T.C.E.Q.
EDWARDS AQUIFER
MODIFICATION TO A
CONTRIBUTING ZONE PLAN

FOR

VALLEY VISTA CENTER, PHASE 2
18145 RONALD W. REAGAN BLVD
LEANDER, TEXAS 78641

Prepared For:

SHOPS ON RONALD REAGAN, LLC
3773 RICHMOND AVE, SUITE 800
HOUSTON, TX 77046-3723

Prepared By:

Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin, Texas 78750
TBPE #F-17756

10/19/2023

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

October 2023

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

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

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: **Valley Vista Center Phase 2**						**2. Regulated Entity No.:**			
3. Customer Name: Shops on Ronald Reagan, 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**			**8. Site (acres):**			**2.93 acres**
9. Application Fee:	**$4,000**		**10. Permanent BMP(s):**					Existing Partial Sedimentation/Filtration	
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**					None	
13. County:	**Williamson**		**14. Watershed:**					**South San Gabriel River**	

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) ```	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell **X** Leander ___Liberty Hill ___Pflugerville ___Round Rock

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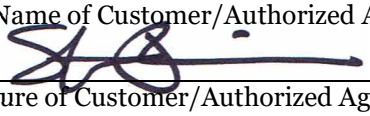
San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Stephen R. Jamison (Agent)
Print Name of Customer/Authorized Agent
 10/19/2023
Signature of Customer/Authorized Agent Date

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

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

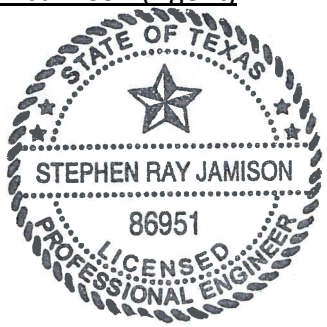
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive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

Print Name of Customer/Agent: Stephen R. Jamison (Agent)

Date: 10/19/2023

Signature of Customer/Agent:

10/19/2023



Jamison Civil Engineering LLC
TBPE Firm Reg. F-17756
13812 Research Blvd. #B-2
Austin, TX 78750

Project Information

1. Current Regulated Entity Name: Valley Vista Center Phase 2
   Original Regulated Entity Name: Valley Vista Center,
   Assigned Regulated Entity Number(s) (RN): RN111025151 (RN111429064)
   Edwards Aquifer Protection Program ID Number(s): 11002003, 11002316 (11002934)
   ☐ 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.

(SEE NEXT SHEET FOR ADDITIONAL MODIFICATIONS)

CZP Modification Summary	***Approved Project***	***Modification #1***
Acres	8.86	1.167
Type of Development	Commercial	Commercial
Number of Residential Lots	0	0
Impervious Cover (acres)	0.19	0.91
Impervious Cover (%)	2.1%	78.0%
Permanent BMPs	Partial Sed/Filtration	Ex. Partial Sed/Filtration
Other	____	____

AST Modification Summary	***Approved Project***	***Modification #1***
Number of ASTs	0	0
Other	____	____

UST Modification Summary	***Approved Project***	***Modification #1***
Number of USTs	0	0
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,

CZP Modification Summary	***Modification #2***	***Proposed Modification #3***
Acres	9.42	2.927
Type of Development	Commercial	Commercial
Number of Residential Lots	0	0
Impervious Cover (acres)	1.32	1.95
Impervious Cover (%)	14.0	66.6
Permanent BMPs	Ex. Partial Sed/Filtration	Ex. Partial Sed/Filtration
Other	_____	_____

AST Modification Summary	***Modification #2***	***Proposed Modification #3***
Number of ASTs	0	0
Other	_____	_____

UST Modification Summary	***Modification #2***	***Proposed Modification #3***
Number of USTs	0	0
Other	_____	_____

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

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

MODIFICATION - ATTACHMENT A

ORIGINAL APPROVAL LETTER AND APPROVED MODIFICATION LETTERS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 1, 2020

Mr. Robert E. Tesch
Tesch Development & Management Company, LLC
2 Greenside at Craig Ranch
6950 TPC Drive, Suite 110
McKinney, Texas 75070

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Valley Vista Center; Located at the southwest corner of Gabriels Horn Rd. and Ronald Reagan Blvd., Leander, Texas

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

Regulated Entity No. RN111025151; Additional ID No. 11002003

Dear Mr. Tesch:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP for the above-referenced project submitted to the Austin Regional Office by Jones Carter on behalf of Tesch Development & Management Company, LLC on April 9, 2020. Final review of the CZP was completed after additional material was received on May 22, 2020 and June 11, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed 8.86-acre commercial project consists of two tracts, a 6.23-acre site to be developed into four commercial developments and an adjacent, downgradient 2.63-acre site that will be used for the water quality pond. Initial development will include subterranean utilities, drainage, water quality pond and an access driveway from Ronald Reagan Blvd. The impervious cover will be 0.19-acres (2.1 percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant owned by the Brushy Creek Regional Wastewater Authority.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one partial sedimentation and filtration basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 169 pounds of TSS generated from the 0.19-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 application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a

sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

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

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the

new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

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

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

Sincerely,

Robert Sadlier, Section Manager
Austin Region Office
Texas Commission on Environmental Quality

RCS/dv

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

cc: Mr. John A. Alvarez II, PE, Jones Carter

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 4, 2021

Mr. Mike Momin
Baconranch Property, Inc.
7830 Thaxton Road, Suite 100
Austin, Texas 78747

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Valley Vista Phase 1 Gas Station; Located southwest of Gabriel's Horn Road and Ronald Regan Blvd.; Leander, Texas

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

Regulated Entity No. RN111025151; Additional ID No. 11002316

Dear Mr. Momin:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the Austin Regional Office by Professional StruCivil Engineers, Inc. on behalf of Baconranch Property, Inc. on December 9, 2020. Final review of the CZP Modification was completed after additional material was received on January 26, 2021 and January 28, 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

The Valley Vista Center CZP was approved by letter dated July 1, 2020 for an 8.86-acre site with 0.19 acres (2.14 percent) of impervious cover. The project proposed the construction of utilities, access driveway and a sedimentation filtration basin as the permanent BMP.

PROJECT DESCRIPTION

This modification proposes a 1.17-acre site within the Valley Vista Center with 0.909 acres (77.69 percent) of impervious cover. This project includes the construction of a gas station with convenience store and associated sidewalks and parking. Project wastewater will be conveyed to the Brushy Creek Wastewater Treatment Plant owned and operated by the Brushy Creek Regional Wastewater Authority.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one (1) approved sedimentation filtration basin (11002003), 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 the total project is 957 pounds of TSS generated from a total of 1.099 acres of newly proposed and previously approved impervious cover. The approved measure meets 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 July 1, 2020.

II. The water quality basin shall be operational prior to first occupancy of respective drainage basins.

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

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

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

During Construction:

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

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The

certification letter must be submitted to the Austin Regional Office within 30 days of site completion.

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

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

Sincerely,

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

RCS/dpm

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

cc: Mr. Mirza Baig, P.E., Professional StruCivil Engineers, Inc.
Ms. Sarah Corona, Professional StruCivil Engineers, Inc.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 8, 2022

Dr. Shane Daigle
SJ&A, LLC
610 Cimarron Hills Trail West
Georgetown, Texas 78628-6945

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Mercy Veterinary Hospital and Emergency Center; 18101 Ronald Reagan Blvd.; Leander, 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. 11002934; Regulated Entity No. RN111429064

Dear Dr. Daigle:

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 Hagood Engineering Associates, Inc. on behalf of SJ&A, LLC on February 9, 2022. Final review of the CZP-MOD was completed after additional material was received on March 29, 2022, and on March 31, 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 Contributing Zone Plan (CZP) was approved by letter dated July 1, 2020 (EAPP ID No. 11002003). The 8.86-acre commercial project included subterranean utilities, drainage, an access driveway from Ronald Reagan Blvd, and a water quality pond oversized for future projects.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 9.42 acres. It will include a 295,494 sq. ft. veterinary emergency hospital and boarding facility building, driveways, sidewalks, and drainage and utility infrastructure. The impervious cover will be 1.32 acres (14.01 percent). Project wastewater will be disposed of by conveyance to the existing wastewater treatment plant owned by the Brushy Creek regional 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, an existing partial sedimentation filtration basin (EAPP ID No. 11002003), 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 1,149 pounds of TSS generated from the 1.32 acres of impervious cover. 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-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 ensure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive

director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,

Lillian Butler

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

LIB/cmg

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

Cc: Mr. Lakshay Sharma, P.E., Hagood Engineering Associates, Inc.

MODIFICATION - ATTACHMENT B

Narrative of Proposed Modification:

The proposed modification project known as Valley Vista Center Phase 2 is located at 18145 Ronald W. Reagan Blvd. in Leander, Texas. The project proposes a commercial development on 2.93 acres, on proposed Lot 3, of the Valley Vista Center Final Plat, Williamson County, Texas (Document #2022127958). The proposed site development includes a 18,340 sf, mixed use retail building with associated parking, drive aisles and sidewalks. Total impervious cover for the project site is 85,145 sf (1.95 acres – 66.5%). The site was previously undeveloped. Public water and wastewater service is provided by the City of Leander with the wastewater being conveyed to the existing Brushy Creek Regional Wastewater Treatment Plant owned by the Brushy Creek Regional Wastewater Authority. Permanent Best Management Practices for the stormwater runoff from the site is provided by the conveyance of the runoff through a stormwater collection system and an existing partial sedimentation/filtration water quality pond as approved for the original CZP.

The original CZP (RN111025151, ID #11002003) for the Valley Vista Center was approved for an 8.86-acre site with 0.19 acres (2.1%) impervious cover. The commercial development consisted of two tracts, a 6.23-acre site to be developed into four commercial developments and an adjacent, downgradient 2.63-acre site used for the water quality pond. The initial development included utilities, drainage, water quality pond and an access driveway from Ronald Reagan Blvd.

The first modification to the approved CZP (RN111025151, ID #11002316) was for a proposed 1.17-acre commercial site within the Valley Vista Center with 0.909 acres (77.69%) of impervious cover which includes the proposed construction of a gas station with convenience store and associated sidewalks and parking.

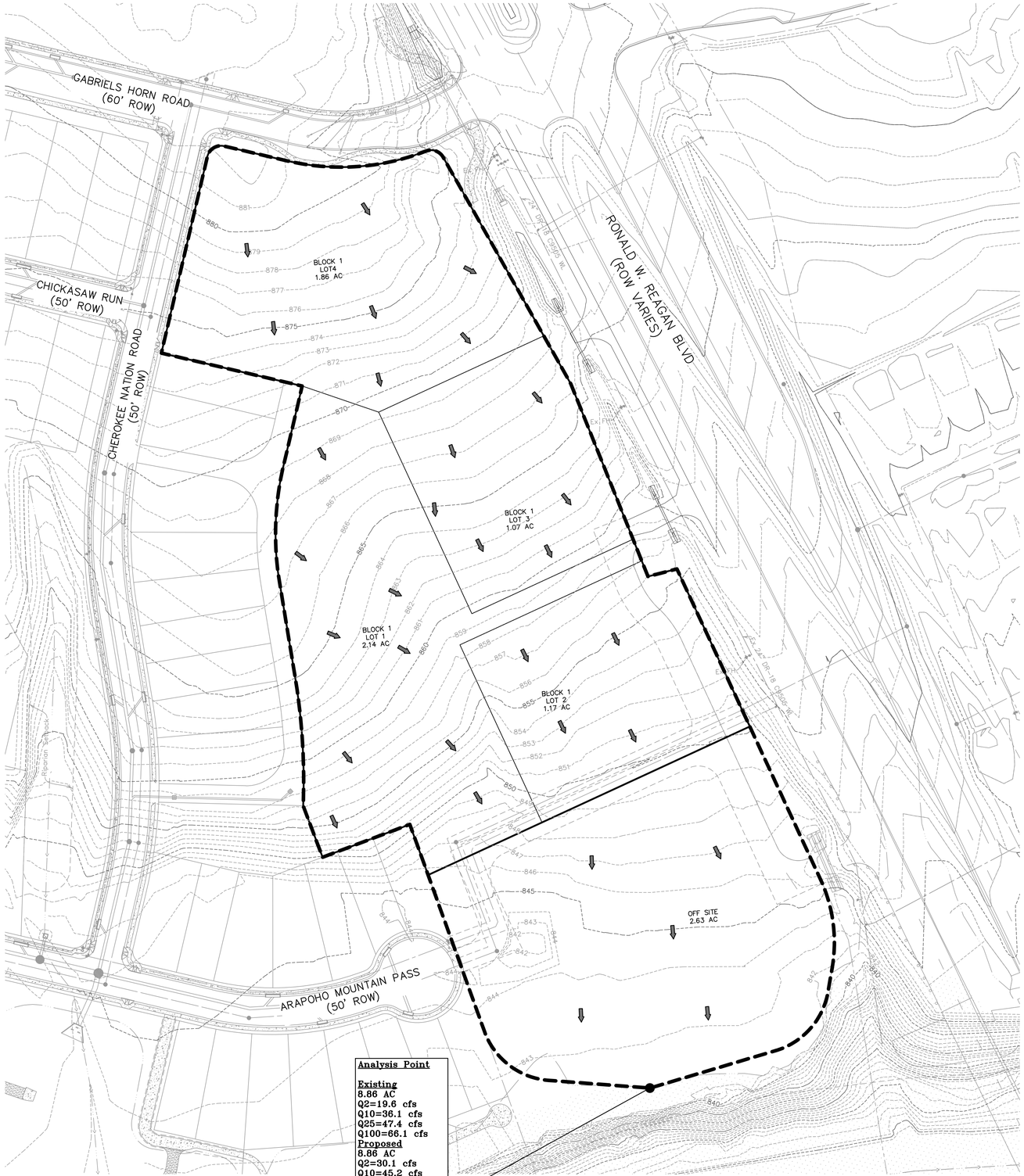
The second modification to the approved CZP (RN111429064, ID #11002934) was for a proposed 9.42-acre commercial site within the Valley Vista Center with 1.32 acres (14.01%) of impervious cover which includes the proposed construction of a veterinary emergency hospital with boarding facility building and associated sidewalks and parking.

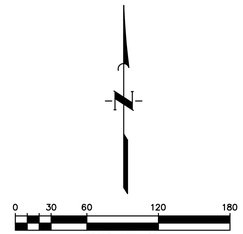
The proposed modification, original CZP and past modifications has a total impervious cover of 4.37 (49.3%) for the 8.86 acres which includes the impervious cover approved for the original CZP of 0.19 acres (2.1%), the first modification approved impervious cover of 0.91 acres (10.3%), the second modification approved impervious cover of 1.32 acres (14.9%) and the proposed modification impervious cover of 1.95 acres (22.0%).

Refer to the construction plans (Attachment M, CZP Application) for plans and details of the proposed site improvements.

MODIFICATION - ATTACHMENT C

CURRENT SITE PLAN OF THE APPROVED PROJECT





DAMAP LEGEND

- EXISTING DRAINAGE AREA
- TC TC — TIME OF CONCENTRATION
- 700 — EXISTING GROUND CONTOUR
- FLOW DIRECTION
- A–1 — DRAINAGE AREA NUMBER
- 1.00 Ac. — DRAINAGE AREA IN ACRES

SURVEY COMPLETED BY:
JONES|CARTER

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT &
MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – EXISTING DRAINAGE AREA MAP

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 60' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758–0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

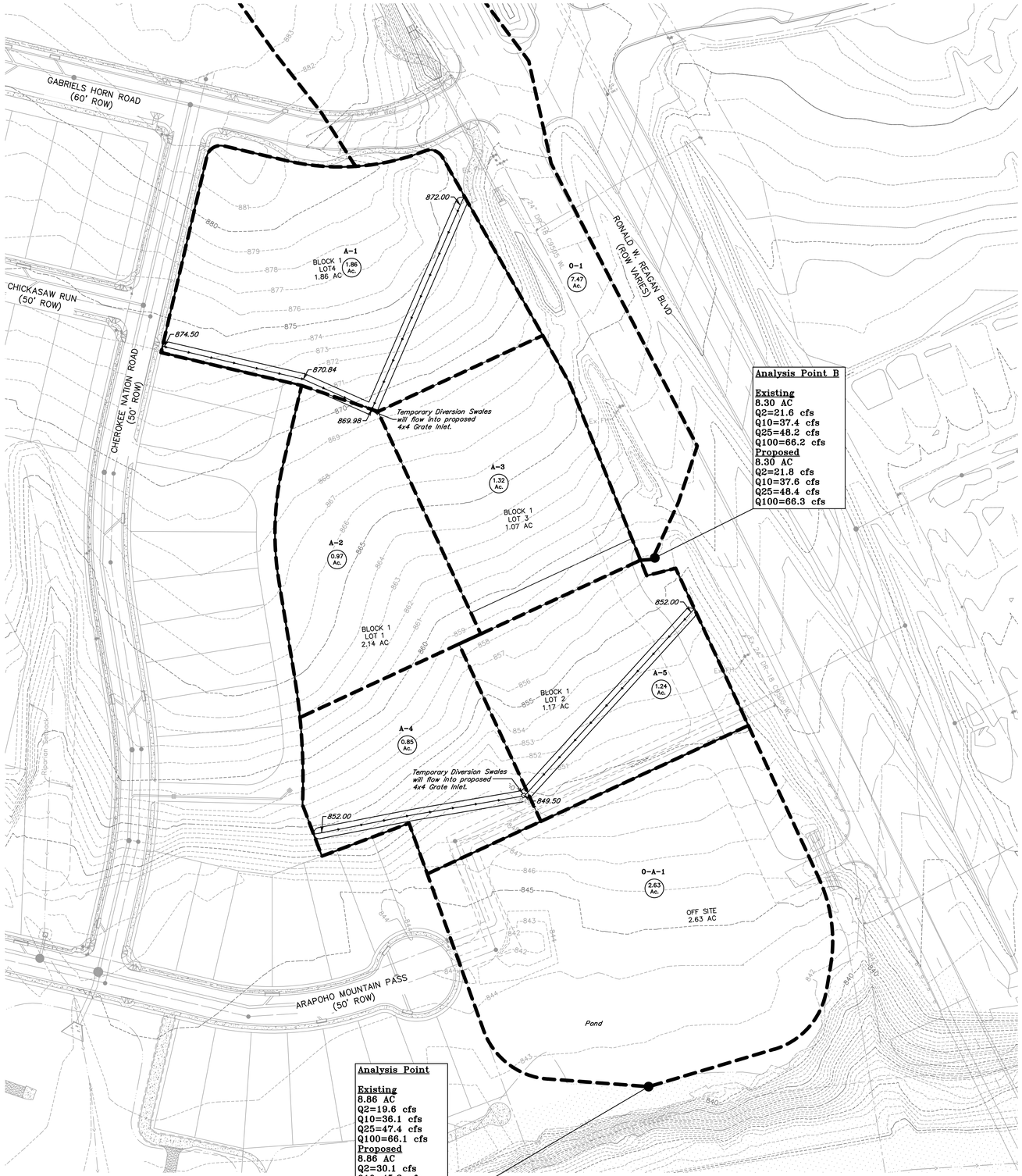
STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER

12/10/2019

SHEET NO.
17
OF 42

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19–PICP–034
JONES|CARTER AUSTIN, TEXAS

K:\0A758\0A758–0003–00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15–18 DAMAP.dwg



0 30 60 120 180
SCALE: 1" = 60'

DAMAP LEGEND

- EXISTING DRAINAGE AREA
- TC TC — TIME OF CONCENTRATION
- 700 — EXISTING GROUND CONTOUR
- FLOW DIRECTION
- A-1 — DRAINAGE AREA NUMBER
- 1.00 Ac. — DRAINAGE AREA IN ACRES
- TEMPORARY DIVERSION SWALE

SURVEY COMPLETED BY:
JONES|CARTER

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT &
MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – PROPOSED OVERALL DRAINAGE AREA MAP

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 60' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

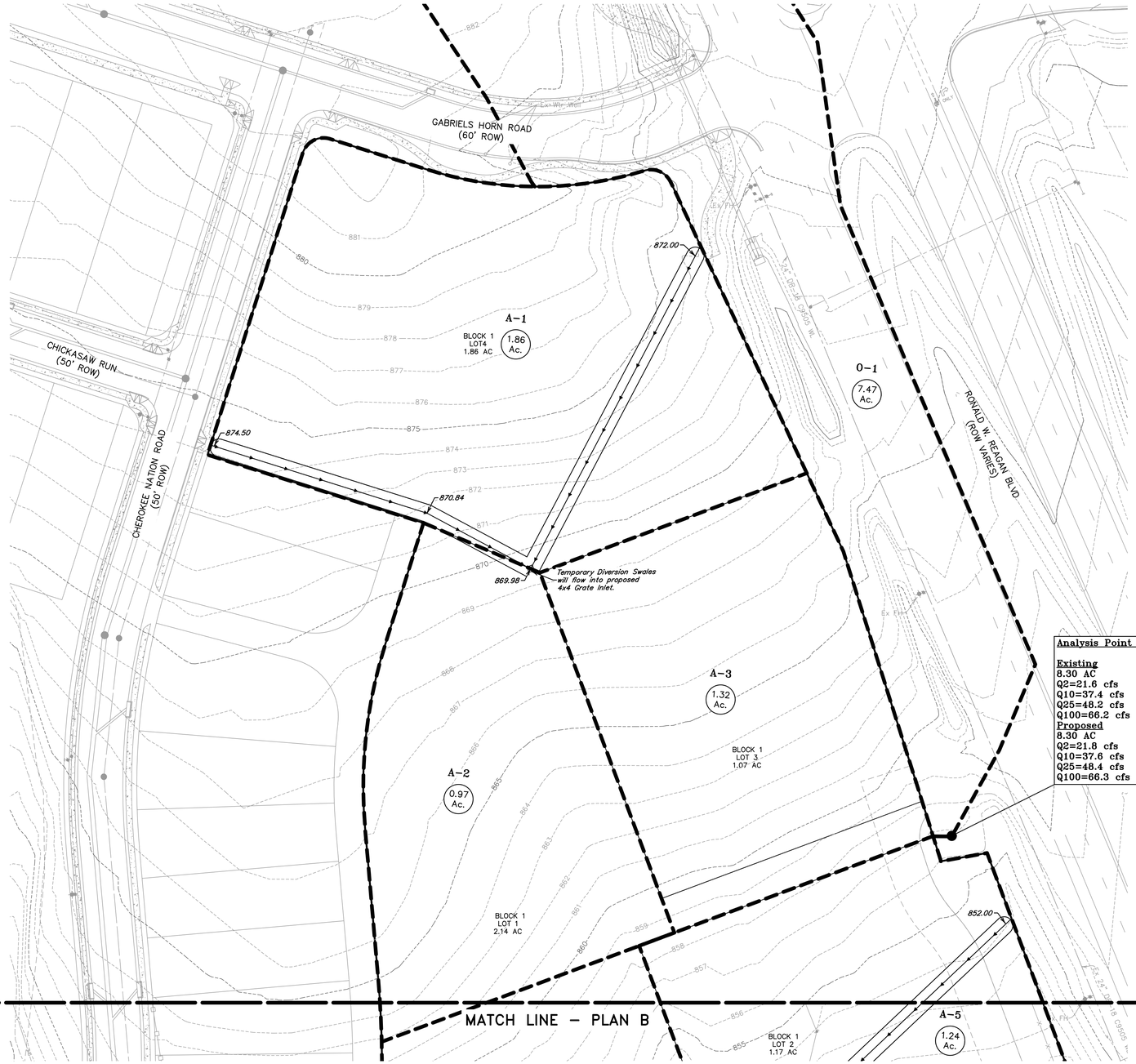
STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER

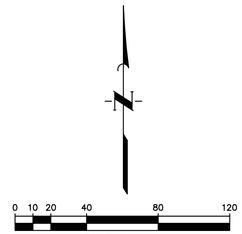
6/11/2020

SHEET NO.
19
OF 47

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19-PICP-034
JONES|CARTER AUSTIN, TEXAS

K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15-18 DAMAP_PROP.dwg

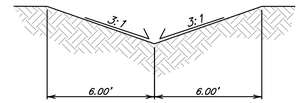




DAMAP LEGEND

- PROPOSED DRAINAGE AREA
- 700 PROPOSED GROUND CONTOUR
- 700 EXISTING GROUND CONTOUR
- FLOW DIRECTION
- A-1 DRAINAGE AREA NUMBER
- 1.00 Ac. DRAINAGE AREA IN ACRES
- TEMPORARY DIVERSION SWALE

Temporary Diversion Swale
(min. 2.0-ft Depth)



Typical Diversion Swale Section

Analysis Point B

Existing
8.30 AC
Q2=21.6 cfs
Q10=37.4 cfs
Q25=48.2 cfs
Q100=66.2 cfs
Proposed
8.30 AC
Q2=21.8 cfs
Q10=37.6 cfs
Q25=48.4 cfs
Q100=66.3 cfs

SURVEY COMPLETED BY:
JONES|CARTER

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT &
MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE - PROPOSED DRAINAGE AREA MAP A

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 50' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER

6/11/2020

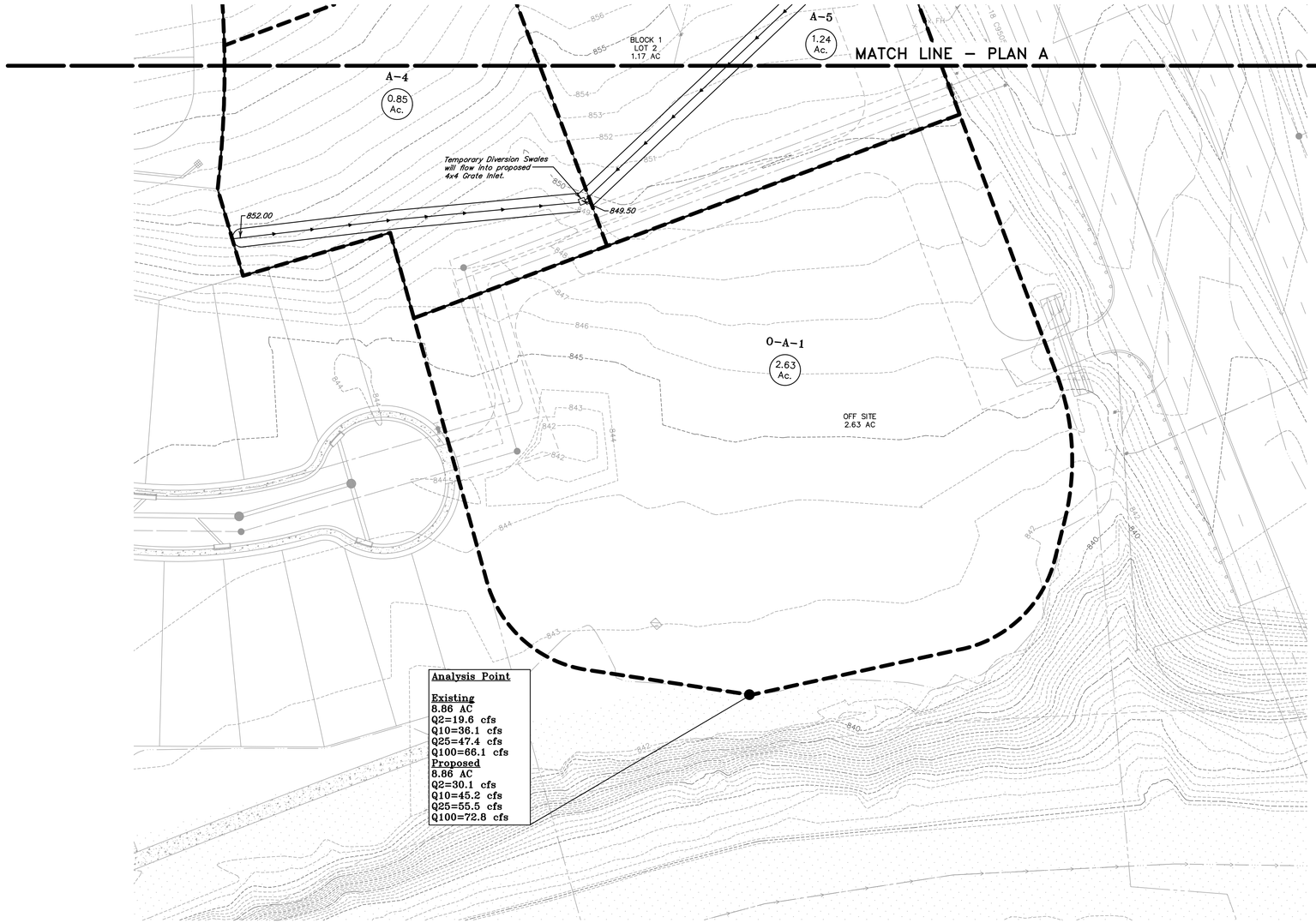
SHEET NO.
20
OF 47

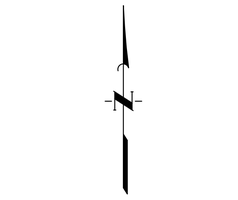
VALLEY VISTA CENTER - PUBLIC IMPROVEMENT CONSTRUCTION PLANS

19-PICP-034

JONES|CARTER AUSTIN, TEXAS

K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15-18 DAMAP_PROP.dwg

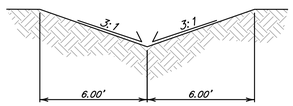




DAMAP LEGEND

- PROPOSED DRAINAGE AREA
- 700 PROPOSED GROUND CONTOUR
- 700 EXISTING GROUND CONTOUR
- FLOW DIRECTION
- A-1 DRAINAGE AREA NUMBER
- 1.00 Ac. DRAINAGE AREA IN ACRES
- TEMPORARY DIVERSION SWALE

Temporary Diversion Swale (min. 2.0-ft Depth)



Typical Diversion Swale Section

SURVEY COMPLETED BY:
JONES|CARTER

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT & MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – PROPOSED DRAINAGE AREA MAP B

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 40' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

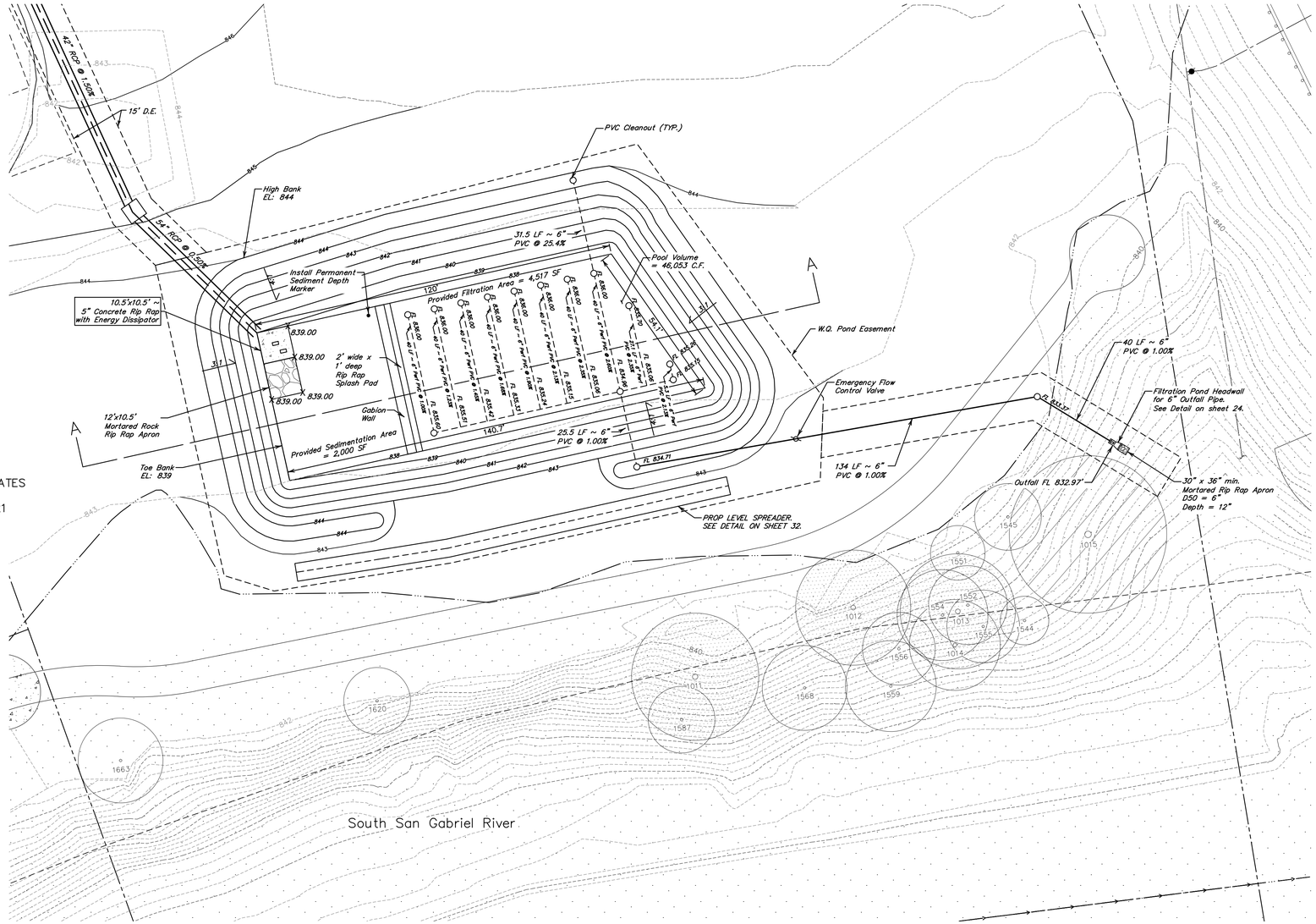
STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER

6/11/2020

SHEET NO.
21
OF 47

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19-PICP-034
JONES|CARTER AUSTIN, TEXAS

K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15-18 DAMAP_PROP.dwg



VALLEY VISTA EASTATES
PHASE 1
DOC# 2018015621

0 5 10 20 40 60
SCALE: 1" = 20'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN 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.

BENCHMARK

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W REAGAN BOULEVARD, LOCATED APPROXIMATELY 342 FEET NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. (ELEVATION=851.66) (NAVD 88 DATUM)

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- STORM SEWER W/ SET
- OVERHEAD ELECTRIC W/POWER POLE
- GAS LINE
- 700 GROUND CONTOUR
- CREEK/RIVER CENTERLINE
- 100-YR FLOODPLAIN (PER FEMA MAP)
- FLOODWAY
- FENCE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- STORM SEWER W/ SET
- STORM SEWER W/ MANHOLE
- STORM SEWER CURB INLET
- 700 GROUND CONTOUR
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- (B) BLOCK LABEL

All exposed concrete that is visible is required to be made of stone or decorative materials such as stamped and tinted concrete that resembles stone or brick as approved by the Director of Planning. All other exposed concrete is required to be made of stone or clad in stone as listed above or textured and tinted in earthen colors

Note:

1. *No pond fencing is proposed. Any future fencing around pond shall be black, decorative, and tubular metal.*

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT &
MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – POND PLAN

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 50' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

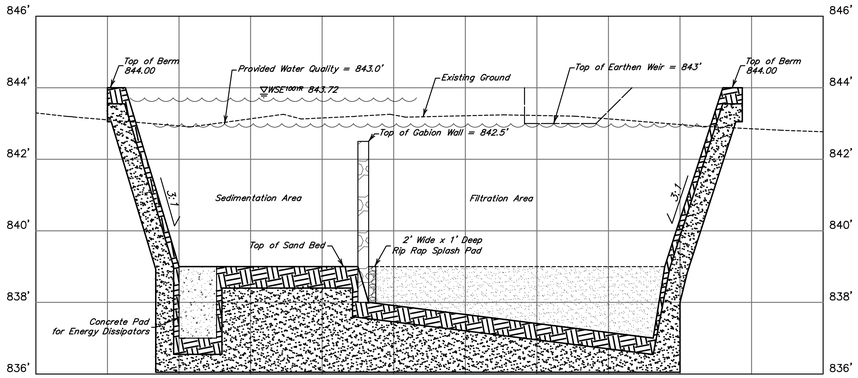
STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER

05/22/2020

SHEET NO.
23
OF 47

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19-PICP-034
JONES|CARTER AUSTIN, TEXAS

K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\28 POND.dwg



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN 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.

BENCHMARK

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W REAGAN BOULEVARD, LOCATED APPROXIMATELY 342 FEET NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. (ELEVATION=851.66) (NAVD 88 DATUM)

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- STORM SEWER W/ SET
- OVERHEAD ELECTRIC W/POWER POLE
- GAS LINE
- GROUND CONTOUR
- CREEK/RIVER CENTERLINE
- 100-YR FLOODPLAIN (PER FEMA MAP)
- FLOODWAY
- FENCE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- STORM SEWER W/ SET
- STORM SEWER W/ MANHOLE
- STORM SEWER CURB INLET
- GROUND CONTOUR
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- BLOCK LABEL

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT &
MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – POND CROSS SECTION

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 50' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
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F.B. NO.

STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER

05/22/2020

SHEET NO.
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VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19-PICP-034
JONES|CARTER AUSTIN, TEXAS

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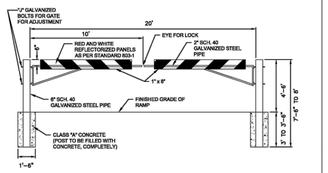
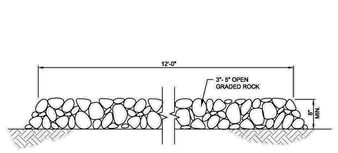


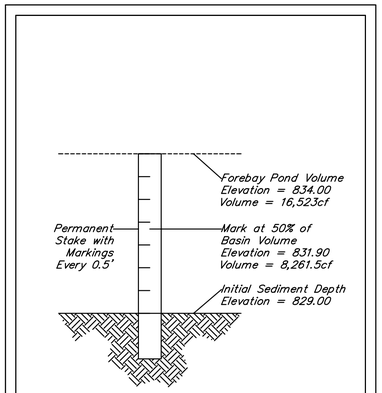
NOTE:
RAMP BARRICADE SUBSIDIARY TO ITEM 403-G CONCRETE STRUCTURES

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND PIPE GATE AT RAMP DETAIL	
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-1

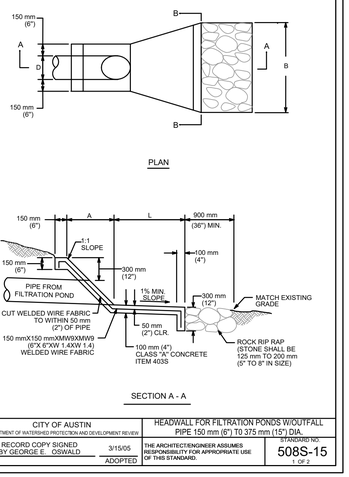


NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

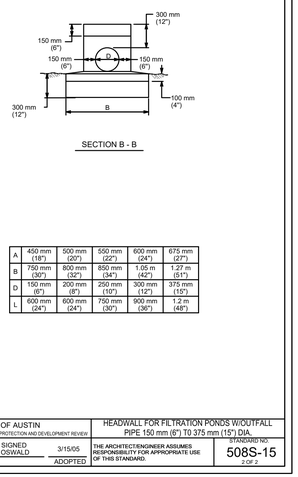
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2



	SEDIMENT DEPTH MARKER

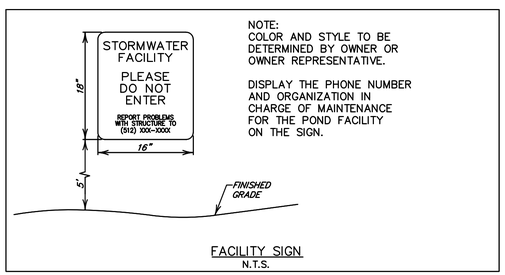


CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	
RECORD COPY SIGNED BY GEORGE E. OSWALD 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-15 1 OF 2



	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
A	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	675 mm (27")
B	750 mm (30")	800 mm (32")	850 mm (34")	1.05 m (42")	1.27 m (51")
D	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
L	600 mm (24")	600 mm (24")	750 mm (30")	900 mm (36")	1.2 m (48")

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	
RECORD COPY SIGNED BY GEORGE E. OSWALD 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-15 2 OF 2



NOTE:
COLOR AND STYLE TO BE DETERMINED BY OWNER OR OWNER REPRESENTATIVE.

DISPLAY THE PHONE NUMBER AND ORGANIZATION IN CHARGE OF MAINTENANCE FOR THE POND FACILITY ON THE SIGN.

FACILITY SIGN
N.T.S.

GENERAL POND NOTES:

1. *UPON COMPLETION OF THE POND, THE FILL SHOULD BE PROMPTLY COVERED WITH EROSION CONTROL MATERIAL SUCH AS SEED IMPREGNATED JUTE MESH.*
2. *PROOF ROLLING MUST BE CONDUCTED AS NECESSARY TO DETERMINE THE SUITABILITY OF THE SUBGRADE. ANY SUSPECT AREAS MUST BE REWORKED AND RECOMPACTED OR THE WEAK SOILS REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL.*
3. *POND BERM SHALL BE COMPACTED TO 95% OF TXDOT TEX–114–E*

MAINTENANCE SPECIFICATIONS:

1. *DURING SITE CONSTRUCTION THE SEDIMENT LOAD TO THE FOREBAY MUST BE CAREFULLY MONITORED AND THE SEDIMENT SHALL BE REMOVED WHEN ½ OF THE FOREBAY VOLUME IS LOST.*
2. *UPON COMPLETION OF THE SITE REVEGATION, ANY SEDIMENT BUILDUP IN THE FOREBAY AREA EXCEEDING 5% LOSS OF AVAILABLE VOLUME SHALL BE REMOVED; AND IF SEDIMENT BUILDUP IN THE MAIN PORTION OF THE FACILITY EXCEEDS 10% OF THE AVAILABLE VOLUME, THE MAIN BODY OF THE FACILITY SHALL BE MAINTAINED FOR SEDIMENT REMOVAL.*
3. *EVERY 3 MONTHS FOR THE FIRST 2 YEARS, THE SEDIMENT BUILDUP IN THE FOREBAY SHALL BE CHECKED AND WHEN SEDIMENT BUILDUP EXCEEDS 15% OF THE AVAILABLE VOLUME, IT SHALL BE REMOVED.*
4. *EVERY 3 MONTHS: THE TURF AREAS (NOT NATIVE PLANTING) AROUND THE POND SHALL BE MOWED; ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED; CATTAILS, COTTONWOODS, AND WILLOWS SHALL NOT BE THINNED.*
5. *ANNUALLY, THE BASIN SHALL BE INSPECTED FOR SIDE SLOPE EROSION AND DETERIORATION OR DAMAGE TO STRUCTURAL ELEMENTS. ANY DAMAGE SHALL BE REPAIRED. LARGE AREAS WITH DEAD OR MISSING VEGETATION SHALL BE REPLANTED.*
6. *EVERY 3 YEARS, THE SEDIMENT BUILDUP IN THE FOREBAY SHALL BE CHECKED AND SEDIMENT REMOVED IF MORE THAN ½ OF THE FOREBAY VOLUME IS LOST.*
7. *EVERY 6 YEARS, THE SEDIMENT BUILDUP IN THE FOREBAY SHALL BE CHECKED AND SEDIMENT REMOVED IF MORE THAN 20% OF THE FOREBAY VOLUME IS LOST.*
8. *WET POND IS TO BE INSPECTED TWICE A YEAR AND AT LEAST ONCE DURING AND IMMEDIATELY FOLLOWING WET WEATHER FOR FUNCTIONALITY. INSPECTION SHALL INCLUDE CHECK FOR SUBSIDENCE, EROSION, LEAKAGE, CRACKING AND TREE GROWTH. OVERFLOW WEIR, INLET PIPES, AND OUTLET PIPES SHALL BE CHECKED FOR CLOGGING AND GENERAL CONDITION. WALLS SHALL BE CHECKED FOR STABILITY.*
9. *DEBRIS AND LITTER SHALL BE REMOVED FROM THE WET POND SURFACE AS PART OF ANY REGULAR MOWING OPERATIONS AND INSPECTIONS.*
10. *WET POND WALLS AND STRUCTURAL ELEMENTS SHALL BE REPAIRED IN THE EVENT OF ANY SHIFTING, SLUMPING, OR DAMAGE.*
11. *CONTROL OF INSECTS, WEEDS, ODORS AND ALGAE WILL BE IMPLEMENTED WHERE REQUIRED TO PREVENT PUBLIC NUISANCE CONCERNS. THE FACILITY SHALL BE EVALUATED SEMI–ANNUALLY FOR THESE ITEMS. ADEQUATE STOCK OF GAMBUSIA AFFINIS SHALL BE MAINTAINED FOR INSECT CONTROL AT AN INITIAL DENSITY OF 200 INDIVIDUALS PER SURFACE ACRE.*
12. *VEGETATION SHALL BE HARVESTED PERIODICALLY AND THE CLIPPINGS REMOVED TO PROVIDE EXPORT OF NUTRIENTS AND PREVENT THE BASIN FROM FILLING WITH DECAYING ORGANIC MATTER.*
13. *RECORD KEEPING: PROJECT SUPERINTENDENT SHALL HAVE A LOG FOR ENTERING SITE INSPECTIONS FOR ALL REGULAR AND RAINFALL EVENTS. RESULTS OF INSPECTIONS, INCLUDING DAMAGE AND ANY RECOMMENDED REMEDIAL ACTION, SHALL BE NOTED ALONG WITH INSPECTION PERSONNEL DATA AND DATE OF COMPLETION OF ANY ACTION. THE LOG SHALL BE MADE AVAILABLE FOR REVIEW BY TCEQ IF REQUESTED.*
14. *PROPER DISPOSAL OF ACCUMULATED SILT AND VEGETATIVE MATTER SHALL BE ACCOMPLISHED FOLLOWING TCEQ AND LOCAL AUTHORITY GUIDELINES AND SPECIFICATIONS.*
15. *THE ENGINEER MUST SPECIFY CRITERIA FOR ACCEPTANCE TESTING OF THE POND OVER A SPECIFIED PERIOD OF TIME, USING ACTUAL DAILY WATER LEVEL MEASUREMENTS, ACTUAL DAILY PRECIPITATION DATA, AND OTHER REQUIRED DATA TO DETERMINE WHETHER THE POND IS LOSING WATER IN EXCESS OF ANTICIPATED LOSSES.*

Texas Commission on Environmental Quality

TSS Removal Calculations 06-05-2020

Project Name: Valley Vista Center Construction Plans
Date Prepared: 6/5/2020

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

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

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

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

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

County =	**Williamson**		
Total project area included in plan * =	**14.72**	acres	***6.231 ac** (site) + **0.19 ac** (decel lane & drive) + **8.3 ac** (upstream offsite)
Predevelopment impervious area within the limits of the plan * =	**1.60**	acres	***paved portion of Ronald Reagan Blvd (upstream offsite)**
Total post-development impervious area within the limits of the plan* =	**1.79**	acres	***1.60 ac** (paved upstream offsite) + **0.19 ac** (decel lane & drive)
Total post-development impervious cover fraction * =	**0.12**		
P =	**32**	inches	
$L_{M\ TOTAL\ PROJECT}$ =	**169**	lbs.	***THIS IS REQUIRED TSS REMOVAL FOR PROJECT**

*** 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 =	**14.72**	acres
Predevelopment impervious area within drainage basin/outfall area =	**1.60**	acres
Post-development impervious area within drainage basin/outfall area =	**1.79**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.12**	
$L_{M\ THIS\ BASIN}$ =	**169**	lbs.

