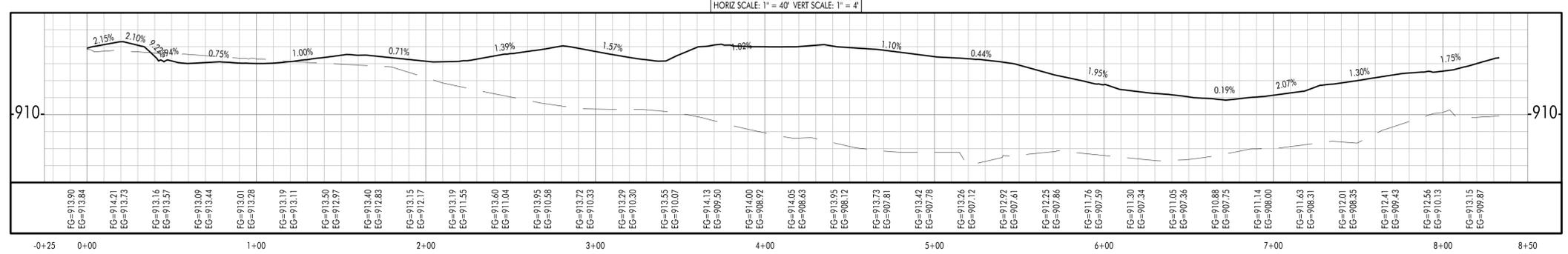
DATE SIGNED: 02/21/2023
ISSUED FOR: AGENCY REVIEW

**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

DRIVE PROFILE A
HORIZ SCALE: 1" = 40' VERT SCALE: 1" = 4'



DRIVE PROFILE B
HORIZ SCALE: 1" = 40' VERT SCALE: 1" = 4'



REVISIONS

NO.	DATE	DESCRIPTION

HEA PROJECT NO.21-028
ISSUED DATE: 02/21/2023

FIRE

SHEET NO.
FIRE

05 of 30
2023-5-SD



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 07/16
THIS DRAWING WAS NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

DATE ISSUED: 08/25/2023
ISSUED FOR: AGENCY REVIEW

**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

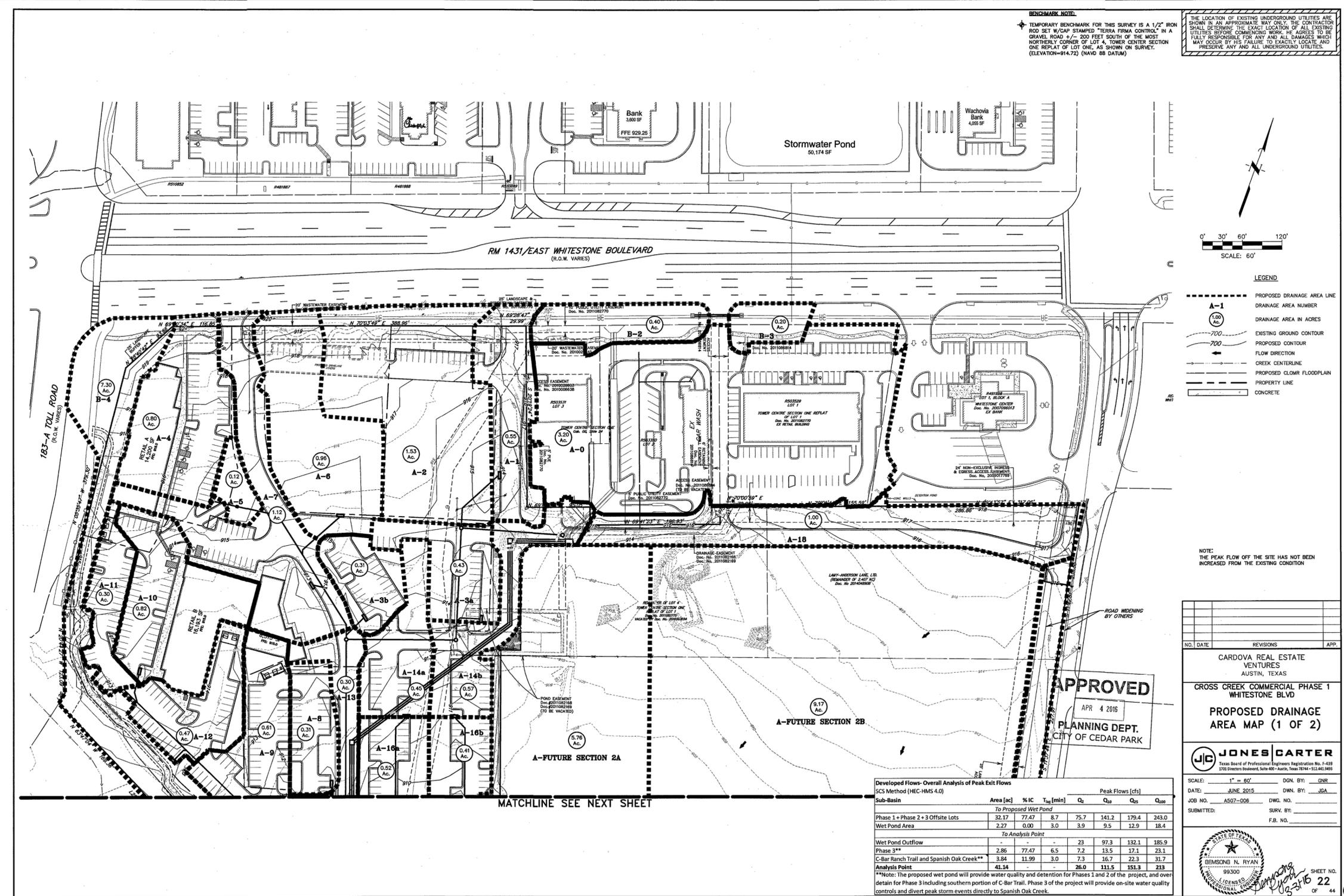
NO.	DATE	DESCRIPTION

HEA PROJECT NO. 21-028
ISSUED DATE: 08/25/2023

EXISTING DRAINAGE AREA

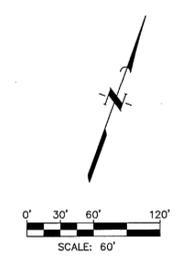
SHEET NO.
EDA 1

06 of 30
2023-5-SD



BENCHMARK NOTE:
TEMPORARY BENCHMARK FOR THIS SURVEY IS A 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA CONTROL" IN A GRAVEL ROAD +/- 200 FEET SOUTH OF THE MOST NORTHERLY CORNER OF LOT A, TOWER CENTER SECTION ONE REPEAT OF LOT ONE, AS SHOWN ON SURVEY. (ELEVATION=914.72) (NAVD 85 DATUM)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- LEGEND**
- PROPOSED DRAINAGE AREA LINE
 - A-1 DRAINAGE AREA NUMBER
 - 1.00 Ac. DRAINAGE AREA IN ACRES
 - - - - - EXISTING GROUND CONTOUR
 - - - - - PROPOSED CONTOUR
 - - - - - FLOW DIRECTION
 - - - - - CREEK CENTERLINE
 - - - - - PROPOSED CLOSER FLOODPLAIN
 - - - - - PROPERTY LINE
 - - - - - CONCRETE

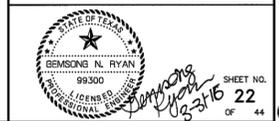
NOTE:
THE PEAK FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION

NO.	DATE	REVISIONS	APP.

CARDOVA REAL ESTATE VENTURES
AUSTIN, TEXAS
CROSS CREEK COMMERCIAL PHASE 1
WHITESTONE BLVD
PROPOSED DRAINAGE AREA MAP (1 OF 2)

JONES CARTER
Texas Board of Professional Engineers Registration No. F-489
3703 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.443.1493

SCALE: 1" = 60' DGN. BY: GHR
DATE: JUNE 2015 DWN. BY: JGA
JOB NO. A507-008 DWG. NO. SURV. BY:
SUBMITTED: F.B. NO.



APPROVED
APR 4 2015
PLANNING DEPT.
CITY OF CEDAR PARK

Developed Flows - Overall Analysis of Peak Exit Flows
SCS Method (HEC-HMS 4.0)

Sub-basin	Area [ac]	% IC	T _{imp} [min]	Q ₂	Q ₅₀	Q ₁₀₀	Q ₂₀₀
To Proposed Wet Pond							
Phase 1 + Phase 2 + 3 Offsite Lots	32.17	77.47	8.7	75.7	141.2	179.4	243.0
Wet Pond Area	2.27	0.00	3.0	3.9	9.5	12.9	18.4
To Analysis Point							
Wet Pond Outflow	-	-	-	23	97.3	132.1	185.9
Phase 3**	2.86	77.47	6.5	7.2	13.5	17.1	23.1
C-Bar Ranch Trail and Spanish Oak Creek**	3.84	11.99	3.0	7.3	16.7	22.3	31.7
Analysis Point	41.84	-	-	26.9	111.3	151.3	218.8

**Note: The proposed wet pond will provide water quality and detention for Phases 1 and 2 of the project, and over detain for Phase 3 including southern portion of C-Bar Trail. Phase 3 of the project will provide on-site water quality controls and divert peak storm events directly to Spanish Oak Creek.

\\Projects\A507 Teatro Park\006 - Cedar Park 32\Civil\Commercial Site Drawings\Phase 1 - Site Plan\Construction Drawings\Sheets\22-23 PROP DMMP.dwg

CASE NUMBER SD-15-00030



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DATE SIGNED: 08/25/2023
ISSUED FOR: AGENCY REVIEW

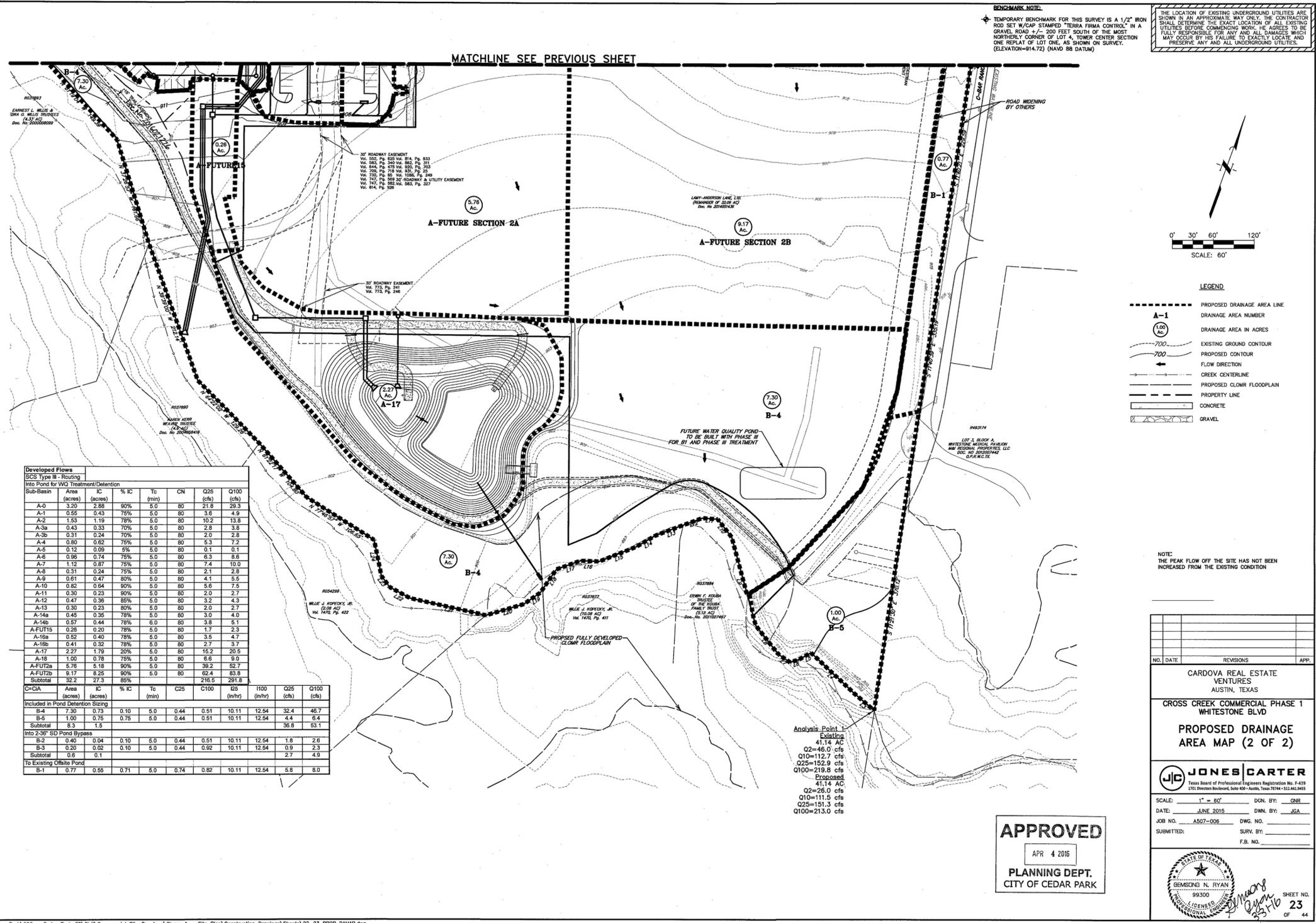
**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

NO.	DATE	DESCRIPTION

HEA PROJECT NO. 21-028
ISSUED DATE: 08/25/2023

**RECORD EXISTING
DRAINAGE AREA**

SHEET NO.
EDA 2
07 of 30
2023-5-SD



Developed Flows
SCS Type II Routing

Into Pond for WQ Treatment/Detention

Sub-Basin	Area (acres)	IC (acres)	% IC	Tc (min)	CN	Q25 (cfs)	Q100 (cfs)
A-0	3.20	2.88	90%	5.0	80	21.8	29.3
A-1	0.55	0.43	78%	5.0	80	3.6	4.9
A-2	1.53	1.19	78%	5.0	80	10.2	13.8
A-3a	0.43	0.33	70%	5.0	80	2.8	3.8
A-3b	0.31	0.24	70%	5.0	80	2.0	2.8
A-4	0.80	0.62	78%	5.0	80	5.3	7.2
A-5	0.12	0.09	75%	5.0	80	0.1	0.1
A-6	0.96	0.74	78%	5.0	80	8.3	8.6
A-7	1.12	0.87	78%	5.0	80	7.4	10.0
A-8	0.31	0.24	78%	5.0	80	2.1	2.8
A-9	0.61	0.47	80%	5.0	80	4.1	5.5
A-10	0.62	0.64	90%	5.0	80	5.6	7.5
A-11	0.30	0.23	80%	5.0	80	2.0	2.7
A-12	0.47	0.36	85%	5.0	80	3.2	4.3
A-13	0.30	0.23	80%	5.0	80	2.0	2.7
A-14a	0.45	0.35	78%	5.0	80	3.0	4.0
A-14b	0.57	0.44	78%	6.0	80	3.8	5.1
A-FUT15	0.28	0.20	70%	5.0	80	1.7	2.3
A-16a	0.52	0.40	78%	5.0	80	3.5	4.7
A-16b	0.41	0.32	78%	5.0	80	2.7	3.7
A-17	2.27	1.79	80%	5.0	80	15.2	20.5
A-18	1.00	0.78	78%	5.0	80	6.6	9.0
A-FUT2a	5.76	5.18	90%	5.0	80	39.2	52.7
A-FUT2b	9.17	8.25	90%	5.0	80	62.4	83.8
Subtotal	32.2	27.3	80%			216.5	291.8

CHDA

Area (acres)	IC (acres)	% IC	Tc (min)	C25 (cfs)	C100 (cfs)	I25 (in/hr)	I100 (in/hr)	Q25 (cfs)	Q100 (cfs)	
Included in Pond Detention Sizing										
B-4	7.30	0.73	0.10	5.0	0.44	0.51	10.11	12.54	32.4	46.7
B-5	1.00	0.75	0.75	5.0	0.44	0.51	10.11	12.54	4.4	6.4
Subtotal	8.3	1.5							36.8	53.1

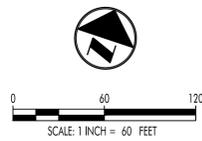
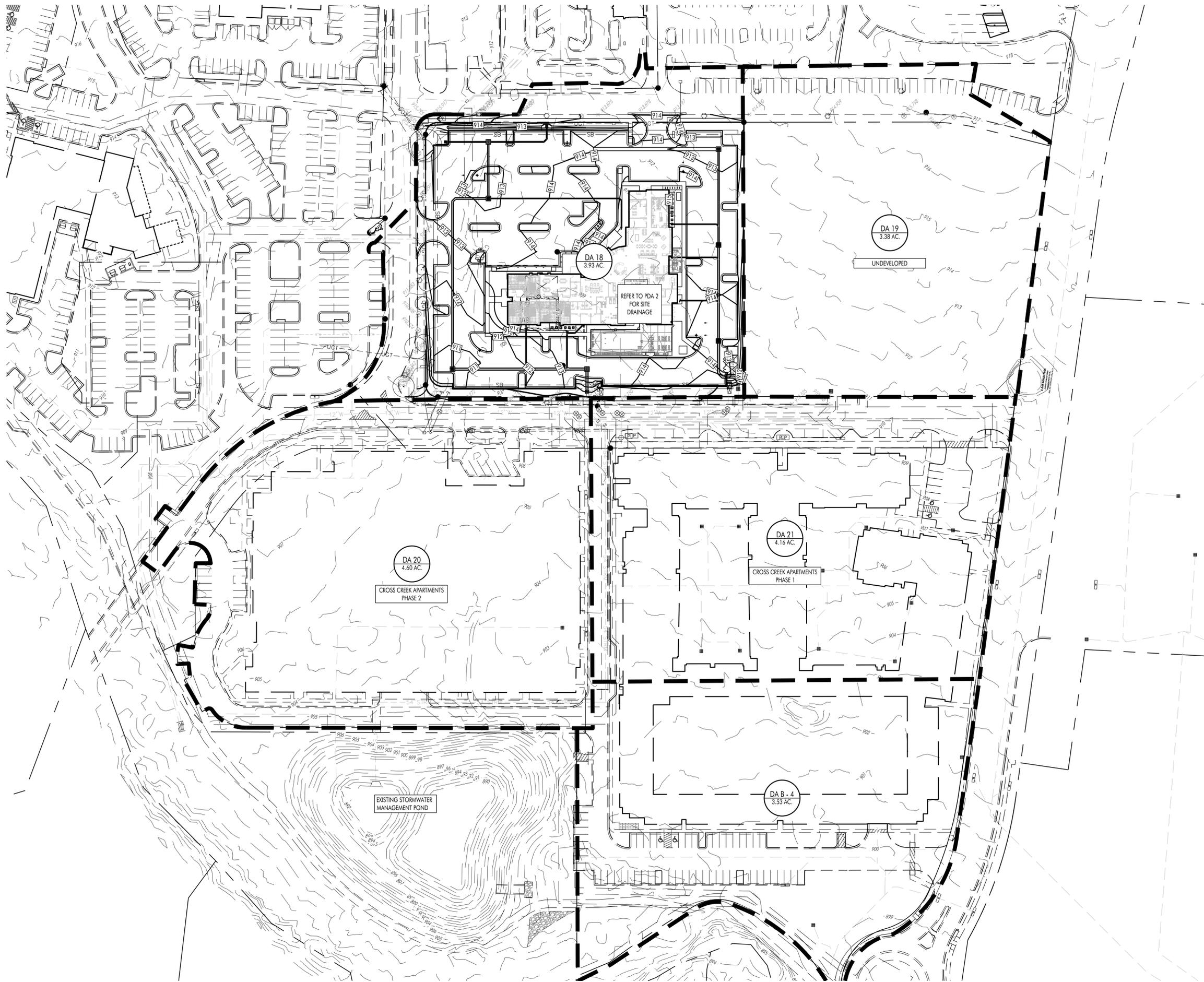
Into 2-36" SD Pond Bypass

