MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN

HIDDEN CREEKS AT LAKEWOOD PARK
20, 21, & 23 PVR 919 AND 300 & 450 CR 180
CEDAR PARK, WILLIAMSON COUNTY, TEXAS

Prepared For:

HUNT CEDAR PARK LAND LLC

1320 Arrow Point Drive, Suite 401
Cedar Park, TX 78613

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

10814 Jollyville Road, Building IV, Suite 200
Austin, Texas 78759
(512) 418-1771

Firm No. 928
KHA Project No. 069285500

December 4, 2023

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SECTION 1:
EDWARDS AQUIFER APPLICATION COVER PAGE

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: Hidden Creeks at Lakewood Park						**2. Regulated Entity No.: RN111600672**			
3. Customer Name: Hunt Cedar Park Land LLC						**4. Customer No.: N/A**			
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):**		55.30 acres	
9. Application Fee:	$6500		**10. Permanent BMP(s):**			Jellyfish Filters and Batch Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			South Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	X
Region (1 req.)	___	___	X
County(ies)	___	___	X
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin _X_Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Jacob Kondo, P.E.
Print Name of Customer/Authorized Agent
 December 4, 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):	

SECTION 2: MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN

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.

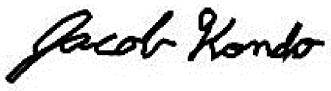
Signature

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: Jacob Kondo

Date: 12/04/2023

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Hidden Creeks at Lakewood Park
   Original Regulated Entity Name: Hidden Creeks at Lakewood Park
   Assigned Regulated Entity Number(s) (RN): RN111600672
   Edwards Aquifer Protection Program ID Number(s): 11003340
   ☒ The applicant has not changed and the Customer Number (CN) is: N/A
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	58.721	58.721
Type of Development	Residential	Residential
Number of Residential Lots	159	159
Impervious Cover (acres)	30.42	30.42
Impervious Cover (%)	51.80	51.80
Permanent BMPs	Batch Detention & Jellyfish	Batch Detention & Jellyfish
Other	N/A	N/A
AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Other	N/A	N/A
UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Other	N/A	N/A

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

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

6. ☒ **Attachment C: Current Site Plan of the Approved 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.

ATTACHMENT A – ORIGINAL APPROVED LETTER AND APPROVED MODIFICATION LETTERS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 17, 2023

Ms. Adrienne Donatucci
Hunt Cedar Park Land LLC
1320 Arrow Point Drive, Suite 401
Cedar Park, Texas 78613

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Hidden Creeks at Lakewood Park; Located along County Road 180 to Private Road 919; ETJ of Cedar Park, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Regulated Entity No. RN111600672; Edwards Aquifer Protection Program ID No. 11003340

Dear Ms. Donatucci:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn and Associates on behalf of Hunt Cedar Park Land LLC on November 4, 2023. Final review of the CZP was completed after additional material was received on December 21, 2022, January 17, 2023, January 25, 2023, and February 13, 2023. 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 residential project will have an area of approximately 58.721-acres. It will include clearing, grading, utility, roadway improvements and stormwater treatment facilities for 159 single family lots. The impervious cover will be 30.42-acres (51.80 percent). Pre-rule impervious cover existing on the site totals 0.71 acres. Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Water Recycling Center owned by the City of Cedar Park.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one batch detention basin and two JellyFish wet vault treatment systems, 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 25,855 pounds of TSS generated from the 30.42-acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The individual treatment measures will consist of one Batch Detention basin serving Area A with stacked detention in Pond A and two JFPD0811-24-5 JellyFish in parallel serving Area B prior to discharge to Detention Pond B.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to first occupancy of the homes within their respective drainage areas.

II. All sediment and/or media removed from the water quality basin and water quality wet vault systems 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 insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

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

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

Sincerely,

Lillian Butler

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

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

cc: Mr. Jacob Kondo, PE, Kimley-Horn and Associates, Inc.

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

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

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

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

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

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

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of _____ §

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

(1) That my name is Alan West Authorized Signatory of HUNT CEDAR PARK LAND, LLC and that I own the real property described below.

(2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.

(3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on February 17, 2023.

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

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

_____
LANDOWNER-AFFIANT

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

_____
NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

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

GIVEN under my hand and seal of office on this __ day of _____, _____.

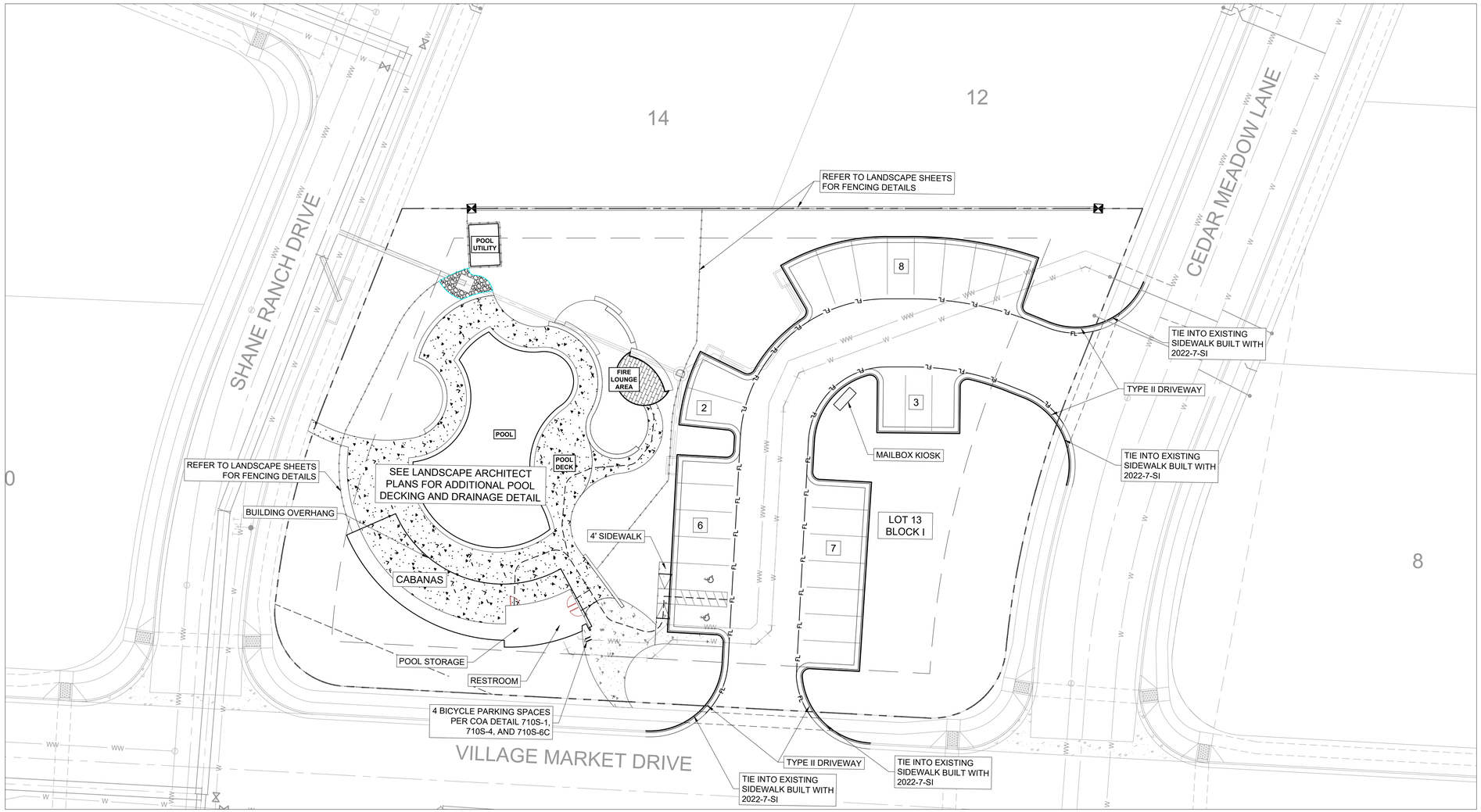
_____
NOTARY PUBLIC

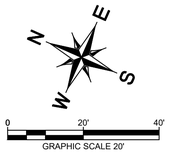
_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION

The proposed modification to the approved Contributing Zone Plan (EAP ID # 11003340) includes the construction of improvements for the 0.978-acre Amenity Center (Lot 13 Block I) to serve the subdivision. The proposed improvements include the amenity center building, a pool, restrooms, a cabana area, a parking lot, and related water, wastewater, paving, and drainage improvements. The site lies over the Edwards Aquifer Contributing Zone and does not contain areas within the 100-year floodplain as defined by Federal Emergency Management Agency Federal Insurance Rate Map #48491C0464F, dated December 20, 2019. The site, Hidden Creeks at Lakewood Park, has an overall impervious cover of 30.42 acres or 51.80%. The Amenity Center Site plan has a total impervious cover of 0.428 acres or 45.07%. The permanent BMPs constructed on site and approved under EAP ID # 11003340 are designed to handle the increase in impervious cover within the amenity center lot. The drainage area on the approved construction plans for EAP ID # 11003340 that contains the proposed Amenity Center, PR-1A, has a total area of 21.61 acres, with a designed impervious cover of 11.89 acres or 55.00%. The proposed Amenity Center does not increase the impervious cover over the permitted amount with both the approved construction plans and the approved EAP ID #11003340. Currently, the Amenity Center lot remains undeveloped with an impervious cover of 0.00%. The permanent BMPs constructed on site were designed with capacity for the development of the Amenity Center site. All the proposed impervious cover is compliant with the limitations of the impervious allotted by the regulating entity (City of Cedar Park).





LEGEND

- PROPERTY LINE
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING SIGHT LINE EASEMENT
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- INTERNAL CIRCULATION ROUTE
- HARDSCAPE
- GAS METER

NOTES:

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
6. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
7. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
11. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
12. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
14. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
15. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
16. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/ DEVELOPER'S EXPENSE.

FIRE NOTE:
1. FIRE LANE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST 3 INCHES HIGH. THE STENCILING SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE. THE FIRE CHIEF MAY APPROVE ALTERNATE MARKINGS OF THE FIRE LANES PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

NOTE: LOCATION OF DRY UTILITIES (TO INCLUDE CENTERPOINT ENERGY, AUSTIN ENERGY, TWC, AT&T) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE DRY UTILITY LOCATIONS SHOWN. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS FOR FINAL APPROVED DRY UTILITY LAYOUTS AND DESIGNS.

ADA NOTES:

1. ADA GRADING NOTES: -SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 4.3.7) - THE MAXIMUM SLOPE OF A RAMP IN A NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. (TAS 4.8.2, FIG. 16) ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50 (TAS 4.3.7) GROUND SURFACES MUST BE STABLE, FIRM AND SLIP RESISTANT. (TAS 4.5.1)
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MUST BE PAINTED CONSPICUOUSLY ON THE SURFACE OF A PAVED ACCESSIBLE PARKING SPACE IN A COLOR THAT CONTRASTS THE PAVEMENT.
3. THE WORDS "NO PARKING" MUST BE CENTERED AND PAINTED ALONG THE EDGE OF ANY ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING SPACE IN ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST 12" AND A STROKE WIDTH OF AT LEAST 2".
4. HANDICAP SIGNAGE TO BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION TEXAS ACCESSIBILITY STANDARDS (TAS) PER 4.6.4 AND 68.104.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN(S) CENTERED AT THE HEAD OF THE PARKING SPACE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
6. 1'0"X1'6"X.080" ALUM. HANDICAPPED PARKING SIGN. SIGN TO READ "RESERVED PARKING" WITH THE INTERNATIONAL IDENTIFICATION SYMBOL OF ACCESSIBILITY. BOLT TO STEEL TUBE W/ ¾" CADMIUM PLATED BOLTS, NUTS AND WASHERS.
7. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE STATING "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST 1". BOLT TO STEEL TUBE W/ ¾" CADMIUM PLATED BOLTS, NUTS AND WASHERS AND BE LOCATED NO MORE THAN 8" BELOW THE HANDICAP SIGNAGE WITH THE BOTTOM EDGE OF THE SIGN NO LOWER THAN 48" AND NO HIGHER THAN 80" ABOVE THE GROUND LEVEL.
8. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". BOLT TO STEEL TUBE W/ ¾" CADMIUM PLATED BOLTS, NUTS AND WASHERS AND BE LOCATED SUCH THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF 60" ABOVE THE GROUND LEVEL.

PARKING TABLE

USE	SF/SEATS/FIELD	RATIO	NUMBER REQUIRED
POOL AREA	2264	1:200 SF	11.3
POOL DECK	3162	1:200 SF	15.8
POOL STORAGE/RESTROOMS	600	1:200 SF	3.0
CABANAS	430	1:200 SF	2.2
TOTAL REQUIRED			32.3
TOTAL APPROVED BY CITY OF CEDAR PARK PLANNING			26
TOTAL PROVIDED			26

SITE TABLE	PROPOSED	ALLOWED
TOTAL AREA OF SITE	0.95	N/A
ZONING	PUD	N/A
IMPERVIOUS COVER %	47.64%	55.00%
IMPERVIOUS COVER SQ. FT.	19,671	22,712
BUILDING COVER %	2.03%	N/A
BUILDING COVER SQ.FT.	837	N/A

BIKE PARKING	
REQUIRED	PROVIDED
MINIMUM OF ONE (1) BICYCLE RACK FOR EACH DEVELOPMENT/BUILDING PROVIDING PARKING FOR AT LEAST THREE (3) BICYCLES	4 SPACES

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

- ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)

- ELEV.= 806.79' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
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WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JACOB KONDO
P.E. No 115813 Date 21/12/2023

Dec. 21, 23 F-928

KHA PROJECT 069285500	DATE December 23	SCALE: AS SHOWN	DESIGNED BY: MDM	DRAWN BY: MDM	CHECKED BY: JRK

OVERALL SITE PLAN

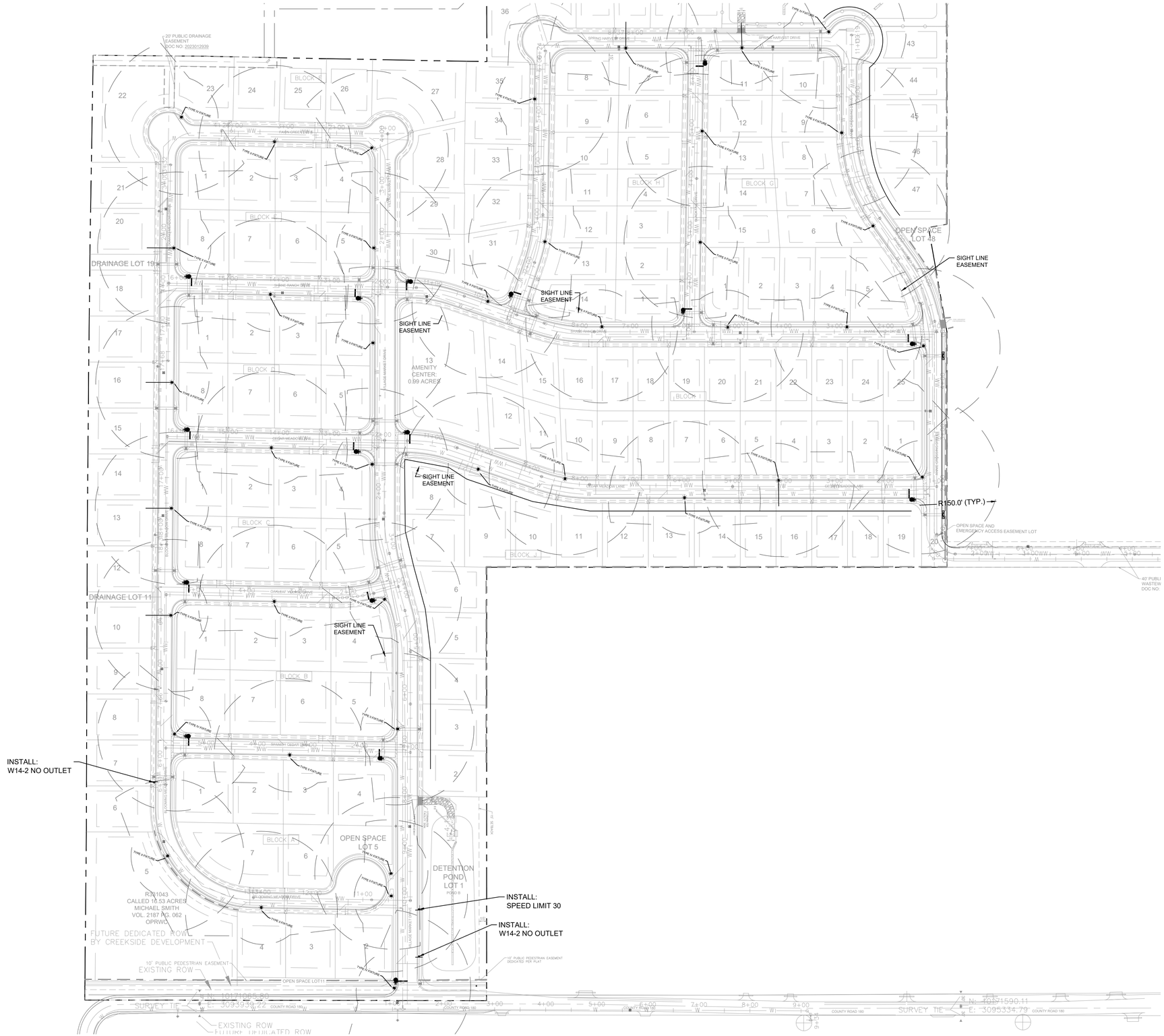
HIDDEN CREEKS AMENITY CENTER

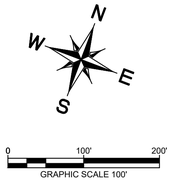
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 24

2023-XX-SI

ATTACHMENT C – CURRENT SITE PLAN OF THE APPROVED PROJECT





LEGEND

- PROPERTY BOUNDARY
- STREET LIGHT
- 30" STOP SIGN (R-1) AND STOP BAR (TYP.)
- 2- STREET NAME SIGN
- 4' SIDEWALK (IN THIS CONTRACT)
- 4' SIDEWALK (NOT IN THIS CONTRACT)
- FIRE HYDRANT PAVEMENT MARKER
- FIRE HYDRANT
- STREET SIGN

NOTES:

1. STOP SIGNS (R1-1) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY, SEE DETAIL SHEET FOR PLACEMENT.
2. STREET NAME SIGNS SHALL MEET THE REQUIREMENTS OF CITY OF CEDAR PARK STREET NAME SIGN POLE STANDARD.
3. ALL STOP BARS TO CONFORM TO TMUTCD STANDARDS FOR LOCATIONS AND DIMENSIONS AND THERMOPLASTIC STRIPING.
4. CROSS HATCHED STRIPING TO BE WHITE AND 4 INCHES WIDE WITH 10 FOOT SPACING (PER TMUTCD STANDARDS FOR THERMOPLASTIC STRIPING).
5. ALL NATURE TRAILS TO CONFORM TO CITY OF AUSTIN STANDARD 1301S-1.
6. THE RADIUS OF STREET CURBS ARE 25' UNLESS NOTED OTHERWISE.
7. THE SPACING OF SIDEWALKS FROM THE PROPERTY LINES ARE 2', AND THE STREET STRIPS ARE 3.5' FROM THE BACK OF CURB THROUGHOUT THE ENTIRE SUBDIVISION.
8. CONTRACTOR TO PLACE ALL STOP SIGNS AND STOP BARS 4' IN ADVANCE OF PEDESTRIAN CROSSING AREAS.
9. ALL STRIPING TO BE THERMOPLASTIC AND MEET COA 871 REQUIREMENTS.
10. FOR STREET SIGN INSTALLATION, PLEASE REFER TO THE CITY OF CEDAR PARK DETAIL LOCATED ON PAGE 112.

APPROVED
APRIL 25, 2023
ENGINEERING DEPT.
CITY OF CEDAR PARK

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE".

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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
JACOB KONDO
115813
LICENSED
PROFESSIONAL ENGINEER
Apr. 7, 23

F-928

KHA PROJECT 069285500			
DATE MARCH 2022	SCALE: AS SHOWN	DESIGNED BY: JK	DRAWN BY: AR	CHECKED BY: DM

STREET LIGHT & SIGN PLAN

HIDDEN CREEKS AT LAKEWOOD PARK

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
105OF 134

2022-7-SI

SECTION 3: CONTRIBUTING ZONE PLAN APPLICATION

Contributing Zone Plan Application

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

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

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

Signature

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

Print Name of Customer/Agent: Jacob Kondo, P.E.

Date: December 4, 2023

Signature of Customer/Agent:

Regulated Entity Name: Hidden Creeks at Lakewood Park

Project Information

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

   Contact Person: Adrienne Donatucci
   Entity: Hunt Cedar Park Land LLC
   Mailing Address: 1320 Arrow Point Drive, Suite 401
   City, State: Cedar Park, TX Zip: 78613
   Telephone: (412) 780-2312 Fax: --------
   Email Address: adonatucci@tollbrothers.com

5. Agent/Representative (If any):

Contact Person: Jacob Kondo, P.E.
Entity: Kimley-Horn and Associates, Inc.
Mailing Address: 10814 Jollyville Road, Building 4, Suite 200
City, State: Austin, Texas Zip: 78759
Telephone: 512-418-4528 Fax: N/A
Email Address: jacob.kondo@kimley-horn.com

6. Project Location:

☐ The project site is located inside the city limits of _____.
☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Cedar Park, TX.
☐ 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.
The Subject property is located at 20, 21, & 23 PVR 919 and 300 & 450 CR 180, Cedar Park, Texas 78613.
This can be seen in the Road Map and the USGS Quadrangle Map, which are Attachments A and B, respectively.

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: 151
- ☐ Residential: # of Living Unit Equivalents: _____
- ☐ Commercial
- ☐ Industrial
- ☐ Other: _____

13. Total project area (size of site): 55.30 acres

Total disturbed area: 55.30 acres

14. Estimated projected population: 350

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

1. **Table 1 - Impervious Cover**

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops (HOMES AND DRIVEWAYS)	857,696	÷ 43,560 =	19.69
Parking	N/A	÷ 43,560 =	0.0
Other paved surfaces (ROADS AND SIDEWALK)	467,398	÷ 43,560 =	10.73
Total Impervious Cover	1,325,095	÷ 43,560 =	30.42

Total Impervious Cover ÷ Total Acreage = 0.55 X 100 = 55.0% Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphalt concrete pavement
☐ Other: _____

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

Length o f R .O.W.:_____feet.

Width o f R .O.W.:__feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____acres.

21. Pavement Area:

Length o f R .O.W.:_____feet.

Width o f R .O.W.:_____feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____acres.
Pavement area_____acres ÷ R .O.W. a rea____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 City of Cedar Park Wastewater 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:

2. **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):

3. **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" = 100 '.

35. 100-year floodplain boundaries:

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

    ☒ No part of the project site is located within the 100-year floodplain.
    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Map No. 48491C0470F dated December 20, 2019

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to ensure 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 ensure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

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

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

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

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

ATTACHMENT A - ROAD MAP

IMAGES Overall Vicinity -
XREFS XREF xVmap - XREF Road Map xBorder
PLOTTED BY MASSEY, MASON 8/10/2022 4:45 PM
DWG NAME K:\AUS_CIVIL\069285500-TOLL BROS RONALD REAGAN\DOC\CZP\CAD\ROAD MAP.DWG
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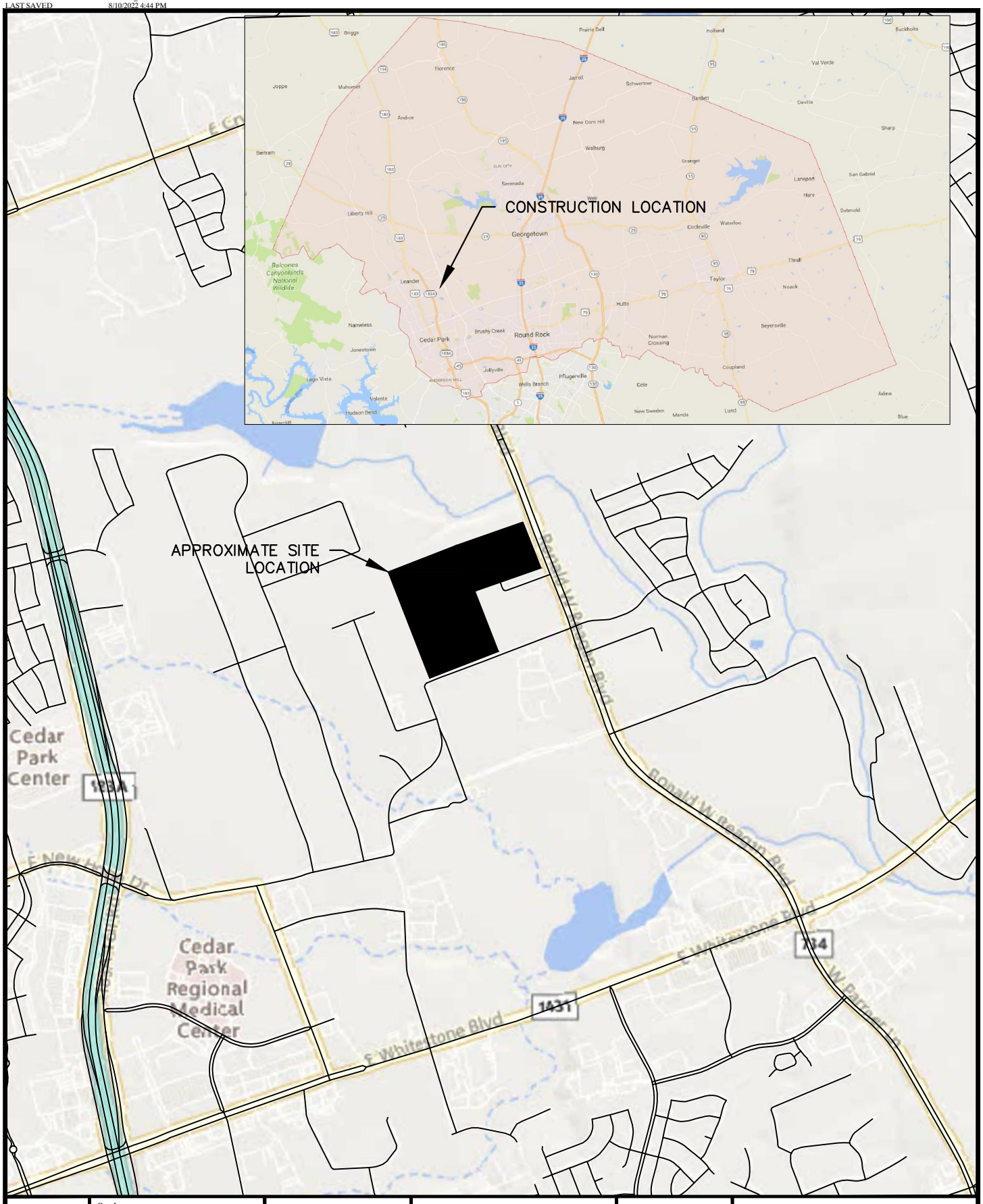


SHEET 1 OF 1 SHEETS	Scale: N.T.S. Designed by: MDM Drawn by: MDM Checked by: JRK Date: August 2022 Project No. 069285500	ROAD MAP	Hidden Creeks at Lakewood Park Cedar Park, Williamson County, Texas	N W E S	Kimley»Horn This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-th-ground survey and represents only the approximate relative location of property boundaries.

ATTACHMENT B - USGS QUADRANGLE MAP

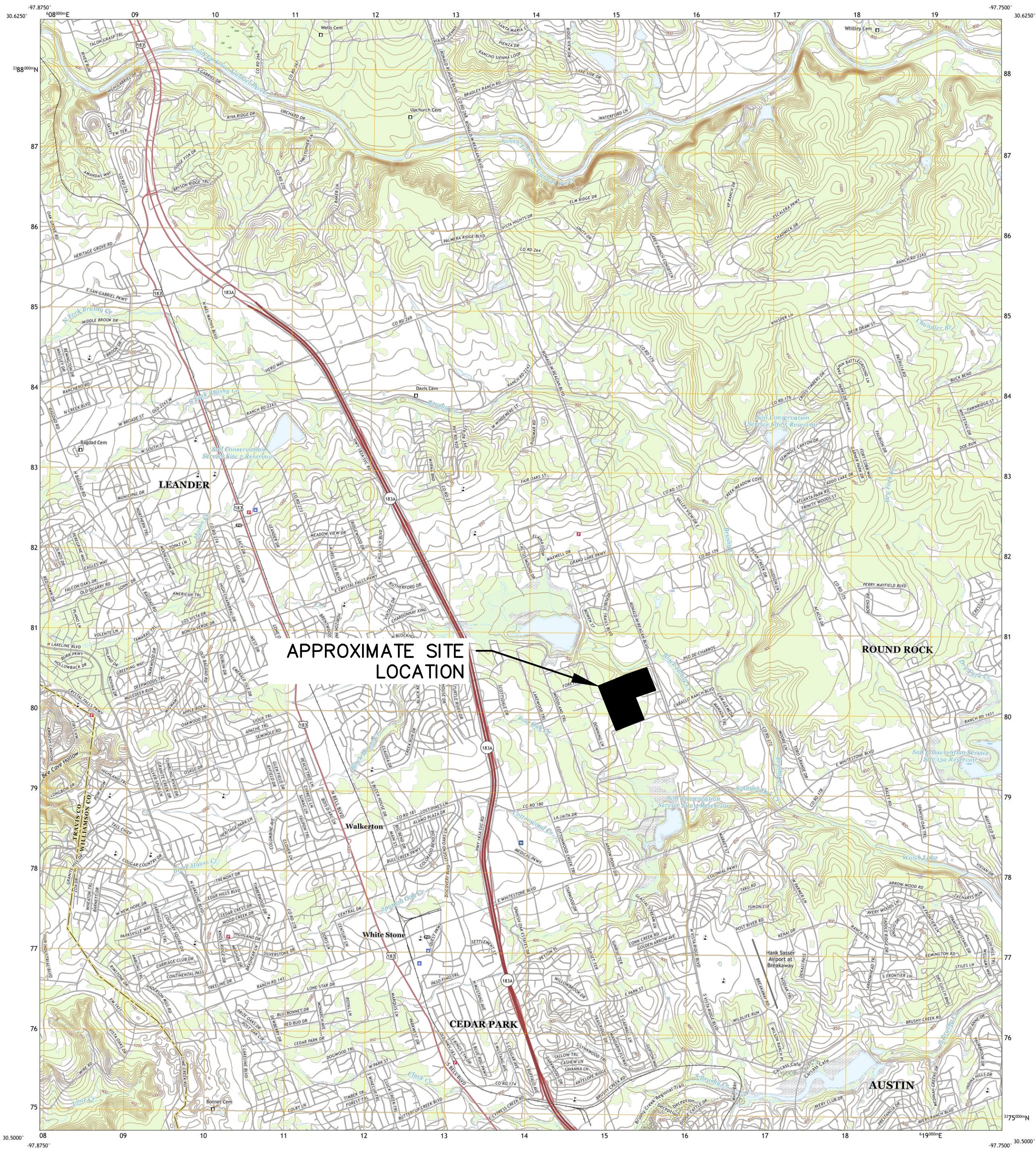
IMAGES
XREFS XREF Quad xBorder
PLOTTED BY MASSEY, MASON 8/10/2022 4:37 PM
DWG NAME K:\AUS_CIVIL\069285500-TOLL BROS RONALD REAGAN\DOC\CZP\CAD\USGS QUAD MAP.DWG
LAST SAVED 8/10/2022 4:12 PM

USGS science for a changing world

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

The National Map US Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

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

MN GN 3°43′ 66 MILS 0°36′ 11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
PU
Grid Zone Designation
14R

SCALE 1:24 000
KILOMETERS / METERS / MILES / FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1 Liberty Hill
2 Leander NE
3 Georgetown
4 Nameless
5 Round Rock
6 Mansfield Dam
7 Jollyville
8 Pflugerville West
ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

LEANDER, TX
2019

SHEET 1 OF 1 SHEETS		
	Scale:	1:2000
	Designed by:	MDM
	Drawn by:	MDM
	Checked by:	JRK
	Date:	August, 2022
	Project No.	09285500

USGS Quadrangle

Hidden Creeks at Lakewood Park
Cedar Park, Williamson County, Texas

N S W E

Kimley»Horn

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-th-ground survey and represents only the approximate relative location of property boundaries.

ATTACHMENT C - PROJECT NARRATIVE

The proposed Hidden Creeks at Lakewood Park development is located to the northeast of the intersection of CR180 and Ronald Reagan Blvd in the City of Cedar Park, Williamson County. The existing property is approximately 55.30 acres. Currently, the site is sparsely developed with four small single-family residences. The proposed improvements include 151 single family lots, an amenity center lot, drainage, P.U.E & landscape lots, and related water, wastewater, paving, drainage, and water quality improvements. All improvements within the Hidden Creeks at Lakewood Park subdivision, including the amenity center are accounted for within this Contributing Zone Plan. This project is located within the Turkey Creek-Brushy Creek Watershed. Hidden Creeks at Lakewood Park encompasses approximately 55.30 acres of on-site public improvements, site clearing, and floodplain modification grading. The site is located in the South Brushy Creek Watershed. The site lies over the Edwards Aquifer Contributing Zone and does not contain areas within the 100-year floodplain as defined by Federal Emergency Management Agency Federal Insurance Rate Map #48491C0464F, dated December 20, 2019. The Site, Hidden Creeks at Lakewood Park, has an overall impervious cover of 30.42 acres or 55%. The permanent BMP's designed to handle the increase in impervious cover on-site will be a batched detention basin for Pond A, and two 8'x11' Jellyfish Vaults for Pond B. All the proposed impervious cover is compliant with the limitations of the impervious allotted by the regulating entity (City of Cedar Park).

ATTACHMENT D - FACTORS AFFECTING SURFACE WATER QUALITY

Examples of items and activities to be expected with the proposed development include petroleum-based fuels used in vehicles from vehicle parking, and grass and leaves from landscaping.

During construction, water quality could be affected by the runoff carrying sediments from the open construction area. Silt fence will be installed along the downstream portion of the property and inlet protections will be installed around all proposed inlet structures (once constructed).

After construction, all disturbed areas on the site will be re-vegetated and runoff from the proposed improvements will be captured by the proposed storm sewer system and into one of the proposed BMP's.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill, the contractor is required to clean up the spill, the contractor is required to clean up the spill and notify the TCEQ. During business hours report spills to TCEQ's Austin Regional Office at (512)-339-2929, after business hours call 1-800-832-8224.

ATTACHMENT E - VOLUME AND CHARACTER OF STORMWATER

The proposed BMP's are designed and sized to treat the proposed onsite flows. The proposed improvements create a total of 30.42 acres of impervious cover, making up 55.0% of the overall site that drains into the proposed BMPs. TCEQ TSS Removal calculations are provided in attached construction plans, referenced on Sheet 54 and Sheet 55. Sheet 52 shows treatment with a batch detention pond for full build out conditions for the north detention pond, 37.25 acres. Sheet 53 shows treatment for the full build out conditions for the south detention pond, 18.05 acres. The calculations on Sheets 54 and 55 accurately display the effectiveness of the batch detention pond as well as the Jellyfish filters.

ATTACHMENT F - SUITABILITY LETTER FROM AUTHORIZED AGENT

(NOT APPLICABLE)

ATTACHMENT G - ALTERNATIVE SECONDARY CONTAINMNET STRUCTURE DESIGN ROAD MAP

(Not Applicable)

ATTACHMENT H - AST CONTAINMENT STRUCTURE DRAWINGS

(Not Applicable)

ATTACHMENT I - 20% OR LESS IMPERVIOUS COVER WAIVER

(Not Applicable)

ATTACHMENT J - BMPs FOR UPGRADIENT STORMWATER

The future development of Hidden Creeks at Lakewood Park will create a total of 30.42 acres of impervious cover. The on-site Jellyfish Filters to be installed with Hidden Creeks at Lakewood Park is sized to treat for the full build out condition of future development, which equates to 55.30 acres. There will be one proposed Jellyfish filters within the site, which will also account for the offsite drainage from the west boundary of the property. Once the stormwater has been filtered through the Jellyfish filters, then the water will be directed to a detention pond, and then released to the nearest surface stream. The drainage areas labeled PR-1A (21.61 acres) and PR-1B (15.64 acres) will outfall into pond A, with an additional flow coming from offsite drainage areas, OFF-1 (13.01 acres) and OFF-2 (6.12 acres). Pond A is proposed to have a batch detention basin that will achieve all water quality requirements listed by the TCEQ, and manage flows to be equal to or less than existing conditions. The drainage area labeled PR-2 (18.05 acres) will outfall into pond B, with an additional flow from offsite drainage area OFF-3 (2.03 acres). The outfall from pond B will be directed with a storm drain line to connect to the culvert at the intersection of CR180 and Ronald Reagan Blvd.

ATTACHMENT K - BMPS FOR ON-SITE STORMWATER

During construction, BMP's include silt fence and inlet protection to capture sediment from the construction area contained within the storm water runoff. Silt fence will be installed along the downstream portion of the property. Inlet protection will be installed on all storm sewer curb inlets existing and proposed (once constructed).

Hidden Creeks at Lakewood Park has 2 onsite wet vault systems and 1 stacked batch detention basin. There are 3 proposed drainage areas labeled PR-1A, PR-1B, and PR-2. PR-1A and PR-1B (total 37.25 acres) both direct flows to Pond A on the north side of the property, and PR-2 (18.05 acres) directs flow to Pond B on the south side of the property. Pond A is a stacked batch detention pond, where the bottom of the pond is 867 feet, the water quality elevation is 872 feet, and the remaining 6 feet of depth is used for detention with the top of berm located at an elevation of 878 feet. The batch detention portion is 5 feet deep and satisfies all requirements listed by the TCEQ in TSS Removal Calculations 04-20-2009. The calculations on sheet 54 of the subdivision construction plans show that with a removal efficiency of 91 percent, the desired TSS removed is 17,832 lbs. Utilizing the TCEQ spreadsheet, the water quality elevation is 82,834 cubic feet, and this can be verified in the pond stage storage depth table on sheet 52 of the plans. The outfall structure of pond A is designed to control flows to be equal to or lower than existing conditions. Please see sheet 54 of the construction plans for additional details.

Pond B on the south side of the site is fed by the PR-2 drainage area, 18.05 acres. The overall required removal for this in the proposed phase of development is Lm = -8,432 LBS. The system has been designed to provide 8,432 LBS of TSS removal. There will be two 8'x11' Jellyfish Vaults required to treat the acreage from PR-2. There will be an 18" pipe connecting to the 6'x4' RCB with a WYE at the junction box and an 18 inch weir directing flow through the 8'x11' jellyfish structures with 24 high flow and 5 drain down cartridges. The treated flow will then be directed back to the main storm line, SD-H, and continue to Detention Pond B. Pond B has a rectangular outfall structure that controls the flow at the outfall to be less than or equal to existing conditions. This configuration will achieve the above stated TSS removal. Please see sheet 55 of the construction plans for additional details.

All full buildout TSS calculations are shown on the construction drawings, seen in exhibit M, on sheet 54 and 55. The total required TSS removal is 25,855 lbs, and the BMPs for Pond A remove 17,832 lbs, and Pond B will remove 8,432 lbs. Therefore, the site is over treated by 409 lbs. The impervious breakdown is shown under the project narrative.