3. Indicate the proposed BMP Code for this basin.

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

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

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

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

A_C =	**14.72**	acres
A_I =	**1.79**	acres
A_P =	**12.93**	acres
L_R =	**1967**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **169** lbs.

F = **0.09**

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 =	**0.05**	inches
Post Development Runoff Coefficient =	**0.14**	
On-site Water Quality Volume =	**353**	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 =	**0.00**	cubic feet
Storage for Sediment =	**71**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**509**	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

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

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	**509**	cubic feet
Minimum filter basin area =	**28**	square feet
Maximum sedimentation basin area =	**254**	square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**64**	square feet **For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	**509**	cubic feet
Minimum filter basin area =	**51**	square feet
Maximum sedimentation basin area =	**204**	square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**13**	square feet **For maximum water depth of 8 feet**

SEDIMENTATION/FILTRATION POND:

ELEV.	AREA (AC)	VOL. (CF)	TOT. VOL. (CF)
838	0.000	0	0
839	0.195	4,247.1	4,247.1
840	0.200	8,603.1	12,850.2
841	0.231	9,387.2	22,237.4
842	0.264	10,781.1	33,018.5
843	0.301	12,305.7	45,324.2
844	0.334	13,830.3	59,154.5

WQ BASIN FILTRATION PIPE SIZING
WQ VOLUME = 46054 CF
RETENTION TIME = 48 HR = 172800 SECONDS
FLOW = 46054 CF / 172800 SEC = 0.27 CFS
CAPACITY OF 6-INCH PVC AT 1.0% = 0.61 CFS
THEREFORE, PIPE HAS ADEQUATE CAPACITY

ORIFICE SIZING FOR WQ BASIN
WQ VOLUME = 46054 CF
MINIMUM DRAWDOWN TIME = 48 HR = 172800 SECONDS
FLOW = 46054 CF / 172800 SEC = 0.2665 CFS
HEAD = 843-838.5 = 4.50 (POND AVG HEAD TO ORIFICE CL)
A = 0.27 CFS/(.60 * (64.4 *4.5) ^.5)= 0.0261 SF
R =(A/(3.14))^.5 = 0.0912 FT
D (in.) = 2R * 12 = 2.19 inch orifice

Q =0.026 * .60 * (64.4 * 4.50)^.5 = 0.267 CFS
DRAWDOWN TIME = 46054 CF / 0.267 CFS = 172800 SEC = 48 HRS
THEREFORE, POND WILL DRAWDOWN IN LESS THAN 48 HRS

EARTHEN WEIR SIZING FOR 100-YR STORM
100-YEAR DESIGN STORM FLOW RATE = 72.80 CFS
WEIR EQUATION Q = 2.63 * L* (h)^1.5
h = (Q/2.63(45))^0.6667 = 0.72 FT

EARTHEN WEIR SIZING FOR 25-YR STORM
25-YEAR DESIGN STORM FLOW RATE= 55.5 CFS
WEIR EQUATION Q = 2.63 * L* (h)^1.5
h = (Q/2.63(45))^0.6667 = 0.60 FT

Required Water Quality Volume: 509 cubic feet
**based on 0.19–acres of proposed impervious cover and 1.60–acres of existing impervious cover*

Provided Water Quality Volume: 45,324 cubic feet
**based on assumed future conditions*

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT & MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – POND DETAILS

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
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VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19–PICP–034
JONES|CARTER AUSTIN, TEXAS

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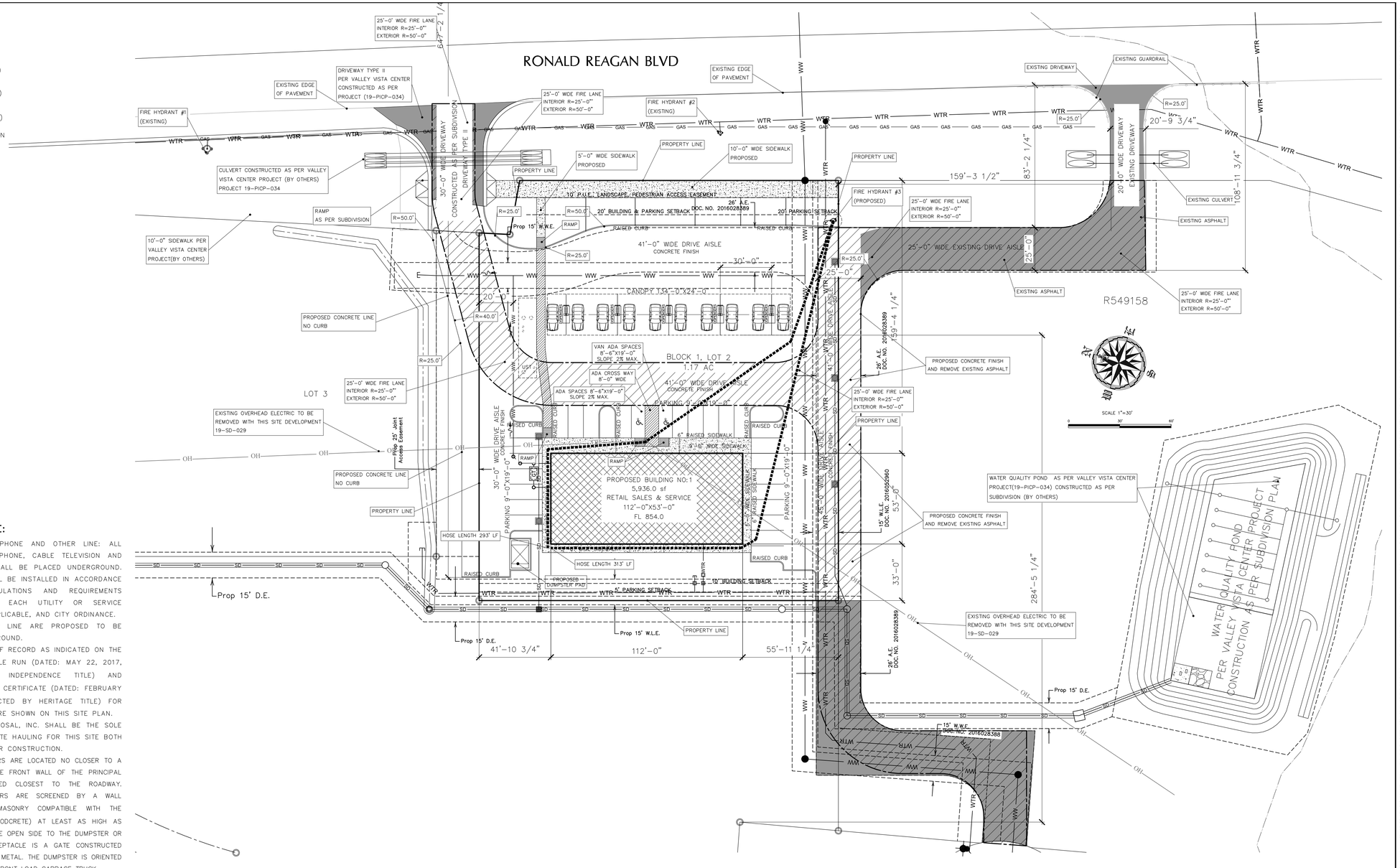
SITE INFORMATION TABLE			
LOT 1			
LOT AREA	1.17 ACRES		
BUILDING	5,936.0 SF	0.136 ACRES	(11.62%)
DRIVEWAY, DRIVE AISLES, AND PARKING	30,816.59 SF	0.708 ACRES	(60.51%)
SIDEWALK(PROPOSED)	2,911.74 SF	0.067 ACRES	(5.73%)
TOTAL IMPERVIOUS COVER	39,664.33 SF	0.911 ACRES	(77.86%)
ZONING	GC-3-C		
PROPOSED USAGE	RETAIL SALES & SERVICE, GAS STATION		
ALLOWABLE IMPERVIOUS COVER	80%		
LIMIT OF CONSTRUCTION			

IMPERVIOUS COVER TABLE			
BUILDING	5,936.0 SF		
DRIVEWAY, DRIVE AISLES, AND PARKING	30,816.59 SF		
SIDEWALK	2,911.74 SF		
TOTAL	39,664.33 SF	0.911 ACRES	77.86%

BUILDING INFORMATION TABLE	
BUILDING COVERAGE	5,936.0 SF (11.62%)
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B
MAX. BUILDING HEIGHT	30'-8"
ALLOWABLE BUILDING HEIGHT	35'-0"
ALLOWABLE STRUCTURE COVERAGE	40%
OCCUPANCY CLASSIFICATION	M

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	24
5,936.0/250sf=23.74	
TOTAL PARKING SPACES PROVIDED	27

SUMMARY OF PARKING SPACES	
PROVIDED STANDARD SPACES	25
PROVIDED HANDICAP VAN	1
PROVIDED STANDARD HANDICAP	1



SITE PLAN NOTE:

1. ELECTRICAL, TELEPHONE AND OTHER LINE: ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
2. ALL SITE UTILITY LINE ARE PROPOSED TO BE LOCATED UNDERGROUND.
3. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: MAY 22, 2017, CONDUCTED BY INDEPENDENCE TITLE) AND NOTHING FURTHER CERTIFICATE (DATED: FEBRUARY 4, 2019, CONDUCTED BY HERITAGE TITLE) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
4. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
5. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
6. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
7. THE COLUMNS ASSOCIATED WITH THE CANOPY STRUCTURE WILL MEET THE MASONRY REQUIREMENTS AND BE COMPATIBLE WITH THE PROPOSED BUILDING MATERIALS.
8. THE FUEL PUMPS WILL BE SCREENED FROM VIEW BY THE INSTALLATION OF PLANTINGS.
9. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
10. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
11. ALL PRIMARY STRUCTURE WALLS AND THE FUEL CANOPY COLUMNS SHALL BE COMPRISED OF ONE HUNDRED (100%) PERCENT MASONRY.

GENERAL LEGEND	
	PROPERTY LANE
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
SILT FENCE & LOC	SILT FENCE & LOC
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
WSEL	WATER SURFACE ELEVATION
CMP	CORRUGATED METAL PIPE
ELEV.	EXISTING CONTOURS
ELEV.	PROPOSED GRADING CONTOURS
	DRIVEWAY APRON – CONCRETE
	DECELERATION LANE– ASPHALT

UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
SS	STORM SEWER MANHOLE
WW	WASTEWATER MANHOLE
C.O	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
FLOW	FLOW INDICATOR (SHOWN TO RIGHT)
	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
	WIRE FENCE
GT	GREASE TRAP

EROSON CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
	TREE PROTECTION

LEANDER FIRE DEPARTMENT

FIRE DESIGN CODES	IFC 2015 CITY OF LEANDER LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,500
FIRE FLOW AVAILABLE @ 20 PSI (GPM)	
INTENDED USE	C-STORE WITH GAS SALES, GENERAL RETAIL
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA (S.F.)	5,936.0 sf
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IF APPLICABLE)	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM(GPM) (IF APPLICABLE)	N/A
AFD FIRE HYDRANT FLOW TEST DATE	
AFD FIRE HYDRANT FLOW TEST LOCATION	
HIGH-RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE -AMOC (IF APPLICABLE)	N/A
NUMBER OF FIRE HYDRANT REQUIRED	2

FIRE DEPARTMENT NOTES:

1) FIRE LANE STRIPING: FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

2) FIRE LANE SIGNS: SIGNS SHALL READ "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN THIRTY-FIVE FEET (35') APART. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED BY THE FIRE CODE OFFICIAL.

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2295 W. PARMER LANE, SUITE 201, AUSTIN, TX 78727 | TEL 512.238.8432 | PSGE@PSGEINC.COM

MIRZA TAHIR BAIG
92577
REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 10/01/2020
FIRM REGISTRATION F-4951

No.	Description	Date	Drawn
6			
5			
4	ISSUED FOR APPROVAL	10/01/20	AT
3	ISSUED FOR APPROVAL	06/22/20	AT
2	ISSUED FOR APPROVAL	05/13/20	AT
1	ISSUED FOR APPROVAL	01/14/20	AT
0	ISSUED FOR APPROVAL	09/25/19	AT

Project : VALLEY VISTA PHASE 1 - GAS STATION
18123 RONALD W. REAGAN BLVD., LEANDER, TEXAS 78628

Title : SITE PLAN

PROJECT 30600

SHEET 11 OF 20

MERCY VETERINARY HOSPITAL & EMERGENCY CENTER

SITE DEVELOPMENT PLANS

21-SD-046

BENCHMARKS

BM #1 - MAG NAIL WITH METAL WASHER SET IN CONCRETE FOR NE SSMH
ELEV.= 850.63' (NAVD'88)
BM #2 - MAG NAIL WITH METAL WASHER SET IN CONCRETE FOR NW SSMH
ELEV.= 844.50' (NAVD'88)

LEGAL DESCRIPTION

LOT 1, BLOCK A, 9.412 ACRES SJ&A, LLC, INST.# 2016010205, O.P.R.W.C.T.

OWNER

SHANE DAIGLE, DVM
4110 N MAIN ST.
TAYLOR, TEXAS 76574
SDAIGLEDVM@AOL.COM

ARCHITECT

GUSTIN DESIGN SERVICES
1615 ALAZAN CV.
ROUND ROCK, TEXAS 78664
PHIL GUSTIN, RA
(512) 318-3803
PGUSTIN@GDSATX.COM

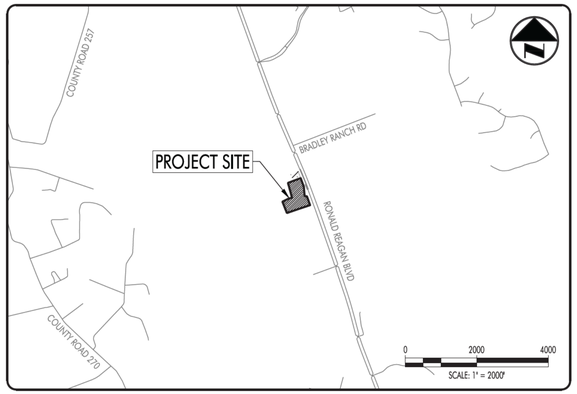
ENGINEER

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

SURVEYOR

JPH LAND SURVEYING, INC.
1516 E. PALM VALLEY BLVD., STE. A4
ROUND ROCK, TEXAS 78664
COLE STREVEY
(512) 686-1474
COLE@JPHLS.COM

SITE LOCATION MAP



Sheet List Table

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	CVR	CVR
02	C00	GENERAL NOTES
03	PLAT 1	PLAT
04	PLAT 2	PLAT
05	PLAT 3	PLAT
06	SURVEY	SURVEY
07	EDA 1	EXISTING DRAINAGE AREA PLAN
08	EDA 2	EXISTING DRAINAGE AREA REF
09	EDA 3	EXISTING DRAINAGE AREA REF
10	EDA 4	GRADING & DRAINAGE PLAN
11	PDA	PROPOSED DRAINAGE AREA PLAN
12	C10	EX CONDITIONS & DEMOLITION PLAN
13	C11	EROSION & SEDIMENTATION CONTROL PLAN
14	C20	DIMENSION CONTROL PLAN
15	C30	PAVING AND STRIPING PLAN
16	C40	GRADING PLAN
17	SP	SITE PLAN
18	C50	DRAINAGE PLAN
19	C51	STORM SEWER PROFILES
20	C60	UTILITY PLAN
21	C61	UTILITY PROFILES
22	C70	CONSTRUCTION DETAILS
23	C71	UTILITY DETAILS
24	C72	ESC DETAILS
25	LA 1	LANDSCAPE PLAN
26	LA 2	LANDSCAPE CALCS & SPECS
27	LA 3	MAJOR CORRIDOR STREETSCAPE PLAN
28	LA 4	LANDSCAPE DETAILS

APPROVED BY:

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

ROSS E. BLACKKETTER, P.E., CITY ENGINEER — DATE

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

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE

NOTES:
1. A PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS WITHIN THE DESIGNATED 1% ANNUAL CHANCE FLOODPLAIN AREA AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) ON COMMUNITY PANEL NO. 48491C0455F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. SEE SHEET C00 FOR GENERAL NOTES.
4. THIS DEVELOPMENT IS PART OF DEVELOPMENT AGREEMENT (DOC# 2020123276) O.P.R.W.C.T.

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

STATE OF TEXAS ★
COUNTY OF WILLIAMSON ★

I, TERRY R. HAGOOD, 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 LEANDER, TEXAS.

STATE OF TEXAS · TERRY R. HAGOOD · 52960 · REGISTERED PROFESSIONAL ENGINEER

02/03/2022
Terry R. Hagood — Date
Registered Professional Engineer

PLAN SUBMITTALS

NO.	DATE	COMMENTS
1	11/18/2021	SUBMITTAL TO CITY OF LEANDER
2	12/07/2021	SUBMITTAL TO CITY OF LEANDER
3	01/18/2022	UPDATE 1 TO CITY OF LEANDER
4	02/03/2022	TCEQ SUBMITTAL CZP MOD
5		
6		
7		
8		
9		
10		

REVISIONS

NO.	DATE	DESCRIPTION	APPROVAL
1			
2			
3			
4			
5			

APPROVAL

HAGOOD ENGINEERING ASSOCIATES
900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hea.eng.pro
TBPE Registration No. F-12709

JOB NO:	20-012
DRAWN BY:	LS
CHECKED BY:	TRH
P.I.C.:	TRH
FILE NO:	20-012CVR
DATE:	02/03/2022
SHEET:	01 OF 28

SURVEYOR'S NOTES:

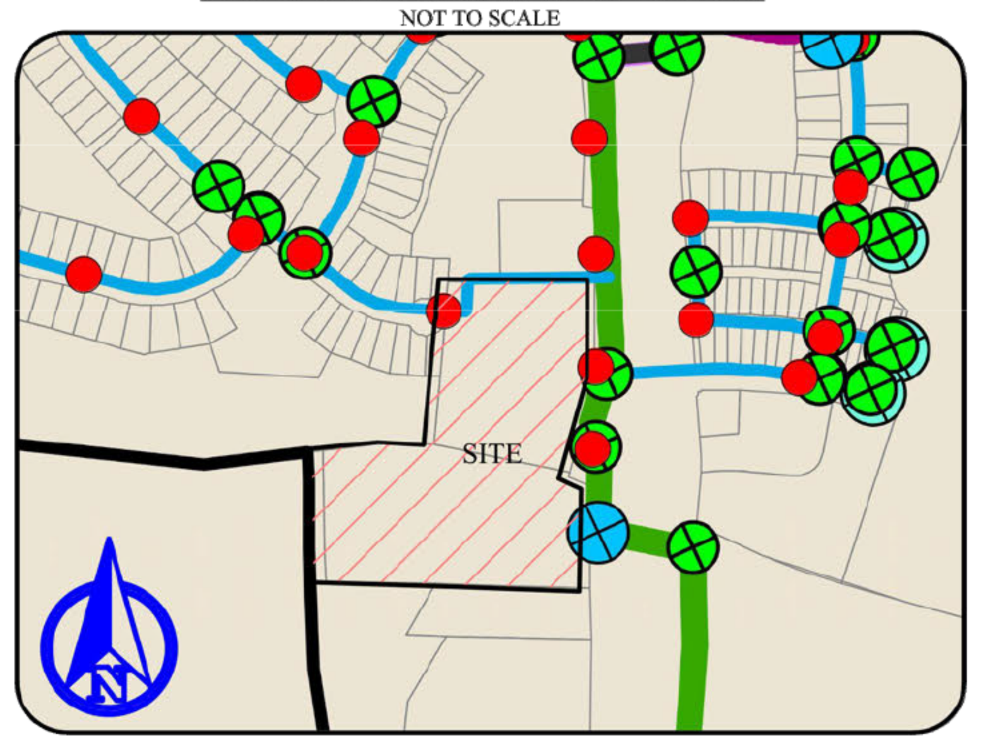
1. The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete for a sanitary sewer manhole on the west margin of Ronald W. Reagan Boulevard, located approximately 910 feet southerly from the intersection of Ronald W. Reagan Boulevard and Gabriels Horn Road. Benchmark Elevation = 850.63' (NAVD'88). See vicinity map for general location.

   The second site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete for a sanitary sewer manhole, located approximately 350 feet westerly from the west right-of-way line of Ronald W. Reagan Boulevard, and approximately 37 feet easterly from the east terminus of Arapaho Mountain Pass. Benchmark Elevation = 844.50' (NAVD'88). See vicinity map for general location.
2. Subject property's record description's error of closure is approximately 0.0056'.
3. The site surface is natural ground/dirt, unless noted otherwise.
4. Topographic survey was only collected over a portion of the subject property, as shown and directed by client.
5. This survey was performed without the benefit of a title commitment. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
6. Field work was completed on November 25, 2020.

CITY OF LEANDER WATER MAP

CLICK ◙ HERE FOR MAP IN PDF FORMAT

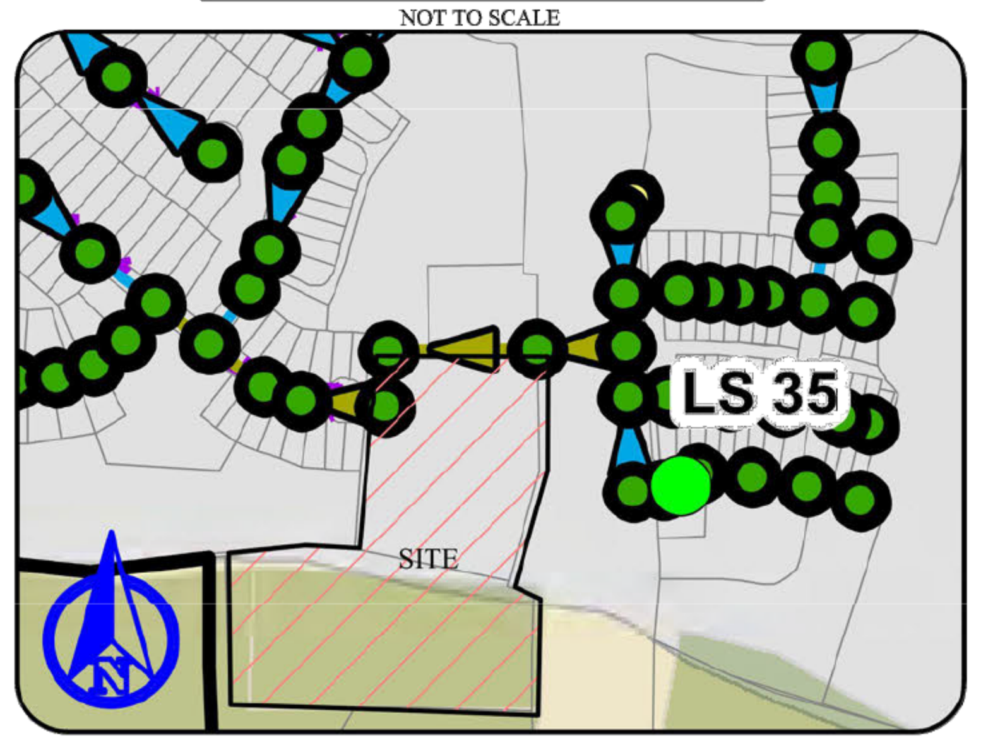
NOT TO SCALE



CITY OF LEANDER SEWER MAP

CLICK ◙ HERE FOR MAP IN PDF FORMAT

NOT TO SCALE



LEGEND OF SYMBOLS

- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- fire lane
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- • 356.7' spot elevation
- SSMH sanitary sewer manhole
- S sanitary sewer pipe
- SDMH storm water manhole
- ST storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings (line color = color of markings)
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- water shutoff
- WV water valve
- water manhole
- WM water meter
- well
- W water line
- one-foot contour lines
- tree trunk (with canopy) caliper inches at breast height
- ornamental tree
- (M) multiple trunks

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- CP Calculated Point

Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,CZ	Texas Coordinate System of 1983, Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.W.C.T.	Plat Records of Williamson County, Texas
O.P.R.W.C.T.	Official Public Records of Williamson County, Texas
D.R.W.C.T.	Deed Records of Williamson County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
CMP	Corrugated Metal Pipe
PVC	Polyvinyl Chloride Pipe
A.K.A.	Also Known As
W.C.A.D.	Williamson Central Appraisal District

JPH LaNd Surveying, Inc.

CLICK FOR PICS

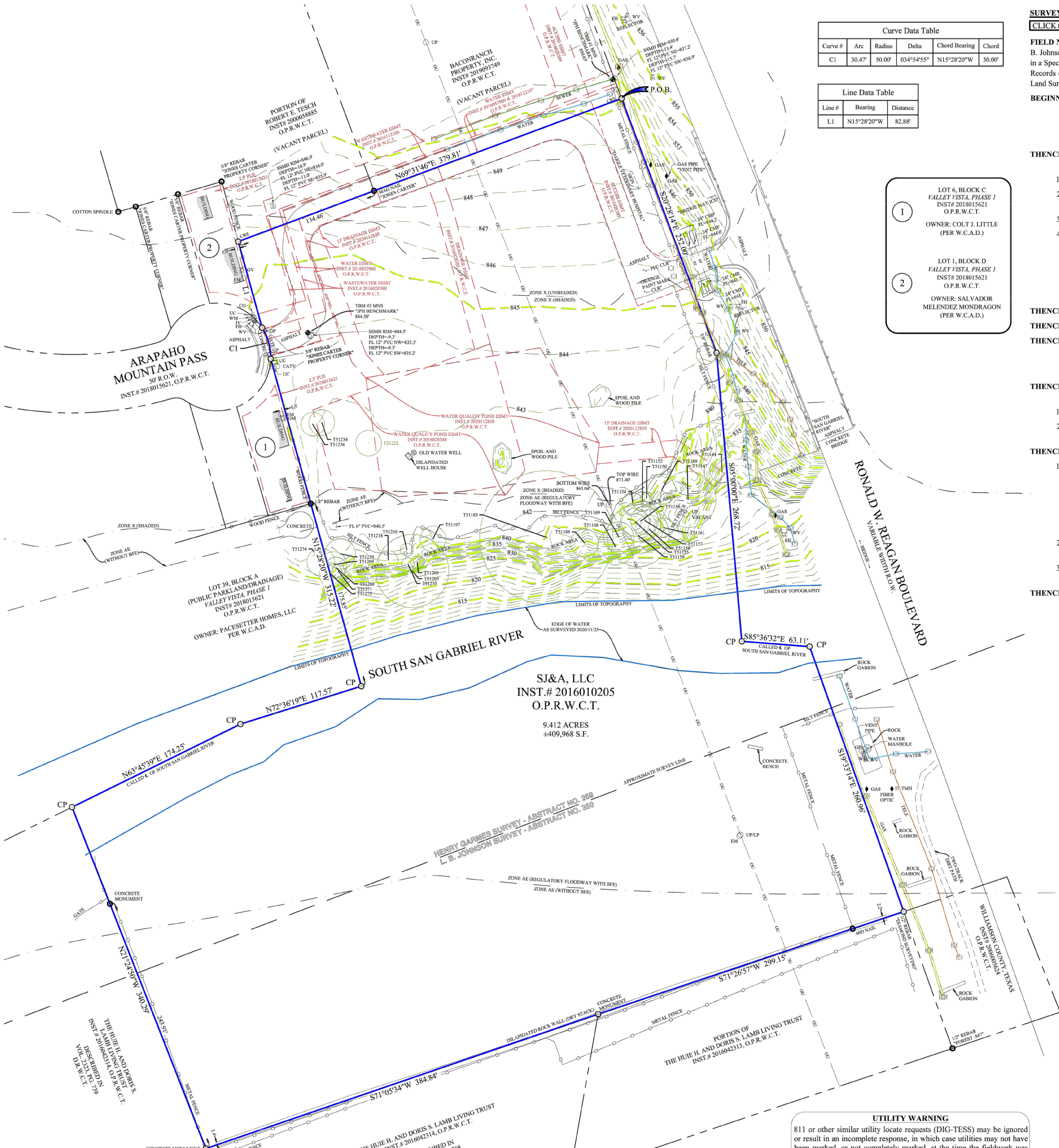
0 50' 100'
Scale: 1" = 50'

JPH Job/Drawing No. (see below)
2020.071.001 18101 Ronald Reagan Blvd, Leander, Williamson Co, TX-BOUNDARY & TOPO.dwg

1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | West Texas

TREE TABLE

TAG NUMBER	DESCRIPTION
T51143	9" CHINABERRY (M) 6", 4", 3"
T51144	11" CEDAR ELM
T51147	26" OAK
T51149	13" CEDAR ELM (M) 9", 9"
T51150	6" CEDAR ELM
T51152	9" CEDAR ELM
T51154	10" OAK (M) 7", 6"
T51155	13" OAK
T51156	19" OAK
T51157	13" OAK
T51158	13" OAK
T51159	29" OAK
T51161	9" CEDAR ELM
T51168	17" CEDAR ELM (M) 10", 9", 5"
T51169	14" OAK (M) 11", 6"
T51183	62" OAK (M) 21", 19", 18", 17", 15", 14"
T51188	13" CEDAR ELM
T51197	12" OAK
T51205	34" OAK (M) 23", 22"
T51209	6" OAK
T51210	6" CEDAR ELM
T51216	6" CEDAR ELM
T51218	9" CEDAR ELM
T51230	14" OAK
T51232	12" PEAR
T51234	12" PEAR (M) 10", 5"
T51236	11" PEAR
T51268	10" OAK
T51269	12" OAK
T51271	6" OAK
T51273	11" OAK
T51274	13" CEDAR ELM



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.47'	50.00'	034°54'55"	N15°28'20"W	30.00'

Line Data Table		
Line #	Bearing	Distance
L1	N15°28'20"W	82.88'

1. LOT 6, BLOCK C
VALLEY VISTA, PHASE 1
INST# 2018015621
O.P.R.W.C.T.
OWNER: COLT J. LITTLE
(PER W.C.A.D.)

2. LOT 1, BLOCK D
VALLEY VISTA, PHASE 1
INST# 2018015621
O.P.R.W.C.T.
OWNER: SALVADOR MELENDEZ MONDRAGON
(PER W.C.A.D.)

SURVEYED DESCRIPTION: Written to reference newly set or found monuments.

CLICK ◙ HERE FOR DESCRIPTION IN WORD FORMAT

FIELD NOTES to that certain 9.412 acre tract situated in the Henry Garmes Survey, Abstract No. 269 and the L. B. Johnson Survey, Abstract No. 350, City of Leander, Williamson County, Texas, being the same tract described in a Special Warranty Deed to SJ&A, LLC, recorded under Instrument Number 2016010205, of the Official Public Records of Williamson County, Texas (hereinafter referred to as SJ&A tract); the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the westerly right-of-way line of Ronald W. Reagan Boulevard (a variable width right-of-way, as referenced under said Instrument Number 2018015621 and per found monumentation), at the southeast corner of the tract described as 1.167 acres in a Special Warranty Deed to Baconranch Property, Inc., recorded under Instrument Number 2019093749, of the Official Public Records of Williamson County, Texas;

THENCE along the common line of said SJ&A tract and said westerly right-of-way line of Ronald W. Reagan Boulevard, the following bearings and distances:

1. SOUTH 20° 28' 14" EAST, a distance of 252.00 feet to a 5/8 inch rebar found;
2. SOUTH 05° 00' 00" EAST, a distance of 268.72 feet to a point in the called center of the South San Gabriel River;
3. SOUTH 85° 36' 32" EAST along the called center line of said river, a distance of 63.11 feet;
4. SOUTH 19° 33' 14" EAST, a distance of 260.96 feet to a 1/2 inch capped rebar stamped "DIAMOND SURVEYING" found in the north line of the tract described as 1.361 acres in a Special Warranty Deed to the Huie H. and Doris S. Lamb Living Trust, recorded under Instrument Number 2016042313, of the Official Public Records of Williamson County, Texas, being at the northwest corner of the tract described as 0.320 of an acre tract described in a Special Warranty Deed to Williamson County, Texas, recorded under Instrument Number 2006005624 of the Official Public Records of Williamson County, Texas;

THENCE SOUTH 71° 26' 57" WEST, a distance of 299.15 feet to a concrete monument found;

THENCE SOUTH 71° 05' 34" WEST, a distance of 384.84 feet to a concrete monument found;

THENCE NORTH 21° 24' 50" WEST, at a distance of 243.91 feet pass a concrete monument found, and continuing for a total distance of 340.29 feet to a point in the called center line of said river, being in the south line of *VALLEY VISTA, PHASE 1,* an addition to the City of Leander recorded under Instrument Number 2018015621 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of said *VALLEY VISTA, PHASE 1* and said called center line of said river, the following bearings and distances:

1. NORTH 63° 45' 39" EAST, a distance of 174.25 feet;
2. NORTH 72° 36' 19" EAST, a distance of 117.57 feet to the southeast corner of said *VALLEY VISTA, PHASE 1*;

THENCE along the east line of said *VALLEY VISTA, PHASE 1* the following bearings and distances:

1. NORTH 15° 28' 20" WEST, at a distance of 175.85 feet pass a 1/2 inch rebar found at the northeast corner of Lot 39 of said *VALLEY VISTA, PHASE 1*, and continuing for a total distance of 315.22 feet to a 1/2 inch capped rebar stamped "JONES CARTER PROPERTY CORNER" found in the east terminus of Arapaho Mountain Pass (a 50' right-of-way per Instrument Number 2018015621 of the Official Public Records of Williamson County, Texas), at the beginning of a curve to the left (concave southwest), having a radius of 50.00 feet and a chord which bears NORTH 15° 28' 20" WEST a distance of 30.00 feet;
2. Along said curve to the left and said Arapaho Mountain Pass, an arc length of 30.47 feet to a 1/2 inch capped rebar stamped "JONES CARTER PROPERTY CORNER" found;
3. NORTH 15° 28' 20" WEST, a distance of 82.88 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE NORTH 69° 31' 46" EAST, at a distance of 134.46 feet pass a Mag nail with washer stamped "JONES CARTER" found at the southwest corner of said 1.167 acre tract, and continuing a total distance of 379.81 feet to the **POINT OF BEGINNING**, enclosing 9.412 of an acre (±409,968 square feet) of land.

APPROVAL

HEA PROJECT NO.20-012
ISSUED DATE: 02/03/2022

SURVEY

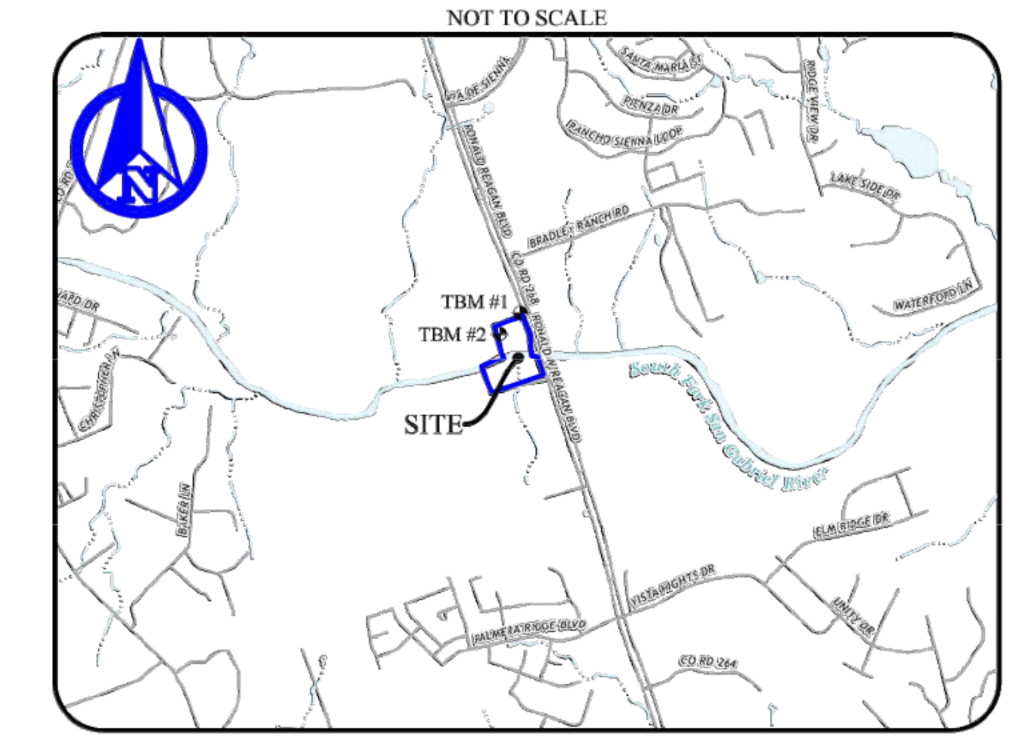
SURVEY

Cole Strevey
Registered Professional
Land Surveyor No. 6731
cole@jphls.com
December 3, 2020
Revised: December 14, 2020 add new easements

STATE OF TEXAS REGISTERED COLE STREVEY 6731 PROFESSIONAL LAND SURVEYOR

VICINITY MAP

NOT TO SCALE



BOUNDARY & TOPOGRAPHIC SURVEY
9.412 ACRES

SITUATED IN THE
HENRY GARMES SURVEY ABSTRACT NO. 269 & L. B. JOHNSON SURVEY ABSTRACT NO. 350

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

ADDRESS: 18051 RONALD W. REAGAN BOULEVARD (PER APPRAISAL DISTRICT)

FLOOD ZONE CLASSIFICATION

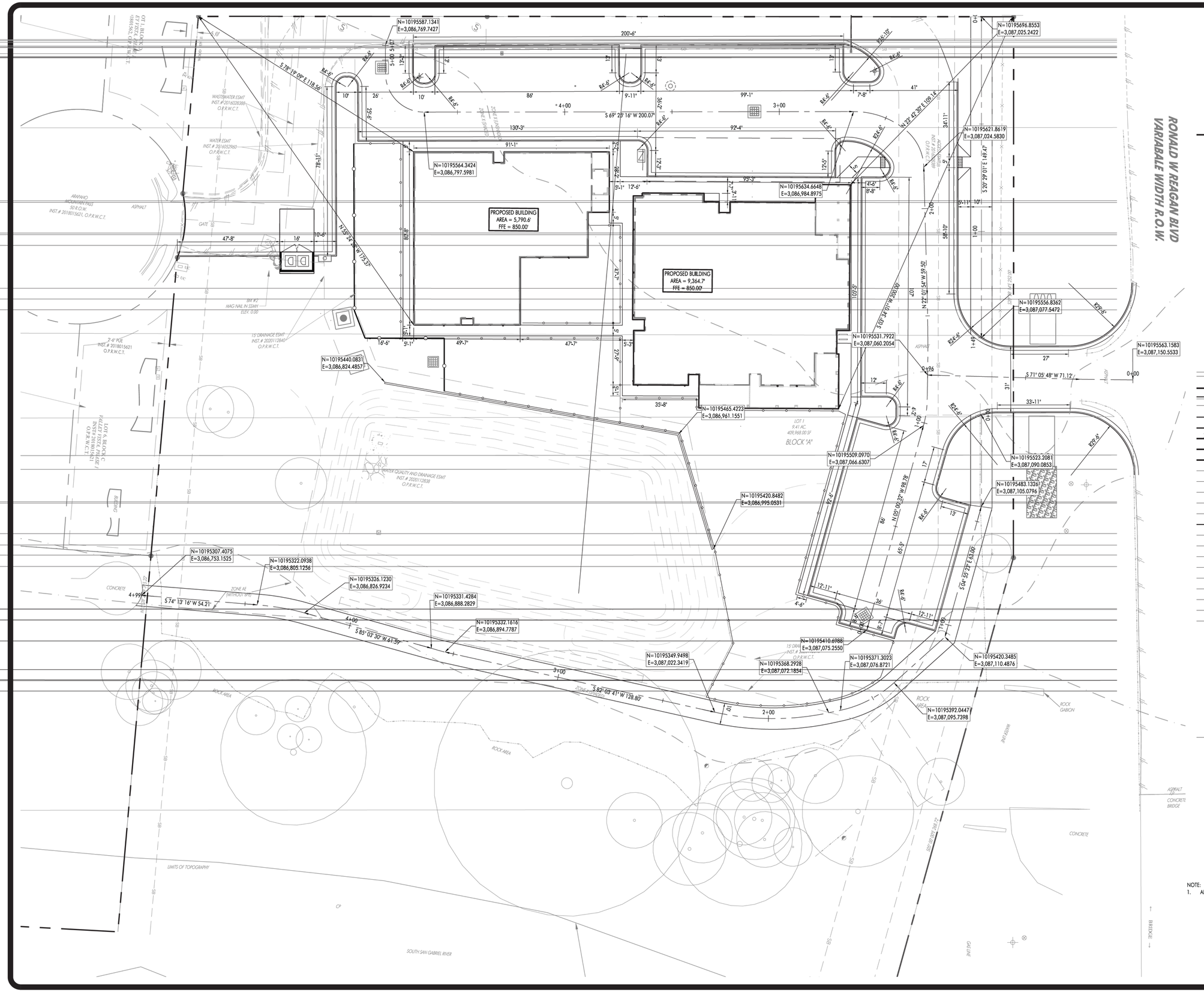
This property lies within ZONE(S) X (shaded and unshaded), and AE (with and without base flood elevation, and regulatory floodway with base flood elevation) of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, map no. 48491C0455F, dated 2019/12/20, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

Drafter: RDG 2020/11/30
Revision: 2020/12/14 add esmts.
Revision:
Revision:

NOTE REGARDING UTILITIES:
Utility locations are per observed and sources listed below:
DIG-TESS - ticket number 2082169374.
Utility providers listed in Texas 811 ticket link below.
https://portal.texas811.org/#/ticket/2082169374

UTILITY WARNING

811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 *(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.