Sub-Basin	Area (acres)	IC (acres)	% IC	Tc (min)	CN	Q25 (cfs)	Q100 (cfs)			
B-2	0.40	0.04	0.10	5.0	0.44	0.51	10.11	12.54	1.8	2.6
B-3	0.20	0.02	0.10	5.0	0.44	0.92	10.11	12.54	0.9	2.3
Subtotal	0.6	0.1							2.7	4.9

To Existing Offsite Pond

Sub-Basin	Area (acres)	IC (acres)	% IC	Tc (min)	CN	Q25 (cfs)	Q100 (cfs)			
B-1	0.77	0.55	0.71	5.0	0.74	0.82	10.11	12.54	5.8	8.0

\\Projects\A507 Teatre Park\006 - Cedar Park 32\Civil\Commercial Site Drawings\Phase 1 - Site Plan\Construction Drawings\Sheets\22-23 PRDP DAMAP.dwg



1. REFER TO THE HILTON DUAL BRAND DRAINAGE REPORT AND SITE DEVELOPMENT PLANS FOR CROSS CREEK COMMERCIAL PHASE 1 (SD-15-00030) DONE BY JONES AND CARTER (APPROVED APRIL 4, 2016) FOR THE STORMWATER MANAGEMENT POND DETAILS AND CALCULATIONS.
2. REFER TO THE HILTON DUAL BRAND DRAINAGE REPORT AND SITE DEVELOPMENT PLANS FOR CROSS CREEK APARTMENTS PHASE 1 (SD-17-00028) AND PHASE 2 (SD-21-00019) FOR MODIFICATIONS TO DRAINAGE AREAS, IMPERVIOUS COVER, AND STORMWATER MANAGEMENT POND WATER SURFACE ELEVATIONS.
3. REFER TO DRAINAGE CALCULATIONS, SHEET PDA2, FOR OVERALL DRAINAGE AND SUBAREA SUMMARY TABLES AND MODIFIED STORMWATER MANAGEMENT POND WATER SURFACE ELEVATIONS.
4. REFER TO HEC-HMS MODEL FOR HYDROLOGIC ANALYSIS AND BENTLEY CIVILSTORM MODEL FOR HYDRAULIC ANALYSIS OF PIPE NETWORK.
5. ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESING OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DESIGN. PROPOSED DEVELOPMENT DOES NOT ADVERSELY AFFECT ANY DOWNSTREAM PROPERTIES.

HAGOOD
ENGINEERING ASSOCIATES

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagoood.com
TPE Registration No. F-12709

JOB NO:21-028 © 2022 HEA, Inc.

STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED PROFESSIONAL ENGINEER

Terry R. Hagood

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DATE SIGNED: 02/21/2023
ISSUED FOR: AGENCY REVIEW

**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

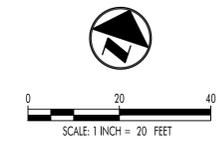
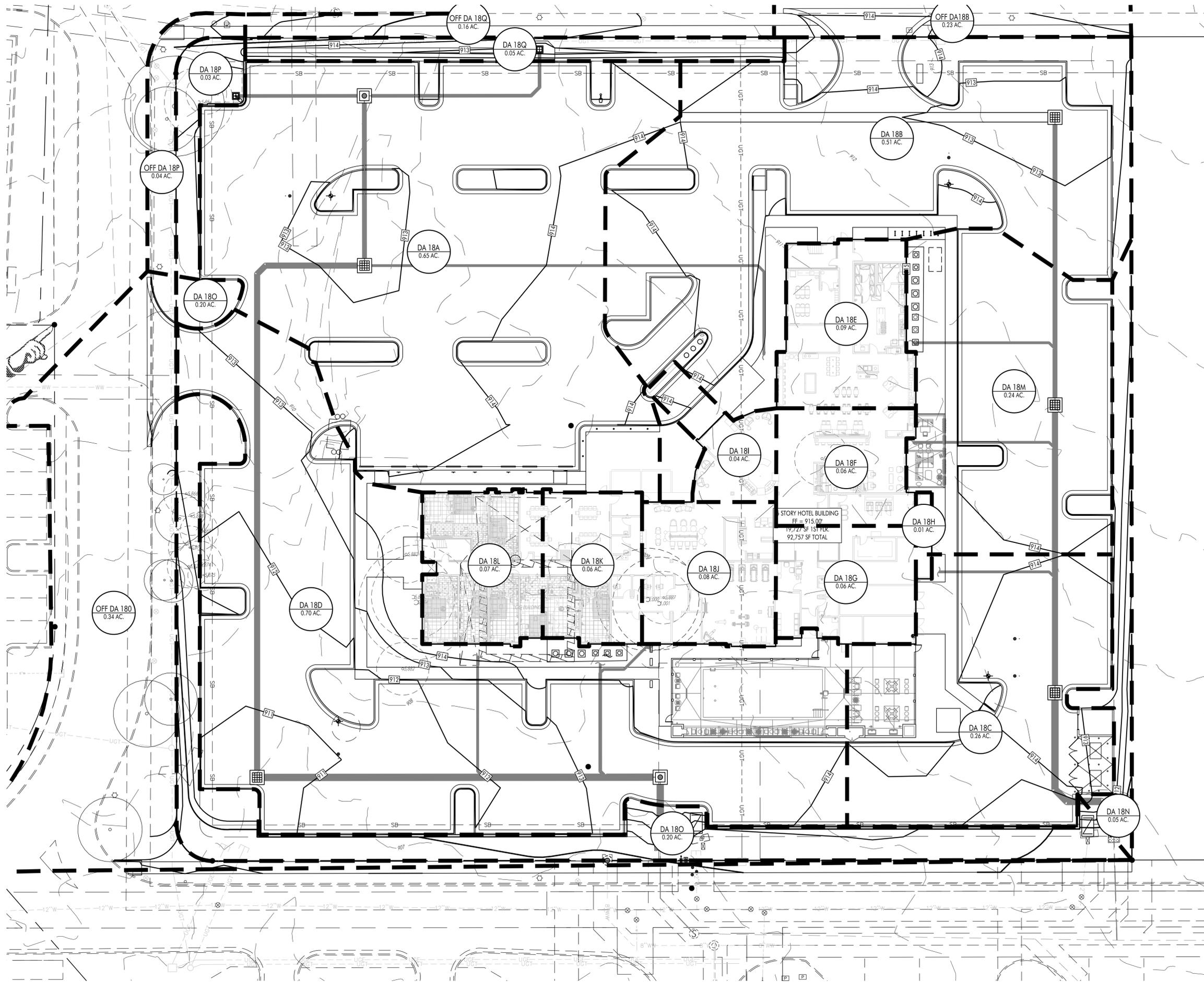
NO.	DATE	DESCRIPTION	REVISIONS

HEA PROJECT NO. 21-028
ISSUED DATE: 02/21/2023

**PROPOSED OVERALL
DRAINAGE AREA
MAP**

SHEET NO.
PDA 1
08 of 30
2023-5-SD

Aug 21 2023 9:45am Z:\HEA\HEA Projects\Projects 21-00021-028 Hilton Trail Home 2 - Cedar Park\CAD Files\CAD\SD\21-028 PDA.dwg



1. REFER TO DRAINAGE CALCULATIONS, SHEET PDA3, FOR OVERALL DRAINAGE AND SUBAREA SUMMARY TABLES AND MODIFIED STORMWATER MANAGEMENT POND WATER SURFACE ELEVATIONS.
2. REFER TO HEC-HMS MODEL FOR HYDROLOGIC ANALYSIS AND BENTLEY CIVILSTORM MODEL FOR HYDRAULIC ANALYSIS OF PIPE NETWORK.



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**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

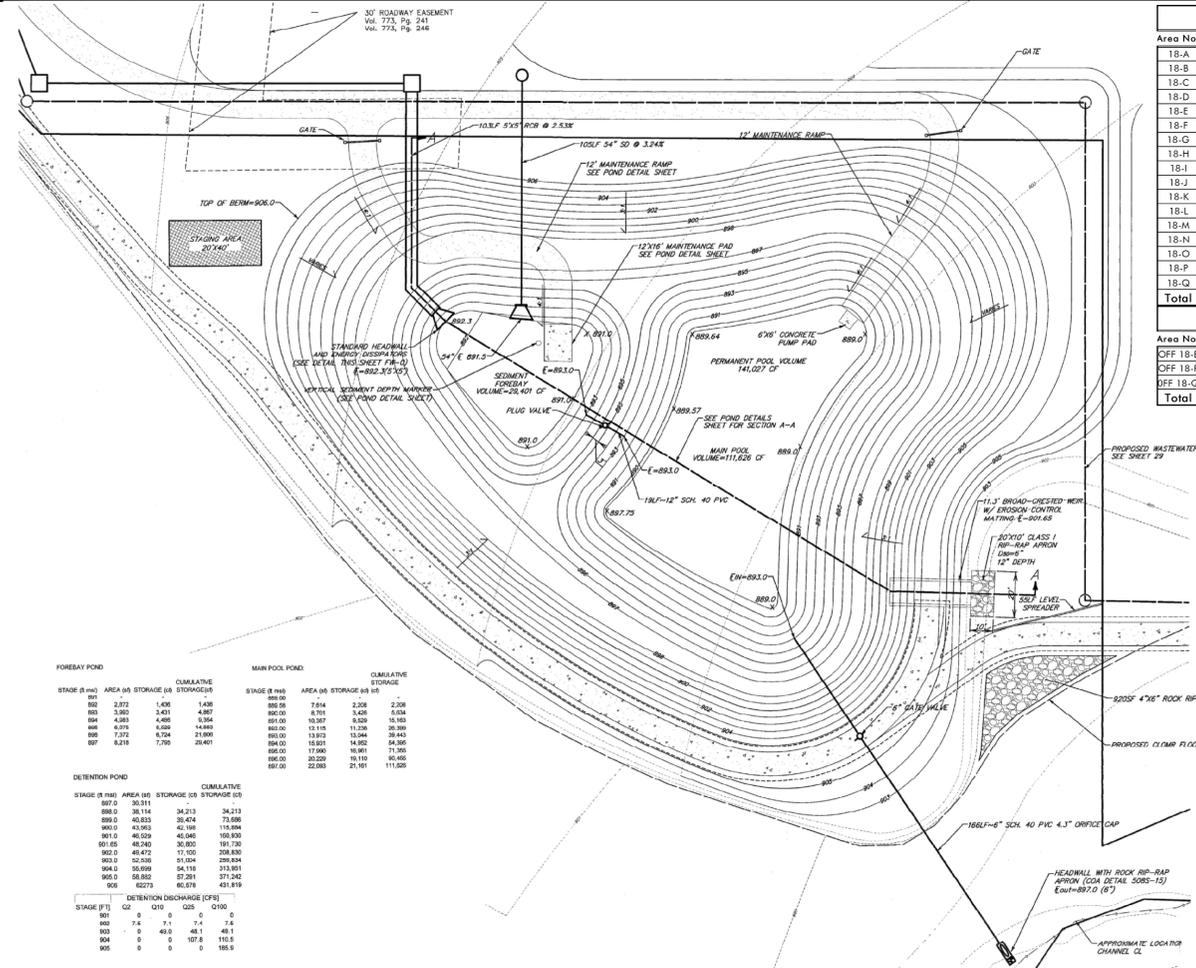
REVISIONS

NO.	DATE	DESCRIPTION

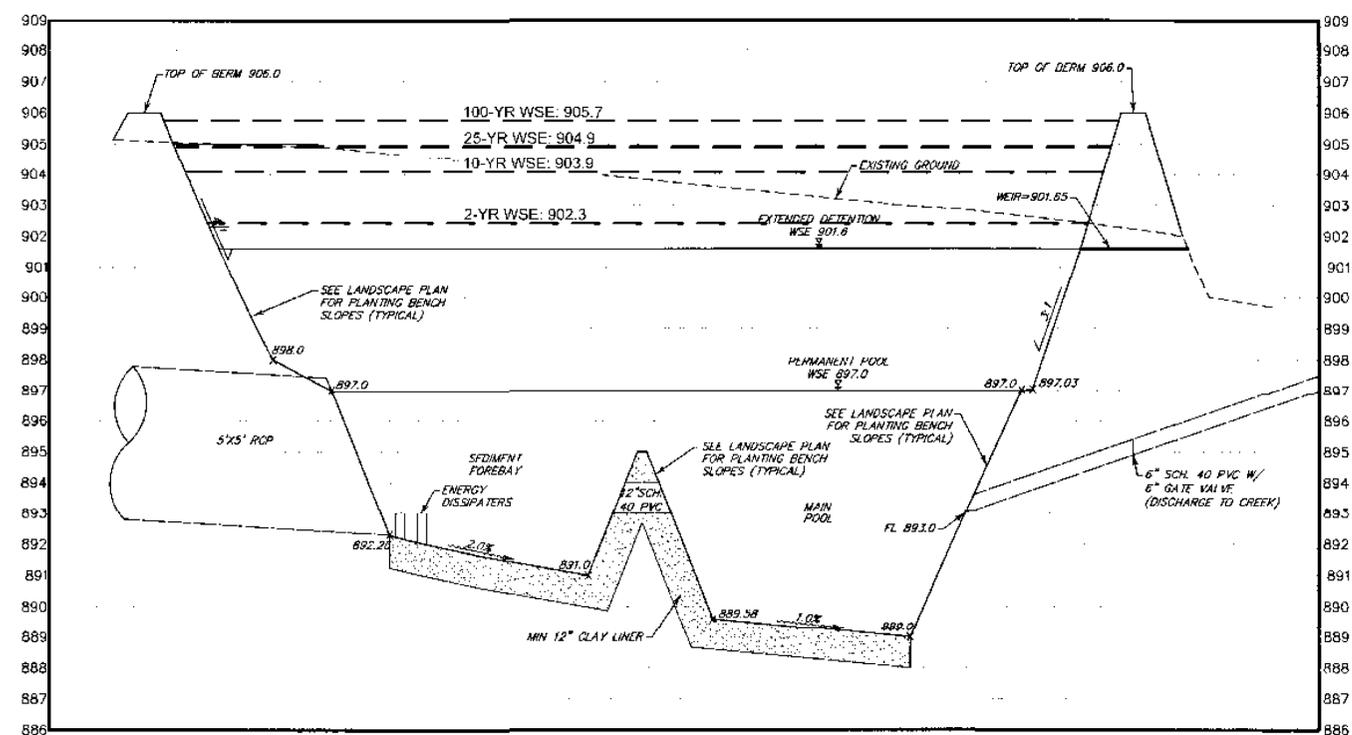
HEA PROJECT NO.21-028
ISSUED DATE: 02/21/2023

**PROPOSED INLET
DRAINAGE AREA
MAP**

SHEET NO.
PDA 2
09 of 30
2023-5-SD



THE WATER SURFACE ELEVATIONS SHOWN BELOW WERE DETERMINED USING THE ATLAS 14 RAINFALL DATA AND REFLECT THE POST-DEVELOPMENT CONDITION OF THE CROSS CREEK PHASE 2 PROJECT



POND SECTION A-A
1"=30' H 1"=3' V

STAGE (ft)	AREA (sq ft)	CUMULATIVE STORAGE (cu ft)
887.0	2,072	1,408
888.0	2,080	2,421
889.0	2,088	3,434
890.0	2,096	4,447
891.0	2,104	5,460
892.0	2,112	6,473
893.0	2,120	7,486
894.0	2,128	8,499
895.0	2,136	9,512
896.0	2,144	10,525
897.0	2,152	11,538
898.0	2,160	12,551
899.0	2,168	13,564
900.0	2,176	14,577
901.0	2,184	15,590
902.0	2,192	16,603
903.0	2,200	17,616
904.0	2,208	18,629
905.0	2,216	19,642
906.0	2,224	20,655
907.0	2,232	21,668
908.0	2,240	22,681
909.0	2,248	23,694