After construction, all disturbed areas on the site will be re-vegetated and runoff from the proposed improvements will be captured by the proposed storm system and conveyed through the proposed BMP's.

ATTACHMENT L - BMPs FOR SURFACE STREAMS

There are no existing surface streams or sensitive features being affected on site. All permanent BMPs have been designed to remove the increase in Total Suspended Solids as per current TCEQ requirements.

ATTACHMENT M - CONSTRUCTION PLANS

Please reference attached construction plans for the Hidden Creeks at Lakewood Park Infrastructure Plans.

CIVIL SITE DEVELOPMENT PLANS
FOR

HIDDEN CREEKS AMENITY CENTER

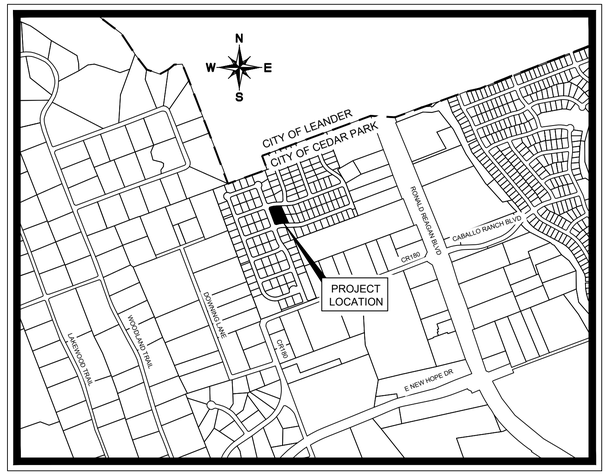
14450 VILLAGE MARKET DRIVE
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF CEDAR PARK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0470F, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF CEDAR PARK, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
6. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
7. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
8. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
9. SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS.
10. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
11. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

NOTES:

1. TABS NUMBER: 20220523
2. TCEQ EDWARDS AQUIFER PROTECTION PROGRAM NO.:11003340
3. THE CONTRACTOR SHALL OBTAIN A " NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

DECEMBER 2023

LIST OF CONTACTS:

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

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

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

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

ELECTRIC
PEDERNALES ELECTRIC COOP.
1949 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78630
PH. (512) 813-4589
CONTACT: CYNTHIA LEHOSKI

FIRE DEPARTMENT
CITY OF CEDAR PARK
LIEUTENANT PAT FLYNN
450 CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613
PH. (512) 401-5200
PAT.FLYNN@CEDARPARKTEXAS.GOV

SURVEY
KIMLEY-HORN AND ASSOCIATES
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ZACH PETRUS, RPLS

PREPARED BY:

Kimley»Horn
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
Tel. No. (512) 418-1771
Fax No. (512) 418-1791
CERTIFICATE OF REGISTRATION #928
CONTACTS: JACOB KONDO, PE

CEDAR PARK
Reviewed for Code Compliance
Signature required from all Departments

Engineering Services_____Date_____
Public Works_____Date_____
Fire Prevention_____Date_____
Landscape Planner_____Date_____
Site Development Permit Number 2023-XX-SI

OWNERS: HUNT CEDAR PARK LAND, LLC
ADDRESS: 601 N. MESA ST, SUITE 1900
EL PASO, TEXAS 79901
PHONE: 817-329-7973 CELL:
ACREAGE: 57.399 TOTAL IMPERVIOUS COVER: 25.47AC (50%)
LEGAL DESCRIPTION: BEING ALL OF A CALLED 16.52 ACRE TRACT DESCRIBED IN VOL.2287 PG.296, A 23.339 ACRE TRACT DESCRIBED IN DOC NO. 2015109062, AND A 1 ACRE TRACT DESCRIBED IN DOC NO 2010006230 OF THE OFFICIAL PUBLIC RECORDS WILLIAM S. PARKER SURVEY, ABSTRACT 9 CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS
ADDRESS: COUNTY RD 180, CEDAR PARK , TEXAS
LAND USE SUMMARY: SINGLE FAMILY
ZONING: SU-PD DATE: 12/21/23
PERSON PREPARING PLAN: JACOB KONDO
COMPANY: KIMLEY-HORN
ADDRESS: 10814 JOLLYVILLE, RD, CAMPUS IV, STE 200, AUSTIN, TX 78759
PHONE: 737-471-0326
ENGINEER: SAME AS ABOVE
COMPANY: SAME AS ABOVE
ADDRESS: SAME AS ABOVE
PHONE: SAME AS ABOVE

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

- ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)

- ELEV.= 806.79' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

JACOB KONDO
115813
LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23

KHA PROJECT 069285500
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

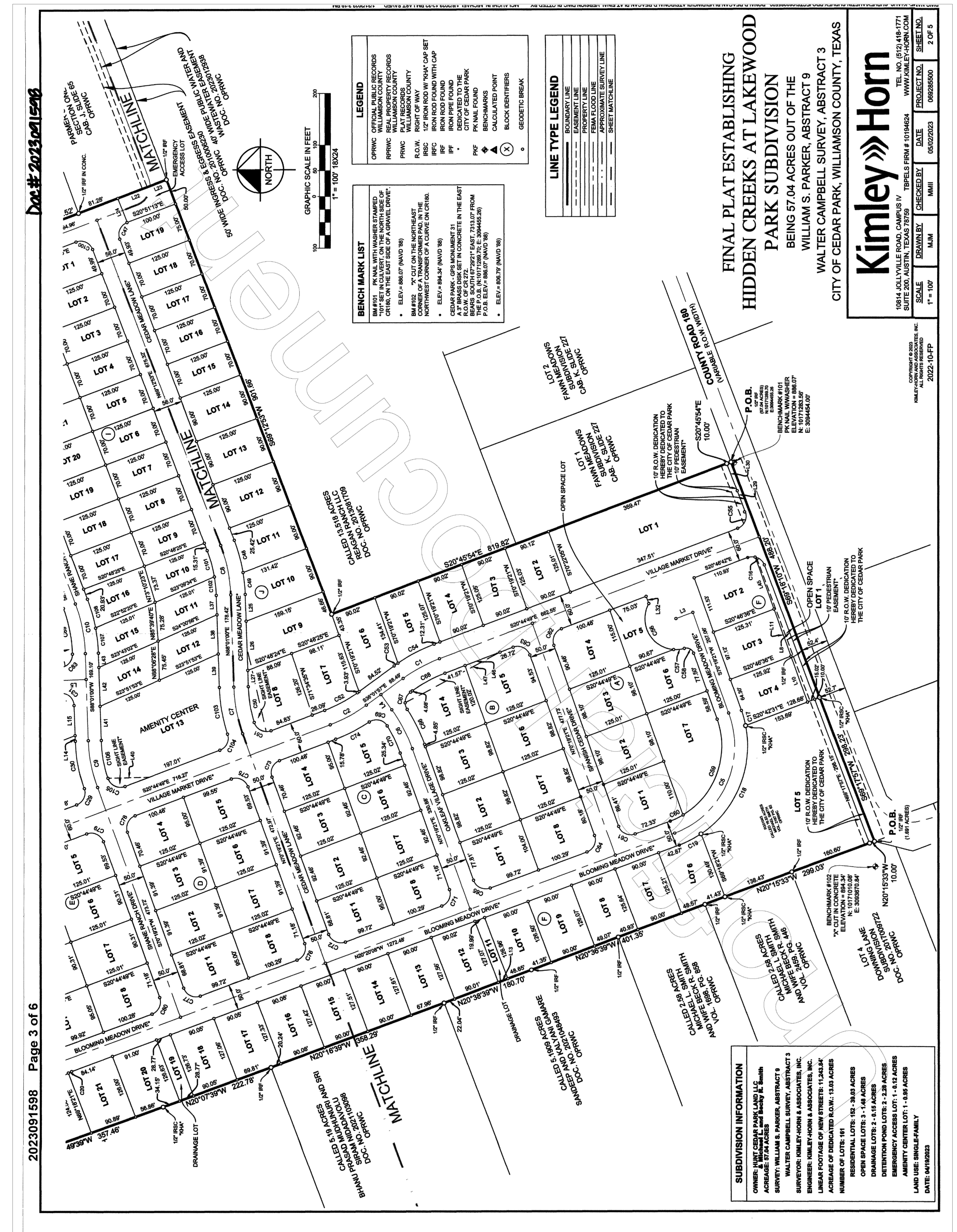
COVER SHEET

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 24

2023-XX-SI

HIDDEN CREEKS AMENITY CENTER



Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

JACOB KONDO 115813 LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23 F-928

No.	REVISIONS	DATE	BY

KHA PROJECT 069286550
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

FINAL PLAT (SHEET 1 OF 3)

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 24

2023-XX-SI

DOC # 2023091598

BLOCK A - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.318	13,856
2	0.281	12,262
3	0.281	12,262
4	0.327	14,246
5	0.171	7,455
6	0.277	12,067
7	0.491	21,395

BLOCK B - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.294	12,806
2	0.284	12,353
3	0.284	12,353
4	0.345	15,030
5	0.341	14,865
6	0.284	12,353
7	0.284	12,353
8	0.297	12,926

BLOCK C - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.268	11,681
2	0.265	11,558
3	0.265	11,558
4	0.270	11,747
5	0.276	12,016
6	0.265	11,558
7	0.265	11,558
8	0.271	11,801

BLOCK D - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.268	11,681
2	0.262	11,423
3	0.262	11,423
4	0.270	11,747
5	0.269	11,735
6	0.262	11,423
7	0.262	11,423
8	0.271	11,801

BLOCK E - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.268	11,691
2	0.259	11,287
3	0.259	11,288
4	0.270	11,747
5	0.269	11,734
6	0.259	11,287
7	0.259	11,287
8	0.271	11,802

BLOCK F - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.089	3,862
2	0.320	13,921
3	0.280	12,194
4	0.275	11,960
5	1.623	70,691
6	0.260	11,340
7	0.259	11,288
8	0.260	11,327
9	0.261	11,366
10	0.262	11,405
11	0.058	2,539
12	0.263	11,460
13	0.264	11,487
14	0.264	11,480
15	0.263	11,472
16	0.263	11,474
17	0.263	11,456
18	0.262	11,427
19	0.084	3,644
20	0.264	11,499
21	0.262	11,413
22	0.646	28,121
23	0.321	13,979
24	0.261	11,364

BLOCK F - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
25	0.258	11,248
26	0.258	11,222
27	0.501	21,807
28	0.319	13,891
29	0.259	11,270
30	0.260	11,336
31	0.309	13,461
32	0.244	10,649
33	0.229	9,994
34	0.230	9,997
35	0.232	10,105
36	0.349	15,222
37	0.217	9,450
38	0.212	9,240
39	0.208	9,052
40	0.202	8,778
41	0.201	8,773
42	1.214	52,902
43	0.243	10,569
44	0.274	11,951
45	0.274	11,954
46	0.266	11,608
47	0.276	12,009
48	0.117	5,082

BLOCK G - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.246	10,737
2	0.233	10,151
3	0.233	10,151
4	0.233	10,151
5	0.344	14,964
6	0.293	12,751
7	0.236	10,287
8	0.213	9,257
9	0.237	10,308
10	0.232	10,100
11	0.233	10,157
12	0.235	10,253
13	0.213	9,281
14	0.224	9,748
15	0.235	10,216

BLOCK H - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.232	10,121
2	0.207	9,021
3	0.207	9,021
4	0.207	9,021
5	0.207	9,021
6	0.207	9,021
7	0.232	10,111
8	0.232	10,120
9	0.207	9,021
10	0.207	9,021
11	0.207	9,021
12	0.209	9,105
13	0.230	9,999
14	0.281	12,259

BLOCK I - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.212	9,241
2	0.201	8,750
3	0.201	8,750
4	0.201	8,750
5	0.201	8,750
6	0.201	8,750
7	0.201	8,750
8	0.201	8,750
9	0.201	8,750
10	0.204	8,897
11	0.203	8,827
12	0.201	8,762
13	0.949	41,319
14	0.201	8,771
15	0.205	8,932
16	0.214	9,317
17	0.201	8,750
18	0.201	8,750
19	0.201	8,750
20	0.201	8,750
21	0.201	8,750
22	0.201	8,750
23	0.201	8,750
24	0.201	8,750
25	0.212	9,241

BLOCK J - LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	1.061	46,234
2	0.258	11,258
3	0.258	11,254
4	0.258	11,255
5	0.264	11,496
6	0.303	13,197
7	0.282	12,288
8	0.300	13,086
9	0.360	15,684
10	0.298	12,985
11	0.261	11,388
12	0.258	11,250
13	0.258	11,250
14	0.258	11,250
15	0.201	8,750
16	0.201	8,750
17	0.201	8,750
18	0.201	8,750
19	0.212	9,235
20	0.115	5,017

LINE TABLE		
NO.	BEARING	LENGTH
L1	S33°34'39"W	24.38'
L2	S65°30'30"E	20.46'
L3	S19°40'39"E	35.00'
L4	N53°58'03"E	36.53'
L5	S01°59'00"E	50.00'
L6	S01°59'00"E	66.13'
L7	N30°50'04"W	24.96'
L8	S69°17'00"W	278.37'
L9	S38°12'29"E	121.31'
L10	S70°00'09"W	94.74'
L11	S70°00'09"W	97.11'
L12	S20°33'12"E	90.00'
L13	N20°38'39"W	20.00'
L14	S88°01'00"W	5.56'
L15	S88°01'00"W	58.29'
L16	S01°59'00"E	66.13'
L17	S19°53'33"E	56.87'
L18	S24°48'11"E	8.03'
L19	S65°20'23"E	20.17'
L20	S19°14'49"E	81.17'
L21	S19°14'49"E	81.17'
L22	N20°48'30"W	66.69'
L23	N20°48'12"W	26.11'
L24	S68°37'10"W	50.08'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N88°01'00"E	51.64'
L26	N88°01'00"E	95.09'
L27	N88°01'00"E	31.39'
L28	S24°02'55"W	20.76'
L29	N69°04'56"E	43.43'
L30	N68°46'47"E	56.42'
L31	S19°57'20"E	35.65'
L32	S69°13'24"W	14.79'
L33	N01°59'00"W	37.60'
L34	N01°59'00"W	28.53'
L35	S56°21'57"E	48.45'
L36	S56°21'57"E	46.44'
L37	S88°01'00"W	37.42'
L38	S88°01'00"W	75.76'
L39	S88°01'00"W	64.94'
L40	S01°18'46"E	79.38'
L41	N88°01'00"E	65.82'
L42	N88°01'00"E	75.75'
L43	N88°01'00"E	27.53'
L44	S19°57'20"E	44.29'
L45	S70°00'09"W	107.40'
L46	N20°46'36"W	72.82'
L47	S28°05'47"E	208.15'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°17'08"	300.00'	80.03'	S28°23'23"E	79.80'
C2	15°17'08"	300.00'	80.03'	S28°23'23"E	79.80'
C3	88°55'50"	50.00'	77.61'	S65°12'44"E	70.05'
C4	90°39'29"	50.00'	79.11'	N24°59'36"E	71.12'
C5	90°12'19"	180.00'	283.39'	N65°43'55"W	255.01'
C6	16°21'18"	300.00'	85.63'	N62°08'42"E	85.34'
C7	17°41'39"	300.00'	92.65'	N79°10'10"E	92.28'
C8	18°48'07"	300.00'	98.45'	N78°36'57"E	98.01'
C9	17°41'39"	300.00'	92.65'	S79°10'10"W	92.28'
C10	18°48'07"	300.00'	98.45'	S78°36'57"W	98.01'
C11	17°54'33"	300.00'	93.77'	S10°56'17"E	93.39'
C12	89°06'22"	50.00'	77.76'	S24°39'37"W	70.16'
C13	89°58'47"	50.00'	78.52'	N65°47'48"W	70.70'
C14	35°33'32"	300.00'	186.19'	N38°35'11"W	183.21'
C15	25°31'53"	300.00'	133.68'	N43°36'01"W	132.58'
C16	56°36'14"	25.00'	24.70'	N40°55'17"E	23.71'
C17	8°30'44"	205.00'	30.46'	N74°39'34"E	30.43'
C18	88°59'09"	205.00'	318.38'	S65°06'14"E	287.34'
C19	13°17'25"	205.00'	47.55'	S27°15'22"E	47.45'
C20	7°14'29"	53.60'	6.77'	S25°31'22"E	6.77'
C21	33°37'36"	53.60'	31.46'	S45°57'24"E	31.01'
C22	140°08'18"	50.00'	122.29'	S11°39'07"W	94.01'
C23	36°56'04"	50.00'	32.23'	N79°48'42"W	31.68'
C24	51°19'50"	17.84'	15.98'	N79°59'59"W	15.45'
C25	54°20'19"	15.00'	14.23'	S45°06'42"W	13.70'
C26	118°42'58"	50.00'	103.60'	S88°59'58"W	86.04'
C27	63°27'40"	50.00'	55.38'	N00°05'17"E	52.59'
C28	52°03'01"	15.00'	13.63'	N05°47'37"E	13.16'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C29	87°46'29"	25.00'	38.30'	N64°38'04"W	34.66'
C30	16°32'18"	325.00'	93.81'	S79°44'51"W	93.49'
C31	90°00'00"	25.00'	39.27'	N43°01'00"E	35.36'
C32	14°20'44"	275.00'	68.85'	N09°09'22"W	68.67'
C33	3°33'50"	275.00'	17.11'	N18°06'38"W	17.10'
C34	54°44'24"	15.00'	14.33'	N44°37'12"W	13.79'
C35	54°44'24"	15.00'	14.33'	N44°37'12"W	13.79'
C36	129°09'16"	50.00'	112.71'	S07°20'08"E	90.32'
C37	63°59'31"	50.00'	55.84'	S89°14'16"W	52.99'
C38	54°58'27"	15.00'	14.39'	N44°28'45"E	13.85'
C39	194°02'25"	50.00'	169.33'	N65°54'12"W	99.25'
C40	85°43'05"	50.00'	74.80'	N11°44'32"W	68.02'
C41	23°09'11"	15.00'	6.06'	S19°38'14"W	6.02'
C42	31°49'52"	15.00'	8.33'	S07°51'17"E	8.23'
C43	2°15'56"	275.00'	10.87'	S21°56'23"E	10.87'
C44	15°13'14"	275.00'	73.05'	S30°40'58"E	72.84'
C45	18°04'22"	275.00'	86.74'	S47°19'46"E	86.38'
C46	25°31'53"	325.00'	144.82'	N43°36'01"W	143.63'
C47	89°58'42"	25.00'	39.27'	N65°47'18"W	35.35'
C48	11°21'23"	328.00'	65.01'	N74°53'35"E	64.91'
C49	7°26'43"	328.00'	42.62'	N84°17'38"E	42.59'
C50	14°56'03"	273.15'	71.20'	S80°34'53"W	71.00'
C51	93°49'46"	25.00'	40.94'	S26°10'04"W	36.52'
C52	15°17'08"	270.00'	72.03'	S28°23'23"E	71.82'
C53	1°36'23"	329.36'	9.23'	S35°14'39"E	9.23'
C54	13°40'44"	329.36'	78.63'	S27°36'05"E	78.45'
C55	90°08'28"	25.00'	39.33'	S65°50'50"E	35.40'
C56	114°47'46"	60.00'	120.21'	S61°35'26"W	101.09'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C57	20°04'44"	60.00'	21.03'	S05°50'49"E	20.92'
C58	86°10'39"	15.00'	22.56'	S27°12'06"W	20.49'
C59	78°45'11"	155.00'	213.05'	N70°13'13"W	196.67'
C60	10°11'30"	155.00'	27.57'	N25°44'52"W	27.53'
C61	90°39'29"	25.00'	39.56'	N24°59'36"E	35.56'
C62	88°55'50"	25.00'	38.80'	S65°12'44"E	35.02'
C63	91°04'10"	25.09'	39.88'	S24°43'52"W	35.81'
C64	89°20'31"	25.00'	38.98'	N65°00'24"W	35.15'
C65	90°39'29"	25.00'	39.56'	N24°59'36"E	35.56'
C66	13°19'48"	325.00'	75.61'	N63°39'27"E	75.44'
C67	86°58'30"	25.00'	37.95'	S79°31'12"E	34.41'
C68	15°17'08"	270.00'	72.03'	S28°23'23"E	71.82'
C69	91°36'43"	25.00'	39.97'	S12°19'05"W	35.85'
C70	12°11'54"	275.00'	58.55'	S64°13'24"W	58.44'
C71	89°20'31"	25.00'	38.98'	N65°00'24"W	35.15'
C72	90°39'29"	25.00'	39.56'	N24°59'36"E	35.56'
C73	88°55'50"	25.00'	38.80'	S65°12'44"E	35.02'
C74	12°44'27"	330.00'	73.38'	S27°07'02"E	73.23'
C75	91°04'10"	25.00'	39.74'	S24°47'16"W	35.68'
C76	89°20'31"	25.00'	38.98'	N65°00'24"W	35.15'
C77	90°39'29"	25.00'	39.56'	N24°59'36"E	35.56'
C78	88°55'50"	25.00'	38.80'	S65°12'44"E	35.02'
C79	91°04'10"	25.00'	39.74'	S24°47'16"W	35.68'
C80	89°20'31"	25.00'	38.98'	N65°00'24"W	35.15'
C81	90°39'29"	24.76'	39.17'	N24°56'21"E	35.21'
C82	88°55'50"	25.17'	39.07'	S64°50'37"E	35.27'
C83	90°00'00"	25.00'	39.27'	S46°59'00"E	35.36'
C84	8°14'08"	325.00'	46.72'	N06°06'04"W	46.68'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C85	9°40'25"	325.00'	54.87'	N15°03'21"W	54.81'
C86	89°06'22"	25.00'	38.88'	S24°39'37"W	35.08'
C87	90°53'38"	25.00'	39.66'	N65°20'23"W	35.63'
C88	89°06'27"	25.00'	38.88'	N24°39'40"E	35.08'
C89	18°48'07"	275.00'	90.24'	N78°36'57"E	89.84'
C90	90°53'33"	25.00'	39.66'	S65°20'20"E	35.63'
C91	89°04'11"	25.00'	38.86'	S24°38'32"W	35.07'
C92	89°58'47"	24.94'	39.16'	N65°56'33"W	35.26'
C93	2°09'03"	325.00'	12.20'	S21°52'57"E	12.20'
C94	12°52'33"	325.00'	73.04'	S29°23'45"E	72.88'
C95	13°43'33"	325.00'	77.86'	S42°41'48"E	77.67'
C96	6°48'22"	325.00'	38.61'	S52°57'46"E	38.58'
C97	20°41'48"	232.26'	83.90'	N47°37'46"W	83.44'
C98	108°08'34"	25.00'	47.19'	N15°08'36"E	40.49'
C99	89°58'42"	25.00'	39.26'	N65°47'46"W	35.35'
C100	90°01'16"	25.00'	39.28'	N24°12'15"E	35.36'
C101	11°10'52"	272.00'	53.08'	N74°48'23"E	53.00'
C102	7°37'11"	272.00'	36.17'	N84°12'25"E	36.15'
C103	16°08'16"	328.00'	92.38'	S80°00'02"W	92.08'
C104	87°19'17"	25.00'	38.10'	S64°24'28"E	34.52'
C105	93°06'58"	24.98'	40.60'	S25°25'34"W	36.28'
C106	16°41'40"	258.60'	75.35'	S80°17'06"W	75.08'
C107	8°44'35"	325.00'	49.59'	N83°38'42"E	49.55'
C108	10°03'32"	325.00'	57.06'	N74°14'39"E	56.98'
C109	54°58'44"	15.00'	14.39'	S86°09'55"E	13.85'

FINAL PLAT ESTABLISHING
HIDDEN CREEKS AT LAKEWOOD
PARK SUBDIVISION
BEING 57.04 ACRES OUT OF THE
WILLIAM S. PARKER, ABSTRACT 9
WALTER CAMPBELL SURVEY, ABSTRACT 3
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS

2022-10-FP

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	05/02/2023	069285500	3 OF 5

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\069285500 - RONALD REAGAN BLVD\DWG\PLATS\RONALD REAGAN PLAT FINAL VERSION.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 1/6/2023 12:32 PM LAST SAVED 1/31/2023 3:19 PM

DOC # 2023091598

METES & BOUNDS LEGAL DESCRIPTION OF:
57.04 ACRES

BEING A 57.04 ACRES TRACT OF LAND SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, AND THE WALTER CAMPBELL SURVEY, ABSTRACT 3, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 14.649 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND, LLC IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022027955 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); ALL OF A CALLED 16.353 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND, LLC IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022027993 OF THE O.P.R.W.C.T.; ALL OF A CALLED 23.343 ACRES TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND, LLC IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022028360 OF THE O.P.R.W.C.T.; ALL OF A CALLED 1.000 ACRE TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND, LLC IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022027959 OF THE O.P.R.W.C.T.; AND THE REMAINDER OF A CALLED 16.53 ACRES TRACT OF LAND DESCRIBED TO MICHAEL SMITH, ET UX., AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 2187, PAGE 62 OF THE O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180, A VARIABLE RIGHT-OF-WAY WIDTH, FOR THE EAST CORNER OF SAID 16.353 ACRES TRACT AND THE SOUTH CORNER OF LOT 1 OF THE FAWN MEADOWS SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET "K", SLIDE 227 OF THE O.P.R.W.C.T.;

THENCE, SOUTH 69°18'10" WEST, WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 AND THE SOUTHEAST BOUNDARY LINE OF SAID 16.353 ACRES AND SAID 14.649 ACRES TRACTS, A DISTANCE OF 488.20 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE SOUTH CORNER OF SAID 14.649 ACRES TRACT AND THE EAST CORNER OF SAID REMAINDER OF 16.353 ACRES TRACT;

THENCE, SOUTH 69°17'57" WEST, CONTINUING WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 AND THE SOUTHEAST BOUNDARY LINE OF SAID REMAINDER OF THE 16.53 ACRES TRACT, A DISTANCE OF 298.23 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST BOUNDARY LINE OF LOT 4 OF THE DOWNING LANE SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017009722 OF THE O.P.R.W.C.T., AND THE SOUTH CORNER OF SAID REMAINDER OF THE 16.53 ACRES TRACT;

THENCE, NORTH 20°15'33" WEST, WITH SAID NORTHEAST BOUNDARY LINE OF LOT 4 AND THE SOUTHWEST BOUNDARY LINE OF SAID REMAINDER OF THE 16.53 ACRES TRACT OF LAND, A DISTANCE OF 10.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE NORTHWEST CORNER OF A 10 FOOT WIDE RIGHT-OF-WAY DEDICATION HEREBY DEDICATED TO THE CITY OF CEDAR PARK BY THIS PLAT;

THENCE, NORTH 20°15'33" WEST, CONTINUING WITH SAID NORTHEAST BOUNDARY LINE OF LOT 4 AND SAID SOUTHWEST BOUNDARY LINE OF SAID REMAINDER OF THE 16.53 ACRES TRACT, AT 160.60 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF A CALLED FIRST 2.58 ACRES TRACT OF LAND DESCRIBED TO MICHAEL L SMITH, ET UX AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 2459, PAGE 446 OF THE O.P.R.W.C.T., AND CONTINUING WITH THE NORTHEAST BOUNDARY LINE OF SAID FIRST 2.58 ACRES TRACT AND SAID SOUTHWEST BOUNDARY LINE OF THE 16.53 ACRES TRACT, IN ALL A DISTANCE OF 299.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE WEST CORNER OF SAID REMAINDER OF 16.53 ACRES TRACT AND AN ANGLE CORNER OF SAID 14.649 ACRES TRACT;

THENCE, NORTH 20°36'39" WEST, CONTINUING WITH THE SOUTHWEST BOUNDARY LINE OF SAID 14.649 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID FIRST 2.58 ACRES TRACT, AT 41.43 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID FIRST 2.58 ACRES TRACT AND THE EAST CORNER OF A SECOND 2.58 ACRES TRACT OF LAND DESCRIBED TO MICHAEL L SMITH, ET UX AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 1698, PAGE 858 OF THE O.P.R.W.C.T., AND CONTINUING WITH THE NORTHEAST BOUNDARY LINE OF SAID SECOND 2.58 ACRES TRACT AND SAID SOUTHWEST BOUNDARY LINE OF SAID 14.649 ACRES TRACT, AT 220.93 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID SECOND 2.58 ACRES TRACT AND THE EAST CORNER OF A CALLED 5.1909 ACRES TRACT OF LAND DESCRIBED TO SANDEEP AND KALYANI GAMARE AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021048493 OF THE O.P.R.W.C.T., CONTINUING WITH THE SOUTHWEST BOUNDARY LINE OF SAID 14.649 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 5.1909 ACRES TRACT, IN ALL A DISTANCE OF 401.35 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, NORTH 20°38'39" WEST, CONTINUING WITH THE SOUTHWEST BOUNDARY LINE OF SAID 14.649 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 5.1909 ACRES TRACT, A DISTANCE OF 180.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 5.1909 ACRES TRACT AND THE EAST CORNER OF A CALLED 5.19 ACRES TRACT DESCRIBED TO BHANU PRASAD MUDHUNDURI AND SRI SIRAM NIDADAVOLU AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021103098 OF THE O.P.R.W.C.T.;

THENCE, NORTH 20°16'39" WEST, WITH THE SOUTHWEST BOUNDARY LINE OF SAID 14.649 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 5.19 ACRES TRACT, A DISTANCE OF 358.29 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 5.19 ACRES TRACT AND THE EAST CORNER OF A CALLED 4.197 ACRES TRACT DESCRIBED TO AUSTIN MAR THOMAS CHURCH. A TEXAS NON-PROFIT CORPORATION AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2015040087 OF THE O.P.R.W.C.T.;

THENCE, WITH THE SOUTHWEST BOUNDARY LINE OF SAID 14.649 ACRES TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 4.197 ACRES TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 20°07'39" WEST, A DISTANCE OF 222.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET;
2. NORTH 19°49'39" WEST, A DISTANCE OF 357.46 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF LOT 11, BLOCK F OF THE LAKEWOOD COUNTRY ESTATES SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME C, PAGES 295-299 OF THE O.P.R.W.C.T., FOR THE NORTH CORNER OF SAID 4.197 ACRES TRACT, AND THE WEST CORNER OF SAID 14.649 ACRES TRACT;

THENCE, NORTH 69°42'12" EAST, CONTINUING WITH THE SAID NORTHWEST BOUNDARY LINE OF THE 14.649 ACRES TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID LAKEWOOD COUNTRY ESTATES, A DISTANCE OF 221.37 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF LOT 11 AND THE SOUTH CORNER OF LOT 12, BLOCK F OF SAID LAKEWOOD COUNTRY ESTATES, AND THE SOUTH CORNER OF A CALLED 16.427 ACRE TRACT OF LAND DESCRIBED TO LENOX HILL OWNER LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022013155 OF THE O.P.R.W.C.T.;

THENCE, NORTH 70°24'18" EAST, CONTINUING WITH SAID NORTH BOUNDARY LINE OF THE 14.649 ACRES TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID 16.429 ACRES TRACT, A DISTANCE OF 158.35 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF SAID 16.427 ACRES TRACT, FOR THE NORTH CORNER OF SAID 14.649 ACRES TRACT AND THE WEST CORNER OF SAID 16.353 ACRES TRACT OF LAND;

THENCE, NORTH 70°16'06" EAST, WITH THE NORTHWEST BOUNDARY LINE OF SAID 16.353 ACRES TRACT AND SAID SOUTHEAST BOUNDARY LINE OF THE 16.427 ACRES TRACT, A DISTANCE OF 391.12 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTHWEST BOUNDARY LINE OF SAID 23.343 ACRES TRACT FOR THE NORTH CORNER OF SAID 16.353 ACRES TRACT;

THENCE, WITH THE COMMON LINE OF SAID 23.343 ACRES TRACT AND SAID 16.427 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 20°52'20" WEST, A DISTANCE OF 190.84 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 16.427 ACRE TRACT AND THE WEST CORNER OF SAID 23.343 ACRES TRACT;
2. NORTH 69°12'48" EAST, DISTANCE OF 901.29 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "SA 518" FOUND FOR THE WEST CORNER OF LOT 6 OF SECTION ONE OF THE PARMER SQUARE SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER CABINET J, SLIDE 65 OF THE O.P.R.W.C.T. AND THE NORTH CORNER OF SAID 23.343 ACRES TRACT;

THENCE, SOUTH 20°48'25" EAST, WITH THE NORTHEAST BOUNDARY LINE OF SAID 23.343 ACRES TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID PARMER SQUARE SECTION ONE SUBDIVISION, A DISTANCE OF 454.45 FEET TO A 3/8-INCH IRON PIPE FOUND FOR AN ANGLE CORNER OF SAID 23.343 ACRES TRACT AND THE NORTH CORNER OF SAID 1.000 ACRE TRACT;

THENCE, SOUTH 20°50'26" EAST, WITH THE NORTHEAST BOUNDARY LINE OF SAID 1.000 ACRE TRACT, CONTINUING WITH SAID SOUTHWEST BOUNDARY LINE OF SAID PARMER SQUARE SECTION ONE SUBDIVISION, A DISTANCE OF 54.79 FEET TO A 60D NAIL FOUND IN THE NORTHWEST BOUNDARY LINE OF A CALLED 1.09 ACRE TRACT OF LAND DESCRIBED TO JIMNI ENTERPRISES LLC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2014007316 OF THE O.P.R.W.C.T., FOR THE SOUTH CORNER OF LOT 5 OF SAID PARMER SQUARE SECTION ONE SUBDIVISION;

THENCE, WITH SAID NORTHEAST BOUNDARY LINE OF THE 1.000 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID 1.09 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 59°13'06" WEST, A DISTANCE OF 36.80 FEET TO A 1/2-INCH IRON ROD FOUND;
2. SOUTH 30°46'49" EAST, A DISTANCE OF 158.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 1.000 ACRE TRACT AND AN ANGLE CORNER OF SAID 23.343 ACRES TRACT;

THENCE, WITH SAID NORTHEAST BOUNDARY LINE OF THE 23.343 ACRES TRACT AND SAID SOUTHWEST BOUNDARY LINE OF THE 1.09 ACRES TRACT AND PARMER SQUARE SECTION ONE SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 30°50'04" EAST, A DISTANCE OF 50.79 FEET TO A 1/2-INCH IRON ROD WITH SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF SAID 1.09 ACRE TRACT;
2. SOUTH 20°48'25" EAST, A DISTANCE OF 459.52 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHWEST BOUNDARY LINE OF A CALLED 13.518 ACRE TRACT OF LAND DESCRIBED TO REAGAN RANCH LLC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2013081709 OF THE O.P.R.W.C.T., FOR THE EAST CORNER OF SAID 23.343 ACRES TRACT AND THE SOUTH CORNER OF PARMER SQUARE SECTION ONE SUBDIVISION;

THENCE, SOUTH 69°12'53" WEST, WITH THE SOUTHEAST BOUNDARY LINE OF SAID 23.343 ACRES TRACT AND SAID NORTHWEST BOUNDARY LINE OF THE 13.518 ACRE TRACT, A DISTANCE OF 901.66 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST BOUNDARY LINE OF SAID 16.353 ACRES TRACT, FOR THE SOUTH CORNER OF SAID 23.343 ACRES TRACT AND THE WEST CORNER OF SAID 13.518 ACRES TRACT;

THENCE, SOUTH 20°45'54" EAST, WITH SAID NORTHEAST BOUNDARY LINE OF THE 16.353 ACRES TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID 13.518 ACRES TRACT AND SAID LOT 1 OF THE FAWN MEADOWS SUBDIVISION, A DISTANCE OF 819.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 57.04 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

METES & BOUNDS LEGAL DESCRIPTION OF:
SMITH TRACT- 1.691 ACRES

BEING A 1.691 ACRES TRACT OF LAND SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, WILLIAMSON COUNTY, TEXAS; AND BEING THE REMAINDER OF A CALLED 16.53 ACRES TRACT OF LAND DESCRIBED TO MICHAEL SMITH, ET UX., AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 2187, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180, A VARIABLE RIGHT-OF-WAY WIDTH, FOR AN ANGLE CORNER OF LOT 4 OF THE DOWNING LANE SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017009722 OF THE O.P.R.W.C.T., AND THE SOUTH CORNER OF SAID 16.53 ACRE TRACT;

THENCE, NORTH 20°15'33" WEST, WITH SAID NORTHEAST BOUNDARY LINE OF LOT 4 AND THE SOUTHWEST BOUNDARY LINE OF SAID REMAINDER OF THE 16.53 ACRES TRACT OF LAND, A DISTANCE OF 10.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE NORTHWEST CORNER OF A 10 FOOT WIDE RIGHT-OF-WAY DEDICATION HEREBY DEDICATED TO THE CITY OF CEDAR PARK BY THIS PLAT;

THENCE, NORTH 20°15'33" WEST, CONTINUING WITH SAID NORTHEAST BOUNDARY LINE OF LOT 4 AND SAID SOUTHWEST BOUNDARY LINE OF SAID REMAINDER OF THE 16.53 ACRES TRACT, AT 160.60 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF A CALLED FIRST 2.58 ACRES TRACT OF LAND DESCRIBED TO MICHAEL L SMITH, ET UX AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 2459, PAGE 446 OF THE O.P.R.W.C.T., AND CONTINUING WITH THE NORTHEAST BOUNDARY LINE OF SAID FIRST 2.58 ACRES TRACT AND SAID SOUTHWEST BOUNDARY LINE OF THE 16.53 ACRES TRACT, IN ALL A DISTANCE OF 299.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE WEST CORNER OF SAID REMAINDER OF 16.53 ACRES TRACT AND AN ANGLE CORNER OF SAID 14.649 ACRES TRACT;

THENCE, DEPARTING SAID NORTHEAST BOUNDARY LINE OF THE 2.58 ACRES TRACT AND SAID SOUTHWEST BOUNDARY LINE OF THE 16.53 ACRES TRACT, OVER AND ACROSS SAID 16.53 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 69°18'21" EAST, A DISTANCE OF 130.49 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET;
2. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 67°11'00", A RADIUS OF 205.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 67°29'34" EAST, 226.84 FEET, AND A TOTAL ARC LENGTH OF 240.38 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET;
3. SOUTH 20°42'31" EAST, A DISTANCE OF 153.69 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 AND SAID SOUTHEAST BOUNDARY LINE OF 16.53 ACRES TRACT;

THENCE, SOUTH 69°17'57" WEST, WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 AND SAID SOUTHEAST BOUNDARY LINE OF 16.53 ACRES TRACT, A DISTANCE OF 298.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.691 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

STATE OF ~~TEXAS~~ New York §
COUNTY OF ~~WILLIAMSON~~ New York § KNOW ALL MEN BY THESE PRESENTS

THAT ALAN WEST, ~~PRESIDENT~~ Managing Director OF HUNT CEDAR PARK LAND, LLC, BEING THE OWNER OF A 55.346 ACRES TRACT OF LAND; SAID TRACT BEING COMPRISED OF ALL OF A CALLED 14.649 ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022027955 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); ALL OF A CALLED 16.353 ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022027993 OF THE O.P.R.W.C.T.; ALL OF A CALLED 23.343 ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022028360 OF THE O.P.R.W.C.T.; AND ALL OF A CALLED 1.000 ACRE TRACT OF LAND DESCRIBED TO HUNT CEDAR PARK LAND, LLC IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022027959 OF THE O.P.R.W.C.T.; AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "HIDDEN CREEKS AT LAKEWOOD PARK".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10th day of May, 2023

OWNER: HUNT CEDAR PARK LAND, LLC

[signature]

ALAN WEST, ~~PRESIDENT~~ Managing Director
HUNT CEDAR PARK LAND, LLC
601 N. MESA ST. SUITE 1900,
EL PASO, TEXAS 79901

STATE OF ~~TEXAS~~ New York §
COUNTY OF New York § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALAN WEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10TH day of MAY, 2023

[signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ New York

MY COMMISSION EXPIRES ON: June 28, 2025

CLARET C CHICLAYO
Notary Public - State of New York
NO. 01CH6419170
Qualified in Westchester County
My Commission Expires Jun 28, 2025

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

THAT MICHAEL L. SMITH AND BECKY R. SMITH, BEING THE OWNER OF A 1.691 ACRES TRACT OF LAND, BEING THE REMAINDER OF A CALLED 16.53 ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER VOLUME 2187, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "HIDDEN CREEKS AT LAKEWOOD PARK".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22 day of May, 2023

[signature] MICHAEL L. SMITH
Becky R. Smith BECKY R. SMITH

STATE OF TEXAS §
COUNTY OF Williamson § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL L. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd day of May, 2023

Suzanne Blackburn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 11-1-2024

SUZANNE BLACKBURN
Notary Public, State of Texas
Comm. Expires 11-01-2024
Notary ID 129187921

STATE OF TEXAS §
COUNTY OF Williamson § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BECKY R. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd day of May, 2023

Suzanne Blackburn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 11-1-2024

SUZANNE BLACKBURN
Notary Public, State of Texas
Comm. Expires 11-01-2024
Notary ID 129187921

FINAL PLAT ESTABLISHING
HIDDEN CREEKS AT LAKEWOOD
PARK SUBDIVISION
BEING 57.04 ACRES OUT OF THE
WILLIAM S. PARKER, ABSTRACT 9
WALTER CAMPBELL SURVEY, ABSTRACT 3
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS

2022-10-FP

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	05/02/2023	069285500	4 OF 5

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

FINAL PLAT (SHEET 2 OF 3)

KHA PROJECT	06928550
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

STATE OF TEXAS
JACOB KONDO
115813
LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23
F-928

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

SHEET NUMBER
3 OF 24

2023-XX-SI

Doc# 2023091598

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. LOT CORNERS WILL BE SET AFTER CONSTRUCTION AND GRADING IS COMPLETE.