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)
- EX CO — WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- EX FH — FIRE HYDRANT
- EX WV — GATE VALVE
- EX ICV — IRRIGATION CONTROL VALVE
- WATER METER
- 100 / 99 — EXISTING CONTOURS
- 100 — PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- X" GAS LINE — PROPOSED X" DIA. GAS LINE
- X" STORM SEWER LINE — PROPOSED X" DIA. STORM SEWER LINE
- X" WASTEWATER LINE — PROPOSED X" DIA. WASTEWATER LINE
- X" WATER LINE — PROPOSED X" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- HE — EXISTING OVERHEAD ELECTRIC LINE
- U E — EXISTING UNDERGROUND ELECTRIC LINE
- HT — EXISTING OVERHEAD TELEPHONE LINE
- U T — EXISTING UNDERGROUND TELEPHONE LINE
- W — EXISTING WATER LINE (SIZE VARIES)
- WW — EXISTING WASTEWATER LINE (SIZE VARIES)
- FM — EXISTING FORCE MAIN (SIZE VARIES)
- F — EXISTING FIBER OPTIC LINE
- A — 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)
- 7 — PARKING COUNT
- PARCEL LINES

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

APPROVAL

HAGOOD ENGINEERING ASSOCIATES
900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
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STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THE DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960

JOB NO. 20-012 © 2021 HEA, Inc.
DATE SIGNED: 02/03/2022
ISSUED FOR: TCEQ SUBMITAL CZP MOD

SITE DEVELOPMENT PLANS FOR MERCY VETERINARY HOSPITAL & EMERGENCY CENTER
18109 RONALD REAGAN BLVD., LEANDER, TX 78641

NO.	DATE	DESCRIPTION

REVISIONS

HEA PROJECT NO. 20-012
ISSUED DATE: 02/03/2022

DIMENSION CONTROL PLAN

SHEET NO.
C20
14 OF 28
SITE PLAN NO.

Feb 02,2022-4:11pm Z:\HEA\hea projects\projects 20-000\20-012 dougle veterinary hospital & emergency center\cad files\Civil\SD\C20.dwg

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: Stephen R. Jamison (Agent)

Date: 10/19/2023

Signature of Customer/Agent:

10/19/2023

Jamison Civil Engineering LLC
TBPE Firm Reg. F-17756
13812 Research Blvd. #B-2
Austin, TX 78750

Regulated Entity Name: Valley Vista Center Phase 2

Project Information

1. County: Williamson
2. Stream Basin: South San Gabriel River
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Gage Raba
   Entity: Shops on Ronald Reagan, LLC
   Mailing Address: 3773 Richmond Ave; suite 800
   City, State: Houston, Texas Zip: 77046-3723
   Telephone: (713) 623-6994 Fax: _____
   Email Address: gage@hpiproperties.com

5. Agent/Representative (If any):

Contact Person: Stephen R. Jamison
Entity: Jamison Civil Engineering LLC
Mailing Address: 13812 Research Blvd., #B-2
City, State: Austin, Texas Zip: 78750
Telephone: (737) 484-0880 Fax: _____
Email Address: steve@jamisoneng.com

6. Project Location:

☒ The project site is located inside the city limits of Leander, Texas.
☐ 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.

18145 Ronald W. Reagan Blvd.; Leander, Texas 78641 at the southwest corner of the intersection of Ronald W. Reagan Blvd. and Gabriels Horn Road.

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): 2.93 Acres

Total disturbed area: 3.43 Acres

14. Estimated projected population: 92

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	18,340	÷ 43,560 =	0.42
Parking	61,073	÷ 43,560 =	1.40
Other paved surfaces	5,732	÷ 43,560 =	0.13
Total Impervious Cover	85,145	÷ 43,560 =	1.95

Total Impervious Cover 1.95 **÷ Total Acreage** 2.93 **X 100 =** 66.5**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

- ☐ TXDOT road project.
- ☐ County road or roads built to county specifications.
- ☐ City thoroughfare or roads to be dedicated to a municipality.
- ☐ Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

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

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

21. Pavement Area:

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

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

☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek Regional Wastewater Authority (owner) - Brushy Creek Regional Wastewater (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☐ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

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

☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☒ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

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

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

☒ N/A

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

dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

    ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☐ Signed by the owner or responsible party
    ☐ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
    ☐ Contains a discussion of record keeping procedures

    ☒ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a

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

Administrative Information

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

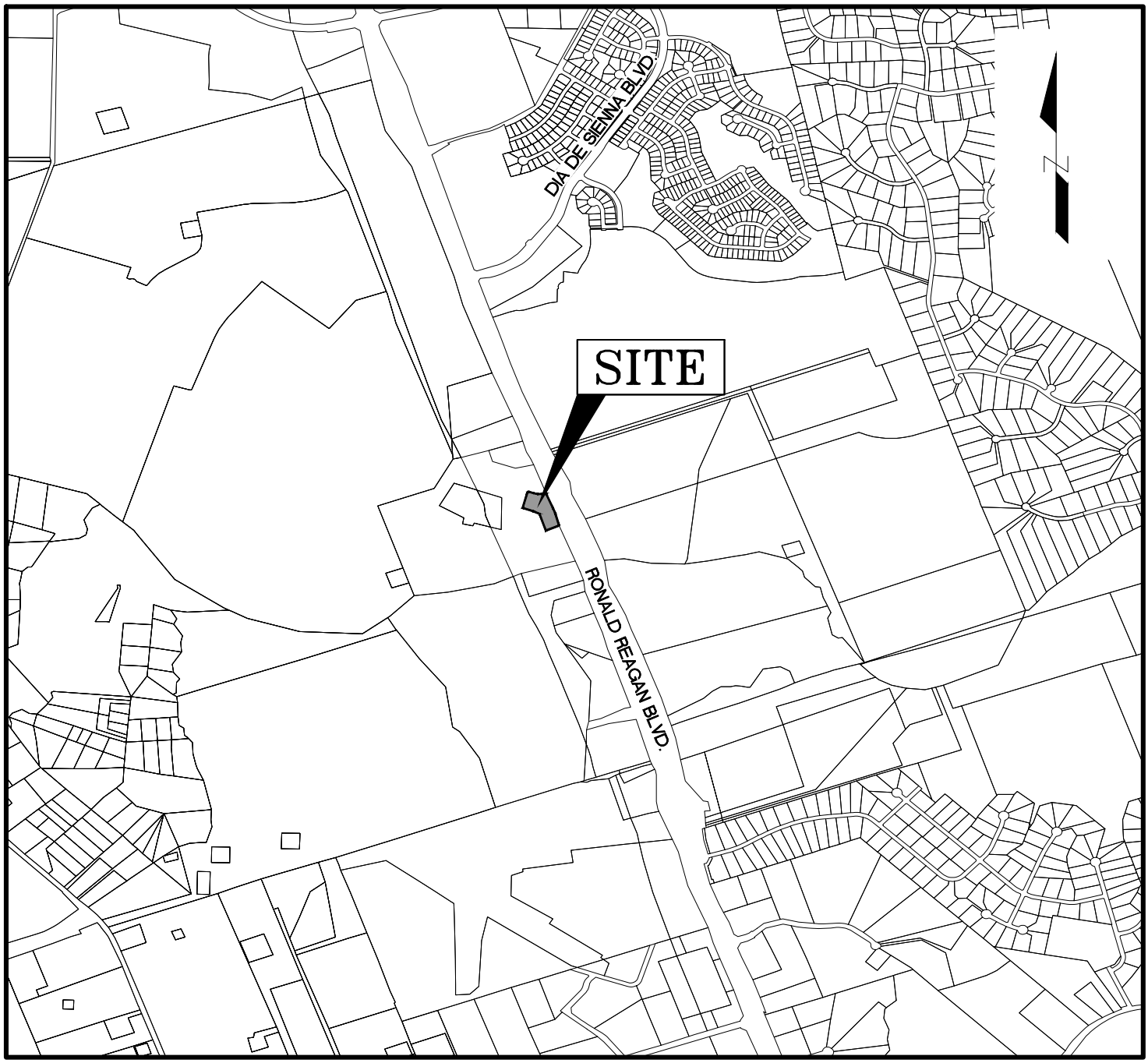
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

CZP APPLICATION - ATTACHMENT A

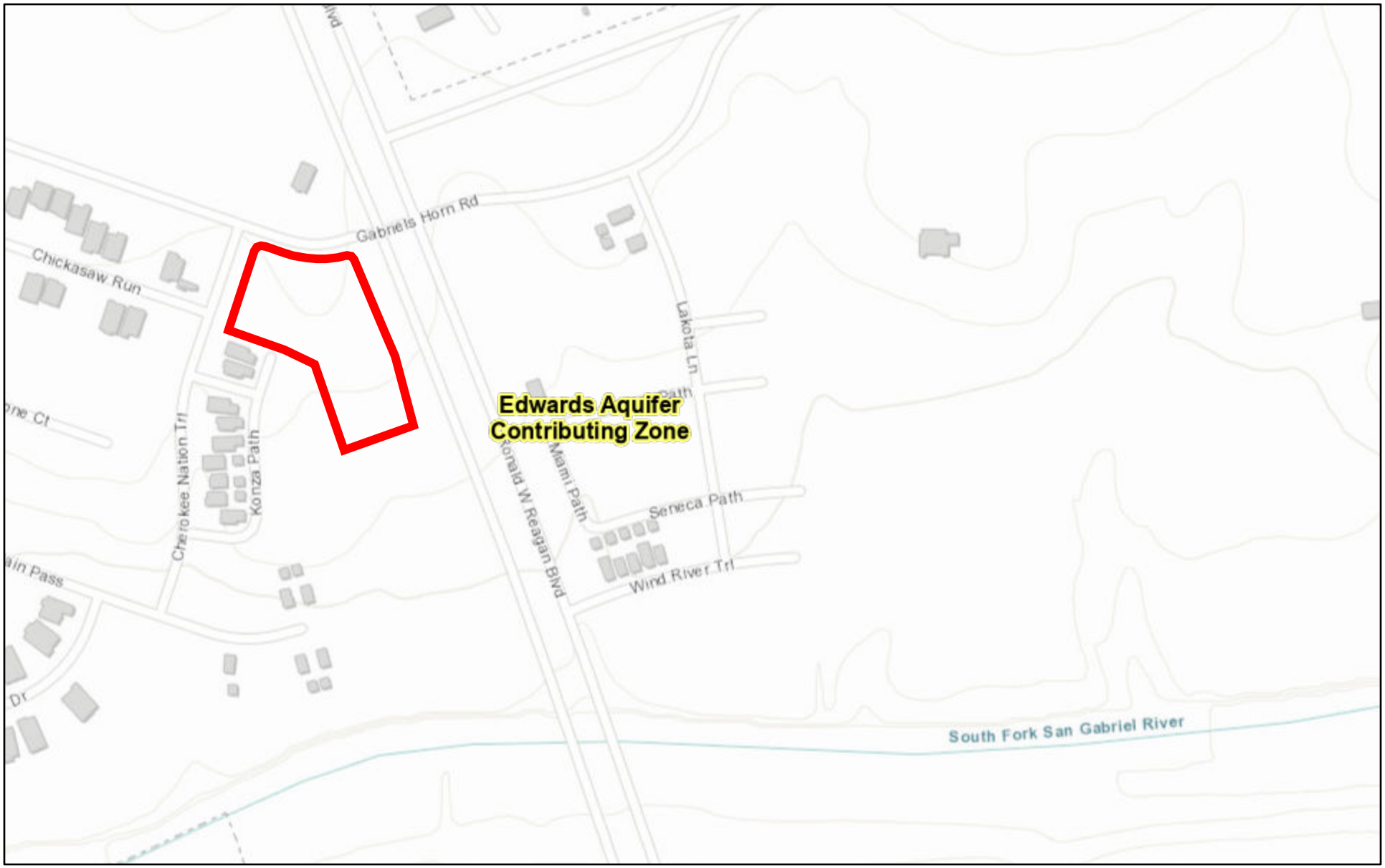
ROAD MAP



LOCATION MAP

1"=2,000'

VALLEY VISTA CENTER PHASE 2



7/29/2021, 11:27:29 AM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Edwards Aquifer Label

7.5 Minute Quad Grid

TX Counties

TCEQ_EDWARDS_OFFICIAL_MAPS

City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE,

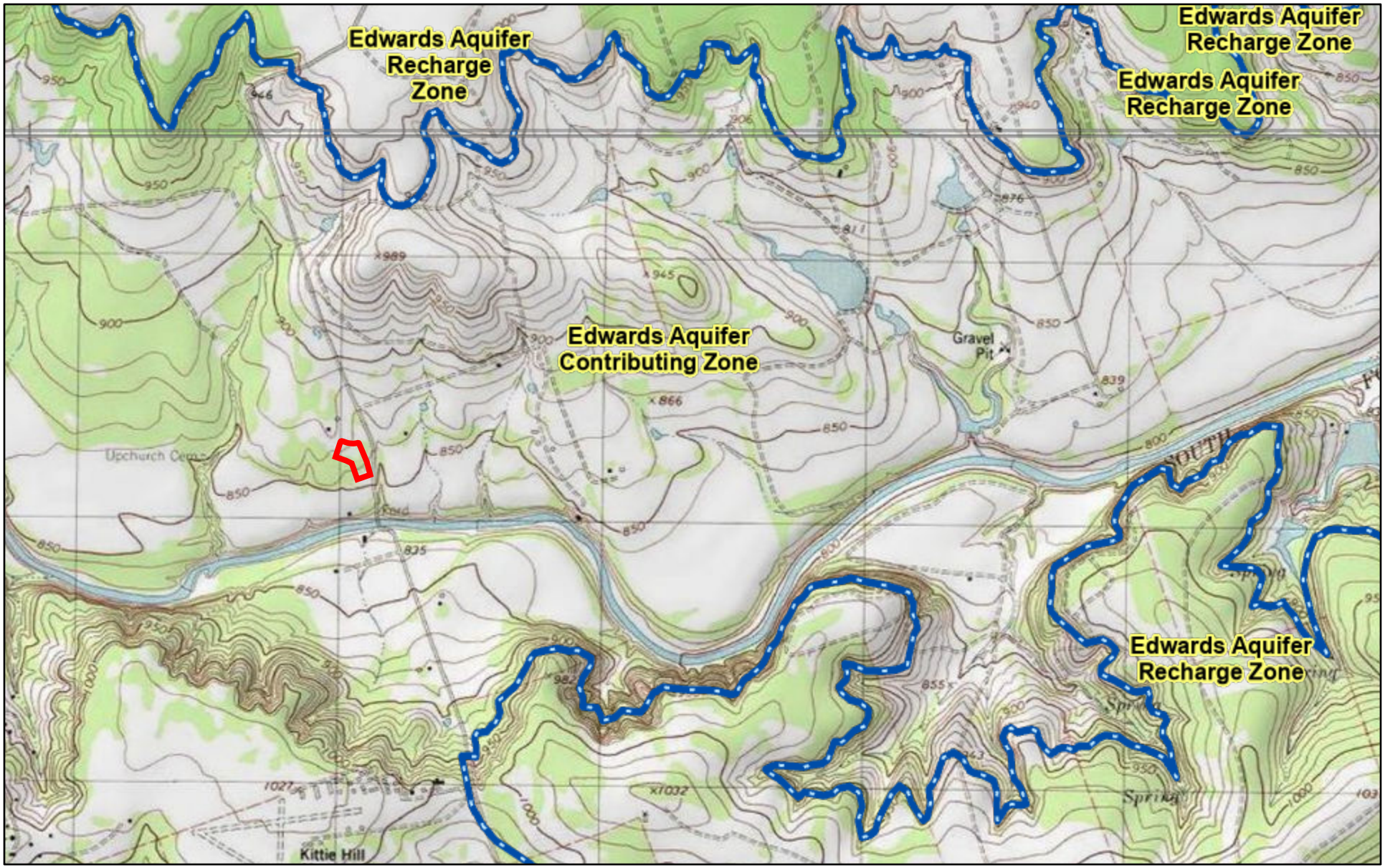
Web AppBuilder for ArcGIS

City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | TCEQ |

CZP APPLICATION - ATTACHMENT B

USGS QUADRANGLE MAP

VALLEY VISTA CENTER PHASE 2



7/29/2021, 11:34:06 AM

USGS QUAD: LEANDER

Lat: 30.5691 deg
Long:-97.8471 deg

1:24,000

0 500 1,000 2,000 ft

0 285 570 1,140 m

Edwards Aquifer Label

Edwards Aquifer Boundary

Edwards Aquifer Boundary central line

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

CZP APPLICATION - ATTACHMENT C

Project Narrative:

The proposed modification project known as Valley Vista Center Phase 2 is located at 18145 Ronald W. Reagan Blvd. in Leander, Texas. The project proposes a commercial development on 2.93 acres, on proposed Lot 3, of the Valley Vista Center Final Plat, Williamson County, Texas (Doc #20221279580. The proposed site development includes a 18,340 sf, mixed use retail building with associated parking, drive aisles and sidewalks. Total impervious cover for the project site is 85,145 sf (1.95 acres – 66.5%). The site was previously undeveloped. Public water and wastewater service is provided by the City of Leander with the wastewater being conveyed to the existing Brushy Creek Regional Wastewater Treatment Plant owned by the Brushy Creek Regional Wastewater Authority. Permanent Best Management Practices for the stormwater runoff from the site is provided by the conveyance of the runoff through a stormwater collection system and partial sedimentation/filtration water quality pond as approved for the original CZP.

Refer to the construction plans (Attachment M) for plans and details of the proposed site improvements.

CZP APPLICATION - ATTACHMENT D

Factors Affecting Surface Water Quality:

Potential sources of pollution from the site during construction that may reasonably be expected to affect the quality of surface water quality include:

- Soil erosion due to the clearing of the site;
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Oil, grease, fuel and hydraulic fluid contamination from service trucks;
- Silt from storm water runoff during construction;
- Solid waste produced during construction;
- Miscellaneous trash and litter from construction workers and material wrappings;
- Construction vehicles tracking onto public roads;
- General use of chemical materials during construction activities.

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharge from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings;
- Dirt and dust which may fall off vehicles;
- Miscellaneous trash and litter;
- Improperly discarded household trash and garbage;
- Pesticides and fertilizers that may be used in landscaping.

CZP APPLICATION - ATTACHMENT E

Volume and Character of Stormwater:

The run-off anticipated is typical of Commercial development, which includes run-off from buildings, driveways, sidewalks, and landscape areas and may include oil, grease, suspended solids and fertilizers. All drainage calculations, as well as the volume of the run-off to be captured and treated are shown in the construction plans.

Per "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (RG-348), runoff coefficient (Rv) is calculated as follows:

$Rv = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + 0.02$

Where: IC = fraction of impervious cover

Proposed Modification:

IC(pre-dev) = 0.0	Pre-developed run-off coefficient: Rv = 0.02
IC(post-dev) = 66.5%	Post-developed run-off coefficient: Rv = 0.47

Total Project Area (Proposed Modification):	2.93 ac.
Limits of Construction:	3.43 ac.
Existing Impervious Cover	0.00 ac.
Total Impervious Cover Area:	1.95 ac.
Total TSS Load removal required:	1,697 lbs. (80% TSS)

Existing BMP – Design Criteria

Existing Water Quality Pond – (Per EAPP ID No. 110002316):

Total Area to BMP:	8.86 ac.
Total I.C. to BMP:	4.37 ac.
Total TSS Load removal required:	3,804 lbs. (80% TSS)
Total TSS Load removal provided:	3,804 lbs. (80% TSS)

WQ Pond Volume Required:	19,663 cf
WQ Pond Volume Provided:	46,053 cf

Impervious Cover Per Lot/Tract to Existing BMP

Original CZP	0.19 ac
Lot 2 (Valley Vista Center) Modification #1	0.91 ac
9.42 ac Tract (Vet Clinic) Modification #2	1.32 ac
Lot 3 (Valley Vista Center) Proposed Modification	**1.95 ac.**
Lot 1 (Valley Vista Center) Undeveloped	0.00 ac.

8.86 ac = Total Area to Pond Total I.C. to Pond = 4.37 ac.

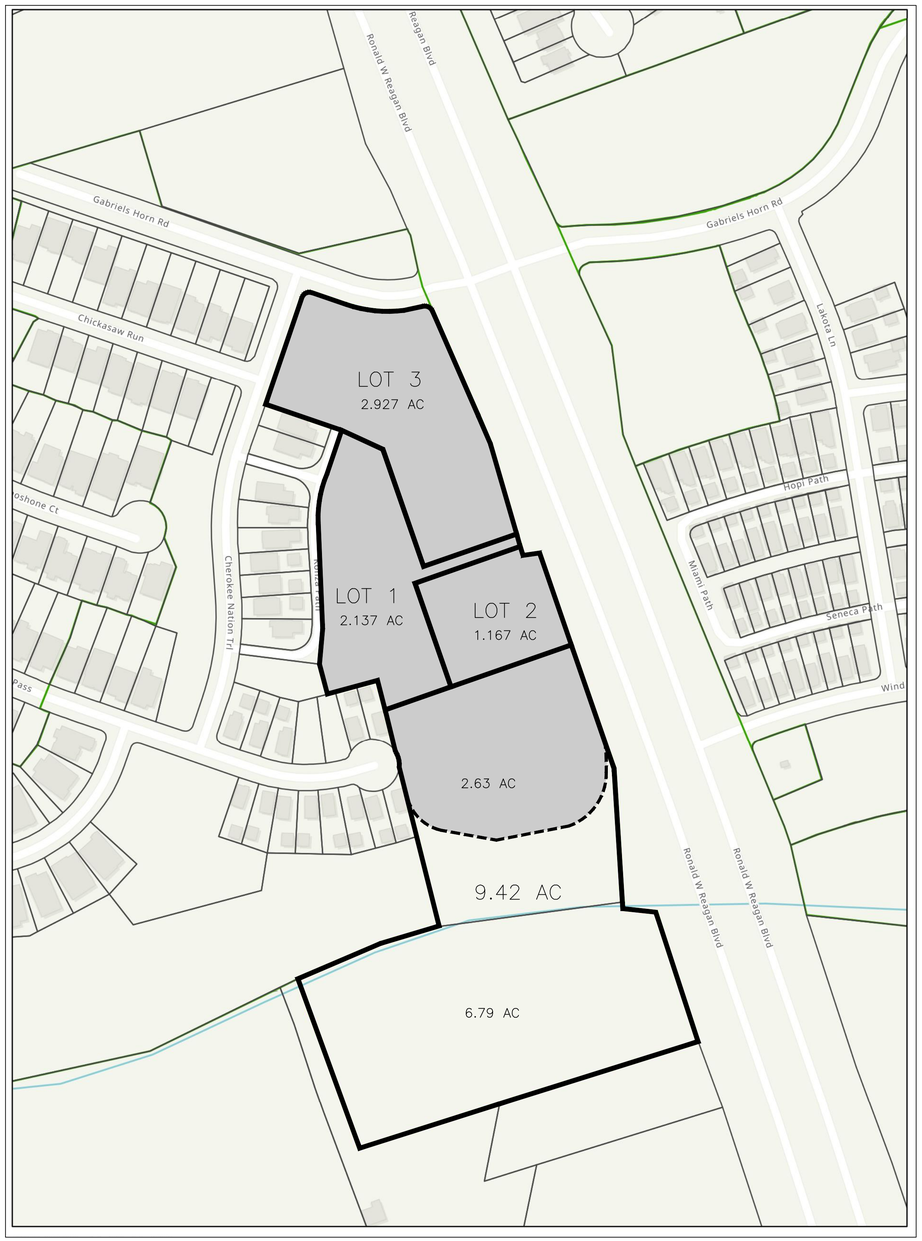
Jamison Civil Engineering LLC
TBPE Firm Reg. F-17756
13812 Research Blvd. #B-2
Austin, TX 78750

10/19/2023

The total combined impervious cover going to the existing water quality pond does not exceed the impervious cover (7.08 acres) that it was designed to accommodate (80% of 8.86 acres).

As shown in the attached calculations, the 80% removal rate will be achieved for the proposed water quality pond. The remaining runoff from the proposed development, not directed into the proposed pond, will flow over land, as it does today. Development of this site as proposed should result in no adverse impact to any downstream property or development.

Refer to the following page for water quality calculations:



PROPERTY	(ACRES)	AREA CONTRIBUTING TO BMP (ACRES)
LOT 2	1.167	1.167
9.42 AC	9.42	2.63
LOT 3	2.927	2.927
LOT 1	2.137	2.137
	TOTAL	8.86

BMP ACCOUNTING TABLE

EDWARDS AQUIFER PROTECTION PROGRAM ID No.

PLAN No.	I.C. (ACRES)	I.C. INCREASE (ACRES)	BMP I.C. ALLOWANCE REMAINING (ACRES)
CZP – 110002003 (8.86 ACRES)	0.19	0.00	6.89
CZP – 110002316 (MODIFICATION 1)	1.10	0.91	5.98
CZP – 110002934 (MODIFICATION 2)	2.42	1.32	4.66
CZP – (THIS MODIFICATION)	4.37	1.95	2.71
UNDEVELOPED			
7.08 ACRES	4.37		2.71
IMPERVIOUS COVER APPROVED FOR THIS BMP (EXISTING WQ POND)			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Valley Vista Center Phase 2
Date Prepared: 10/6/2023

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	8.86	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	4.37	acres
Total post-development impervious cover fraction * =	0.49	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	3804	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 =	8.86	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	4.37	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\ THIS\ BASIN}$ =	3804	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

Aqualogic Cartridge Filter
Bioretention
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 = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	8.86	acres
A_I =	4.37	acres
A_P =	4.49	acres
L_R =	4375	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3804 lbs.

F = 0.87

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 =	1.44	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	16386	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 =	3277	
Total Capture Volume (required water quality volume(s) x 1.20) =	19663	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

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

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	19663	cubic feet
Minimum filter basin area =	910	square feet
Maximum sedimentation basin area =	8193	square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area =	2048	square feet **For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	19663	cubic feet
Minimum filter basin area =	1639	square feet
Maximum sedimentation basin area =	6554	square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area =	410	square feet **For maximum water depth of 8 feet**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Valley Vista Center Phase 2
Date Prepared: 10/6/2023

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	8.86	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	1.95	acres
Total post-development impervious cover fraction * =	0.22	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1697	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 =	2.93	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.95	acres
Post-development impervious fraction within drainage basin/outfall area =	0.67	
$L_{M\ THIS\ BASIN}$ =	1697	lbs.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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JCE

VISTA VALLEY CENTER PHASE 2
BMP DRNG AREA & TCEQ CALCULATIONS
LEANDER, TEXAS 78641
18145 RONALD REAGAN BLVD

The seal appearing on this document was authorized by Stephen Ray Jamison on October 10, 2023

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\EXHIBIT\TCEQ BMP AREA EXHIBIT.DWG
Job No.:
Snapshot: 0
Scale (Hor.):
Scale (Vert.):
Date: 10/06/23
Checked By:
Drawn By: RFM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET 1 of 1

CZP APPLICATION - ATTACHMENT F

Suitability Letter from Authorized Agent (if OSSF is Proposed):

Not Applicable

CZP APPLICATION - ATTACHMENT G

Alternate Secondary Containment Methods:

Not Applicable

CZP APPLICATION - ATTACHMENT H

AST Containment Structure Drawings:

Not Applicable

CZP APPLICATION - ATTACHMENT I

20% or Less Impervious Cover Waiver:

Not Applicable

CZP APPLICATION - ATTACHMENT J

BMPs for Upgradient Stormwater:
There are no up gradient flows which enter the site tract which would be directed to the proposed site water quality pond and detention pond.

CZP APPLICATION - ATTACHMENT K

BMPs for On-site Stormwater:

Permanent Best Management Practices for the stormwater runoff from the site is provided by the conveyance of the runoff through a stormwater collection system and partial sedimentation/filtration water quality pond as approved for the original CZP (RN111025151; ID No. 11002003).

Total Project Area (Proposed Modification):	2.93 ac.
Limits of Construction:	3.43 ac.
Existing Impervious Cover	0.00 ac.
Total Impervious Cover Area:	1.95 ac.
Total TSS Load removal required:	1,697 lbs. (80% TSS)

Existing BMP – Design Criteria

Existing Water Quality Pond – (Per EAPP ID No. 110002316):	
Total Area to BMP:	8.86 ac.
Total I.C. to BMP:	4.37 ac.
Total TSS Load removal required:	3,804 lbs. (80% TSS)
Total TSS Load removal provided:	3,804 lbs. (80% TSS)
WQ Pond Volume Required:	19,663 cf
WQ Pond Volume Provided:	46,053 cf

Impervious Cover Per Lot/Tract to Existing BMP

Original CZP	0.19 ac
Lot 2 (Valley Vista Center) Modification #1	0.91 ac
9.42 ac Tract (Vet Clinic) Modification #2	1.32 ac
Lot 3 (Valley Vista Center) Proposed Modification	**1.95 ac.**
Lot 1 (Valley Vista Center) Undeveloped	0.00 ac.
8.86 ac = Total Area to Pond Total I.C. to Pond =	4.37 ac.

10/19/2023

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The total combined impervious cover going to the existing water quality pond does not exceed the impervious cover (7.08 acres) that it was designed to accommodate (80% of 8.86 acres).

As shown in the attached calculations, the 80% removal rate will be achieved for the proposed water quality pond. The remaining runoff from the proposed development, not directed into the proposed pond, will flow over land, as it does today. Development of this site as proposed should result in no adverse impact to any downstream property or development.

Refer to CZP Application, Attachment E for water quality calculations:
Refer to the following for copies of the previously approved plans of the original CZP for the partial sedimentation/filtration water quality pond.

CZP APPLICATION - ATTACHMENT L

BMPs for Surface Streams:

Not applicable.

CZP APPLICATION - ATTACHMENT M

Construction Plans:

Please see attached Construction Plans.

CZP APPLICATION - ATTACHMENT N

Inspection, Maintenance, Repair and Retrofit Plan:

Please see attached plan.

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ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

A Weekly Inspection and Maintenance Form have been created to maintain the BMPs onsite. The Onsite Project Manager will be responsible for scheduling the weekly inspection and making sure all necessary repairs are made to ensure the proper performance of the onsite BMPs. The form (attached) consists of the BMP inspected, a list of items for each BMP, a date of last inspection/maintenance, the current condition of the item being inspected, and a description of the maintenance or repair that is needed, and when the maintenance or repair was complete.

Pest Management. The control of insects and weeds will be with minimal use of insecticides and herbicides.

Seasonal Mowing and Lawn Care. The filter strip will be made either turf grass or native grasses. If turf grass is used, it will be mowed as needed to limit vegetation height to 18 inches, using a mulch mower. If native grasses are used, mowing will be a minimum of twice annually. Grass clippings and brush debris will not be deposited on the vegetated filer strip area. Healthy grass will be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure dense and healthy vegetative cover.

Inspection. Filter strip will be inspected every week per Engineer's Weekly Inspection and Maintenance form. The strip will be checks for uniformity of grass cover, debris and litter, and areas of sediment accumulation. Bare spots and areas of erosion will be replanted and restored to meet specifications.

Debris and Litter Removal. Any filter strip structures should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons.

Sediment Removal. Sediment removal is not normally required in filter strips, since the vegetation normally grows though it and binds the soil. However, sediment may accumulate along the upstream boundary of the stop preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

Grass Reseeding and Mulching. 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 must be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during inspections must be replanted and restored to meet specifications. Weeding and replanting will be done more frequently in the first two to three years after installation to ensure stabilization.

The objective of the Sand Filter System is to remove sediment and the pollutants from the first flush of pavement and impervious area runoff. The filtration of nutrients, organics, and coliform bacteria is enhanced by a mat of bacterial slime that develops during normal operations. Without the proper maintenance, sand filters are prone to clogging, which dramatically reduces performance and can lead to nuisances associated with standing water. Pollutant removal is achieved primarily by straining pollutants through the filtration media, settling of solids on the top of the sand bed, and, if the filter maintains a grass cover crop, through plant uptake.

Inspections. The facility will be inspected weekly during construction. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or

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revegetated immediately. If work must stop due to weather, hydro mulch will be applied to site to stabilize. With each inspection, any damage to the structural elements of the system will be identified and repaired immediately. Cracks, voids, and undermining will be patched/filled to prevent additional structural damage. Trees and root systems will be removed to prevent growth in cracks and joints that can cause structural damage.

Sediment Removal. Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

Media Removal. Maintenance of the filter media is necessary when the drawdown tie exceeds 48 hours. When this occurs, the upper layer of sand will be removed and replaced with new material meeting the original specifications. Any discolored sand will also be removed and replaced. In filters that have been regularly maintained, this will be limited to the top 2 to 3 inches.

Debris and Litter Removal. Debris and litter will accumulate near the sedimentation basin outlet device and will be removed during regular mowing operations and inspections. Particular attention will be paid to floating debris that could eventually clog the control device or riser.

Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

Mowing. Grass areas in and around sand filters will be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

Sand and Gravel. The sand filter will have 18 inches of sand overlying 6 inches of gravel, which are separated by permeable geotextile fabric. A minimum of 2 inches of gravel must cover the top surface of any pvc pipe. The sand grain size distribution will be comparable to that of "washed concrete sand".

Underdrain Pipe Configuration. Each individual underdrain pipe should have a screw-on cleanout access location.

Basin Inlet. Energy dissipation is required at the sedimentation basin inlet so that flows entering the basin will be distributed uniformly and at low velocity in order to prevent resuspension and encourage conditions necessary for deposition of solids.

Sedimentation Pond Outlet Structure. The receiving end of the sand filter will be protected. The outlet of the sedimentation basin will have flow control so that the sedimentation basin drains from full in 24 hours. This can be accomplished with either an orifice or by adjusting a valve. The riser pipe should have a minimum diameter of 6 inches with four 1 inch perforations per row.

Sand Filter Discharge. If a gabion structure is used to separate the sedimentation and filtration basins, a valve must be installed so that discharge from the BMP can be stopped in case runoff from a spill of hazardous material enters the sand filter. The control for the valve must be accessible at all times, including when the basin is full.

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I, Mike Momin, Owner Baconranch Prpoerties, Inc. have read the best management practices (BMPs) for temporary stormwater found in Attachment I of the TCEQ Application. Instruction and guidance as mentioned above has been provided to me so that I may be able to recognize issues that may require immediate attention with temporary onsite BMPs. Appropriate project staff will be assigned to weekly monitor the BMPs for this project and repair or replace as necessary.

Mike Momin, Owner
Baconranch Properties, Inc.

11/20/2020
Date

I, Mirza Tahir Baig, have prepared and certified the Inspection, Maintenance, Repair and, if necessary, retrofit (IMRR) plan of the permanent BMPs and measures found as Attachment G of the TCEQ application.

Mirza T. Baig, P.E.
Professional StruCIVIL Engineers, Inc.

11/20/2020
Date

CZP APPLICATION - ATTACHMENT O

Pilot-Scale field Testing Plan:

Not Applicable.

CZP APPLICATION - ATTACHMENT P

Measures for Minimizing Surface Stream Contamination:

The storm water runoff from this site flows from the northwest to the southeast. Existing drainage patterns are maintained to the greatest extent possible.

The run-off for this site is now directed to the proposed storm sewer system and is directed to a partial sedimentation / filtration water quality pond. The water quality pond is as approved in the original CZP (RN111025151; ID No. 11002003). Water from the water quality pond is released slowly over a 48 hour period. The slow release will prevent any scouring. Excess flows diverted at the water quality pond weir are directed to a level spreader which minimizes the flow rates and velocities to prevent scouring. The stormwater runoff then flows to the South San Gabriel River.

Development of this site as proposed should result in no adverse impact to any downstream property or development.

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

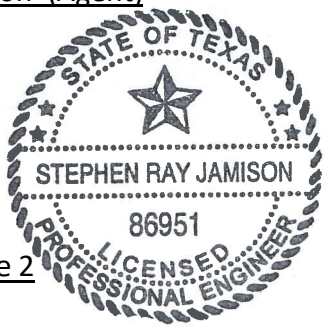
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The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

Print Name of Customer/Agent: Stephen R. Jamison (Agent)

Date: 10/19/2023

Signature of Customer/Agent:

10/19/2023



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Regulated Entity Name: Valley Vista Center Phase 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: South San Gabriel River.

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 STORMWATER SECTION - ATTACHMENT A

SPILL RESPONSE ACTIONS:

Spill Prevention, Cleanup and Disposal:

1. Contractor shall be prepared to contain or dike spills to prevent spreading. Small areas are easier to clean up than large ones. Keep absorbent materials such as clay (kitty litter), polypropylene brooms and pads, rags, and sawdust on hand for cleanup of spilled liquids.
2. Hydrocarbons or hazardous substances spilled during construction will be cleaned up immediately upon detection. Waterways will be swept and vacuumed as required. Contaminated soil will be excavated and removed to a TCEQ approved disposal site.
3. Absorbent materials may need used to effectively cleanup various materials spilled on pavement, water and soil. Soil or other media which has been contaminated with petroleum or other pollutants should be excavated or remediated to prevent contaminated discharges to a storm drain or waterway. Excavated contaminated materials should be stored in containers or on plastic covered so that the contamination is not flushed back onto the ground during a rainstorm.
4. Contaminated materials shall be disposed or properly. Proper disposal of materials depends on the type of contaminate. Hazardous wastes are considered regulated wastes and should be containerized for transport and disposal by a permitted company. Disposal also depends on the amount of the contaminated materials.
5. Contact the Leander Fire Department to report an accident.

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the storm water impacts of leaks and spills:

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 storm water run-on 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.

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.

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 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 local 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.tceq.state.tx.us/compliance/er

TEMPORARY STORM WATER SECTION - ATTACHMENT B

POTENTIAL SORCES FOR CONTAMININATION:

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

- Soil erosion due to the clearing of the site;
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Oil, grease, fuel and hydraulic fluid contamination from service trucks;
- Silt from storm water runoff during construction.
- Solid waste produced during construction.
- Miscellaneous trash and litter from construction workers and material wrappings.
- Construction vehicles tracking onto public roads.
- General use of chemical materials during construction activities.

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharge from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings;
- Dirt and dust which may fall off vehicles;
- Miscellaneous trash and litter

TEMPORARY STORM WATER SECTION - ATTACHMENT C

Sequence of major activities:

1. The total limit of construction is 3.0 acres. (14,520 sy)
2. Install tree protection.
3. Install erosion controls as indicated on approved plan.
4. Contact City of Leander to schedule the preconstruction coordination meeting for corresponding driveways and public water and wastewater improvements.
5. Evaluate temporary erosion control installation.
6. Begin site clearing/demolition (demolition for existing buildings and parking to be completed after new buildings and part of parking are completed and occupied).
7. Inspect and maintain all controls as per general notes.
8. Construct site utilities.
9. Construct drainage improvements, paving, parking, and buildings east of the existing buildings.
10. Relocate construction entrance to drive entrance at highway.
11. After new buildings and part of parking are completed and occupied, provide demolition of existing buildings and existing parking areas.
12. Complete remaining pavement and drainage construction and install landscaping.
13. Revegetate disturbed areas or complete a developer's contract for the revegetation along with the engineer's concurrence letter.
14. Project engineer inspects job and writes concurrence letter to the City. Final inspection is scheduled upon receipt of letter.
15. Upon revegetation per City of Leander requirements, remove temporary erosion/sedimentation controls.

TEMPORARY STORM WATER SECTION - ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES:

TBMPs and measures that will be used during and after construction:

Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public right-of-ways. This practice should be used at all points of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Silt Fence

A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. If not properly installed, silt fences are not likely to be effective. The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow. Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Rock Berms

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment- laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As

such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective
at reducing bed load in channels and should not be substituted for other erosion and sediment control measures farther up the watershed.

Inlet Protection
Storm sewers that are made operational prior to stabilization of the associated drainage areas can convey large amounts of sediment to natural drainage ways. In case of extreme sediment loading, the storm sewer itself may clog and lose a major portion of its capacity. To avoid these problems, it is necessary to prevent sediment from entering the system at the inlets.

Dewatering Operations
Dewatering operations are practices that manage the discharge of pollutants when non storm water and accumulated precipitation or groundwater must be removed from a work location so that construction work may be accomplished.
The controls detailed in this BMP only allow for minimal settling time for sediment particles and should only be used when site conditions restrict the use of the other control methods. When possible avoid dewatering discharges by using the water for dust control, by infiltration, allowing to evaporate, etc. A variety of methods can be used to treat water during dewatering operations.

Concrete Washout Areas
The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors. The following steps will help reduce storm water pollution from concrete wastes:
· Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
· Avoid mixing excess amounts of fresh concrete.
· Perform washout of concrete trucks in designated areas only.
· Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
· Do not allow excess concrete to be dumped onsite, except in designated areas.
For onsite washout:
· Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
· Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that

compromise the impermeability of the material. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repair

TEMPORARY STORM WATER SECTION - ATTACHMENT E

Request to Temporarily Seal a Feature:

There will be no temporary sealing of naturally-occurring sensitive features on the site.

TEMPORARY STORM WATER SECTION – ATTACHMENT F

Structural Practices:

Silt Fencing

- Silt Fencing is to be installed according to details shown in the attached construction plans.
- Silt fencing is to be located as shown on the Erosion Control Plan.
- Silt fencing to be installed prior to any earthwork, as noted in Sequence of construction.

Water Quality Pond

- Existing and proposed water quality ponds.
- The water quality structures will act as temporary sediment basins.

1.4.15 Dewatering Operations

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation or groundwater must be removed from a work location so that construction work may be accomplished.

The controls detailed in this BMP only allow for minimal settling time for sediment particles and should only be used when site conditions restrict the use of the other control methods. When possible avoid dewatering discharges by using the water for dust control, by infiltration, allowing to evaporate, etc.

A variety of methods can be used to treat water during dewatering operations. When pumping water out or through any device, a floatation device should be attached to the pump inlet.

Sediment controls are low to high cost measures depending on the dewatering system that is selected. Pressurized filters tend to be more expensive than gravity settling, but are often more effective. Simple tanks are generally rented on a long-term basis (one or more months). Mobilization and demobilization costs vary considerably.

Inspection and Maintenance

(1) Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.
(2) Inspect BMPs subject to non-stormwater discharges daily while non-stormwater discharges occur.
(3) Unit-specific maintenance requirements are included with the description of each technology.
(4) Sediment removed during the maintenance of a dewatering device may be either spread onsite and stabilized, or disposed of at a disposal site.
(5) Sediment that is commingled with other pollutants must be disposed of in accordance with all applicable laws and regulations.

TEMPORARY STORM WATER SECTION – ATTACHMENT G

Drainage Area Map:

Please see construction plans. 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.

TEMPORARY STORM WATER SECTION – ATTACHMENT H

Temporary Sediment Pond(s) Plan and Calculations: N/A

TEMPORARY STORM WATER SECTION – ATTACHMENT I

INSPECTION AND MAINTENANCE FOR TEMPORARY BMPs:

Inspection and maintenance of TBMPs shall be performed at regular intervals, at least once weekly and after significant rainfall occurrences as follows. Records of inspections and maintenance shall be kept at least once weekly and after significant rainfalls.

Temporary Construction Entrance/Exit

Inspection and Maintenance Guidelines:

1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Common trouble points

1) Inadequate runoff control – sediment washes onto public road.
2) Stone too small or geotextile fabric absent, results in muddy condition as stone is pressed into soil.
3) Pad too short for heavy construction traffic – extend pad beyond the minimum 50 foot length as necessary.
4) Pad not flared sufficiently at road surface, results in mud being tracked on to road and possible damage to road edge.
5) Unstable foundation – use geotextile fabric under pad and/or improve foundation drainage.

Silt Fence

Inspection and Maintenance Guidelines:

1) Inspect all fencing weekly, and after any rainfall.
2) Remove sediment when buildup reaches 6 inches.
3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Common Trouble Points:

1) Fence not installed along the contour causing water to concentrate and flow over the fence.
2) Fabric not seated securely to ground (runoff passing under fence)
3) Fence not installed perpendicular to flow line (runoff escaping around sides)
4) Fence treating too large an area, or excessive channel flow (runoff overtops or collapses fence)

Rock Berms

Inspection and Maintenance Guidelines:

1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3) Repair any loose wire sheathing.
4) The berm should be reshaped as needed during inspection.
5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Common Trouble Points:

1) Insufficient berm height or length (runoff quickly escapes over the top or around the sides of berm)
2) Berm not installed perpendicular to flow line (runoff escaping around one side)

Inlet Protection

Inspection and Maintenance Guidelines:

1) Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3) Check placement of device to prevent gaps between device and curb.
4) Inspect filter fabric and patch or replace if torn or missing.
5) Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Common Trouble Points:

1) Gaps between the inlet protection and the curb (flows bypass around side of filter).
2) Filter fabric skirt not anchored to pavement (flows pass under filter).