Area No.	Acres	%IC	Tc	C2	I2	Q2	C10	I10	Q10	C25	I25	Q25	C50	I50	Q50	C100	I100	Q100	Remarks
18-A	0.656	93.25%	5	0.6949	6.18	2.819	0.7722	9.29	4.709	0.8215	11.45	6.176	0.86085	13.30	7.516	0.9102	15.24	9.106	pipel flow
18-B	0.514	77.91%	5	0.6152	6.18	1.954	0.6863	9.29	3.277	0.7341	11.45	4.321	0.7719	13.30	5.277	0.8197	15.24	6.421	pipel flow
18-C	0.257	91.77%	5	0.6872	6.18	1.090	0.7639	9.29	1.822	0.8131	11.45	2.390	0.85228	13.30	2.910	0.9015	15.24	3.527	pipel flow
18-D	0.695	87.64%	5	0.6657	6.18	2.861	0.7408	9.29	4.787	0.7896	11.45	6.289	0.87831	13.30	7.663	0.8771	15.24	9.298	pipel flow
18-E	0.085	100.00%	5	0.73	6.18	0.384	0.81	9.29	0.641	0.86	11.45	0.938	0.9	13.30	1.019	0.95	15.24	1.232	pipel flow
18-F	0.064	100.00%	5	0.73	6.18	0.289	0.81	9.29	0.482	0.86	11.45	0.630	0.9	13.30	0.766	0.95	15.24	0.926	pipel flow
18-G	0.064	100.00%	5	0.73	6.18	0.291	0.81	9.29	0.485	0.86	11.45	0.635	0.9	13.30	0.771	0.95	15.24	0.933	pipel flow
18-H	0.006	100.00%	5	0.73	6.18	0.025	0.81	9.29	0.042	0.86	11.45	0.054	0.9	13.30	0.066	0.95	15.24	0.080	pipel flow
18-I	0.038	100.00%	5	0.73	6.18	0.173	0.81	9.29	0.289	0.86	11.45	0.378	0.9	13.30	0.459	0.95	15.24	0.555	pipel flow
18-J	0.077	100.00%	5	0.73	6.18	0.347	0.81	9.29	0.579	0.86	11.45	0.758	0.9	13.30	0.921	0.95	15.24	1.114	pipel flow
18-K	0.060	100.00%	5	0.73	6.18	0.270	0.81	9.29	0.450	0.86	11.45	0.589	0.9	13.30	0.716	0.95	15.24	0.867	pipel flow
18-L	0.073	100.00%	5	0.73	6.18	0.327	0.81	9.29	0.546	0.86	11.45	0.715	0.9	13.30	0.869	0.95	15.24	1.050	pipel flow
18-M	0.243	87.34%	5	0.6642	6.18	0.997	0.7391	9.29	1.669	0.7878	11.45	2.193	0.82657	13.30	2.672	0.8753	15.24	3.242	pipel flow
18-N	0.052	0.00%	5	0.21	6.18	0.067	0.25	9.29	0.120	0.29	11.45	0.172	0.32	13.30	0.220	0.36	15.24	0.284	pipel flow
18-O	0.196	4.01%	5	0.2508	6.18	0.280	0.2724	9.29	0.497	0.3128	11.45	0.703	0.3425	13.30	0.896	0.3835	15.24	1.147	pipel flow
18-P	0.034	62.42%	5	0.5346	6.18	0.113	0.5995	9.29	0.191	0.6458	11.45	0.253	0.68206	13.30	0.310	0.7283	15.24	0.380	pipel flow
18-Q	0.160	84.88%	5	0.5463	6.18	0.542	0.6122	9.29	0.913	0.6587	11.45	1.211	0.69314	13.30	1.484	0.7416	15.24	1.814	pipel flow
Total	3.165	81.41%				12.39			20.76			27.34		43.63		33.35		40.54	

Area No.	Acres	%IC	Tc	C2	I2	Q2	C10	I10	Q10	C25	I25	Q25	C50	I50	Q50	C100	I100	Q100	Remarks
OFF 18-B	0.233	70.77%	5	0.578	6.18	0.834	0.6463	9.29	1.402	0.6934	11.45	1.854	0.73047	13.30	2.269	0.7775	15.24	2.767	pipel flow
OFF 18-P	0.034	62.42%	5	0.5346	6.18	0.113	0.5995	9.29	0.191	0.6458	11.45	0.253	0.68206	13.30	0.310	0.7283	15.24	0.380	pipel flow
OFF 18-Q	0.160	84.88%	5	0.5463	6.18	0.542	0.6122	9.29	0.913	0.6587	11.45	1.211	0.69314	13.30	1.484	0.7416	15.24	1.814	pipel flow
Total	0.428	67.82%				1.49			2.51			3.32		4.06		3.33		4.96	

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
 Project Name: HILTON DUAL BRAND
 Date Prepared: 8/21/2023

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

Page 3-29 Equation 3.3: $L_{R} = 27.2(A_{I} \times P)$

where: L_{R} TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_{I} = Net increase in impervious area for the project
 P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project
 County = Williamson
 Total project area included in plan = 3.16 acres
 Predevelopment impervious area within the limits of the plan = 0.00 acres
 Total post-development impervious area within the limits of the plan = 2.57 acres
 Total post-development impervious cover fraction = 0.81
 P = 32 inches
 L_{R} TOTAL PROJECT = 2237 lbs

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
 Project Name: Cross Creek Subdivision
 Date Prepared: 8/21/2023

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

Page 3-29 Equation 3.3: $L_{R} = 27.2(A_{I} \times P)$

where: L_{R} TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_{I} = Net increase in impervious area for the project
 P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project
 County = Williamson
 Total project area included in plan = 41.10 acres
 Predevelopment impervious area within the limits of the plan = 0.00 acres
 Total post-development impervious area within the limits of the plan = 24.93 acres
 Total post-development impervious cover fraction = 0.61
 P = 32 inches
 L_{R} TOTAL PROJECT = 21699 lbs

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

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

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

Drainage Basin/Outfall Area No. = 1
 Total drainage basin/outfall area = 32.18 acres
 Predevelopment impervious area within drainage basin/outfall area = 0.00 acres
 Post-development impervious area within drainage basin/outfall area = 24.93 acres
 Post-development impervious fraction within drainage basin/outfall area = 0.77
 L_{R} THIS BASIN = 21699 lbs

3. Indicate the proposed BMP Code for this basin.
 Proposed BMP = Wet Basin
 Removal efficiency = 93 percent
 Wet Basin

4. Calculate Maximum TSS Load Removed (L_{R}) for this Drainage Basin by the selected BMP Type.
 RG-348 Page 3-33 Equation 3.7: $L_{R} = (BMP \text{ efficiency}) \times P \times (A_{I} \times 34.6 + A_{P} \times 0.54)$

where: A_{I} = Total On-Site drainage area in the BMP catchment area
 A_{P} = Impervious area proposed in the BMP catchment area
 A_{R} = Pervious area remaining in the BMP catchment area
 L_{R} = TSS Load removed from this catchment area by the proposed BMP

A_{I} = 32.18 acres
 A_{P} = 24.93 acres
 A_{R} = 7.25 acres
 L_{R} = 25787 lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area
 Desired L_{R} THIS BASIN = 21699 lbs
 F = 0.84

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-36 to 3-37

Rainfall Depth = 1.26 inches
 Post Development Runoff Coefficient = 0.59
 On-site Water Quality Volume = 86880 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37
 Off-site area draining to BMP = 0.00 acres
 Off-site Impervious cover draining to BMP = 0.00 acres
 Impervious fraction of off-site area = 0
 Off-site Runoff Coefficient = 0.00
 Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 17376 cubic feet
 Total Capture Volume (required water quality volume) \times 1.20 = 104256 cubic feet

11. Wet Basins
 Designed as Required in RG-348 Pages 3-66 to 3-71
 Required capacity of Permanent Pool = 104256 cubic feet
 Required capacity at WQV Elevation = 191135 cubic feet
 Permanent Pool Capacity is 1.20 times the WQV
 Total Capacity should be the Permanent Pool Capacity plus a second WQV.

DRAINAGE AREA	AREA (AC)	AREA (S.M.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	Tc	CALCULATED FLOW			
							Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
A0	3.20	0.00500	2.88	90.00%	96.20	5.00	17.40	28.40	33.00	44.10
A1	0.55	0.00206	0.43	78.18%	93.07	5.00	2.80	4.40	5.50	7.50
A2	1.53	0.00239	1.19	77.78%	94.00	5.00	7.90	12.40	15.40	20.90
A-3A	0.43	0.00067	0.33	76.74%	93.81	5.00	2.20	3.50	4.30	5.80
A-3B	0.31	0.00048	0.24	77.42%	93.94	5.00	1.60	2.50	3.10	4.20
A-4	0.80	0.00125	0.62	77.50%	93.95	5.00	4.10	6.50	8.10	10.90
A-5	0.12	0.00019	0.09	75.00%	93.50	5.00	0.60	1.00	1.20	1.60
A-6	0.96	0.00150	0.74	77.00%	93.88	5.00	4.90	7.70	9.70	13.00
A-7	1.12	0.00175	0.87	77.68%	93.98	5.00	5.80	9.00	11.30	15.20
A-8	0.31	0.00048	0.24	77.42%	93.94	5.00	1.60	2.50	3.10	4.20
A-9	0.61	0.00095	0.47	77.05%	93.87	5.00	3.10	4.90	6.10	8.30
A-10	0.82	0.00128	0.67	81.71%	94.71	5.00	4.30	7.00	8.30	11.20
A-11	0.30	0.00047	0.23	76.67%	93.90	5.00	1.50	2.40	3.00	4.10
A-12	0.47	0.00073	0.36	76.50%	93.79	5.00	2.40	3.90	4.70	6.30
A-13	0.30	0.00047	0.23	76.67%	93.90	5.00	1.50	2.40	3.00	4.10
A-14A	0.45	0.00070	0.35	77.78%	94.00	5.00	2.30	3.60	4.50	6.10
A-14B	0.57	0.00089	0.44	77.19%	93.89	5.00	2.90	4.60	5.70	7.70
A-15	0.13	0.00020	0.075	57.69%	90.38	5.00	0.60	1.00	1.20	1.70
A-16A	0.52	0.00081	0.4	76.92%	93.85	5.00	2.70	4.20	5.20	7.00
A-16B	0.41	0.00064	0.32	76.50%	94.05	5.00	2.10	3.20	4.10	5.60
A-17	2.27	0.00355	1.78	78.85%	94.19	5.00	11.80	18.40	23.00	30.90
A-18	3.93	0.00614	3.03	77.10%	93.88	5.00	20.20	31.70	39.60	53.40
A-19	3.38	0.00528	3	88.76%	95.98	5.00	18.20	28.00	34.80	46.50
A-20	4.60	0.00719	4.13	87.31%	96.16	5.00	25.80	39.00	48.10	63.90
A-21	4.16	0.00650	3.74	89.90%	96.18	5.00	22.60	34.60	42.90	57.30
DA TOTAL	32.25	0.00639	26.865	83.30%	94.99	5.00	140.00	210.00	250.00	320.00
B-1	0.77	0.00120	0.55	71.43%	92.96	5.00	4.00	6.30	7.90	10.60
B-2	0.40	0.00063	0.4	100.00%	81.80	5.00	1.50	2.40	3.00	4.10
B-3	0.20	0.00031	0.2	100.00%	81.80	5.00	0.80	1.40	1.80	2.60
B-4*	7.30	0.01141	2.63	96.03%	96.48	5.00	32.00	54.20	68.60	96.00
B-5	1.00	0.00156	0.75	75.00%	93.50	5.00	5.80	8.40	10.40	13.90

THE DRAINAGE ANALYSIS FOR THIS DEVELOPMENT WAS DONE TO SATISFY COA DCM 1.2.2.H, WHICH STATES:

FOR SITE PLANS OR SUBDIVISIONS THAT ARE PART OF A PHASED DEVELOPMENT WHERE PRIOR PHASES OF THE DEVELOPMENT HAVE BEEN PERMITTED OR CONSTRUCTED USING RAINFALL CRITERIA PRE-DATING ATLAS 14, THE FOLLOWING DRAINAGE CRITERIA SHALL APPLY:

- THE CURRENT RAINFALL CRITERIA SHALL BE USED TO DESIGN THE STORM DRAIN SYSTEM (INCLUDING GUTTERS, INLETS, PIPES, SPREAD REQUIREMENTS, ETC.) WITHIN THE CURRENT PHASE;
- THE 100-YEAR RUNOFF GENERATED FROM THE CURRENT PHASE USING THE CURRENT RAINFALL CRITERIA MUST BE CONVEYED TO THE DETENTION POND OR DESIGNED OUTFALL LOCATION VIA A STORM DRAIN SYSTEM, INCLUDING PIPES, CHANNELS, AND STREETS. THIS ANALYSIS MUST USE THE CURRENT RAINFALL CRITERIA FOR THE ENTIRE DRAINAGE AREA TO THE POND OR OUTFALL. FOR THIS ANALYSIS, THE DRAINAGE SYSTEM IS NOT REQUIRED TO SATISFY THE MINIMUM CLEAR WIDTH REQUIREMENTS FOR THE 25-YEAR EVENT IN TABLE 3-1; AND
- THE 100-YEAR RUNOFF GENERATED USING THE CURRENT RAINFALL CRITERIA FOR THE ENTIRE DRAINAGE AREA TO THE DETENTION POND MUST NOT CAUSE THE PEAK WATER SURFACE ELEVATION OF THE POND TO OVERTOP THE DAMEMBANKMENT OUTSIDE THE CONTROLLED WEIR/OVERFLOW STRUCTURE. THE DEVELOPMENT WILL NOT BE REQUIRED TO MATCH THE PEAK FLOW RATES TO PRE-DEVELOPMENT CONDITIONS USING THE CURRENT RAINFALL CRITERIA.
- IF THE DEVELOPMENT CANNOT SATISFY THESE CONDITIONS, THE DESIGN OF THE CURRENT PHASE MUST SATISFY ONE OR A COMBINATION OF THE FOLLOWING UNTIL THE ABOVE CONDITIONS ARE SATISFIED:
 - MODIFY THE EXISTING DETENTION POND OR THE INTERVENING STORM DRAIN SYSTEM; AND/OR
 - PROVIDE ON-SITE DETENTION WITHIN THE CURRENT PHASE UNTIL THE ABOVE CONDITIONS ARE SATISFIED OR THE PEAK FLOWS FROM THE CURRENT PHASE ARE NOT INCREASED.

Project Name	TCEQ EAPP ID No.	Total Area (acs.)	Cumm. IC (acs.)	IC%	Total Suspended Solids (TSS)
Cross Creek Commercial, Ph1	11000014	10.13	8.4	83.0%	7311
Tower Car Wash	11-0910201	1.3	0.97	75.0%	846
Tower Center	11-11083101	1.57	1.35	86.0%	1175
Brake Check 429	11000348	0.67	0.39	58.0%	337
Cross Creek Apartments -					

- GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
- DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: N/A
- BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY 'GEO REFERENCED' TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: [HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793](http://www.cedarparktxas.gov/index.aspx?page=793).
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 6025 AND 6065. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON NATIVE IS SPECIFICALLY APPROVED.
- THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
- CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
- EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
- BURNING IS PROHIBITED.
- 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 MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
- MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
- THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
- AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"x34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD *.DWG FILES AND *.PDF FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
- THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. 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 RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO BLASTING IS ALLOWED ON THIS PROJECT.
- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
- SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
- A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 6025 AND 6065.
- CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
- ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
- A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMA PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
- PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
- ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
- APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
- ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
- DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.

CITY OF CEDAR PARK GENERAL CONSTRUCTION NOTES

WATER NOTES:

- NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
 - CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
 - CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
 - THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
 - SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- STREET NOTES:**
- NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
 - ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANT OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
 - STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY
 - ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
 - AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
 - THE SUBGRADE MATERIAL WAS TESTED BY ALLIANCE ENGINEERING GROUP ON JAN 19, 2021, THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: SEE DETAIL 03/C70

Pavement Sections

Traffic Conditions	Pavement Section (from top to the subgrade)
Parking Areas	5" Portland Cement Concrete 6" Flexible Base*
	6" Scarified/Moisture Conditioned Subgrade
	2" Hot-Mix Asphalt Concrete (2" TxDOT Item 340 Type D) 6" Flexible Base 6" Scarified/Moisture Conditioned Subgrade
Main Drive Lanes/Dumpster Area	6" Portland Cement Concrete 6" Flexible Base** 6" Scarified/Moisture Conditioned Subgrade
	3" Hot-Mix Asphalt Concrete (3" TxDOT Item 340 Type D) 8" Flexible Base 6" Scarified/Moisture Conditioned Subgrade

- DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
- ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
- TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
- SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
- THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMA PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RE-TEST PER PROJECT.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCD TABLE 2D-2 PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
- NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
- TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
- UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
- ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
- 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 AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDERS(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
- TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WATER NOTES:

- REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
- THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
- FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
- PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
- THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
- PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
 - WATER-PVC, AWWA C-900, CLASS 200
 - DUCTILE IRON, AWWA C-100, CLASS 200
- COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.
- APPROVED 5 1/4" FIRE HYDRANTS:
 - AMERICAN FLOW CONTROL, BB48
 - MUELLER COMPANY, SUPER CENTURION 250
 - CLOW MEDALLION HYDRANT
 - AMERICAN AWK COMPANY, SERIES 27 (MODEL 2780)
 - ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
 - LUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
- SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.
- ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING.
- ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO THESE PLANS.
- DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
- CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
- ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
 - SINGLE G-148-233
 - DUAL DG-148-243
 - 1" METER Y111 - 444
 - 1 1/2" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
- MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
- ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
- CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
- WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-18) 150 PSIRATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
- CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
- THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. 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 NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL 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.
- ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
- ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES. A DOUBLE CHECK BACKFLOW DEVICE IN A VALVE SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
- ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WASTEWATER NOTES:

- REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
- MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
- ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
- WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48- INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.
- GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
- PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
 - WASTEWATER- PVC, ASTM D2241 OR D3034, SDR 26
 - FORCE MAIN- N/A
 - (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED. FORCEMAINS SHALL BE EPOXY LINED DUCTILE IRON)
- ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
- ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX E. REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINES AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.
- ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
- DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
- CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
- WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
- THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.
- WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER LINE SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.
- ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
- CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
- ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511 A AND WW-511 B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.
- POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.
- ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.
- ALL MANHOLES WILL BE VACUUM TESTED ONLY.
- TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.
- ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

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Terry R. Hagood

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960
THIS DRAWING HAS NOT BEEN REVIEWED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

DATE SIGNED: 02/21/2023
ISSUED FOR: AGENCY REVIEW

**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE

HEA PROJECT NO.21-028
ISSUED DATE: 02/21/2023

GENERAL NOTES

SHEET NO.
C00
11 of 30
2023-5-SD

STORM SEWER NOTES:

- 1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED.
5. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
6. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
8. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI - 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
9. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.
10. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.
11. ALL CURB INLETS SHALL HAVE AN ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER.