ADDITIONAL PLAT NOTES

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF CEDAR PARK UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY CEDAR PARK WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF CEDAR PARK. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK AND WILLIAMSON COUNTY, TEXAS.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY WILLIAMSON COUNTY AND THE CITY OF CEDAR PARK.
5. ALL DRAINAGE EASEMENTS CREATED BY THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS.
6. THE OWNER OF THIS SUBDIVISION, AND HIS AND HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK AND WILLIAMSON COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF CEDAR PARK.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10) FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THE OWNER SHALL INCLUDE CEDAR PARK ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF CEDAR PARK AND WILLIAMSON COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
11. LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
12. USES OF THE LOT ARE RESTRICTED TO SINGLE/FAMILY RESIDENTIAL.
13. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF CEDAR PARK.
14. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
15. ANY RELOCATION OF ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
16. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF CEDAR PARK RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. CEDAR PARK ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
17. BY APPROVING THIS PLAT, THE CITY OF CEDAR PARK AND WILLIAMSON COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARD MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER CITY OF CEDAR PARK LAND DEVELOPMENT CODE.
19. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.
20. WETLAND CEFS AND CEFS SETBACK DO NOT APPLY TO THIS SITE.
21. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
22. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
23. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPP). THE SWPP REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE WILLIAMSON COUNTY CODE.
24. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FT OF A RESIDENTIAL STRUCTURE.
25. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPP). THE SWPP REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE WILLIAMSON COUNTY CODE.
26. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
27. OWNER SHALL NOT INSTALL ANY OBJECT OR PLANT VEGETATION WHICH MAY IMPEDE THE REQUIRED LINE OF SIGHT WITHIN A SIGHT LINE EASEMENT. THE CITY OF CEDAR PARK MAY REQUIRE OWNER TO REMOVE ANY OBSTRUCTIONS FROM THE SIGHT LINE EASEMENT DETERMINED TO IMPEDE ADEQUATE LINE OF SITE.
28. ANY ON-SITE WATER WELLS WOULD HAVE TO BE CAPPED AND PLUGGED, IN ACCORDANCE WITH 16TAC 76.104 AND RECORDED IN THE TEXAS WATER DEVELOPMENT BOARD PLUGGED WELL DATABASE, AND ANY ON-SITE SEPTIC FACILITY (OSSF) WOULD HAVE TO BE ABANDONED IN ACCORDANCE WITH 30 TAC 285.36
29. ALL SIGHT LINE EASEMENTS ARE DEDICATED TO THE CITY OF CEDAR PARK
30. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
31. NOTICE: THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A PROPERTY OWNER'S ASSOCIATION REQUIRING THE PAYMENT OF FEES AND/OR ASSESSMENTS. FAILURE TO PAY FEES OR ASSESSMENTS COULD RESULT IN ATTACHMENT OF A LIEN ON YOUR PROPERTY BY THE ASSOCIATION OR BY THE CITY OF CEDAR PARK.

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES
REVISED NOVEMBER 3, 2021

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, AND 100 YEAR STORMS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. ALL SIGNS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48139J0462 FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. THIS SUBDIVISION IS SUBJECT TO THE LAKE WILLIAMSON NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
19. THIS SUBDIVISION IS SUBJECT TO THE LAKE WILLIAMSON NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
20. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION(TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
21. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.
22. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "HIDDEN CREEKS AT LAKEWOOD PARK" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE CEDAR PARK PLANNING AND ZONING COMMISSION OF THE 13th DAY OF December, 2022

Audrey Wernecke — CHAIRMAN — 6/20/23 DATE
SECRETARY — 6/20/23 DATE
Kimberly Bradford-Brown

DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES — 6/13/2023 DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
KNOW 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 IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 2nd DAY OF November 2023 A.D., AT 2:20 O'CLOCK P M. AND DULY RECORDED THIS THE 2nd DAY OF November 2023 A.D., AT 2:20 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2023091598

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE SAID 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 _____ DEPUTY

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

ENGINEER'S CERTIFICATION:

I, JACOB KONDO, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0440F, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 24TH DAY OF FEBRUARY, 2023.

JACOB KONDO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 115813
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (737) 241-8107
JACOB.KONDO@KIMLEY-HORN.COM

STATE OF TEXAS — JACOB KONDO — 115813 — LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS. I CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12 OF THE CITY OF CEDAR PARK AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH WERE PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 24TH DAY OF FEBRUARY, 2023.

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

STATE OF TEXAS — MICHAEL A. MONTGOMERY II — 6890 — REGISTERED LAND SURVEYOR

FINAL PLAT ESTABLISHING HIDDEN CREEKS AT LAKEWOOD PARK SUBDIVISION

BEING 57.04 ACRES OUT OF THE
WILLIAM S. PARKER, ABSTRACT 9
WALTER CAMPBELL SURVEY, ABSTRACT 3
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS

2022-10-FP

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	05/02/2023	069285500	5 OF 5

PLAT MAP RECORDING SHEET

2023091598 PLAT Total Pages: 5

DEDICATOR(S):
HUNT CEDAR PARK LAND, LLC
MICHAEL L SMITH
BECKY R SMITH

SUBDIVISION NAME: HIDDEN CREEKS AT LAKEWOOD PARK SUBDIVISION

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: CITY OF CEDAR PARK

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023091598
PLAT 11/02/2023 02:48 PM Fee: $398.00 DLMM

Nancy E. Rister, County Clerk, Williamson County, Texas

2023-XX-SI

SHEET NUMBER 4 OF 24

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

FINAL PLAT (SHEET 3 OF 3)

KHA PROJECT 069285500	
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

Dec. 21, 2023 — JACOB KONDO — 115813 — LICENSED PROFESSIONAL ENGINEER — F-928

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

CONSTRUCTION NOTES FOR SUBDIVISIONS & SITE PLANS
CITY OF CEDAR PARK
REVISED MARCH 22, 2021

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF CEDAR PARK STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. THE CITY OF CEDAR PARK HAS ADOPTED THE USE OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: NONE.
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEO-REFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON-NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
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 MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. SUBGRADE MATERIAL WAS TESTED BY (MLA GEOTECHNICAL, 2804 LONGHORN BLVD, AUSTIN, TX 78758, 512-873-8899) ON 02/10/2022 THE PAVEMENT SECTIONS WERE DESIGN ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: LOCAL STREETS ARE TO BE CONSTRUCTED WITH 2 IN HOT MIX ASPHALTIC CONCRETE WITH A 10 IN LIMESTONE BASE, AND COLLECTORS ARE TO BE CONSTRUCTED WITH 3.5 IN HOT MIX ASPHALTIC CONCRETE WITH A 12 IN CRUSHED LIMESTONE BASE. PER THE GEOTECH REPORT FROM MLA DATED FEBRUARY 2022 (REPORT# 21101100.016)

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
MLA GEOTECHNICAL
(REPORT #21101100.092 & .016)
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. 340. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48-INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
    WASTEWATER- SDR-26 PVC
    FORCE MAIN- DUCTILE IRON CL 350
        (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED. FORCEMAINS SHALL BE EPOXY LINED DUCTILE IRON)
9. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
10. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO RECORDED ACCORDING TO COA 510 AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SUPPLY TWO COPIES TO THE CITY'S FIELD REPRESENTATIVE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.
11. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
14. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
15. THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.
16. WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER LINE SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.
17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.
22. POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.
23. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.
24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.
25. TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.
26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
    - WATER - C900 PVC DR 14.
      COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.
7. APPROVED 5 ¼" FIRE HYDRANTS:
    - AMERICAN FLOW CONTROL, B84B
    - MUELLER COMPANY, SUPER CENTURION 250
    - CLOW MEDALLION HYDRANT
    - AMERICAN AVK COMPANY, SERIES 27 (MODEL 2780)
    - ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
    - BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.
9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING.
10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO PIPE INSTALLATION.
11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
12. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
    - SINGLE G-148-233 • DUAL DG-148-243
    - 1" METER YL111 - 444
    - 1 ½" – 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
15. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
17. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
18. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
19. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
20. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
23. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
24. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
25. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
26. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
27. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
28. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
29. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES:

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

SEQUENCE OF CONSTRUCTION NOTES:

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

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

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.

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BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

- ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)
- ELEV.= 806.79' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TBPE Firm No. 928

Jacob Kondo
STATE OF TEXAS
JACOB KONDO
115813
LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23
F-928

KHA PROJECT 06928550
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

GENERAL NOTES

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 24

2023-XX-SI

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.….) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:

a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.

5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:

a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.

24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX.	EXISTING
F-F	FACE TO FACE
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
NO	NUMBER
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

- ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)

- ELEV.= 806.79' (NAVD '88)

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TBPE Firm No. 928

Jacob Kondo
JACOB KONDO
115813
Dec. 21, 23
F-928

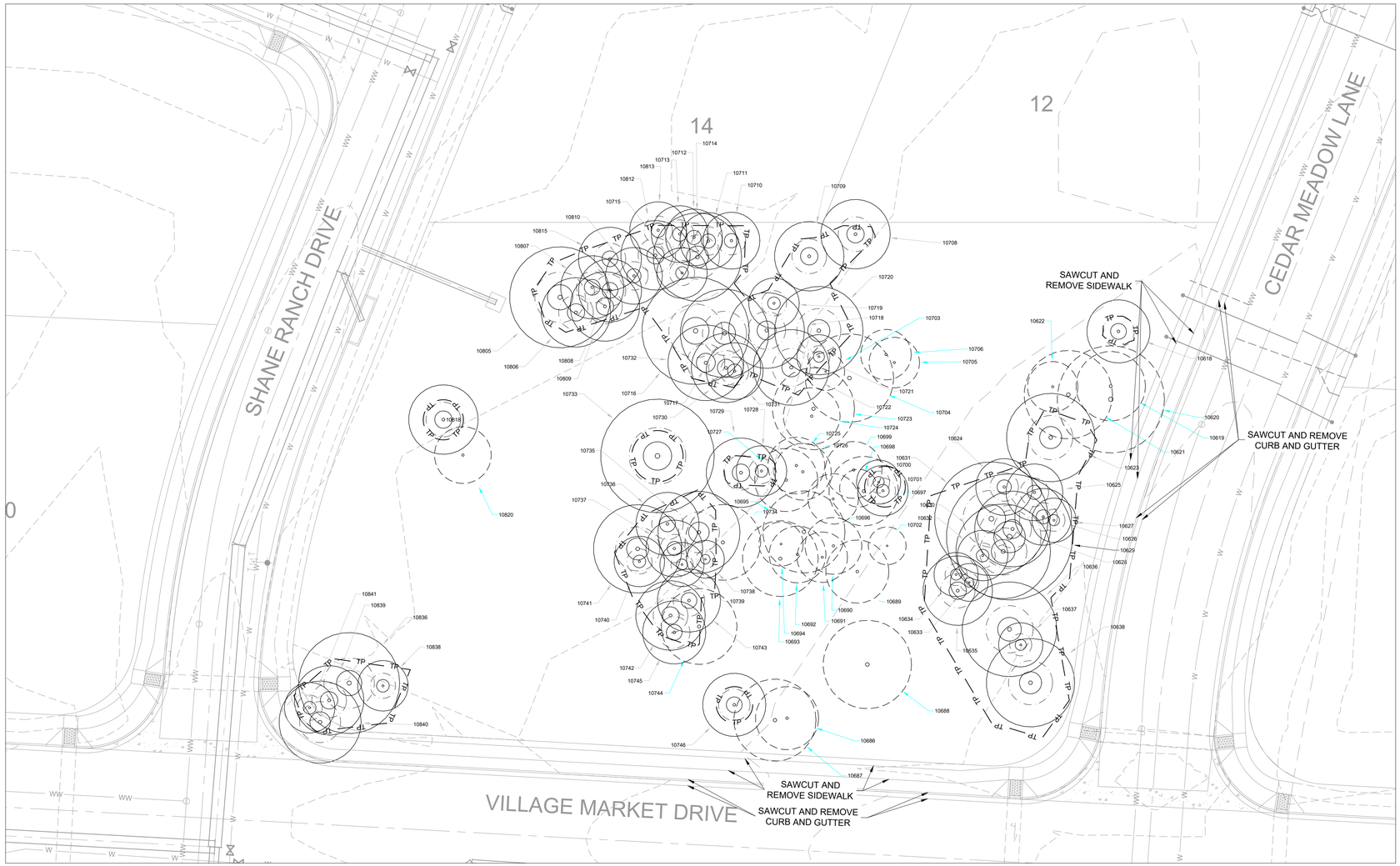
KHA PROJECT 06928550
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

KIMLEY HORN GENERAL NOTES

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 24

2023-XX-SI



1. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR DEMOLITION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL AND UTILITY AGENCIES AFFECTED BY DEMOLITION PRIOR TO STARTING DEMOLITION.
2. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 903 SAN JACINTO, RM 319, AUSTIN, TX. 78701, TEL (512) 916-5783.
3. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES AND TREE PROTECTION ARE TO BE INSTALLED.
4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
6. ALL BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
7. CONTRACTOR MAY LIMIT SAW CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL, REPLACEMENT, AND/OR REPAIR.
8. ALL PAVING AND CURB TO BE REMOVED ARE TO BE REMOVED USING FULL-DEPTH SAWCUT 2" OFF EXISTING BACK OF CURB.
9. ANY ADDITIONAL CONCRETE PAVING, FOOTINGS OR STRUCTURES NOT IDENTIFIED ON THIS PLAN SHALL BE LOCATED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE CONTAINS PRIVATE AND PUBLIC UTILITIES. CONTRACTOR SHALL CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE DIG TESS PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR REPAIRING ANY DAMAGE DONE TO THESE FACILITIES.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND GAS LINES REQUIRED TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ROAD RIGHT OF WAYS DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPT. TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE EXISTING BUILDING. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. ANY OTHER PAVING, FOUNDATION, CONDUIT, PIPES, AND DEBRIS SHOWN OR NOT SHOWN ON THIS PLAN SHALL BE REMOVED AFTER NOTIFICATION IS MADE TO THE OWNER AND AFTER THE CONTRACTOR CONFIRMS THE ITEM IS NO LONGER IN SERVICE.
14. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACTS THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, AND THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN SITE RECONNAISSANCE TO SCOPE HIS WORK AND TO CONFIRM WITH THE OWNERS OF EXISTING IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF PROPOSED DEMOLITION. THE GOAL OF DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF FUTURE DEVELOPMENT, REMOVAL, RELOCATION, OR PRESERVATION OF EXISTING IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
15. INSTALL TREE PROTECTION TO THE GREATEST EXTENTS POSSIBLE PRIOR TO DEMOLITION ACTIVITIES. DEMOLITION WITHIN THE HALF CRITICAL ROOT ZONE SHALL BE PERFORMED BY HAND. TREE PROTECTION SHALL BE EXPANDED TO MATCH EROSION CONTROL PLAN AS SOON AS DEMOLITION ACTIVITIES HAVE BEEN COMPLETED.
16. NO DEMOLITION WILL OCCUR UNTIL A PRE CONSTRUCTION MEETING IS HELD WITH THE ENVIRONMENTAL INSPECTOR.
17. PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.

0 20' 40'
GRAPHIC SCALE 20'

LEGEND

	PROPERTY LINE
632	EXISTING CONTOUR
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
SS	EXISTING WASTEWATER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	PROTECTED TREES (19"-26")
	HERITAGE TREES (>26" OR 45" MULTI)
	TREE TO BE REMOVED

NOTES:
1. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED PRIOR TO CONSTRUCTION. REFERENCE SECTION 12.13.002(C)(2)

TOTAL TREES ≥ 6"

	TREES	INCHES
TOTAL TREES ≥ 6":	76	822
TOTAL PRESERVED:	53	584
TOTAL REMOVED:	23	238
% PRESERVED:	70%	71%

TABLE SHOWS RESULTS AFTER TREE HEALTH ASSESSMENT AND INCLUDING TREES IN ROW

TREE MITIGATION FEE BEFORE REPLANTING PLAN

TREE MITIGATION FEE FOR 8"-19"		TREE MITIGATION FEE FOR 19"-25"		TREE MITIGATION FEE FOR 26"+	=	TOTAL TREE MITIGATION FEE		CREDIT FOR 6" & 7" TREES RETAINED		TREE ASSESSMENT READJUSTMENT	=	TOTAL TREE MITIGATION FEE MINUS 6" & 7" TREES RETAINED
$ 33,900	+	$ -	+	$ -	=	$ 28,913	-	$ 4,988	-	$ -	=	$ 23,925

REQUIRED INCHES TO REPLANT FOR 8"-19"	REQUIRED INCHES TO REPLANT FOR 19"-25"	REQUIRED INCHES TO REPLANT FOR 26"+	TOTAL REQUIRED INCHES TO REPLANT	6" & 7" tree inches retained that count towards offsetting tree mitigation
226	-	-	33.25	

REPLANTING PLAN (SEE LANDSCAPE SHEETS)

PLANTS PER LOT	QUANTITY	TOTAL INCHES	REQUIRED INCHES PER LOT	TOTAL INCHES THAT COUNT PER LOT
3" TREES	2	6	6	
5 GALLON PLANTS				
1 GALLON PLANT				
	TOTAL	6	6	0

TREE MITIGATION FEE AFTER REPLANTING PLAN

REQUIRED INCHES TO REPLANT FOR 8"-19"		REQUIRED INCHES TO REPLANT FOR 19"-25"		REQUIRED INCHES TO REPLANT FOR 26"+							
226		-		-							
REPLANTING INCHES DESIGNATED TO 8"-19"		REPLANTING INCHES DESIGNATED TO 19"-25"		REPLANTING INCHES DESIGNATED TO 26"+							
-	+	-	+	-	=						
TREE MITIGATION FEE FOR 8"-19"		TREE MITIGATION FEE FOR 19"-25"		TREE MITIGATION FEE FOR 26"+	=	TOTAL TREE MITIGATION FEE		CREDIT FOR 6" & 7" TREES RETAINED		POST FREEZE TREE ASSESSMENT READJUSTMENT	=	TOTAL TREE MITIGATION FEE MINUS 6" & 7" TREES RETAINED
$ 33,900	+	$ -	+	$ -	=	33,900	-	4,988	-	$ -	=	28,912.50

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JACOB KONDO — STATE OF TEXAS — 115813 — LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23
F-928

KHA PROJECT 069285500
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

TREE PRESERVATION AND DEMOLITION PLAN

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 24

2023-XX-SI

TREE NUMBER	TAG NUMBER	SPECIES	TRUNKS	DBH	TOTAL DIAMETER TREES <6"	TOTAL DIAMETER TREES ≥ 6"	TOTAL DIAMETER TREES ≥ 8"	TOTAL DIAMETER TREES ≥ 16"	TOTAL DIAMETER TREES ≥ 26"	TO BE REMOVED "1"	HERITAGE (26" +)	STATUS (REMOVED = "X")	INSIDE ROW (YES OR NO)
10618	1452	*Live Oak*		9.5		9.5	9.5						NO
10619	1453	Live Oak		11		11	11			1		X	NO
10620	1454	*Live Oak*	*12.5x8.5*	17		17	17	17		1		X	NO
10621	1455	*Live Oak*	*10x7.5*	13.5		13.5	13.5			1		X	NO
10622	1456	Live Oak		7.5		7.5				1		X	NO
10623	1457	*Live Oak*		13.5		13.5	13.5						NO
10624	1458	*Live Oak*		9.5		9.5	9.5						NO
10625	1459	*Live Oak*		8.5		8.5	8.5						NO
10626	1460	*Live Oak*		8.5		8.5	8.5						NO
10627	1461	Live Oak		7		7							NO
10628	1462	*Cedar Elm*		12.5		12.5	12.5						NO
10629	1463	*Live Oak*		14		14	14						NO
10630	1464	*Cedar Elm*	*9.5x9.5*	14		14	14						NO
10631	1465	*Live Oak*	*13x10*	18		18	18	18					NO
10632	1466	Live Oak		6		6							NO
10633	1467	Live Oak		6		6							NO
10634	1468	Live Oak		7		7							NO
10635	1469	*Live Oak*		10.5		10.5	10.5						NO
10636	1470	*Cedar Elm*	*10x9*	14.5		14.5	14.5						NO
10637	1471	Cedar Elm		7		7							NO
10638	1472	*Cedar Elm*	*10x8.5*	14		14	14						NO
10686	1620	*Live Oak*		10		10	10			1		X	NO
10687	1621	*Live Oak*		13		13	13			1		X	NO
10688	1622	*Live Oak*	*11x6*	14		14	14			1		X	NO
10689	1623	*Cedar Elm*		10		10	10			1		X	NO
10690	1624	*Live Oak*		8.5		8.5	8.5			1		X	NO
10691	1625	Live Oak		7		7				1		X	NO
10692	1626	*Live Oak*		9		9	9			1		X	NO
10693	1627	*Live Oak*		11		11	11			1		X	NO
10694	1628	Live Oak		6.5		6.5				1		X	NO
10695	1629	*Cedar Elm*		12.5		12.5	12.5			1		X	NO
10696	1630	*Live Oak*		8		8	8			1		X	NO
10697	1631	*Live Oak*		9		9	9			1		X	NO
10698	1632	Cedar Elm		6		6				1		X	NO
10699	1633	*Live Oak*		9		9	9			1		X	NO
10700	1634	Live Oak		7		7							NO
10701	1635	*Live Oak*		8		8	8						NO
10702	1636	Live Oak		6		6				1		X	NO
10703	1637	Cedar Elm		6		6				1		X	NO
10704	1638	*Live Oak*		6		6				1		X	NO
10705	1639	*Live Oak*		6		6				1		X	NO
10706	1640	Live Oak		6		6				1		X	NO
10708	1642	**Live Oak**		11		11	11						NO
10709	1643	*Live Oak*		11		11	11						NO
10710	1644	*Live Oak*		9		9	9						NO
10711	1645	*Live Oak*		8.5		8.5	8.5						NO
10712	1646	*Live Oak*		9		9	9						NO
10713	1647	*Live Oak*		9		9	9						NO
10714	1648	*Live Oak*	*11x6*	14		14	14						NO
10715	1649	*Live Oak*		8		8	8						NO
10716	1650	*Live Oak*	*11.5x10*	16.5		16.5	16.5	16.5					NO
10717	1651	*Cedar Elm*		13.5		13.5	13.5						NO
10718	1652	*Live Oak*		12		12	12						NO
10719	1653	Red Oak		5.5	5.5	5.5							NO
10720	1654	Live Oak		14		14	14						NO
10721	1655	Live Oak		7		7							NO
10722	1656	*Live Oak*		12		12	12						NO
10723	1657	*Cedar Elm*	*9x7*	12.5		12.5	12.5			1		X	NO
10724	1658	*Cedar Elm*		8.5		8.5	8.5			1		X	NO
10725	1659	*Live Oak*		9		9	9			1		X	NO
10726	1660	*Live Oak*		9		9	9			1		X	NO
10727	1661	*Red Oak*	*7x6*	10		10	10			1		X	NO
10728	1662	*Live Oak*		8		8	8						NO
10729	1663	*Live Oak*		11		11	11						NO
10730	1664	*Live Oak*		8.5		8.5	8.5						NO
10731	1665	*Live Oak*		8.5		8.5	8.5						NO
10732	1666	*Cedar Elm*		12		12	12						NO
10733	1667	*Live Oak*		18		18	18	18					NO
10734	1668	*Live Oak*		11.5		11.5	11.5			1		X	NO
10735	1669	*Live Oak*		13		13	13						NO
10736	1670	*Live Oak*		10		10	10						NO
10737	1671	*Live Oak*		8.5		8.5	8.5						NO
10738	1672	Live Oak		6		6							NO
10739	1673	Live Oak		7		7							NO
10740	1674	*Cedar Elm*		8		8	8						NO
10741	1675	*Cedar Elm*	*9x9*	13.5		13.5	13.5						NO
10742	1676	*Live Oak*		10.5		10.5	10.5						NO
10743	1677	*Live Oak*		10		10	10						NO
10744	1678	*Live Oak*		12		12	12			1		X	NO
10745	1679	*Live Oak*		10		10	10						NO
10746	1680	*Live Oak*		10		10	10						NO
10805	1737	*Live Oak*		15		15	15						NO
10806	1738	*Live Oak*		9		9	9						NO
10807	1739	*Live Oak*		8		8	8						NO
10808	1740	Live Oak		7.5		7.5							NO
10809	1741	*Live Oak*		9		9	9						NO
10810	1742	*Live Oak*		9		9	9						NO
10812	1744	*Live Oak*		11		11	11						NO
10813	1745	*Live Oak*		8		8	8						NO
10815	1747	*Live Oak*		9.5		9.5	9.5						NO
10818	1750	*Live Oak*	*6.5x6*	9.5		9.5	9.5						NO
10820	1752	*Live Oak*		9		9	9			1		X	NO
10836	1768	*Live Oak*		16		16	16	16					NO
10838	1770	Red Oak		6.5		6.5							NO
10839	1771	*Live Oak*		10.5		10.5	10.5						NO
10840	1772	*Live Oak*		13		13	13						NO
10841	1773	*Live Oak*		8		8	8						NO

No.	REVISIONS	DATE	BY

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JACOB KONDO
STATE OF TEXAS
115813
LICENSED
PROFESSIONAL ENGINEER
Dec. 21, 23

F-928

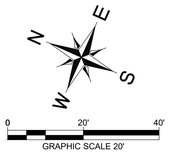
KHA PROJECT	069285500
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

TREE LIST

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 24

2023-XX-SI



EROSION CONTROL LEGEND

- PROPERTY LINE
- 632 — PROPOSED CONTOUR
- 632 — EXISTING CONTOUR
- SF — SILT FENCE
- CE — STABALIZED CONSTRUCTION ENTRANCE/EXIT
- IP — INLET PROTECTION
- CONSTRUCTION SCREENING FENCE
- LOC — LIMITS OF CONSTRUCTION
- TREE TO BE REMOVED
- ROCK RIP RAP

127(,

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
3. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED PER THE GEOTECH REPORT.
4. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
   A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
   B. TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.
   C. AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
   D. SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.
5. THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS: TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.

A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.
B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

3(50$1(17 9(*(7$7,9(67$%,/,=$7,21

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 604S OR 609S.

2.A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.
2.B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
2.C. WATER TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
2.D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH 95% COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET.
2.E. WHEN REQUIRED, NATIVE PLANTING SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.
11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

x ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

x ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)
x ELEV.= 806.79' (NAVD '88)

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JACOB KONDO
115813
LICENSED
PROFESSIONAL ENGINEER
Dec. 21, 23

KHA PROJECT 069285500	DATE December 23	SCALE: AS SHOWN	DESIGNED BY: MDM	DRAWN BY: MDM	CHECKED BY: JRK

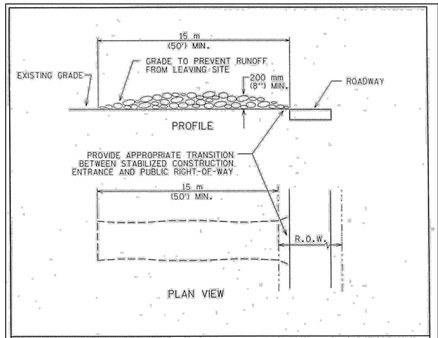
EROSION CONTROL PLAN

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

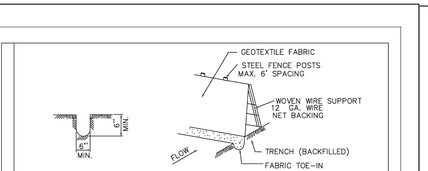
SHEET NUMBER
9 OF 24

2023-XX-SI



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	
Liam Davis 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



TRENCH CROSS SECTION SILT FENCE

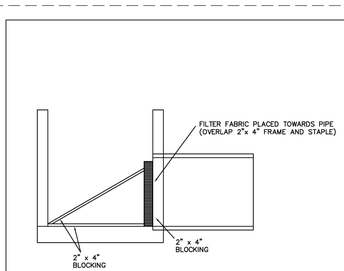
GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. 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.
4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOL SF / L=

REV. DATE: 09/13/01

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE	
DARWIN MARCHELL 09/13/2001 APPROVED DATE	ADOPTED: 09/13/2001 SCALE: N.T.S. INITIAL:	



NOTES:
STORM INLET SEDIMENT TRAPS SHALL BE PLACED IN ALL PROPOSED CURB INLETS AND AREA INLETS AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP.

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED AS "TEMPORARY SEDIMENT CONTROL FENCE". OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAPS" SHALL BE INSTALLED UPON COMPLETION OF THE PROPOSED INLET WALLS OR AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

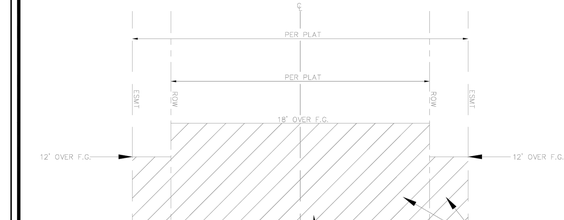
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

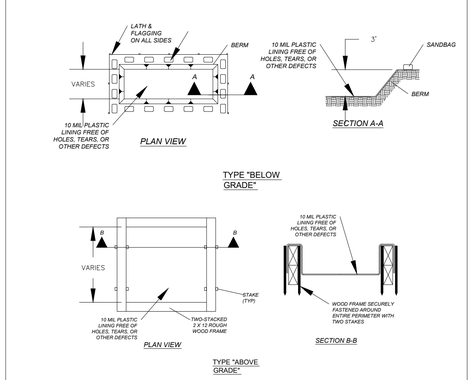
ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP

CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:



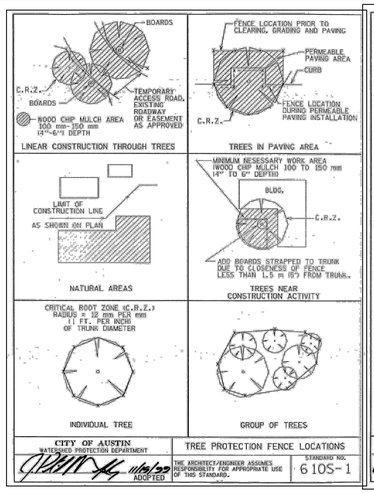
CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	RIGHT-OF-WAY CLEARING & GRUBBING



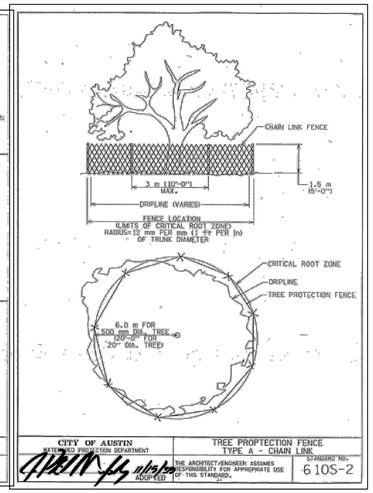
GENERAL NOTES:

- *DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.*
- *WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.*
- *WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.*

CONCRETE TRUCK WASHOUT PIT



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/8/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
11/8/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

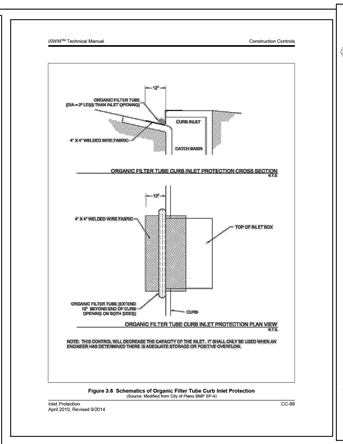
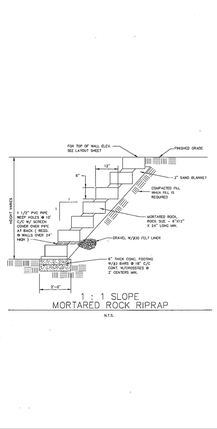
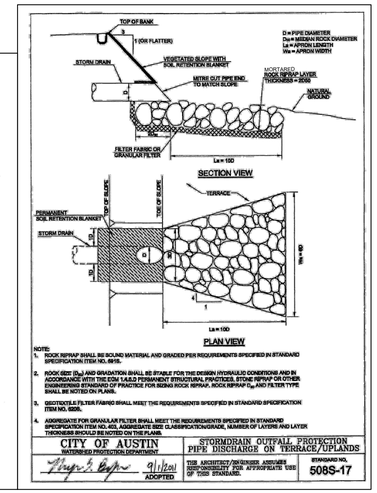


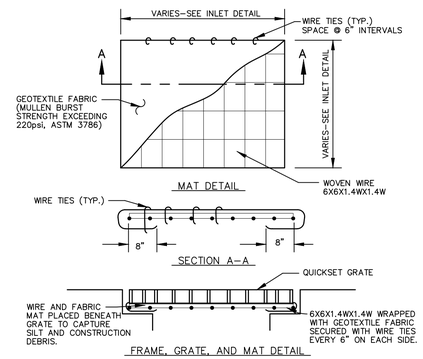
Figure 3.6 Schematics of Organic Filter Tube Curb Inlet Protection
(Source: Modified from City of Plano BMP SF-4)

Inlet Protection
April 2010, Revised 9/2014 CC-88





CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION PIPE DISCHARGE ON TERRACE/UPLANDS	
9/1/21 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-17



GRATE INLET PROTECTION MAT

SCALE: N.T.S.

FOR USE ON EXISTING GRATE INLETS

No.	REVISIONS	DATE	BY

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10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
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TBPE Firm No. 928

JACOB KONDO
115813
LICENSED
PROFESSIONAL
ENGINEER
Dec. 21, 23
F-928

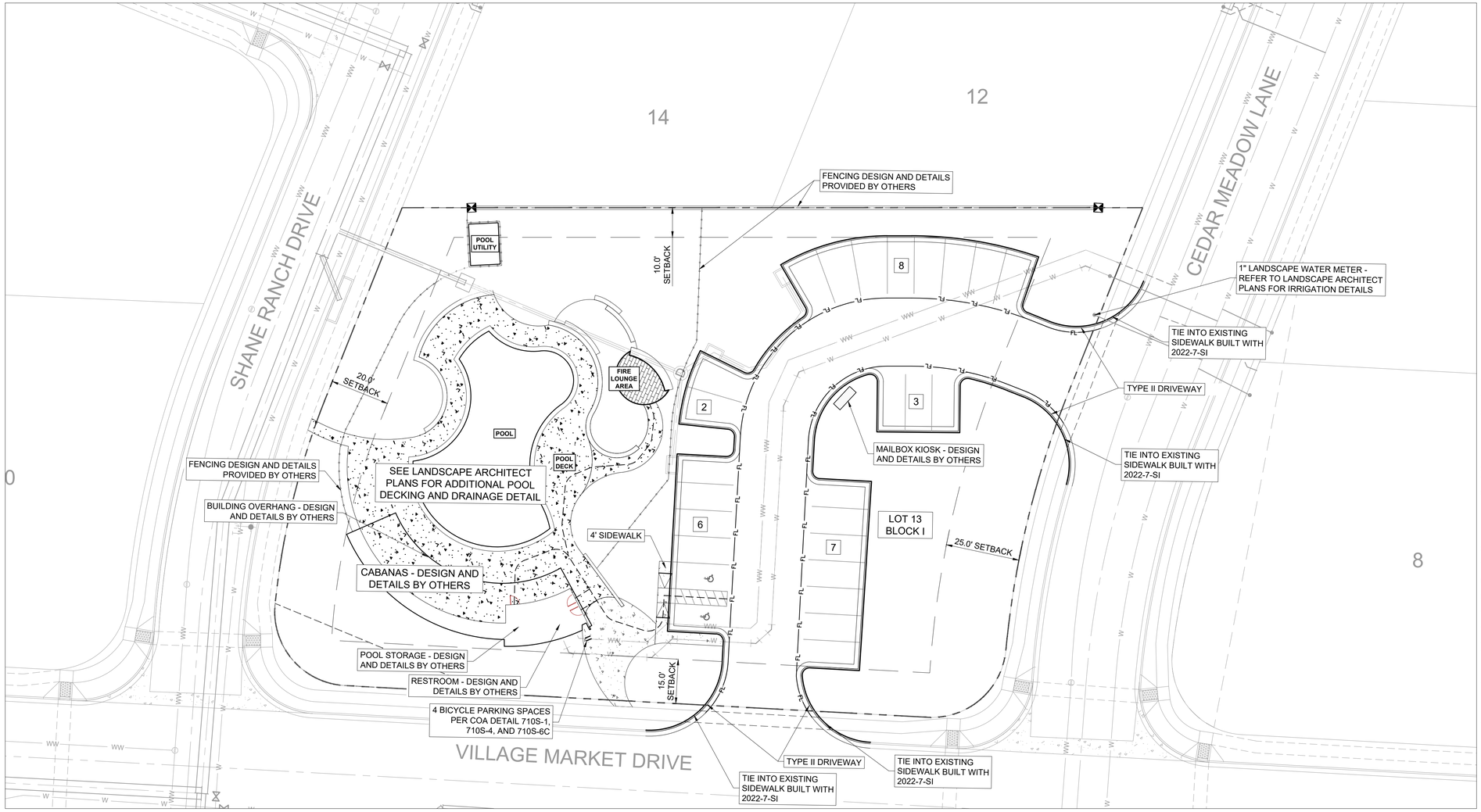
KHA PROJECT 069285500
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

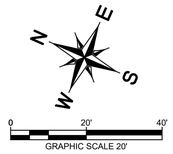
EROSION CONTROL DETAILS

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 24

2023-XX-SI





LEGEND

- PROPERTY LINE
- WW — EXISTING WASTEWATER LINE
- W — EXISTING WATER LINE
- EXISTING SIGHT LINE EASEMENT
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- INTERNAL CIRCULATION ROUTE
- HARDSCAPE
- GAS METER

NOTES:

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
6. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
7. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
11. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
12. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
14. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
15. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
16. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/ DEVELOPER'S EXPENSE.