Dewatering Operations

Inspection and Maintenance

1) Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.
2) Inspect BMPs subject to non-storm water discharges daily while non-storm water discharges occur.
3) Unit-specific maintenance requirements are included with the description of each technology.
4) Sediment removed during the maintenance of a dewatering device may be either spread onsite and stabilized, or disposed of at a disposal site.
5) Sediment that is commingled with other pollutants must be disposed of in accordance with all applicable laws and regulations.

Concrete Washout Areas

Inspection and Maintenance

When temporary concrete washout facilities are full or no longer required for the work, the hardened concrete should be removed and disposed of. Replace concrete washout facilities as required until construction on project site is complete. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

TEMPORARY STORM WATER SECTION – ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices:

The contractor will begin revegetating disturbed areas within 14 days if activities in an area will cease for more than 21 days.

Revegetation of disturbed areas will be with native grasses, hydromulch, or sodding. The required seeding, fertilizing, and watering information can be found in the attached construction plans.

Refer to Construction Plans, Sheet 2, City of Leander Standard Notes for Erosion Control Notes, for interim and permanent soil stabilization practices.

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet 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: Click here to enter text.
  - Name printed on Check: Click here to enter text.
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text.
  - A copy of the payment voucher is attached to this paper NOI form.

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 Click here to enter text.

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

SECTION 1. OPERATOR (APPLICANT)

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

(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.)

Click here to enter text.

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

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credentials: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

d) Indicate the type of customer:

☐ Individual
☐ Limited Partnership
☐ General Partnership
☐ Trust
☐ Sole Proprietorship (D.B.A.)
☐ Corporation
☐ Estate
☐ Federal Government
☐ County Government
☐ State Government
☐ City Government
☐ Other Government
☐ Other: Click here to enter text.

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: Click here to enter text.

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known): Click here to enter text.

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): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credential: Click here to enter text.

Organization Name: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

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

b) Name of project or site (the name known by the community where it's located): Click here to enter text.

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Click here to enter text.

d) County or Counties (if located in more than one): Click here to enter text.

e) Latitude: Click here to enter text. Longitude: Click here to enter text.

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: Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Section B:

Location Description: Click here to enter text.

City (or city nearest to) where the site is located: Click here to enter text.

Zip Code where the site is located: Click here to enter text.

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? Click here to enter text.

d) What is the Secondary SIC Code(s), if applicable? Click here to enter text.

e) What is the total number of acres to be disturbed? Click here to enter text.

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? Click here to enter text.

h) What is the estimated end date of the project? Click here to enter text.

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? Click here to enter text.

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? Click here to enter text.

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

☐ Yes ☐ No

If Yes, provide the name of the MS4 operator: Click here to enter text.

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

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

☐ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Click here to enter text.

Operator Signatory Title: Click here to enter text.

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

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

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as

applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses
- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer

by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and

implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text.
2. Amount of Check/Money Order: Click here to enter text.
3. Date of Check or Money Order: Click here to enter text.
4. Name on Check or Money Order: Click here to enter text.
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text.

   Project/Site (RE) Physical Address: Click here to enter text.

Staple the check or money order to this form in this space.

Attachment A
TPDES Storm Water Discharge Construction General Permit

To reference the TPDES Storm Water Discharge Construction General Permit please visit:

http://www.tceq.state.tx.us/assets/public/permitting/waterquality/attachments/stormwater/txr150000.pdf

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

I Sanford P. Aron,
Print Name

Manager,
Title - Owner/President/Other

of SHOPS ON RONALD REAGAN, LLC,
Corporation/Partnership/Entity Name

have authorized Stephen R. Jamison
Print Name of Agent/Engineer

of Jamison Civil Engineering
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

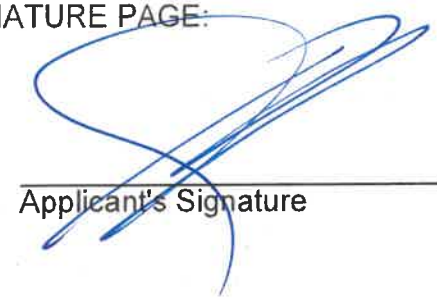
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:



Applicant's Signature

10/10/23
Date

THE STATE OF TEXAS §

County of Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Sandy P. Aron 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 10th day of October, 2023.

KATHLEEN R. NEUENDORFF
Notary Public, State of Texas
Comm. Expires 04-06-2024
Notary ID 3835899

Kathleen R Neuendorff
NOTARY PUBLIC

Kathleen R. Neuendorff
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-6-2024

ELECTRONICALLY RECORDED 2022128960
Williamson County, Texas Total Pages: 3

9/FirstAm/2778053

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: November 9, 2022

Grantor: BTI CAPITAL, LLC, a Texas limited liability company, formerly known as BOB TESCH INVESTMENTS, LLC

Grantor's Mailing Address: 6950 TPC Drive, McKinney, TX 75070

Grantee: SHOPS ON RONALD REAGAN, LLC, a Texas limited liability company

Grantee's Mailing Address: 3773 Richmond Avenue #800
Houston TX 77046

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 3, Valley Vista Center Final Plat, Williamson County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2022127958, Official Public Records, Williamson County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2022, which Grantee assumes and agrees to pay.

9/FirstAm/2778053

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Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

BTI CAPITAL, LLC, a Texas limited liability company,
formerly known as BOB TESCH INVESTMENTS, LLC

Robert E. Tesch

ROBERT E. TESCH, Manager

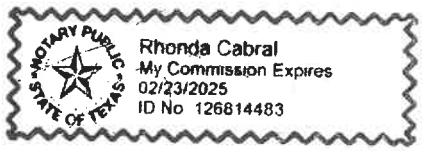
STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on November 9, 2022, by ROBERT E. TESCH, Manager of BTI CAPITAL, LLC, a Texas limited liability company, on behalf of said limited liability company.

Rhonda Cabral

Notary Public, State of Texas
My commission expires: 2/23/2025



PREPARED BY:
Sneed, Vine & Perry, P.C.
108 E. 8th Street
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022128960

Pages: 3 Fee: $30.00
11/18/2022 11:53 AM
DLAM

Nancy E. Rister, County Clerk
Williamson County, Texas

2022127958 PLAT Total Pages: 5

PLAT MAP RECORDING SHEET

DEDICATOR(s):

BOB TESCH INVESTMENTS, LLC
ROBERT E TESCH
BACONRANCH PROPERTY, INC
MUSTAQALI MOMIN

SUBDIVISION NAME: VALLEY VISTA CENTER

PROPERTY IS DESCRIBED AS: 6.231 ACRES, HENRY GARMES SURVEY, ABSTRACT NO 269

SUBMITTED BY: NATIONAL SITE SOLUTIONS

DIGITALLY RECORDED

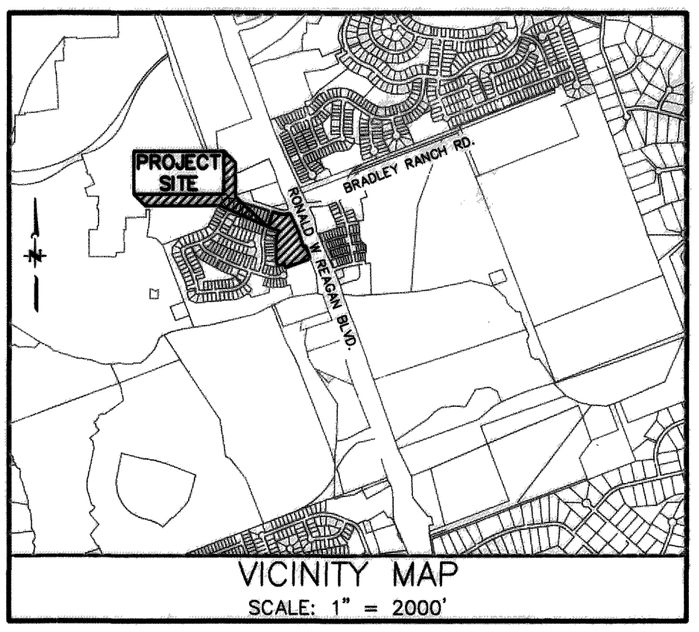
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022127958

PLAT Fee: $321.00
11/15/2022 04:08 PM DLAM

Nancy E. Rister, County Clerk
Williamson County, Texas

VALLEY VISTA CENTER
FINAL PLAT

CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

BEING a 6.231 acre tract of land out of the Henry Garmes Survey, Abstract Number 269, Williamson County, Texas and being those certain tracts of land described in a General Warranty Deed to BOB TESCH INVESTMENTS, LLC recorded under Document Number 2020096134 of the Official Public Records of Williamson County, Texas and all of that certain 1.167 acre tract of land described in a Special Warranty Deed to BACONRANCH PROPERTY, INC. recorded in Document Number 2019093749 of the Official Public Records of Williamson County, Texas; said 6.231 acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 5/8"iron rod with cap stamped "JONES|CARTER"found at the intersection of the westerly right-of-way line of Ronald W. Reagan Boulevard (a variable width right-of-way) and the southerly right-of-way line of Gabriel's Horn Road (a 60' right-of-way) recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas;

THENCE with said westerly right-of-way line of Ronald W. Reagan Boulevard the following courses and distances:

South 25°02'15" East a distance of 278.99 feet to a 1/2"iron rod with cap stamped "DIAMOND"found;

South 17°29'00" East a distance of 222.42 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found;

North 79°47'16" East a distance of 32.05 feet to a 1/2"iron rod with cap stamped "DIAMOND"found;

South 20°28'14" East a distance of 186.13 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found being the northeasterly corner of a called 9.412 acre tract of land described in a Special Warranty Deed to SJ & A LLC recorded in Document No. 2016010205 of the Official Public Records of Williamson County, Texas;

THENCE departing said westerly right-of-way line of Ronald W. Reagan Boulevard with the northerly line of said 9.412 acre tract of land, South 69°31'46" West a distance of 379.81 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found in the easterly line of Lot 1, Block D of VALLEY VISTA, PHASE 1, a subdivision as recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas being the northwesterly corner of said 9.142 acre tract of land;

THENCE with the easterly line of said Lot 1, North 15°28'20" West a distance of 57.78 feet to to a 5/8"iron rod with cap stamped "JONES|CARTER"found to the northerly corner of said Lot 1;

THENCE with a northerly line of said Block D, South 73°41'46" West a distance of 99.99 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found being the westerly corner of Lot 8 of said Block D;

THENCE with the easterly line of said Lot 8, North 16°18'14" West a distance of 58.97 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found to the northeasterly corner of said Lot 8 and the southeasterly corner of the Block E Alley of said VALLEY VISTA, PHASE 1 for the beginning of a non-tangent curve to the left;

THENCE with the easterly right-of-way line of said Block E Alley the following courses and distances:

Northeasterly with said non-tangent curve to the left having a radius of 680.00 feet and a delta angle of 11°35'54", an arc distance of 137.65 feet (the chord of said curve bears North 00°47'55" East a distance of 137.42 feet) to a 5/8" iron rod with cap stamped "JONES|CARTER"found;

North 05°00'02" West a distance of 103.80 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found being the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 320.00 feet and a delta angle of 22°30'00", an arc distance of 125.66 feet (the chord of said curve bears North 06°14'58" East a distance of 124.86 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER"found;

North 17°29'58" East a distance of 88.16 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found for the northeasterly corner of said Block E;

THENCE with the northerly line of said Block E, North 72°30'02" West a distance of 155.00 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found in the easterly right-of-way line of Cherokee Nation Trail (a 50'right-of-way) recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas being the northerly corner of Lot 10 of said Block E;

THENCE with said easterly right-of-way line of Cherokee Nation Trail the following courses and distances:

North 17°29'58" East a distance of 216.50 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found being the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 15.00 feet and a delta angle of 90°00'00", an arc distance of 23.56 feet (the chord of said curve bears North 62°29'58" East a distance of 21.21 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER"found at the intersection of said easterly right-of-way line of Cherokee Nation Trail and said southerly right-of-way line of Gabriel's Horn Road;

THENCE with the southerly right-of-way line of Gabriel's Horn Road the following courses and distances:

South 72°30'02" East a distance of 70.04 feet to a 5/8"iron rod with cap stamped "JONES|CARTER"found being the point of curvature of a curve to the left;

Southeasterly with said curve to the left having a radius of 250.00 feet and a delta angle of 34°31'48", an arc distance of 150.67 feet (the chord of said curve bears South 89°45'56" East a distance of 148.40 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER"found for the point of curvature of a reverse curve to the right;

Southeasterly with said reverse curve to the right having a radius of 15.00 feet and a delta angle of 81°59'34", an arc distance of 21.47 feet (the chord of said curve bears South 66°02'03" East a distance of 19.68 feet) to the POINT OF BEGINNING and CONTAINING an area of 6.231 acres of land.

Owner:
BOB TESCH INVESTMENTS, LLC
c/o Tesch & Associates, Inc.
6950 TPC Drive, Suite 110
McKinney, TX 75070

Owner:
ROBERT E. TESCH
6950 TPC Drive, Suite 110
McKinney, TX 75070

Owner:
BACONRANCH PROPERTY, INC.
7930 Thaxton Rd., #100
Austin, Texas 78747

Developer:
TESCH DEVELOPMENT AND MANAGEMENT CO., LLC
2Greenside at Craig Ranch
6950 TPC Drive, Suite 110
McKinney, TX 75070
(512) 259 - 5880

ROBERT E. TESCH
bob@teschassociates.com

Engineer:
JONES|CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: David Peek, PE

Surveyor:
JONES|CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: Rex Hackett, RPLS

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

SHEET INDEX

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

Submitted on September 17, 2019

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=2000'	REVISED: October 19, 2021

VALLEY VISTA CENTER FINAL PLAT

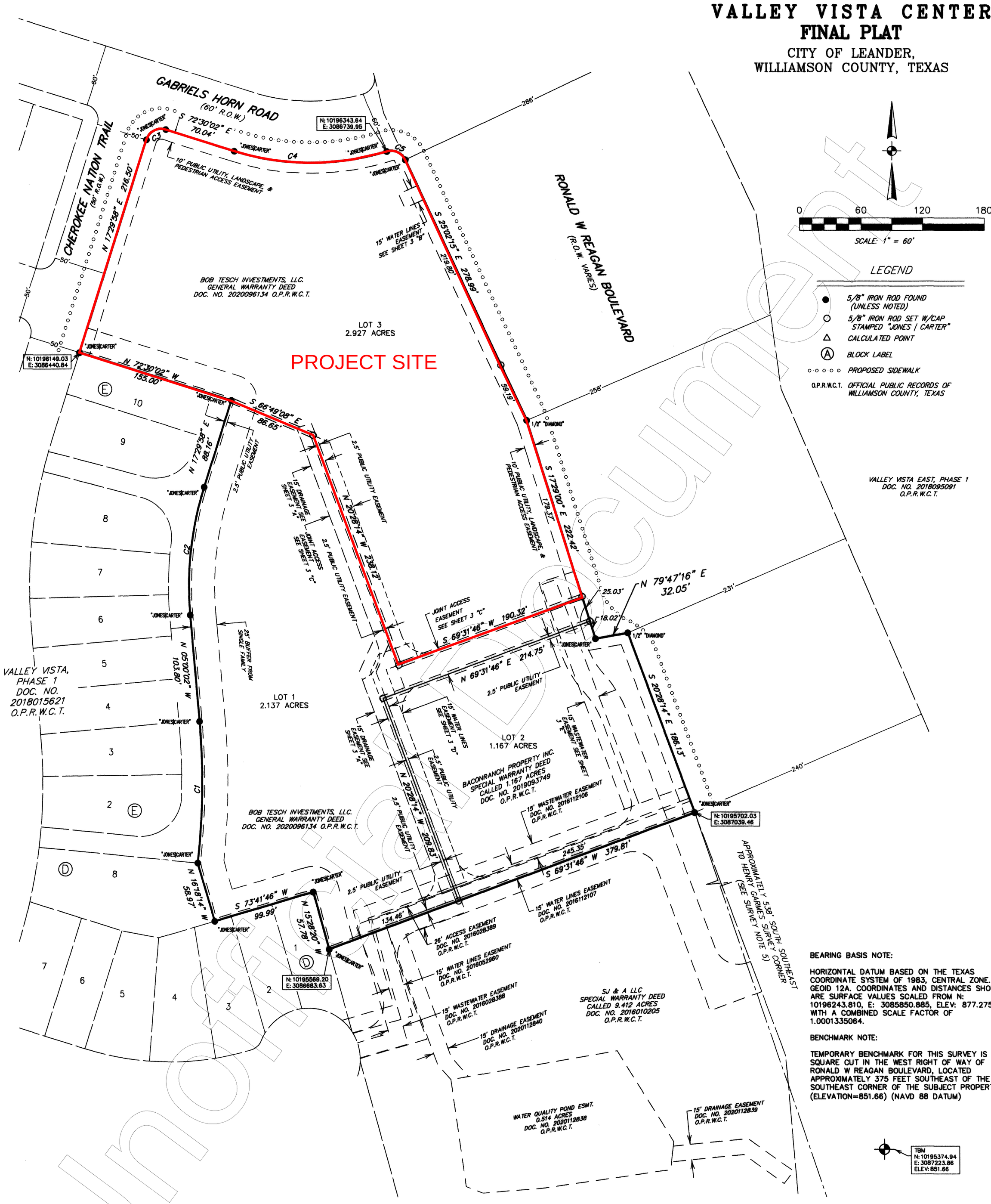
Doc # 2021123458

VALLEY VISTA CENTER
FINAL PLAT

CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

LEGEND

- ● 5/8" IRON ROD FOUND (UNLESS NOTED)
- ○ 5/8" IRON ROD SET W/CAP STAMPED "JONES | CARTER"
- △ CALCULATED POINT
- Ⓐ BLOCK LABEL
- ○○○○○ PROPOSED SIDEWALK
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GEOID 12A. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES SCALED FROM N: 10196243.810, E: 3085850.885, ELEV: 877.275 WITH A COMBINED SCALE FACTOR OF 1.0001335064.

BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W REAGAN BOULEVARD, LOCATED APPROXIMATELY 375 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. (ELEVATION=851.66) (NAVD 88 DATUM)

TBM
N: 10195374.94
E: 3087223.86
ELEV: 851.66

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	680.00'	137.65'	11°35'54"	N 00°47'55" E	137.42'
C2	320.00'	125.66'	22°30'00"	N 06°14'58" E	124.86'
C3	15.00'	23.56'	90°00'00"	N 62°29'58" E	21.21'
C4	250.00'	150.67'	34°31'48"	S 89°45'56" E	148.40'
C5	15.00'	21.47'	81°59'34"	S 66°02'03" E	19.68'

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-02	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=60'	REVISED: October 19, 2021

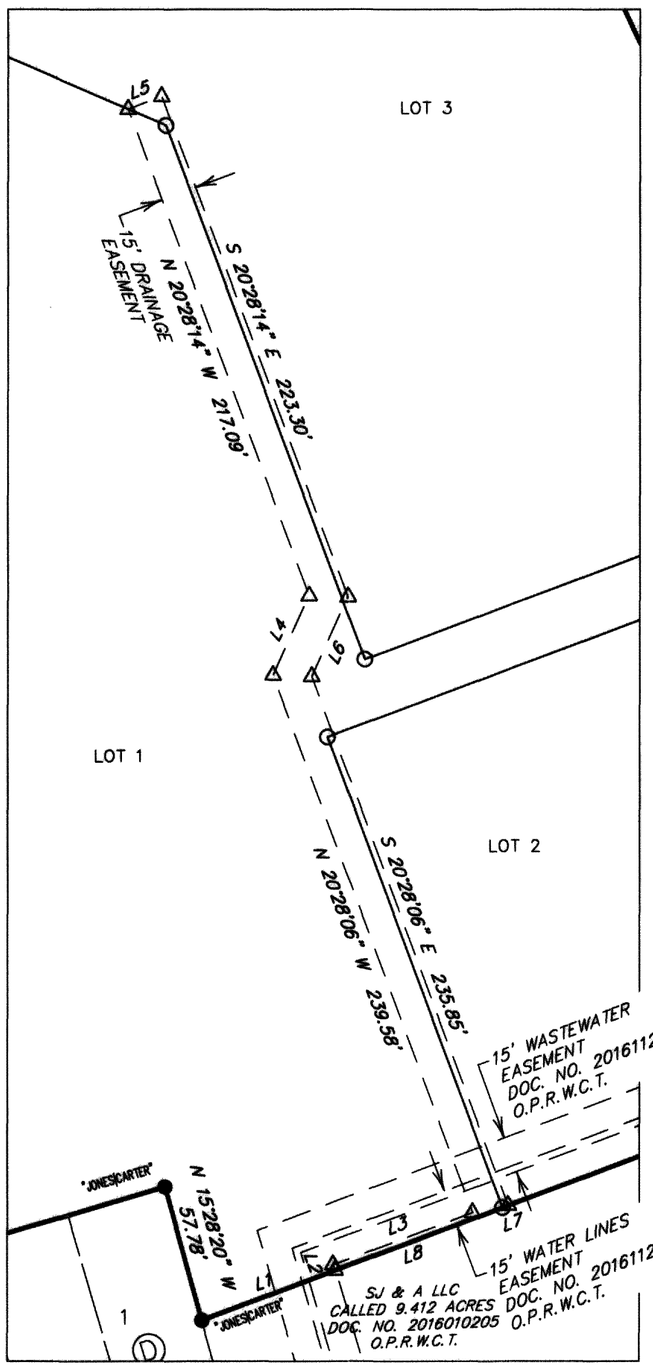
VALLEY VISTA CENTER
FINAL PLAT

Doc # 20212095

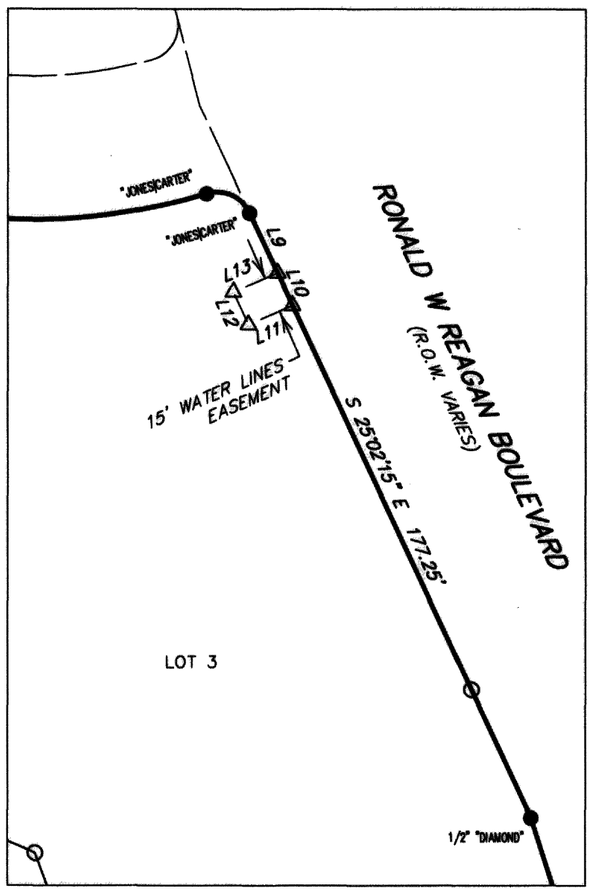
VALLEY VISTA CENTER
FINAL PLAT

CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

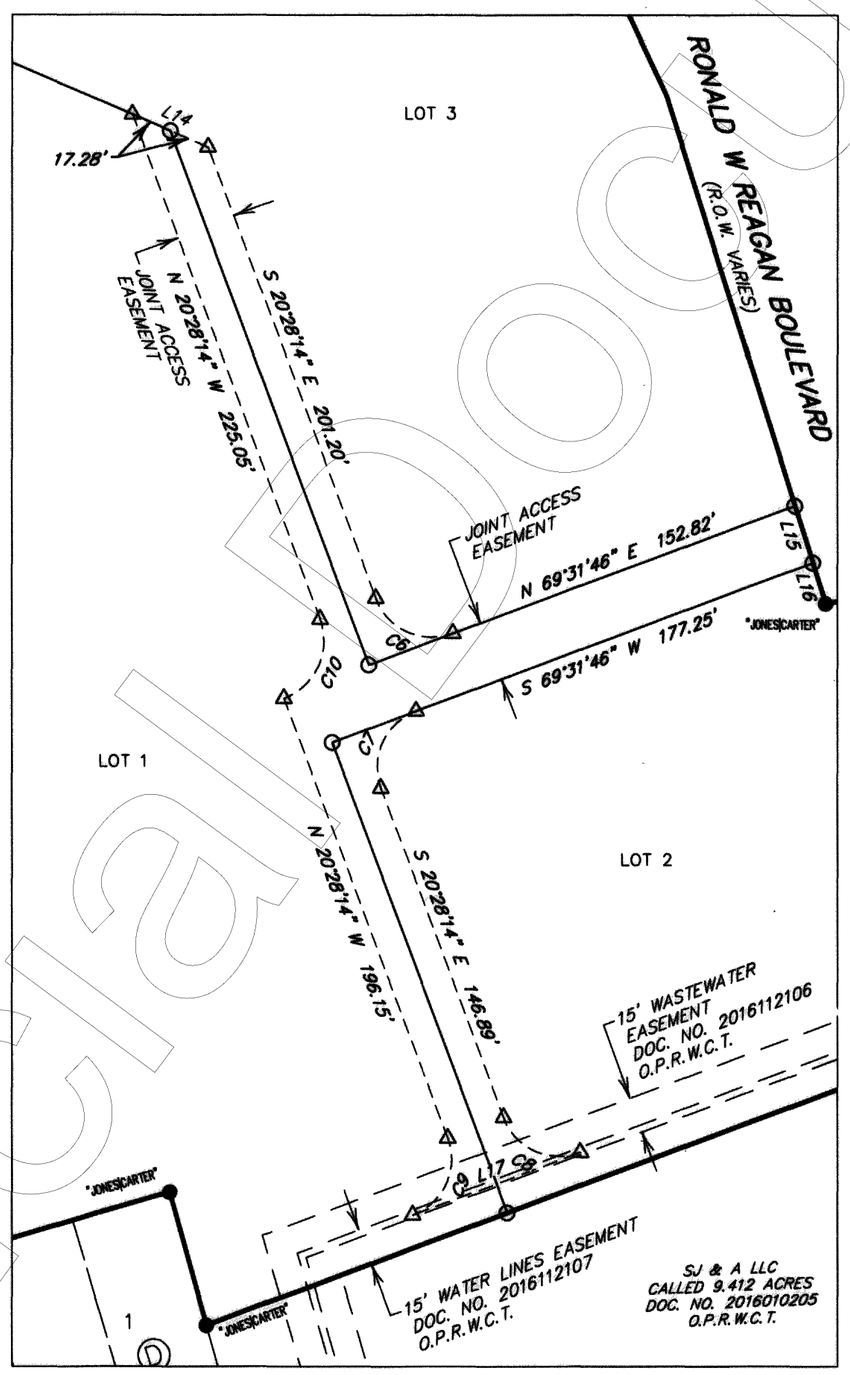
"A" 15' DRAINAGE EASEMENT



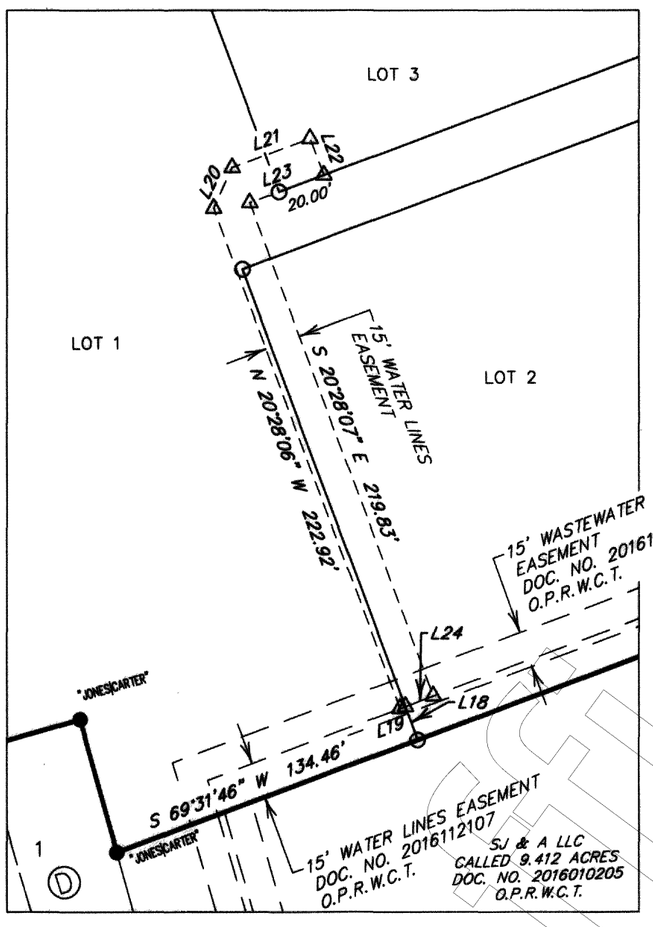
"B" 15' WATER LINES EASEMENT



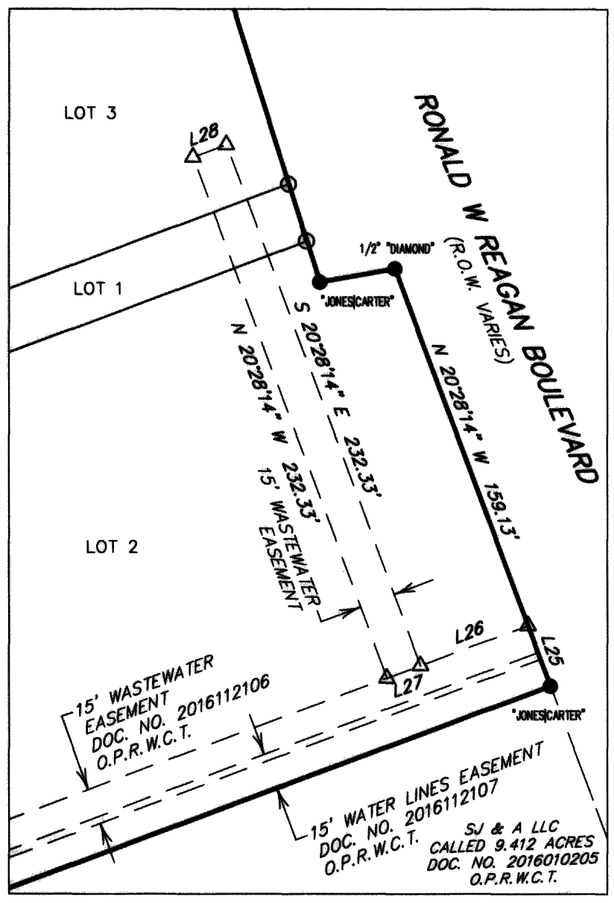
"C" 15' JOINT ACCESS EASEMENT

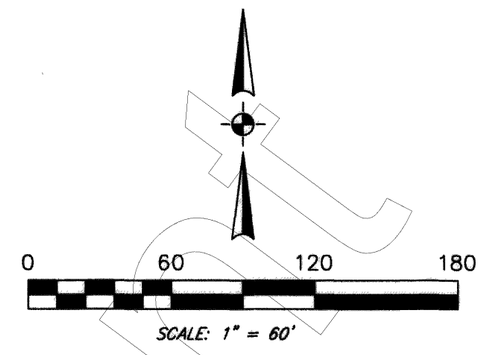


"D" 15' WATER LINES EASEMENT



"E" 15' WASTEWATER EASEMENT





LEGEND

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- ○ 5/8" IRON ROD SET W/CAP STAMPED "JONES | CARTER"
- △ CALCULATED POINT
- Ⓐ BLOCK LABEL
- ○○○○○ PROPOSED SIDEWALK
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°31'46" E	59.69'
L2	N 20°28'14" W	2.48'
L3	N 69°31'46" E	62.27'
L4	N 24°31'50" E	36.38'
L5	N 69°31'46" E	15.00'
L6	S 24°31'50" W	36.39'
L7	S 69°31'46" W	2.50'
L8	S 69°31'46" W	74.77'
L9	S 24°49'46" E	27.55'
L10	S 25°02'15" E	15.01'
L11	S 66°28'53" W	20.11'
L12	N 25°02'15" W	15.01'
L13	N 66°28'53" E	20.11'
L14	S 66°49'08" E	34.55'
L15	S 17°29'00" E	25.03'
L16	S 17°29'00" E	18.02'
L17	S 69°31'46" W	75.00'
L18	N 20°28'14" W	15.00'
L19	S 69°31'46" W	2.50'
L20	N 24°31'50" E	18.80'
L21	N 69°31'46" E	34.93'
L22	S 20°28'14" E	16.38'
L23	S 69°31'46" W	33.23'
L24	S 69°31'46" W	12.50'
L25	N 20°28'14" W	27.00'
L26	S 69°31'46" W	48.00'
L27	S 69°31'46" W	15.00'
L28	N 69°31'46" E	15.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	25.00'	90°00'00"	39.27'	S 65°28'15" E	35.36'
C7	25.00'	90°00'00"	39.27'	S 24°31'46" W	35.36'
C8	25.00'	90°00'00"	39.27'	S 65°28'14" E	35.36'
C9	25.00'	90°00'00"	39.27'	N 24°31'46" E	35.36'
C10	25.74'	90°00'00"	40.43'	N 24°31'46" E	36.40'

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

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JONES|CARTER
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FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=60'	REVISED: October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT

Doc # 2021274958

VALLEY VISTA CENTER
FINAL PLAT
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

SURVEY NOTES:

1. The survey shown hereon has been prepared as the result of an on the ground survey completed on August 23, 2019.

2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are surface values scaled from N: 10196243.810, E: 3085850.885, ELEV: 877.275 with a combined scale factor of 1.0001335064.

3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Stewart Title Guaranty Company, Countersigned by Georgetown Title Company, File No. 190074347, effective date January 24, 2019, issue date February 4, 2019. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

4. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

5. The Henry Garmes Survey reference was scaled from the Texas General Land Office GIS WEB.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company according to File No. 190074347, issued February 4, 2019 are shown or noted hereon.

1. Terms, conditions and provisions of that certain Development Agreement dated January 27, 2016, by and between Robert E. Tesch (seller) and SJ&A, LLC (buyer) recorded under Document No. 2016028388, Official Public Records, Williamson County, Texas

2. Terms, conditions and provisions of that certain Development Agreement dated January 27, 2016, by and between Robert E. Tesch (seller) and SJ&A, LLC (buyer) recorded under Document No. 2016028389, Official Public Records, Williamson County, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Bob Tesch Investments, LLC, as the owner of that certain 5.064 acres of land recorded in Document No. 2020096134 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the 1 day of November, 2021 A.D.

Robert E. Tesch
Bob Tesch Investments, LLC
Robert E. Tesch
Manager
6950 TPC Drive, Suite 110
McKinney, Tx 75070

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 1 day of November, 2021, personally appeared, Robert E. Tesch, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of November 2021

Rhonda Cabral
Notary Public, State of Texas
Rhonda Cabral
Print Notary's Name
My Commission Expires: 02/23/2025

Rhonda Cabral
My Commission Expires
02/23/2025
ID No 126814483

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That I, Robert E. Tesch, as the owner of that certain 3.206 acres of land recorded in Document No. 2000058885 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the 1 day of November, 2021 A.D.

Robert E. Tesch
Owner
6950 TPC Drive, Suite 110
McKinney, Tx 75070

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 1 day of November, 2021, personally appeared, Robert E. Tesch, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of November 2021

Rhonda Cabral
Notary Public, State of Texas
Rhonda Cabral
Print Notary's Name
My Commission Expires: 02/23/2025

Rhonda Cabral
My Commission Expires
02/23/2025
ID No 126814483

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That I / (we) BACONRANCH, PROPERTY, INC., as the owner of that certain 1.167 acres of land recorded in Document No. 2019093749 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the 22 day of APRIL, 2022 A.D.

BACONRANCH PROPERTY, INC.
Owner • MUSTAFA MONIN
7930 Thaxton Rd., #100
Austin, Texas 78747

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 22nd day of April, 2022, personally appeared, Mustafa Ali Monin, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22nd day of April, 2022

Bridget Maynard
Notary Public, State of Texas
Bridget Maynard
Print Notary's Name
My Commission Expires: 02-28-2026

BRIDGET MAYNARD
Notary Public, State of Texas
Comm. Expires 02-28-2026
Notary ID 131470451

I, Rex L. Hackett, do hereby certify that I am authorized to practice surveying in the State of Texas and that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all recorded easements of record as found on the Title Insurance Policy provided by Stewart Title Guaranty Company, File No. 190074347, dated February 4, 2019, are shown and/or noted hereon.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date 10-26-2021

JONES | CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, David Wayne Peek, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat conforms with the applicable ordinances of the City of Leander, Texas.

David Wayne Peek
Registered Professional Engineer No. 114689
Date 10-17-22
JONES | CARTER.
3100 Alvine Devane Boulevard, Suite 150
Austin, Texas 78741

STATE OF TEXAS
DAVID WAYNE PEEK
114689
LICENSED
PROFESSIONAL ENGINEER

Approved this the 13th day of October, 2020, A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

John Cogan
Ron Maggio, Chair
Planning and Zoning Commission
City of Leander, Texas

ATTEST: Veronica Rivera
Veronica Rivera
Ellen Goebel, Secretary
Planning and Zoning Commission
City of Leander, Texas

GENERAL NOTES:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.

2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.

3. A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.

4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the Property Owners' Association.

5. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander or the Property Owners' Association.

6. All easements and water quality ponds on private property shall be maintained by the property owner or his or her assigns.

7. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0455F for Williamson County, effective December 20, 2019.

8. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander.

9. All utility lines must be located underground.

10. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.

11. In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.

12. Sidewalks shall be installed on the subdivision side of Gabriels Horn Road, Cherokee Nation Trail and Ronald Reagan Boulevard. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.

13. This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on August 8, 2019.

14. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.

15. At the time of site development permit, the applicant will provide a payment to the City in lieu of a traffic impact analysis (TIA), unless a TIA for the entire development indicates that average daily trips are estimated below 2,000.

16. The city is not responsible for damage to improvements caused by the city's maintenance or repair of city owned utility lines contained in an easement.

17. The private storm drain system and the water quality pond that provides treatment for the Valley Vista Center shall be privately maintained by the Developer and the Owner and not by the City.

18. The owner of Lot 3 shall provide cross access to Gabriel's Horn for the benefit of the owners of Lots 1 and 2

STATE OF TEXAS §

KNOWN ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF November, 2022, A.D. AT 3:50 O'CLOCK, P M, AND DULY RECORDED THIS THE 15th DAY OF November, 2022, A.D. AT 4:08 O'CLOCK P M, IN THE PLAT RECORDS OF SAID COUNTY IN ~~CABINET~~ INSTRUMENT NO. 2022123458, ~~SLIDE~~.

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

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: Diana Lara DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 4 OF 4

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg	
JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: NA	REVISED: October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT

Doc# 2022123458

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Valley Vista Center Phase 2

Regulated Entity Location: 18145 Ronald W. Reagan Blvd.; Leander, Texas 78641

Name of Customer: Shops on Ronald Reagan, LLC

Contact Person: Gage A. Raba Phone: (713) 623-6944

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

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.93 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: Gage Raba Date: 10/10/23

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

Shops on Ronald Reagan, LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0803742113	32075693187		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☐ Yes ☐ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

3773 Richmond Ave; Suite 800

City	State	ZIP	ZIP + 4
Houston	TX	77046	3723

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	gage@hpiproperties.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(713) 623-6944		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Valley Vista Center Phase 2

23. Street Address of the Regulated Entity: *(No PO Boxes)*	18145 Ronald W. Reagan Blvd.							
	City	Leander	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Southwest corner of the intersection of Ronald W. Reagan Blvd. and Gabriels Horn Road

26. Nearest City	**State**	**Nearest ZIP Code**
Leander	TX	78641

27. Latitude (N) In Decimal:	30.6148	**28. Longitude (W) In Decimal:**	-97.8212

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	36	53	-97	49	16

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6552	6512	237210	531120

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

Mixed Use Retail Development

34. Mailing Address:	**3773 Richmond Ave**							
	City	**Houston**	**State**	**TX**	**ZIP**	**77046**	**ZIP + 4**	**3723**

35. E-Mail Address:	gage@hpiproperties.com

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(713) 623-6944		( ) -

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

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Richard Michalka	**41. Title:**	Project Manager - JCE

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(737) 484-0880		( ) -	richard@jamisoneng.com

SECTION V: Authorized Signature

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

Company:	Shops on Ronald Reagan, LLC	**Job Title:**	Manager
Name *(In Print)*:	Sanford P. Aron	**Phone:**	(713) 623- 6944
Signature:		**Date:**	10/10/23

VALLEY VISTA CENTER PHASE 2
SITE DEVELOPMENT PLANS
PROJECT # SD-22-0055

18145 RONALD W. REAGAN BLVD.
LEANDER, TEXAS 78641

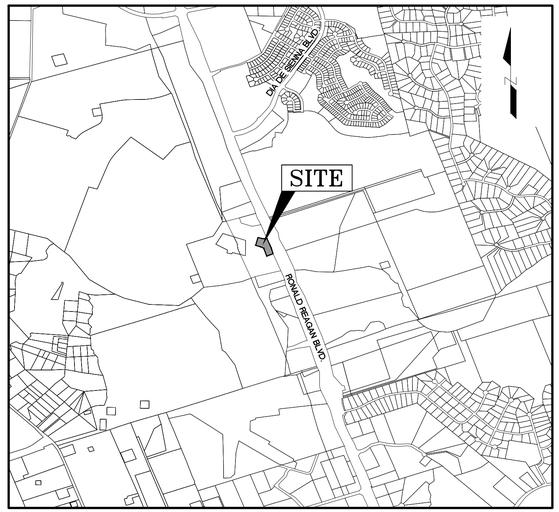
OWNER/DEVELOPER: SHOPS ON RONALD REAGAN, LLC
CONTACT: GAGE RABA
3773 RICHMOND AVE, SUITE 800
HOUSTON, TX 77046-3723
(713) 623-6944

ENGINEER: JAMISON CIVIL ENGINEERING LLC
CONTACT: STEPHEN R. JAMISON, P.E.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
(737) 484-0880

SURVEYOR: JONES CARTER
CONTACT: REX HACKETT, RPLS
3100 ALVIN DEVANE BLVD. STE. 150
AUSTIN, TEXAS 78741
(512) 441-9493

LANDSCAPE ARCHITECT: MHB LANDSCAPE ARCHITECT
CONTACT: MARK BROOKS
544 MILITARY DRIVE
CANYON LAKE, TEXAS 78133
(512) 448-0137

SHEET INDEX



LOCATION MAP
1"=2,000'

WATERSHED STATUS:

1. THIS PROJECT IS WITHIN THE SAN GABRIEL RIVER WATERSHED.
2. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOOD PLAIN NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM MAP NO. 48453C0260J & 48491C0455F WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED DECEMBER 20, 2019.

GENERAL NOTES:

1. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-245-4545 OR 1-800-545-6005) OR DIG TESS (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
3. ALL CONSTRUCTION OPERATIONS AROUND SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
4. THIS PROJECT IS PART OF THE VALLEY VISTA CENTER DEVELOPMENT AGREEMENT 19-DA-011; DOCUMENT #2020123276.
5. ALL MASONRY FOR THIS PROJECT SHALL CONFORM TO THE VALLEY VISTA CENTER DEVELOPMENT AGREEMENT 19-DA-011; DOCUMENT #2020123276.
6. RELATED PROJECT: PICP # 19-PICP-034

LEGAL DESCRIPTION:

LOT 3, BLOCK A VALLEY VISTA CENTER RECORDED IN DOC. #2022127958 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARK(S):

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W. REAGAN BLVD., LOCATED APPROXIMATELY 375 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

NAVD 1988 ELEVATION: 851.66'

LAND USE SUMMARY

ZONING	= LC-2-A
PROPOSED USE	= RETAIL
TOTAL ACREAGE	= 2.93 Ac.
TOTAL IMPERVIOUS COVER	= 85,145 SF / 1.95 Ac.
BUILDING IMPERVIOUS COVER	= 18,340 SF / 0.42 Ac.
MULTI FAMILY / CONDO LOTS	= 0
FUTURE LAND USE CATEGORY	= CORRIDOR MIXED USE

* DETENTION FOR THIS PROJECT IS NOT REQUIRED, PER THE APPROVED VALLEY VISTA CENTER PICP PROJECT (19-PICP-034).