SEQUENCE OF CONSTRUCTION NOTES:

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

- 1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. THE GENERAL CONTRACTOR MUST CONTACT THE CITY INSPECTOR AT 512-401-5000, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
3. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTOR'S DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIP OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. UNDERGROUND UTILITIES WILL BE INSTALLED, INCLUDING FIRE HYDRANTS.
8. FIRE DEPARTMENT ACCESS WILL BE INSTALLED WHERE REQUIRED BY APPROVED SITE PLAN.
9. VERTICAL CONSTRUCTION MAY OCCUR AFTER THE PRE-VERTICAL INSPECTION HAS BEEN CLEARED BY THE FIRE MARSHAL.
10. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
11. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
12. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE CITY INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
13. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE CITY INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
14. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

FIRE DEPARTMENT NOTES

- 1. EMERGENCY RADIO COVERAGE (ERCC) IS A CRITICAL COMPONENT OF ALL SITE DEVELOPMENT AND BUILDING CONSTRUCTION AND MUST BE CONTEMPLATED EARLY IN THE DEVELOPMENT PROCESS. ERCC IS REQUIRED FOR ALL NEW AND EXISTING BUILDINGS.
A. TESTING FOR ERCC IS THE RESPONSIBILITY OF THE BUILDING OWNER OR REPRESENTATIVE.
B. TESTING MUST BE IN COMPLIANCE WITH 2021 IFC SECTION 510.
C. TESTING IS REQUIRED FOR:
I. BUILDINGS WITH ANY SUB-GRADE FLOOR, INCLUDING PARKING.
II. ANY BUILDING OVER 50,000 SQUARE FEET.
III. ANY BUILDING MORE THAN 3 STORIES ABOVE GRADE PLANE.
IV. ANY MULTI-STORY TILT WALL BUILDING.
V. ANY BUILDING WHERE LOSS OF SIGNAL STRENGTH BECOMES EVIDENT.
2. EXCEPTION: 1- AND 2-FAMILY DWELLINGS AND TOWNHOMES.
A. TESTING MUST BE COMPLETED AFTER THE BUILDING HAS THE INTERIOR WALLS, EXTERIOR WALLS, ELEVATOR SHAFTS, STAIR SHAFTS, AND ROOF COMPLETED, AND REMEDIATION, IF NECESSARY, MUST BE COMPLETE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
B. REMEDIATION MUST BE IN COMPLIANCE WITH 2021 IFC SECTION 510.
I. EXCEPTION: PLANS MAY STATE THAT TESTING AND REMEDIATION WILL BE IN ACCORDANCE WITH 2021 IFC SECTION 510, HOWEVER A COMBINATION OF THE TWO CODES WILL NOT BE ALLOWED. TESTING AND REMEDIATION MUST BOTH BE IN ACCORDANCE WITH THE SAME STANDARD.
3. FIRE APPARATUS ACCESS ROADS (FIRE LANES)
A. MUST COMPLY WITH 2021 INTERNATIONAL FIRE CODE (IFC) CHAPTER 5 AND APPENDICES B THROUGH I, L AND N, AND CITY OF CEDAR PARK CODE OF ORDINANCES SECTION 5.01 (FIRE CODE AMENDMENTS).
B. MUST BE CONSTRUCTED OF ASPHALT OR CONCRETE TO SUPPORT AN IMPOSED VEHICLE LOAD OF 90,000 POUNDS. GRASS PAVERS AND OTHER ALTERNATIVE MATERIALS ARE NOT ALLOWED.
C. MUST PROVIDE ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING. ACCESS ALLOWANCE IS EXTENDED TO 175 FEET FOR A FULLY-SPRINKLED BUILDING.
D. MUST HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCEPT THAT AT LEAST 26 FEET SHALL BE REQUIRED WHERE HYDRANTS ARE REQUIRED ALONG THE FIRE LANE OR DEAD-END DISTANCES REACH 500 FEET OR GREATER, OR WHERE REQUIRED BY OTHER DEPARTMENTS FOR MOBILITY PURPOSES.
E. MUST HAVE A MINIMUM INSIDE TURNING RADIUS OF 25 FEET, AND A MINIMUM OUTSIDE TURNING RADIUS OF 50 FEET. THE MINIMUM RADII MUST BE CARRIED THROUGHOUT THE TURNING MOVEMENT, FROM AND TO ALL REQUIRED FIRE LANES. EXAMPLE: A FIRE LANE THAT TURNS 180-DEGREES MUST HAVE A MEDIAN DEPTH OF AT LEAST 50 FEET.
F. MUST NOT HAVE A DEAD-END OF MORE THAN 150 FEET WITHOUT AN APPROVED TURN-AROUND AT THE DEAD-END.
I. DRAWINGS FOR APPROVED TURN-AROUNDS MAY BE FOUND IN THE 2021 IFC, APPENDIX D AS AMENDED.
1. MUST BE 26 FEET WIDE IF THE DEAD END IS 500 FEET OR LONGER.
2. MUST HAVE ENLARGED RADII, PER ILLUSTRATION.
3. 150-500-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC, 120-FOOT HAMMERHEAD, OR THE ALTERNATIVE TO THE HAMMERHEAD.
4. 501-750-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC.
5. 751-1000-FOOT DEAD END REQUIRES 108-FOOT DIAMETER CUL-DE-SAC.
6. DEAD-ENDS OVER 1000 FEET NOT ALLOWED.
G. SHALL NOT EXCEED A GRADE OF MORE THAN 10% ALONG ANY SECTION OF FIRE LANE.
H. SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF MORE THAN 8% ALONG THE ANGLES OF APPROACH AND DEPARTURE, MEASURED ON A ROLLING 50-STRETCH OF FIRE LANE. THIS INCLUDES TRANSITIONS ACROSS SIDEWALKS AND CROSS-CONNECTING STREETS, DRIVES, AND FIRE LANES.
I. MUST BE MARKED WITH RED TRAFFIC PAINT OR DYE ALONG BOTH SIDES OF THE FIRE LANE IN AN CONTINUOUS STRIPE A MINIMUM OF 4 INCHES WIDE.
I. STRIPE MUST USE THE CURB FACE WHERE AVAILABLE, AND MUST CONTINUE ALONG THE PAVEMENT WHERE NO CURB FACE IS PRESENT.
II. MUST STENCIL FIRE LANE TOW AWAY ZONE IN WHITE LETTERS A MINIMUM OF 3 INCHES HIGH, NO FURTHER THAN 35 FEET BETWEEN STENCILS. PLACE ON CURB FACE WHERE AVAILABLE.
3. FIRE LANES DURING CONSTRUCTION
A. ALL FIRE LANES SHOWN ON THE FIRE PROTECTION SHEET MUST BE IN PLACE PRIOR TO THE ONSET OF VERTICAL CONSTRUCTION, AND PRIOR TO THE DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.
I. COMPACTED BASE MAY BE USED AS FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION IF APPROVED BY THE FIRE PREVENTION DIVISION.
1. PERMISSION MUST BE GRANTED IN WRITING.
2. A COMPACTION REPORT SHALL BE SUBMITTED BY A THIRD-PARTY GROUP PRIOR TO VERTICAL CONSTRUCTION AND AT ANY TIME THROUGHOUT THE CONSTRUCTION PROCESS WHEN DEEMED NECESSARY BY THE FIRE PREVENTION DIVISION. REPORT MUST SHOW 100% OF OPTIMAL DENSITY THROUGHOUT THE FIRE LANE, MEASURED EVERY 50 FEET.
3. FAILURE TO MAINTAIN COMPACTED BASE MAY RESULT IN A HALT IN CONSTRUCTION UNTIL ACCESS IS RESTORED ACCORDING TO THESE STANDARDS.
4. EVEN WITH COMPACTED BASE, ALL CONCRETE DRIVEWAY APPROACHES MUST BE INSTALLED.
5. TEMPORARY FIRE LANES MUST STILL BE IDENTIFIED AS FIRE LANES - METHOD TO BE APPROVED BY THE FIRE PREVENTION DIVISION.
B. FIRE LANES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS, AND MUST BE KEPT CLEAR AT ALL TIME. BLOCKING THE FIRE LANE WITH CONSTRUCTION EQUIPMENT OR MATERIALS IS NOT PERMITTED.
4. FIRE PROTECTION DURING CONSTRUCTION
A. IN ADDITION TO THE FIRE LANE, ALL FIRE HYDRANTS NEED TO BE INSTALLED, TESTED, AND FUNCTIONAL PRIOR TO THE ONSET OF VERTICAL CONSTRUCTION, AND PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS.
B. NO BURNING OF MATERIALS ON SITE ALLOWED.
C. NO SMOKING ALLOWED INSIDE ANY BUILDING UNDER CONSTRUCTION, NOR WITHIN 10 FEET OF COMBUSTIBLE CONSTRUCTION. SITE SUPERVISOR SHALL DESIGNATE SMOKING AREAS AWAY FROM THE BUILDING UNDER CONSTRUCTION.
D. SITE AND BUILDING SHALL BE KEPT FREE OF DEBRIS AND WASTE MATERIALS.
E. STANDBYPIPE FOR FIRE PROTECTION, IF REQUIRED, SHALL BE INSTALLED BEFORE A BUILDING UNDER CONSTRUCTION REACHES 40 FEET IN HEIGHT, AND SHALL BE EXTENDED PER FLOOR UP TO ONE FLOOR BELOW THE HIGHEST PROGRESSED FLOOR.
F. BUILDINGS SHALL NOT BE OCCUPIED, NOR SHALL ANY COMBUSTIBLE ITEMS NOT RELATED TO THE CONSTRUCTION PROCESS BE BROUGHT INTO THE BUILDING PRIOR TO ACCEPTANCE OF ALL REQUIRED FIRE PROTECTION SYSTEMS.
G. ALL CONSTRUCTION VEHICLES AND THOSE DRIVEN BY THE CONTRACTORS AND THEIR SUB CONTRACTORS SHALL BE MAINTAINED ON THE LOT THAT IS UNDER CONSTRUCTION.
H. BUILDINGS UNDER CONSTRUCTION SHALL HAVE PORTABLE FIRE EXTINGUISHERS:
I. AT EACH STAIRWAY ON ALL FLOOR LEVELS.
II. IN EVERY STORAGE AND CONSTRUCTION SHED.
III. ANYWHERE A SPECIAL HAZARD EXISTS, SUCH AS FLAMMABLE LIQUID STORAGE OR USE.
5. FIRE HYDRANTS
A. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IFC CHAPTER 5 AND APPENDICES B AND C, INCLUDING ALL FOOTNOTES IN TABLE C102.1.
B. ANY HYDRANT USED TO SERVE THE FIRE FLOW FOR A BUILDING MUST BE WITHIN 400 FEET OF THE BUILDING, AND MUST BE POSITIONED ALONG A FIRE LANE.
C. HYDRANTS SHALL BE INSTALLED AT LEAST 3 FEET FROM BACK OF CURB ON THE FIRE LANE, BUT NOT MORE THAN 6 FEET.
D. HYDRANTS SHALL BE INSTALLED SUCH THAT THE CENTER OF THE 5" CAP MEASURES AT LEAST 18 INCHES FROM FINISHED GRADE, BUT NOT MORE THAN 24 INCHES.
E. HYDRANTS ARE REQUIRED WITHIN 100 FEET OF A FIRE DEPARTMENT CONNECTION OR STANDBYPIPE SYSTEM, MEASURED AS THE HOSE WOULD LAY ALONG THE FIRE LANE. THIS HYDRANT SHALL NOT SUBSTITUTE FOR THE HYDRANT(S) REQUIRED BY SECTION 507.5.1.
6. THE 5" CAP MUST FACE THE FIRE LANE.
A. APPROVED FIRE APPARATUS TURN-AROUNDS
I. DRAWINGS FOR APPROVED TURN-AROUNDS MAY BE FOUND IN THE 2021 IFC, APPENDIX D AS AMENDED.
II. 150-500-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC, 120-FOOT HAMMERHEAD, OR THE ALTERNATIVE TO THE HAMMERHEAD.
III. 501-750-FOOT DEAD END REQUIRES 96-FOOT DIAMETER CUL-DE-SAC.
IV. 751-1000-FOOT DEAD END REQUIRES 108-FOOT DIAMETER CUL-DE-SAC.
V. DEAD-ENDS OVER 1000 FEET NOT ALLOWED.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

- 1. 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.
2. 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.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. 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.
5. 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.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASINS DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. 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 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. 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.
11. 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
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DATE SIGNED: 08/25/2023
ISSUED FOR: AGENCY REVIEW

SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613

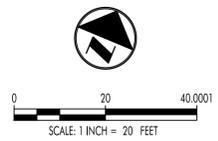
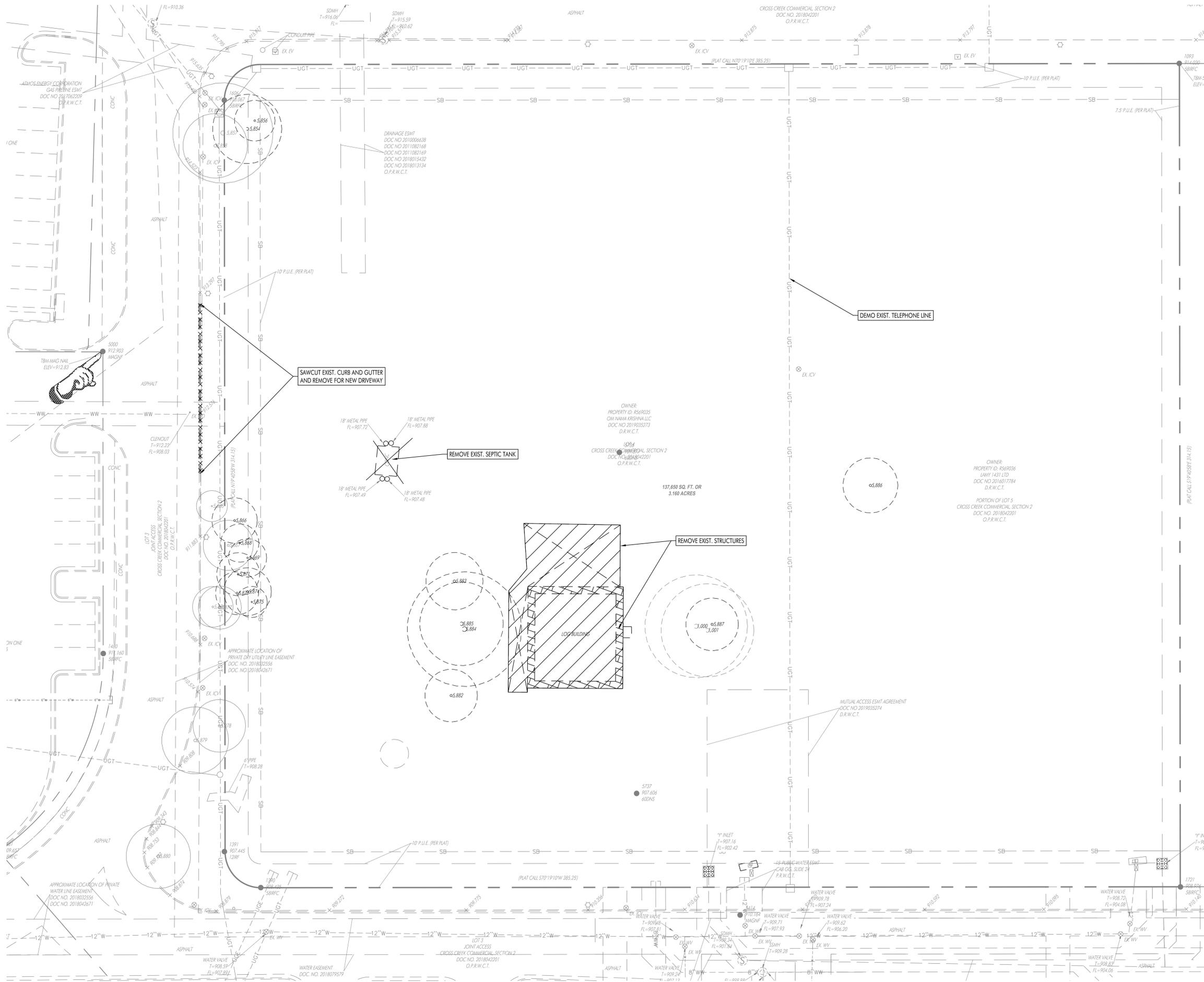
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HEA PROJECT NO. 21-028
ISSUED DATE: 08/25/2023

GENERAL NOTES

SHEET NO.
C01
12 of 30
2023-5-SD

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NOTES:

1. CONTRACTOR TO ENSURE AT ALL TIMES, CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THROUGH A STABILIZED CONSTRUCTION ENTRANCE.
2. ALL DIRT, MUD, ROCKS, DEBRIS, ETC., SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
3. CONTRACTOR TO IMPLEMENT TRAFFIC CONTROL MEASURES AS REQUIRED WHEN NECESSARY.
4. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO ANY DEMOLITION.
5. THE CONTRACTOR SHALL CONSTRUCT AN ALL WEATHER SURFACE ACCESS DRIVE PRIOR TO GOING VERTICAL WITH THE BUILDING STRUCTURE. DIRT WORK AND FOUNDATION WORK MAY BE DONE PRIOR TO THE CONSTRUCTION OF THIS REQUIREMENT. ALL WEATHER SURFACE IS DEFINED AS ASPHALT, CONCRETE OR CHIP SEAL OVER AN ENGINEERED COMPACTED BASE.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND ESTABLISHED PER CITY OF CEDAR PARK AND TCEQ REQUIREMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE SITE INSPECTOR.
8. ALL UNDERGROUND UTILITIES, SHOULD BE LOCATED PRIOR TO CONSTRUCTION.
9. ANY ON-SITE WATER WELLS WOULD HAVE TO BE CAPPED AND PLUGGED IN ACCORDANCE WITH 16 TAC 76.104 AND RECORDED IN THE TEXAS WATER DEVELOPMENT BOARD PLUGGED WELL DATABASE PRIOR TO CONNECTING TO CITY WATER DISTRIBUTION SYSTEM.
10. ANY ON-SITE SEPTIC SYSTEM FACILITY (OSSF) WOULD HAVE TO BE ABANDON IN ACCORDANCE WITH 30 TAC 285.36 PRIOR TO CONNECTING TO THE CITY SANITARY SEWER SERVICE.