FIRE NOTE:
1. FIRE LANE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST 3 INCHES HIGH. THE STENCILING SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE. THE FIRE CHIEF MAY APPROVE ALTERNATE MARKINGS OF THE FIRE LANES PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

NOTE: LOCATION OF DRY UTILITIES (TO INCLUDE CENTERPOINT ENERGY, AUSTIN ENERGY, TWC, AT&T) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE DRY UTILITY LOCATIONS SHOWN. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS FOR FINAL APPROVED DRY UTILITY LAYOUTS AND DESIGNS.

ADA NOTES:

1. ADA GRADING NOTES: -SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 4.3.7) - THE MAXIMUM SLOPE OF A RAMP IN A NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. (TAS 4.8.2, FIG. 18) ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50 (TAS 4.3.7) GROUND SURFACES MUST BE STABLE, FIRM AND SLIP RESISTANT, (TAS 4.5.1)
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MUST BE PAINTED CONSPICUOUSLY ON THE SURFACE OF A PAVED ACCESSIBLE PARKING SPACE IN A COLOR THAT CONTRASTS THE PAVEMENT.
3. THE WORDS "NO PARKING" MUST BE CENTERED AND PAINTED ALONG THE EDGE OF ANY ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING SPACE IN ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST 12" AND A STROKE WIDTH OF AT LEAST 2".
4. HANDICAP SIGNAGE TO BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION TEXAS ACCESSIBILITY STANDARDS (TAS) PER 4.6.4 AND 68.104.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN(S) CENTERED AT THE HEAD OF THE PARKING SPACE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
6. 1'0"X1'6"X.080" ALUM. HANDICAPPED PARKING SIGN. SIGN TO READ "RESERVED PARKING" WITH THE INTERNATIONAL IDENTIFICATION SYMBOL OF ACCESSIBILITY. BOLT TO STEEL TUBE W/ ¾" CADMIUM PLATED BOLTS, NUTS AND WASHERS.
7. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE STATING "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST 1". BOLT TO STEEL TUBE W/ ¾" CADMIUM PLATED BOLTS, NUTS AND WASHERS AND BE LOCATED NO MORE THAN 8" BELOW THE HANDICAP SIGNAGE WITH THE BOTTOM EDGE OF THE SIGN NO LOWER THAN 48" AND NO HIGHER THAN 80" ABOVE THE GROUND LEVEL.
8. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". BOLT TO STEEL TUBE W/ ¾" CADMIUM PLATED BOLTS, NUTS AND WASHERS AND BE LOCATED SUCH THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF 60" ABOVE THE GROUND LEVEL.

PARKING TABLE

USE	SF/SEATS/FIELD	RATIO	NUMBER REQUIRED
POOL AREA	2264	1:200 SF	11.3
POOL DECK	3162	1:200 SF	15.8
POOL STORAGE/RESTROOMS	600	1:200 SF	3.0
CABANAS	430	1:200 SF	2.2
TOTAL REQUIRED			32.3
TOTAL APPROVED BY CITY OF CEDAR PARK PLANNING			26
TOTAL PROVIDED			26

SITE TABLE	PROPOSED	ALLOWED
TOTAL AREA OF SITE	0.95	N/A
ZONING	SU-PD	N/A
IMPERVIOUS COVER %	47.64%	55.00%
IMPERVIOUS COVER SQ. FT.	19,671	22,712
BUILDING COVER %	2.03%	N/A
BUILDING COVER SQ.FT.	837	N/A

BIKE PARKING	
REQUIRED	PROVIDED
MINIMUM OF ONE (1) BICYCLE RACK FOR EACH DEVELOPMENT/BUILDING PROVIDING PARKING FOR AT LEAST THREE (3) BICYCLES	4 SPACES

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

- ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)

- ELEV.= 806.79' (NAVD '88)

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

JACOB KONDO
STATE OF TEXAS
115813
LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23
F-928

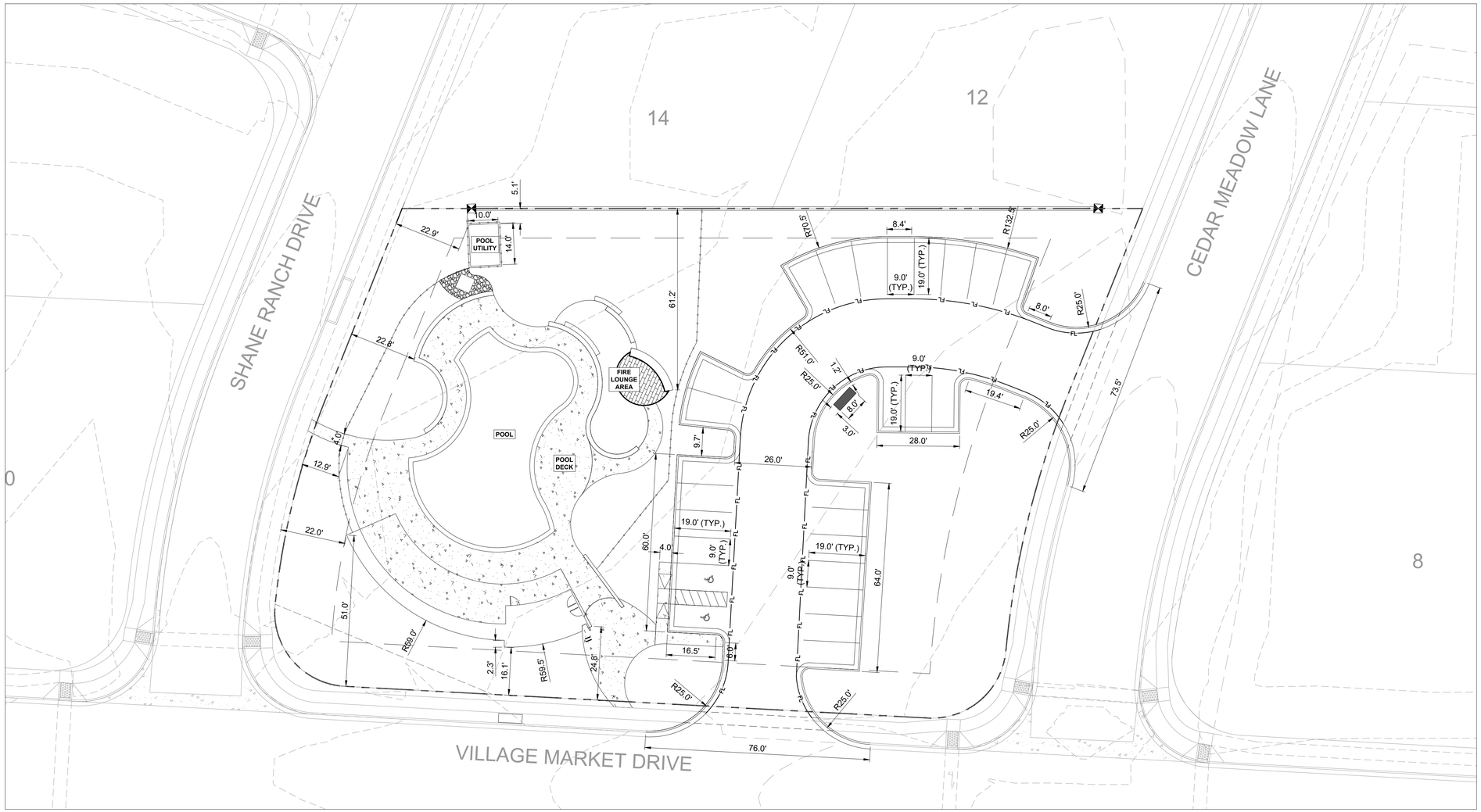
KHA PROJECT 069285500	DATE December 23	SCALE: AS SHOWN	DESIGNED BY: MDM
		DRAWN BY: MDM	CHECKED BY: JRK

OVERALL SITE PLAN

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 24

2023-XX-SI



0 30' 60'
GRAPHIC SCALE 30'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- FL — FIRE LANE

NOTES:

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
2. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
3. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
4. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
7. SEE OVERALL SITE PLAN ON SHEET 11 FOR ADDITIONAL NOTES.
8. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
9. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
10. ALL STANDARD PARKING STALLS TO BE 9' WIDE BY 19' DEEP TO FACE OF CURB.
11. CONTRACTOR TO REFER TO LANDSCAPE SHEETS FOR FENCING AND PLANTING DESIGN.

ADA NOTES:

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BENCHMARKS

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STATE OF TEXAS
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115813
LICENSED
PROFESSIONAL ENGINEER
Dec. 21, 2023
F-928

KHA PROJECT 069285500
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

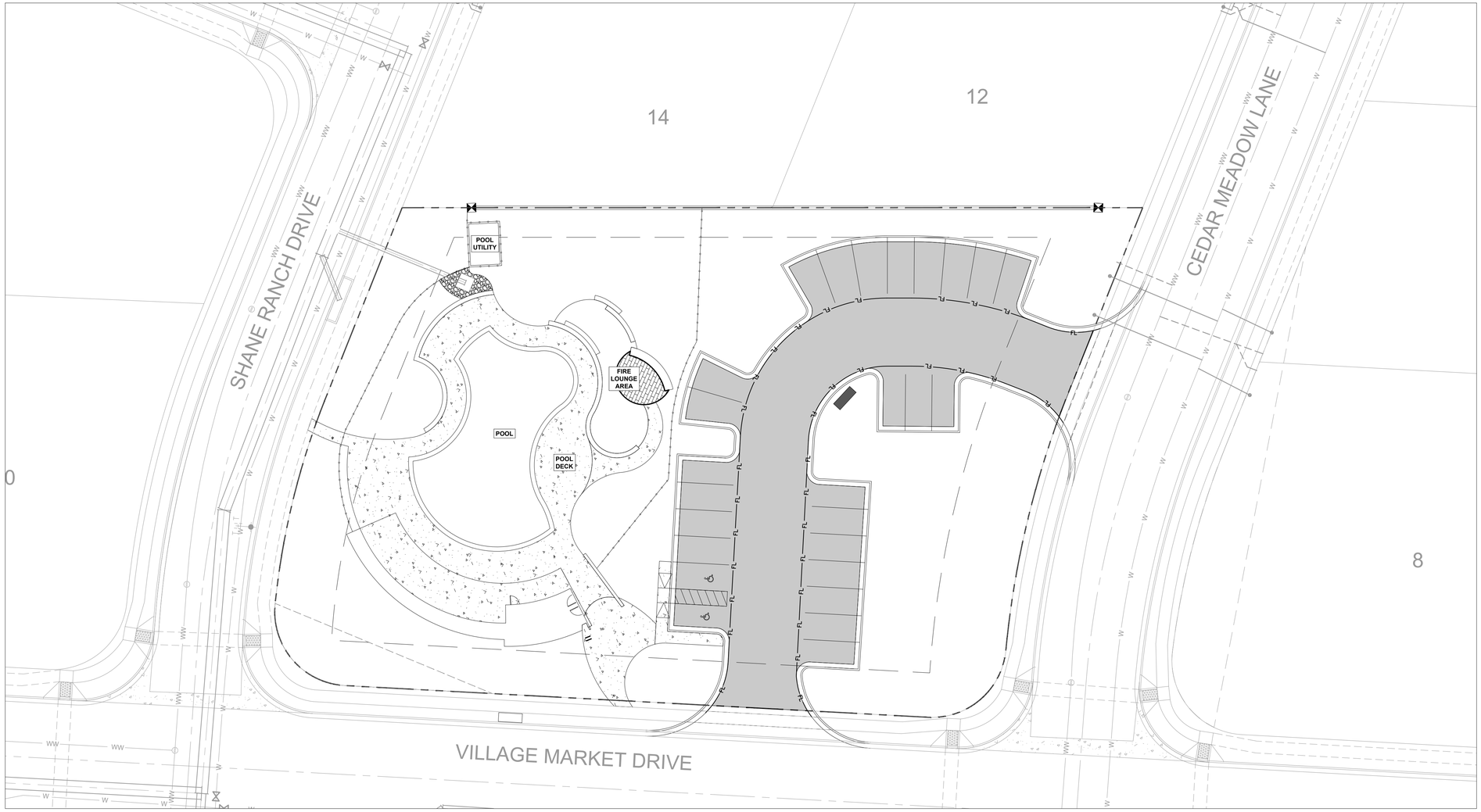
DIMENSION CONTROL PLAN

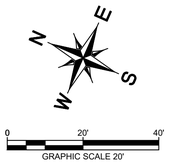
HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 24

2023-XX-SI





LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- STANDARD DUTY PAVEMENT
- PROPOSED SIDEWALK

NOTE:

1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "FIRE LANE—TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORKING MAY NOT BE SPACED MORE THAN 30 FEET APART.
2. IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE, IN CONJUNCTION WITH THE CURB MARKINGS, TO INDICATE THAT THE FIRE LANE IS CONTINUOUS:
   - 2.1. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS SIX TO EIGHT-INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED.

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
MLA GEOTECHNICAL
(REPORT #21101100.092 & .016)
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE*.

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Dec. 21, 2023
F-928

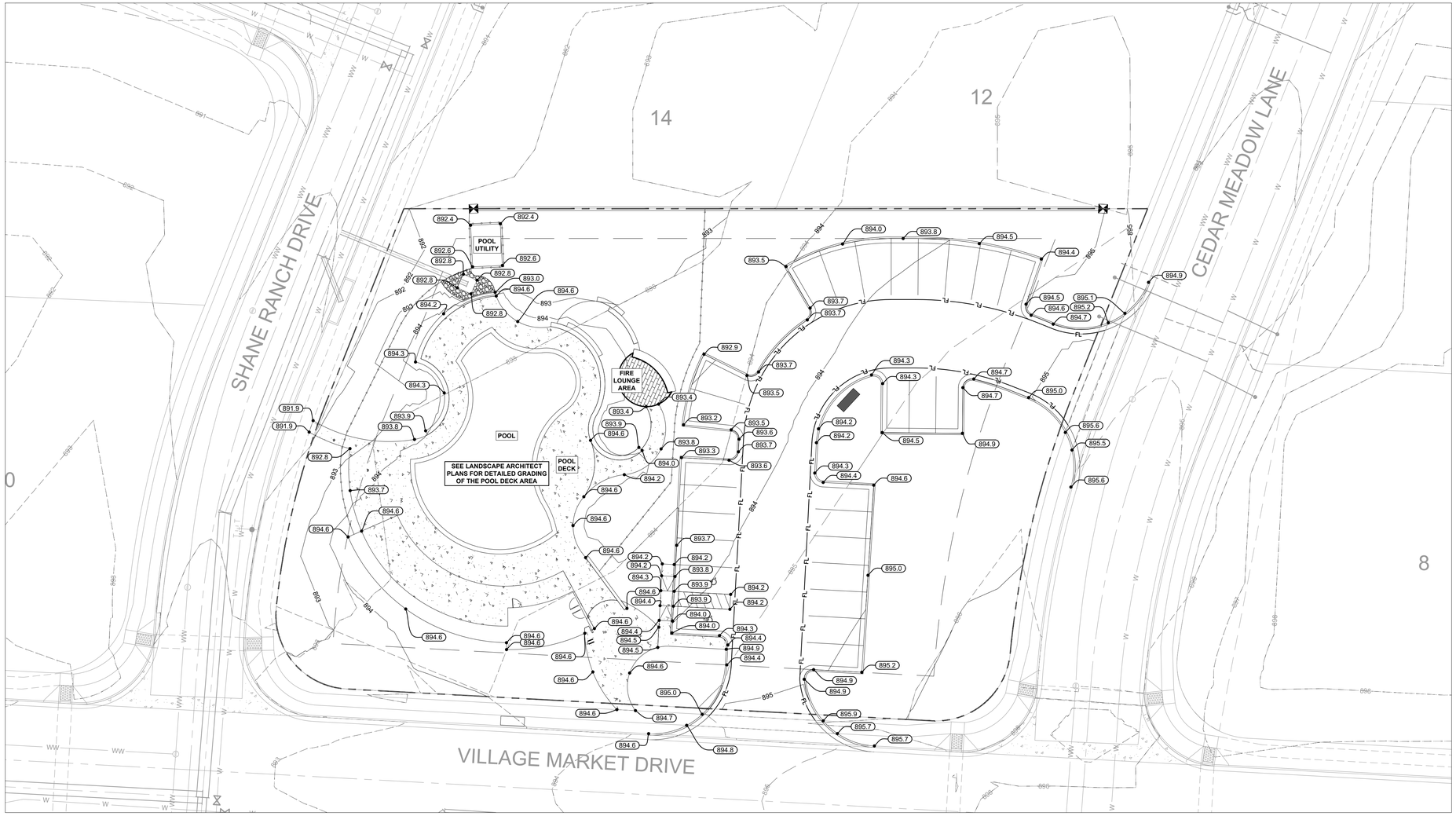
KHA PROJECT 069285500
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

PAVING PLAN

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 24

2023-XX-SI



N E S W

0 20' 40'

GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- FP XXX.XX — PROPOSED FINISHED PAD ELEVATION
- XXX.XX — PROPOSED TOP OF PAVEMENT ELEVATION
- EX XXX.X — EXISTING TOP OF PAVEMENT ELEVATION
- TG XXX.X — PROPOSED TOP OF GRATE
- TW XXX.X — PROPOSED GRADE AT TOP OF WALL
- BW XXX.X — PROPOSED GRADE AT BOTTOM OF WALL
- EW XXX.X — PROPOSED GRADE AT END OF WALL
- PROPOSED SWALE
- HIGH POINT
- FLOW DIRECTION
- PROPOSED RETAINING WALL
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- EXISTING TREE TO REMAIN

NOTES:

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT, FACE OF CURB, OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS; NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.

BENCHMARKS

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STATE OF TEXAS
JACOB KONDO
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Dec. 21, 23

F-928

KHA PROJECT	069285500
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

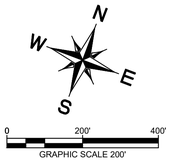
GRADING PLAN

HIDDEN CREEKS AMENITY CENTER

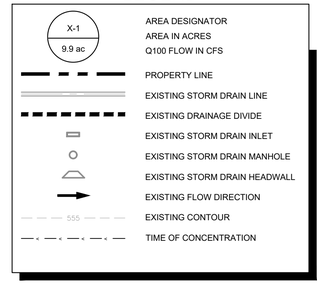
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 24

2023-XX-SI



LEGEND



Hidden Creeks Amenity Center

Existing Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn^1	WEIGHTED CURVE NO. Cn^2	SHEET FLOW P-2yr24hr 4.06 IN				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW												TOTAL Tc^3 (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
											Grass Surface				Paved Surface				Channel Flow					Pipe Flow									
							N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)					
EX-1	41,382	0.95	0.00	0.00	80.00	80.00	0.13	100	0.014	8.95	139	1.91	0.014	1.21	-	-	-	0.00	-	-	-	-	0.00	-	-	-	-	0.00	10.16	2.16	4.95	6.64	9.20

Existing Condition:

[1]The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, fair condition (grass cover 50% to 75%), and Type D soil g

[2]Cn Values based on USDA TR-55 Manual

[3]The minimum Tc is 5 minutes per the COA Drainage Criteria Manual.

BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE".

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

- ELEV.= 894.34' (NAVD '88)

CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)

- ELEV.= 806.79' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

KHA PROJECT	069285500
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

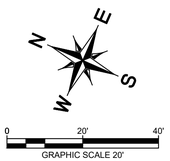
EXISTING DRAINAGE AREA MAP

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15 OF 24

2023-XX-SI



LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	TIME OF CONCENTRATION

Hidden Creeks Amenity Center

Proposed Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn[1]	WEIGHTED CURVE NO. Cn[2]	SHEET FLOW P-2yr24hr 4.06 IN: N	L (ft)	S (ft/ft)	Tt(min)	SHALLOW CONCENTRATED FLOW: Grass Surface L (ft)	V (fps)	S (ft/ft)	Tt(min)	Paved Surface L	V (fps)	S	Tt(min)	CHANNEL FLOW: Channel Flow L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	Pipe Flow L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	TOTAL Tc[3] (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-1	41,382	0.95	0.452	47.6%	84.00	90.67	0.13	54	0.015	**5.39**	0	0.28	0.000	**0.00**	84	2.87	0.020	**0.49**	-	-	-	-	**0.00**	157	8.4	0.013	0.010	**0.31**	**5.00**	3.04	6.47	8.50	9.80

Proposed Condition:

[1]The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, fair condition (grass cover 50% to 75%), and Type D soil g

[2]Cn Values based on USDA TR-55 Manual

[3]The minimum Tc is 5 minutes per the COA Drainage Criteria Manual.

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Dec. 21, 23

F-928

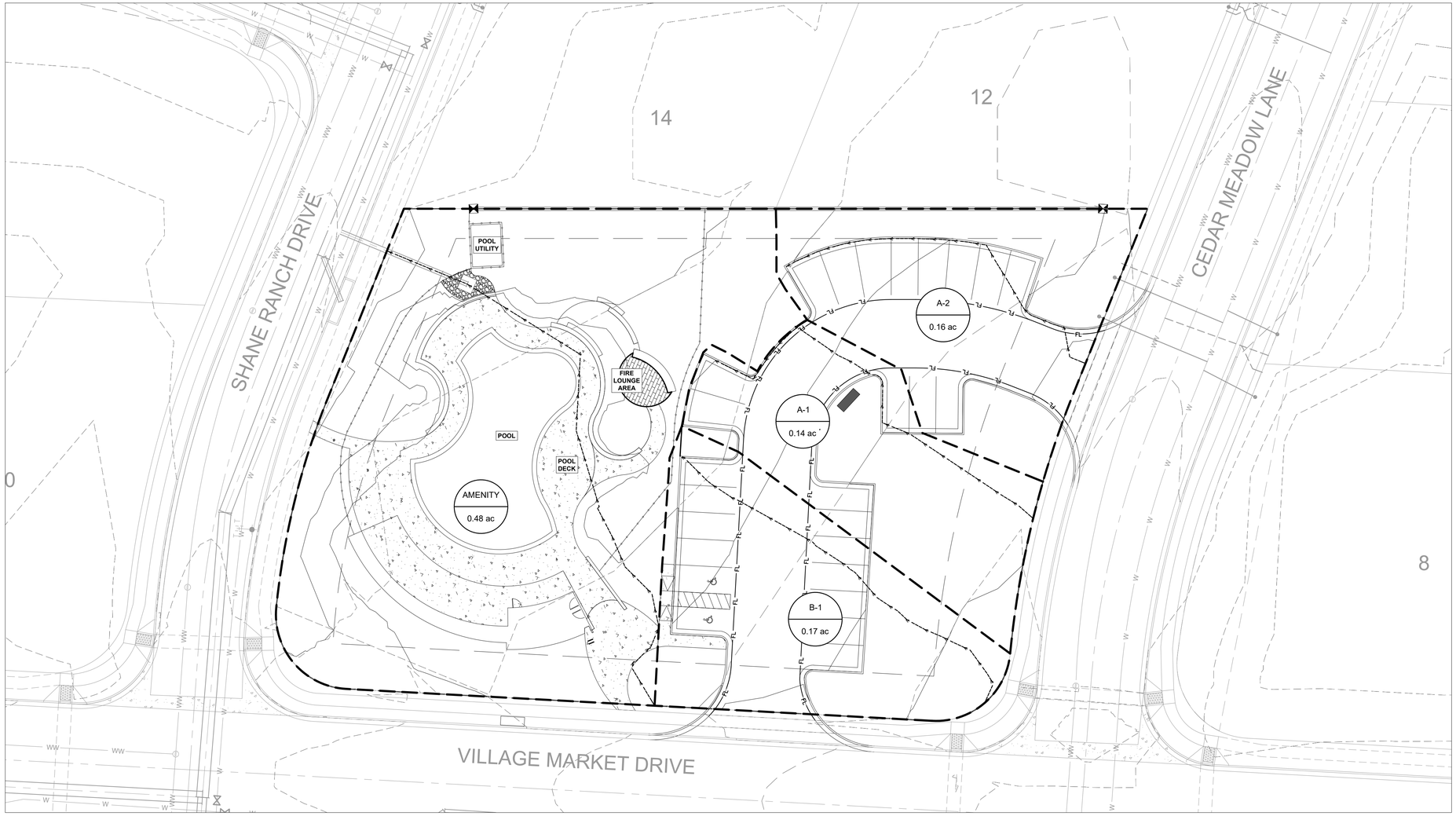
KHA PROJECT 069285500
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

PROPOSED DRAINAGE AREA MAP

HIDDEN CREEKS AMENITY CENTER
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16 OF 24

2023-XX-SI



LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	PROPOSED INLET DRAINAGE DIVIDE
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

HIDDEN CREEKS AMENITY CENTER

Peak Flow Calculation - Rational Method

INLET DRAINAGE AREA	Area (Acres)	Impervious Cover (Acres)	% I.C.	RUNOFF COEFFICIENT (C) C 2-Year	C 10-Year	C 25-Year	C 100-Year	SHEET FLOW (GRASS) P-2yr24hr N	L (ft)	4.2 S (ft/ft)	IN Tt(min)	SHALLOW CONCENTRATED FLOW L (ft)	V (fps)	S (ft/ft)	Tt(min)	TC (MIN)	RAINFALL INTENSITY (I) I 2-Year	I 10-Year	I 25-Year	I 100-Year	Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
A-1	0.140	0.090	64.3%	0.74	0.76	0.77	0.79	0.15	50	0.020	**4.91**	95	2.49	0.015	**0.64**	5.55	6.10	9.16	11.29	14.87	0.63	0.97	1.21	1.65
A-2	0.160	0.095	59.4%	0.71	0.73	0.74	0.77	0.15	50	0.023	**4.67**	75	2.49	0.015	**0.50**	5.17	6.22	9.35	11.52	15.17	0.70	1.09	1.36	1.86
B-1	0.170	0.100	58.8%	0.70	0.72	0.74	0.76	0.15	50	0.018	**5.18**	88	2.49	0.015	**0.59**	5.77	6.03	9.06	11.15	14.69	0.72	1.11	1.39	1.91
AMENITY	0.480	0.160	33.3%	0.54	0.57	0.59	0.64	0.15	50	0.018	**5.18**	155	2.49	0.015	**1.04**	6.22	5.90	8.86	10.90	14.36	1.52	2.42	3.09	4.39

*All calculations per City of Austin Drainage Criteria Manual

** The existing storm area inlet and permanent BMPs were designed with a proposed flow of 10.57 cfs entering the storm drain at the amenity center. The total proposed flow for the amenity center is 9.80 cfs.

BENCHMARKS

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STATE OF TEXAS
JACOB KONDO
115813
LICENSED
PROFESSIONAL ENGINEER
Dec. 21, 23
F-928

KHA PROJECT	069285500
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

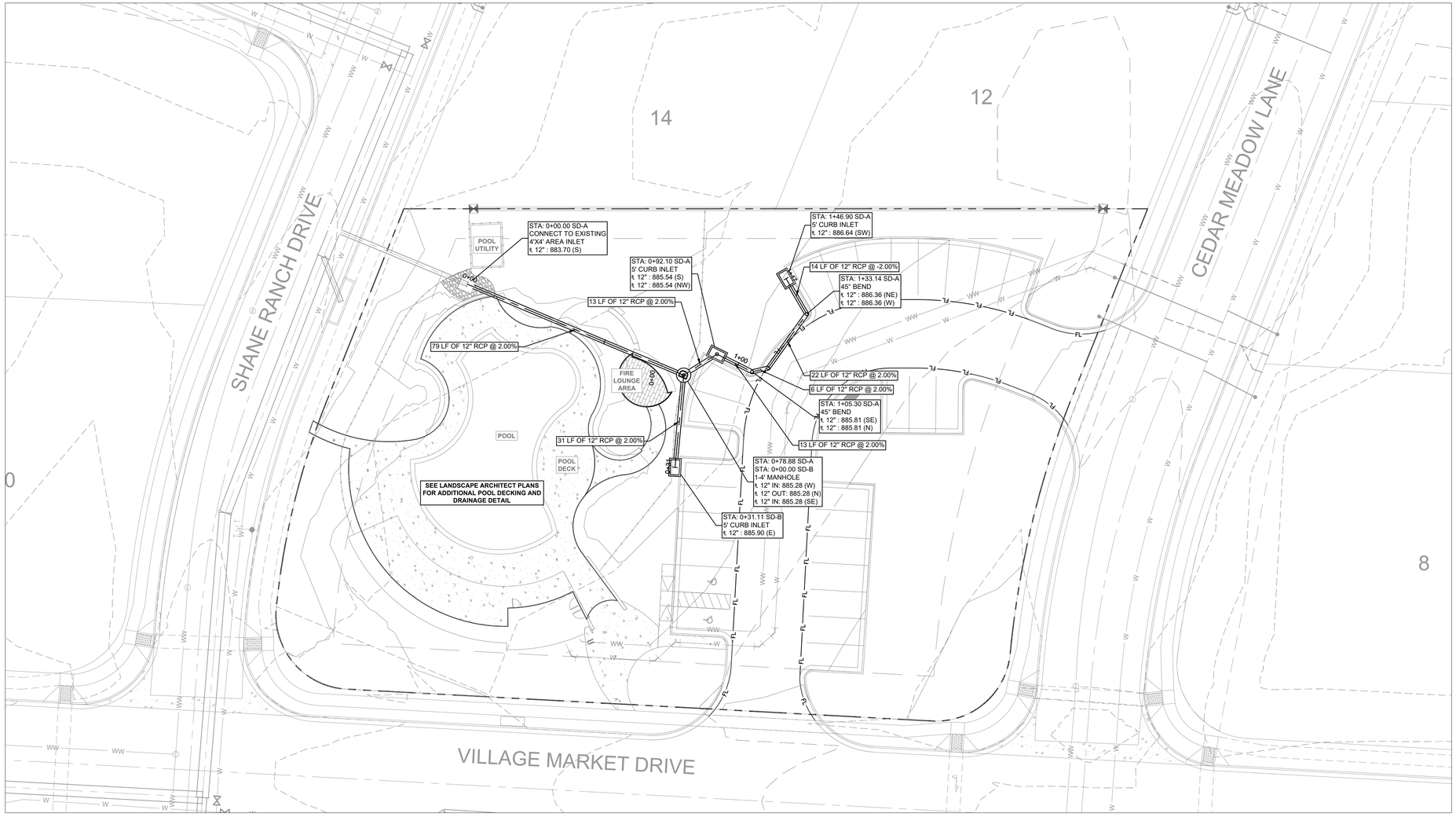
INLET DRAINAGE AREA MAP

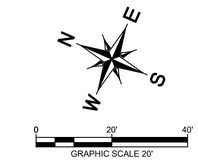
HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17 OF 24

2023-XX-SI





UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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BENCHMARKS

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WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

Dec. 21, 23

F-928

KHA PROJECT 069285500	DATE December 23	SCALE: AS SHOWN	DESIGNED BY: MDM	DRAWN BY: MDM	CHECKED BY: JRK

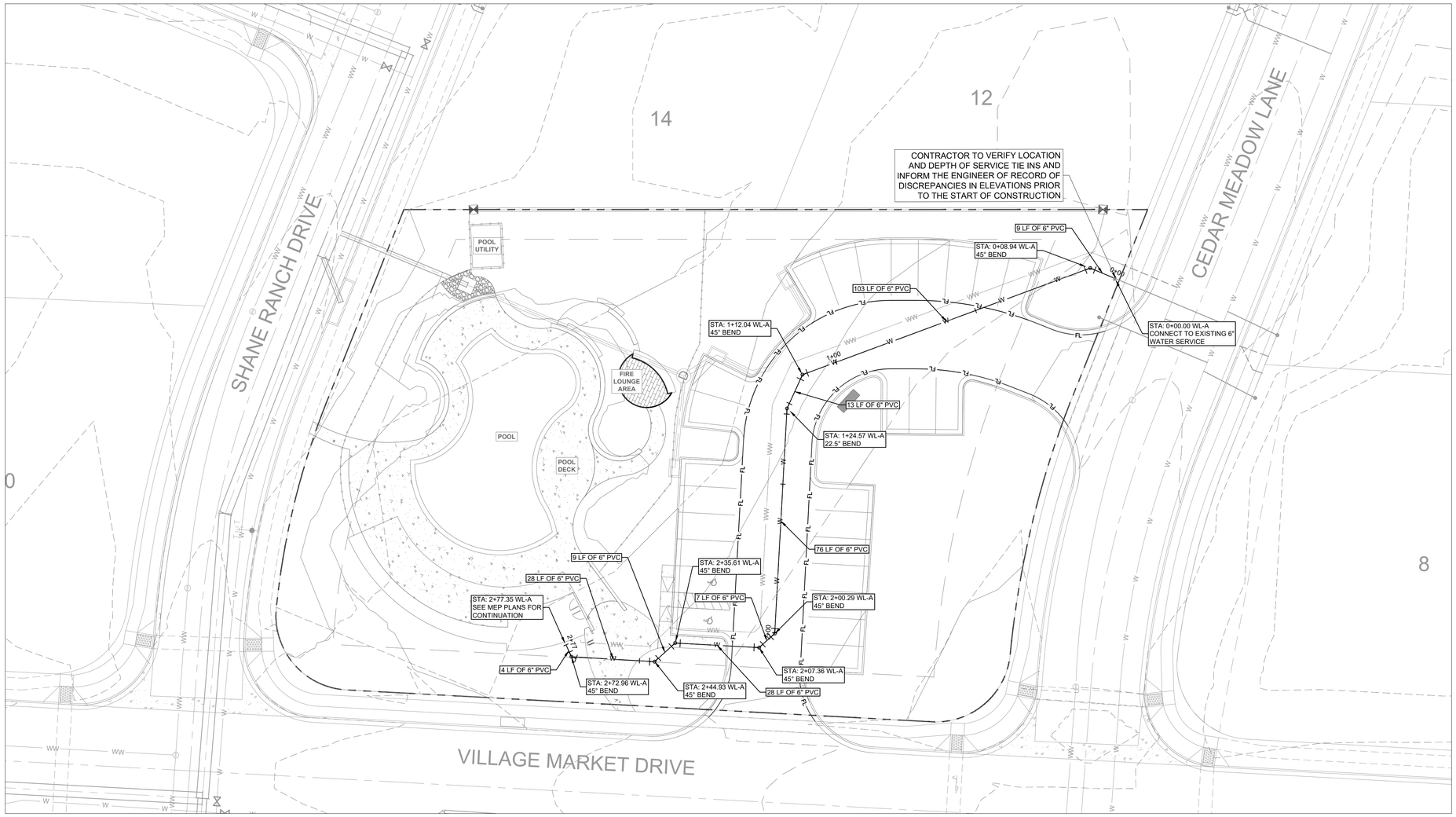
OVERALL STORM PLAN

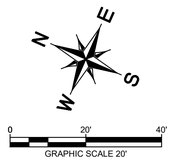
HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18 OF 24

2023-XX-SI





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- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

NOTES:

1. CONTRACTOR TO FIELD LOCATE THE FLOWLINES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
2. REFER TO UTILITY DETAILS SHEET 24
3. WATER AND WASTEWATER SERVICES TO BE PROVIDED BY THE CITY OF CEDAR PARK.
4. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUBOUTS.
5. CONTRACTOR TO ENSURE NO FIRE HYDRANTS, METERS, CLEANOUTS OR VALVES ARE PLACED IN SIDEWALK.
6. CONTRACTOR TO RESTORE EXISTING ROADS AND SIDEWALKS TO ORIGINAL CONDITION.
7. ALL ON-SITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
8. DOUBLE CLEANOUTS TO BE PROVIDED AT THE TERMINAL OF WASTEWATER SERVICE AT THE BUILDING.
9. ALL MANHOLES IN UNPAVED AREAS TO HAVE WATERTIGHT LIDS.
10. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MAINTENANCE IN PUBLIC ROW.
11. ALL DUCTILE IRON PIPE WATER LINE CONNECTIONS SHALL BE RESTRAINED JOINTS IN COMPLIANCE WITH SPL No. WW-27A, IN ADDITION TO THRUST BLOCKING.
12. CONTRACTOR TO PROVIDE A MINIMUM 2' CLEARANCE BETWEEN PIPES AT WATER AND STORM SEWER CROSSING.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
14. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES FOR FINAL ELECTRIC, GAS, AND TELECOMMUNICATIONS DESIGNS.
15. ALL EXISTING AND PROPOSED WATER AND WASTEWATER INFRASTRUCTURE WITHIN THE SITE IS PRIVATELY MAINTAINED AND OPERATED UNLESS OTHERWISE NOTED.
16. UNDERGROUND MAINS SUPPLYING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE BY A STATE LICENSED CONTRACTOR WITH PLUMBING PERMIT FOR THE PROPOSED WORK. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

BENCHMARKS

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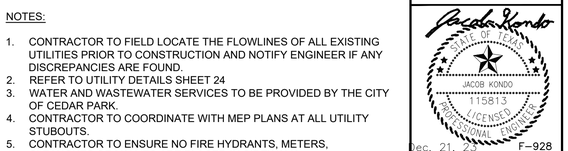


Dec. 21, 23 F-928

KHA PROJECT 069285500	DESIGNED BY: MDM
DATE December 23	DRAWN BY: MDM
SCALE: AS SHOWN	CHECKED BY: JRK

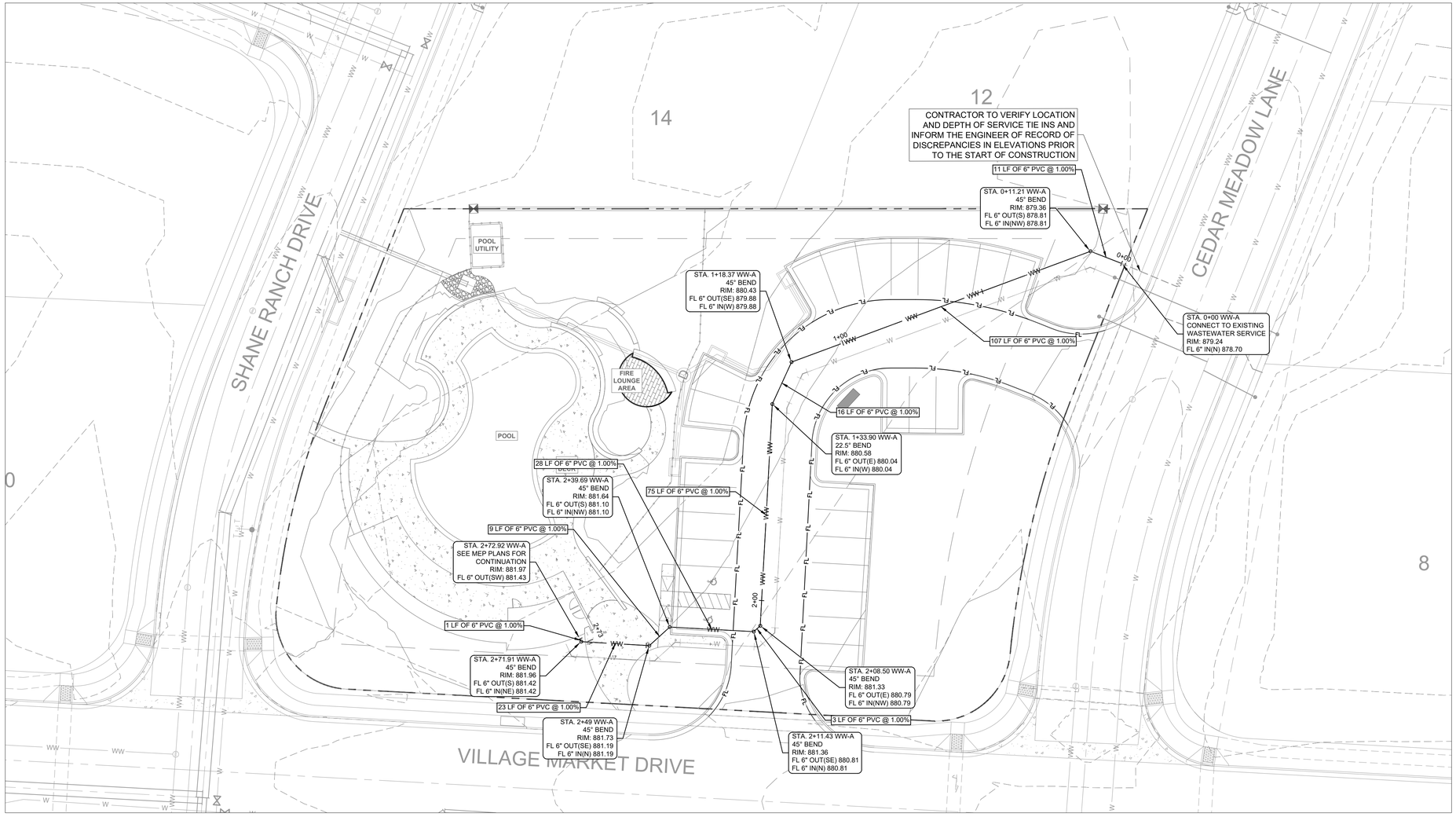
OVERALL WATER PLAN

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF 24

2023-XX-SI



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- WASTE WATER FLOW DIRECTION
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- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND THE FLOWLINES OF ALL EXISTING UTILITIES.
2. WATER & WASTEWATER SERVICE TO BE PROVIDED BY CITY OF CEDAR PARK.
3. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUBOUTS.
4. CONTRACTOR TO ENSURE NO FIRE HYDRANTS, METERS OR VALVES ARE PLACED IN SIDEWALKS.
5. REFER TO ENGINEER'S REPORT FOR SUPPORTING CALCULATIONS.
6. ALL MANHOLES LOCATED IN PAVEMENT ARE TO BE RAISED TO FINISHED GRADES.
7. ONE FULL STICK OF WASTEWATER PIPE SHALL BE CENTERED ON THE WATER CROSSING.