SUBMITTAL DATE: MAY 23, 2023

21-SD-008
CASE NUMBER

SUBMITTED BY:

10/5/2023
STEPHEN R. JAMISON, P.E. — DATE
JAMISON CIVIL ENGINEERING LLC
TX. PE FIRM REG #F-17756

APPROVED BY:

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

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

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

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE

REVISIONS

NO.	DESCRIPTION	REVISE(R)/ ADD(A) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	APPROVED/DATE

LIMITATION OF LIABILITY - JAMISON CIVIL ENGINEERING LLC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS - ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. JAMISON CIVIL ENGINEERING LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN - PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. JAMISON CIVIL ENGINEERING LLC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

THIS SITE PLAN HAS BEEN REVIEWED AND APPROVED BY THE CITY OF LEANDER. ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSISTENT WITH THESE PLANS. ALL RESPONSIBILITY FOR ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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

THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS A RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
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VALLEY VISTA CENTER PHASE 2
COVER SHEET
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/05 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\COVER.DWG
Job No.
Snapshot:
Scale (Hor.):
Scale (Vert.):
Date: 03/15/21
Checked By: SRJ
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
01 of 30

GENERAL NOTES

REVISED March 27, 2023

CITY CONTACTS:
ENGINEERING MAIN LINE: 512-528-2721
PLANNING DEPARTMENT: 512-528-2750
PUBLIC WORKS MAIN LINE: 512-259-2640
STORMWATER INSPECTIONS: 512-285-0055
UTILITIES MAIN LINE: 512-259-1142
UTILITIES ON-CALL: 512-690-4760

1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
   a. REFRESH ALL LOCATES BEFORE 14 DAYS -LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
   b. REPORT PIPELINE DAMAGE IMMEDIATELY -IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
   a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
   b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
   c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
   d. CONNECTING TO THE EXISTING WATER LINES.
   e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. ALL RESPONSIBILITILY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

WATER AND WASTEWATER NOTES

1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
   WATER SERVICE "W" ON TOP OF CURB
   WASTEWATER SERVICE "S" ON TOP OF CURB
   VALVE "V" ON TOP OF CURB
3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12"LIFTS.

WATER

1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS": THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20'LAYING LENGTH). ADDITIONALLY THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2"OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
    a. SINGLE, 1"METER AND BELOW DFW37F-12-1CA, OR EQUAL
    b. DUAL, 1"METERS AND BELOW DFW39F-12-1CA, OR EQUAL
    c. 1.5"SINGLE METER DFW65C-14-1CA, OR EQUAL
    d. 2"SINGLE METER DFW1730F-12-1CA, OR EQUAL
13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

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

CONSTRUCTION SEQUENCE NOTES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE REQUIRED.
2. INSTALL ALL TEMPORARY EROSION CONTROLS.
3. CLEAR AND GRUB STRIP TOPSOIL. STOCKPILE TOPSOIL FOR LATER USE.
4. SITE GRADING.
5. ROUGH CUT ROADS AND PAVING.
6. INSTALL PROPOSED UTILITIES.
7. CONSTRUCT BUILDING SLABS AND FOUNDATIONS.
8. PAVING IMPROVEMENTS AND BUILDING CONSTRUCTION.
9. FINALIZE LANDSCAPE PLANTING.
10. AFTER THE COMPLETION OF CONSTRUCTION AND PRIOR TO THE REMOVAL OF TEMPORARY EROSION CONTROLS, THE PROJECT ENGINEER MUST INSPECT THE JOB AND WRITE A CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER.
11. REVEGETATION.
12. MAINTAIN VEGETATIVE WATERING TO ESTABLISH PERMANENT GRASSES.
13. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS WHEN RESTORATION HAS BEEN ACCEPTED.

PAVEMENT SECTION NOTES:

SEE SHEET 29 FOR PAVEMENT SECTION DESIGN AND GEOTECH REPORT.

STREET AND DRAINAGE NOTES

1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISTATION RELATED TO ACCESSIBLITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARS (TAS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6"OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6"IN THE GREATEST DIMENSION. THE REMAINING 6"SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. A MINIMUM OF 6"OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36"BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼"PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY TERRACON. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:
    a. SEE SHEET 29 FOR PAVEMENT RECOMENDATIONS.
13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRVIEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

EROSION CONTROL NOTES

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

TRENCH SAFETY NOTES

1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

BENCHMARK NOTES

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W. REAGAN BLVD., LOCATED APPROXIMATELY 375 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

N: 1019537.94; E: 3087223.86; NAVD 1988 ELEVATION: 851.66'

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

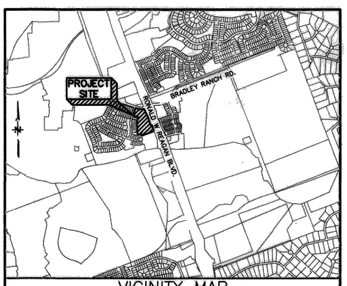
VALLEY VISTA CENTER PHASE 2
GENERAL NOTES
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/05 ,20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\NOTES.DWG
Job No.
Snapshot:
Scale (Hor.):
Scale (Vert.):
Date: 03/15/21
Checked By: SRJ
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

VALLEY VISTA CENTER
FINAL PLAT
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

BEING a 6.231 acre tract of land out of the Henry Garmes Survey, Abstract Number 288, Williamson County, Texas and being those certain tracts of land described in a General Warranty Deed to BOB TESCH INVESTMENTS, LLC recorded under Document Number 2020096134 of the Official Public Records of Williamson County, Texas and all of that certain 1.167 acre tract of land described in a Special Warranty Deed to BACONRANCH PROPERTY, INC. recorded in Document Number 2019093749 of the Official Public Records of Williamson County, Texas; said 6.231 acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 5/8"iron rod with cap stamped "JONES|CARTER" found at the intersection of the westerly right-of-way line of Ronald W. Reagan Boulevard (a variable width right-of-way) and the southerly right-of-way line of Gabriel's Horn Road (a 60' right-of-way) recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas;

THENCE with said westerly right-of-way line of Ronald W. Reagan Boulevard the following courses and distances:

South 25°02'15" East a distance of 278.99 feet to a 1/2"iron rod with cap stamped "DIAMOND" found;

South 17°29'00" East a distance of 222.42 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found;

North 79°47'16" East a distance of 32.05 feet to a 1/2"iron rod with cap stamped "DIAMOND" found;

South 20°28'14" East a distance of 186.13 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the northeasterly corner of a called 9.412 acre tract of land described in a Special Warranty Deed to SJ & A LLC recorded in Document No. 2016010205 of the Official Public Records of Williamson County, Texas;

THENCE departing said westerly right-of-way line of Ronald W. Reagan Boulevard with the northerly line of said 9.412 acre tract of land, South 69°31'46" West a distance of 379.81 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found in the easterly line of Lot 1, Block D of VALLEY VISTA, PHASE 1, a subdivision as recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas being the northwesterly corner of said 9.142 acre tract of land;

THENCE with the easterly line of said Lot 1, North 15°28'20" West a distance of 57.78 feet to to a 5/8"iron rod with cap stamped "JONES|CARTER" found to the northerly corner of said Lot 1;

THENCE with a northerly line of said Block D, South 73°41'46" West a distance of 99.99 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the westerly corner of Lot 8 of said Block D;

THENCE with the easterly line of said Lot 8, North 16°18'14" West a distance of 58.97 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found to the northeasterly corner of said Lot 8 and the southeasterly corner of the Block E Alley of said VALLEY VISTA, PHASE 1 for the beginning of a non-tangent curve to the left;

THENCE with the easterly right-of-way line of said Block E Alley the following courses and distances:

Northeasterly with said non-tangent curve to the left having a radius of 680.00 feet and a delta angle of 11°35'54", an arc distance of 137.65 feet (the chord of said curve bears North 00°47'55" East a distance of 137.42 feet) to a 5/8" iron rod with cap stamped "JONES|CARTER" found;

North 05°00'02" West a distance of 103.80 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 320.00 feet and a delta angle of 22°30'00", an arc distance of 125.66 feet (the chord of said curve bears North 06°14'58" East a distance of 124.86 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER" found;

North 17°29'58" East a distance of 88.16 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found for the northeasterly corner of said Block E;

THENCE with the northerly line of said Block E, North 72°30'02" West a distance of 155.00 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found in the easterly right-of-way line of Cherokee Nation Trail (a 50'right-of-way) recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas being the northerly corner of Lot 10 of said Block E;

THENCE with said easterly right-of-way line of Cherokee Nation Trail the following courses and distances:

North 17°29'58" East a distance of 216.50 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 15.00 feet and a delta angle of 90°00'00", an arc distance of 23.56 feet (the chord of said curve bears North 62°29'58" East a distance of 21.21 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER" found at the intersection of said easterly right-of-way line of Cherokee Nation Trail and said southerly right-of-way line of Gabriel's Horn Road;

THENCE with the southerly right-of-way line of Gabriel's Horn Road the following courses and distances:

South 72°30'02" East a distance of 70.04 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the point of curvature of a curve to the left;

Southeasterly with said curve to the left having a radius of 250.00 feet and a delta angle of 34°31'48", an arc distance of 150.67 feet (the chord of said curve bears South 89°45'56" East a distance of 148.40 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER" found for the point of curvature of a reverse curve to the right;

Southeasterly with said reverse curve to the right having a radius of 15.00 feet and a delta angle of 81°59'34", an arc distance of 21.47 feet (the chord of said curve bears South 66°02'03" East a distance of 19.68 feet) to the POINT OF BEGINNING and CONTAINING an area of 6.231 acres of land.

Owner:
BOB TESCH INVESTMENTS, LLC
c/o Tesch & Associates, Inc.
6950 TPC Drive, Suite 110
McKinney, TX 75070

Owner:
ROBERT E. TESCH
6950 TPC Drive, Suite 110
McKinney, TX 75070

Owner:
BACONRANCH PROPERTY, INC.
7930 Thaxton Rd., #100
Austin, Texas 78747

Developer:
TESCH DEVELOPMENT AND MANAGEMENT CO., LLC
2Greenside at Craig Ranch
6950 TPC Drive, Suite 110
McKinney, TX 75070
(512) 259 - 5880

ROBERT E. TESCH
bob@teschassociates.com

Engineer:
JONES|CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: David Peek, PE

Surveyor:
JONES|CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: Rex Hackett, RPLS

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

SHEET INDEX

Submitted on September 17, 2019 SHEET 1 OF 4

FILE: K:\GA758\GA758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=2000'	REVISED: October 19, 2021

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

VALLEY VISTA CENTER FINAL PLAT

Doc# 2022127958

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED

SHEET 03 of 30

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\PLAT.DWG
Job No. | Snapshot:
Scale (Hor.): | Scale (Vert.):
Date: 03/15/21 | Checked By: SRJ | Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

VALLEY VISTA CENTER PHASE 2
FINAL PLAT
LEANDER, TEXAS 78641

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
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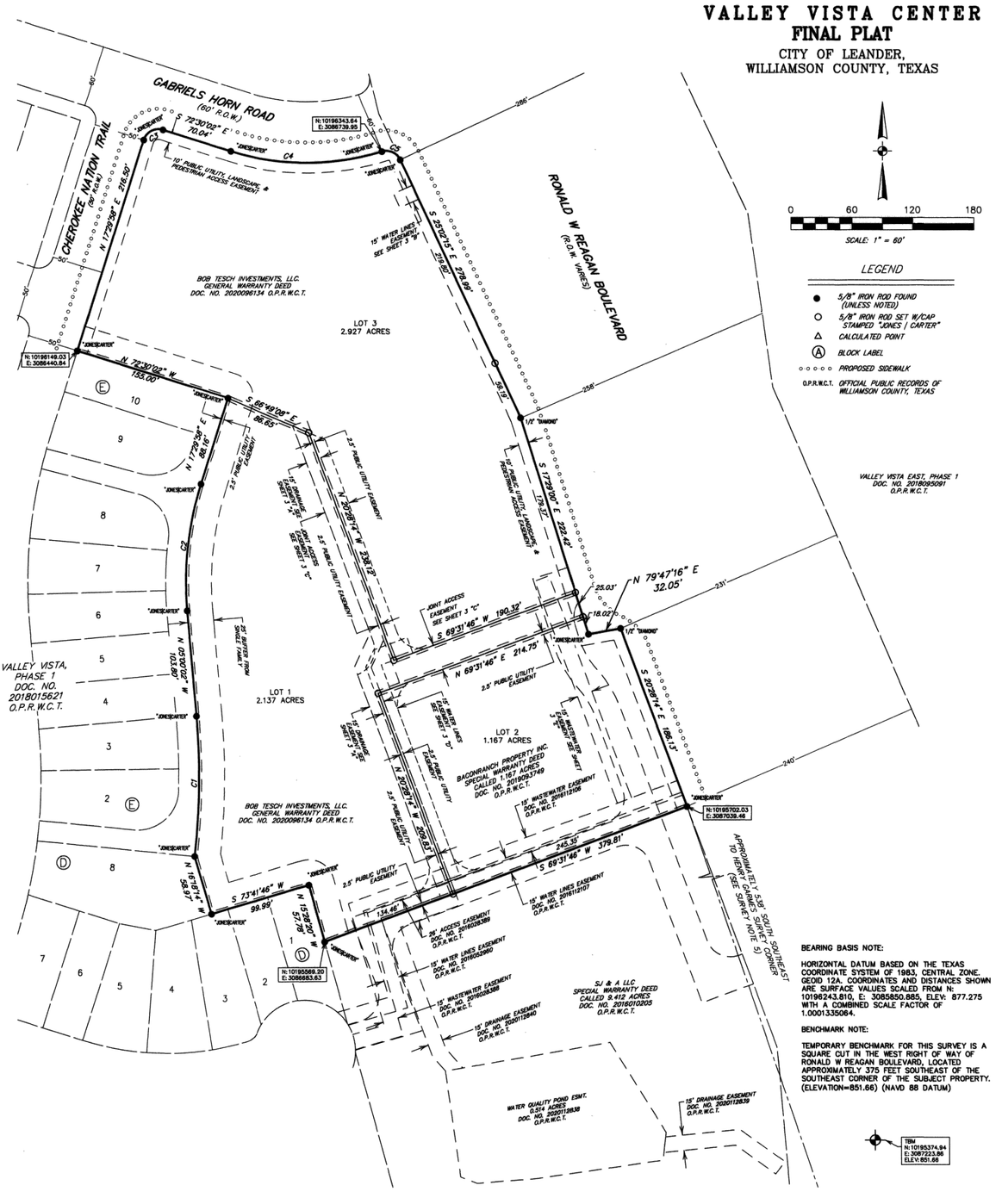
VALLEY VISTA CENTER
FINAL PLAT
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS



LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	680.00'	137.65'	11°35'54"	N 00°47'55" E	137.42'
C2	320.00'	124.66'	22°30'00"	N 06°14'58" E	124.86'
C3	15.00'	23.56'	90°00'00"	N 62°29'58" E	21.21'
C4	250.00'	150.67'	34°31'48"	S 89°45'56" E	148.40'
C5	15.00'	21.47'	81°59'34"	S 66°02'03" E	19.68'

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, GEOID 12A. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES SCALED FROM N: 10196243.810, E: 3085850.885, ELEV: 877.275 WITH A COMBINED SCALE FACTOR OF 1.0001335064.

BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W REAGAN BOULEVARD, LOCATED APPROXIMATELY 375 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. (ELEVATION=851.66) (NAVD 88 DATUM)

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 2 OF 4

FILE: K:\QA758\QA758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO:	A758-0003-02	DRAWN BY:	TJS/ASH
DATE:	November 8, 2019	CHECKED BY:	RLH
SCALE:	1"=60'	REVISED:	October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT

Doc # 2022127958

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SHEET 04 of 30

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\PLAT.DWG
Job No. | Snapshot:
Scale (Hor.): | Scale (Vert.):
Date: 03/15/21 | Checked By: SRJ | Drawn By: MM
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VALLEY VISTA CENTER PHASE 2
FINAL PLAT

LEANDER, TEXAS 78641

JAMISON CIVIL ENGINEERING LLC
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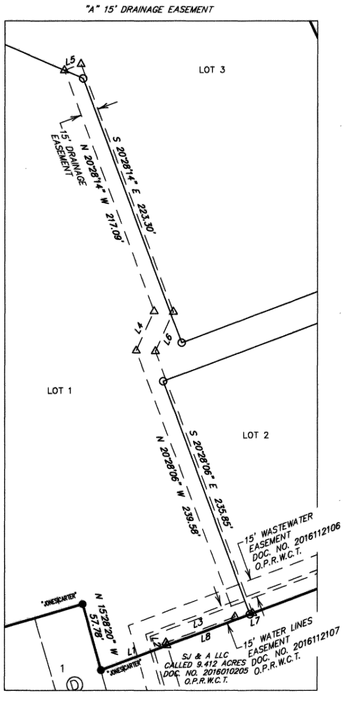
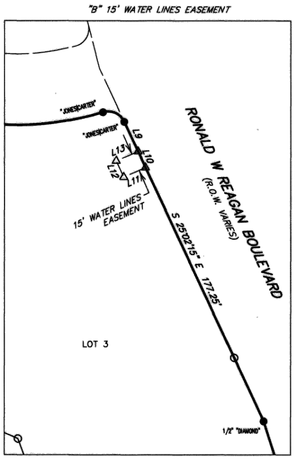
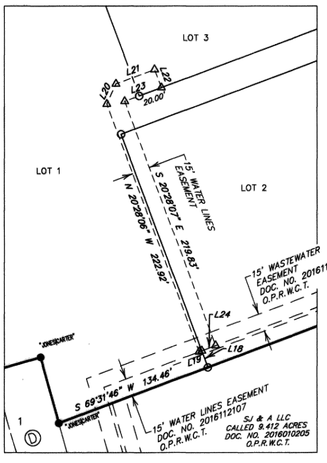
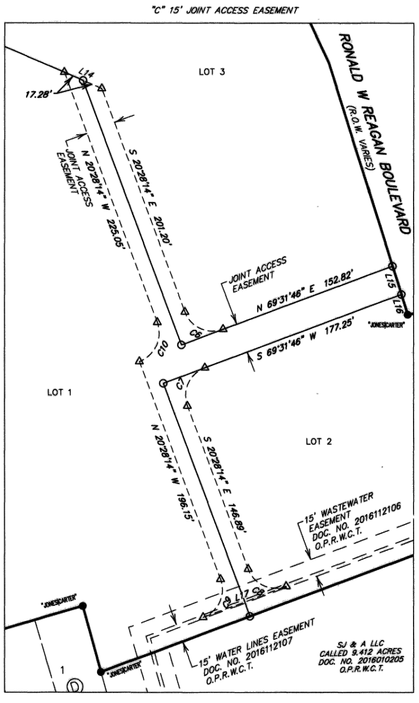
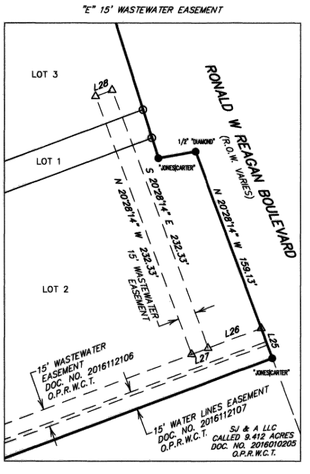
VALLEY VISTA CENTER
FINAL PLAT
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS











LEGEND

- ● 5/8" IRON ROD FOUND (UNLESS NOTED)
- ○ 5/8" IRON ROD SET W/CAP STAMPED "JONES | CARTER"
- △ CALCULATED POINT
- Ⓐ BLOCK LABEL
- ○○○○○ PROPOSED SIDEWALK
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

0 60 120 180
SCALE: 1" = 60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°31'46" E	59.69'
L2	N 20°28'14" W	2.48'
L3	N 69°31'46" E	62.27'
L4	N 24°31'50" E	36.38'
L5	N 69°31'46" E	15.00'
L6	S 24°31'50" W	36.39'
L7	S 69°31'46" W	2.50'
L8	S 69°31'46" W	74.77'
L9	S 24°49'46" E	27.35'
L10	S 25°02'15" E	15.01'
L11	S 66°28'53" W	20.11'
L11A	N 25°02'15" W	15.01'
L13	N 66°28'53" E	20.11'
L14	S 66°49'08" E	34.55'
L15	S 17°29'00" E	25.03'
L16	S 17°29'00" E	18.02'
L17	S 69°31'46" W	75.00'
L18	N 20°28'14" W	15.00'
L19	S 69°31'46" W	2.50'
L20	N 24°31'50" E	18.80'
L21	N 69°31'46" E	34.93'
L22	S 20°28'14" E	16.38'
L23	S 69°31'46" W	33.23'
L24	S 69°31'46" W	12.50'
L25	N 20°28'14" W	27.00'
L26	S 69°31'46" W	48.00'
L27	S 69°31'46" W	15.00'
L28	N 69°31'46" E	15.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	25.00'	90°00'00"	39.27'	S 65°28'15" E	35.36'
C7	25.00'	90°00'00"	39.27'	S 24°31'46" W	35.36'
C8	25.00'	90°00'00"	39.27'	S 65°28'14" E	35.36'
C9	25.00'	90°00'00"	39.27'	N 24°31'46" E	35.36'
C10	25.74'	90°00'00"	40.43'	N 24°31'46" E	36.40'

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES SCALED FROM N: 10196243.810, E: 3085850.885, ELEV: 877.275 WITH A COMBINED SCALE FACTOR OF 1.0001335064.

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Doc # 2022127958

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=60'	REVISED: October 19, 2021

VALLEY VISTA CENTER FINAL PLAT

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
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SHEET 05 of 30

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\PLAT.DWG		
Job No.	Snapshot:	
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VALLEY VISTA CENTER PHASE 2
FINAL PLAT

LEANDER, TEXAS 78641

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

VALLEY VISTA CENTER
FINAL PLAT
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

SURVEY NOTES:

1. The survey shown hereon has been prepared as the result of an on the ground survey completed on August 23, 2019.

2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are surface values scaled from N: 10196243.810, E: 3085850.885, ELEV: 877.275 with a combined scale factor of 1.0001335064.

3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Stewart Title Guaranty Company, Countersigned by Georgetown Title Company, File No. 190074347, effective date January 24, 2019, issue date February 4, 2019. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

4. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

5. The Henry Garmes Survey reference was scaled from the Texas General Land Office GIS WEB.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company according to File No. 190074347, issued February 4, 2019 are shown or noted hereon.

1. Terms, conditions and provisions of that certain Development Agreement dated January 27, 2016, by and between Robert E. Tesch (seller) and SJ&A, LLC (buyer) recorded under Document No. 2016028388, Official Public Records, Williamson County, Texas

2. Terms, conditions and provisions of that certain Development Agreement dated January 27, 2016, by and between Robert E. Tesch (seller) and SJ&A, LLC (buyer) recorded under Document No. 2016028389, Official Public Records, Williamson County, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

That I, Bob Tesch Investments, LLC, as the owner of that certain 5.064 acres of land recorded in Document No. 2020096134 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the 1 day of November 2021 A.D.

Robert E. Tesch
Bob Tesch Investments, LLC
Robert E. Tesch
Manager
6950 TPC Drive, Suite 110
McKinney, Tx 75070

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 1 day of November 2021, personally appeared, Robert E. Tesch personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of November 2021

Rhonda Cabral
Notary Public, State of Texas

Rhonda Cabral
Print Notary's Name
My Commission Expires: 02/23/2024

Rhonda Cabral
My Commission Expires
02/23/2024
ID No 128914403

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Tesch, as the owner of that certain 3.206 acres of land recorded in Document No. 2000058885 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the 1 day of November 2021 A.D.

Robert E. Tesch
Owner
6950 TPC Drive, Suite 110
McKinney, Tx 75070

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 1 day of November 2021, personally appeared, Robert E. Tesch personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of November 2021

Rhonda Cabral
Notary Public, State of Texas

Rhonda Cabral
Print Notary's Name
My Commission Expires: 02/23/2024

Rhonda Cabral
My Commission Expires
02/23/2024
ID No 128914403

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

That I / (we) BACONRANCH, PROPERTY, INC., as the owner of that certain 1.167 acres of land recorded in Document No. 2019093749 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the 22 day of APRIL 2022 A.D.

BACONRANCH PROPERTY, INC.
Owner: Mustafa Momin
7930 Thaxton Rd., #100
Austin, Texas 78747

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 22nd day of April 2022, personally appeared, Mustafa Momin personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22nd day of April 2022

Bridget Maynard
Notary Public, State of Texas

Bridget Maynard
Print Notary's Name
My Commission Expires: 02-28-2026

BRIDGET MAYNARD
Notary Public, State of Texas
Comm. Expires 02-28-2026
Notary ID 131470451

I, Rex L. Hackett, do hereby certify that I am authorized to practice surveying in the State of Texas and that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all recorded easements of record as found on the Title Insurance Policy provided by Stewart Title Guaranty Company, File No. 190074347, dated February 4, 2019, are shown and/or noted hereon.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date 10-26-2021

JONES | CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741

STATE OF TEXAS
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, David Wayne Peek, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat conforms with the applicable ordinances of the City of Leander, Texas.

David Wayne Peek
Registered Professional Engineer No. 114689
Date 10-27-21

JONES | CARTER.
3100 Alvine Devane Boulevard, Suite 150
Austin, Texas 78741

STATE OF TEXAS
DAVID WAYNE PEEK
114689
LICENSED
PROFESSIONAL ENGINEER

Approved this the 13th day of October 2020 A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Planning and Zoning Commission
City of Leander, Texas

ATTEST: Virginia Bear
Virginia Bear, Secretary
Planning and Zoning Commission
City of Leander, Texas

GENERAL NOTES:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
3. A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the Property Owners' Association.
5. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander or the Property Owners' Association.
6. All easements and water quality ponds on private property shall be maintained by the property owner or his or her assigns.
7. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0455F for Williamson County, effective December 20, 2019.
8. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander.
9. All utility lines must be located underground.
10. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
11. In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
12. Sidewalks shall be installed on the subdivision side of Gabriels Horn Road, Cherokee Nation Trail and Ronald Reagan Boulevard. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.
13. This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on August 8, 2019.
14. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.
15. At the time of site development permit, the applicant will provide a payment to the City in lieu of a traffic impact analysis (TIA), unless a TIA for the entire development indicates that average daily trips are estimated below 2,000.
16. The city is not responsible for damage to improvements caused by the city's maintenance or repair of city owned utility lines contained in an easement.
17. The private storm drain system and the water quality pond that provides treatment for the Valley Vista Center shall be privately maintained by the Developer and the Owner and not by the City.
18. The owner of Lot 3 shall provide cross access to Gabriel's Horn for the benefit of the owners of Lots 1 and 2

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOWN ALL MEN BY THESE PRESENTS;

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF November 2022 A.D. AT 3:50 O'CLOCK P M, AND DULY RECORDED THIS THE 15th DAY OF November 2022 A.D. AT 4:08 O'CLOCK P M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET INSTRUMENT NO. 2022123458, SLIDE .

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

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: Diane Lara DEPUTY

COUNTY COURT WILLIAMSON COUNTY, TEXAS

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 4 OF 4

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: NA	REVISED: October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT

Doc# 2022127958

CAUTION!!! CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\PLAT.DWG			
Job No.		Snapshot:	
Scale (Hor.):		Scale (Vert.):	
Date: 03/15/21	Checked By: SRJ	Drawn By: MM	
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			

SHEET 06 of 30

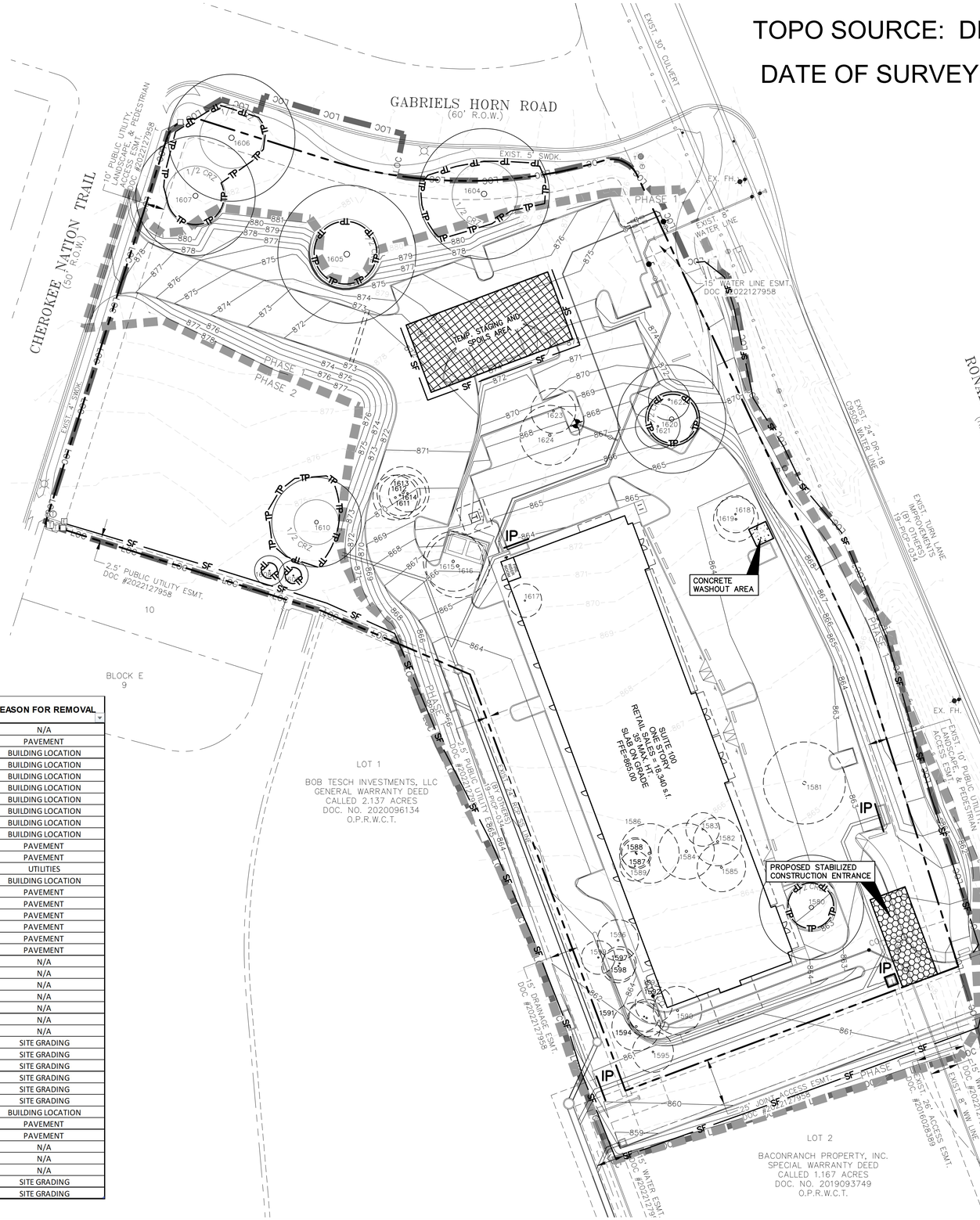
VALLEY VISTA CENTER PHASE 2
FINAL PLAT

LEANDER, TEXAS 78641

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

TOPO SOURCE: DESIGN SURVEY

DATE OF SURVEY: JANUARY 2021



NORTH

SCALE IN FEET

30 15 0 30

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- EXISTING CONTOUR LINE — 790
- PROPOSED CONTOUR LINE — 790
- LIMITS OF CONSTRUCTION — LOC
- PHASE LINE
- SILT FENCE — SF
- EXISTING TREE W/ TREE PROTECTION — TP 872
- EXISTING TREE TO BE REMOVED — 872
- TEMPORARY STAGING AND SPOILS AREA
- INLET PROTECTION — IP

TREE DESCRIPTION

TAG#	DESC.	DIA.
1580	MULTI-STEM LIVE OAK (17"+5.5"+5" = 27.5")	28"M H
*1581	MULTI-STEM LIVE OAK (10"+4.5"+4" = 18.5")	19"M
*1582	TWIN LIVE OAK (9"+4" = 13")	13"M
*1583	LIVE OAK	9"
*1584	LIVE OAK	15"
*1585	LIVE OAK	13"
*1586	TWIN LIVE OAK	12"
*1587	CEDAR ELM	8"
*1588	LIVE OAK	8"
*1589	LIVE OAK	8"
*1590	TWIN LIVE OAK	9"
*1591	LIVE OAK	10"
*1592	LIVE OAK	8"
*1593	LIVE OAK	10"
*1594	LIVE OAK	13"
*1595	HACKBERRY	11"
*1596	HACKBERRY	11"
*1597	LIVE OAK	9"
*1598	HACKBERRY	9"
1599	LIVE OAK	9"
1604	LIVE OAK	35" H
1605	LIVE OAK	37" H

TAG#	DESC.	DIA.
1606	LIVE OAK	34" H
1607	LIVE OAK	32" H
1608	LIVE OAK	8"
1609	LIVE OAK	8"
1610	MULTI-STEM LIVE OAK (13"+5.5"+5" = 23.5")	24"M
*1611	TWIN LIVE OAK	8"
*1612	TWIN LIVE OAK	8"
*1613	MULTI-STEM LIVE OAK (7"+3.5"+3" = 13.5")	14"M
*1614	LIVE OAK	10"
*1615	LIVE OAK	16"
*1616	LIVE OAK	17"
*1617	TWIN LIVE OAK (6"+2.5" = 8.5")	9"M
*1618	LIVE OAK	10"
*1619	LIVE OAK	12"
1620	TWIN LIVE OAK	20"
1621	LIVE OAK	12"
1622	LIVE OAK	11"
*1623	LIVE OAK	12"
*1624	TWIN LIVE OAK (11"+4.5" = 15.5")	16"M

"*" DESIGNATION INDICATES TREES TO BE REMOVED
"M" DESIGNATION INDICATES MULTI-TRUNKED TREE
"H" DESIGNATION INDICATES HERITAGE TREES

TREE NUMBER	TREE TYPE	CALIPER (IN.)	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
1580	MULTI-STEM LIVE OAK	28	NO	YES	YES	N/A
1581	MULTI-STEM LIVE OAK	22	YES	NO	NO	PAVEMENT
1582	TWIN LIVE OAK	13	YES	NO	NO	BUILDING LOCATION
1583	LIVE OAK	9	YES	NO	NO	BUILDING LOCATION
1584	LIVE OAK	15	YES	NO	NO	BUILDING LOCATION
1585	LIVE OAK	13	YES	NO	NO	BUILDING LOCATION
1586	TWIN LIVE OAK	16	YES	NO	NO	BUILDING LOCATION
1587	CEDAR ELM	8	YES	NO	NO	BUILDING LOCATION
1588	LIVE OAK	8	YES	NO	NO	BUILDING LOCATION
1589	LIVE OAK	8	YES	NO	NO	BUILDING LOCATION
1590	TWIN LIVE OAK	13	YES	NO	NO	PAVEMENT
1591	LIVE OAK	10	YES	NO	NO	PAVEMENT
1592	LIVE OAK	8	YES	NO	NO	UTILITIES
1593	LIVE OAK	10	YES	NO	NO	BUILDING LOCATION
1594	LIVE OAK	13	YES	NO	NO	PAVEMENT
1595	HACKBERRY	11	YES	NO	NO	PAVEMENT
1596	HACKBERRY	11	YES	NO	NO	PAVEMENT
1597	LIVE OAK	9	YES	NO	NO	PAVEMENT
1598	HACKBERRY	9	YES	NO	NO	PAVEMENT
1599	LIVE OAK	9	YES	NO	NO	PAVEMENT
1604	LIVE OAK	35	NO	YES	YES	N/A
1605	LIVE OAK	37	NO	YES	YES	N/A
1606	LIVE OAK	34	NO	YES	YES	N/A
1607	LIVE OAK	32	NO	YES	YES	N/A
1608	LIVE OAK	8	NO	YES	NO	N/A
1609	LIVE OAK	8	NO	YES	NO	N/A
1610	MULTI-STEM LIVE OAK	24	NO	YES	NO	N/A
1611	TWIN LIVE OAK	12	YES	NO	NO	SITE GRADING
1612	TWIN LIVE OAK	11	YES	NO	NO	SITE GRADING
1613	MULTI-STEM LIVE OAK	14	YES	NO	NO	SITE GRADING
1614	LIVE OAK	10	YES	NO	NO	SITE GRADING
1615	LIVE OAK	16	YES	NO	NO	SITE GRADING
1616	LIVE OAK	17	YES	NO	NO	SITE GRADING
1617	TWIN LIVE OAK	9	YES	NO	NO	BUILDING LOCATION
1618	LIVE OAK	10	YES	NO	NO	PAVEMENT
1619	LIVE OAK	12	YES	NO	NO	PAVEMENT
1620	TWIN LIVE OAK	29	NO	YES	YES	N/A
1621	LIVE OAK	12	NO	YES	NO	N/A
1622	LIVE OAK	11	NO	YES	NO	N/A
1623	LIVE OAK	12	YES	NO	NO	SITE GRADING
1624	TWIN LIVE OAK	16	YES	NO	NO	SITE GRADING

NOTES:

1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
2. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER CITY OF LEANDER ENVIRONMENTAL REGULATIONS, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
3. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF LEANDER ENVIRONMENTAL REGULATIONS.
4. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. WASHOUT AREA LOCATION (FOR CONCRETE MIXERS, PAINT, STUCCO, ETC.) TO BE SET DURING PRE-CON MEETING WITH ENVIRONMENTAL INSPECTOR.
6. INTERIOR SILT FENCE TO BE REMOVED AFTER INSTALLATION OF STORM SEWER IS COMPLETE.
7. ONCE FINAL GRADE IS ACHIEVED, PERMANENT STABILIZATION MUST BE INITIATED WITHIN 7 DAYS TO LIMIT TIME SOIL IS EXPOSED FOR POTENTIAL EROSION.
8. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

PHASE 1 AND 2 SEQUENCE OF CONSTURCTION:

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

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

VALLEY VISTA CENTER PHASE 2
EROSION SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/10 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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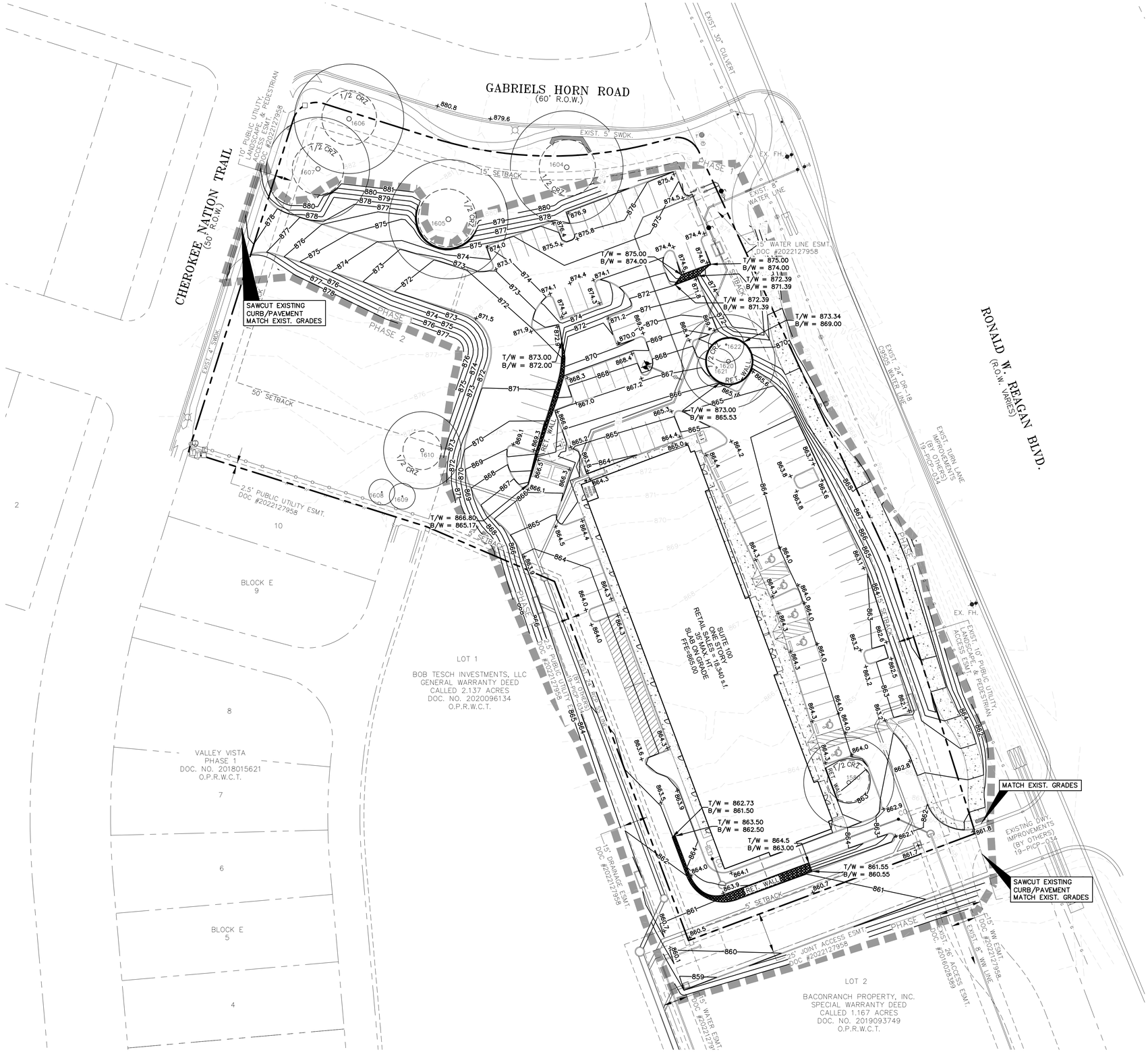
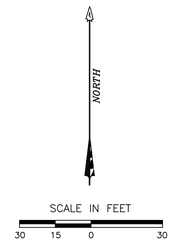
Scale (Vert.):
Date: 03/15/21
Checked By: SRJ
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:





LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
EASEMENT LINE	
EXISTING CONTOUR LINE	790
PROPOSED CONTOUR LINE	790
PROPOSED SPOT ELEVATION	+782.5
SAWCUT LINE	

NOTE:

1. RUNNING SLOPE OF ACCESSIBLE ROUTES SHALL NOT EXCEED 1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTES SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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JCE

VALLEY VISTA CENTER PHASE 2

GRADING PLAN

LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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Revision 2:	
Revision 3:	
Revision 4:	

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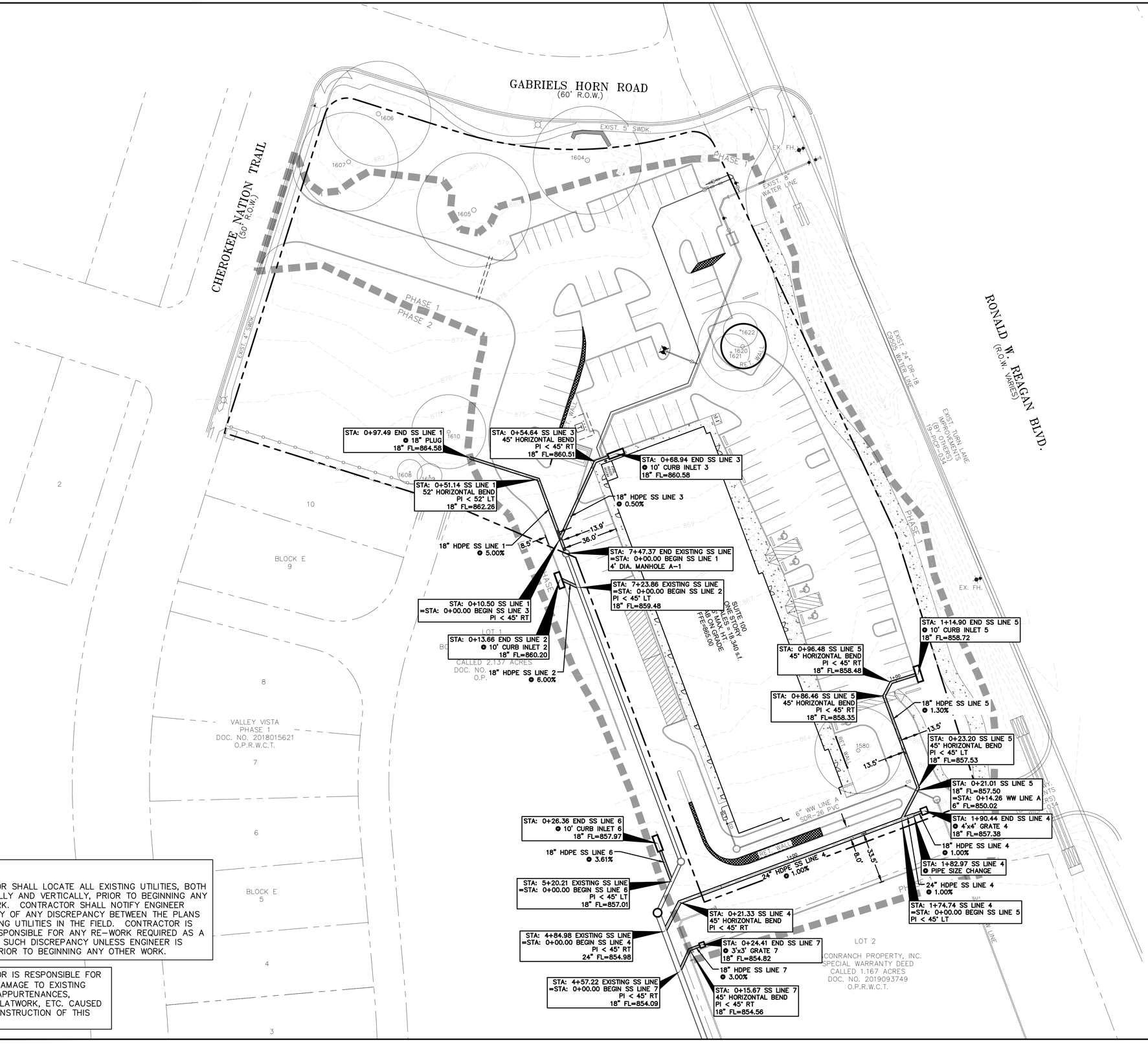
09 of 30



NORTH

SCALE IN FEET
30 15 0 30

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- EXISTING CONTOUR LINE — 790 —
- PROPOSED CONTOUR LINE — 734 —
- PROPOSED STORM SEWER LINE

STORM SEWER NOTES:

1. ALL STORMWATER WYES, BENDS AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED.
2. ALL STORM PIPE, INLETS AND MANHOLES SHALL BE FREE FROM DEFECTS.