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TERRY R. HAGOOD
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 REGISTERED PROFESSIONAL ENGINEER

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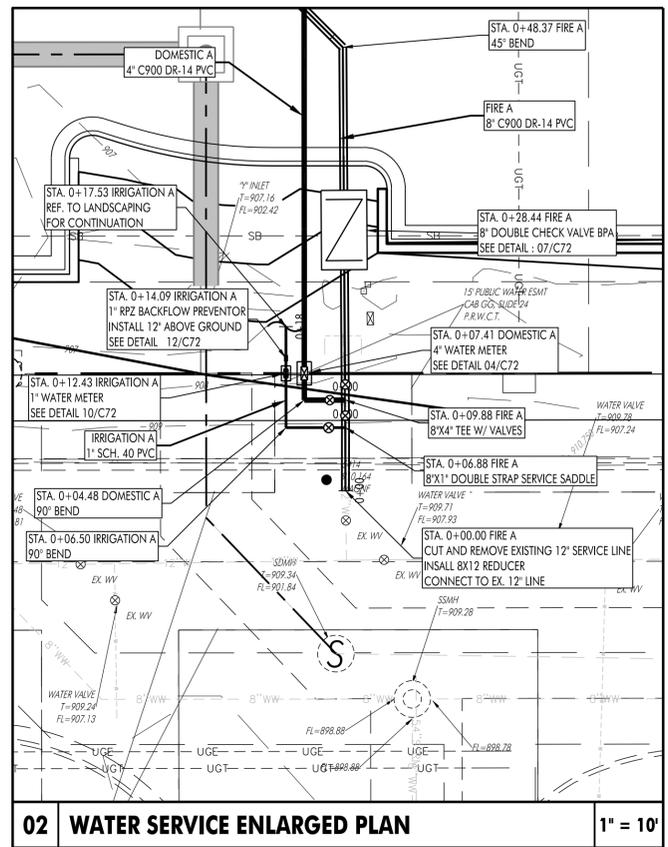
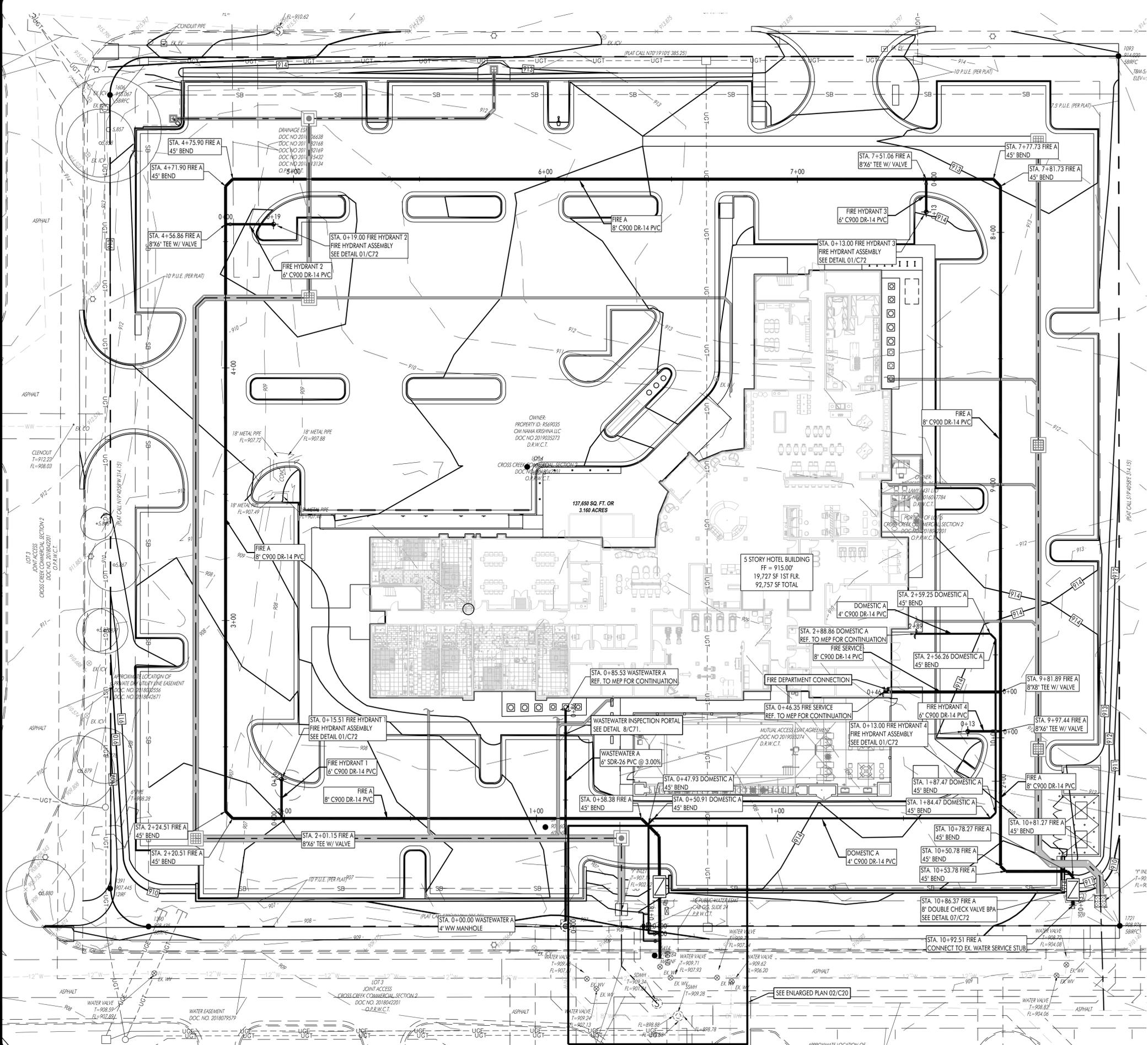
**SITE DEVELOPMENT PLANS FOR
 HILTON DUAL BRAND
 813 C-BAR TRAIL
 CEDAR PARK, TX 78613**

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NO.	DESCRIPTION

HEA PROJECT NO. 21-028
 ISSUED DATE: 02/21/2023

DEMOLITION PLAN

SHEET NO.
C11
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 2023-5-SD



- NOTES:
1. ANY ON-SITE WATER WELLS WOULD HAVE TO BE CAPPED AND PLUGGED IN ACCORDANCE WITH 16 TAC 76.104 AND RECORDED IN THE TEXAS WATER DEVELOPMENT BOARD PLUGGED WELL DATABASE PRIOR TO CONNECTING TO CITY WATER DISTRIBUTION SYSTEM.
 2. ANY ON-SITE SEPTIC SYSTEM FACILITY (OSSF) WOULD HAVE TO BE ABANDON IN ACCORDANCE WITH 30 TAC 285.36 PRIOR TO CONNECTING TO THE CITY SANITARY SEWER SERVICE.

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**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

NO.	DATE	DESCRIPTION

HEA PROJECT NO. 21-028
ISSUED DATE: 02/21/2023

UTILITY PLAN

SHEET NO.
C20
15 of 30
2023-5-D

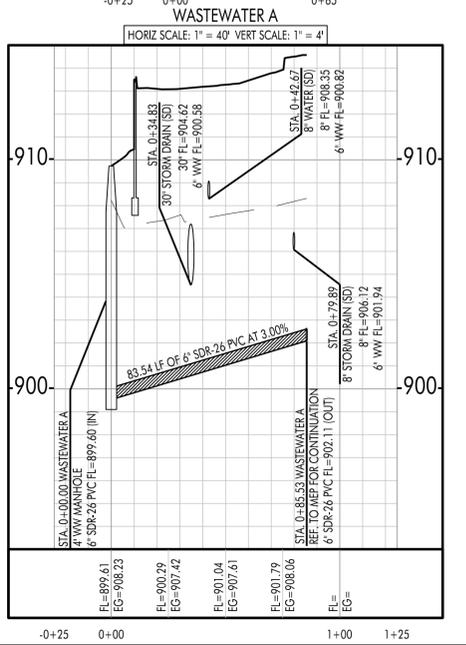
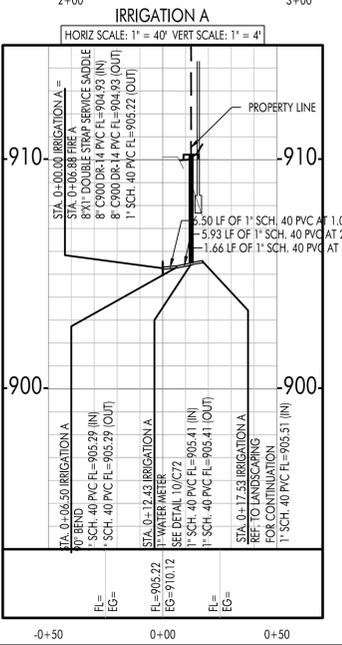
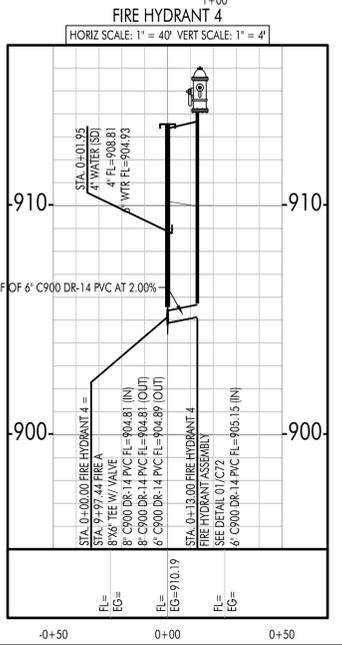
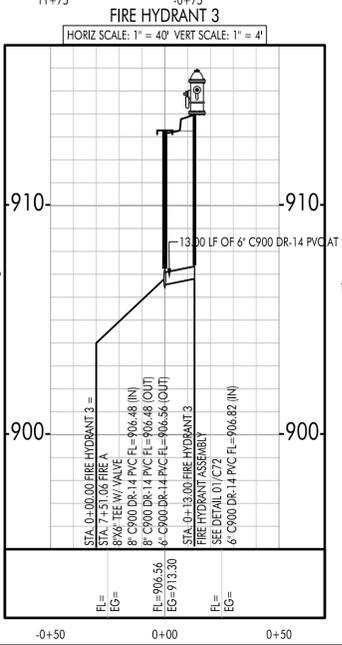
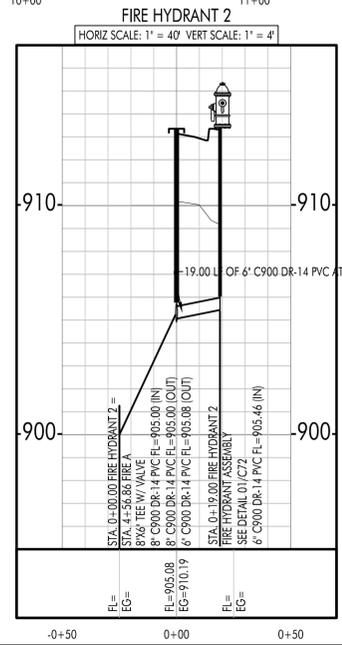
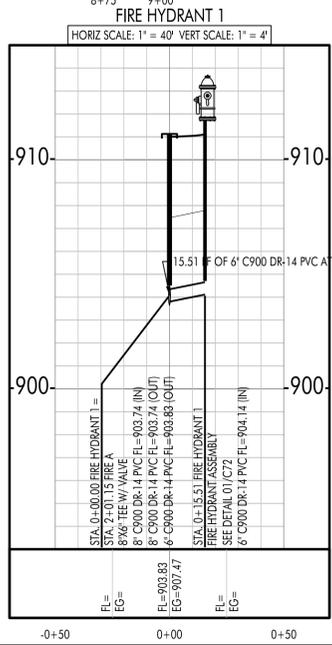
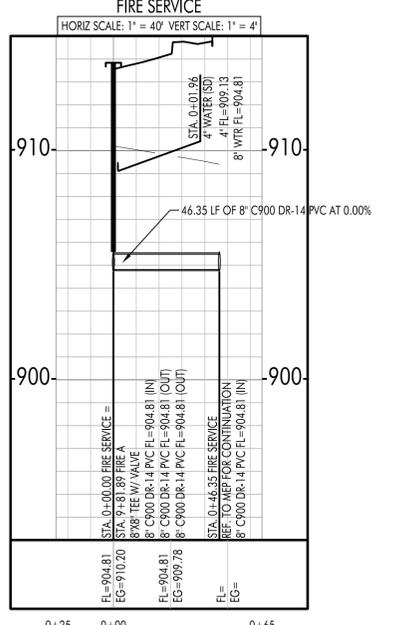
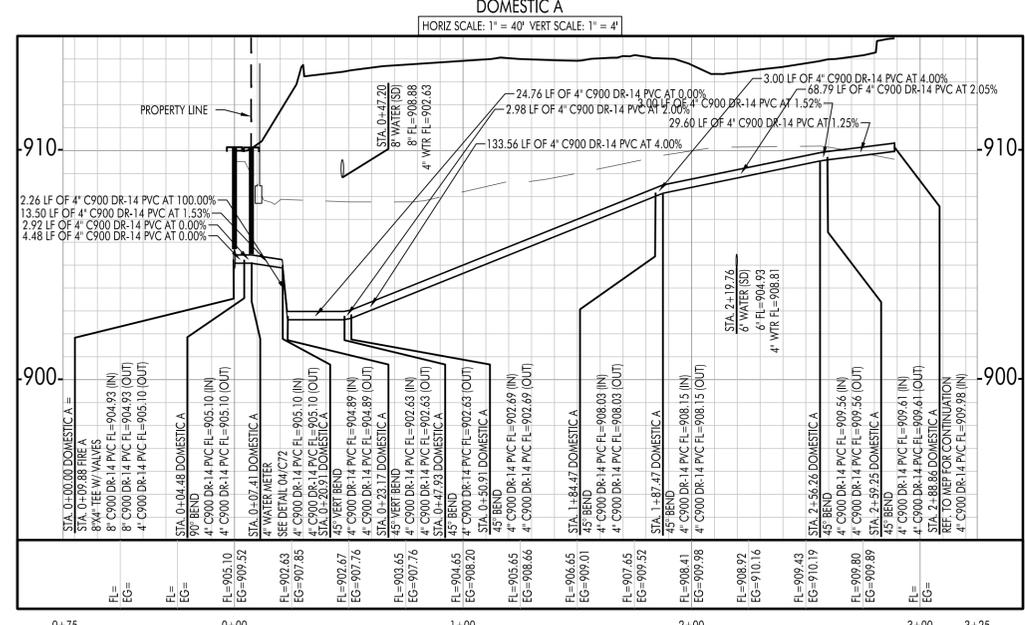
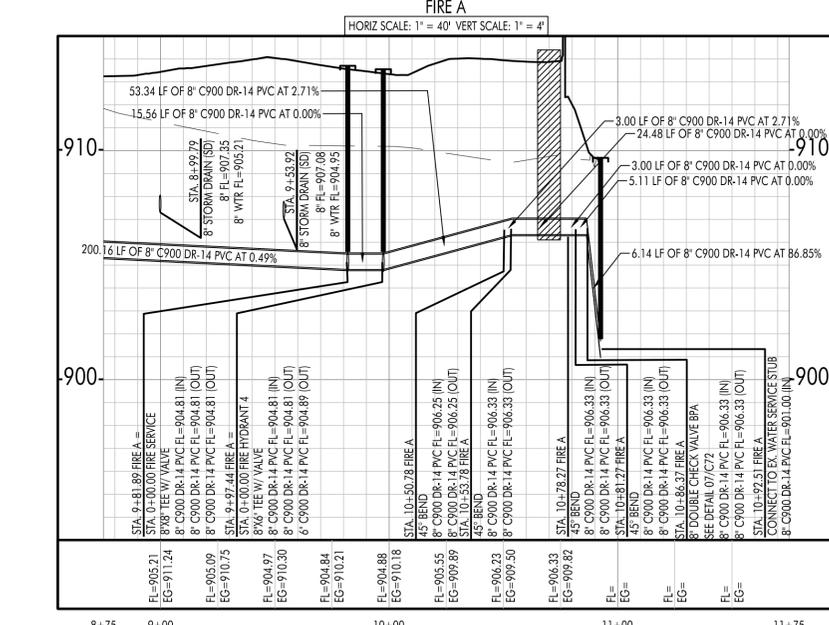
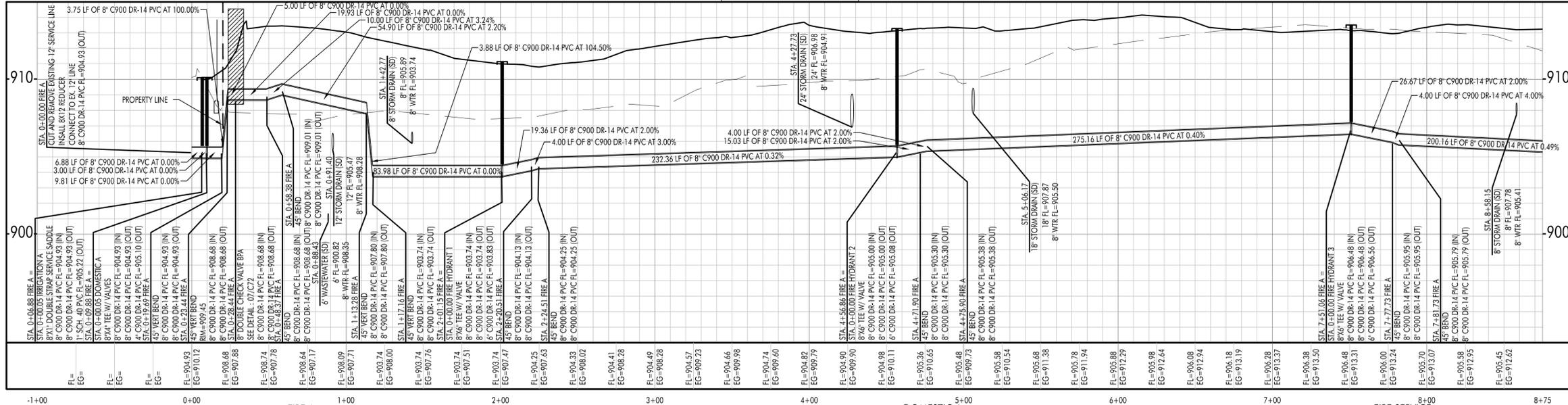
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FIRE A
HORIZ SCALE: 1" = 40' VERT SCALE: 1" = 4'