BENCHMARKS

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JACOB KONDO
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PROFESSIONAL ENGINEER
Dec. 21, 23
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OVERALL WASTEWATER PLAN

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
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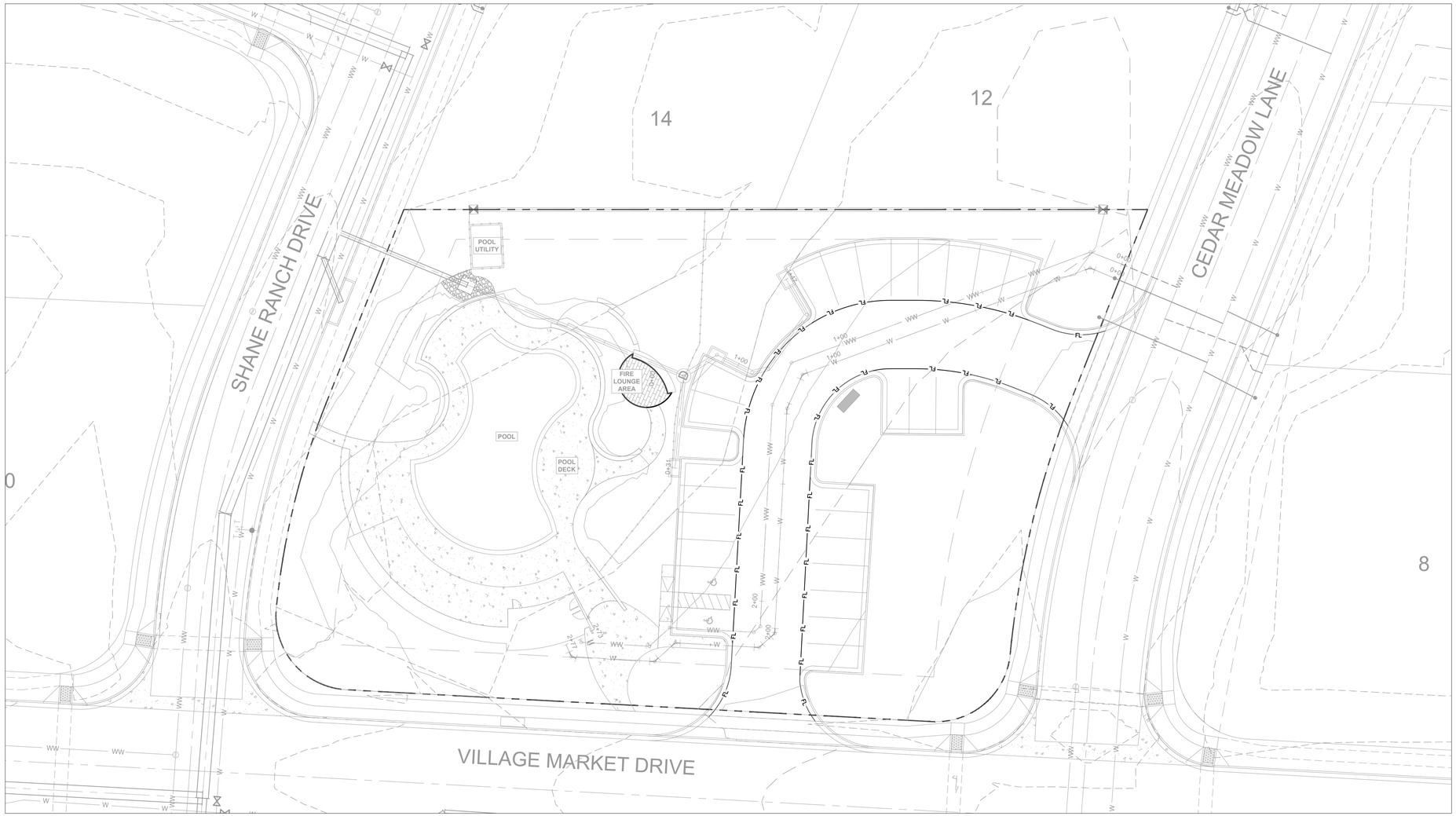

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KHA PROJECT	069285500
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FIRE PROTECTION PLAN

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

BENCHMARKS

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SHEET NUMBER
21 OF 24

2023-XX-SI

City of Cedar Park Fire Prevention Document			
Standard Notes – Site Development			
Number: FP-2	Revision: 3	Effective Date: June 28, 2022	Pages: 3

0.1 Purpose

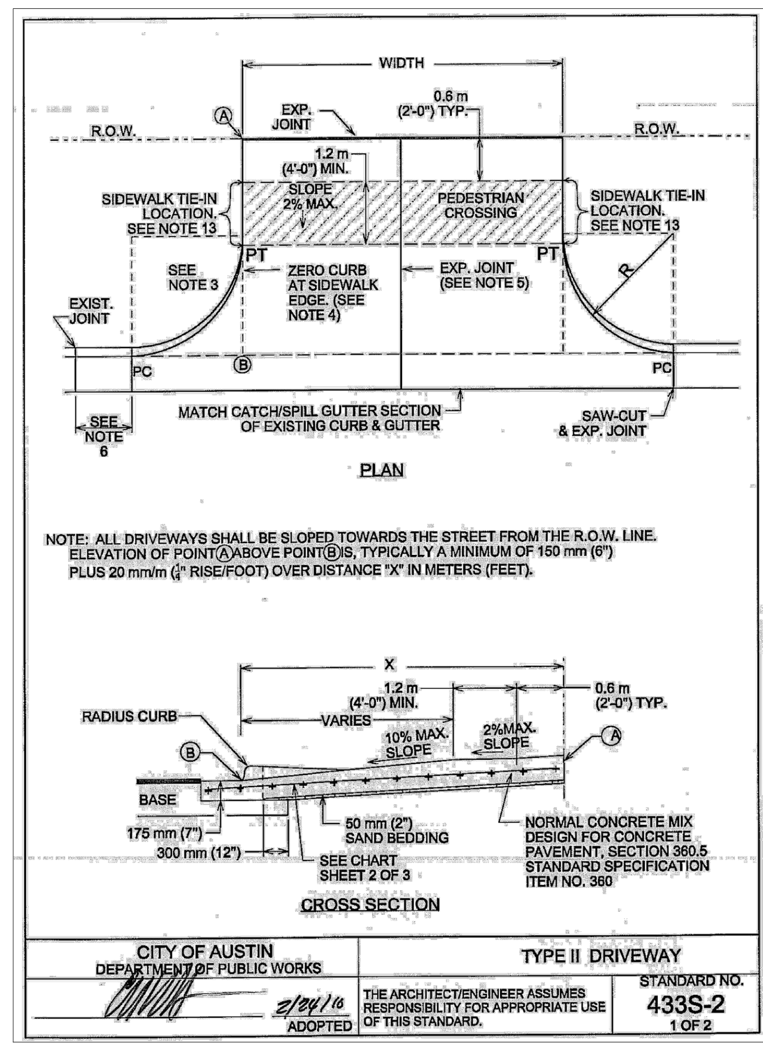
A. This document is intended to provide an applicant for a site development plan with the list of common notes that must be included on the Fire Protection sheet.

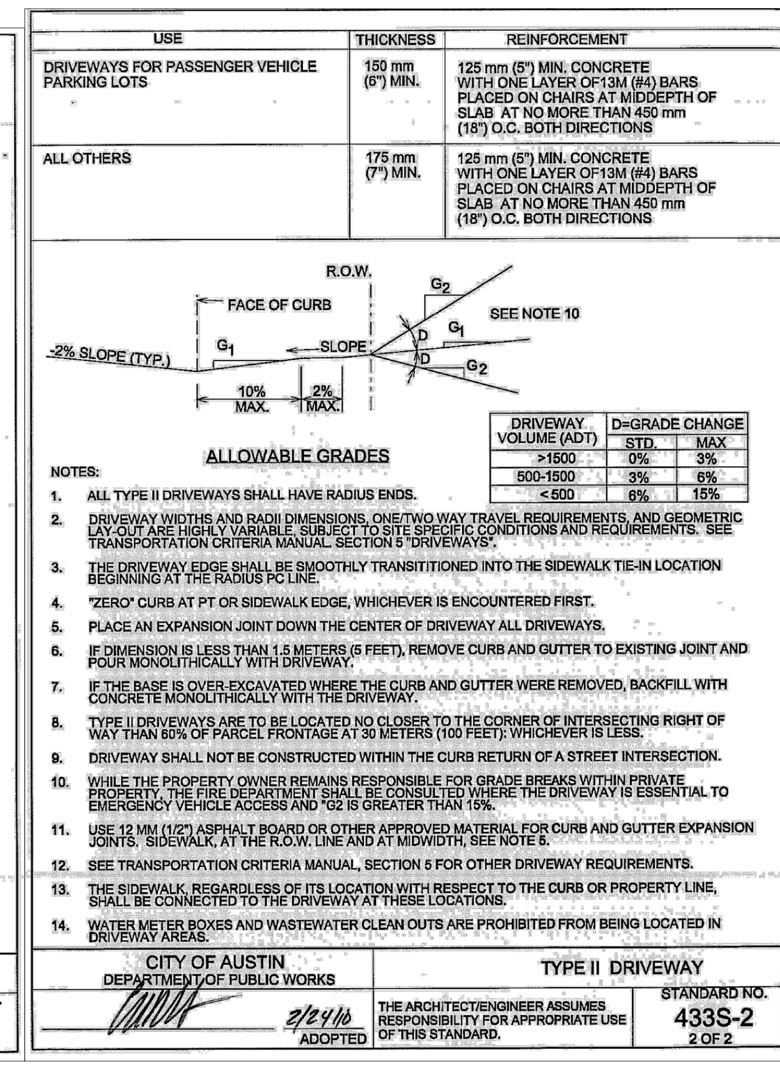
B. Please list all of the following notes on the Fire Protection sheet contained within the site development plan. List in the order and format shown below.

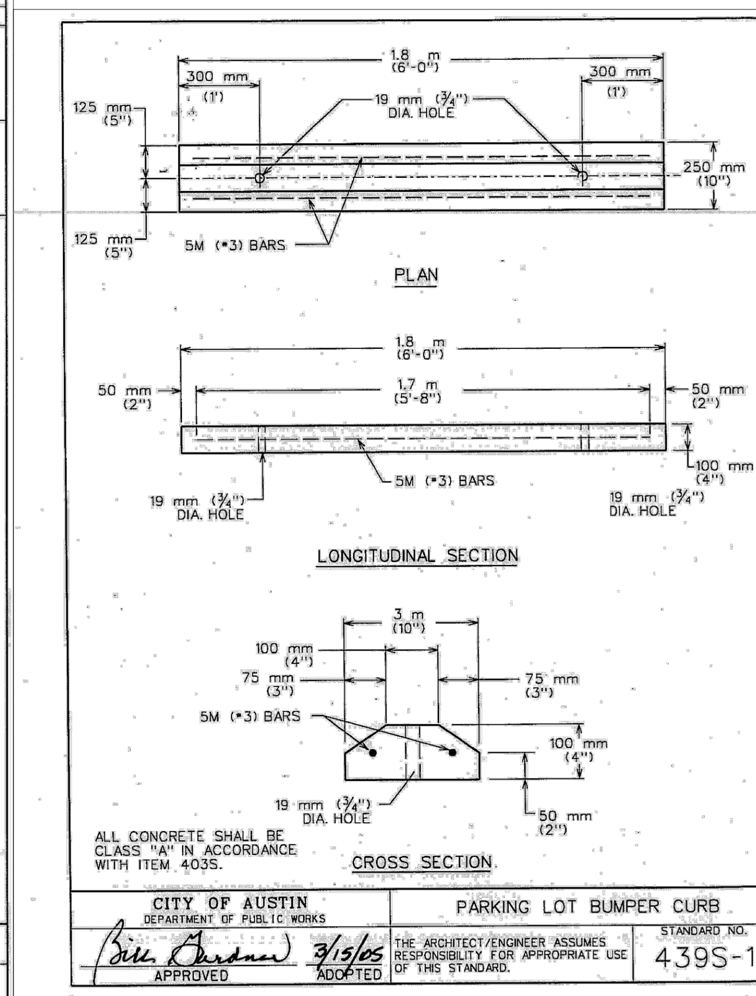
1. Emergency Responder Radio Coverage (ERCC) is a critical component of all site development and building construction and must be contemplated early in the development process. ERCC is required for all new and existing buildings.
   a. Testing for ERCC is the responsibility of the building owner or representative.
   b. Testing must be in compliance with 2021 IFC Section 510.
   c. Testing is required for:
      i. Buildings with any sub-grade floor, including parking.
      ii. Any building over 50,000 square feet.
      iii. Any building more than 3 stories above grade plane.
      iv. Any multi-story lift wall building.
      v. Any building where loss of signal strength becomes evident.
         1. Exception: 1- and 2-family dwellings and townhomes.
   d. Testing must be completed after the building has the interior walls, exterior walls, elevator shafts, stair shafts, and roof completed, and remediation, if necessary, must be complete prior to issuance of a Certificate of Occupancy.
   e. Remediation must be in compliance with 2021 IFC Section 510.
      i. Exception: Plans may state that testing and remediation will be in accordance with 2021 IFC Section 510, however a combination of the two codes will not be allowed. Testing and remediation must both be in accordance with the same standard.
2. Fire Apparatus Access Roads (Fire Lanes)
   a. Must comply with 2021 International Fire Code (IFC) Chapter 5 and Appendices B through I, L and N, and City of Cedar Park Code of Ordinances Section 5.01 (fire code amendments).
   b. Must be constructed of asphalt or concrete to support an imposed vehicle load of 90,000 pounds.
      i. Grass pavers and other alternative materials are not allowed.
   c. Must provide access to within 150 feet of all portions of the exterior of the building.
      i. Access allowance is extended to 175 feet for a fully-sprinkled building.
   d. Must have an unobstructed width of not less than 20 feet, except that at least 26 feet shall be required where hydrants are required along the fire lane or dead-end distances reach 500 feet or greater, or where required by other departments for mobility purposes.
   e. Must have a minimum inside turning radius of 25 feet, and a minimum outside turning radius of 50 feet.
      i. The minimum radii must be carried throughout the turning movement, from and to all required fire lanes. Example: a fire lane that turns 180-degrees must have a median depth of at least 50 feet.

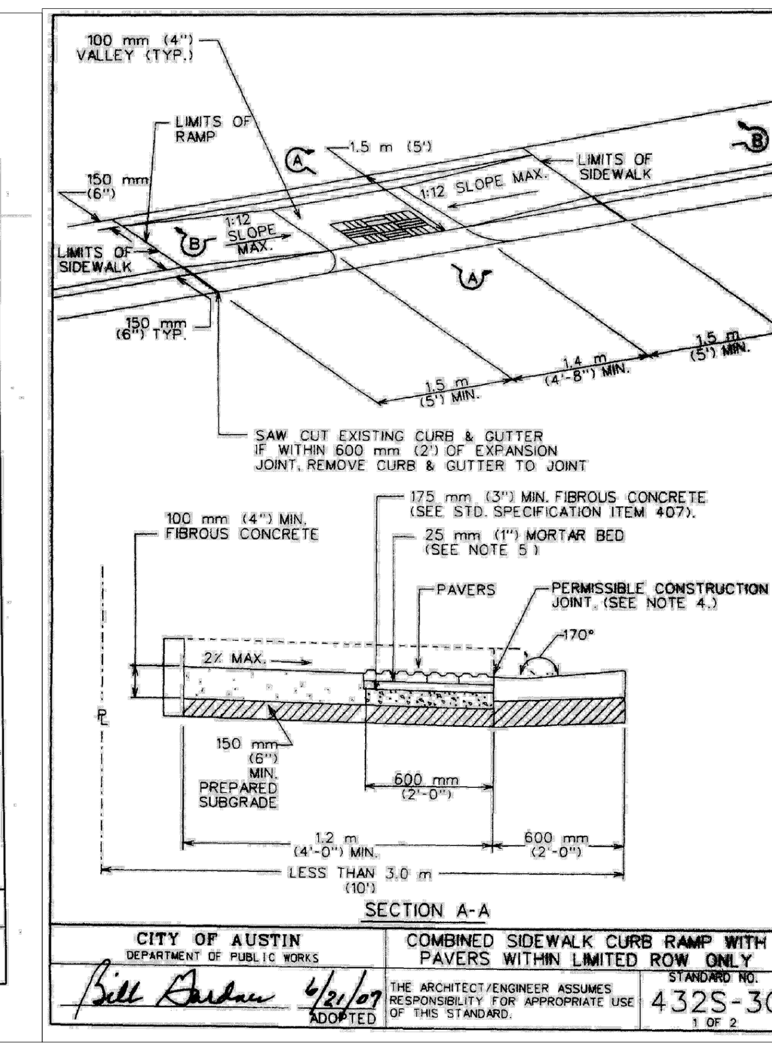
   f. Must not have a dead-end of more than 150 feet without an approved turn-around at the dead-end.
      i. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended.
         1. Must be 26 feet wide if the dead end is 500 feet or longer.
         2. Must have enlarged radii, per illustration.
         3. 150-500-foot dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead.
         4. 501-750-foot dead end requires 96-foot diameter cul-de-sac
         5. 751-1000-foot dead end requires 108-foot diameter cul-de-sac
         6. Dead-ends over 1000 feet not allowed.
   g. Shall not exceed a grade of more than 10% along any section of fire lane.
   h. Shall not exceed an algebraic difference of more than 8% along the angles of approach and departure, measured on a rolling 50-stretch of fire lane. This includes transitions across sidewalks and cross-connecting streets, drives, and fire lanes.
   i. Must be marked with red traffic paint or dye along both sides of the fire lane in an continuous stripe a minimum of 6 inches wide.
      i. Stripe must use the curb face where available, and must continue along the pavement where no curb face is present.
      ii. Must stencil FIRE LANE TOW AWAY ZONE in white letters a minimum of 3 inches high, no further than 35 feet between stencils. Place on curb face where available.
3. Fire Lanes During Construction
   a. All fire lanes shown on the Fire Protection sheet must be in place prior to the onset of vertical construction, and prior to the delivery of any combustible materials to the site.
      i. Compacted base may be used as fire apparatus access road during construction if approved by the Fire Prevention Division.
         1. Permission must be granted in writing.
         2. A compaction report shall be submitted by a third-party group prior to vertical construction and at any time throughout the construction process when deemed necessary by the Fire Prevention Division. Report must show 100% of optimal density throughout the fire lane, measured every 50 feet.
         3. Failure to maintain compacted base may result in a halt in construction until access is restored according to these standards.
         4. Even with compacted base, ALL CONCRETE DRIVEWAY APPROACHES MUST BE INSTALLED.
         5. Temporary fire lanes must still be identified as fire lanes – method to be approved by the Fire Prevention Division.
   b. Fire lanes must be maintained throughout the construction process, and must be kept clear at all time. Blocking the fire lane with construction equipment or materials is not permitted.
4. Fire Protection During Construction
   a. In addition to the fire lane, all fire hydrants need to be installed, tested, and functional prior to the onset of vertical construction, and prior to the delivery of combustible materials.
   b. No burning of materials on site allowed.

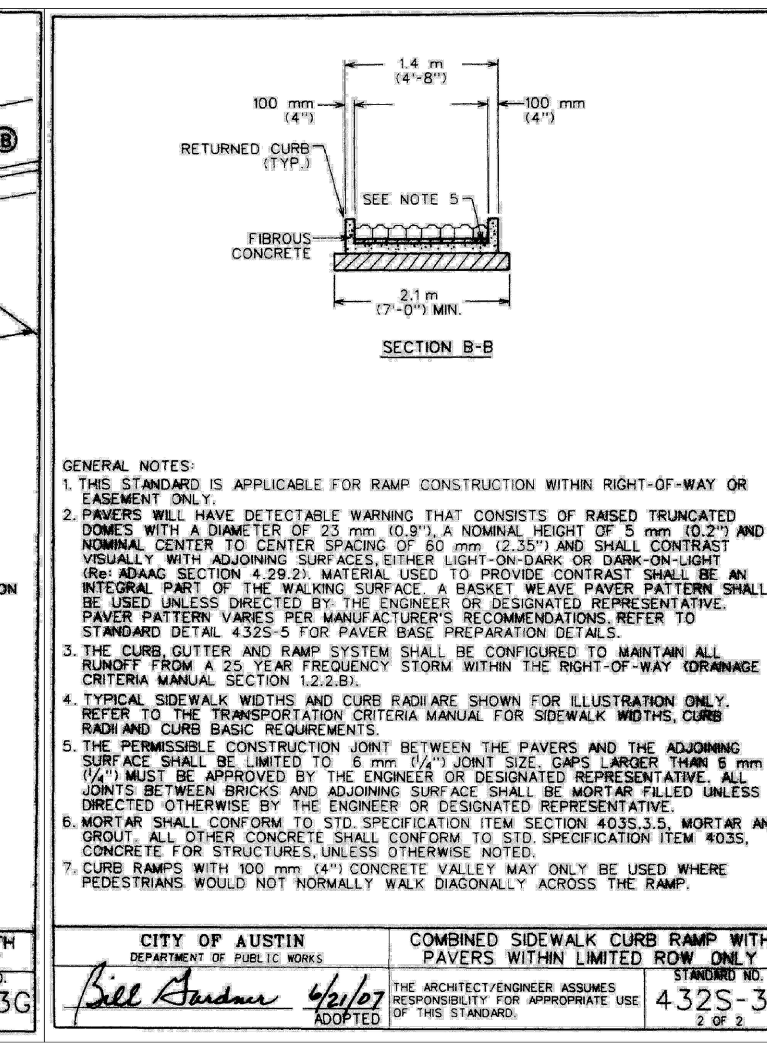
   c. No smoking allowed inside any building under construction, nor within 10 feet of combustible construction. Site supervisor shall designate smoking areas away from the building under construction.
   d. Site and building shall be kept free of debris and waste materials.
   e. Standpipe for fire protection, if required, shall be installed before a building under construction reaches 40 feet in height, and shall be extended per floor up to one floor below the highest progressed floor.
   f. Buildings shall not be occupied, nor shall any combustible items not related to the construction process be brought into the building prior to acceptance of all required fire protection systems.
   g. All construction vehicles and those driven by the contractors and their sub-contractors shall be maintained on the lot that is under construction.
   h. Buildings under construction shall have portable fire extinguishers:
      i. At each stairway on all floor levels.
      ii. In every storage and construction shed.
      iii. Anywhere a special hazard exists, such as flammable liquid storage or use.
5. Fire Hydrants
   a. Fire hydrants shall be installed in accordance with 2021 IFC Chapter 5 and Appendices B and C, including all footnotes in Table C102.1.
   b. Any hydrant used to serve the fire flow for a building must be within 400 feet of the building, and must be positioned along a fire lane.
   c. Hydrants shall be installed at least 3 feet from back of curb on the fire lane, but not more than 6 feet.
   d. Hydrants shall be installed such that the center of the 5" cap measures at least 18 inches from finished grade, but not more than 24 inches.
   e. Hydrants are required within 100 feet of a fire department connection or standpipe system, measured as the hose would lay along the fire lane. This hydrant shall not substitute for the hydrant(s) required by section 507.5.1.
   f. The 5" cap must face the fire lane.
6. Approved Fire Apparatus Turn-arounds
   a. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended.
      i. 150-500-foot dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead.
      ii. 501-750-foot dead end requires 96-foot diameter cul-de-sac
      iii. 751-1000-foot dead end requires 108-foot diameter cul-de-sac
      iv. Dead-ends over 1000 feet not allowed.

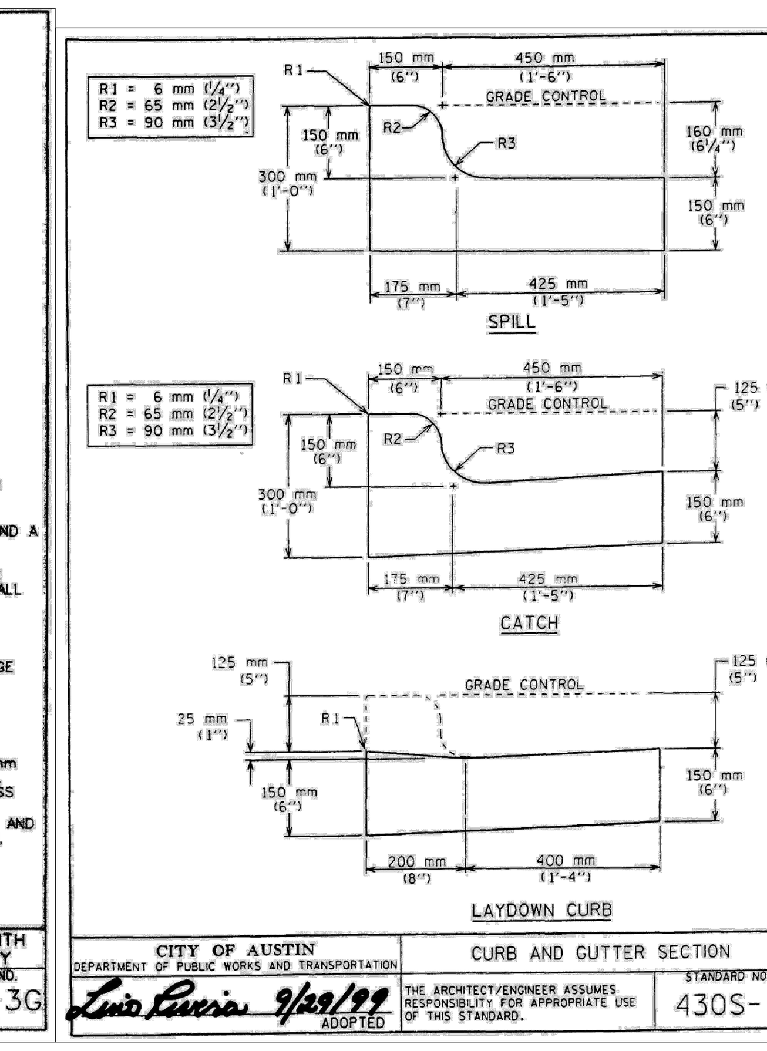


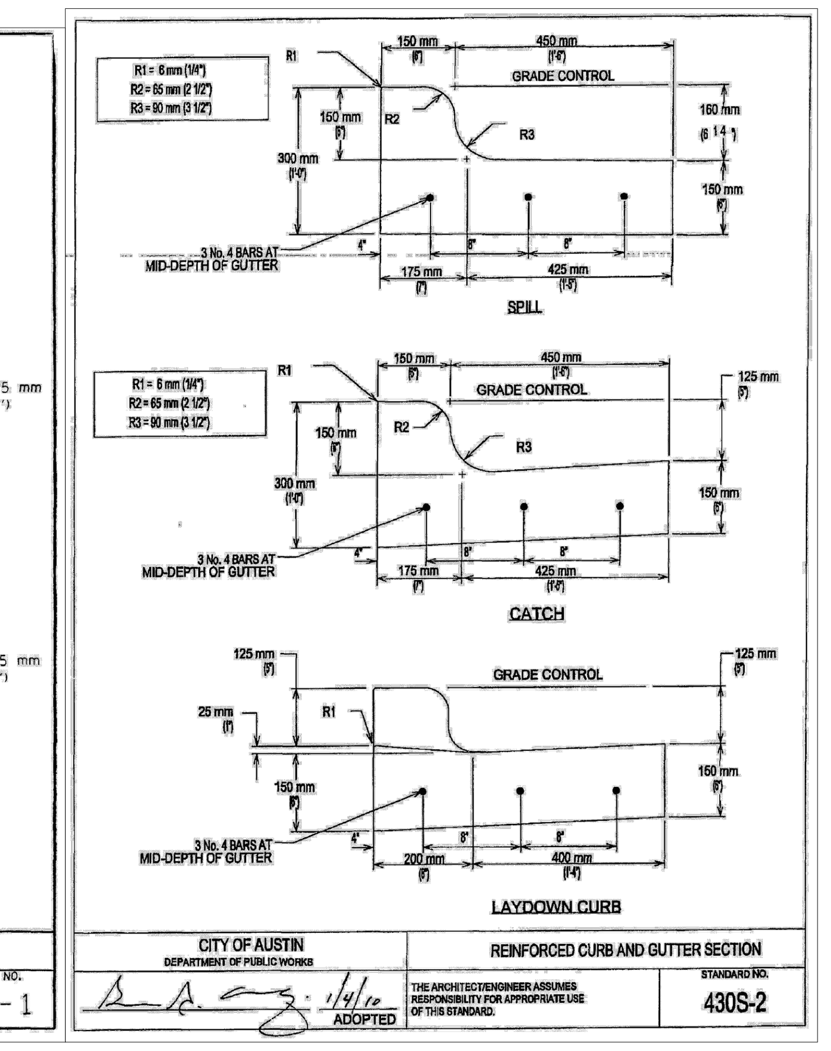


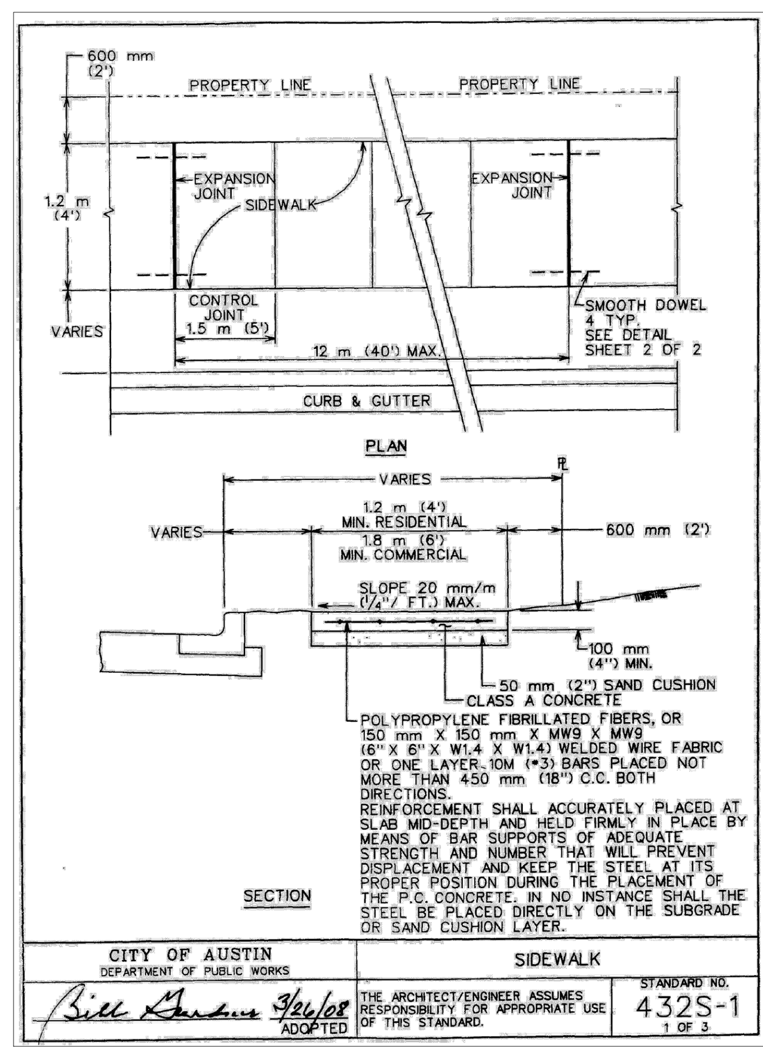


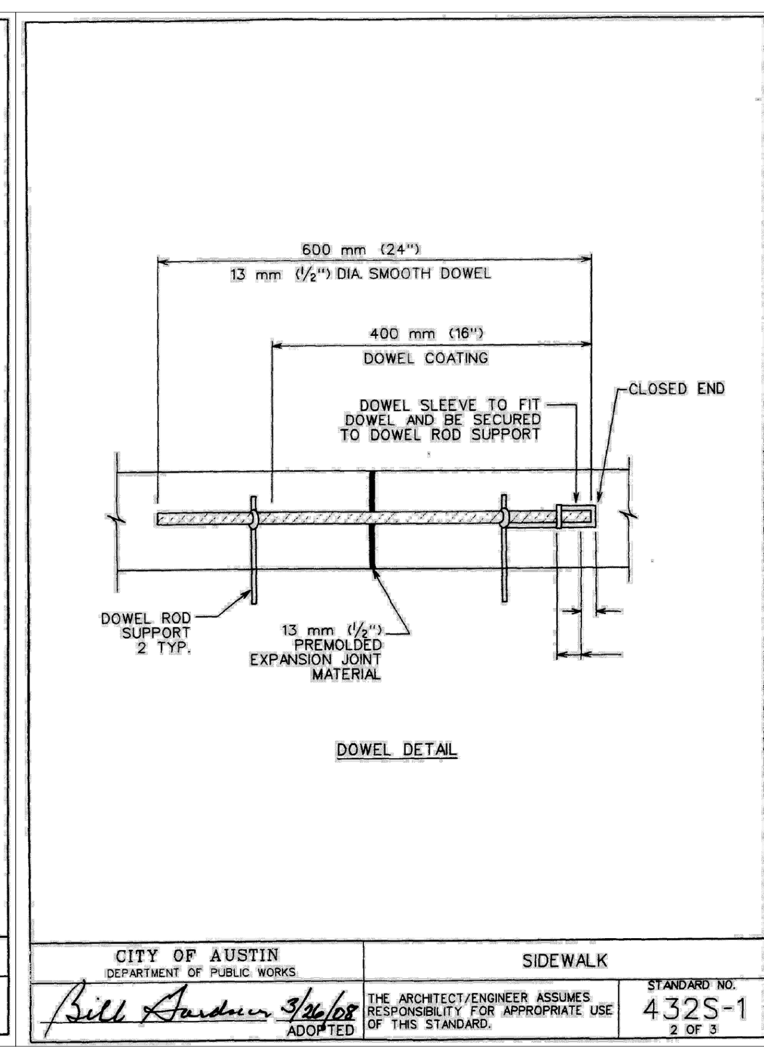


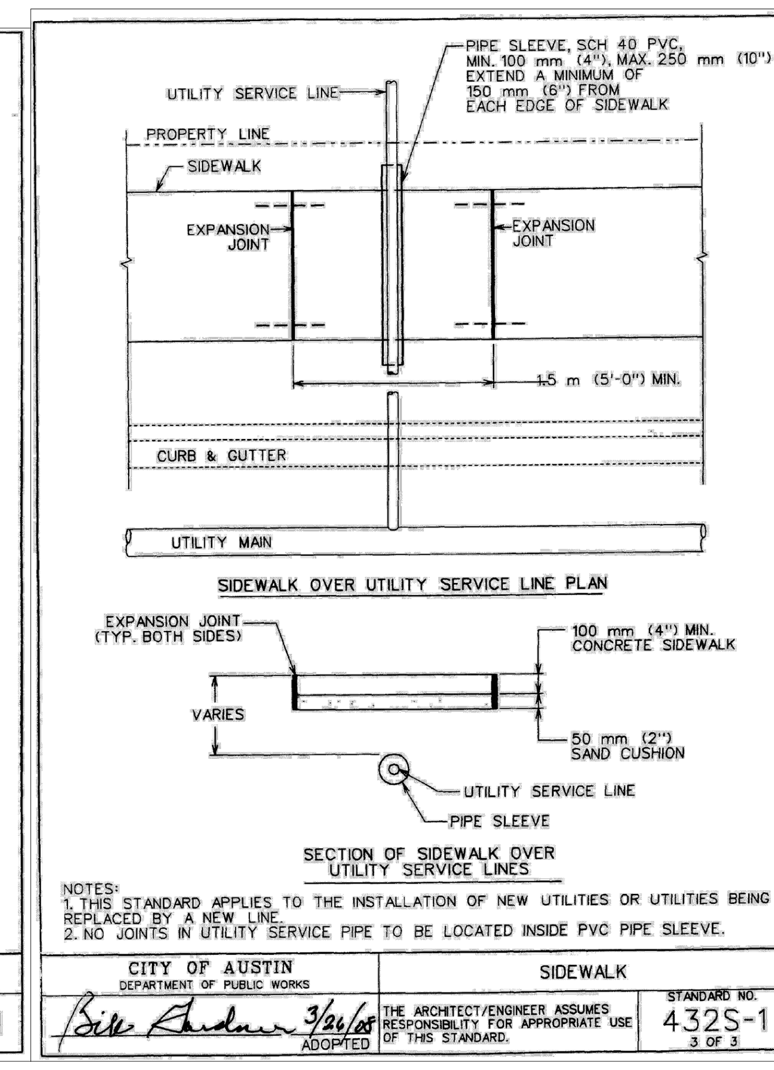


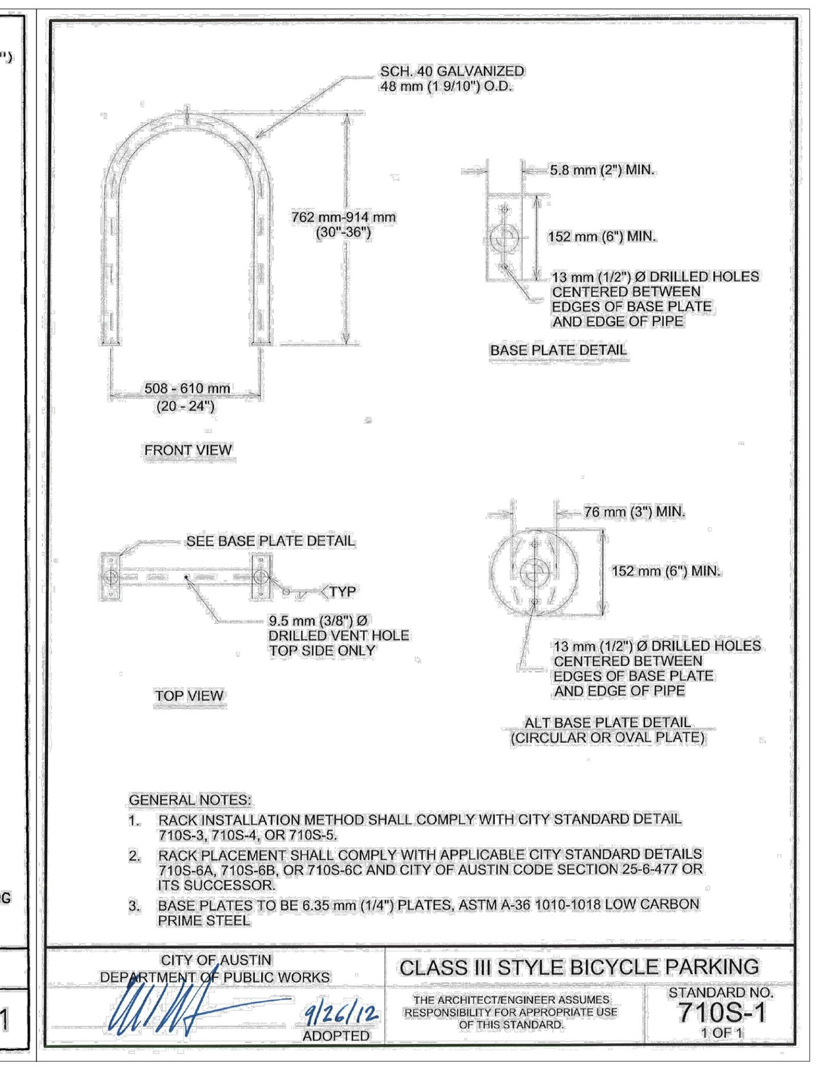












BENCHMARKS

BM #101 PK NAIL WITH WASHER STAMPED "101" SET IN CULVERT, ON THE NORTH SIDE OF CR180, ON THE EAST SIDE OF A GRAVEL DRIVE".