NOTE:

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK REQUIRED AS A RESULT OF SUCH DISCREPANCY UNLESS ENGINEER IS NOTIFIED PRIOR TO BEGINNING ANY OTHER WORK.

CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, FLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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AUSTIN, TEXAS 78750
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JCE

VALLEY VISTA CENTER PHASE 2
STORM SEWER LAYOUT
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/04 2023

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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Job No.	Snapshot: STORM
Scale (Hor.): 1"=30'	Scale (Vert.):
Date: 03/15/21	Checked By: SRJ / Drawn By: DPG
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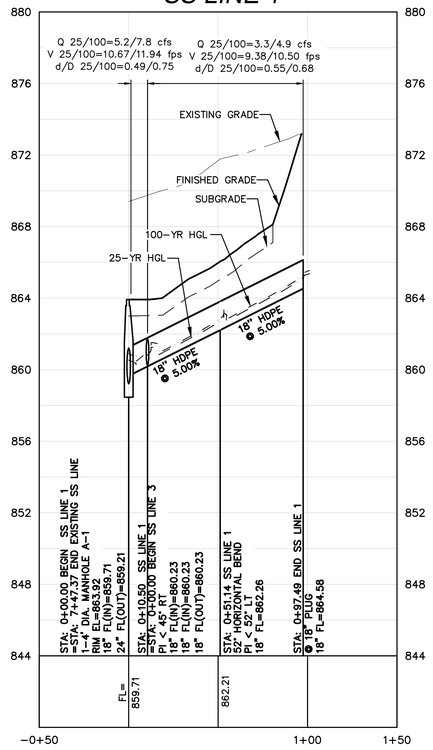
Revision 2:	
Revision 3:	
Revision 4:	

SS LINE 1



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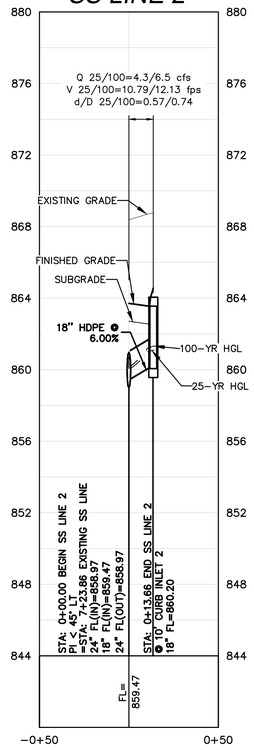

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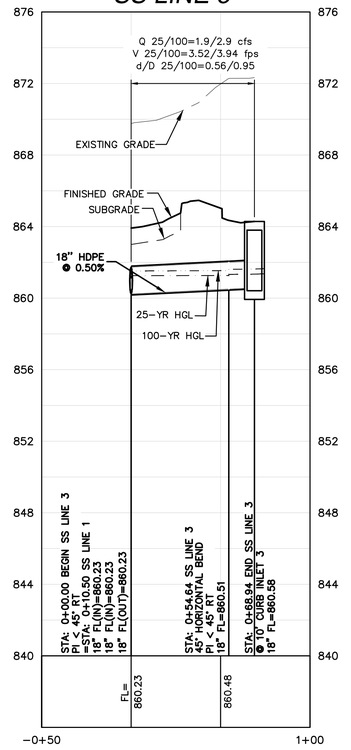

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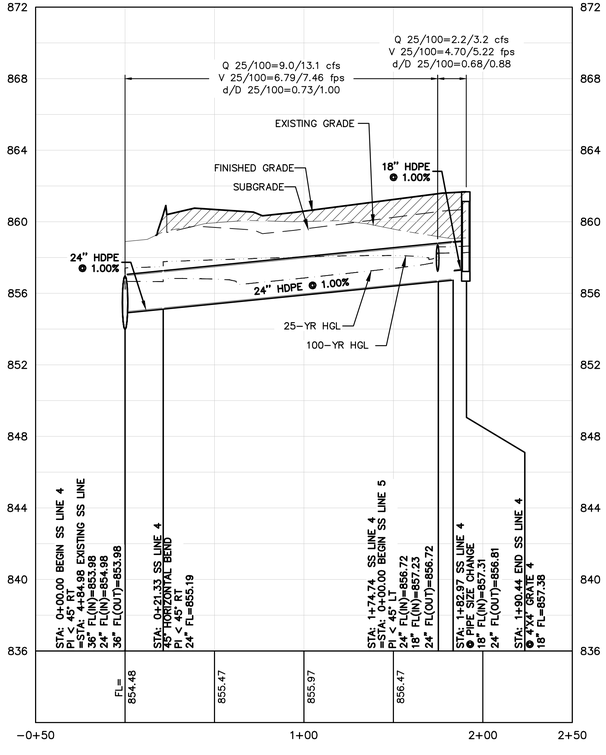

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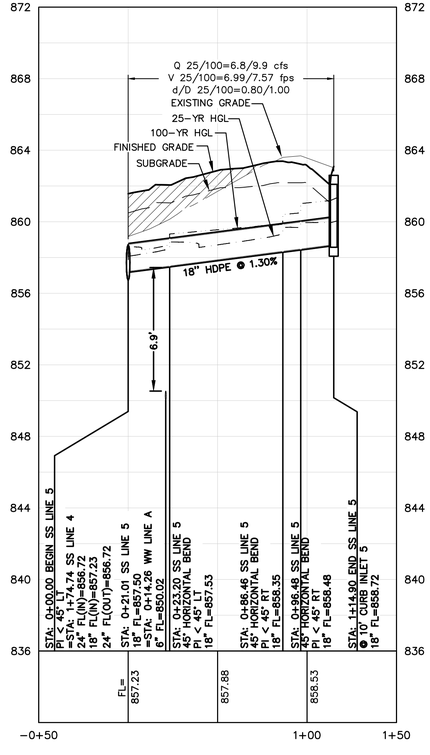

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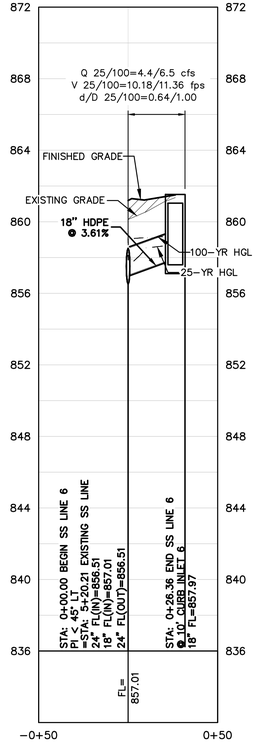

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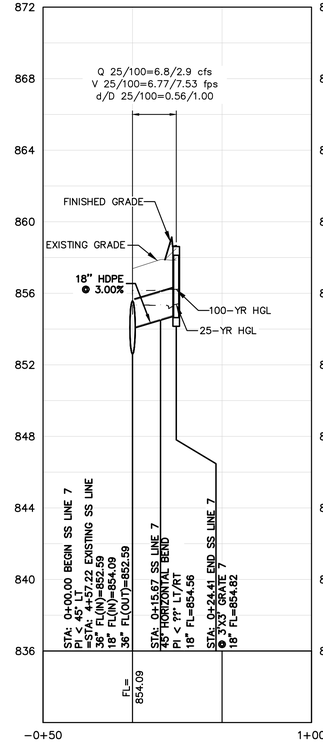

FINISHED GRADE
EXISTING GRADE
100-YR HGL
25-YR HGL
FILL, COMPACT & TEST TO 95% DENSITY PRIOR TO UTILITY INSTALLATION

PROFILE SCALE
1" = 40' HOR.
1" = 4' VERT.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY); THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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OFFICE: (737) 484-0880
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JCE

VALLEY VISTA CENTER PHASE 2
STORM SEWER PROFILES
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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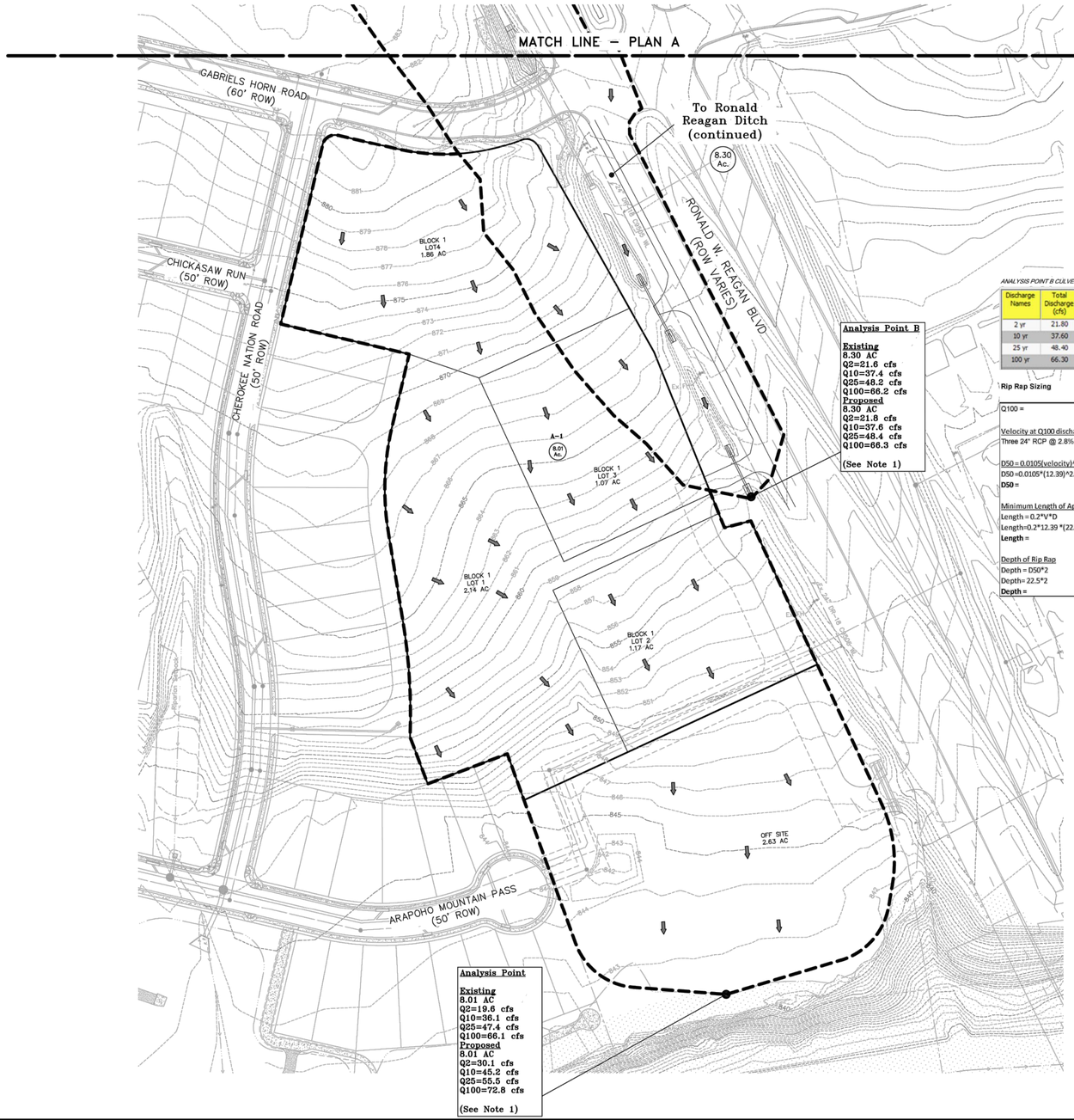
Date: 03/15/21 | Checked By: SRJ | Drawn By: DPG
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
11 of 30



ANALYSIS POINT B CULVERT INFORMATION

Discharge Names	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)	Tailwater Elevation (ft)
2 yr	21.80	21.80	859.45	1-S2n	0.58	0.96	0.60	0.79	8.81	2.76	855.79
10 yr	37.60	37.60	860.05	5-S2n	0.77	1.27	0.82	1.05	10.00	3.20	856.05
25 yr	48.40	48.40	860.58	5-S2n	0.89	1.44	0.94	1.18	10.75	3.42	856.18
100 yr	66.30	63.15	861.53	5-S2n	1.04	1.64	1.04	1.37	12.39	3.72	856.37

Rip Rap Sizing

Q100 =	66.30 cfs
Velocity at Q100 discharge:	
Three 24" RCP @ 2.8% =	12.39 fps
D50 = 0.0105(velocity)^2.06	
D50 =0.0105*(12.39)^2.06	1.87 ft
D50 =	**22.5 in**
Minimum Length of Apron:	
Length = 0.2*V*D	
Length=0.2*12.39 *(22.5/12)	
Length =	**4.65 ft**
Depth of Rip Rap	
Depth = D50*2	
Depth= 22.5*2	
Depth =	**44.99 in**

NOTES:
1 - FLOWS DEVELOPED UTILIZING HEC-HMS SOFTWARE, USING RAINFALL DATA BASED ON ATLAS 14 NOAA DEPTHS.

SURVEY COMPLETED BY:
JONES|CARTER

KEY MAP
N.T.S.

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT & MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – EXISTING DRAINAGE AREA MAP B

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 60' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER
08/25/2020

SHEET NO. 18 OF 47

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19-PICP-034
JONES|CARTER AUSTIN, TEXAS

K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15-18 DAMAP_EXST.dwg

*FOR REFERENCE ONLY

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
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AUSTIN, TEXAS 78750
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INFO@JAMISONENG.COM
JCE

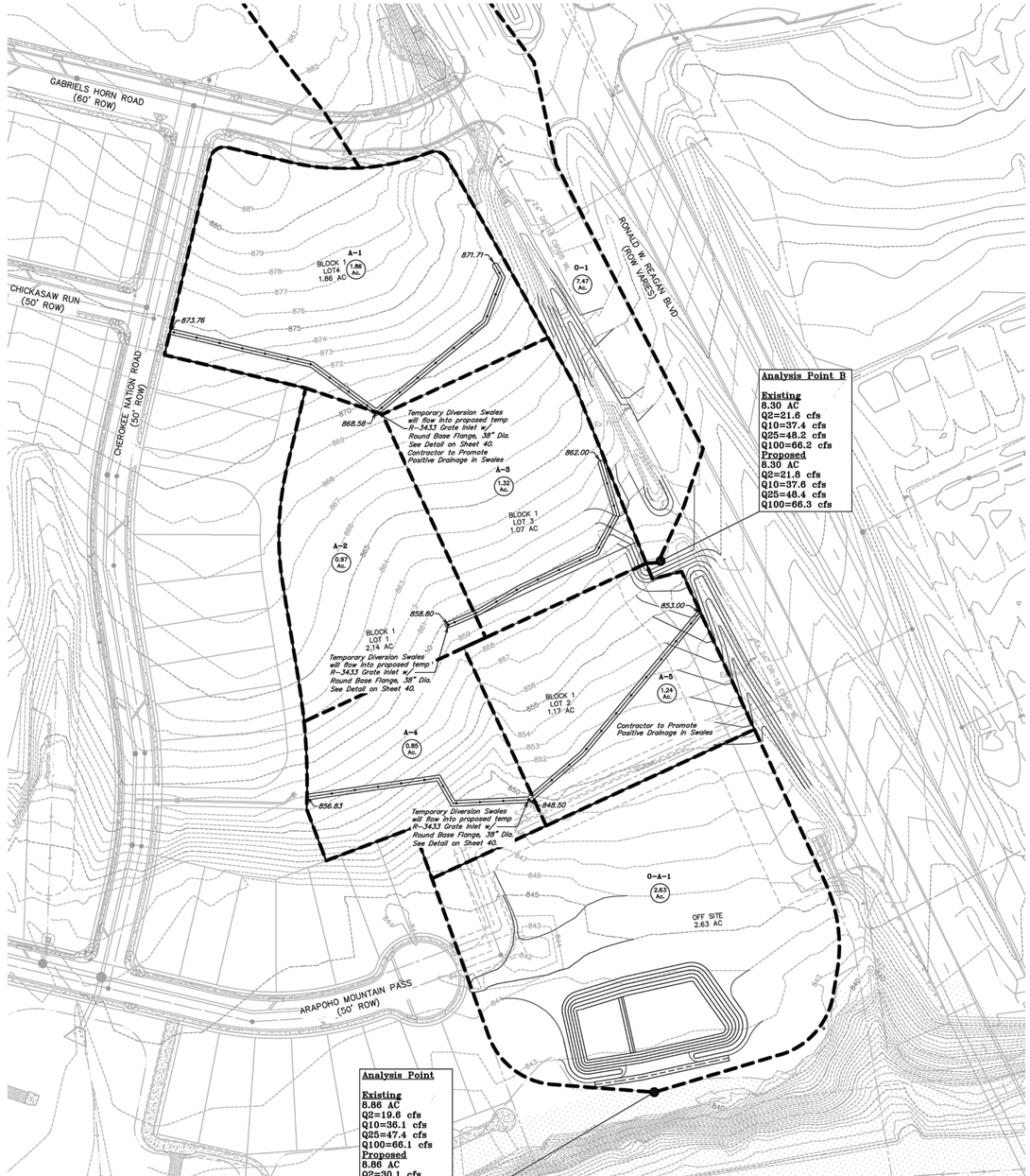
VALLEY VISTA CENTER PHASE 2
EXISTING CONDITIONS DRAINAGE MAP
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06, 2023

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\DRAINAGE.DWG
Job No.
Scale (Hor.):
Date: 03/15/21
Snapshot: EXISTING
Scale (Vert.):
Checked By: SRJ
Drawn By: DPG
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET 12 of 30



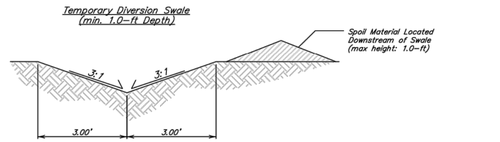
0 30 60 120 180
SCALE: 1" = 60'

DAMAP LEGEND

- EXISTING DRAINAGE AREA
- TIME OF CONCENTRATION
- EXISTING GROUND CONTOUR
- FLOW DIRECTION
- A-1 DRAINAGE AREA NUMBER
- 1.00 Ac. DRAINAGE AREA IN ACRES
- TEMPORARY DIVERSION SWALE

Note:

1. Temporary drainage swales are required per TCEQ approved CZP. Swales are to be removed at initiation of site development construction. Grate Inlets are to be removed or replaced according to site plan specifications.



Typical Diversion Swale Section

SURVEY COMPLETED BY: JONES|CARTER

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT & MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – PROPOSED OVERALL DRAINAGE AREA MAP

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1" = 60' DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
JOHN A. ALVAREZ II
127206
LICENSED PROFESSIONAL ENGINEER
08/25/2020

SHEET NO. 19 OF 47

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS
19-PICP-034
JONES|CARTER AUSTIN, TEXAS

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K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15-18 DAMAP_PROP.dwg

*FOR REFERENCE ONLY

JAMISON CIVIL ENGINEERING LLC
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VALLEY VISTA CENTER PHASE 2
DEVELOPED CONDITIONS DRAINAGE MAP
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06, 2023

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\DRAINAGE.DWG
Job No.
Scale (Hor.):
Date: 03/15/21
Snapshot: DEVELOPED
Scale (Vert.):
Checked By: SRJ
Drawn By: DPG
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET 13 of 30

Project:	Valley Vista Center					Design Storm =				25 Year		
Job #	A758-0003											
System:	Storm Sewer					Intensity "I" = a/(t+b)^c						
By:	JAA				Date:	05/12/20	a_2 =			89		
Rev:					Date:		b_2 =			10.16		
Chk by:					Date:		c_2 =			0.759		
File Name:	K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\Analysis\Construction Plans											

VALLEY VISTA CENTER
25-YEAR STORM CALCULATIONS

POST-DEVELOPMENT STORM RUNOFF									*STORM SEWER DESIGN*																		
Drainage Area No.	Inlet / MH From	Inlet / MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Intensity "I" (in/hr)	Q_{25} (cfs)	Mannings "n"	Length (ft.)	Pipe Diam. or Box Rise (in.)	Box Span (in.)	Grade (ft./ft.)	Full Flow Velocity (fps)	**Full Flow Capacity (cfs)**	Manhole Drop (ft)	Upstream Flowline	Downstream Flowline	Actual Velocity (in)	Actual Velocity (out)	(from) Kj Constant	Kb Constant	Minor Loss (ft)	Hydraulic Gradient (ft/ft)	**HGL Elevation (From)**	Top of Inlet/Rim (From)	Wall Thick. (in.)	**Clear Cover (ft)**
Phase Two (2) DA to On-Site Water Quality Pond - Storm Line A																												
A-1	A-1	MH-1	1.86	1.86	5.00	0.79	11.30	**16.55**																				
	MH-1	MH_2		1.86	5.23	0.79	11.18	**16.36**	0.012	213.04	24.00		0.0400	15.64	**49.15**		865.60	857.08	5.21	5.21	1.25		0.53	0.0044	**867.60**	869.98	3.00	**2.13**
	MH-2	MH-3		1.86	5.27	0.79	11.16	**16.33**	0.012	36.39	24.00		0.0400	15.64	**49.15**		857.08	855.62	5.21	5.20	0.35		0.15	0.0044	**859.08**	861.73	3.00	**2.40**
A-2	A-2	MH-3	0.97	0.97	5.00	0.79	11.30	**8.64**																				
A-3	A-3	MH-3	1.32	1.32	5.00	0.79	11.30	**11.76**																				
	MH-3	MH-4		4.15	5.42	0.79	11.07	**36.20**	0.012	205.97	36.00		0.0500	22.92	**162.01**		854.62	844.32	5.20	5.12	0.35		0.15	0.0025	**857.62**	860.27	4.00	**2.31**
A-4	A-4	MH-4	0.85	0.85	5.00	0.79	11.30	**7.57**																				
A-5	A-5	MH-4	1.24	1.24	5.00	0.79	11.30	**11.05**																				
	MH-4	MH-5		6.24	5.49	0.79	11.03	**54.24**	0.012	38.00	42.00		0.0150		**133.85**		843.82	843.25	5.12	5.64				0.0025	**847.32**	850.27	4.50	**2.57**
	MH-5	MH-6		6.24	5.56	0.79	10.99	**54.04**	0.012	62.27	42.00		0.0150	13.91	**133.85**		843.25	842.32	5.64	5.62	1.30		0.64	0.0024	**846.75**	849.09	4.50	**1.96**
	MH-6	MH-7		6.24	5.73	0.79	10.91	**53.62**	0.012	135.59	42.00		0.0150	13.91	**133.85**		842.32	840.29	5.62	5.57	1.30		0.64	0.0024	**845.82**	847.00	4.50	**0.80**
Offsite 1	Off-1	MH-7	2.63	2.63	5.00	0.79	11.30	**23.43**																				
	MH-7	Outfall		8.87	5.83	0.79	10.86	**75.87**	0.012	57.28	54.00		0.0050	9.50	**151.05**		839.29	839.00	5.57	4.77	1.00		0.48	0.0013	**844.15**	845.09	5.50	**0.85**
																									843.60			

Project:	Valley Vista Center					Design Storm =				100 Year		
Job #	A758-0003											
System:	Storm Sewer					Intensity "I" = a/(t+b)^c						
By:	JAA				Date:	05/12/20	a_2 =			106		
Rev:					Date:		b_2 =			9.46		
Chk by:					Date:		c_2 =			0.732		
File Name:	K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\Analysis\Construction Plans											

VALLEY VISTA CENTER
100-YEAR STORM CALCULATIONS

POST-DEVELOPMENT STORM RUNOFF									*STORM SEWER DESIGN*																		
Drainage Area No.	Inlet / MH From	Inlet / MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Intensity "I" (in/hr)	Q_{100} (cfs)	Mannings "n"	Length (ft.)	Pipe Diam. or Box Rise (in.)	Box Span (in.)	Grade (ft./ft.)	Full Flow Velocity (fps)	**Full Flow Capacity (cfs)**	Manhole Drop (ft)	Upstream Flowline	Downstream Flowline	Actual Velocity (in)	Actual Velocity (out)	(from) Kj Constant	Kb Constant	Minor Loss (ft)	Hydraulic Gradient (ft/ft)	**HGL Elevation (From)**	Top of Inlet/Rim (From)	Wall Thick. (in.)	**Clear Cover (ft)**
Phase Two (2) DA to On-Site Water Quality Pond - Storm Line A																												
A-1	A-1	MH-1	1.86	1.86	5.00	0.87	15.00	**24.24**																				
	MH-1	MH_2		1.86	5.23	0.87	14.83	**23.97**	0.01	213.04	24.00		0.0400	15.64	**49.15**		865.60	857.08	7.63	7.63	1.25		1.13	0.01	**867.60**	869.98	3.00	2.13
	MH-2	MH-3		1.86	5.27	0.87	14.80	**23.92**	0.01	36.39	24.00		0.0400	15.64	**49.15**		857.08	855.62	7.63	7.61	0.35		0.32	0.01	**859.08**	861.73	3.00	2.40
A-2	A-2	MH-3	0.97	0.97	5.00	0.87	15.00	**12.66**																				
A-3	A-3	MH-3	1.32	1.32	5.00	0.87	15.00	**17.22**																				
	MH-3	MH-4		4.15	5.42	0.87	14.69	**53.01**	0.01	205.97	36.00		0.0500	22.92	**162.01**		854.62	844.32	7.61	7.50	0.35		0.32	0.01	**857.62**	860.27	4.00	2.31
A-4	A-4	MH-4	0.85	0.85	5.00	0.87	15.00	**11.09**																				
A-5	A-5	MH-4	1.24	1.24	5.00	0.87	15.00	**16.18**																				
	MH-4	MH-5		6.24	5.49	0.87	14.64	**79.44**	0.01	38.00	42.00		0.0150		**133.85**		843.82	843.25	7.50	8.26				0.01	**848.88**	850.27	4.50	2.57
	MH-5	MH-6		6.24	5.56	0.87	14.58	**79.15**	0.01	62.27	42.00		0.0150	13.91	**133.85**		843.25	842.32	8.26	8.23	1.30		1.38	0.01	**848.68**	849.09	4.50	1.96
	MH-6	MH-7		6.24	5.73	0.87	14.47	**78.53**	0.01	135.59	42.00		0.0150	13.91	**133.85**		842.32	840.29	8.23	8.16	1.30		1.37	0.01	**846.98**	847.00	4.50	0.80
Offsite 1	Off-1	MH-7	2.63	2.63	5.00	0.87	15.00	**34.32**																				
	MH-7	Outfall		8.87	5.83	0.87	14.40	**111.10**	0.01	57.28	54.00		0.0050	9.50	**151.05**		839.29	839.00	8.16	6.99	1.00		1.03	0.00	**844.91**	845.09	5.50	0.85
																									843.72			

NO.	DATE	REVISIONS	APP.

TESCH DEVELOPMENT & MANAGEMENT CO., LLC
MCKINNEY, TX

VALLEY VISTA CENTER
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

GRADING & DRAINAGE – DRAINAGE CALCULATIONS

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
9100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: _____ DGN. BY: DWP
DATE: AUGUST 2019 DWN. BY: SLH
JOB NO. A758-0003 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS — JOHN A. ALVAREZ II — 127206 — LICENSED PROFESSIONAL ENGINEER
08/25/2020

SHEET NO. 22 OF 47

JONES|CARTER AUSTIN, TEXAS

19-PICP-034

VALLEY VISTA CENTER – PUBLIC IMPROVEMENT CONSTRUCTION PLANS

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

VALLEY VISTA CENTER PHASE 2
DEVELOPED CONDITIONS DRAINAGE CALCULATIONS
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06, 2023

STATE OF TEXAS — STEPHEN RAY JAMISON — 86951 — LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\DRAINAGE.DWG
Job No.
Scale (Hor.): Snapshot: CALCS
Scale (Vert.):
Date: 03/15/21 Checked By: SRJ Drawn By: DPG
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET 14 of 30

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K:\0A758\0A758-0003-00 Valley Vista Center\2 Design Phase\CAD\Construction Plans\Plans\15-18 DAMAP_PROP.dwg

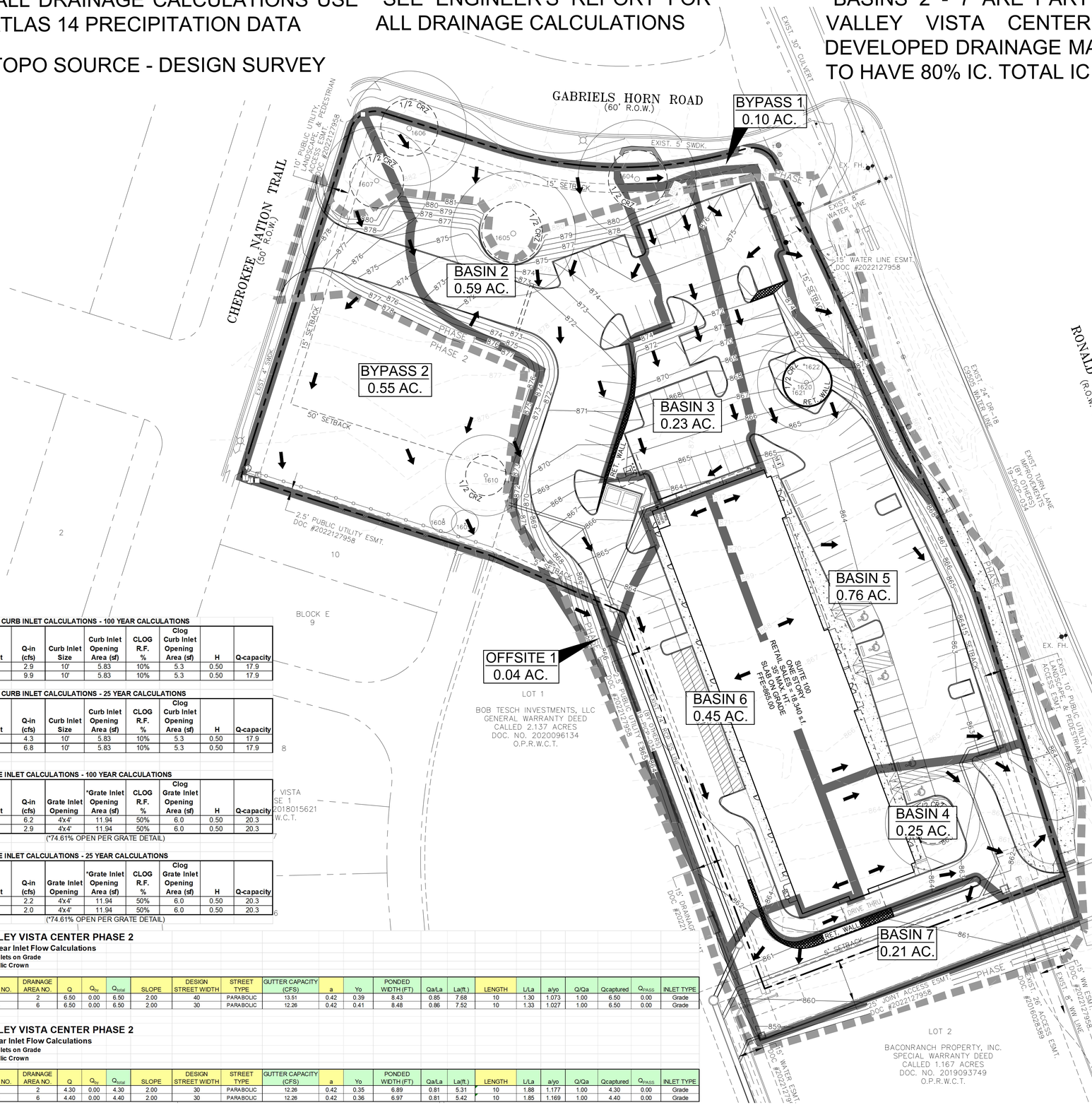
*FOR REFERENCE ONLY

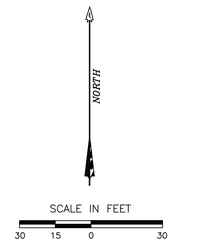
*ALL DRAINAGE CALCULATIONS USE ATLAS 14 PRECIPITATION DATA

*TOPO SOURCE - DESIGN SURVEY

*SEE ENGINEER'S REPORT FOR ALL DRAINAGE CALCULATIONS

*BASINS 2 - 7 ARE PART OF BASINS A-1 & A-3 OF THE VALLEY VISTA CENTER - PICP (SEE EXISTING & DEVELOPED DRAINAGE MAPS). A-1 & A-3 WERE ASSUMED TO HAVE 80% IC. TOTAL IC FOR BASINS 2 - 7 IS 76.4%.





LEGEND

- PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE ---832---
- BASIN BOUNDARY
- DIRECTIONAL FLOW ARROW

INLET BASIN 2							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.54	0.61	0.65	0.74	0.27	11,782.00	46.0%
Tc	5.0	5.0	5.0	5.0	0.32	13,804.00	54.0%
I	6.14	9.19	11.30	15.00			
Q	2.0	3.3	4.3	6.5	0.59	25,586.00	100.0%

INLET BASIN 3							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.62	0.70	0.74	0.83	0.06	2,789.00	27.7%
Tc	5.0	5.0	5.0	5.0	0.17	7,280.00	72.3%
I	6.14	9.19	11.30	15.00			
Q	0.9	1.5	1.9	2.9	0.23	10,069.00	100.0%

INLET BASIN 4							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.65	0.72	0.77	0.86	0.06	2,396.00	22.4%
Tc	5.0	5.0	5.0	5.0	0.19	8,322.00	77.6%
I	6.14	9.19	11.30	15.00			
Q	1.0	1.7	2.2	3.2	0.25	10,718.00	100.0%

INLET BASIN 5							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.66	0.74	0.79	0.87	0.14	6,264.00	19.0%
Tc	5.0	5.0	5.0	5.0	0.61	26,692.00	81.0%
I	6.14	9.19	11.30	15.00			
Q	3.1	5.2	6.8	9.9	0.76	32,956.00	100.0%

INLET BASIN 6							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.74	0.82	0.87	0.96	0.01	508.00	2.6%
Tc	5.0	5.0	5.0	5.0	0.44	19,169.00	97.4%
I	6.14	9.19	11.30	15.00			
Q	2.0	3.4	4.4	6.5	0.45	19,677.00	100.0%

INLET BASIN 7							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.72	0.80	0.85	0.93	0.01	644.00	7.0%
Tc	5.0	5.0	5.0	5.0	0.20	8,616.00	93.0%
I	6.14	9.19	11.30	15.00			
Q	0.9	1.5	2.0	2.9	0.21	9,260.00	100.0%

BYPASS 1							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.29	0.35	0.39	0.46	0.10	4,167.00	100.0%
Tc	5.0	5.0	5.0	5.0	0.00	-	0.0%
I	6.14	9.19	11.30	15.00			
Q	0.2	0.3	0.4	0.7	0.10	4,167.00	100.0%

BYPASS 2							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.29	0.35	0.39	0.46	0.40	17,484.00	100.0%
Tc	5.0	5.0	5.0	5.0	0.00	-	0.0%
I	6.14	9.19	11.30	15.00			
Q	0.7	1.3	1.8	2.8	0.40	17,484.00	100.0%

BYPASS 3							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.75	0.83	0.88	0.97	0.00	-	0.0%
Tc	5.0	5.0	5.0	5.0	0.06	2,721.00	100.0%
I	6.14	9.19	11.30	15.00			
Q	0.3	0.5	0.6	0.9	0.06	2,721.00	100.0%

OFF 1							
Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.29	0.35	0.39	0.46	0.04	1,583.00	100.0%
Tc	5.0	5.0	5.0	5.0	0.00	-	0.0%
I	6.14	9.19	11.30	15.00			
Q	0.1	0.1	0.2	0.3	0.04	1,583.00	100.0%

SUMP CURB INLET CALCULATIONS - 100 YEAR CALCULATIONS

Inlet	Q-in (cfs)	Curb Inlet Size	Curb Inlet Opening Area (sf)	CLOG R.F. %	Clog Curb Inlet Opening Area (sf)	H	Q-capacity
3	2.9	10'	5.83	10%	5.3	0.50	17.9
5	9.9	10'	5.83	10%	5.3	0.50	17.9

SUMP CURB INLET CALCULATIONS - 25 YEAR CALCULATIONS

Inlet	Q-in (cfs)	Curb Inlet Size	Curb Inlet Opening Area (sf)	CLOG R.F. %	Clog Curb Inlet Opening Area (sf)	H	Q-capacity
3	4.3	10'	5.83	10%	5.3	0.50	17.9
5	6.8	10'	5.83	10%	5.3	0.50	17.9

GRATE INLET CALCULATIONS - 100 YEAR CALCULATIONS

Inlet	Q-in (cfs)	Grate Inlet Opening	*Grate Inlet Opening Area (sf)	CLOG R.F. %	Clog Grate Inlet Opening Area (sf)	H	Q-capacity
4	6.2	4'x4'	11.94	50%	6.0	0.50	20.3
7	2.9	4'x4'	11.94	50%	6.0	0.50	20.3

(*74.61% OPEN PER GRATE DETAIL)

GRATE INLET CALCULATIONS - 25 YEAR CALCULATIONS

Inlet	Q-in (cfs)	Grate Inlet Opening	*Grate Inlet Opening Area (sf)	CLOG R.F. %	Clog Grate Inlet Opening Area (sf)	H	Q-capacity
4	2.2	4'x4'	11.94	50%	6.0	0.50	20.3
7	2.0	4'x4'	11.94	50%	6.0	0.50	20.3

(*74.61% OPEN PER GRATE DETAIL)

VALLEY VISTA CENTER PHASE 2

100-Year Inlet Flow Calculations

Curb Inlets on Grade

Parabolic Crown

INLET NO.	DRAINAGE AREA NO.	Q	Q_{by}	Q_{total}	SLOPE	DESIGN STREET WIDTH	STREET TYPE	GUTTER CAPACITY (CFS)	a	Yo	PONDED WIDTH (FT)	Qa/La	La(ft.)	LENGTH	L/La	a/yo	Q/Qa	Qcaptured	Q_{PASS}	INLET TYPE
2	2	6.50	0.00	6.50	2.00	40	PARABOLIC	13.51	0.42	0.39	8.43	0.85	7.68	10	1.30	1.073	1.00	6.50	0.00	Grade
6	6	6.50	0.00	6.50	2.00	30	PARABOLIC	12.26	0.42	0.41	8.48	0.86	7.52	10	1.33	1.027	1.00	6.50	0.00	Grade

VALLEY VISTA CENTER PHASE 2

25-Year Inlet Flow Calculations

Curb Inlets on Grade

Parabolic Crown

INLET NO.	DRAINAGE AREA NO.	Q	Q_{by}	Q_{total}	SLOPE	DESIGN STREET WIDTH	STREET TYPE	GUTTER CAPACITY (CFS)	a	Yo	PONDED WIDTH (FT)	Qa/La	La(ft.)	LENGTH	L/La	a/yo	Q/Qa	Qcaptured	Q_{PASS}	INLET TYPE
2	2	4.30	0.00	4.30	2.00	30	PARABOLIC	12.26	0.42	0.35	6.89	0.81	5.31	10	1.88	1.177	1.00	4.30	0.00	Grade
6	6	4.40	0.00	4.40	2.00	30	PARABOLIC	12.26	0.42	0.36	6.97	0.81	5.42	10	1.85	1.169	1.00	4.40	0.00	Grade

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

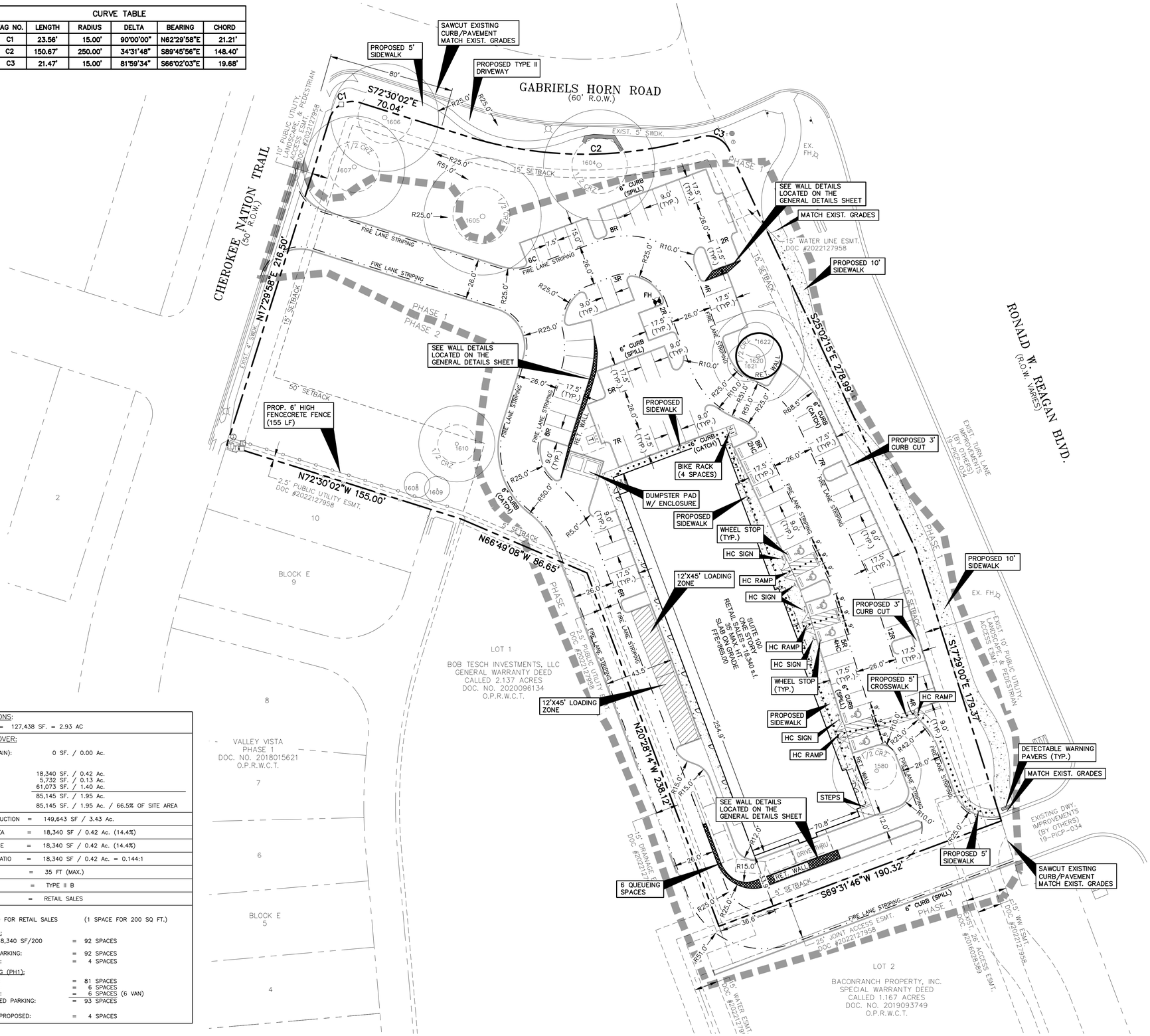
VALLEY VISTA CENTER PHASE 2
PROPOSED INLET BASIN MAP
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/04 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\DRAINAGE.DWG
Job No.
Scale (Hor.): 1"=30' Scale (Vert.):
Date: 03/15/21 Checked By: SRJ Drawn By: DPG
Revision 1:
Revision 2:
Revision 3:
Revision 4:

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.56'	15.00'	90°00'00"	N62°29'58"E	21.21'
C2	150.67'	250.00'	34°31'48"	S89°45'56"E	148.40'
C3	21.47'	15.00'	81°59'34"	S66°02'03"E	19.68'



SITE CALCULATIONS:		
TOTAL SITE AREA =	127,438 SF. = 2.93 AC	
IMPERVIOUS COVER:		
EXISTING (TO REMAIN):	0 SF. / 0.00 Ac.	
PROPOSED:		
BUILDINGS:	18,340 SF. / 0.42 Ac.	
SIDEWALK:	5,732 SF. / 0.13 Ac.	
PAVING:	61,073 SF. / 1.40 Ac.	
SUBTOTAL:	85,145 SF. / 1.95 Ac.	
TOTAL:	85,145 SF. / 1.95 Ac. / 66.5% OF SITE AREA	
LIMITS OF CONSTRUCTION =	149,643 SF / 3.43 Ac.	
GROSS FLOOR AREA =	18,340 SF / 0.42 Ac. (14.4%)	
BUILDING COVERAGE =	18,340 SF / 0.42 Ac. (14.4%)	
FLOOR TO AREA RATIO =	18,340 SF / 0.42 Ac. = 0.144:1	
BUILDING HEIGHT =	35 FT (MAX.)	
BUILDING TYPE =	TYPE II B	
LAND USE =	RETAIL SALES	

PARKING TABLE

PARKING REQUIRED FOR RETAIL SALES (1 SPACE FOR 200 SQ FT.)