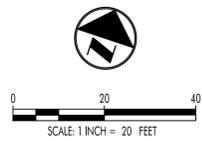
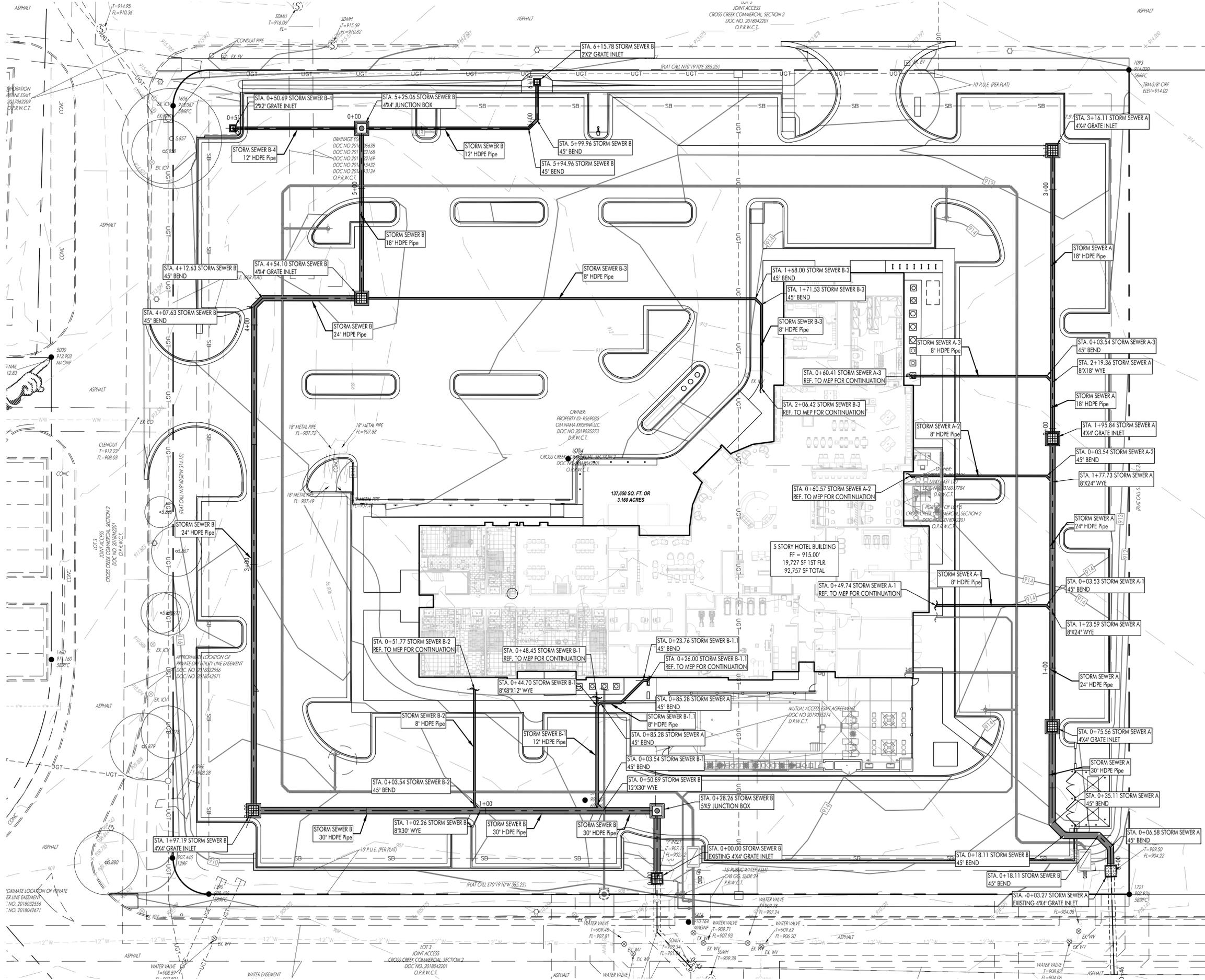
**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

REVISIONS	
NO.	DESCRIPTION

HEA PROJECT NO.21-028
ISSUED DATE: 02/21/2023

UTILITY PROFILE

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TERRY R. HAGOOD
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 PROFESSIONAL ENGINEER
 STATE OF TEXAS
 My Signature

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SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613

- NOTES:
- ALL STORM SEWER WYES, BENDS AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED AND FREE FROM DEFECTS.
 - ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DESIGN. PROPOSED DEVELOPMENT DOES NOT ADVERSELY AFFECT ANY DOWNSTREAM PROPERTIES.

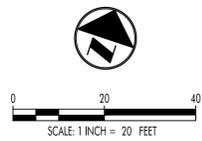
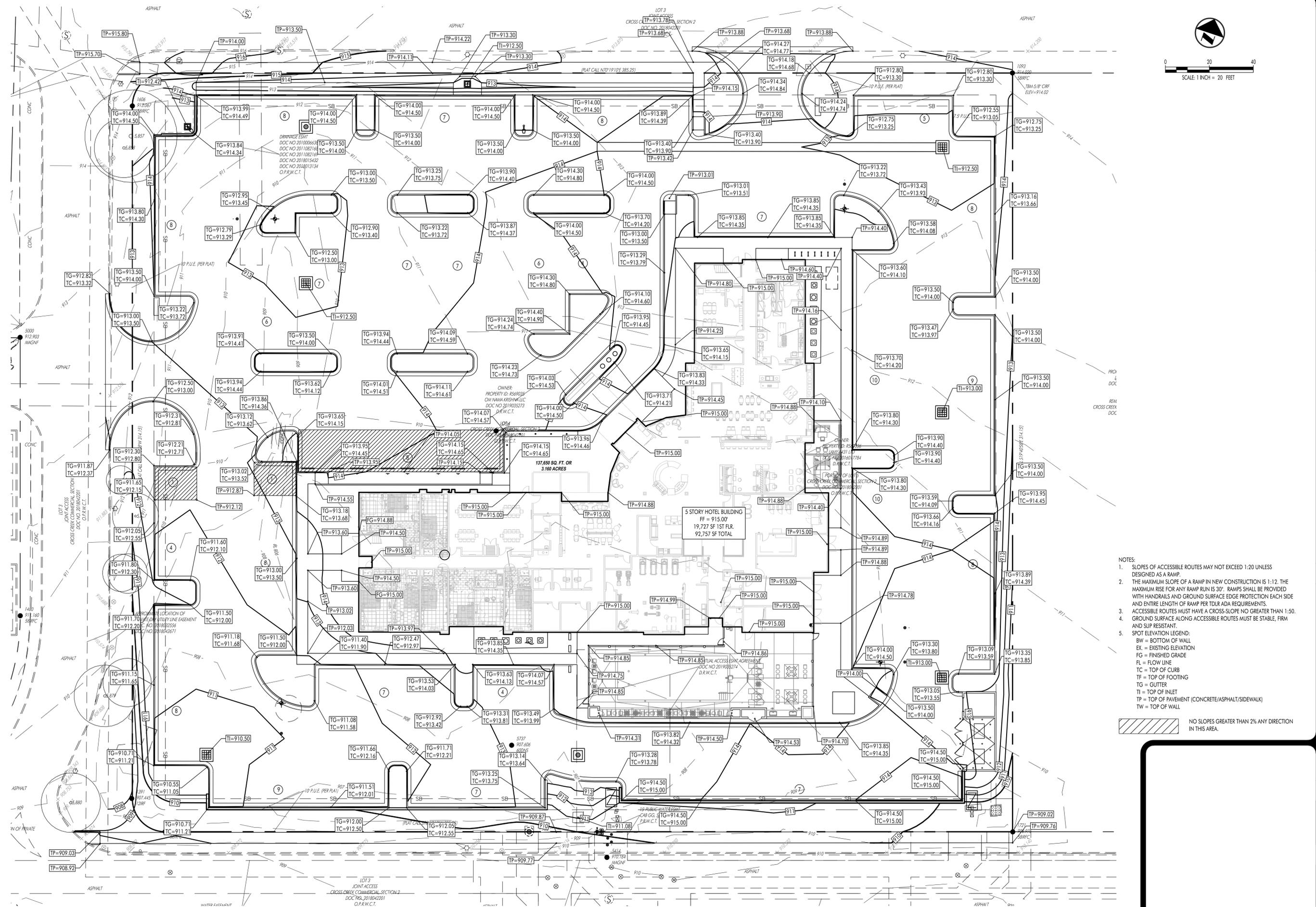
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DRAINAGE PLAN

SHEET NO.
C30
 17 of 30
 2023-5-SD

Aug 18, 2023 - 12:44pm Z:\HEA\VEA Projects\Projects 21-000\21-028 Hilton Tru Home2 - Cedar Park\CAD Files\Civil\SD\21-028 C30.dwg



- NOTES:
1. SLOPES OF ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30". RAMP SHALL BE PROVIDED WITH HANDRAILS AND GROUND SURFACE EDGE PROTECTION EACH SIDE AND ENTIRE LENGTH OF RAMP PER ADA REQUIREMENTS.
 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 4. GROUND SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
 5. SPOT ELEVATION LEGEND:
 BW = BOTTOM OF WALL
 EX = EXISTING ELEVATION
 FG = FINISHED GRADE
 FL = FLOW LINE
 TC = TOP OF CURB
 TF = TOP OF FOOTING
 TG = GUTTER
 TI = TOP OF INLET
 TP = TOP OF PAVEMENT (CONCRETE/ASPHALT/SIDEWALK)
 TW = TOP OF WALL
- NO SLOPES GREATER THAN 2% ANY DIRECTION IN THIS AREA.

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TERRY R. HAGOOD
 55960
 PROFESSIONAL ENGINEER

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**SITE DEVELOPMENT PLANS FOR
 HILTON DUAL BRAND
 813 C-BAR TRAIL
 CEDAR PARK, TX 78613**

REVISIONS

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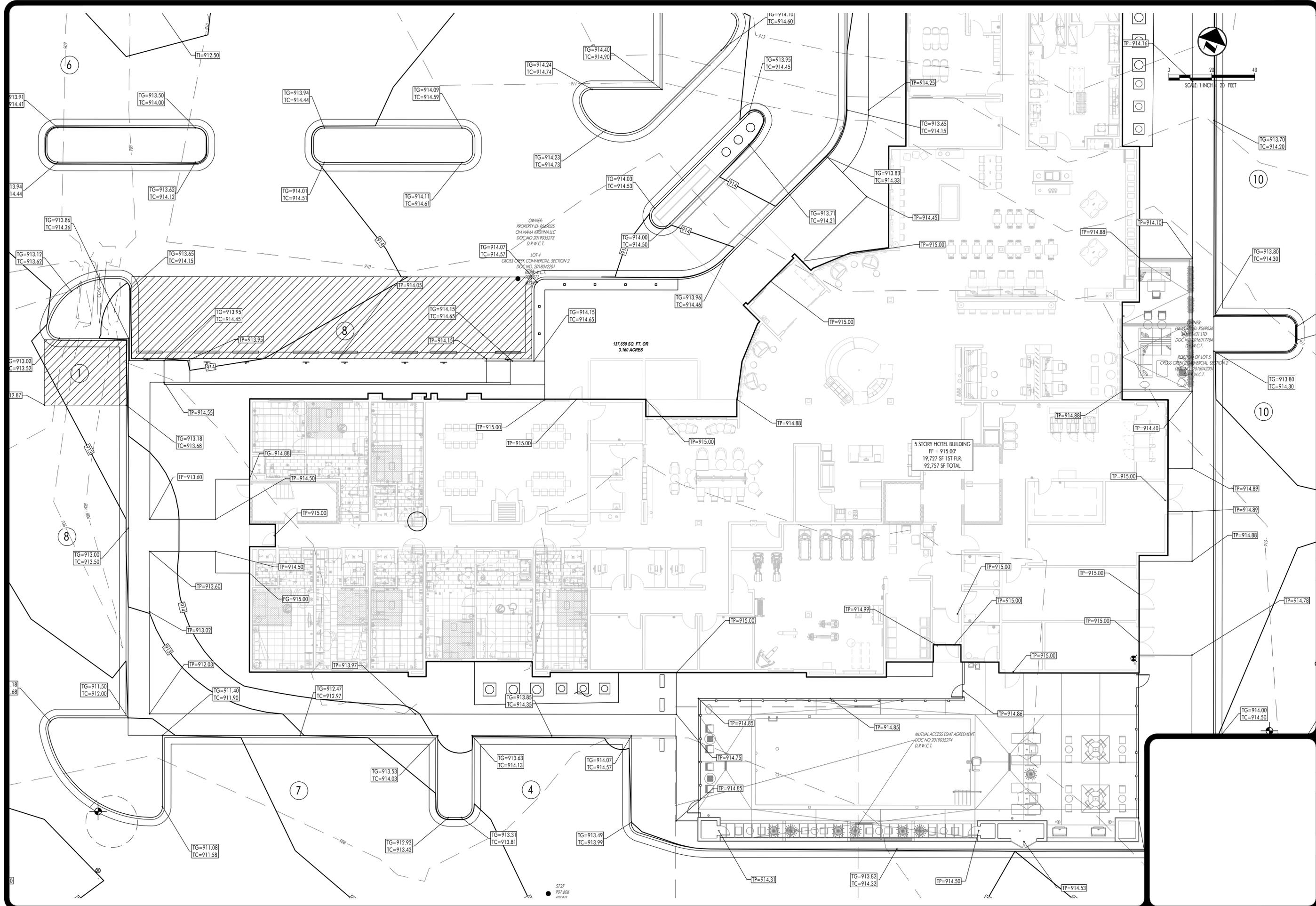
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GRADING PLAN

SHEET NO.
C40 A

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 2023-5-SD

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STATE OF TEXAS
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52976
REGISTERED PROFESSIONAL ENGINEER

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**SITE DEVELOPMENT PLANS FOR
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813 C-BAR TRAIL
CEDAR PARK, TX 78613**

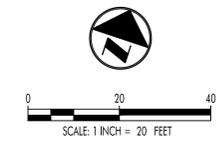
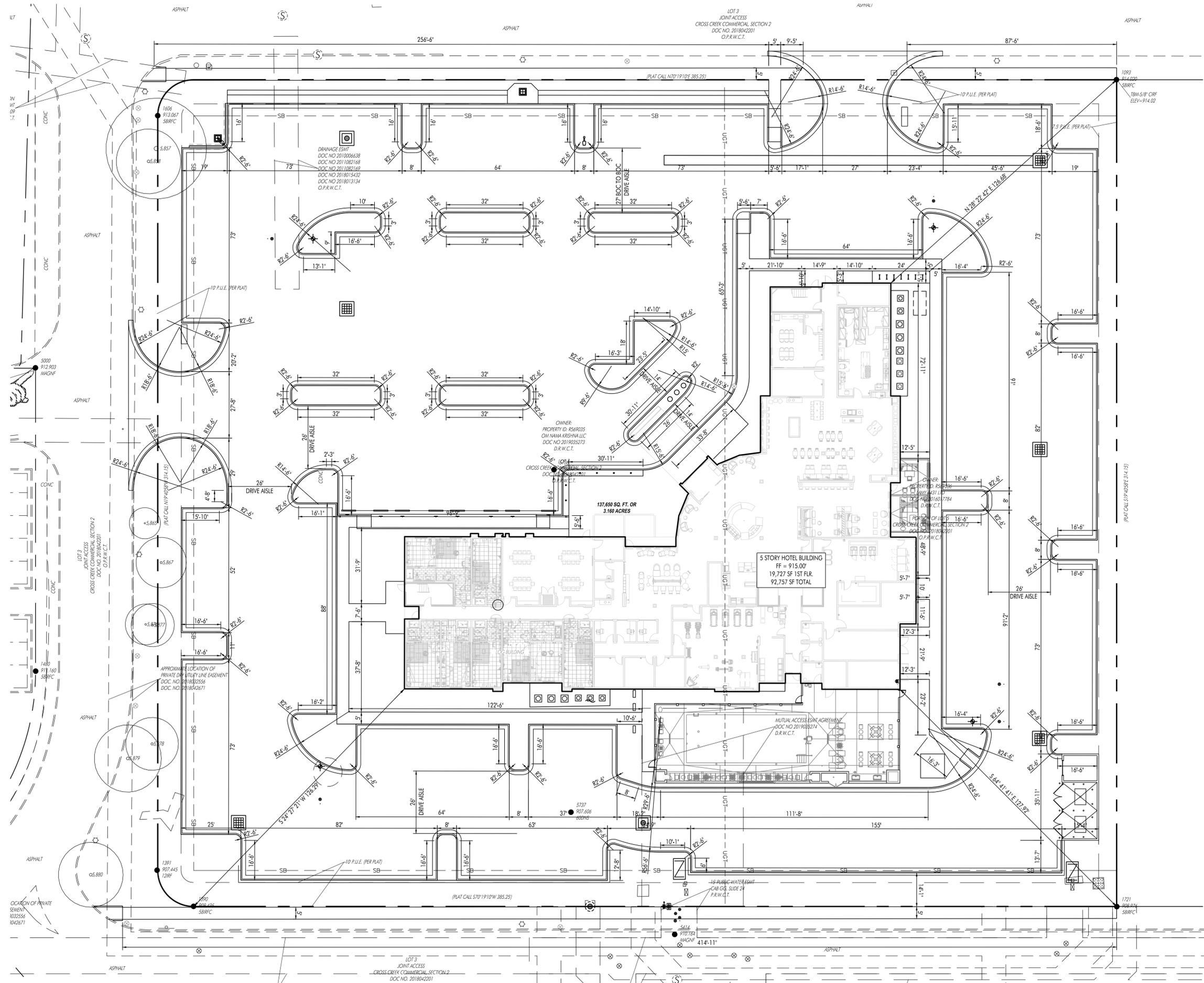
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HEA PROJECT NO. 21-028
ISSUED DATE: 02/21/2023