- ELEV.= 886.07' (NAVD '88)

BM #102 X CUT ON THE NORTHEAST CORNER OF A TRANSFORMER PAD, IN THE NORTHWEST CORNER OF A CURVE ON CR180.

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CEDAR PARK - GPS MONUMENT 31
A 3" BRASS DISK SET IN CONCRETE IN THE EAST R.O.W. OF CR 272.
BEARS SOUTH 67°29'21" EAST, 7313.07' FROM THE P.O.B. (N:10171289.70; E: 3094455.26)

- ELEV.= 806.79' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

JACOB KONDO 115813 LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23 F-928

KHA PROJECT 06928550
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

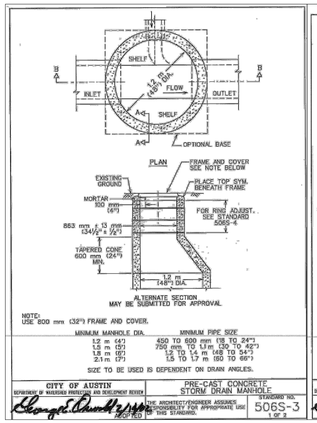
PAVING & SITE DETAILS

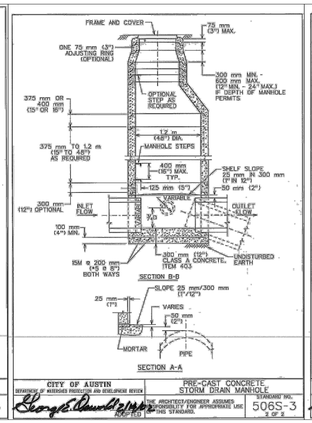
HIDDEN CREEKS AMENITY CENTER

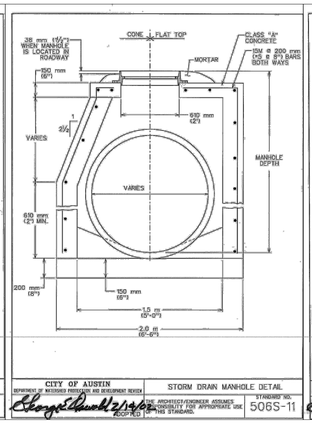
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

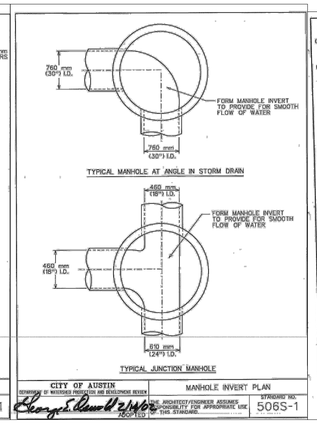
SHEET NUMBER
22 OF 24

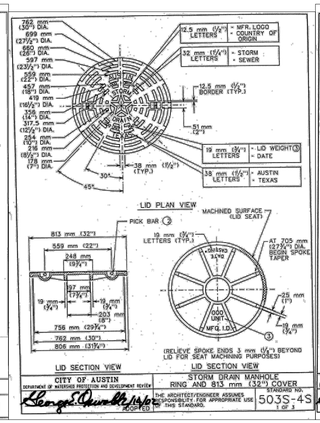
2023-XX-SI

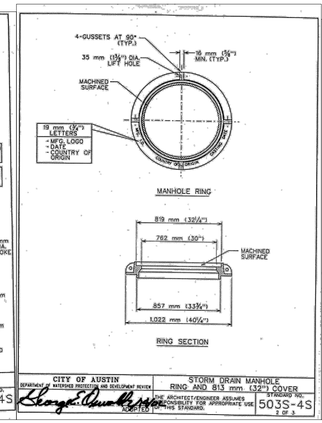


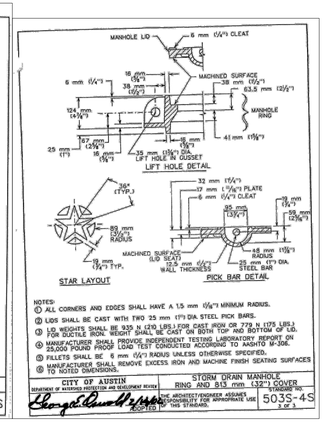


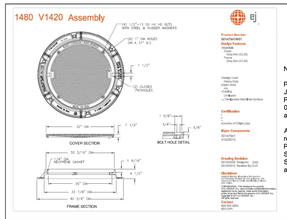








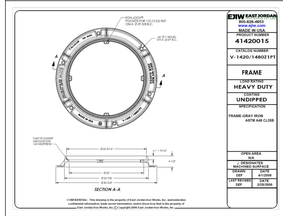




Notes:

Product shall be East Jordan Iron Works V-1420, Product Number 00147941W01, or approved equal.

All Manhole covers shall read "CITY OF CEDAR PARK" and "SANITARY SEWER" or "STORM SEWER", whichever is appropriate.



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No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

JACOB KONDO 115813 LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23
F-928

KHA PROJECT	069285500
DATE	December 23
SCALE:	AS SHOWN
DESIGNED BY:	MDM
DRAWN BY:	MDM
CHECKED BY:	JRK

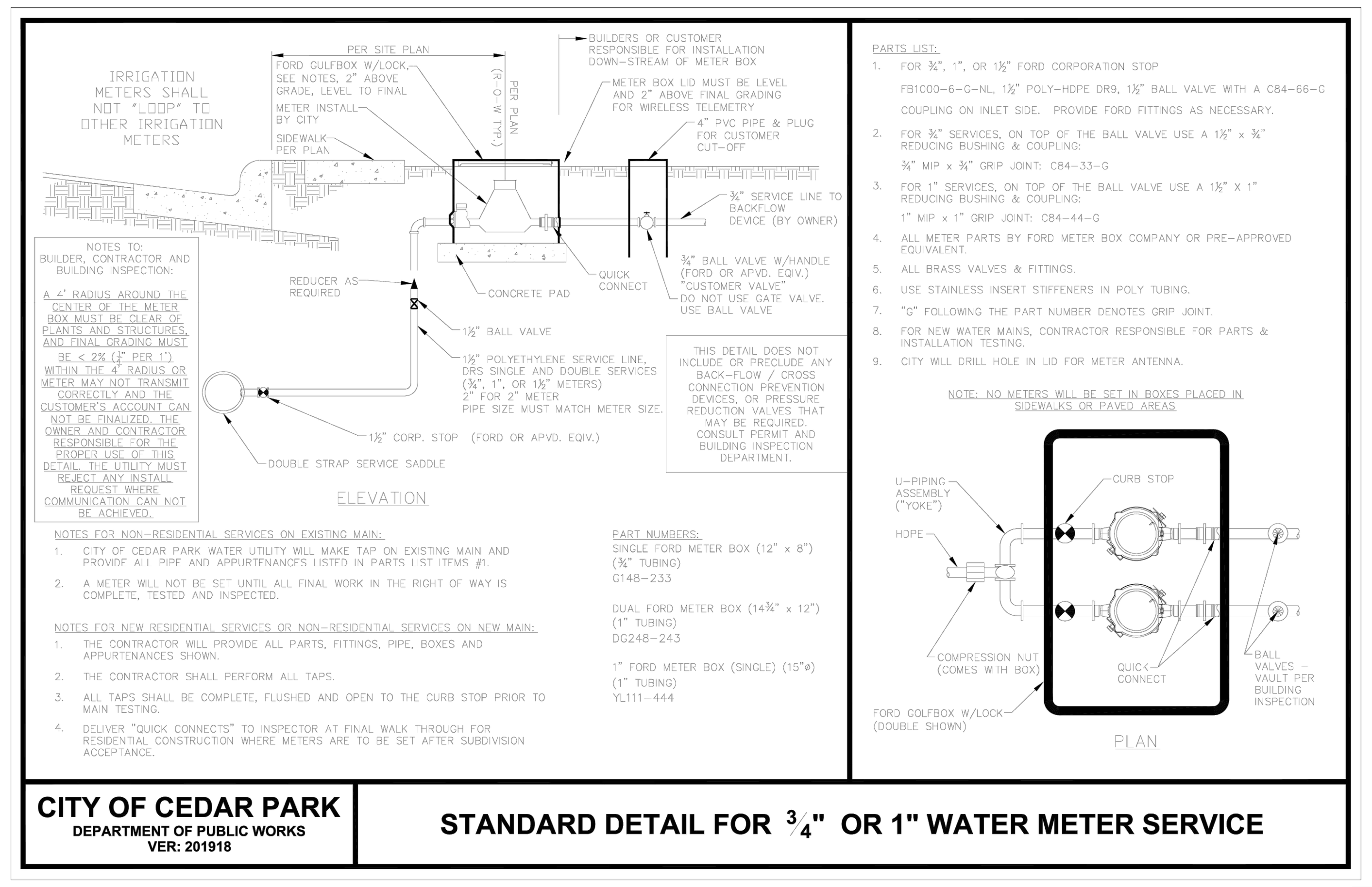
STORM DRAIN DETAILS

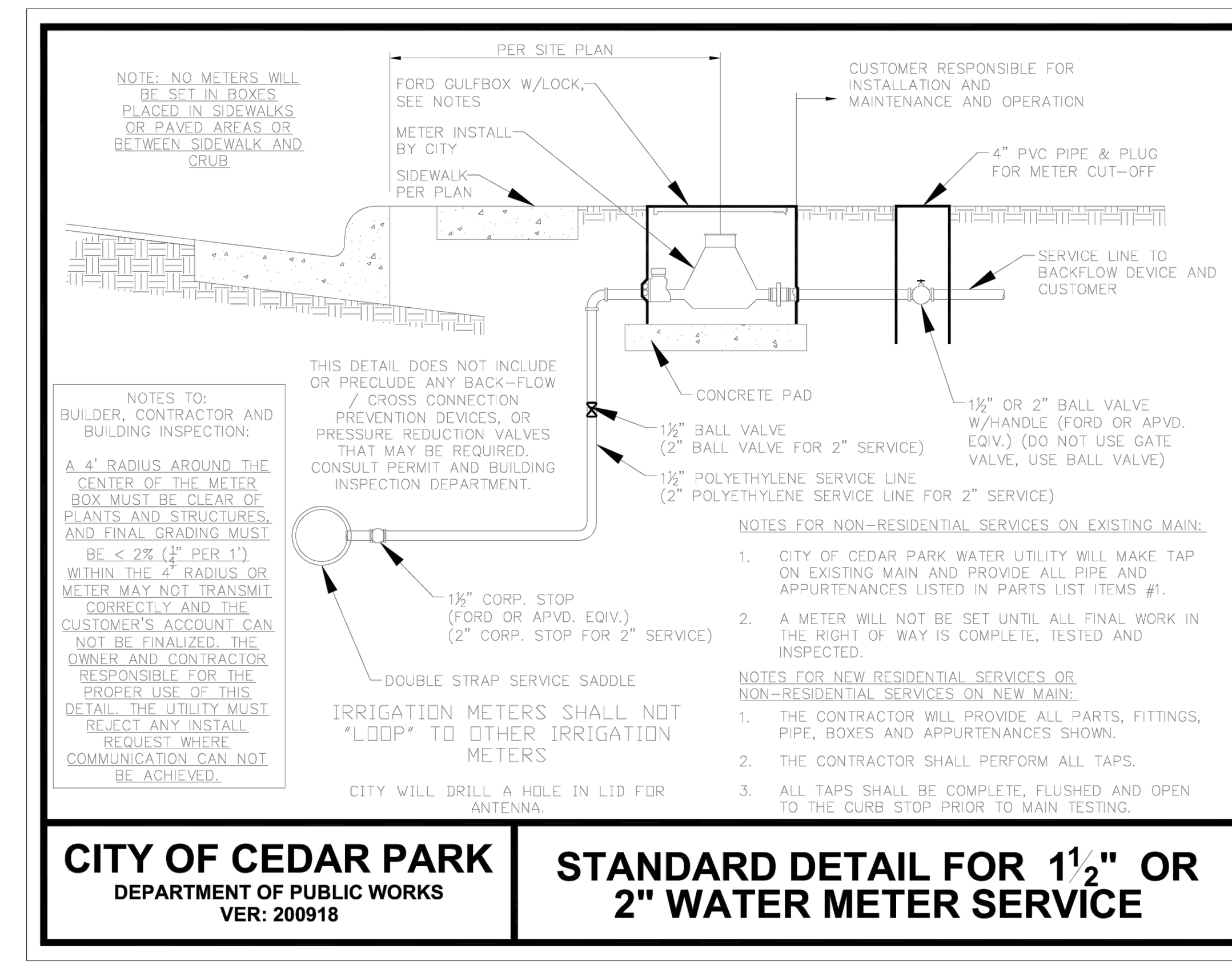
HIDDEN CREEKS AMENITY CENTER

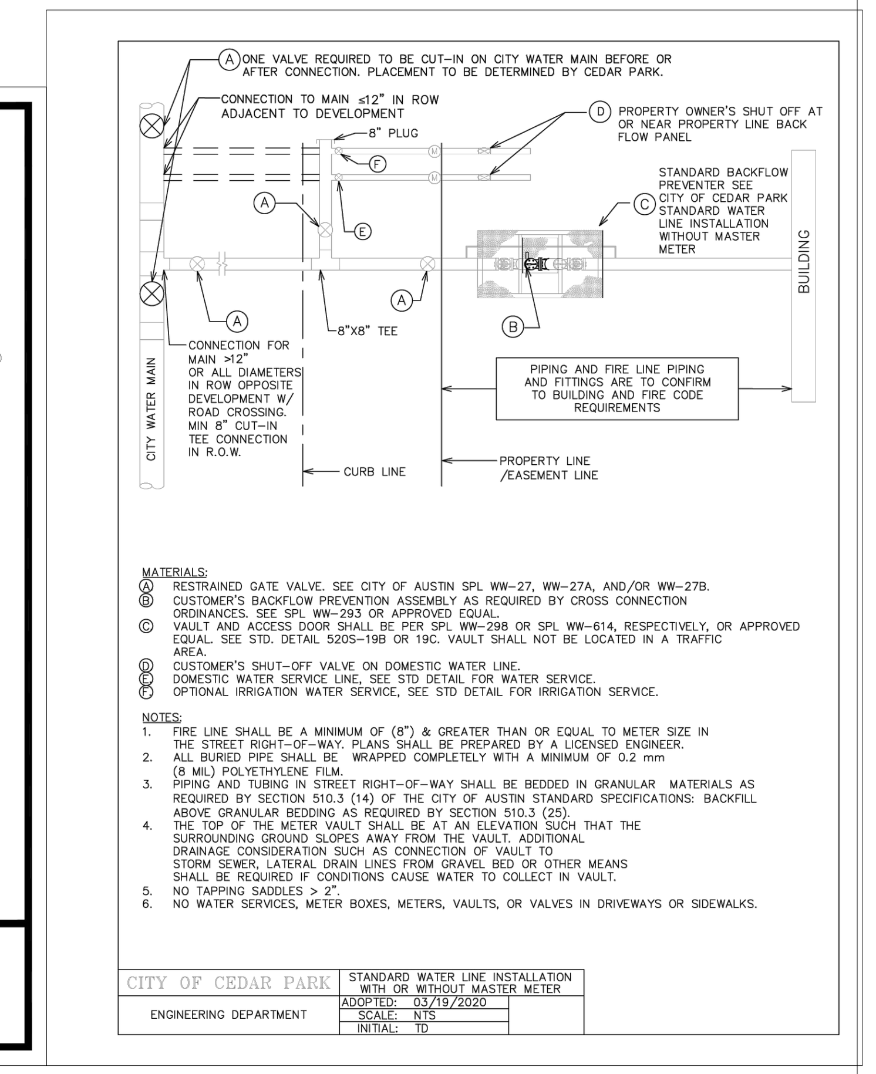
CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

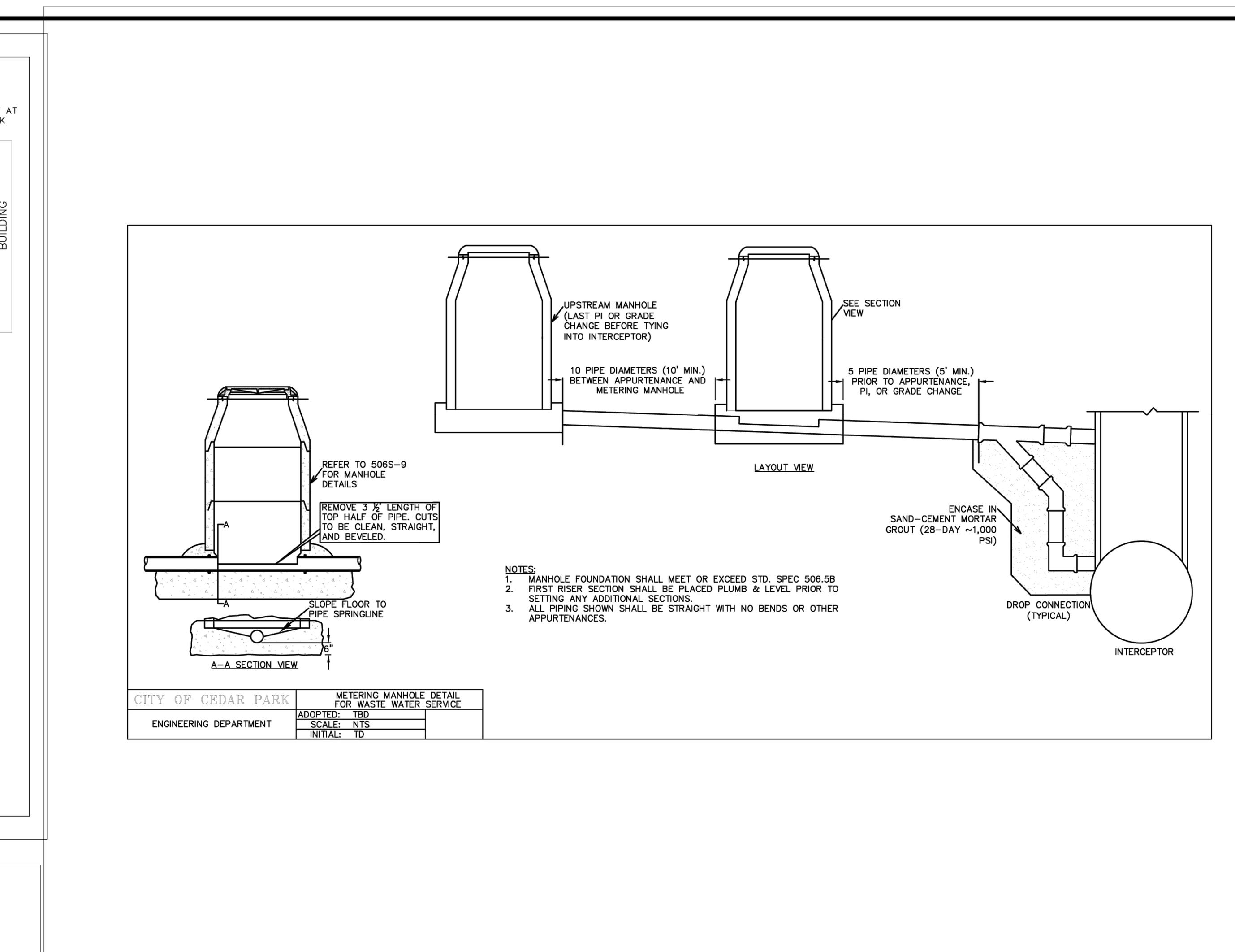
SHEET NUMBER
23 OF 24

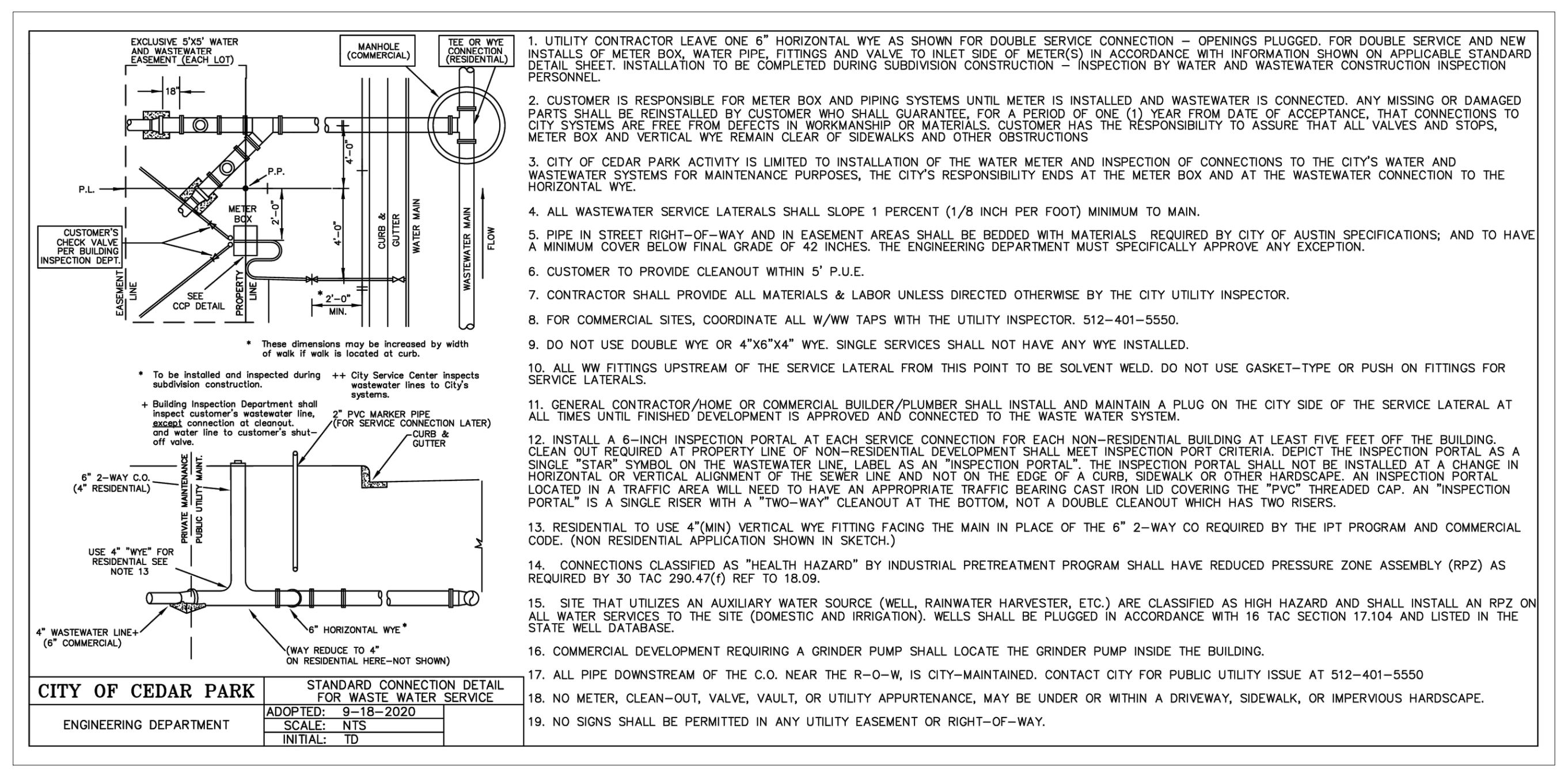
2023-XX-SI

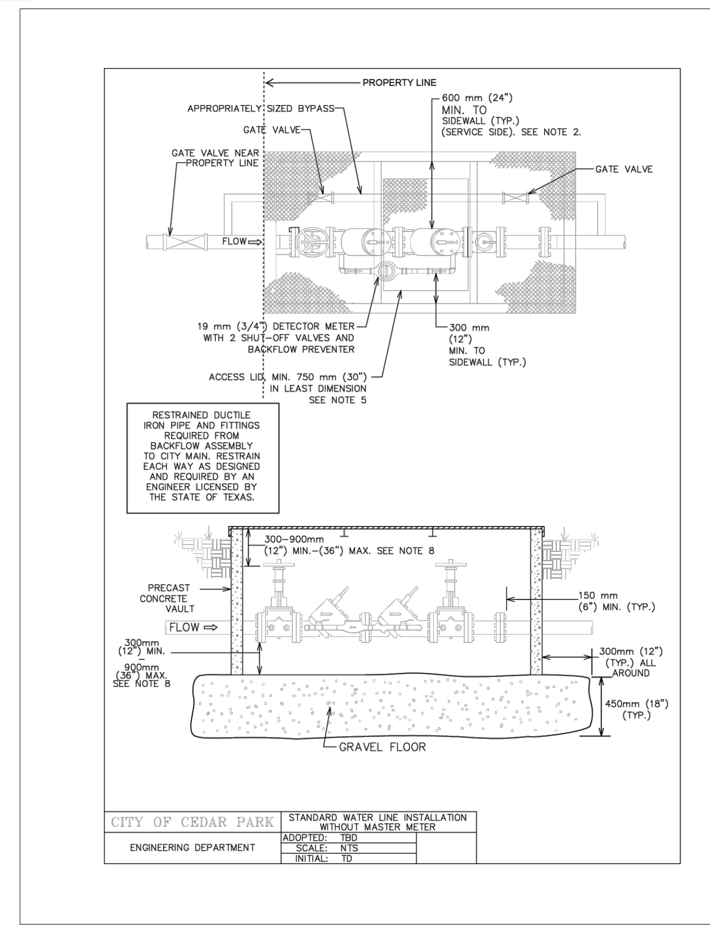


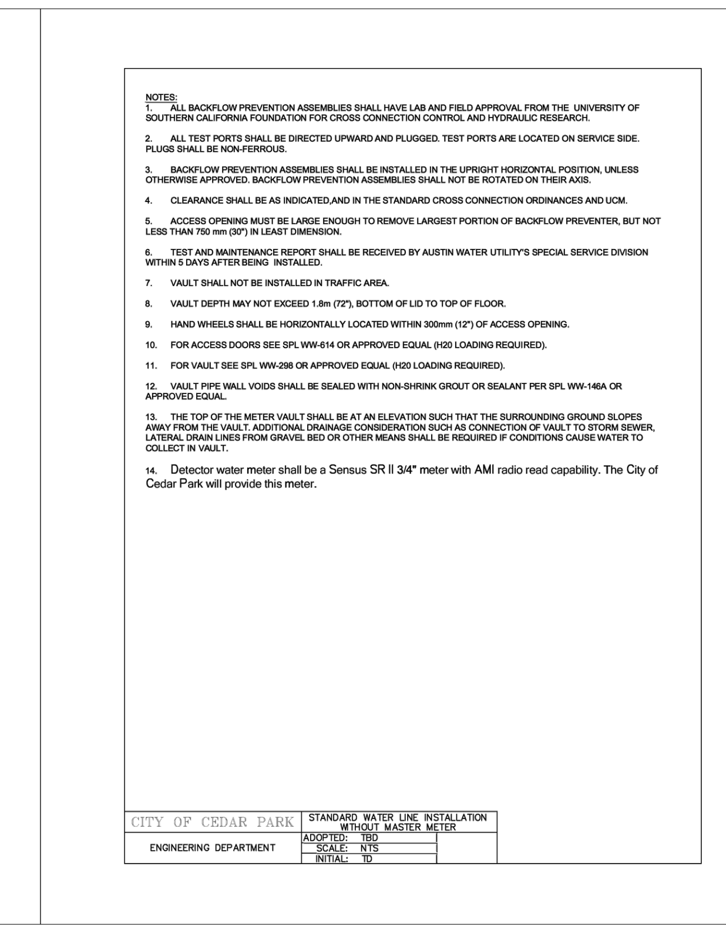


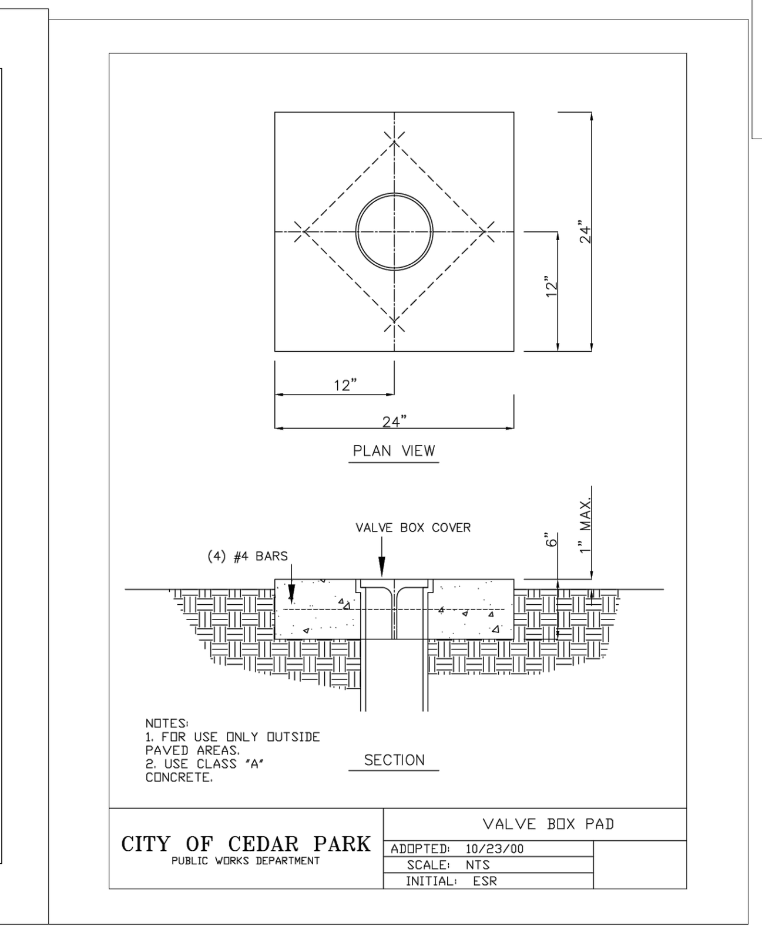












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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

STATE OF TEXAS
JACOB KONDO
115813
LICENSED PROFESSIONAL ENGINEER
Dec. 21, 23 F-928

KHA PROJECT 06928550
DATE December 23
SCALE: AS SHOWN
DESIGNED BY: MDM
DRAWN BY: MDM
CHECKED BY: JRK

UTILITY DETAILS

HIDDEN CREEKS AMENITY CENTER

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
24 OF 24

2023-XX-SI

ATTACHMENT N - INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The following sections address inspection and maintenance taken from the TNRCC Manual, "Complying with Edward Aquifer Rules: Technical Guidance on Best Management Practices."

Jellyfish Filter

Jellyfish cartridges are passively backwashed automatically after each storm event, which removes accumulated sediment from the membranes and significantly extends the service life of the cartridges and the maintenance interval. If required, the cartridges can be easily manually without removing the cartridges. Additionally, the lightweight cartridges can be removed by hand and externally rinsed, and rinsed cartridges the re-installed. These simple maintenance options allow for cartridge regeneration, thereby minimizing cartridge replacement costs and life-cycle treatment costs while ensuring long-term treatment performance.

Regular inspection and maintenance are proven, cost effective ways to maximize water resource protection for all stormwater pollution control practices, and are required to insure proper functioning of the Jellyfish Filter. Inspection of the Jellyfish Filter is performed from the surface, while proper maintenance requires a combination of procedures conducted from the surface and with worker entry into the structure.

Please refer to the following information and guidelines before conduction inspection and maintenance activities:

- **When is inspection needed?**

Post-construction inspection is required to putting the Jellyfish Filter into service.
Routine inspections are recommended quarterly during the first year of operation to accurately assess the sediment and floatable pollutant accumulation, and to ensure that the automatic backwash feature is functioning properly.

Inspection frequency in subsequent years is based on the maintenance plan developed in the first year, but must occur annually at minimum.

Inspections should also be performed immediately after oil, fuel or other chemical spill.

- **When is maintenance service needed?**

The unit must be cleared annually. This cleaning includes removal and appropriate disposal of all water, sediment, oil and grease, and debris that has accumulated within the unit. The Jellyfish Filter is inspected and maintained by professional vacuum cleaning service providers with experience in the maintenance of underground tanks, sewers and catch basins. Since some of the maintenance procedures require manned entry into the Jellyfish structure, only professional maintenance service providers trained in confined space entry procedures should enter the vessel. Service provider companies typically have personnel who are trained and certified in confined space entry procedures according to local, state and federal standards.

Filter cartridges should be tested for adequate flow rate, every 12 months and cleaned and re-commissioned, or replaced if necessary. A manual backflush must be performed on a single draindown cartridge using a Jellyfish Cartridge Backflush Pipe (described in the Jellyfish Filter Owners Manual). If the time required to drain 14 gallons of backflush water from the Backflush Pipe (from top of pipe to the top of the open flapper valve) exceeds 15 seconds, it is recommended to perform a manual backflush on each of the cartridges. After the manual backflush, the draindown test should be repeated on a single cartridge to determine if the cartridge can drain 14 gallons of water in 15 seconds. If the cartridge still does not achieve the design flow rate, it must be replaced.

The unit should be cleaned out immediately after an oil, fuel or chemical spill.

- **External Rinsing**

This cartridge cleaning procedure is performed by removing the cartridge from the cartridge deck and externally rinsing the filtration tentacles using a low-pressure water sprayer, as described in the Jellyfish Filter Owner's Manual. If this procedure is performed within the structure, the cartridge or individual filtration tentacles should be rinsed while safely suspended over the maintenance access wall opening in the cartridge deck, such that it flows into the lower chamber of the Jellyfish Filter. If the rinsing procedure is performed outside the structure, the cartridge or individual filtration tentacles should be rinsed in a suitable basin such as a plastic barrel or tub, and flows subsequently poured into the maintenance access wall opening into the cartridge deck. Sediment is subsequently removed from the lower chamber by standard vacuum service.

Responsible Party for Maintenance: Hunt Cedar Park Land LLC

Address: 20, 21, & 23 PVR 919 and 300 & 450 CR 180

City, State, Zip: Cedar Park, TX 78613
Telephone Number: (412) 780-2312

Signature of Responsible Party: _____

PROJECT NAME: Hidden Creeks at Lakewood Park
ADDRESS: 20, 21, & 23 PVR 919 and 300 & 450 CR 180

CITY, STATE ZIP: Cedar Park, Texas 78613

ATTACHMENT O - PITOT-SCALE FIELD TESTING PLAN

Pitot-scale field testing is not required.

ATTACHMENT P - MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

During construction, Best Management Practices include the use of silt fence and inlet protection to capture sediment from the construction area contained within the storm water runoff. Silt fence will be installed along the downstream portion of the property and inlet protection will be installed around all existing and proposed inlet structures (once constructed).

After construction, all disturbed areas on the site will be re-vegetated and runoff from the proposed improvements will be captured by the proposed inlets and conveyed to BMP's. Hidden Creeks at Lakewood Park has a total of 2 on site wet vault systems and 1 batch detention pond. The water quality drainage catchment areas are piped into proposed storm sewer pipes and sent to two Jellyfish Filter systems that feed the south Pond B, and the north Pond A is treated by batch detention. Water quality drainage area PR-1A and PR-1B will overland flow to drainage inlets then pipe flow to Pond A. Water quality drainage area PR-2 will overland flow to drainage inlets then pipe flow to Jellyfish Filters serving Pond B. All proposed water quality BMP’s are shown in the construction drawings under sheets 52 and 53. The TSS Removal calculations are shown on the Water Quality Calculations, sheet 54 and sheet 55. Please refer to the Erosion and Sedimentation Control Plan on sheet 11 for proposed temporary BMPs.