REQUIRED PARKING:
RETAIL SALES: 18,340 SF/200 = 92 SPACES

TOTAL REQUIRED PARKING: = 92 SPACES
HANDICAP PARKING: = 4 SPACES

PROPOSED PARKING (PH1):
REGULAR PARKING: = 81 SPACES
COMPACT PARKING: = 6 SPACES
HANDICAP PARKING: = 6 SPACES (6 VAN)
SUBTOTAL PROPOSED PARKING: = 93 SPACES

BICYCLE PARKING PROPOSED: = 4 SPACES

SITE PLAN NOTES:

1. 6" RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS UNLESS OTHERWISE NOTED.
2. ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
3. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
4. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
5. ALL NEW PAVING SHALL BE PER THE PAVING PLAN.
6. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
7. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
8. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2018 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.
9. DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL ENGINEER; TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE COMPANY.
10. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
11. ALL EXISTING STRUCTURES WITHIN 50' OF THE SITE ARE SHOWN.
12. ALL SIGNS MUST COMPLY WITH THE LATEST REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
13. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER 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.
14. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
15. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK"LIGHTING IS NOT PROPOSED.
16. AL CLAWSON DISPOSAL, INC., CENTRAL TEXAS, REFUSE, HOOK N HAUL, ARROW, BIN DUMPED, LLC ARE THE APPROVED PROVIDERS OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
17. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD OF THE FRONT WALL OF THE BUILDING. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
18. FOR 90 GALLON ROLL OUT CONTAINER STORE OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
19. HOURS OF OPERATION FOR THE GENERAL PUBLIC LIMITED TO BETWEEN 5:00 AM AND 10:00 PM SUNDAY THROUGH THURSDAY, AND 5:00 AM AND 11:00 PM FRIDAY AND SATURDAY.

ADDITIONAL EASEMENTS

ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: (JULY 01, 2020). CONDUCTED BY TITLE RESOURCES GUARANTY COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.

CAUTION!!!
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AUSTIN, TEXAS 78750
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INFO@JAMISONENG.COM
JCE

VALLEY VISTA CENTER PHASE 2

SITE PLAN

LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLAN\SITE.DWG
Job No.
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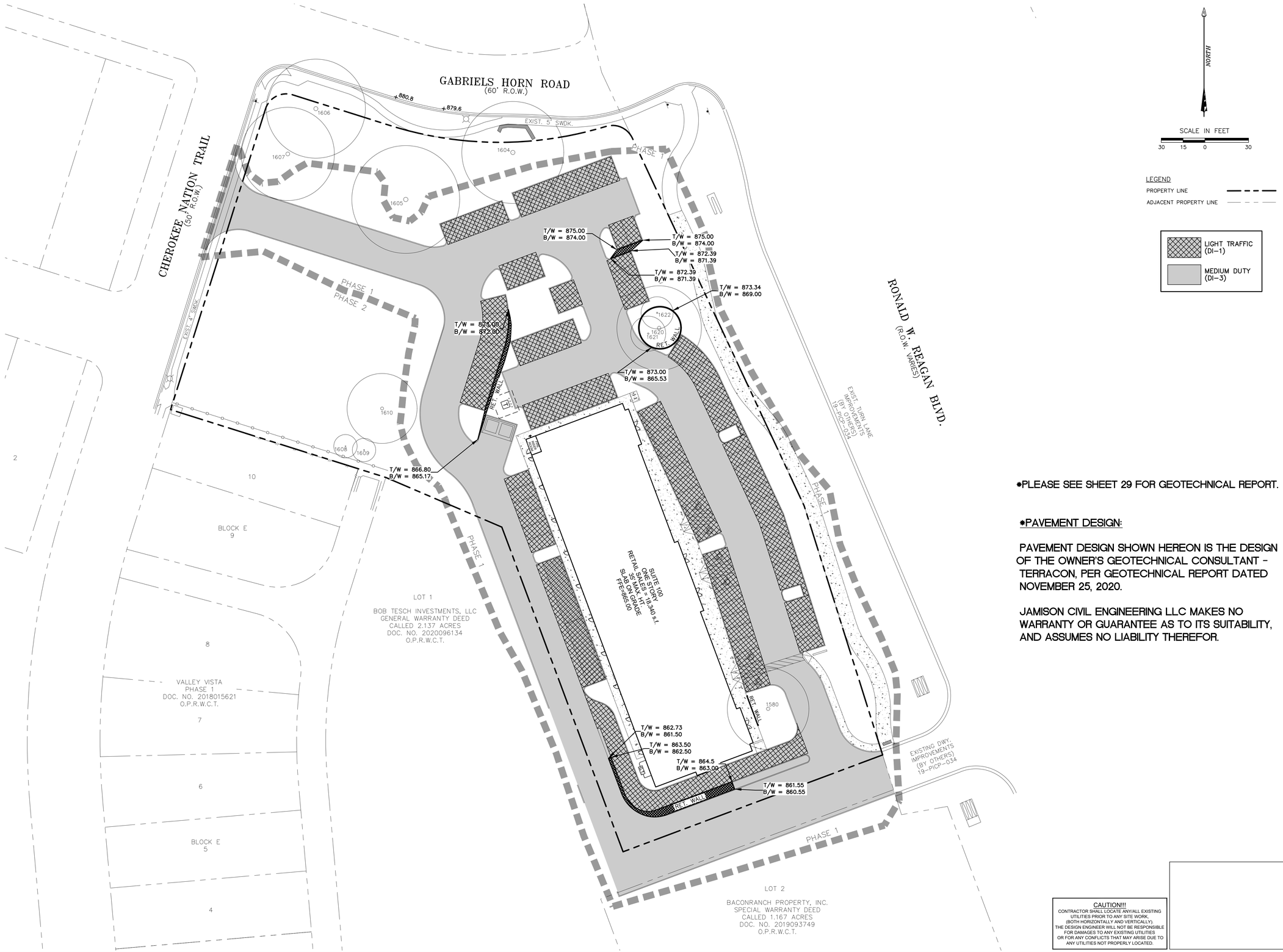
Date: 03/15/21
Snapshot: SITE
Scale (Vert.):
Checked By: SRJ
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:



NORTH

SCALE IN FEET

30 15 0 30

LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

LIGHT TRAFFIC (DI-1)

MEDIUM DUTY (DI-3)

*PLEASE SEE SHEET 29 FOR GEOTECHNICAL REPORT.

*PAVEMENT DESIGN:

PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT - TERRACON, PER GEOTECHNICAL REPORT DATED NOVEMBER 25, 2020.

JAMISON CIVIL ENGINEERING LLC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

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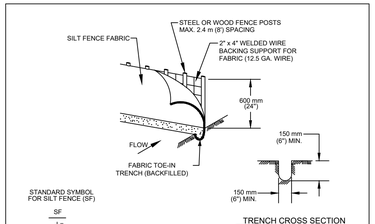
JCE

VALLEY VISTA CENTER PHASE 2

PAVING PLAN

LEANDER, TEXAS 78641

File: M:\SHOPS ON RONALD REAGAN\DWG\PLANS\PAVING.DWG	
Job No.	Snapshot: PAVING
Scale (Hor.): 1"=30'	Scale (Vert.):
Date: 03/15/21	Checked By: SRJ / Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

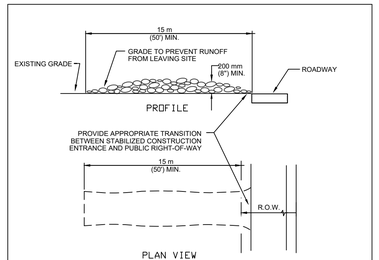
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

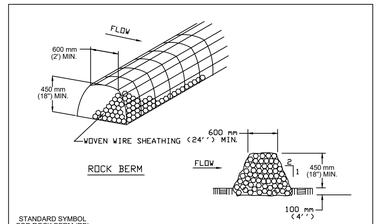
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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



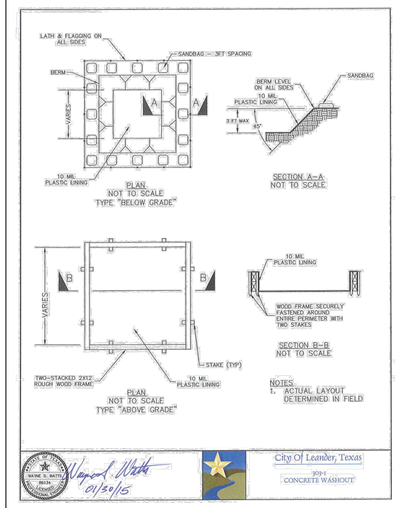
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

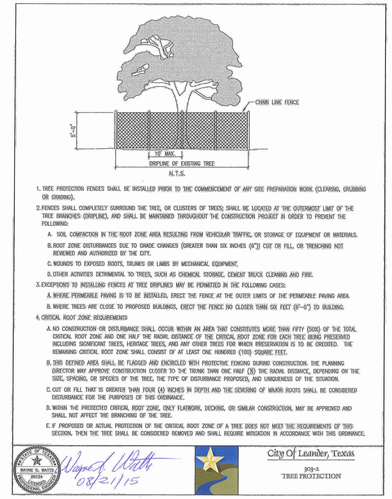
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



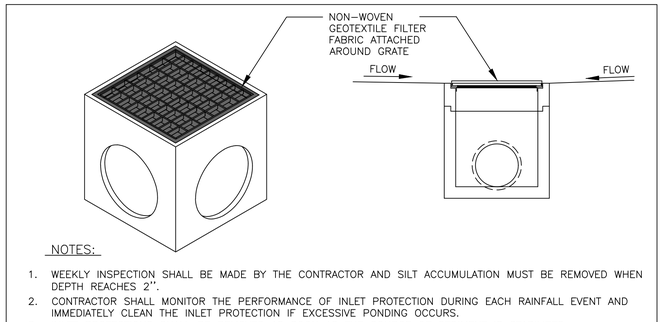
NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



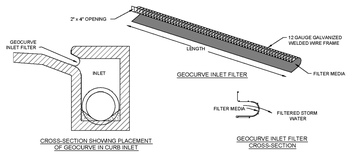


1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT,
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.
4. CRITICAL ROOT ZONE REQUIREMENTS
   A. NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
   B. TPPS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (½) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND VIGOROUSNESS OF THE SITUATION.
   C. CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
   D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
   E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.



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

AREA INLET PROTECTION DETAIL
N.T.S.



FILTER MEDIA PROPERTIES: WOVEN FILTER FABRIC

PROPERTY	ASTM TEST METHOD	VALUE
Fabric Weight	D 3776	4.5 oz/sy
UV Stability	D 4355	80% after 500 hrs in xenon arc device
Mullen Burst Strength	D 3786	410 lbs/sq in
Water Flow Rate	D 4491	325 gal/min/sf

NOTES:
1. The GeoCurve Inlet Filter shall be forced into the curb inlet to create a compression fit into the inlet.
2. The filter media for projects within City of Austin jurisdiction is to be GeoSolutions C-1 woven filter fabric.
3. The filter media is to be attached to the wire frame.
4. Inspection shall be made by the contractor and silt accumulation must be removed when the depth reaches 2 inches.
5. Inlet filter shall be removed upon stabilization of the sediment source.

GeoCurve Inlet Filter
Standard Detail
December 30, 2009

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

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 basin's 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:
    A. 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;
    B. any change in the nature or character of the regulated activity from that which was originally approved;
    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
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13812 RESEARCH BLVD. #B-2
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JCE

VALLEY VISTA CENTER PHASE 2
EROSION SEDIMENTATION CONTROL DETAILS

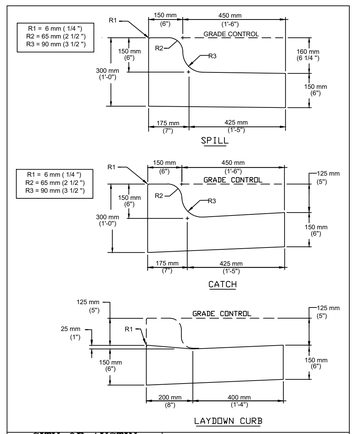
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\DETAILS.DWG
Job No.
Scale (Hor.): Scale (Vert.): Drawn By: MM
Date: 03/15/21 Checked By: SRJ
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
20 of 30



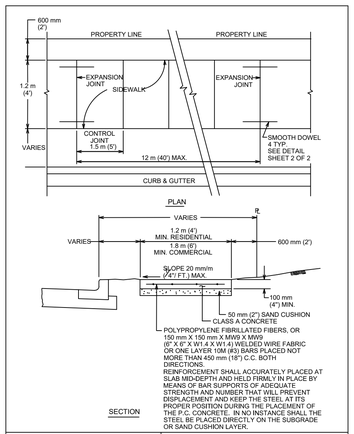
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

CURB AND GUTTER SECTION

RECORD COPY SIGNED BY LINO RIVERA — 9/29/99 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 430S-1



POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

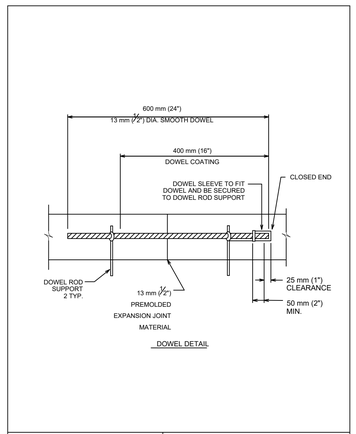
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

SIDEWALK

RECORD COPY SIGNED BY BILL GARDNER — 03/26/08 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 1 OF 3



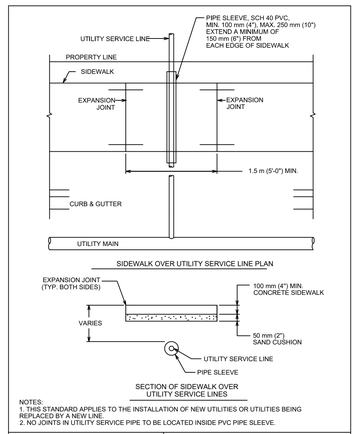
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

SIDEWALK

RECORD COPY SIGNED BY BILL GARDNER — 03/26/08 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 2 OF 3



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

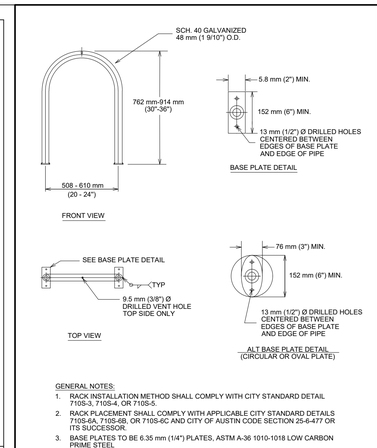
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

SIDEWALK

RECORD COPY SIGNED BY BILL GARDNER — 03/26/08 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 3 OF 3



GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

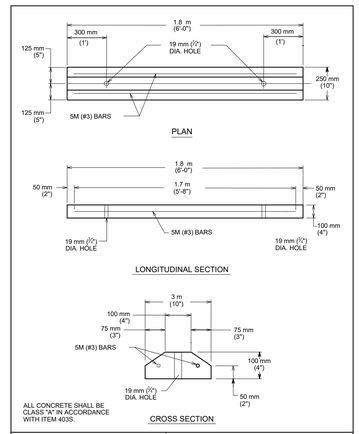
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

CLASS III STYLE BICYCLE PARKING

RECORD COPY SIGNED BY COUNG TRAN — 09/26/12 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 710S-1 1 OF 1



ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

PARKING LOT BUMPER CURB

RECORD COPY SIGNED BY BILL GARDNER — 3/15/05 — APPROVED — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 439S-1

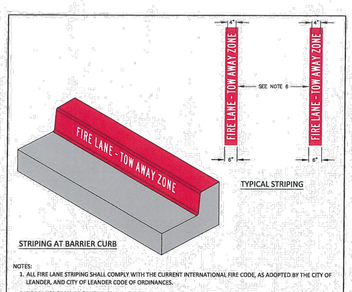
NOTES:
1. 12-INCH BY 18-INCH AND 12-INCH BY 6-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. BORDER AND LETTERING SHALL BE CUT FROM RED 3M ELECTRO CUT FILM
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B
3. SIGNS SHALL BE PERMANENTLY AFFIXED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

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

2007-07-23

FIRE MARSHAL

City Of Leander, Texas
DETAIL #500-2
FIRE LANE SIGN ASSEMBLY



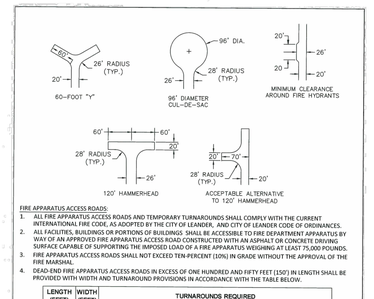
NOTES:
1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.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

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

2007-07-23

FIRE MARSHAL

City Of Leander, Texas
DETAIL #500-1
FIRE LANE STRIPING



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

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

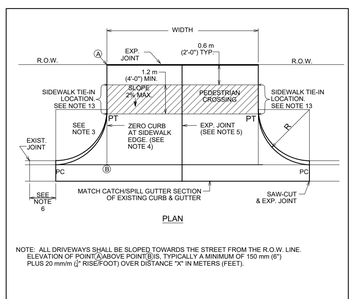
5. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH WHERE A SINGLE GATE IS PROVIDED. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN TWELVE FEET (12').
6. ALL GATE LOCKS SHALL COMPLY WITH CITY OF LEANDER CODE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

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

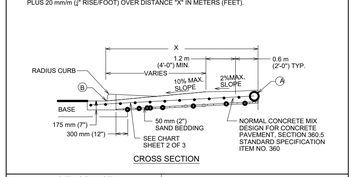
2007-08-09

FIRE MARSHAL

City Of Leander, Texas
DETAIL #500-3
FIRE APPARATUS ACCESS ROADS & TURNAROUNDS



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS: TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (1/4"/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

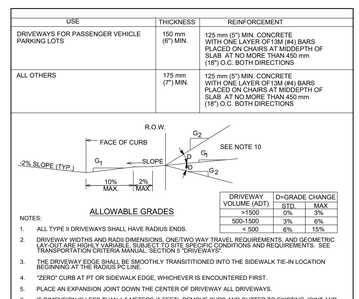
TYPE II DRIVEWAY

RECORD COPY SIGNED BY CUONG TRAN — 02/24/10 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 433S-2 1 OF 2

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



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

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE-WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH. SEE NOTE 5
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

TYPE II DRIVEWAY

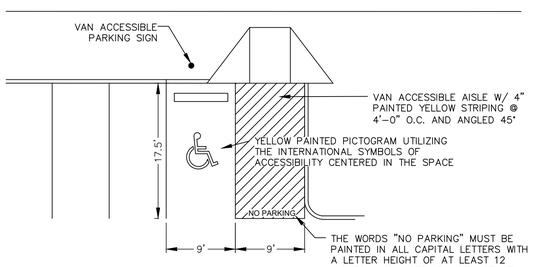
RECORD COPY SIGNED BY CUONG TRAN — 02/24/10 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

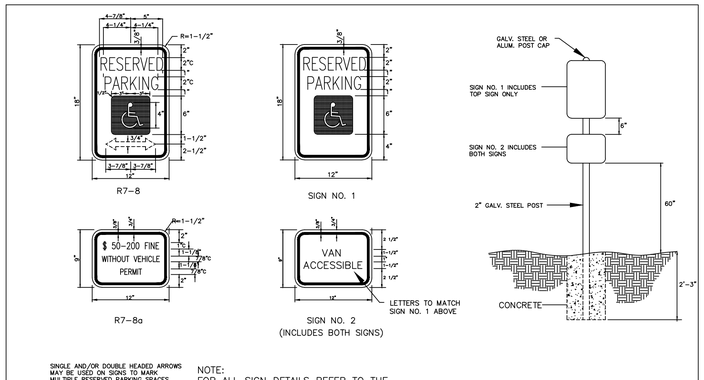
STANDARD NO. 433S-2 2 OF 2

ACCESSIBLE PARKING NOTES:

1. SURFACE SLOPES: PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE SURFACE SLOPES EXCEEDING 1:50 IN ALL DIRECTIONS.
2. ALL DIMENSIONS ARE MINIMUM ALLOWABLE REQUIREMENTS.
3. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE MUST STATE AT A MINIMUM "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF ONE INCH. SIGN MUST BE MOUNTED TO POLE, POST, WALL, OR FREESTANDING BOARD AND IS TO BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.



ACCESSIBLE PARKING
N.T.S.

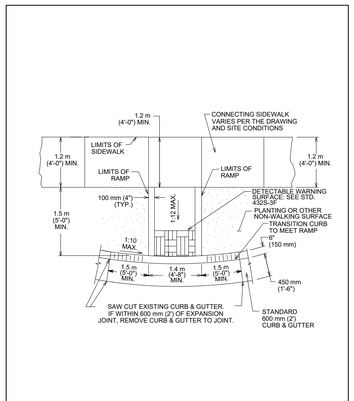


SINGLE AND/OR DOUBLE HEADED ARROWS MAY BE USED ON SIGNS TO MARK MULTIPLE RESERVED PARKING SPACES. ARROW SHOULD BE OMITTED WHEN SIGN IS TO BE USED TO A SINGLE SPACE.

COLORS SHALL BE AS FOLLOWS: LEGEND AND BORDER: GREEN BACKGROUND: WHITE

NOTE:
FOR ALL SIGN DETAILS REFER TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

HANDICAP PARKING SIGNS
ACCESSIBLE SIGN DETAIL



CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

TYPE 1B SIDEWALK CURB RAMP

RECORD COPY SIGNED BY BILL GARDNER — 9/14/05 — ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-5B

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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GENERAL DETAILS
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06, 20 23

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\SHOPS ON RONALD REAGAN\DWG\PLANS\DETAILS.DWG
Job No.
Snapshot:
Scale (Hor.):
Scale (Vert.):
Date: 03/15/21
Checked By: SRJ
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

CONSTRUCTION NOTES

1.0 MATERIALS

1.1 BACKFILL SOILS / DRAINAGE STONE

1.1.1 REINFORCED BACKFILL MATERIAL SPECIFIED BELOW SHALL BE FREE DRAINING. REINFORCED BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE AND SHALL MEET THE PHYSICAL PROPERTY REQUIREMENTS DEFINED IN SECTION 6.0. THE REINFORCED BACKFILL MATERIAL SHALL BE CRUSHED ANGULAR STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2 inch	100
1 inch	30–100
3/4 inch	10–70
1/2 inch	0–40
No. 4	0–10

1.2 THE PORTION OF THE REINFORCED BACKFILL MATERIAL PASSING THE No. 40 SIEVE SHALL HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 20. REINFORCED BACKFILL MATERIAL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY OR NON-PLASTIC SOILS.

1.3 GEOGRID REINFORCING SHALL BE TENSAR UX1400 UNIAXIAL GEOGRID AS MANUFACTURED BY THE TENSAR CORPORATION. DESIGNS PRESENTED HEREIN ARE VALID FOR TENSAR GEOGRIDS OR ENGINEER APPROVED EQUAL.

1.4 WALL FACING SHALL BE LIMESTONE BLOCK.

1.5 GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

2.0 TECHNICAL REQUIREMENTS

2.1 PRIOR TO CONSTRUCTION OF THE GEOGRID REINFORCED WALL, THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE, REMOVING TOPSOILS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY UNSUITABLE SOILS SHALL BE OVER-EXCAVATED, REPLACED AND COMPACTED WITH REINFORCED BACKFILL MATERIAL TO PROJECT SPECIFICATIONS OR AS OTHERWISE DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

2.2 FILL MATERIALS SHALL BE PLACED FROM THE BACK OF THE BLOCK FACING UNITS TOWARDS THE TAIL OF THE GEOGRID TO ENSURE FURTHER TENSIONING.

2.3 FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT. FILL SHALL BE COMPACTED AS SPECIFIED BY PROJECT SPECIFICATIONS OR TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH TXDOT TEST METHOD TEX-114-E AT MOISTURE CONTENT NO GREATER THAN 2 PERCENTAGE POINTS ABOVE OR BELOW OPTIMUM.

2.4 ONLY HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF THE BACK FACE OF WALL AND FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 6 INCHES IN UNCOMPACTED THICKNESS. COMPACTION SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, ROLLER OR VIBRATORY SYSTEM. THE SPECIFIED LIFT THICKNESSES SHALL BE ADJUSTED AS WARRANTED BY THE TYPE OF COMPACTION EQUIPMENT ACTUALLY USED, BUT NO SOIL DENSITY TESTS NEED BE TAKEN WITHIN THIS AREA. CARE SHALL BE EXERCISED DURING THE COMPACTION PROCESS TO AVOID MISALIGNMENT OF THE BLOCK UNITS.

2.5 TESTING METHODS

2.5.1 TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIAL SPECIFICATIONS AND COMPACTION SHALL BE THE RESPONSIBILITY OF THE OWNER'S GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER.

2.5.2 DENSITY TESTING OF THE REINFORCED BACKFILL SHALL BE REQUIRED FOR EVERY 200 LINEAR FEET OF EACH LIFT OF BACKFILL. DENSITY TESTING SHALL BE IN ACCORDANCE WITH TXDOT TEST METHOD TEX-115-E.

2.5.3 TEST METHODS TEX-114-E AND TEX-115-E ARE NOT APPLICABLE IF 30 PERCENT OR MORE OF THE REINFORCED BACKFILL IS GREATER THAN 3/4 inch IN SIZE. COMPACTION FOR THIS TYPE OF MATERIAL SHALL CONTINUE UNTIL THERE IS NO EVIDENCE OF FURTHER COMPACTION, AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER. PRIOR TO AND IN CONJUNCTION WITH THE ROLLING OPERATION, EACH LAYER SHALL BE KEPT LEVELED WITH SUITABLE EQUIPMENT TO INSURE UNIFORM COMPACTION OVER THE ENTIRE LAYER. SHOULD THE SUBGRADE, FOR ANY REASON OR CAUSE, LOSE THE REQUIRED STABILITY OR FINISH, IT SHALL BE RECOMPACTED AND REFINISHED AT THE CONTRACTOR'S EXPENSE.

2.6 THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS ON-SITE AT ALL TIMES DURING CONSTRUCTION OF THE RETAINING WALL.

3.0 GEOGRID PLACEMENT

3.1 GEOGRID SHALL BE PLACED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

3.2 GEOGRID EMBEDMENT LENGTH (GEL) SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. REINFORCED BACKFILL ZONE LENGTH IS MEASURED FROM THE FRONT FACE OF THE WALL EXTENDING TO THE TAIL OF THE GEOGRIDS.

3.3 GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THE DESIGNATED EMBEDMENT LENGTH(S).

3.4 THE CONNECTION OF THE GEOGRID TO THE BLOCK SHALL BE A POSITIVE-MECHANICAL CONNECTION.

3.5 TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID. A MINIMUM FILL THICKNESS OF SIX INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TURNING OF TRACKED VEHICLES SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND/OR THE GEOGRID.

3.6 RUBBER-TIRED VEHICLES MAY PASS OVER THE GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

3.7 UNIAXIAL GEOGRID SHALL BE ROLLED OUT WITH THE LONG AXIS OF THE APERTURES (MACHINE DIRECTION) PERPENDICULAR TO THE WALL FACE.

3.8 UNIAXIAL GEOGRIDS SHALL BE CUT NEXT TO THE CROSS-MACHINE DIRECTION BAR. THE CROSS-MACHINE DIRECTION BAR SHALL BE PLACED AND PULLED TAUT PRIOR TO FILL PLACEMENT.

3.9 A MINIMUM OF 3 INCHES OF FILL MATERIAL SHALL BE REQUIRED BETWEEN LAYERS OF UNIAXIAL GEOGRID AND FILTER FABRIC UNLESS OTHERWISE SHOWN.

3.10 NO CHANGES TO THE GEOGRID LAYOUT INCLUDING, BUT NOT LIMITED TO LENGTH, GEOGRID TYPE OR ELEVATION SHALL BE MADE WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF GEOSOLUTIONS INC.

4.0 BLOCK PLACEMENT

4.1 THE ALLOWABLE HORIZONTAL AND VERTICAL TOLERANCE FOR THE ERECTION OF THE WALLS SHALL BE LIMITED TO 1.5 inch IN 10.0 FEET OF LENGTH OR HEIGHT.

5.0 DRAINAGE

5.1 FOR WALLS NOT INCORPORATING FREE-DRAINING CRUSHED STONE BACKFILL, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACE A MINIMUM OF 2 PERCENT SLOPE AND A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE WALL CREST TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE WALL. GRADING SHALL BE PERFORMED AT THE END OF EACH WORK DAY.

5.2 AT THE END OF EACH WORKDAY, BACKFILL SURFACE SHALL BE COMPACTED WITH A SMOOTH WHEEL ROLLER TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL.

5.3 PERMANENT SURFACE WATER DIVERSION AND/OR COLLECTION SHALL BE AS REQUIRED AND PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE.

5.4 THE RETAINING WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE REINFORCED BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OF WATER (SEEPAGE). IF GROUND WATER IS ENCOUNTERED, GEO-SOLUTIONS INC. SHALL BE CONTACTED IMMEDIATELY.

5.5 CARE SHALL BE TAKEN NOT TO CONTAMINATE THE GEOTEXTILE FABRIC AND/OR DRAINAGE STONE WITH FINE-GRAINED SOILS OR OTHER DELETERIOUS MATERIALS.

6.0 DESIGN PARAMETERS

6.1 DESIGN OF THE RETAINING WALL IS BASED ON THE FOLLOWING PARAMETERS:

	EFFECTIVE FRICTION ANGLE	EFFECTIVE COHESION	MOIST UNIT WT
REINFORCED BACKFILL	34°	0 psf	125 pcf
RETAINED SOILS	28°	0 psf	125 pcf
FOUNDATION SOILS	28°	0 psf	125 pcf

6.2 FACTORS OF SAFETY:

6.2.1 INTERNAL STABILITY:

	DESIGN	FHWA
MINIMUM FACTOR OF SAFETY FOR UNCERTAINTIES	= 1.5	= 1.5
MINIMUM FACTOR OF SAFETY FOR GEOGRID PULLOUT	= 1.5	= 1.5
MINIMUM FACTOR OF SAFETY FOR SLIDING AT LOWEST GEOGRID	= 1.5	= 1.5
SOIL-GEOGRID INTERACTION COEFFICIENT	= 0.7	
PERCENT COVERAGE OF GEOGRID	= 100	

6.2.2 EXTERNAL STABILITY:

	DESIGN	FHWA
MINIMUM FACTOR OF SAFETY FOR SLIDING AT BASE	= 1.5	= 1.5
MINIMUM FACTOR OF SAFETY FOR OVERTURNING	= 2.0	= 2.0

6.3 SURCHARGE LOADING = 150 psf

7.0 SPECIAL PROVISIONS

7.1 THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PARAMETERS, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 6.0.

7.2 LOCATIONS AND GEOMETRY OF EXISTING STRUCTURES AND GRADE ABOVE AND BELOW THE WALLS MUST BE VERIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

7.3 THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR REVIEWING AND VERIFYING THAT THE ACTUAL SITE CONDITIONS ARE AS DESCRIBED IN SECTION 6.0 PRIOR TO AND DURING CONSTRUCTION. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE ON-SITE TO ASSURE THE PROVISIONS IN THE CONSTRUCTION NOTES ARE FOLLOWED.

7.4 THE SOIL DESIGN PARAMETERS STATED IN SECTION 6.0 ARE THE RESPONSIBILITY OF GEOSOLUTIONS, INC. THE OWNER OR OWNER'S REPESENTATIVE SHALL CONTACT GEOSOLUTIONS INC. IF THE SOILS ENCOUNTERED APPEAR TO VARY FROM THOSE ENCOUNTERED AT THE BEGINNING OF CONSTRUCTION.

7.5 IF ANY ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THIS WALL, IMMEDIATELY CONTACT THE OWNER OR OWNER'S REPRESENTATIVE.

7.6 ANY REVISIONS TO DESIGN PARAMETERS STATED IN SECTION 6.0 OR STRUCTURE GEOMETRY SHALL REQUIRE DESIGN MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

7.7 THIS DESIGN IS VALID ONLY FOR THE GEOGRID RETAINING WALL FOR THE BRODIE RANCH PHASE C PROJECT, AUSTIN, TEXAS.

8.0 OWNER'S RESPONSIBILITIES

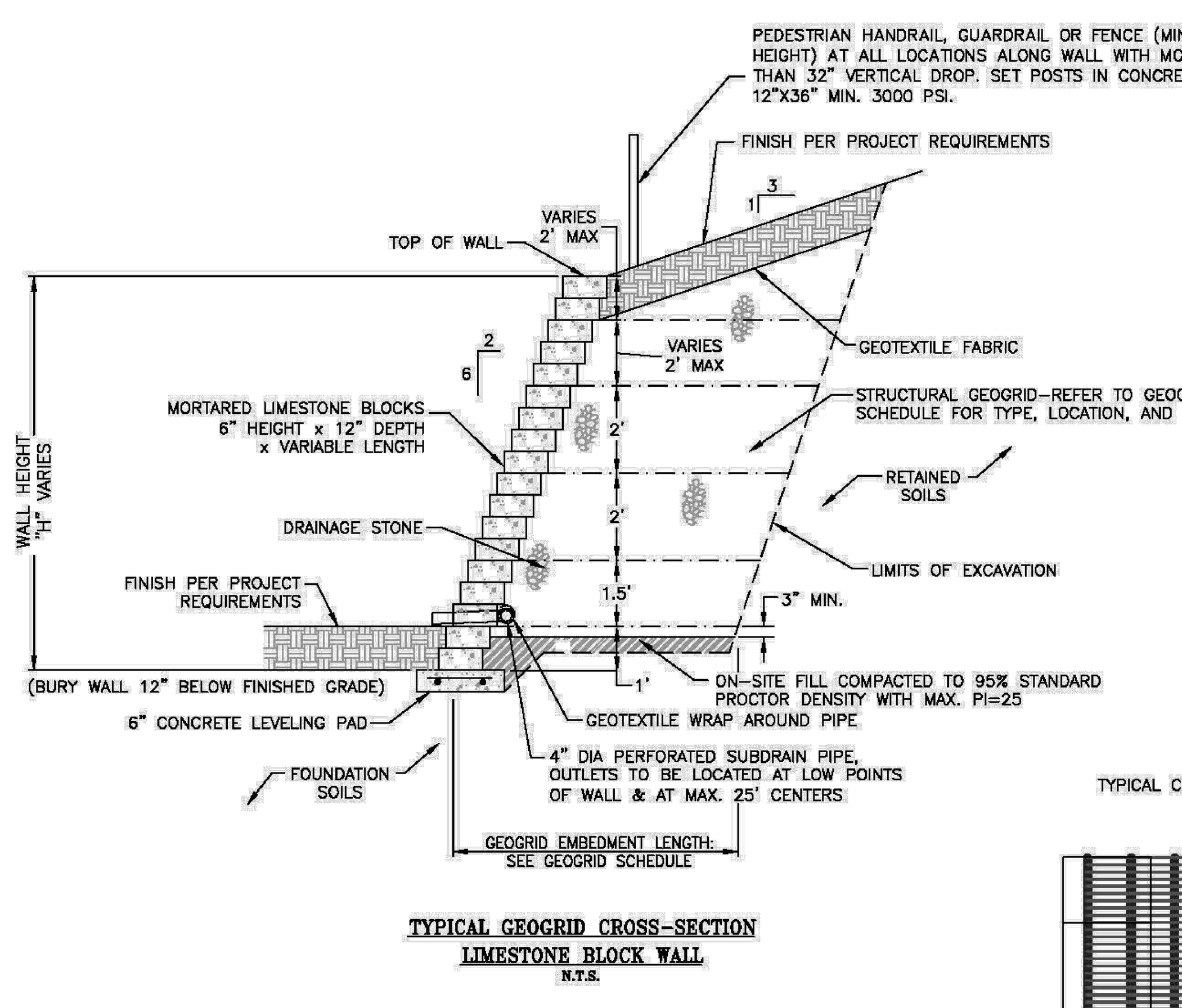
8.1 OWNER SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIREMENTS SET FORTH ON THESE DRAWINGS ARE MET. ASSIGNMENT OR DELEGATION OF RESPONSIBILITIES BY OWNER TO OWNER'S REPRESENTATIVE SHALL NOT RELIEVE OWNER OF RESPONSIBILITY OF CONFIRMING THAT ALL REQUIREMENTS SET FORTH HEREIN ARE MET.

8.2 OWNER (OR OWNER-DESIGNATED REPRESENTATIVES) RESPONSIBILITIES, AS DESCRIBED IN PREVIOUS SECTIONS OF THESE NOTES, SHALL INCLUDE:

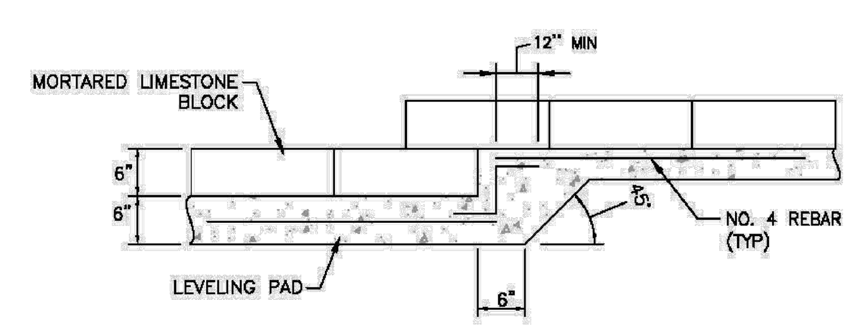
8.2.1 PERMANENT SURFACE WATER DIVERSION (SECTION 5.0).

8.2.2 CONFIRMATION OF GEOMETRY AND LOADING CONDITIONS FOR AREAS ADJACENT TO WALL (SECTION 7.0).

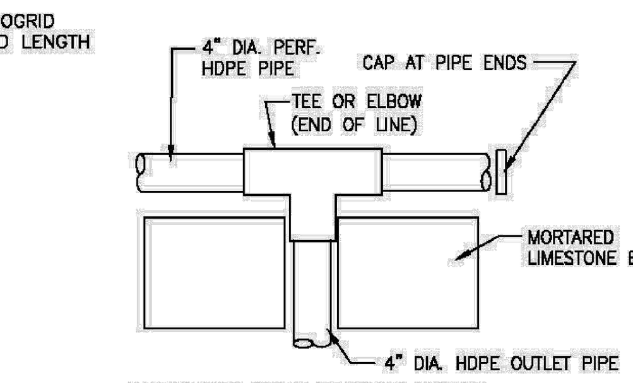
8.2.3 ASSURING CONFORMITY WITH CONSTRUCTION DRAWINGS AND NOTES DURING CONSTRUCTION BY ON-SITE INSPECTION (SECTION 7.0).



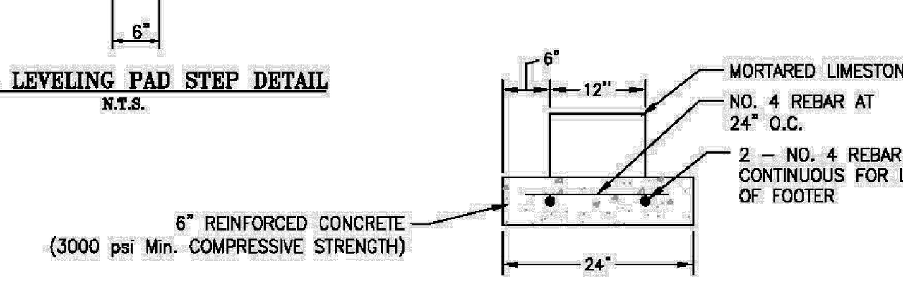
TYPICAL GEOGRID CROSS-SECTION LIMESTONE BLOCK WALL
N.T.S.



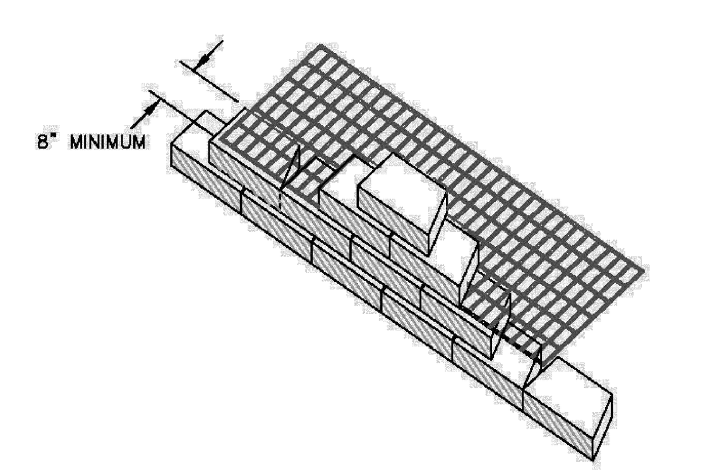
TYPICAL LEVELING PAD STEP DETAIL
N.T.S.



SUBDRAIN PIPE OUTLET DETAIL



LEVELING PAD DETAIL
N.T.S.



LIMESTONE BLOCK UNIT AND GEOGRID CONNECTION DETAIL
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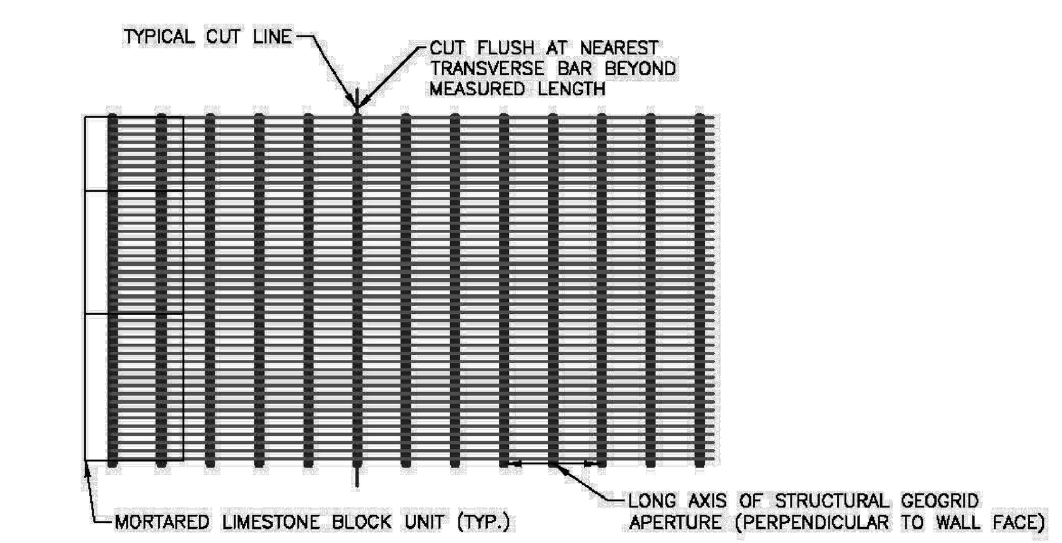


GEOGRID ORIENTATION DETAIL
N.T.S.