GRADING BLOWUP

SHEET NO.
C40 B
20 of 30
2023-5-SD



NOTE:
 1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

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 52960
 PROFESSIONAL ENGINEER
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**SITE DEVELOPMENT PLANS FOR
 HILTON DUAL BRAND
 813 C-BAR TRAIL
 CEDAR PARK, TX 78613**

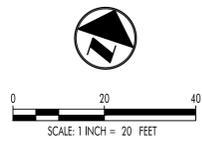
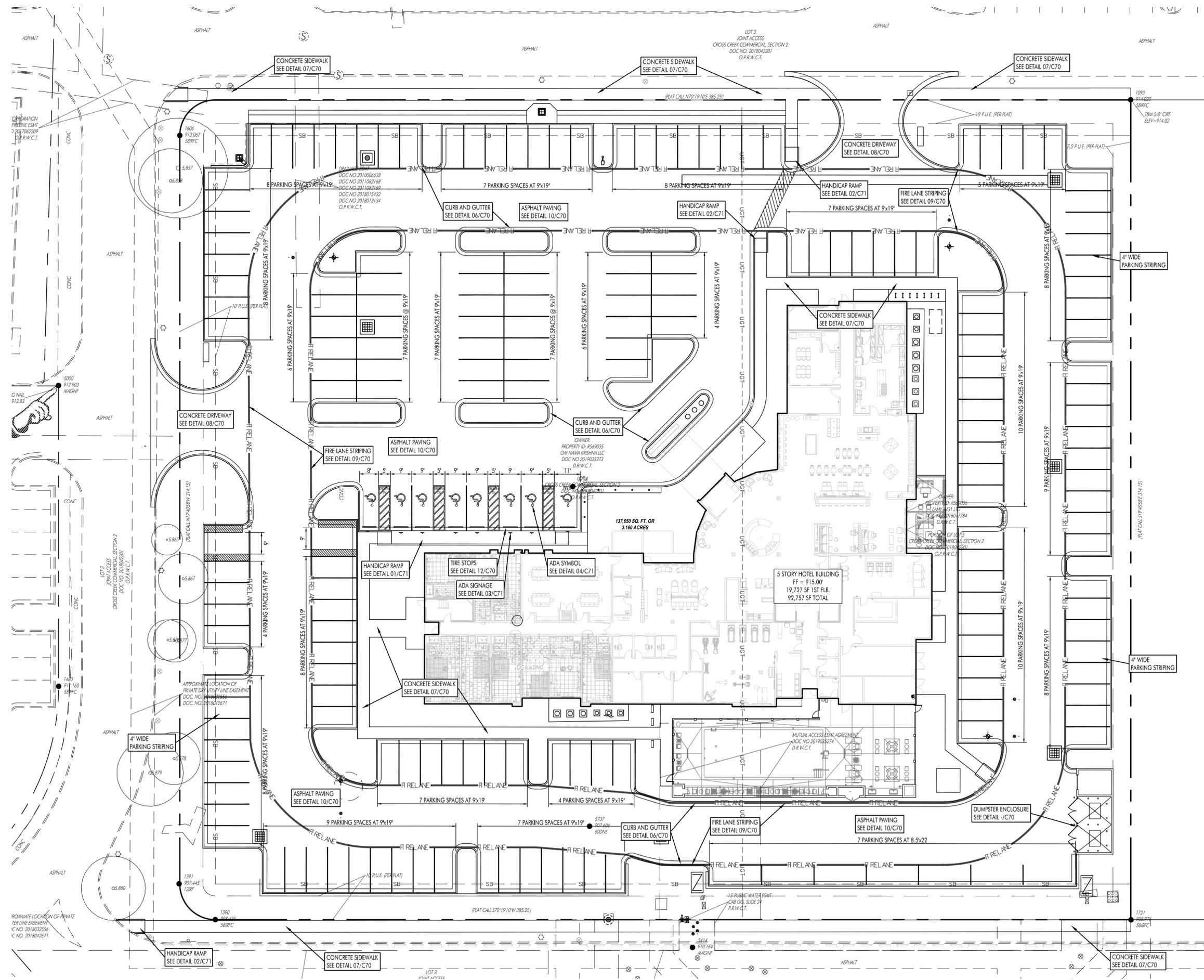
REVISIONS

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DIMENSION CONTROL PLAN

SHEET NO.
C50
 21 of 30
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**SITE DEVELOPMENT PLANS FOR
HILTON DUAL BRAND
813 C-BAR TRAIL
CEDAR PARK, TX 78613**

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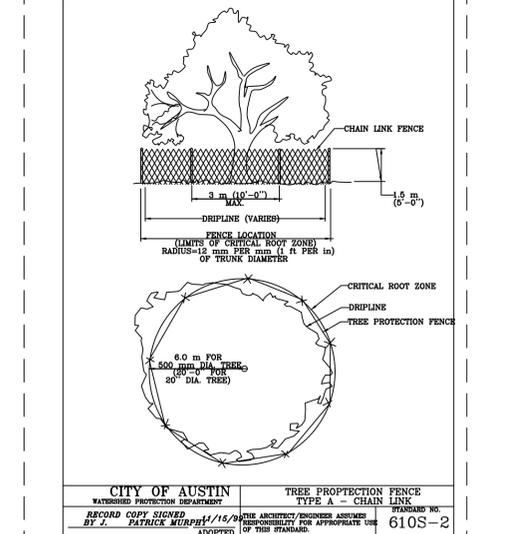
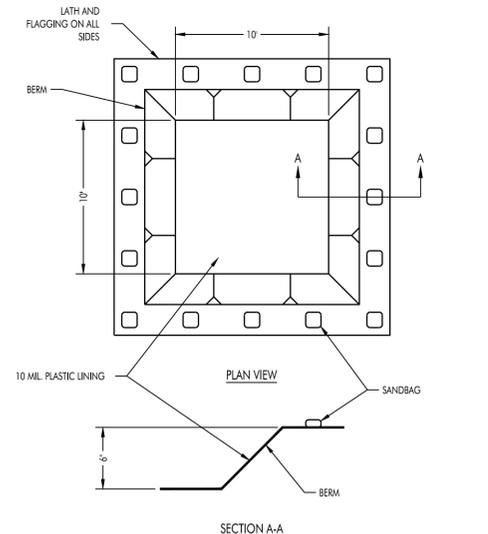
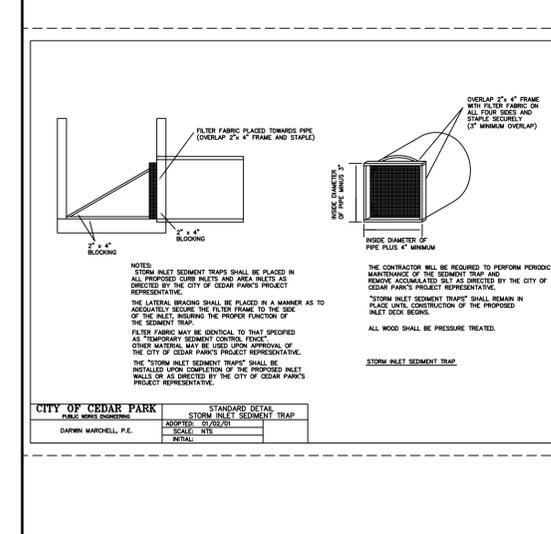
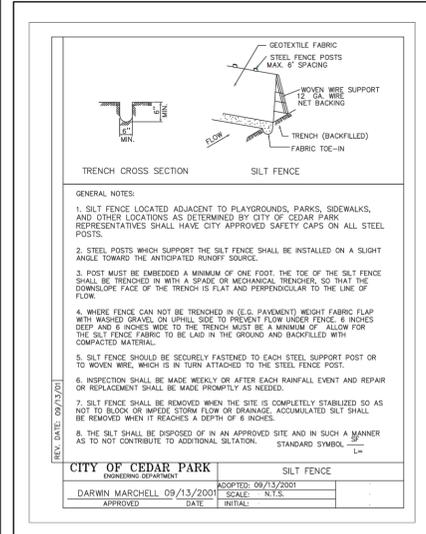
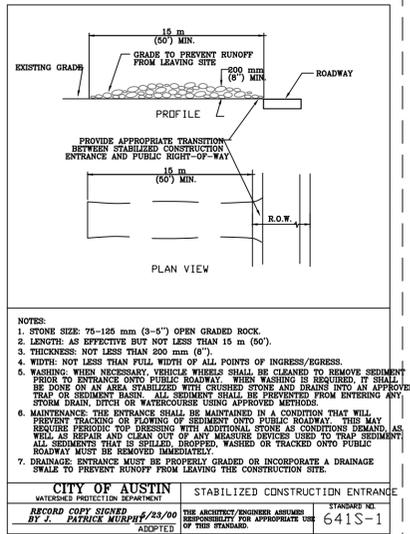
1. FIRELANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE-NO PARKING" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON PARKING SURFACE WHEN IT IS NOT.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB, OR CENTER OF STRIPING (WHERE APPLICABLE), UNLESS OTHERWISE NOTED.
3. FIRELANES SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES BEFORE ANY COMBUSTIBLE MATERIALS ARE ALLOWED ON SITE.

REVISIONS	
NO.	DESCRIPTION

HEA PROJECT NO. 21-028
ISSUED DATE: 02/21/2023

PAVING AND STRIPING PLAN

SHEET NO.
C60
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2023-5-SD

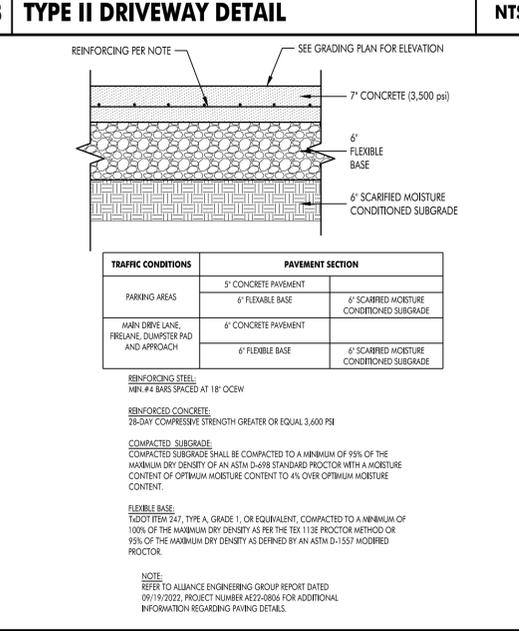
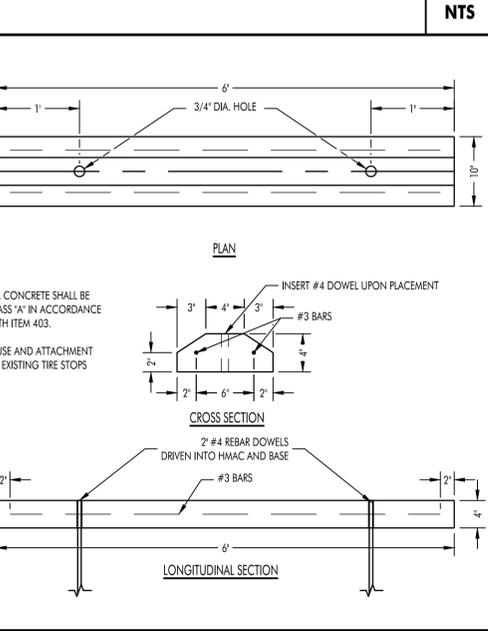
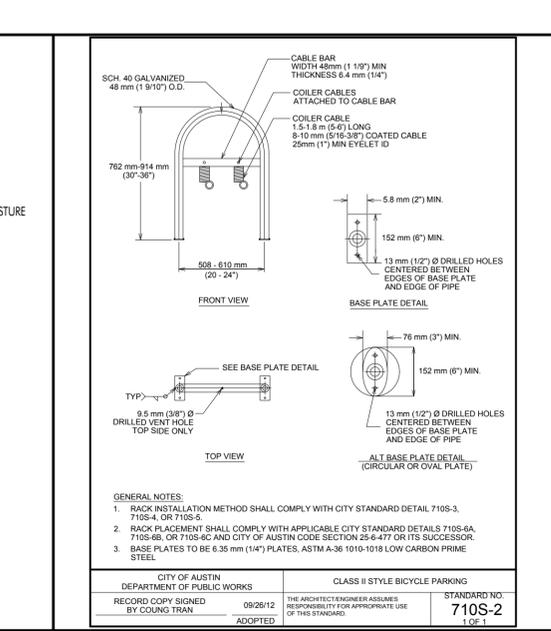
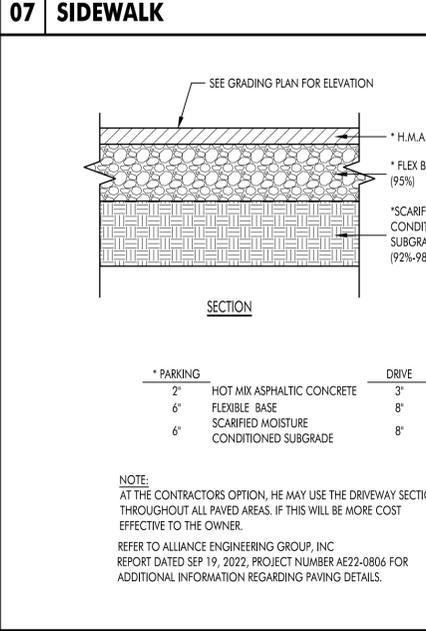
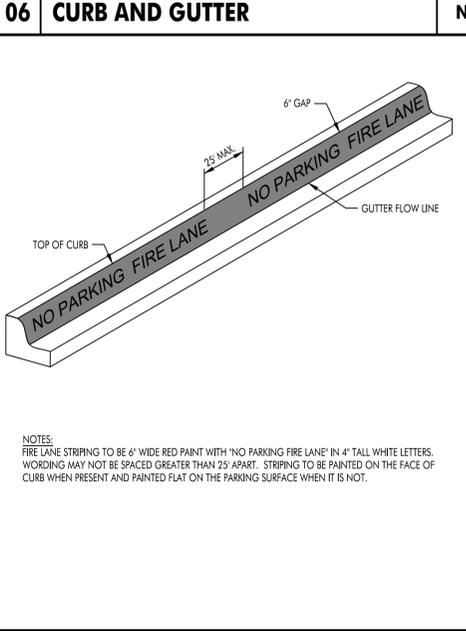
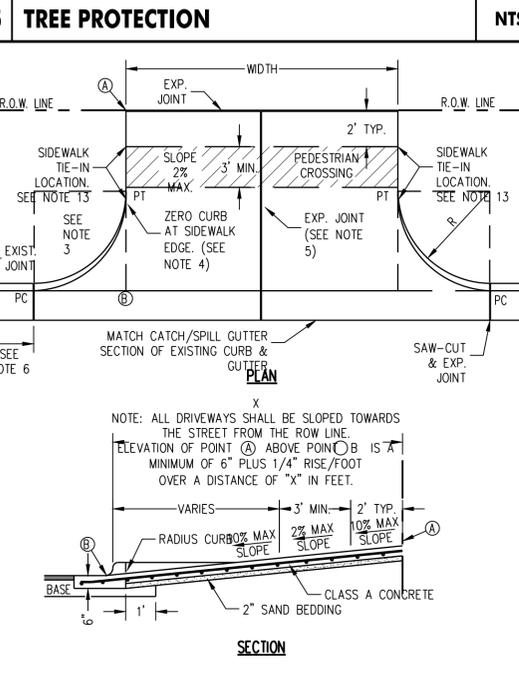
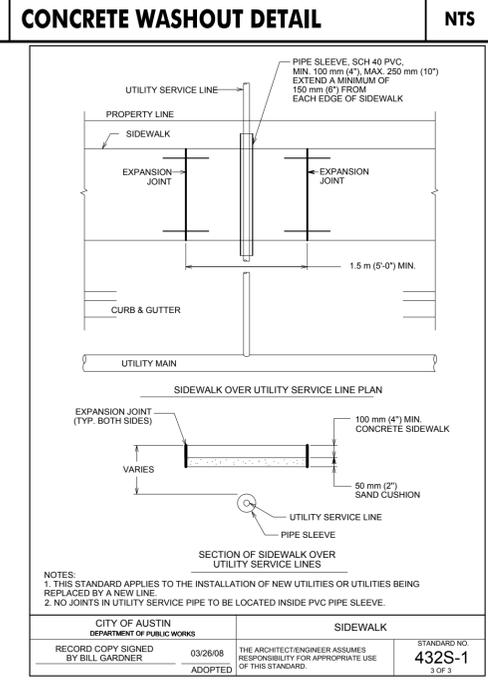
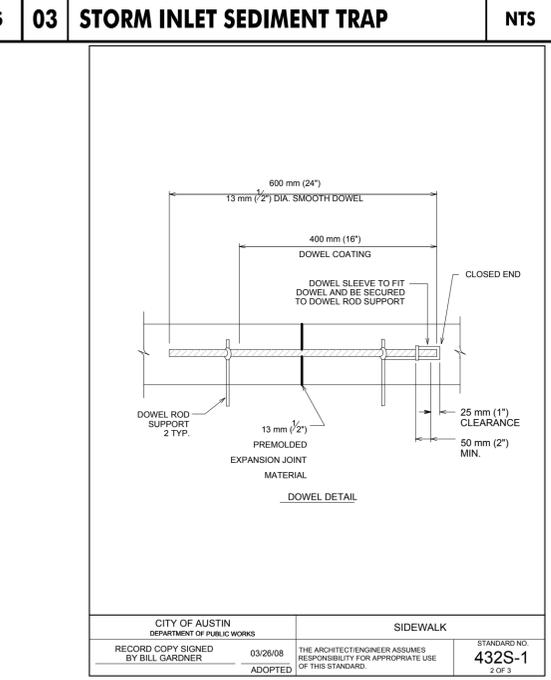
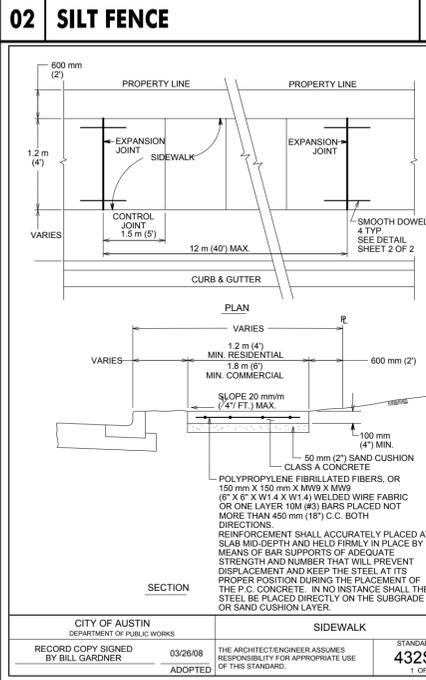
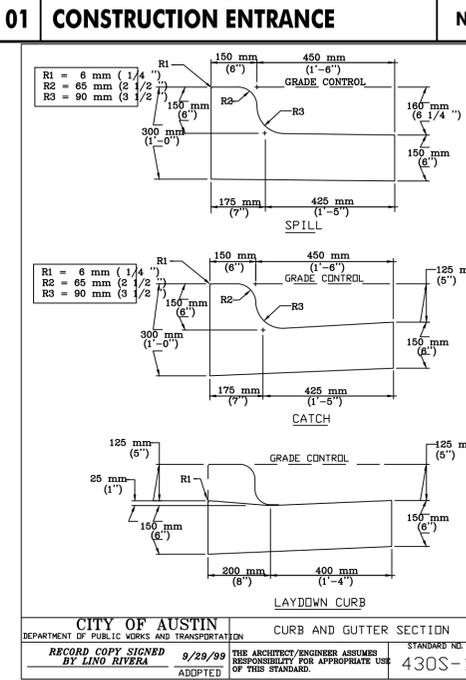


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JOB NO.21-028 © 2022 HEA, Inc.