SECTION 4:
STORM WATER POLLUTION PREVENTION PLAN

STORM WATER POLLUTION PREVENTION PLAN (SWP3)

Hidden Creeks at Lakewood Park

Cedar Park, Texas

AUGUST 2022

Project Owner:

Toll Southwest LLC
1320 Arrow Point Drive, Suite 401
Cedar Park, TX 78613

Project Contractor:

TBD

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.
10814 Jollyville Road, Building IV, Suite 200
Austin, Texas 78759
(512) 418-1771

Firm No. 928
KHA Project No. 06928550

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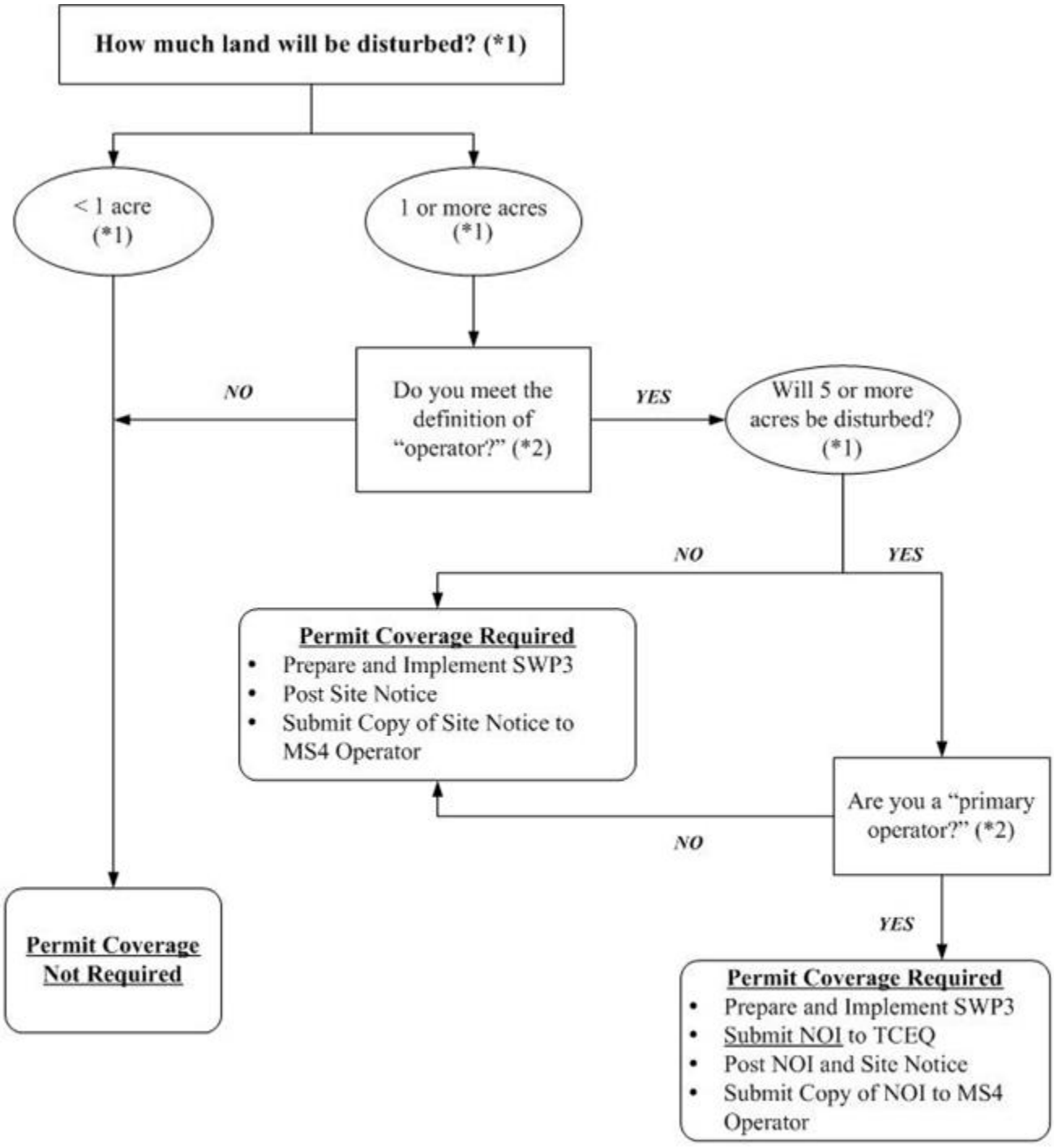
APPENDICES



(*1) To determine the size of the construction project, use the size of the entire area to be disturbed, and include the size of the larger common plan of development or sale, if the project is part of a larger project (refer to Part I.B., "Definitions," for an explanation of "larger common plan of development or sale").

(*2) Refer to the definitions for "operator," "primary operator," and "secondary operator" in Part I., Section B. of this permit.

STORM WATER POLLUTION PREVENTION PLAN REVISIONS

Provide a general description and document the date of any revisions to the storm water pollution prevention plan during the course of this construction project. Revisions may be necessary as a result of site inspections or because of a change in the circumstances of the construction project (such as schedule change or a modification in design).

The Storm Water Pollution Prevention Plan (SWP3) must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWP3 must be completed within seven (7) calendar days following the inspection. If existing best management practices (BMPs) are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.

REVISION (Refer to attachments if necessary)	DATE	SIGNATURE
	la	

1.0 INTRODUCTION

On April 10, 2003, responsibility for the administration of storm water protection associated with construction activities in Texas was delegated by the U.S. Environmental Protection Agency (EPA) to the Texas Commission on Environmental Quality (TCEQ). The Texas Pollutant Discharge Elimination System (TPDES) program in Texas meets or exceeds the National Pollutant Discharge Elimination System (NPDES) standards established on a federal level. This SWP3 has been developed in accordance with the TPDES requirements. Additional local requirements may apply and this SWP3 should be updated accordingly (Appendix O).

The purpose of the SWP3 is to provide guidelines for preventing or minimizing sediment and other pollutants that may originate on the site from flowing into municipal storm systems or jurisdictional waters during the construction period. This plan also addresses the principal activities known to disturb significant amounts of ground surface during construction. Stabilization measures must begin within fourteen (14) days of stoppage of construction activities (Appendix I). The permit coverage requirements terminate when areas disturbed for this project reach full stabilization (i.e., when disturbed areas are paved or achieve 70 percent native background vegetative coverage). Revisions to this plan will be made as necessary to accurately reflect project activities and storm water pollution prevention measures.

The storm water management controls included in this SWP3 focus on providing control of pollutant discharges with practical approaches that use readily available techniques, expertise, materials, and equipment. The necessary forms for implementing the SWP3 are found in the appendices of this document, including the Inspector's Qualifications, Inspection Form, Notice of Intent (NOI), Notice of Termination (NOT), and construction site notice. The SWP3 must be implemented prior to the start of construction activities.

The Project Owner's and the Contractor's roles and responsibilities for implementation and maintenance of the elements of the SWP3 are shown in a checklist in Appendix F of this document. Appendix F also includes a description of primary and secondary operators, along with associated responsibilities. The Project Owner and each Contractor must complete the checklist in Appendix F and sign the included certification statement. The certification statement indicates that each operator understands and accepts their roles and responsibilities with respect to storm water pollution prevention for this project.

A. Project Name and Location

Hidden Creeks at Lakewood Park – Cedar Park, Williamson County, Texas (See Appendix A for a project location map).

B. Owner Information

Name: Toll Southwest LLC
Address: 1320 Arrow Point Drive, Suite 401
Cedar Park, TX 78613
Representative: Adrienne Donnatucci
Title: Land Development Manager
Telephone: (512) 852-7407
Fax: _____

C. Contractor Information

Name:
Address:
Representative:
Title: _____
Telephone:
Fax: _____

D. Subcontractor Information

Name: _____
Address: _____
_____
Representative: _____
Title: _____
Telephone: _____
Fax: _____

Name: _____
Address: _____
_____
Representative: _____
Title: _____
Telephone: _____
Fax: _____

E. Discharges Eligible for Authorization

The general permit for construction activities allows for storm water discharges from construction activities, construction support activities, and authorized non-storm water discharges. Under the general permit, construction support activities include, but are not limited to:

- concrete and asphalt batch plants,
- rock crushers,
- equipment staging areas,
- material storage yards,
- material borrow areas, and
- excavated material disposal areas.

Storm water discharges from these construction support activities are authorized under the general permit for construction activities provided:

- the activity is located within one mile of the permitted construction site and is directly supporting the construction activities,
- the SWP3 for the permitted construction activities is developed to include the controls and measures to reduce erosion and discharge of pollutants in storm water runoff from the construction support activities, and

- the construction support activities either do not operate beyond the completion date of the construction activity or, at the time that they do, are authorized under separate Texas Pollutant Discharge Elimination System (TPDES) authorization.

The following non-storm water discharges are also authorized under the general permit for construction activities:

- Discharges from firefighting activities,
- Uncontaminated fire hydrant flushings,
- Water from routine external washing of vehicles, the external portion of buildings or structures, and pavement (where detergents and soaps are not used),
- Uncontaminated water used to control dust,
- Potable water sources, including waterline flushings,
- Uncontaminated air conditioning condensate,
- Uncontaminated groundwater or spring water, and
- Lawn watering and similar Irrigation drainage.

Part II.A.3 of the general permit contains additional information and requirements for non-storm water discharges. Discharges of storm water runoff from concrete batch plants may be authorized provided that the benchmark sampling and associated requirements located in Part V of the general permit are met. The wash out of concrete trucks associated with off-site facilities may be conducted in accordance with the requirements of Part V of the general permit. The Operator will be responsible for updating the SWP3 to meet Part V requirements, if applicable. A non-storm water discharge inventory is located in Appendix L.

F. Obtaining Coverage under the General Permit

Construction activities, including the activities associated with this project, disturbing five (5) acres or more (definition of a large construction activity) are required to comply with the following requirements of the general permit to obtain permit coverage:

a) Develop a SWP3 according to the provisions of the general permit that covers either the entire site or all portions of the site for which the applicant is the operator and implement that plan prior to commencing construction activities.

b) Primary operators must submit a NOI:

   1) at least seven days prior to commencing construction activities if mailing a paper NOI, or

   2) prior to commencing construction activities if utilizing electronic submittal.

   A copy of the NOI form is located in Appendix H. Instructions for NOI submittal relating to primary operator additions or changes are also located in Appendix H.

c) Post a site notice where it is safely and readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction. The site notice must be maintained until completion of the construction activity.

   1) For linear construction activities, the site notice must be placed in a publicly accessible location near where construction is actively underway. A copy of the construction site notice is located in Appendix H.

d) All primary operators must also post a copy of the signed NOI at the construction site in a location where it is readily available for viewing by the general public, local, state, and federal authorities prior to starting construction activities until completion of the construction activity. If multiple crews will be conducting construction activities under the general permit simultaneously, copies of the signed NOI should be posted at each separate construction site.

e) All primary operators must provide a copy of the signed NOI at least seven days prior to commencement of construction activities to any secondary operator and to the operator of any municipal separate storm sewer system (MS4) receiving construction site discharge. The names and addresses of all MS4 operators receiving a copy of the NOI are to be recorded in this SWP3 (Appendix H).

f) Secondary operators are regulated under the general construction permit but are not required to submit a NOI provided that:

   1) a primary operator(s) at the site has submitted a NOI, or

   2) another operator(s) is required to submit a NOI and the secondary operator has provided notification to the operator(s) of the need to obtain coverage.

   Additional information for secondary operators seeking alternative coverage is located in the general permit.

Questions about the TPDES construction permit program can be directed to the TCEQ Storm Water and General Permits Team at (512) 239-4515. A copy of the TPDES General Permit (TXR150000) for Storm Water Discharges from Construction Activities has been included in Appendix G for reference.

G. Notice of Change Letter

If the Operator becomes aware that he/she failed to submit any relevant facts, or submitted incorrect information in a NOI, the correct information must be provided to the TCEQ in a Notice of Change (NOC) letter within fourteen (14) days after discovery. In addition, if relevant information provided in the NOI changes, a NOC letter must be submitted to the TCEQ within fourteen (14) days of the change. A copy of the NOC must be provided to the operator of any MS4 receiving discharge from the construction activity. The names and addresses of all MS4 operators receiving a copy of the NOC must be included in this SWP3 (Appendix H).

H. Notice of Termination

Authorization under the general permit must be terminated by submitting a completed and signed NOT form provided in Appendix H. The NOT must be submitted to the TCEQ, and a copy of the NOT must be provided to the operator of any municipal separate storm sewer system (MS4) receiving the discharge within thirty (30) days after final stabilization has been achieved on all portions of the site that are the responsibility of the permittee, or another permitted contractor has assumed control over all areas of the site that have not been finally stabilized. The names and addresses of all MS4 operators receiving a copy of the NOT must be recorded in this SWP3 (Appendix H).

I. Termination of Coverage for Secondary Operators

Each operator that obtained authorization of the general permit without submitting a NOI must remove the site notice and complete the applicable portion of the notice related to removal of the notice. A copy of

the completed notice must be submitted to the operator of any MS4 receiving site discharge within 30 days of any the following conditions:

a) final stabilization has been achieved on all portions of the site that are the responsibility of the permittee,

b) a transfer of operational control has occurred, or

c) the operator has obtained alternative authorization under an individual TPDES permit or alternative TPDES general permit.

J. SWP3 Availability

This SWP3 must be retained on-site at the construction site, or if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3. This SWP3 must be made readily available at the time of an on-site inspection.

K. Hazardous Materials

The following potential pollutant sources may be present at the site due to the nature of the construction activities. An inventory of materials is located in Appendix L. Controls for potential pollutants are listed and described in Appendices C and D.

- Solvents
- Stains/paints
- Fuels
- Oils
- Grease
- Pesticides
- Fertilizer
- Sediment/total suspended solids
- Trash
- Paving
- Concrete curing compound
- Glue adhesives
- Joint compound
- Concrete, painting, and brick wash
- Excavation pump-out water
- Concrete

2.0 SITE DESCRIPTION

A. General Site Description

The construction site is in Cedar Park, which is located in Williamson County, Texas (Appendix A). The site covers an area of approximately 55.345-acres and is a part of a known larger common plan of development. The construction site is located at County Road 180, Cedar Park, Texas. Coordinates for the site are approximately 30.545 latitude and -97.799 longitude (1983 North American Datum (NAD83) Coordinates).

This site is located over the Edwards Aquifer Contributing Zone and is not located on Indian Country Lands. If information about the Edwards Aquifer Zone or Indian Country Lands changes, the Operator should update this SWP3 accordingly.

B. Nature of Construction Activity

The purpose of the construction project is to construct roadways, water quality controls, and civil improvements (water, wastewater, storm sewer) to serve the proposed commercial development. The table in Appendix B should be updated to depict the anticipated schedule for the project.

C. Estimate of Total Site Area and Disturbed Area

The amount of area involved in the project is estimated to be 55.345-acres. Offsite acreage to be utilized downstream for stormwater discharge and proposed wastewater piping is estimated to be 1.48-acres. Disturbed areas are projected to total approximately 55.345-acres.

D. Storm Water Discharge Locations and Quality Data

No data is available describing quality of storm water discharges from the site. Information will be added to this plan as it is received.

E. Information on Soil Types

A soils map showing the project site and surrounding area is included in Appendix A. The boring sample locations can be found on this map. The predominant soil types found on the project site are Clayey Gravel with Sand (GC) up to 6 ft of depth; Fat Clay (CH) up to 10 ft of depth; and Limestone underneath these, up to 40 ft of depth. A description of these soils is located in Appendix A (USDA, 2019).

F. Receiving Waters and Wetlands

The site lies to the south of Block House Creek, the site receiving body of water. This portion of the river is not listed on the 2008 Texas 303(d) list of impaired waters.

New sources or new discharges of the constituents of concern to impaired waters are not authorized by the general construction permit (unless otherwise allowable under 30 TAC Chapter 305 and applicable state law). Impaired waters are those that do not meet applicable water quality standards and are listed on the EPA approved CWA 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

If discharges are expected to enter into a receiving water body located on the 303(d) list, constituents of concern are those for which the water body is listed as impaired. Discharges of the constituents of concern to impaired water bodies for which there is a total maximum daily load (TMDL) are not eligible for the general permit unless they are consistent with the approved TMDL. The receiving water does not have a known published TMDL. Permittees must incorporate the conditions and requirements applicable to their discharges, including monitoring frequency and reporting required by TCEQ rules, into this SWP3 in order to be eligible for coverage under the general permit.

There are no known wetlands on the site. If any wetlands are identified on the site, the Operator should update this SWP3 accordingly.

G. Threatened and Endangered Species

Are endangered or threatened species and critical habitats on or near the project area?

☐ Yes ☒ No

Describe how this determination was made:

No portion of the Hidden Creeks development was identified, in the environmental study performed by ACI Consulting, as potential habitat for any threatened or endangered species. These studies were performed by ACI Consulting and no areas within the construction area require any action to preserve endangered species or their habitat.

If yes, describe the species and/or critical habitat:

H. Discharges to the Edwards Aquifer Recharge Zone

Discharges cannot be authorized by the general permit where prohibited by 30 Texas Administrative Code (TAC) Chapter 213.

1. New Discharges

   For new discharges located within the Edwards Aquifer Recharge Zone, or within that area upstream from the recharge zone and defined as the Contributing Zone, operators must meet all applicable requirements of, and operate according to, 30 TAC Chapter 213 (Edwards Aquifer Rule) in addition to the provisions and requirements of the general construction permit. A copy of 30 TAC Chapter 213 is located in Appendix Q.

2. Existing Discharges

   For existing discharges, the requirements of the agency-approved Water Pollution Abatement Plan under the Edwards Aquifer Rules are in addition to the requirements of the general construction permit. Best management practices and maintenance schedules for structural storm water controls, for example, may be required as a provision of the rule. All applicable requirements of the Edwards Aquifer Rule for reductions of suspended solids in storm water runoff are in addition to the requirements in the general construction permit. A copy of the 30 TAC Chapter 213 is located in Appendix Q.

For discharges from large construction activities located on the Edwards Aquifer recharge zone or the Edwards Aquifer contributing zone, applicants must also submit a copy of the NOI to the appropriate TCEQ regional office. For discharges from large construction activities by operators not required to submit a NOI, a copy of the construction site notice must be submitted to the appropriate TCEQ regional office.

Counties:	**Contact:**
Comal, Bexar, Medina, Uvalde, and Kinney	TCEQ Water Program Manager San Antonio Regional Office 14250 Judson Road San Antonio, Texas (210) 490-3096
Williamson, Travis, and Hays	TCEQ Water Program Manager Austin Regional Office 2800 South IH 35, Suite 100 Austin, Texas 78704-5712 (512) 339-2929

3.0 BEST MANAGEMENT PRACTICE MEASURES AND CONTROLS

A. MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

The entire limits of construction, detailed in the Erosion and Sedimentation Control Plan, are subject to disturbance during construction activities. The construction will have one (1) staging and spoils area located within the limits of construction that will be used to store and save topsoil and trenching materials. The contractor will try to minimize disturbance of the natural ground as much as possible during the construction process and will not leave the designated limits of construction for the project.

B. PHASE CONSTRUCTION ACTIVITY

This project is proposed to be constructed in one single phase. The contractor will install all silt fencing prior to beginning any construction or demolition. An exception will be made with the proposed J-hooks, as identified on the Erosion and Sedimentation Control Plan found in site's construction plan set. J-hooks are to be installed over trenched areas after soils have been replaced, compacted and graded. Specific areas where J-hooks are to be utilized are shown on the Erosion and Sedimentation Control Plan. Soil stabilization will take place after J Hooks have been installed.

The sequence of major activities for Phase 1 of the development will be as follows:

Phase 1 (total disturbed area approximately 55.345 acres):

1) Install tree protection and initiate tree mitigation measures.
2) Install erosion controls as indicated on approved plan.
3) Contact City of Cedar Park and Williamson County to schedule the preconstruction coordination meeting.
4) Evaluate temporary erosion control installation. Review construction schedule with the erosion control plan.
5) Rough grade site. **Inspect and maintain all controls as per general notes. Total area disturbed with this phase will be entire site approximately 55.345 acres.**
6) Construct site utilities and paving.

Phase 2 (total disturbed area approximately 55.345 acres):

7) Complete construction and install landscaping and/or re-vegetation.
8) Re-vegetate disturbed areas or complete a developer's contract for the re-vegetation along with the engineer's concurrence letter.
9) Project engineer inspects job and writes concurrence letter to the City. Final inspection is scheduled upon receipt of letter.

Final Phase (all temporary E&S to be removed, and no disturbed area)

10) Upon re-vegetation per City of Cedar Park requirements, remove temporary erosion/sedimentation controls.

C. CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

BMP Description: **Silt Fence – Perimeter and J-Hooks**

Installation Schedule:	Prior to commencing construction activities.
Maintenance and Inspection:	If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about six (6) months, depending on the amount of rainfall and runoff. Burlap fences have a much shorter useful life span, usually up to two (2) months. Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third (1/3) to one-half (1/2) the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment as well.
Responsible Staff:	TBD

D. STABILIZE SOILS

BMP Description: **Seeding**

☒ ***Permanent***	☒ ***Temporary***
Installation Schedule:	After final grading in areas not to be landscaped. Bare soils should be stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.
Maintenance and Inspection:	Low-maintenance areas are mowed infrequently or not at all and do not receive lime or fertilizer regularly. Plants must be able to persist with minimal maintenance over long periods of time. Use grass and legume mixtures for these sites because legumes fix nitrogen from the atmosphere. Sites suitable for low-maintenance vegetation include steep slopes, stream or channel banks, some commercial properties, and "utility" turf areas such as road banks. Grasses should emerge within 4-28 days and legumes 5-28 days after seeding, with legumes following grasses. A successful stand has the following characteristics: • Vigorous dark green or bluish green (not yellow) seedlings • Uniform density, with nurse plants, legumes, and grasses well intermixed • Green leaves that remain green throughout the summer--at least at the plant bases

	Inspect seeded areas for failure and, if needed, reseed and repair them as soon as possible. If a stand has inadequate cover, reevaluate the choice of plant materials and quantities of lime and fertilizer. Depending on the condition of the stand, repair by overseeding or reseeding after complete seedbed preparation. If timing is bad, overseed with rye grain or German millet to thicken the stand until a suitable time for seeding perennials. Consider seeding temporary, annual species if the season is not appropriate for permanent seeding. If vegetation fails to grow, test the soil to determine if low pH or nutrient imbalances are responsible. On a typical disturbed site, full plant establishment usually requires refertilization in the second growing season. Use soil tests to determine if more fertilizer needs to be added. Do not fertilize cool season grasses in late May through July. Grass that looks yellow might be nitrogen deficient. Do not use nitrogen fertilizer if the stand contains more than 20% legumes.
Responsible Staff:	TBD

BMP Description: **Soil Roughening**	
☐ ***Permanent***	☒ ***Temporary***
Installation Schedule:	After interim and rough grading activities, prior to final site work or utility construction
Maintenance and Inspection:	Inspect roughened areas after storms to see if re-roughening is needed. Regular inspection should indicate where additional erosion and sediment control measures are needed. If rills (small watercourses that have steep sides and are usually only a few inches deep) appear, fill, regrade, and reseed them immediately.
Responsible Staff:	TBD

BMP Description: **Hydro-mulching**	
☐ ***Permanent***	☒ ***Temporary***
Installation Schedule:	Bare soils should be stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.
Maintenance and Inspection:	Anchor mulches to resist wind displacement. When protection is no longer needed, remove netting and compost it or dispose of it in a landfill. Inspect mulched areas frequently to identify areas where it has loosened or been removed, especially after rainstorms. Reseed these areas, if necessary, and replace the mulch cover immediately. Apply mulch binders at rates recommended by the manufacturer. If washout,

	breakage, or erosion occurs, repair, reseed and remulch surfaces, and install new netting. Continue inspections until vegetation is firmly established.
Responsible Staff:	TBD

E. PROTECT SLOPES

There are no excessive slopes located within the construction area; therefore, no additional controls are proposed to protect slopes

F. PROTECT STORM DRAIN INLETS

BMP Description: **Bagged Gravel Inlet Filter**

Installation Schedule:	Prior to stabilization of associated drainage areas
Maintenance and Inspection:	Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor. Remove sediment when buildup reaches a depth of three (3) inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode. Check placement of device to prevent gaps between device and curb. Inspect filter fabric and patch or replace if torn or missing. Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.
Responsible Staff:	TBD

G. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

BMP Description: **Silt Fence – Perimeter and J-Hooks**

Installation Schedule:	Prior to commencing construction activities.
Maintenance and Inspection:	If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about six (6) months, depending on the amount of rainfall and runoff. Burlap fences have a much shorter useful life span, usually up to two (2) months. Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third (1/3) to one-half (1/2) the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment as well.

Responsible Staff:	TBD

H. RETAIN SEDIMENT ON-SITE.

BMP Description: **Sediment Basin**	
Installation Schedule:	Prior to commencing construction activities.
Maintenance and Inspection:	Sediment basins should be inspected regularly (at least as often as required by the TPDES Construction General Permit) to check for damage and to ensure that obstructions are not diminishing the effectiveness of the structure. Sediment shall be removed, and the basin shall be re-graded to its original dimensions when the sediment storage capacity of the impoundment has been reduced by 20 percent. The removed sediment may be stockpiled or redistributed onsite in areas that are protected by erosion and sediment controls. Inspect temporary stabilization of the embankment and graded basin and the velocity dissipaters at the outlet and spillway for signs of erosion. Repair any eroded areas that are found. Install additional erosion controls if erosion is frequently evident.
Responsible Staff:	TBD

I. ESTABLISH STABILIZED CONSTRUCTION EXITS

BMP Description: **Stabilized Construction Entrance/Exit**	
Installation Schedule:	Prior to commencing construction activities.
Maintenance and Inspection:	Maintain stabilization of the site entrances until the rest of the construction site has been fully stabilized. You might need to add stone and gravel periodically to each stabilized construction site entrance to keep the entrance effective. Sweep up soil tracked offsite immediately for proper disposal. For sites with wash racks at each site entrance, construct sediment traps and maintain them for the life of the project. Periodically remove sediment from the traps to make sure they keep working
Responsible Staff:	TBD

J. ADDITIONAL BMPS

Jellyfish Filters

4.0 EXAMPLE PRACTICES

A. Example Stabilization Practices

1. Temporary Stabilization

   Top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. Areas of the site which are to be paved will be temporarily stabilized until pavement can be applied.

2. Permanent Stabilization

   Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity.

B. Example Structural Practices

1. Interceptor Swale

   An interceptor swale is a small v-shaped or parabolic channel which collects runoff and directs it to a desired location. It can either have a natural grass lining or, depending upon slope and design velocity, a protective lining of erosion matting, stone or concrete. The interceptor swale can either be used to direct sediment-laden flow from disturbed areas into a controlled outlet or to direct “clean” runoff around disturbed areas. Since the swale is easy to install during early grading operations, it can serve as the first line of defense in reducing runoff across disturbed areas. As a method of reducing runoff across the disturbed construction area, it reduces the requirements of structural measures to capture sediment from runoff since the flow is reduced. By intercepting sediment-laden flow downstream of the disturbed area, runoff can be directed into a sediment basin or other BMP for sedimentation as opposed to long runs of silt fence, straw bales or other filtration method.

2. Silt Fence

   A silt fence consists of geotextile fabric supported by poultry netting or other backing stretched between either wooden or metal posts with the lower edge of the fabric securely embedded in the soil. The fence is typically located downstream of disturbed areas to intercept runoff in the form of sheet flow. Silt fence provides both filtration and time for sedimentation to reduce sediment and the velocity of the runoff. Properly designed silt fence is economical since it can be relocated during construction and reused on other projects. Silt fence is normally used as perimeter control located downstream of disturbed areas. It is only feasible for non-concentrated, sheet flow conditions.

3. Fiber Roll/Sediment Log

   Fiber rolls/sediment logs are tightly compacted tubular cylinders composed of straw, flax, coconut fiber, or other similar types of material wrapped with a fiber mesh. They must be secured with stakes. When installed at the base of an embankment or on a slope, fiber rolls are effective at controlling sediment and reducing erosion rates. They achieve this by intercepting storm water runoff, thereby reducing the velocity of the flow and dispersing concentrated runoff as sheet flows. Fiber rolls are also water-permeable and are effective at trapping eroded sediment. It is important not to crush fiber

rolls when they are installed. If more than one sock is placed in a row, the socks should be overlapped; not abutted.

4. Inlet Control

   Inlet protection consists of a variety of methods of intercepting sediment at low point inlets through the use of stone, filter fabric and other materials. This is normally located at the inlet, providing either detention or filtration to reduce sediment and floatable materials in storm water. Inlet protection is normally used as a secondary defense in site erosion control due to the limited effectiveness and applicability of the technique. It is normally used in new developments that include new inlets or roads with new curb inlets or during major repairs to existing roadways. Inlet protection has limited use in developed areas due to the potential for loading, traffic safety and pedestrian safety and maintenance problems. Inlet protection can reduce sediment in a storm sewer system by serving as a back system to onsite controls or by reducing sediment loads from controls with limited effectiveness such as straw bale dikes.

5. Check Dams

   Check dams are small barriers consisting of straw bales, rock, or earth berms placed across a drainage swale or ditch. They reduce the velocity of small concentrated flows, provide a limited barrier for sediment and help disperse concentrated flows, reducing potential erosion. Check dams are used for long drainage swales or ditches in which permanent vegetation may not be established and erosive velocities are present. They are typically used in conjunction with other techniques such as inlet protection, rip rap or other sediment reduction techniques. Check dams provide limited treatment. They are more useful in reducing flow to acceptable levels.

6. Erosion Control Mats

   An erosion control mat (ECM) is a geomembrane or biodegradable fabric placed over disturbed areas to limit the effects of erosion due to rainfall and runoff across barren soil. Erosion control mats are manufactured by a wide variety of vendors addressing a wide variety of conditions such as vegetation establishment and high velocity flow. Types of matting include organic (jute, straw) and synthetic (plastic and glass fiber) materials. Mats can provide both temporary and/or permanent stabilization for disturbed soil or barren areas. It is used for difficult areas to stabilize such as steep slopes, temporary or permanent drainage swales, embankments or high traffic (pedestrian) areas. Some mats are reusable, reducing the initial cost of the installation.

7. Stabilized Construction Entrance

   A stabilized construction entrance consists of a pad consisting of gravel, crushed stone, recycled concrete or other rock like material on top of geotextile filter cloth to facilitate the wash down and removal of sediment and other debris from construction equipment prior to exiting the construction site. For added effectiveness, a wash rack area can be incorporated into the design to further reduce sediment tracking. For long term projects, cattle guards or other type of permanent rack system can be used in conjunction with a wash rack. This directly addresses the problem of silt and mud deposition in roadways used for construction site access. Stabilized construction entrances are used primarily for sites in which significant truck traffic occurs on a daily basis. It reduces the need to remove sediment from streets. If used properly, it also directs the majority of traffic to a single

location, reducing the number and quantity of disturbed areas on the site and providing protection for other structural controls through traffic control.

8. Earth Dike

   An earth dike is constructed along the uphill perimeter of a site. A portion of the dike will divert run-on around the construction site. The remaining portion of the dike will collect runoff from the disturbed area and direct the runoff to the sediment basin.

9. Triangular Sediment Filter Dike

   A triangular sediment filter dike is a self-contained silt fence consisting of filter fabric wrapped around welded wire fabric shaped into a triangular cross section. While similar in use to a silt fence, the dike is reusable, sturdier, transportable, and can be used on paved areas in situations where it is impractical to install embedded posts for support. Triangular filter dikes are used in place of silt fence, treating sediment flow at the perimeter of construction areas and at the perimeter of the site. Also, the dikes can serve as stream protection devices by preventing sediment from entering the streams or as check dams in small swales. Triangular sediment filter dikes are especially useful for construction areas surrounded by pavement, where silt fence or hay bale installation is impracticable. Since they can be anchored without penetration (through the use of rock), pavement damage can be minimized. Triangular dikes are used to provide perimeter control by detaining sediment on a disturbed site with drainage that would otherwise flow onto adjacent properties. Triangular dikes also serve as sediment trapping devices when used in areas of sheet flow across disturbed areas or are placed along stream banks to prevent sediment-laden sheet flow from entering the stream. The dikes can be subjected to more concentrated flows and a higher flow rate than silt fence.

10. Sediment Basin

    Sediment basins are required, where feasible, for sites with drainage areas of ten (10) or more acres. Additional information for sedimentation basins is located in Appendix N.

11. Tree Protection

    Tree protection prevents the disturbance of existing trees and their roots on a construction site. Trees are not the same shape below ground as they are above, so it is difficult to predict the length or location of their roots. One common method used to identify the critical root zone is to define the tree's "drip line" – the area directly below the branches of the tree. Many roots extend beyond the longest branches a distance equal to two or more times the height of the tree. For this reason, it is recommended to protect as much of the area beyond the drip line as feasible. An example of tree protection is to tie continuous nylon string with two-foot tundra weight orange streamers to eight-foot minimum metal t-posts driven two feet into the ground. Four-foot minimum orange plastic fencing per manufacturer's recommendations will surround the critical root zone to keep equipment off the rooting area. If a fence cannot be erected, cushion the rooting area with six inches of wood chips, wood, or brick paths. Where root areas must be graded, cut large roots instead of tearing them with equipment.

C. Waste Control and Disposal

1. Waste Materials

   All waste materials will be collected and stored in a securely lidded metal dumpster rented from a local waste management company, which is a licensed solid waste management company. The dumpster will meet all local and any State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied periodically or more often if necessary, and the trash will be hauled to an appropriate waste management facility. No construction waste materials will be buried onsite. Staging areas for construction materials should have secondary containment. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer. The individual who manages the day-to-day site operations will be responsible for seeing that these procedures are followed.

2. Hazardous Waste

   All hazardous waste materials will be disposed of in the manner specified by local or State regulations or by the manufacturer. Site personnel will be instructed in these practices and the individual who manages day-to-day site operations will be responsible for seeing that these practices are followed.

3. Sanitary Waste

   All sanitary waste will be collected from the portable units periodically by a licensed sanitary waste management contractor, as required by local regulation.

4. Offsite Vehicle Tracking and Dust Control

   A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin. If dust is visible when dump trucks are leaving the site due to construction activities, dust suppression techniques such as wetting the soil will be employed.

D. Timing of Controls/Measures

The contractor and the operator shall review the SWP3 requirements prior to beginning construction activities. The following is a sample erosion control sequence:

- Site Mobilization: Prior to any construction on the site a stabilized construction entrance shall be installed.
- Clearing and Rough Grading: Prior to any grading of the site, erosion control measures shall be installed. These controls may include but are not limited to silt fences, sedimentation ponds and vegetated swales. The installation is required to prevent sediment from leaving disturbed areas.
- Storm Drain Installation: In addition to maintaining the devices installed during initial grading, supplemental control measures will need to be installed. These devices will include devices shown on the plan such as storm drain inlet protection and sediment traps. Inlet protection devices prevent sedimentation from entering the inlet and subsequently, the storm sewer system

as well as the receiving water body. Other devices may be required as shown on the erosion control plan or requested by the inspector or operator.

- Installation of Public Utilities: Additional control measures are likewise not required during installation of public utilities. However, maintenance of existing control measures installed during previous phases must continue.
- Pavement Installation: In addition to maintaining the control measures installed during initial grading and storm drain installation phases, supplemental measures should be installed. Upon completion of paving and curb backfill operations, control measures should be installed behind curbs at handicap ramps and along parkways where sediment could enter streets and/or paved areas.
- Final Grading: Additional control measures are not required during final grading. However, maintenance of existing control measures installed during previous phases will continue.
- Building Construction: In addition to maintaining previously installed control measures, a strict policy will be enacted which minimizes vehicle traffic from entering non-paved areas. Construction materials will be unloaded from existing paved surfaces where possible, thereby preventing disturbing control measures already in place and reducing sediment tracking into paved areas. Areas where construction activity temporarily ceases for more than 21 days will be stabilized with a temporary seed and mulch within 14 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch. After the entire site is stabilized, the accumulated sediment will be removed and the erosion control measures will be removed.

5.0 RELEASES OF REPORTABLE QUANTITIES

Because construction activities may handle certain hazardous substances over the course of the project, spills of these substances in amounts that equal or exceed Reportable Quantity (RQ) levels are a possibility. Material management practice guidelines are located in Appendix K.

EPA has issued regulations that define what reportable quantity levels are for oil and hazardous substances. These regulations are found at 40 CFR Part 110 Part 117, or 40 CFR Part 302. A list of RQs are included in Appendix M. If there is a RQ release during the construction period, then you must take the following steps:

- Notify TCEQ immediately at (800) 832-8224.
- Notify the National Response Center immediately at (800) 424-8802.
- Within fourteen (14) days, submit a written description of the release to TCEQ providing the date and circumstances of the release and the steps to be taken to prevent another release.
- Modify the pollution prevention plan to include the date of release, the circumstances leading to the release, and steps taken to prevent reoccurrence of the release.

6.0 STATE AND LOCAL PROGRAMS

The TPDES program meets or exceeds the NPDES standards established on a federal level. This SWP3 has been developed in accordance with the requirements of the TPDES requirements. Information for the City of Cedar Park has been included in Appendix O. Additional local requirements may apply and this SWP3 should be updated accordingly.

Storm water from the project construction area discharges into the storm sewer system of the City of Cedar Park (MS4).

Construction projects that discharge storm water to an MS4 are required to:

- submit a copy of the signed NOI to the operator of the MS4 at least seven days prior to the commencement of construction activities,
- post a copy of the signed NOI and construction site notice at the project site at all times,
- submit a copy of any NOCs to the operator of the MS4,
- submit a copy of the NOT to the operator of the MS4, and
- keep and maintain a list of the names and address of MS4s that receive NOI, NOT, and/or NOC forms (Appendix H).

7.0 INSPECTION AND MAINTENANCE

A. Inspection Schedule

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:

   a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.5 inch or greater, or

   b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.

2. Inspections may occur on either schedule provided that this SWP3 reflects the current schedule and that any changes are in accordance with the following:

   a) the schedule is changed a maximum of one time each month,

   b) the schedule change must be implemented at the beginning of a calendar month, and

   c) the reason for the schedule change must be documented in this SWP3 (an inspection schedule form is located in Appendix E).

B. Inspection Reports

1. Completed inspection reports (Appendix E) will include the following information:
    a) scope of the inspection,
    b) date of the inspection,
    c) name(s) of personnel making the inspection,
    d) reference to qualifications of inspection personnel,
    e) observed major construction activities, and
    f) actions taken as a result of the inspection.
2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part of the SWP3 must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in the SWP3. A sample Inspection Report is included in Appendix E, along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative. A copy of a Delegation of Signatories to Reports letter is included in Appendix J.
3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines is included in Appendix E.
4. Inspection reports will be kept in the Operator's file, along with the SWP3, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.

8.0 RECORD RETENTION

The permittee must retain the following records for a minimum period of three (3) years from the date that a NOT is submitted. Records include:

- A copy of the SWP3,
- All data used to complete the NOI, if an NOI is required for coverage under this general permit,
- All reports and actions required by this permit, including a copy of the construction site notice, and
- All records of submittal of forms submitted to the operator of any MS4 receiving the discharge and to the secondary operator of a large construction site, if applicable.

9.0 CONCRETE BATCH PLANTS (IF APPLICABLE)

A. Storm Water Runoff from Concrete Batch Plants

Discharges of storm water runoff from concrete batch plants may be authorized under the general permit provided that the requirements in Part IV of the permit are met (Appendix G). If discharges are not covered under the general permit, then discharges must be authorized under an alternative permit. Authorization for discharge or land disposal of concrete batch plant wastewater must be obtained under an alternative permit.

B. Benchmark Sampling Requirements

Operators of concrete batch plants must sample the storm water runoff from the concrete batch plant according to the requirements of the general permit. A table of benchmark monitoring values is located in Part IV.A. of the general permit. Analytical results that exceed a benchmark value are not a violation of the general construction permit. Results of analyses are indicators that modifications of the SWP3 should be assessed and may be necessary to protect water quality. Benchmark sampling records should be included in Appendix P.

C. Additional BMP and SWP3 Requirements

The following items are additional requirements for concrete batch plants. The Operator is responsible for updating the SWP3 as appropriate. Additional information for concrete batch plant requirements is located in Part IV of the general construction permit. Records and information for the concrete batch plant should be included in Appendix P.