GEOGRID SCHEDULE

HEIGHT OF WALL "H"	NO. OF LAYERS	GEOGRID EMBEDMENT LENGTH	GEOGRID TYPE
3.5'	1 *	5.0'	UX1400
4.0'	2	5.0'	UX1400
5.0'	2	5.0'	UX1400
6.0'	3	5.0'	UX1400
7.0'	3	5.5'	UX1400
8.0'	4	6.0'	UX1400
9.0'	5	6.5'	UX1400

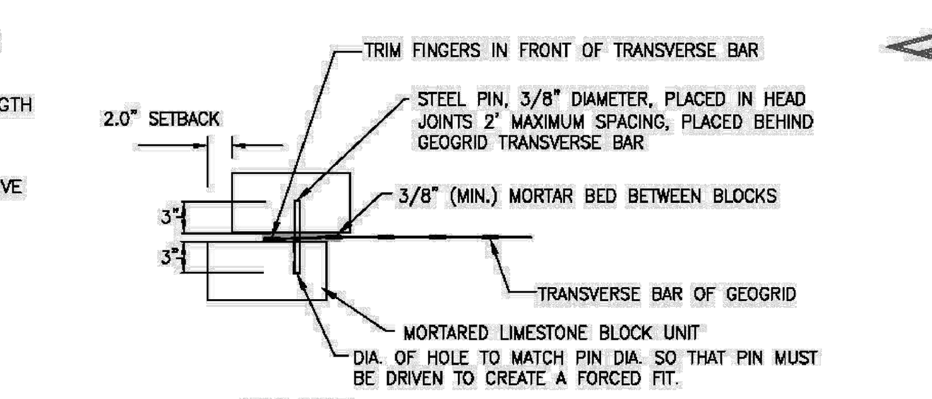
NOTES: 1) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL

2) GEOGRID SPACING AS SHOWN ON TYPICAL SECTION UNLESS OTHERWISE NOTED

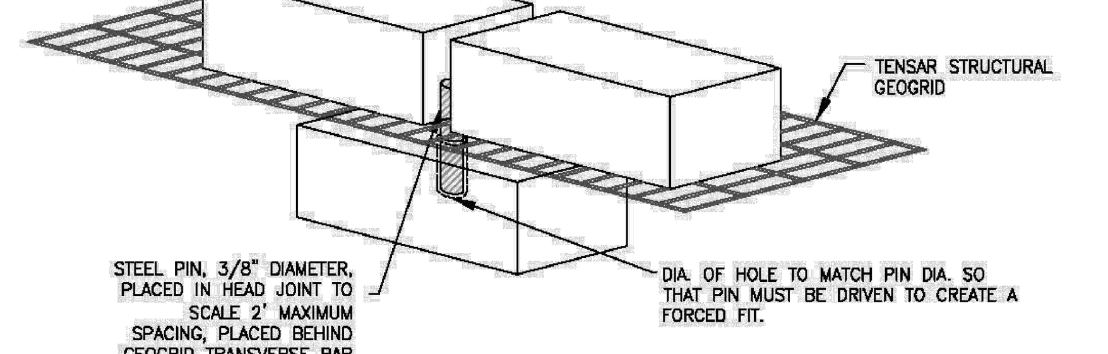
3) MINIMUM 5' GEOGRID LENGTH

* GEOGRID PLACED 1.5' ABOVE LEVELING PAD

NOTE: WALLS WITH "H"< 3.0' DO NOT REQUIRE GEOGRID

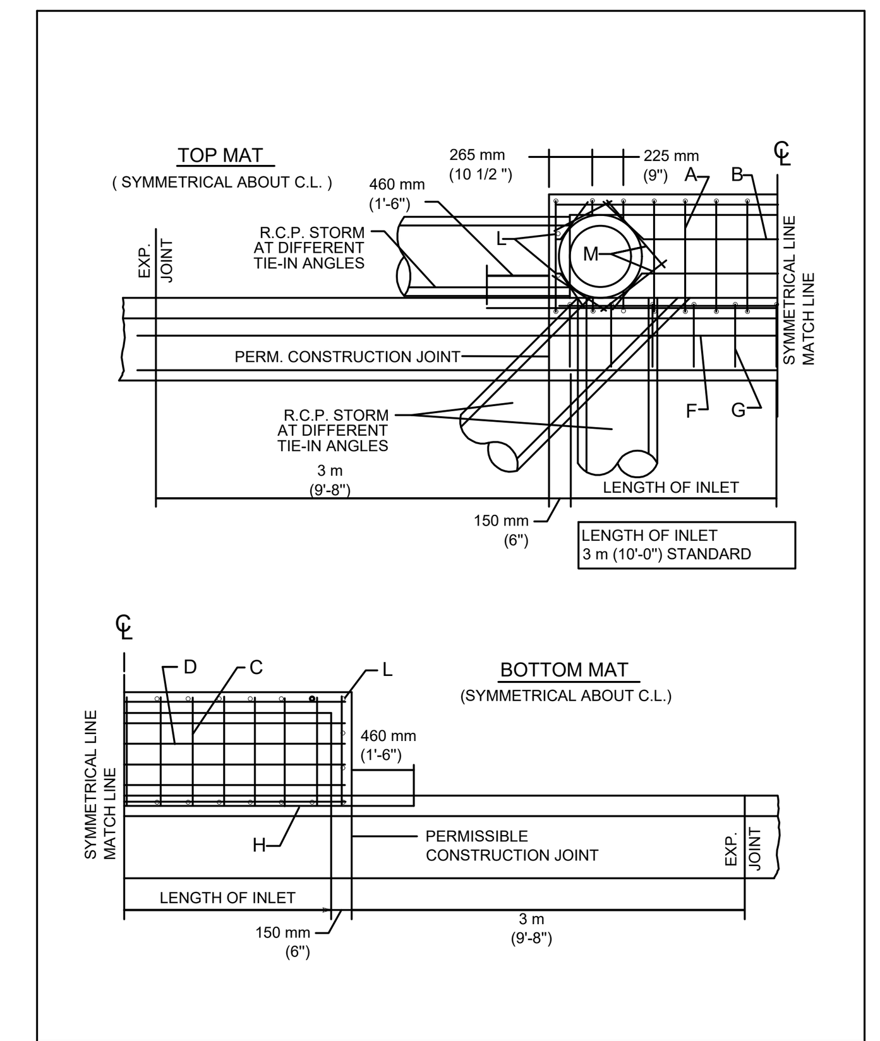


SIDE VIEW

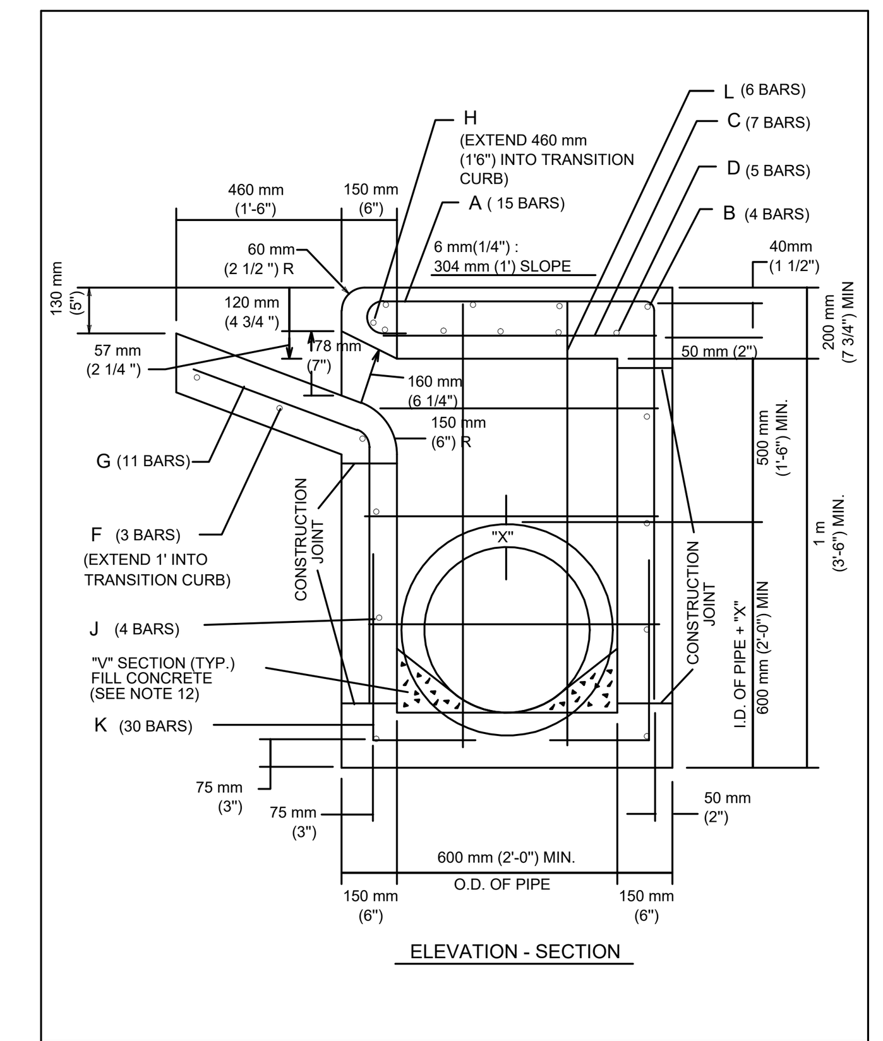


ISOMETRIC VIEW

NATURAL LIMESTONE BLOCK TO GEOGRID CONNECTION DETAIL
N.T.S.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
RECORD COPY SIGNED BY BILL GARDNER 12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 1 OF 4

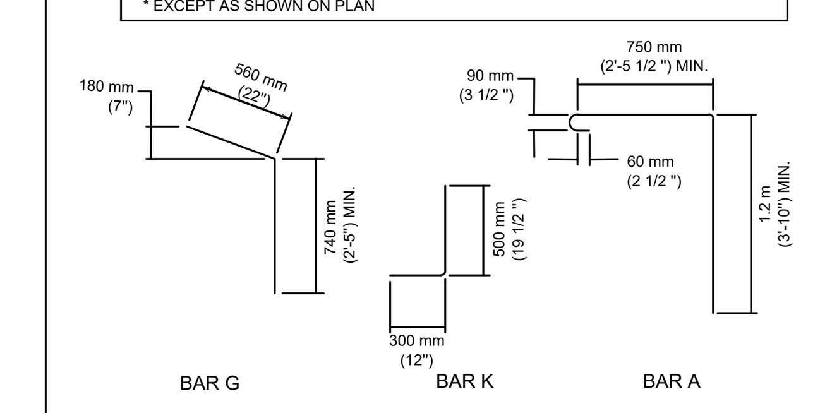


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
RECORD COPY SIGNED BY BILL GARDNER 12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 2 OF 4

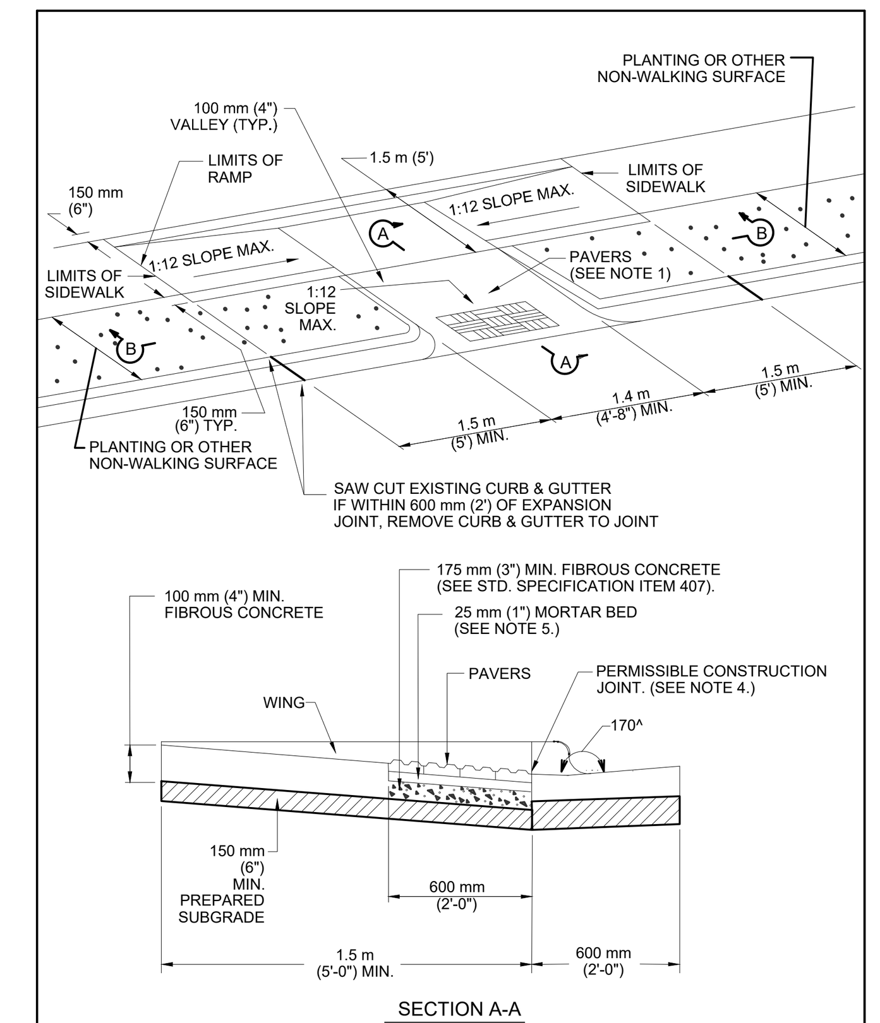
TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")*	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	760 mm (2'-6")	12
D	6	150 mm (6")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	760 mm (2'-6")	10
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	—	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")*	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")*	6	1.3 m (4'-4")	17
M	4	-	4	500 mm (1'-8") AVG	4
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

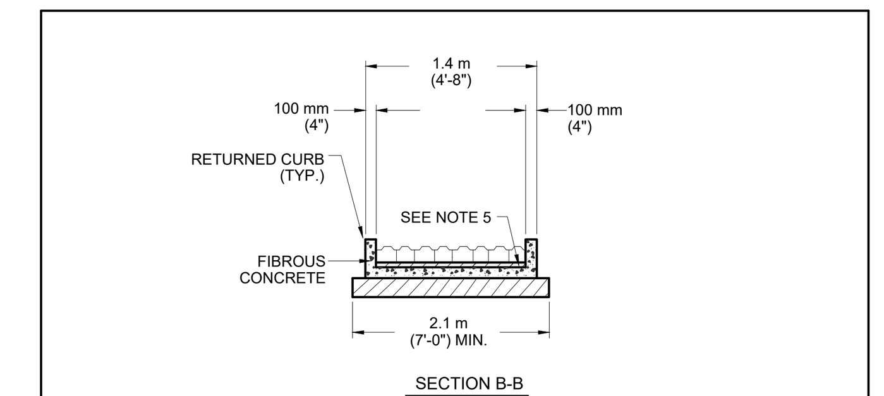
* EXCEPT AS SHOWN ON PLAN



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
RECORD COPY SIGNED BY BILL GARDNER 12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 3 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3F 1 OF 2



GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 23 mm (0.9"), A NOMINAL HEIGHT OF 5 mm (0.2") AND A NOMINAL CENTER TO CENTER SPACING OF 60 mm (2.35") AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. A BASKET WEAVE PAVER PATTERN SHALL BE USED UNLESS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. PAVER PATTERN VARIES PER MANUFACTURER'S RECOMMENDATIONS. REFER TO STANDARD DETAIL 432S-5 FOR PAVER BASE PREPARATION DETAILS.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B).
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIC REQUIREMENTS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 6 mm (¼") JOINT SIZE. GAPS LARGER THAN 6 mm (¼") MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH 100 mm (4") CONCRETE VALLEY MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3F 2 OF 2

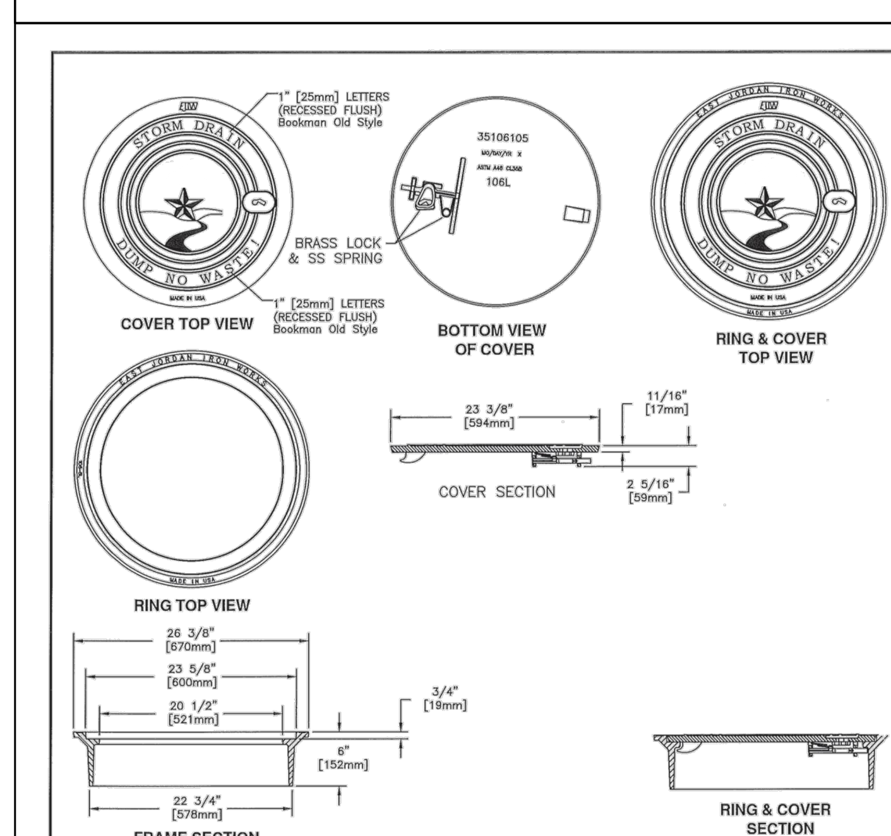
NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND OVER.
7. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
8. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION
13. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

REFERENCES:

FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL".

FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S-1, "18" COVER AND FRAME".

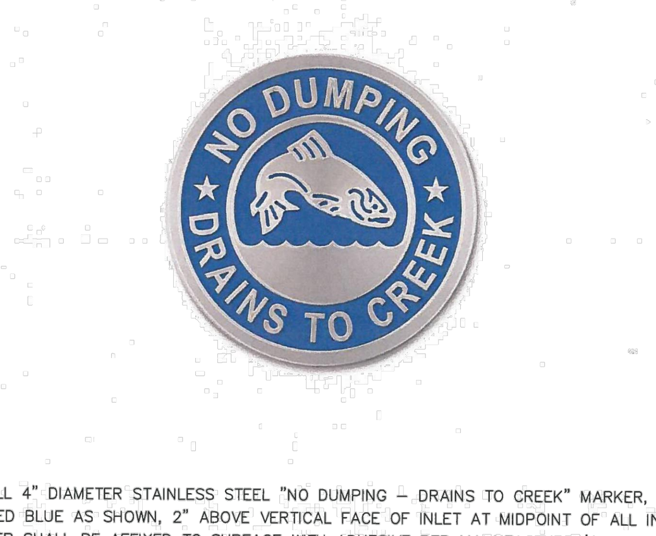
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
RECORD COPY SIGNED BY BILL GARDNER 12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 4 OF 4



MANHOLE ASSEMBLY WITH LOCK	EST. WT. COVER: 86 LBS 39kg RING: 95 LBS 43kg TOTAL: 181 LBS 82kg
EAST JORDAN IRON WORKS PRODUCT NO. 35505205 OR APPROVED EQUAL	OPEN AREA N/A; MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B

LOAD RATING NON-TRAFFIC

City Of Leander, Texas
DETAIL #107-2
STORM SEWER INLET COVER (LOCKING)



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

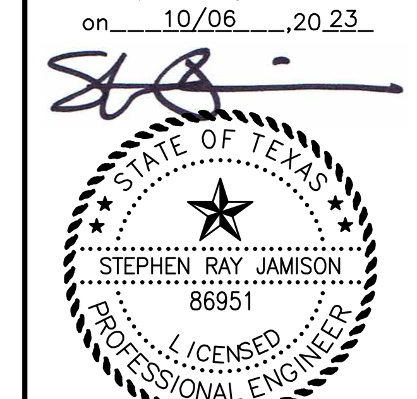
City Of Leander, Texas
DETAIL #303-3
STORM DRAIN MARKERS

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

VALLEY VISTA CENTER PHASE 2
GENERAL DETAILS
LEANDER, TEXAS 78641

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/06, 2023



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Checked By: SRJ
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Revision 1:
Revision 2:
Revision 3:
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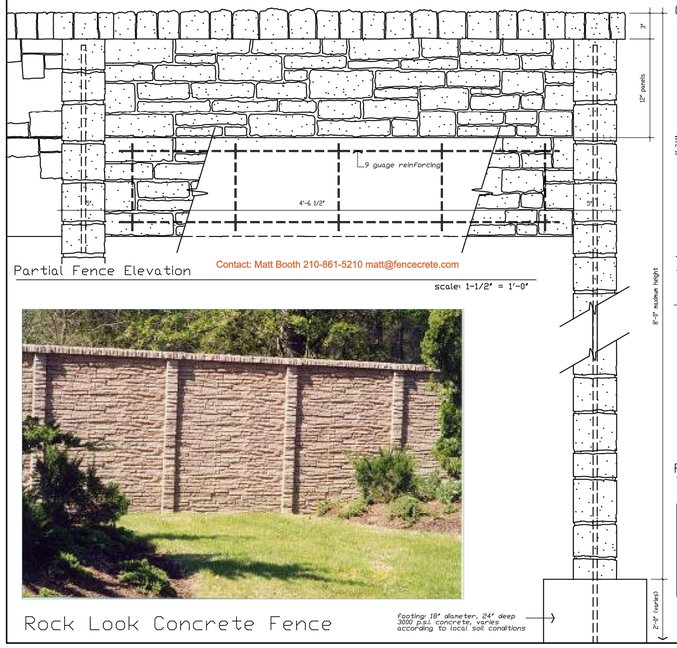
SHEET 22 of 30

FENCECRETE AMERICA, LTD.
manufacturers of precast concrete fencing and masonry wall systems
15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



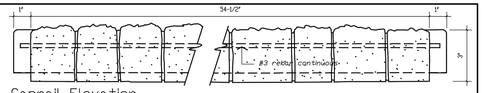
Partial Fence Elevation

Contact: Matt Booth 210-861-5210 matt@fencecrete.com

scale: 1-1/2" = 1'-0"

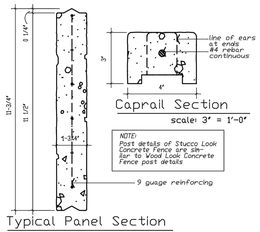
Rock Look Concrete Fence

Footing: 18" diameter, 24" deep
3000 psi concrete, varies
according to local soil conditions



Caprail Elevation

scale: 3" = 1'-0"

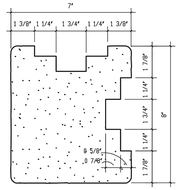


Caprail Section

scale: 3" = 1'-0"

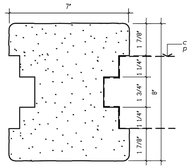
Typical Panel Section

scale: 3" = 1'-0"



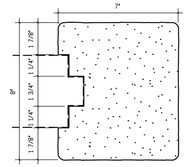
Corner Post Cap

scale: 3" = 1'-0"



Running Post Cap

scale: 3" = 1'-0"



Stop Post Cap

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0" - with 8'-0" above grade.
2. All concrete shall be 5000 psi.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing = 2 feet deep footing standard per column, 12" - 18" diameter. Depth and diameter can vary per local soil conditions.
5. Texture: All exposed sides have rock-like texture.
6. Gates: Shall have additional steel supports adjacent to concrete columns.
7. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
8. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

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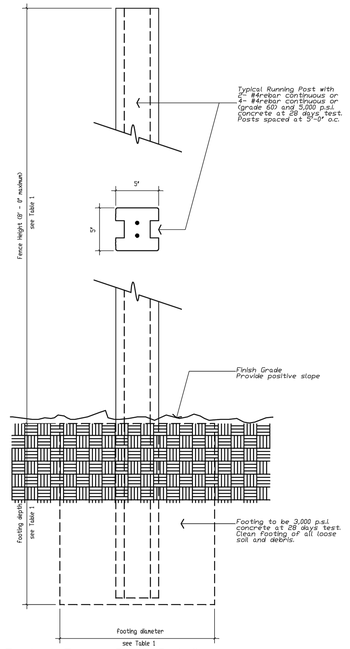
Contact Matt Booth 210-861-5210 matt@fencecrete.com

Structural Table One

Fence Post Embedment Depths and Footing Diameters for Lateral Load of 15.5 psf and Fence Posts Spaced at 5' - 0" o.c. (see detail)

FENCE HEIGHT (Ft.)	FIRM TO STIFF CLAY 0.5 KSF ≤ C ≤ 1.0 KSF		VERY STIFF TO HARD CLAY C > 1.0 KSF		LOOSE SAND 28° ≤ ϕ ≤ 32°		DENSE SAND ϕ > 32°	
	FOOTING DEPTH (Ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (Ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (Ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (Ft)	FOOTING DIAMETER (in)
4	2.0	12	2.0	12	3.0	12	2.5	12
5	2.0	12	2.0	12	3.5	18	3.5	12
6	2.5	12	2.0	12	4.0	18	3.5	18
7	3.0	18	3.0	12	4.5	18	4.0	18
8	3.5	18	3.0	18	4.5	18	4.0	18

Typical Fence Post Detail
with Structural Table One



Typical Fence Post Detail

scale: 1-1/2" = 1'-0"

CAUTION!!!
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LEANDER, TEXAS 78641

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STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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Checked By: SRJ
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Revision 1:
Revision 2:
Revision 3:
Revision 4:

Geotechnical Engineering Report

Shops on Ronald Reagan
Leander, Texas
November 25, 2020
Terracon Project No. 96205287

Prepared for:
Shops on Ronald Reagan, LLC
Houston, Texas

Prepared by:
Terracon Consultants, Inc.
Austin, Texas

Environmental ■ Facilities ■ Geotechnical ■ Materials

November 25, 2020

Shops on Ronald Reagan, LLC
3773 Richmond Avenue, Suite 800
Houston, Texas 77046

Attn: Mr. Sandy Aron
P: (713) 623-6944
E: sandy@hpiproperties.com

Re: Geotechnical Engineering Report
Shops on Ronald Reagan
SWC Ronald Reagan Blvd and Gabriels Horn Road
Leander, Texas
Terracon Project No. 96205287

Dear Mr. Aron:

We have completed the Geotechnical Engineering services for the above referenced project. This study was performed in general accordance with Terracon Proposal No. P96205287 dated October 14, 2020. This report presents the findings of the subsurface exploration and provides geotechnical recommendations concerning earthwork, subgrade preparation, and the design and construction of foundations, pavements, and site improvements for the proposed project.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

Diego Munar Castaneda, P.E.
Project Geotechnical Engineer

STATE OF TEXAS
DIEGO MUNAR CASTANEDA
122437
LICENSED
PROFESSIONAL ENGINEER
11/25/2020

Bryan S. Moulin, P.E.
Senior Principal, Geotechnical Department Manager

Terracon Consultants, Inc. 5307 Industrial Oaks Boulevard, Suite 160 Austin, TX 78735
Registration No. F-3272 P (512) 442 1122 F (512) 442 1181 terracon.com

Environmental ■ Facilities ■ Geotechnical ■ Materials

PAVEMENTS

General Pavement Comments

Pavement designs are provided for the traffic conditions and pavement life conditions as noted in the following sections of this report. A critical aspect of pavement performance is site preparation. Pavement designs, noted in this section, must be applied to the site, which has been prepared as recommended in the **Earthwork** section.

Pavement designs are intended to provide structural sections with adequate thickness over a particular subgrade such that wheel loads are reduced to a level the subgrade can support. It is therefore important to minimize moisture changes in the subgrade to reduce potential strength loss because of the potential wetting-drying cycles of the subgrade. Proper site perimeter drainage should be provided so that infiltration of surface water from unpaved areas surrounding the pavement is minimized.

Pavement Design Parameters

Design of Asphaltic Concrete (HMAC) pavements are based on the procedures outlined in the 1993 Guideline for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO-1993). Design of Portland Cement Concrete (PCC) pavements are based upon American Concrete Institute (ACI) 330R-01; Guide for Design and Construction of Concrete Parking Lots.

Detailed traffic loads and frequencies were not available, however we anticipate that traffic will consist primarily of passenger vehicles in the parking areas and passenger vehicles combined with emergency vehicles, occasional garbage trucks, school buses, service trucks, and delivery trucks in driveways. If heavier traffic loading is expected or other traffic information is available, Terracon should be provided with the information and allowed to review the pavement sections provided herein. Tabulated below are the assumed traffic frequencies and loads used to design pavement sections for this project.

Pavement Area	Traffic Design Index	Description
Parking Areas (Passenger Vehicles Only)	DI-1	Light traffic – (ESALs [1]<5) Passenger cars and pickup trucks, no regular use by heavily loaded two axle trucks or lightly loaded larger vehicles.
Secondary Driveways (non-Delivery or Loading Areas)	DI-2 [2]	Light to medium traffic – (5≤ESALs≤20) Passenger cars and pickup trucks with no more than 50 heavily loaded two-axle trucks or lightly loaded three axle trucks per day. No regular use by heavily loaded trucks with three or more axles.

Pavement Area	Traffic Design Index	Description
Primary Driveways, School Bus Loading/Unloading Areas and Dumpster Enclosures	DI-3	Medium traffic – (20<ESALs≤75) No more than 300 heavily loaded two axle trucks or lightly loaded three axle trucks and no more than 30 heavily loaded three axle trucks per day.

1. 18-kip equivalent single axle load applications.
2. For Fire Lanes to withstand the occasional HS-20 loading of 32,000 pounds per axle and up to 90,000-pound gross truck weight, use DI-2 pavements or thicker.

Pavement Section Thicknesses

The following tables provides options for HMAC and PCC pavement sections.

Layer	Asphaltic Concrete Design	
	Thickness (inches)	
	DI-1	DI-2
Asphaltic Concrete (HMAC)	2.0	2.5
Crushed Limestone Base [1]	7.0	9.0
Moisture Conditioned Subgrade [2]	6.0	6.0

1. If the on-site soils are completely removed to expose the Stratum 3 limestone, the crushed limestone base thickness may be reduced by up to 2 inches, but in no case less than 6 inches thick.
2. Moisture-density testing is not necessary in areas that expose the Stratum 3 limestone subgrade.

Layer	Portland Cement Concrete Design		
	Thickness (inches)		
	DI-1	DI-2	DI-3
Reinforced Concrete (PCC) [1,2]	5	6	7
Moisture Conditioned Subgrade	6	6	6

1. A thin course of crushed limestone base or clean sand at least 1 to 2 inches thick is recommended under the reinforced concrete in exposed Stratum 3 limestone subgrade areas. Moisture-density testing of the subgrade is not necessary in areas that expose the Stratum 3 limestone subgrade.
2. In Stratum 3 limestone areas, the DI-2 and DI-3 concrete thicknesses may be reduced by ½ inch.

Rigid PCC pavements will perform better than HMAC pavements in areas where short-radii turning and braking are expected (i.e. entrance/exit aprons) due to better resistance to rutting and

shoving. In addition, PCC pavements will perform better in areas subject to large or sustained loads, such as loading docks, dumpster enclosures, and loading/unloading areas.

Areas for parking of heavy vehicles, concentrated turn areas, and start/stop maneuvers could require thicker pavement sections. Edge restraints (i.e. concrete curbs or aggregate shoulders) should be planned along curves and areas of maneuvering vehicles. As an option, thicker sections could be constructed to decrease future maintenance.

Pavement Materials

Presented below are our recommended material requirements for the various pavement sections.

Item	Value
Hot Mix Asphaltic Concrete (HMAC) [1]	Plant mixed, hot laid Type D (Fine-Grade Surface Course) meeting the specifications in TxDOT Item 340
Reinforced Portland Cement Concrete (PCC)	28-day flexural strength (third-point loading) ≥ 500 psi, or 28-day compressive strength ≥ 3,500 psi
Crushed Limestone Base [2]	TxDOT Item 247, Type A, Grade 1-2 compacted as outlined in **Earthwork**.
Moisture Conditioned Subgrade [3]	As outlined in **Earthwork**.

1. For acceptance and payment evaluation purposes, we recommend the use of the provisions in COA Item 340.
2. Each lift of base should be thoroughly proof-rolled just prior to placement of subsequent lifts and/or asphalt. Particular attention should be paid to areas along curbs, above utility trenches, and adjacent to landscape islands, manholes, and storm drain inlets. Preparation of the base material should extend at least 18 inches behind curbs.
3. Subgrade should not dry out or become saturated prior to pavement construction. The pavement subgrade should be thoroughly proof-rolled as outlined in **Earthwork**. Particular attention should be paid to areas along curbs, above utility trenches, and adjacent to landscape islands, manholes, and storm drain inlets. Preparation of the moisture conditioned subgrade should extend at least 18 inches behind curbs.

Presented below are our recommendations for the construction of the reinforced concrete pavements.

Item	Value
Reinforcing Steel	DI-1 & DI-2: #3 bars spaced at 18 inches on center in both directions. DI-3: #4 bars spaced at 18 inches (or #3 bars spaced at 12 inches) on center in both directions. Rebar should be placed at midpoint of concrete section and supported on chairs prior to concrete placement.

Item	Value
Control (i.e., Contraction) Joint Spacing	In accordance with ACI 330R, control joints should be spaced no greater than 12.5 feet for 5-inch thick concrete and 15 feet for 6-inch thick or greater concrete. If sawcut, control joints should be cut within 6 to 12 hours of concrete placement. Sawcut joint should be at least ¼ of the slab thickness.
Expansion (i.e., Isolation) Joint Spacing	ACI 330R indicates that regularly spaced expansion joints may be deleted from concrete pavements, except adjacent to structures, manholes, inlets, light poles, etc. Therefore, the installation of expansion joints is optional and should be evaluated by the design/construction team. Expansion joints, if not sealed and maintained can allow infiltration of surface water into the subgrade.
Dowels at Expansion Joints	¾-inch smooth bars, 18 inches in length, with one end treated to slip, spaced at 12 inches on centers at each joint, and placed level at midpoint of concrete section.

Pavement Drainage

On most projects, rough site grading is accomplished relatively early in the construction phase. Fills are placed and compacted in a uniform manner. However, as construction proceeds, excavations are made into these areas, dry weather may desiccate some areas, rainfall and surface water saturates some areas, heavy traffic from concrete and other delivery vehicles disturbs the subgrade, and many surface irregularities are filled in with loose soils to temporarily improve subgrade conditions. As a result, the pavement subgrade should be carefully evaluated as the time for pavement construction approaches. This is particularly important in and around utility trench cuts. All pavement areas should be moisture conditioned and properly compacted to the recommendations in this report immediately prior to paving. Thorough proof-rolling of pavement areas should be performed no more than 36 hours prior to surface paving. Proof-rolling should be repeated if the site received rainfall prior to paving. Any problematic areas should be reworked and compacted at that time.

Openings in pavements, such as landscaped islands, are sources for water infiltration into surrounding pavement systems. Water can collect in the islands and migrate into the surrounding subgrade soils thereby degrading support of the pavement. This is especially applicable for islands with raised concrete curbs, irrigated foliage, and low permeability near-surface soils. The civil design for the pavements with these conditions should include features to restrict or to collect and discharge excess water from the islands. Examples of features are self-contained planters, edge drains connected to the storm water collection system, longitudinal subdrains, or other suitable outlet, and impermeable barriers preventing lateral migration of water such as a cutoff wall installed to a depth below the pavement structure.

Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration. In addition, the pavement subgrade should be graded sufficiently to provide positive drainage within the granular base section.

Pavement Maintenance

The pavement sections represent minimum recommended thicknesses and, as such, periodic maintenance should be anticipated. Therefore, preventive maintenance should be planned and provided for through an on-going pavement management program. Maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment. Maintenance consists of both localized maintenance (e.g. crack and joint sealing and patching) and global maintenance (e.g. surface sealing). Preventive maintenance is usually the priority when implementing a pavement maintenance program. Additional engineering observation is recommended to determine the type and extent of a cost-effective program. Even with periodic maintenance, some movements and related cracking may still occur and repairs may be required.

Pavement performance is affected by its surroundings. In addition to providing preventive maintenance, the civil engineer should consider the following recommendations in the design and layout of pavements:

- Final grade adjacent to paved areas should slope down from the edges at a minimum 2%.
- Subgrade and pavement surfaces should have a minimum 2% slope to promote proper surface drainage.
- Install perimeter pavement drainage systems (i.e., French drains) surrounding areas anticipated for frequent wetting.
- Install joint sealant and seal cracks immediately.
- Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.
- Place compacted, low permeability backfill against the exterior side of curb and gutter.
- Construct curb, gutter and/or sidewalk directly on clay subgrade soils rather than on granular base course materials.

SLOPE STABILITY

Cut Slopes

The table below provides the recommended slope inclinations for both permanent cut slopes and temporary cut slopes. In our opinion, cut slopes at the inclinations discussed below should be stable against a large-scale slide, however the potential for sloughing of loose soils zones exists.

*SHEETS 1,2, 20-24 ARE FROM THE GEOTECHNICAL REPORT PREPARED, SIGNED AND SEALED BY TERRACON, PER GEOTECHNICAL REPORT DATED NOVEMBER 25, 2020.

*PAVEMENT DESIGN:

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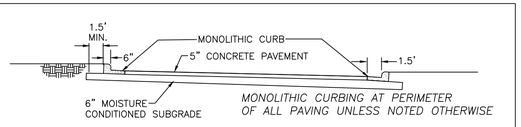

TYPICAL CONCRETE PAVEMENT SECTION (DI-1)
N.T.S.

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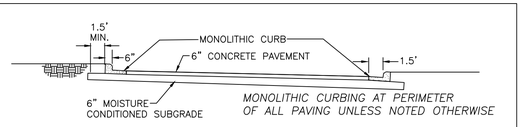

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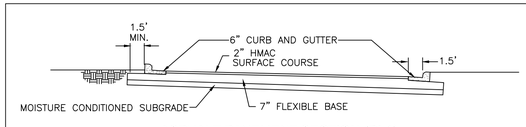

ASPHALT PAVEMENT SECTION (DI-1)
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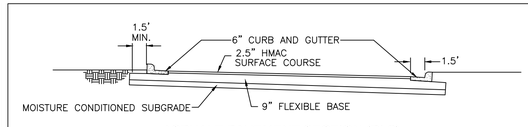

ASPHALT PAVEMENT SECTION (DI-2)
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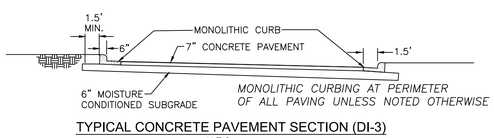

TYPICAL CONCRETE PAVEMENT SECTION (DI-3)
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VALLEY VISTA CENTER PHASE 2
GEOTECHNICAL REPORT
LEANDER, TEXAS 78641

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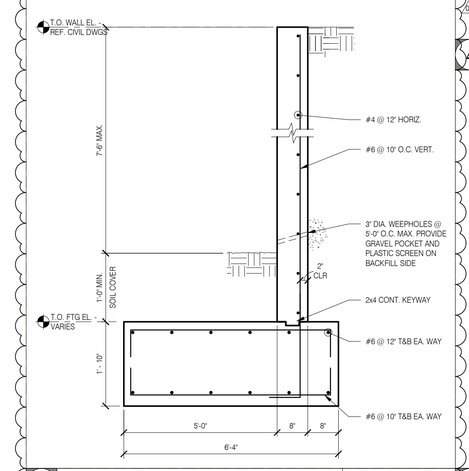
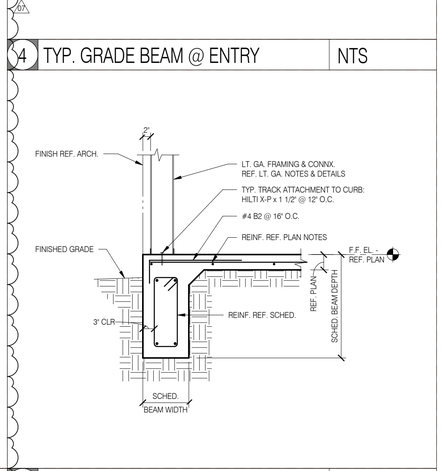
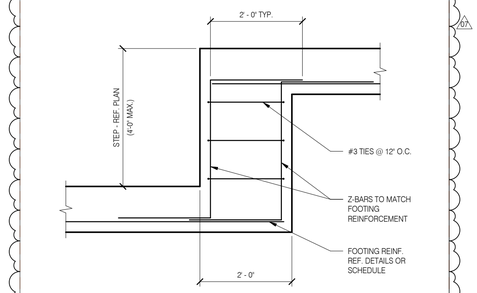


7 RETAINING WALL @ TREE WELL | 3/4" = 1'-0"

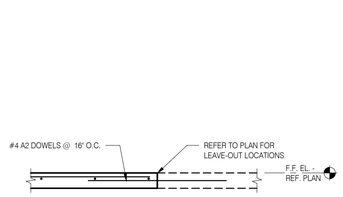


3 TYP. PERIMETER GRADE BEAM | NTS

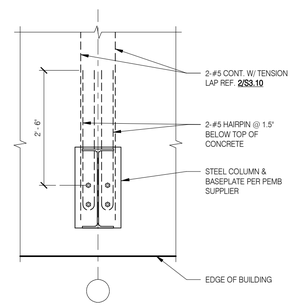


TYP. FOOTING STEP DETAIL (LESS THAN 4'-0")

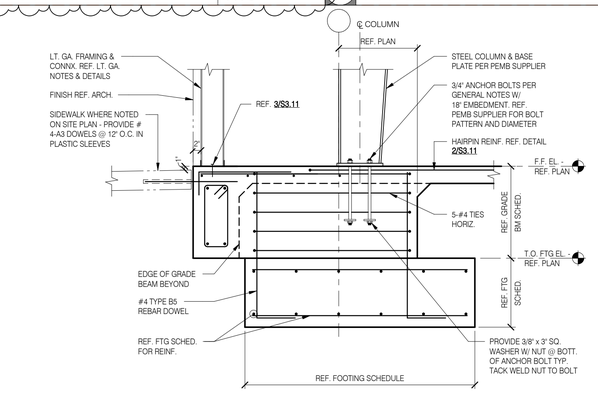
8 STEPPED FOOTING DETAIL | NTS



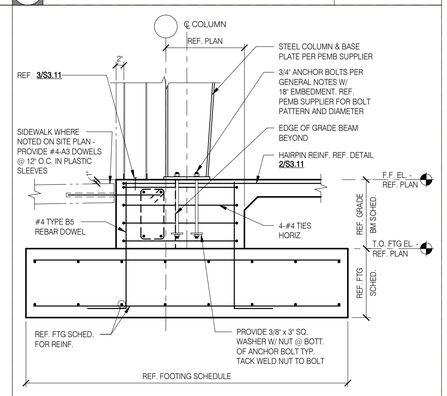
6 SLAB LEAVE-OUT | NTS



2 REINFORCEMENT AT COLUMNS | NTS



5 TYP. EXTERIOR FOOTING | NTS



1 TYP. EXTERIOR FOOTING | NTS

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Salas O'Brien Registration: F-5635
Salas O'Brien Project Number: 21.034.00

PERMIT SET

SHOPS ON RONALD REAGAN

S.W. CORNER RONALD REAGAN BLVD & GABRIELS HORN
LEANDER, TEXAS 78641

ISSUE DATE:	11/02/2022
MODUS JOB #:	200413

REVISION DATES:

02	ADDENDUM 02	07/30/2021
03	ADDENDUM 03	04/28/2023
04	ADDENDUM 04	06/09/2023
07	ADDENDUM 07	10/06/2023

STATE OF TEXAS
SCOTT R. ARMSTRONG
83205
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

S3.11

SHEET NAME

TYP. FOUNDATION DETAILS

10/10/2023 9:30:07 AM