TERRY R. HAGOOD
REGISTERED PROFESSIONAL ENGINEER
No. 52960
State of Texas

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. ON 02/16/2022.
THIS DRAWING WAS NOT IN EXISTENCE PRIOR TO THE ISSUANCE OF THIS SEAL AND THE ENGINEER AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

DATE SIGNED: 02/21/2023
ISSUED FOR: AGENCY REVIEW



SITE DEVELOPMENT PLANS FOR HILTON DUAL BRAND 813 C-BAR TRAIL CEDAR PARK, TX 78613

REVISIONS

NO.	DATE	DESCRIPTION

HEA PROJECT NO.21-028
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CONSTRUCTION DETAILS

SHEET NO. **C70**
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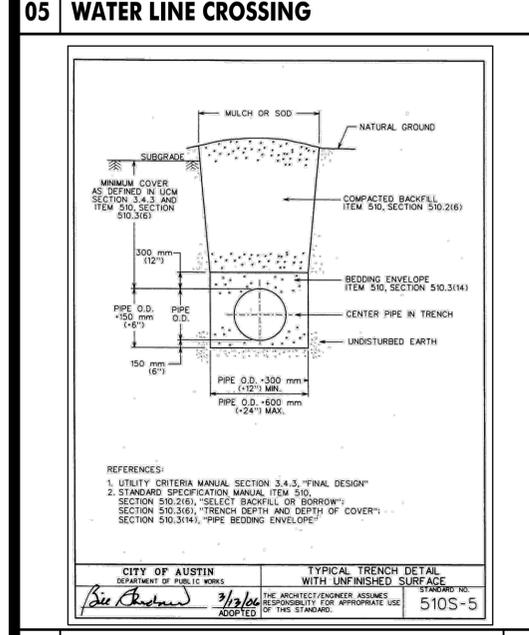
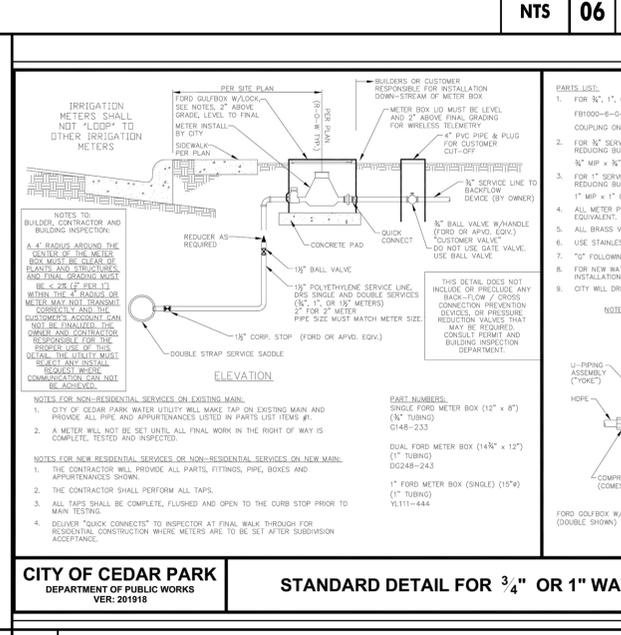
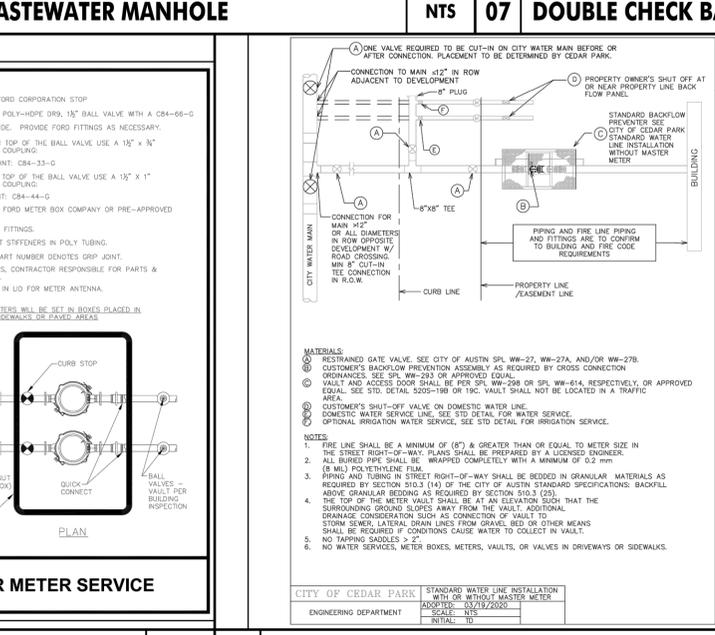
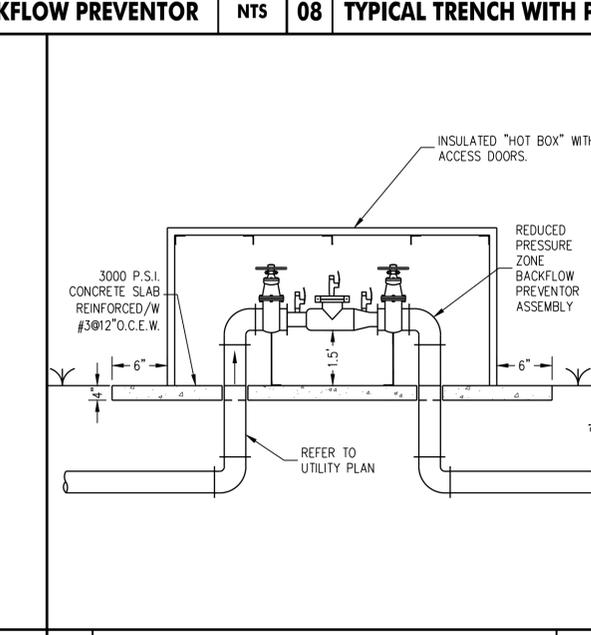
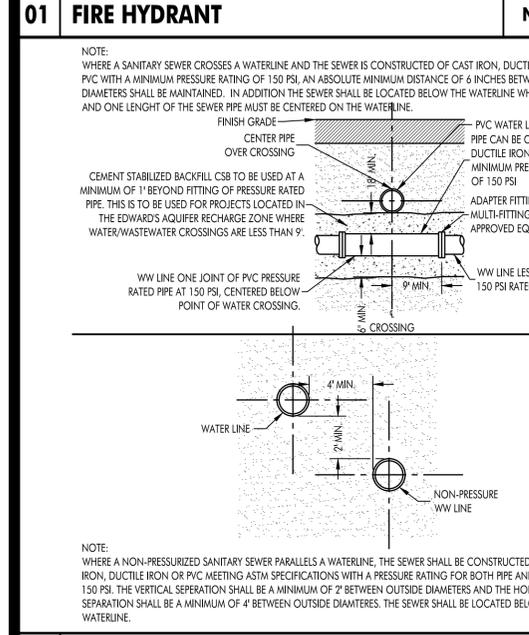
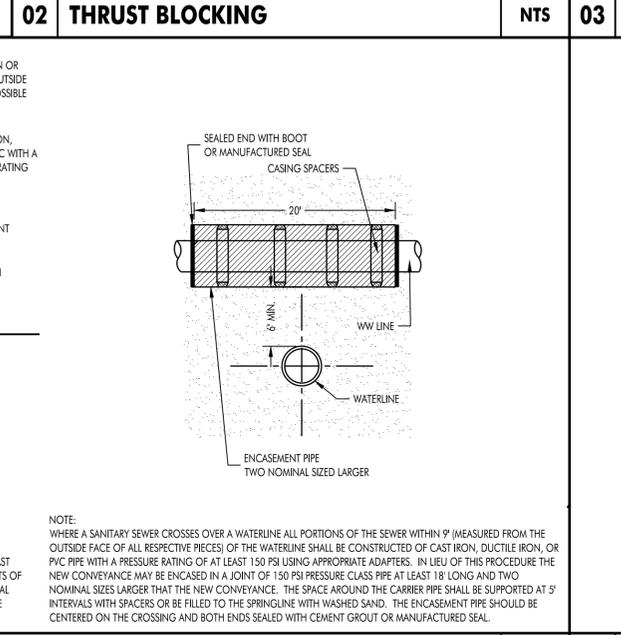
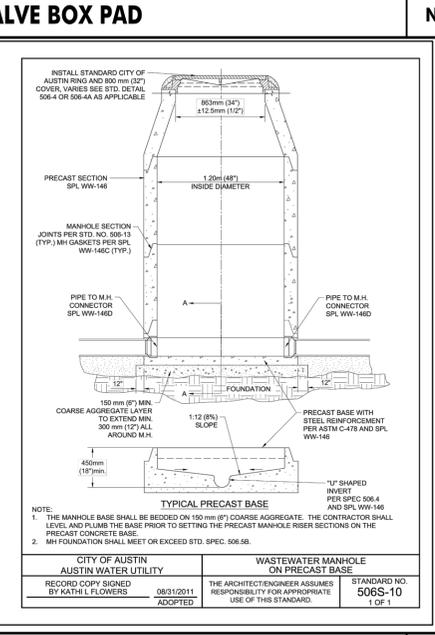
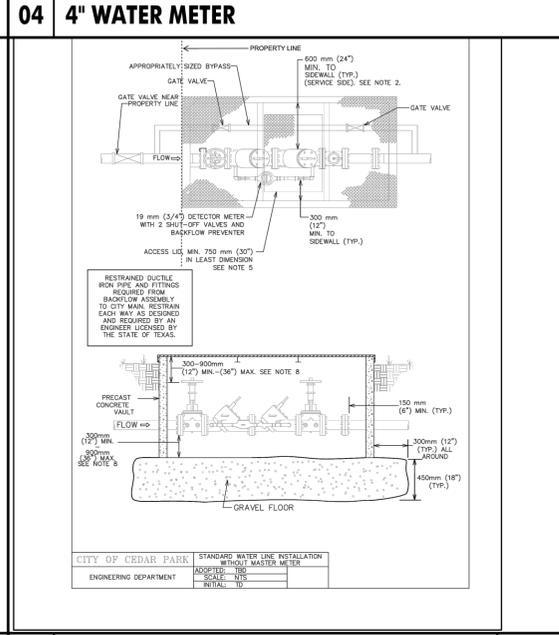
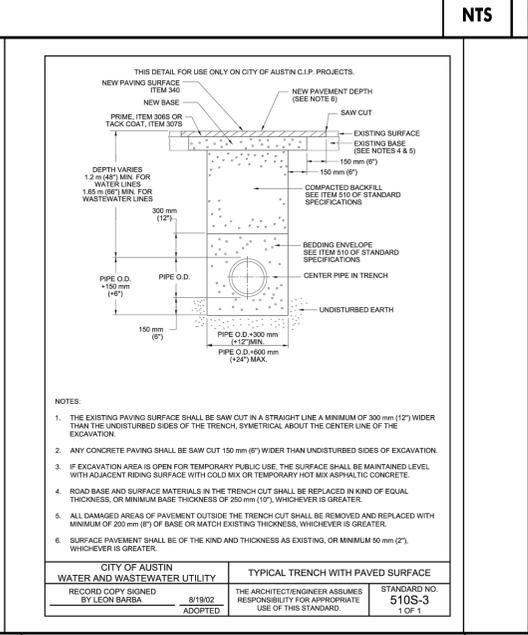
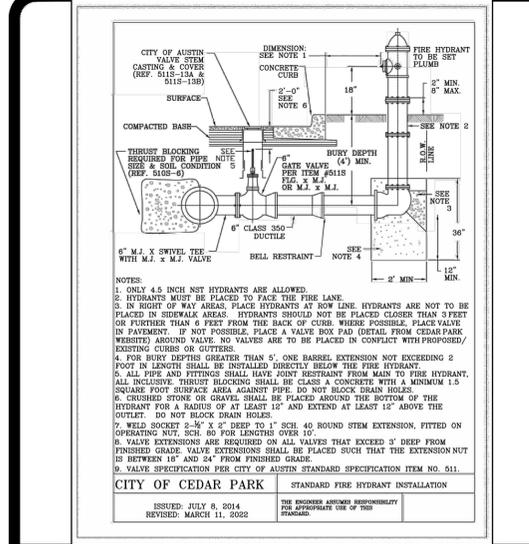
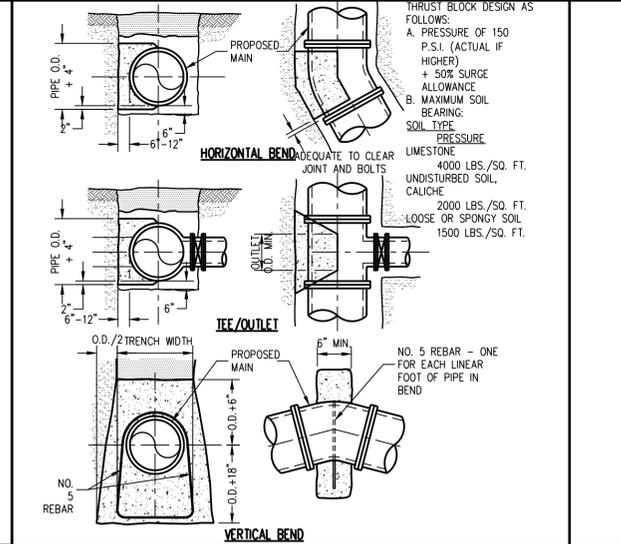
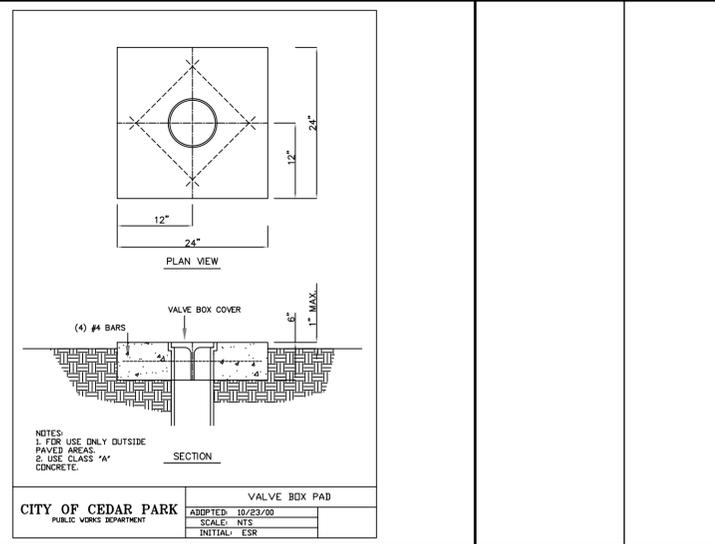
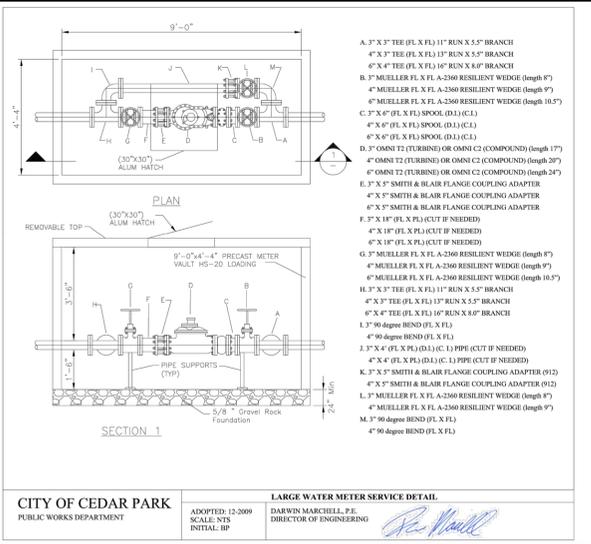
NO.	DATE	DESCRIPTION

HEA PROJECT NO.21-028
ISSUED DATE: 02/21/2023

UTILITY DETAILS

SHEET NO.
C72

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09 TYPICAL TRENCH W/ UNPAVED SURFACE NTS

10 1IN WATER METER NTS

11 WATER LINE INSTALLATION NTS

12 BACKFLOW PREVENTER NTS

08 TYPICAL TRENCH WITH PAVED SURFACE NTS

07 DOUBLE CHECK BACKFLOW PREVENTOR NTS

06 WASTEWATER MANHOLE NTS

05 WATER LINE CROSSING NTS

04 4 inch WATER METER NTS

03 VALVE BOX PAD NTS

02 THRUST BLOCKING NTS

01 FIRE HYDRANT NTS