1. A description of potential pollutant sources associated with the concrete batch plant must be kept in the SWP3.

2. The site map in Appendix A must include the following information:

    a) the location of all outfalls for storm water discharges associated with concrete batch plants;

    b) a depiction of the drainage area and the direction of flow to the outfall(s);

    c) structural controls used within the drainage area(s);

    d) the locations of the following areas associated with concrete batch plants that are exposed to precipitation: vehicle and equipment maintenance activity areas; areas used for the treatment, storage, or disposal of wastes; liquid storage tanks; material process and storage areas; and loading and unloading areas; and

    e) the locations of the following: any bag house or other dust control device(s); recycle/sedimentation pond, clarifier or other device used for the treatment of facility wastewater; areas with significant materials; and areas where major spills or leaks have occurred.

3. A list of materials handled at the concrete batch plant that may be exposed to storm water and that have a potential to affect the quality of storm water discharges associated with concrete batch plants must be kept in this SWP3.

4. A list of significant spills and leaks of toxic or hazardous pollutants that occurred in areas exposed to storm water and that drain to storm water outfalls associated with concrete batch plants must be developed, maintained, and updated.

5. A summary of existing storm water discharge sampling data must be maintained if available.

6. Good housekeeping measures must be developed and implemented in the area(s) associated with concrete batch plants.

7. Areas where potential spills that can contribute pollutants to storm water runoff, and the drainage areas from these locations must be identified. Include material handling procedures, storage requirements, and use of equipment information. Procedures for cleaning up spills must be identified and made available to the appropriate personnel.

8. Qualified facility personnel must be identified to inspect designated equipment and areas of the facility specified in this SWP3. Inspection frequency must be specified based upon a consideration of the level of concrete production, but must be a minimum of once per month while the facility is in operation. The inspection must take place while the facility is in operation and include all areas that are exposed to storm water at the site. Records of inspections must be maintained in Appendix P.

9. An employee training program must be developed to educate personnel. At a minimum, training must occur prior to the initiation of operation of the concrete batch plant.

10. A description of spills and similar incidents, plus additional information that is obtained regarding the quality and quantity of storm water discharges must be included with this SWP3.

11. Include a narrative consideration for reducing the volume of runoff from concrete batch plants by diverting runoff or otherwise managing runoff, including use of infiltration, detention ponds, retention ponds, or reusing of runoff.

12. At least once per year, one or more qualified personnel shall conduct a compliance evaluation of the plant. Evaluation requirements are listed in Part IV.B.3 of the general permit.

10.0 CONCRETE TRUCK WASH OUT (IF APPLICABLE)

The wash out of concrete trucks at the construction site is authorized, provided that the requirements in Part V of the general permit are met. Authorization is limited to the land disposal of wash out water from concrete trucks. Any other direct discharge of concrete production waste eater must be authorized under a separate general permit or individual permit.

A. Wash Out Requirements

1. Direct discharge of concrete truck wash out water to surface water in the state, including discharge to storm sewers, is prohibited by the general permit.

2. Concrete truck wash out water should be discharged to areas at the construction site where structural controls have been established to prevent direct discharge to surface waters, or to areas that have minimal slope that allow infiltration and filtering of wash out water to prevent direct discharge to surface waters. Structural controls may consist of temporary berms, temporary shallow pits, temporary storage tanks with slow rate release, or other reasonable measures to prevent runoff from the site.

3. Wash out of concrete trucks during rainfall events shall be minimized. The direct discharge of concrete wash out water is prohibited at all times, and the operator should have BMPs sufficient to prevent the discharge of concrete truck wash out as the result of rain.

4. The discharge of wash out water should not cause or contribute to groundwater contamination.

5. The Operator is responsible for showing concrete wash out areas on a map (Appendix A).

11.0 REFERENCES

North Central Texas Council of Governments (NCTCOG). 2010. Integrated Storm Water Management Technical Manual. http://iswm.nctcog.org/technical_manual.asp.

Texas Commission on Environmental Quality (TCEQ). 2014. "2014 Texas Water Quality Inventory and 303(d) List." [Online] (accessed on June 27, 2016). Available URL: http://www.tceq.texas.gov/assets/public/waterquality/swqm/assess/14txir/2014_basin12.pdf.

United States Department of Agriculture (USDA). 2016. Soil Survey of Williamson County, Texas. "Web Soil Survey." [Online] (accessed on June 27, 2016). Available URL: http://websoilsurvey.nrcs.usda.gov/app/

APPENDIX A

PROJECT MAPS

Map/Figure Notes:

- The Operator is solely responsible for selection, implementation, maintenance, and effectiveness of all BMPs.
- Best management practices shown on the attached figures are suggested controls only. The Operator will record BMPs (whether called out on the original SWP3 or not) directly on the site map.
- If information is not shown or if site conditions change from the attached figures, the Operator is responsible for updating the maps. The following information should be included on maps.
  - drainage patterns and approximate slopes anticipated after major grading activities,
  - areas where soil disturbance will occur,
  - locations of all major structural controls either planned or in place,
  - locations where stabilization practices are expected to be used,
  - locations of off-site material, waste, borrow, fill, or equipment storage areas,
  - surface waters (including wetlands) either adjacent or in close proximity,
  - locations where storm water discharges from the site directly to a surface water body or a MS4, and
  - vehicle wash areas
  - designated points on the site where vehicles will exit onto paved roads
- Where the amount of information required to be included on the map would result in a single map being difficult to interpret, the operator shall develop a series of maps that collectively include the required information.

APPENDIX B

CONSTRUCTION ACTIVITY SCHEDULE

Construction Activity Schedule

Activities	Start Date	Finish Date
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

APPENDIX C

BEST MANAGEMENT PRACTICE CHECKLIST AND FACT SHEETS

Best Management Practice Measures and Controls

Best Management Practice (BMP)	In Use	Maintained Post Construction?
Interceptor Swale		
Diversion Dike		
Pipe Slope Drain		
Vegetation		
Mulching		
Erosion Control Blankets		
Channel Protection		
Dust Control		
Silt Fence		
Organic Filter Berm		
Triangular Sediment Filter Dike		
Inlet Protection		
Stone Outlet Sediment Trap		
Sediment Basin		
Check Dam		
Temporary Sediment Tank		
Stabilized Construction Entrance		
Wheel Wash		
Debris and Trash Management		
Chemical Management		
Concrete Waste Management		
Concrete Sawcutting Waste Management		
Sandblasting Waste Management		
Lime Stabilization Management		
Sanitary Facilities		
Other*		
Other*		

***If another BMP is being used, include the BMP information in Appendix D.**

APPENDIX D

INSPECTION AND MAINTENANCE REPORTS

Inspector Qualifications*

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

**Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*

INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change

Construction Site SWP3 Inspection Report

Status		
	☐ Complies	
	☐ Warning	No.
	☐ Project Shutdown	

SWP3	On-Site		Up-to-date	
	Yes	No[1]	Yes	No[2]

General Information		
	Project:	Date:
	Address:	Inspector:
		Qualifications: see Appendix E of SWP3
		Weather Conditions:
	Owner:	Contractor:

BMP	BMP In Use		Maint. Req'd		Comments
	Yes	No	Yes[2]	No	

[1]The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.

[2]Items marked in this column need to be addressed in the Actions to be Taken table.

ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS

NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.

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

Name:	
Address:	
Telephone:	
Site Location:	
Inspector Signature:	Date:

MAINTENANCE GUIDELINES

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

2. To maintain the above practices, the following will be performed:
   - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
   - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
   - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.

APPENDIX E

ROLES AND RESPONSIBILITIES CHECKLIST AND CERTIFICATION STATEMENT

PRIMARY AND SECONDARY OPERATOR GENERAL RESPONSIBILITIES

DEFINITIONS:

Operator - The person or persons associated with a large or small construction activity that is either a primary or secondary operator as defined below:

Primary Operator – the person or persons associated with a large or small construction activity that meets either of the following two criteria:

(a.) the person or persons have operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications, or

(b.) the person or persons have day-to-day operational control of those activities at a construction site that are necessary to ensure compliance with a storm water pollution prevention plan (SWP3) for the site or other permit conditions (e.g., they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Secondary Operator – The person whose operational control is limited to the employment of other operators or to the ability to approve or disapprove changes to plans and specifications. A secondary operator is also defined as a primary operator and must comply with the permit requirements for primary operators if there are no other operators at the construction site.

Please note that both Owners and Contractors can meet the definition of being an Operator and will need to fulfill the associated requirements. The Roles and Responsibilities Checklist and Certification Statement located in Appendix F are to be completed and signed by the Owner and Contractor(s).

Secondary Operators and Primary Operators with Control Over Construction Plans and Specifications

All secondary operators and primary operators with control over construction plans and specifications must:

(a.) ensure the project specifications allow or provide that adequate BMPs are developed to meet the requirements of the general permit,

(b.) ensure that the SWP3 indicates the areas of the project where they have control over project specifications, including the ability to make modifications in specifications,

(c.) ensure all other operators affected by modifications in project specifications are notified in a timely manner so that those operators may modify their best management practices as necessary to remain compliant with the conditions of this general permit, and

(d.) ensure that the SWP3 for portions of the project where they are operators indicates the name and site-specific TPDES authorization numbers for permittees with the day-to-day operational control over those activities necessary to ensure compliance with the SWP3 and other permit conditions. If the party with day-to-day operational control has not been authorized or has abandoned

the site, the person with control over project specifications is considered to be the responsible party until the authority is transferred to another party and the SWP3 is updated.

Primary Operators with Day-to-Day Operational Control

Primary Operators with day-to-day operational control of those activities at a project that are necessary to ensure compliance with the SWP3 and other permit conditions must ensure that the SWP3 accomplishes the following requirements:

(a.) meets the requirements of the general permit for those portions of the project where they are operators,
(b.) the parties responsible for implementation of BMPs described in the SWP3,
(c.) indicates areas of the project where they have operational control over day-to-day activities, and
(d.) includes, for areas where they have operational control over day-to-day activities, the name and site-specific TPDES authorization number of the parties with control over project specifications, including the ability to make modifications in specifications.

Roles and Responsibilities Checklist

Role/Responsibility	Project Owner*	Primary Operator	Secondary Operator
Development of initial design specifications			
Payment for proposed construction activity			
Maintain SWP3 records for three years from the date that a NOT is submitted			
Complete, sign, and postmark NOI at least seven days prior to beginning of construction activity, or Complete, sign, and electronically submit NOI prior to the beginning of construction activity			
Post a copy of the signed NOI at project site and maintain through duration of project			
Post copy of completed construction site notice(s) at project site through duration of project			
Provide a copy of the signed NOI to any secondary operator and to the operator of any MS4 receiving construction site discharge, at least seven days prior to commencing construction activities			
Maintain schedule of major construction activities, keep a copy with SWP3, and retain a copy of the SWP3 at the construction site at all times			
Update SWP3 to reflect daily operations (e.g., revisions, installation dates, grading operation dates, BMP maintenance, and inspection information)			
Update SWP3 to reflect changes in the Contractor's contact information			
Identify, maintain and modify BMPs (as necessary) to control erosion and sedimentation due to construction activities throughout life of project			
Provide stabilized construction entrances and sediment barriers, and clean existing rock and/or add rock to prevent mud and dirt from entering streets or alleys			
Maintain and/or replace sediment barriers and silt traps (if installed), etc. throughout life of project			
Maintain erosion control on stockpiles without blocking drainage paths			
Perform SWP3 inspections in accordance with TPDES General Permit, and keep inspection reports with SWP3			
Based on inspection results, modify SWP3 and pollution prevention controls to maintain that storm water (or identified non-storm water discharges) are the only discharges leaving the site			

Role/Responsibility	Project Owner*	Primary Operator	Secondary Operator
Provide proper management of project-generated trash and debris, including debris collected from storm water protection devices			
Stabilize all disturbed areas related to construction for temporary or permanent ceasing of activities			
Comply with all State and local sanitary sewer or septic system regulations			
Provide copies of all SWP3 records to the Project Owner			
Complete, sign, and submit NOT form to the TCEQ and MS4 Operators when the project has been completed and stabilized			
Complete applicable portion of the site notice related to removal of the notice and submit to the operator of any MS4 receiving site discharge			

**Please note that the Project Owner can meet the definition of an operator. Please refer to the definitions of "primary operator" and "secondary operator" for more information.*

Each operator engaged in activities that disturb surface soils must be identified and must sign the following certification statement. Signatory requirement guidance and an additional certification statement form are attached (Appendix F).

Certification Statement:

"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 this document and can provide documentation in proof of such authorization upon request."

Project Owner

Name: _____
Title: _____
Company: _____
Signature: _____
Date: _____
Operator Type: _____

General Contractor

Name: _____
Title: _____
Company: _____
Signature: _____
Date: _____
Operator Type: _____

Subcontractor (as appropriate)

Name: _____
Title: _____
Company: _____
Signature: _____
Date: _____
Operator Type: _____

Subcontractor (as appropriate)

Name: _____
Title: _____
Company: _____
Signature: _____
Date: _____
Operator Type: _____

NOTICE OF INTENT (NOI) LOG			
Name	**Company**	**Date Submitted NOI**	**TPDES Permit No.**

APPENDIX F

TPDES GENERAL PERMIT (TXR150000) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

APPENDIX G

SITE NOTICE, NOTICE OF INTENT, NOTICE OF CHANGE AND NOTICE OF TERMINATION FORMS

Operator Notes

Construction Site Notice

The construction site notice located in Appendix H should be posted along with a signed copy of the Notice of Intent. The site notice must be located where it is safely and readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction.

Notice of Intent (NOI)

The TPDES General Permit TXR 150000 requires that a NOI be submitted before construction activities begin. The NOI is essentially an application and contains items such as important information about your site, including site location, owner information, operator (general contractor) information, receiving water(s), and a brief description of the project.

TCEQ has developed a form to be used by industrial facilities and construction activities when they submit NOIs. This form indicates all the information that you are required to provide and must be used in order for the NOI to be processed correctly.

Primary Operators

Please note that both Owners and Contractors can meet the definition of being a "primary operator."

Primary operators must submit a NOI at least seven days prior to commencing construction activities, or if utilizing electronic submittal, prior to commencing construction activities.

If an additional primary operator is added after the initial NOI is submitted, the new primary operator must:

- submit a paper NOI at least seven days before assuming operational control, or
- submit an electronic NOI prior to assuming operational control.

If the primary operator changes after the initial NOI is submitted, the new primary operator must:

- submit a paper NOI at least ten days before assuming operational control, or
- submit an electronic NOI at least ten days before assuming operational control

All primary operators must post a copy of the signed NOI at the construction site in allocation where it is readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction activities. A copy of the signed NOI must be submitted to the operator of any MS4 receiving the discharge and to any secondary operator, at least seven days prior to commencing construction activities. A list of the MS4 operators receiving a copy of the NOI is located in Appendix H.

Secondary Operators

Secondary operators are not required to submit a NOI, provided that another operator(s) at the site has submitted a NOI, or is required to submit a NOI and the secondary operator has provided notification to the operator(s) of the need to obtain coverage under the permit. Please refer to the general permit for more information.

NOI Fees

Please note the fees associated with NOI submission:

- $325 if submitting a paper NOI, or
- $225 if submitting an electronic NOI.

No separate annual fees will be assessed. The Water Quality Annual fee has been incorporated into the NOI fees.

It is anticipated that there will be projects where more than one entity (e.g., the owner, developer, or general contractor) will need to submit an NOI so that the requirements for an operator are met. In this case, those persons will share the Storm Water Pollution Plan, and the submittal of the NOI and the TPDES Permit Number will need to be recorded in the NOI log located in Appendix F.

Please refer to the general permit and NOI form instructions for more information.

Notice of Change (NOC)

The operators are responsible for updating the SWP3 to implement and maintain sediment controls and submit a Notice of Change (NOC) if off-site material, waste, borrow, fill or equipment storage areas are being utilized and are not under a separate permit. An operator must submit a NOC letter in conformance with TPDES General Permit TXR150000 if they become aware of any incorrect information in an NOI or failed to submit any relevant facts.

Information that may be included on an NOC includes, but is not limited to, the following: the description of the construction project, an increase in the number of acres disturbed (for increases of one or more acres), or the operator name. A transfer of operational control from one operator to another, including a transfer of the ownership of a company, may not be included in an NOC. A transfer of ownership of a company includes changes to the structure of a company, such as changing from a partnership to a corporation or changing corporation types, so that the filing number (or charter number) that is on record with the Texas Secretary of State must be changed.

An NOC is not required for notifying TCEQ of a decrease in the number of acres disturbed. This information must be included in the storm water pollution prevention plan (SWP3) and retained on site.

A list of the MS4 operators receiving a copy of the NOC is located in Appendix H.

Notice of Termination (NOT)

Any operator that has submitted a NOI must apply to terminate authorization of the general permit. The NOT is a form which should be completed and submitted to the TCEQ within 30 days of the following:

- final stabilization has been achieved on all portions of the site that are the responsibility of the permittee,

- a transfer of operational control has occurred, or
- the operator has obtained alternative authorization under an individual TPDES permit or alternative TPDES general permit.

Information to be included on the NOT includes the location of the construction site; the name, address, and telephone number of the operator terminating coverage; the TPDES General Permit Number; an indication of why coverage under the permit should be terminated for the operator; and a signed certification statement.

Authorization under the general permit terminates at midnight on the day the NOT is postmarked for delivery to the TCEQ. If the NOT is submitted electronically, the permit terminates immediately following confirmation of receipt of the NOT by TCEQ.

Note that when there is a change in operators of a construction activity, then the new operator must submit an NOI.

NOT's should be submitted to MS4 Operator(s). A list of the MS4 operator(s) receiving a copy of the NOT is located in Appendix H.

Record of Submittals to MS4s

Form Type	MS4 Name	Address	Date Submitted

APPENDIX H

RECORD OF TEMPORARY/PERMANENT CEASING OF CONSTRUCTION ACTIVITIES

Record of Temporary/Permanent Ceasing of Construction Activities

Project Activity Area	Date Activities Ceased	Temporary* or Permanent	Date Soil Stabilization Implemented	Date Activities Resumed	Initials

*** "Temporarily Ceased" means inactive for less than 21 consecutive days.**

APPENDIX I

DELEGATION OF SIGNATORIES

Executive Director
Texas Commission on Environmental Quality
Storm Water and Pretreatment Team
P.O. Box 13087, MC-148
Austin, TX 78711-3087

Subject: Delegation of Signatories to Reports

Facility/Company/Site Name: _____
TPDES Permit Number: _____

Dear Executive Director:

This letter serves to designate the following people or positions as authorized personnel for signing reports, storm water pollution prevention plans, certifications or other information requested by the Executive Director or required by the general permit, as set forth by 30 TAC §305.128 (see page 2).

Name or Position	
Name or Position	
Name or Position	
Name or Position	

I understand that this authorization does not extend to the signing of a Notice of Intent for obtaining coverage under a storm water general permit.

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in 30 TAC §305.44 (see page 2).

Sincerely,

_____ _____ _____
Name Title Date

RELEVANT PROVISIONS

305.128(a) All reports requested by permits and other information requested by the executive director shall be signed by a person described in §305.44(a) of this title (relating to Signatories to Applications) or by a duly authorized representative of that person. A person is a duly authorized representative only if:

(1) the authorization is made in writing by a person described in §305.44(a) of this title (relating to Signatories to Applications);

(2) the authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity or for environmental matters for the applicant, such as the position of plant manager, operator of a well or well field, environmental manager, or a position of equivalent responsibility. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

(3) the written authorization is submitted to the executive director.

(b) If an authorization under this section is no longer accurate because of a change in individuals or position, a new authorization satisfying the requirements of this section must be submitted to the executive director prior to or together with any reports, information, or applications to be signed by an authorized representative.

(c) Any person signing a report required by a permit shall make the certification set forth in §305.44(b) of this title (relating to Signatories to Applications).

305.44(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).

(b) A person signing an application shall make the following certification: "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."

APPENDIX J

MATERIAL MANAGEMENT PRACTICES

MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce risk of spills or other accidental exposure of materials and substances to storm water runoff:

1. Good Housekeeping: The following good housekeeping practices will be followed onsite during the construction project:
   - An effort will be made to store only enough product required to do the job.
   - All materials stored on-site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
   - Products will be kept in their original containers with the original manufacturer's label.
   - Substances will not be mixed with one another unless recommended by the manufacturer.
   - Whenever possible, all of a product will be used up before disposing of the container.
   - Manufacturers' recommendations for proper use and disposal will be followed.
   - Designated areas for equipment maintenance and repair (control of oil, grease and fuel spills).
   - Waste receptacles with regular collection for litter and construction debris.
   - Equipment washdown area on-site with appropriate control of wash waters (including concrete truck wash down).
   - Protected storage areas for chemicals, paints, solvents, fertilizers and other potentially toxic materials.
   - Adequately maintained sanitary facilities.
   - Proper control of raw materials stored on-site (for example, sand, aggregate and cement used in the manufacture of concrete or stockpiles of topsoil).
   - Street sweeping or cleaning.
   - Removal of inlet protection barriers during major rainfall events if flooding occurs and verification that reinforced filter fabric fences are in proper condition prior to all rainfall events.
   - The site superintendent will ensure proper use and disposal of materials onsite.
2. Hazardous Products: The following practices are used to reduce the risks associated with hazardous materials.
   - Products will be kept in original containers unless they are not re-sealable.
   - Paints, solvents, fertilizer, fuel (small containers), and other stored chemical substances will be kept within an enclosure to protect the containers and the floor of the enclosure, from wind, precipitation, and storm water runoff.
   - Fuel storage and filling areas will be bermed off to provide collection of any spills and prevent exposure to storm water runoff.
   - Original labels and Material Safety Data Sheets (MSDS) will be retained on-site and available for review by workers.
   - If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

PRODUCT SPECIFIC PRACTICES

The following product specific practices will be followed onsite:

1. Petroleum Products: All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers, which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
2. Fertilizers: Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Storage will be in a covered shed.
3. Paints: All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State and local regulations.
4. Concrete Trucks: Discharges of concrete truck wash out at construction sites may be authorized if conducted in accordance with the requirements of Part V of the general permit.

SPILL CONTROL PRACTICES

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be maintained on-site in the material data sheets (MSDS) and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Contact the MS4 Operator, TCEQ (800-832-8224), and the National Response Center (800-424-8802) to inform of any spill of toxic or hazardous material regardless of the size.

The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

APPENDIX K

NON-STORM WATER DISCHARGE INVENTORY

NON-STORM WATER DISCHARGE INVENTORY

Mark the materials or substances listed below expected to be present onsite during construction:

☐ Concrete	☐ Detergents	☐ Paints (enamel/latex)
☐ Metal Studs	☐ Fuels	☐ Lubricants
☐ Fertilizers	☐ Petroleum Based Products	☐ Cleaning Solvents
☐ Masonry Block	☐ Electrical Equipment and Materials	☐ Asphalt and Asphalt Related Products
☐ Tar	☐ Roof Shingles	☐ Wood
☐ Steel Products	☐ _____	☐ _____
☐ _____	☐ _____	☐ _____

AUTHORIZED NON STORMWATER DISCHARGES ANTICIPATED DURING THE PROJECT

Mark the following non-storm water discharges expected to occur from the site during the construction period (refer to general permit in Appendix G for additional information):

- ☐ discharges from firefighting activities,
- ☐ uncontaminated fire hydrant flushings, which include flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants,
- ☐ water from the routine external washing of vehicles, the external portion of buildings or structures, and pavement, where detergents and soaps are not used and where spills or leaks of toxic or hazardous materials have not occurred and where the purpose is to remove mud, dirt, or dust,
- ☐ uncontaminated water used to control dust,
- ☐ potable water sources including waterline flushings,
- ☐ uncontaminated air conditioning condensate,
- ☐ uncontaminated ground water or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents,
- ☐ lawn watering and similar irrigation drainage,
- ☐ runoff from concrete batch plants (refer to Part IV of general permit),
- ☐ concrete truck wash out (refer to Part V of general permit).

APPENDIX L

REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES

Each substance in Table 117.3 that is listed in Table 302.4, 40 CFR part 302, is assigned the reportable quantity listed in Table 302.4 for that substance.

TABLE 117.3 -- REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES DESIGNATED PURSUANT TO SECTION 311 OF THE CLEAN WATER ACT

Note: The first number under the column headed "RQ" is the reportable quantity in pounds. The number in parentheses is the metric equivalent in kilograms. For convenience, the table contains a column headed "Category" which lists the code letters "X", "A", "B", "C", and "D" associated with reportable quantities of 1, 10, 100, 1000, and 5000 pounds, respectively.

Table 117.3_Reportable Quantities of Hazardous Substances Designated Pursuant to Section 311 of the Clean Water Act

Material	Category	RQ in pounds (kilograms)
Acetaldehyde	C	1,000 (454)
Acetic acid	D	5,000 (2,270)
Acetic anhydride	D	5,000 (2,270)
Acetone cyanohydrin	A	10 (4.54)
Acetyl bromide	D	5,000 (2,270)
Acetyl chloride	D	5,000 (2,270)
Acrolein	X	1 (0.454)
Acrylonitrile	B	100 (45.4)
Adipic acid	D	5,000 (2,270)
Aldrin	X	1 (0.454)
Allyl alcohol	B	100 (45.4)
Allyl chloride	C	1,000 (454)
Aluminum sulfate	D	5,000 (2,270)
Ammonia	B	100 (45.4)
Ammonium acetate	D	5,000 (2,270)
Ammonium benzoate	D	5,000 (2,270)
Ammonium bicarbonate	D	5,000 (2,270)
Ammonium bichromate	A	10 (4.54)
Ammonium bifluoride	B	100 (45.4)
Ammonium bisulfite	D	5,000 (2,270)
Ammonium carbamate	D	5,000 (2,270)
Ammonium carbonate	D	5,000 (2,270)
Ammonium chloride	D	5,000 (2,270)
Ammonium chromate	A	10 (4.54)
Ammonium citrate dibasic	D	5,000 (2,270)
Ammonium fluoborate	D	5,000 (2,270)
Ammonium fluoride	B	100 (45.4)
Ammonium hydroxide	C	1,000 (454)
Ammonium oxalate	D	5,000 (2,270)
Ammonium silicofluoride	C	1,000 (454)
Ammonium sulfamate	D	5,000 (2,270)
Ammonium sulfide	B	100 (45.4)
Ammonium sulfite	D	5,000 (2,270)
Ammonium tartrate	D	5,000 (2,270)
Ammonium thiocyanate	D	5,000 (2,270)
Amyl acetate	D	5,000 (2,270)
Aniline	D	5,000 (2,270)

Antimony pentachloride	C	1,000 (454)
Antimony potassium tartrate	B	100 (45.4)
Antimony tribromide	C	1,000 (454)
Antimony trichloride	C	1,000 (454)
Antimony trifluoride	C	1,000 (454)
Antimony trioxide	C	1,000 (454)
Arsenic disulfide	X	1 (0.454)
Arsenic pentoxide	X	1 (0.454)
Arsenic trichloride	X	1 (0.454)
Arsenic trioxide	X	1 (0.454)
Arsenic trisulfide	X	1 (0.454)
Barium cyanide	A	10 (4.54)
Benzene	A	10 (4.54)
Benzoic acid	D	5,000 (2,270)
Benzonitrile	D	5,000 (2,270)
Benzoyl chloride	C	1,000 (454)
Benzyl chloride	B	100 (45.4)
Beryllium chloride	X	1 (0.454)
Beryllium fluoride	X	1 (0.454)
Beryllium nitrate	X	1 (0.454)
Butyl acetate	D	5,000 (2,270)
Butylamine	C	1,000 (454)
n-Butyl phthalate	A	10 (4.54)
Butyric acid	D	5,000 (2,270)
Cadmium acetate	A	10 (4.54)
Cadmium bromide	A	10 (4.54)
Cadmium chloride	A	10 (4.54)
Calcium arsenate	X	1 (0.454)
Calcium arsenite	X	1 (0.454)
Calcium carbide	A	10 (4.54)
Calcium chromate	A	10 (4.54)
Calcium cyanide	A	10 (4.54)
Calcium dodecylbenzenesulfonate	C	1,000 (454)
Calcium hypochlorite	A	10 (4.54)
Captan	A	10 (4.54)
Carbaryl	B	100 (45.4)
Carbofuran	A	10 (4.54)
Carbon disulfide	B	100 (45.4)
Carbon tetrachloride	A	10 (4.54)
Chlordane	X	1 (0.454)
Chlorine	A	10 (4.54)
Chlorobenzene	B	100 (45.4)
Chloroform	A	10 (4.54)
Chlorosulfonic acid	C	1,000 (454)
Chlorpyrifos	X	1 (0.454)
Chromic acetate	C	1,000 (454)
Chromic acid	A	10 (4.54)
Chromic sulfate	C	1,000 (454)
Chromous chloride	C	1,000 (454)
Cobaltous bromide	C	1,000 (454)
Cobaltous formate	C	1,000 (454)
Cobaltous sulfamate	C	1,000 (454)
Coumaphos	A	10 (4.54)
Cresol	B	100 (45.4)
Crotonaldehyde	B	100 (45.4)

Cupric acetate	B	100 (45.4)
Cupric acetoarsenite	X	1 (0.454)
Cupric chloride	A	10 (4.54)
Cupric nitrate	B	100 (45.4)
Cupric oxalate	B	100 (45.4)
Cupric sulfate	A	10 (4.54)
Cupric sulfate, ammoniated	B	100 (45.4)
Cupric tartrate	B	100 (45.4)
Cyanogen chloride	A	10 (4.54)
Cyclohexane	C	1,000 (454)
2,4-D Acid	B	100 (45.4)
2,4-D Esters	B	100 (45.4)
DDT	X	1 (0.454)
Diazinon	X	1 (0.454)
Dicamba	C	1,000 (454)
Dichlobenil	B	100 (45.4)
Dichlone	X	1 (0.454)
Dichlorobenzene	B	100 (45.4)
Dichloropropane	C	1,000 (454)
Dichloropropene	B	100 (45.4)
Dichloropropene-Dichloropropane (mixture).	B	100 (45.4)
2,2-Dichloropropionic acid	D	5,000 (2,270)
Dichlorvos	A	10 (4.54)
Dicofol	A	10 (4.54)
Dieldrin	X	1 (0.454)
Diethylamine	B	100 (45.4)
Dimethylamine	C	1,000 (454)
Dinitrobenzene (mixed)	B	100 (45.4)
Dinitrophenol	A	10 (45.4)
Dinitrotoluene	A	10 (4.54)
Diquat	C	1,000 (454)
Disulfoton	X	1 (0.454)
Diuron	B	100 (45.4)
Dodecylbenzenesulfonic acid	C	1,000 (454)
Endosulfan	X	1 (0.454)
Endrin	X	1 (0.454)
Epichlorohydrin	B	100 (45.4)
Ethion	A	10 (4.54)
Ethylbenzene	C	1,000 (454)
Ethylenediamine	D	5,000 (2,270)
Ethylenediamine-tetraacetic acid (EDTA).	D	5,000 (2,270)
Ethylene dibromide	X	1 (0.454)
Ethylene dichloride	B	100 (45.4)
Ferric ammonium citrate	C	1,000 (454)
Ferric ammonium oxalate	C	1,000 (454)
Ferric chloride	C	1,000 (454)
Ferric fluoride	B	100 (45.4)
Ferric nitrate	C	1,000 (454)
Ferric sulfate	C	1,000 (454)
Ferrous ammonium sulfate	C	1,000 (454)
Ferrous chloride	B	100 (45.4)
Ferrous sulfate	C	1,000 (454)
Formaldehyde	B	100 (45.4)
Formic acid	D	5,000 (2,270)

Fumaric acid	D	5,000 (2,270)
Furfural	D	5,000 (2,270)
Guthion	X	1 (0.454)
Heptachlor	X	1 (0.454)
Hexachlorocyclopentadiene	A	10 (4.54)
Hydrochloric acid	D	5,000 (2,270)
Hydrofluoric acid	B	100 (45.4)
Hydrogen cyanide	A	10 (4.54)
Hydrogen sulfide	B	100 (45.4)
Isoprene	B	100 (45.4)
Isopropanolamine dodecylbenzenesulfonate.	C	1,000 (454)
Kepone	X	1 (0.454)
Lead acetate	A	10 (4.54)
Lead arsenate	X	1 (0.454)
Lead chloride	A	10 (4.54)
Lead fluoborate	A	10 (4.54)
Lead fluoride	A	10 (4.54)
Lead iodide	A	10 (4.54)
Lead nitrate	A	10 (4.54)
Lead stearate	A	10 (4.54)
Lead sulfate	A	10 (4.54)
Lead sulfide	A	10 (4.54)
Lead thiocyanate	A	10 (4.54)
Lindane	X	1 (0.454)
Lithium chromate	A	10 (4.54)
Malathion	B	100 (45.4)
Maleic acid	D	5,000 (2,270)
Maleic anhydride	D	5,000 (2,270)
Mercaptodimethur	A	10 (4.54)
Mercuric cyanide	X	1 (0.454)
Mercuric nitrate	A	10 (4.54)
Mercuric sulfate	A	10 (4.54)
Mercuric thiocyanate	A	10 (4.54)
Mercurous nitrate	A	10 (4.54)
Methoxychlor	X	1 (0.454)
Methyl mercaptan	B	100 (45.4)
Methyl methacrylate	C	1,000 (454)
Methyl parathion	B	100 (45.4)
Mevinphos	A	10 (4.54)
Mexacarbate	C	1,000 (454)
Monoethylamine	B	100 (45.4)
Monomethylamine	B	100 (45.4)
Naled	A	10 (4.54)
Naphthalene	B	100 (45.4)
Naphthenic acid	B	100 (45.4)
Nickel ammonium sulfate	B	100 (45.4)
Nickel chloride	B	100 (45.4)
Nickel hydroxide	A	10 (4.54)
Nickel nitrate	B	100 (45.4)
Nickel sulfate	B	100 (45.4)
Nitric acid	C	1,000 (454)
Nitrobenzene	C	1,000 (454)
Nitrogen dioxide	A	10 (4.54)
Nitrophenol (mixed)	B	100 (45.4)

Nitrotoluene	C	1,000 (454)
Paraformaldehyde	C	1,000 (454)
Parathion	A	10 (4.54)
Pentachlorophenol	A	10 (4.54)
Phenol	C	1,000 (454)
Phosgene	A	10 (4.54)
Phosphoric acid	D	5,000 (2,270)
Phosphorus	X	1 (0.454)
Phosphorus oxychloride	C	1,000 (454)
Phosphorus pentasulfide	B	100 (45.4)
Phosphorus trichloride	C	1,000 (454)
Polychlorinated biphenyls	X	1 (0.454)
Potassium arsenate	X	1 (0.454)
Potassium arsenite	X	1 (0.454)
Potassium bichromate	A	10 (4.54)
Potassium chromate	A	10 (4.54)
Potassium cyanide	A	10 (4.54)
Potassium hydroxide	C	1,000 (454)
Potassium permanganate	B	100 (45.4)
Propargite	A	10 (4.54)
Propionic acid	D	5,000 (2,270)
Propionic anhydride	D	5,000 (2,270)
Propylene oxide	B	100 (45.4)
Pyrethrins	X	1 (0.454)
Quinoline	D	5,000 (2,270)
Resorcinol	D	5,000 (2,270)
Selenium oxide	A	10 (4.54)
Silver nitrate	X	1 (0.454)
Sodium	A	10 (4.54)
Sodium arsenate	X	1 (0.454)
Sodium arsenite	X	1 (0.454)
Sodium bichromate	A	10 (4.54)
Sodium bifluoride	B	100 (45.4)
Sodium bisulfite	D	5,000 (2,270)
Sodium chromate	A	10 (4.54)
Sodium cyanide	A	10 (4.54)
Sodium dodecylbenzenesulfonate	C	1,000 (454)
Sodium fluoride	C	1,000 (454)
Sodium hydrosulfide	D	5,000 (2,270)
Sodium hydroxide	C	1,000 (454)
Sodium hypochlorite	B	100 (45.4)
Sodium methylate	C	1,000 (454)
Sodium nitrite	B	100 (45.4)
Sodium phosphate, dibasic	D	5,000 (2,270)
Sodium phosphate, tribasic	D	5,000 (2,270)
Sodium selenite	B	100 (45.4)
Strontium chromate	A	10 (4.54)
Strychnine	A	10 (4.54)
Styrene	C	1,000 (454)
Sulfuric acid	C	1,000 (454)
Sulfur monochloride	C	1,000 (454)
2,4,5-T acid	C	1,000 (454)
2,4,5-T amines	D	5,000 (2,270)
2,4,5-T esters	C	1,000 (454)
2,4,5-T salts	C	1,000 (454)
TDE	X	1 (0.454)

2,4,5-TP acid	B	100 (45.4)
2,4,5-TP acid esters	B	100 (45.4)
Tetraethyl lead	A	10 (4.54)
Tetraethyl pyrophosphate	A	10 (4.54)
Thallium sulfate	B	100 (45.4)
Toluene	C	1,000 (454)
Toxaphene	X	1 (0.454)
Trichlorfon	B	100 (45.4)
Trichloroethylene	B	100 (45.4)
Trichlorophenol	A	10 (4.54)
Triethanolamine dodecylbenzenesulfonate.	C	1,000 (454)
Triethylamine	D	5,000 (2,270)
Trimethylamine	B	100 (45.4)
Uranyl acetate	B	100 (45.4)
Uranyl nitrate	B	100 (45.4)
Vanadium pentoxide	C	1,000 (454)
Vanadyl sulfate	C	1,000 (454)
Vinyl acetate	D	5,000 (2,270)
Vinylidene chloride	B	100 (45.4)
Xylene (mixed)	B	100 (45.4)
Xylenol	C	1,000 (454)
Zinc acetate	C	1,000 (454)
Zinc ammonium chloride	C	1,000 (454)
Zinc borate	C	1,000 (454)
Zinc bromide	C	1,000 (454)
Zinc carbonate	C	1,000 (454)
Zinc chloride	C	1,000 (454)
Zinc cyanide	A	10 (4.54)
Zinc fluoride	C	1,000 (454)
Zinc formate	C	1,000 (454)
Zinc hydrosulfite	C	1,000 (454)
Zinc nitrate	C	1,000 (454)
Zinc phenolsulfonate	D	5,000 (2,270)
Zinc phosphide	B	100 (45.4)
Zinc silicofluoride	D	5,000 (2,270)
Zinc sulfate	C	1,000 (454)
Zirconium nitrate	D	5,000 (2,270)
Zirconium potassium fluoride	C	1,000 (454)
Zirconium sulfate	D	5,000 (2,270)
Zirconium tetrachloride	D	5,000 (2,270)

– [50 FR 13513, Apr. 4, 1985, as amended at 51 FR 34547, Sept. 29, 1986; 54 FR 33482, Aug. 14, 1989; 58 FR 35327, June 30, 1993; 60 FR 30937, June 12, 1995]

APPENDIX M

SEDIMENTATION BASIN INFORMATION

Sites With Drainage Areas of Ten or More Acres

A sedimentation basin is required, where feasible, for a common drainage location that serves an area with ten (10) or more acres disturbed at one time.

A sedimentation basin may be temporary or permanent, and must provide sufficient storage to contain a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained. When calculating the volume of runoff from a 2-year, 24-hour storm event, it is not required to include the flows from offsite areas and flow from onsite areas that are either undisturbed or have already undergone permanent stabilization, if these flows are diverted around both the disturbed areas of the site and the sediment basin. Capacity calculations shall be included in Appendix M of this SWP3.

Where rainfall data is not available or a calculation cannot be performed, the sedimentation basin must provide at least 3,600 cubic feet of storage per acre drained until final stabilization of the site.

If a sedimentation basin is not feasible, then the permittee shall provide equivalent control measures until final stabilization of the site. In determining whether installing a sediment basin is feasible, the permittee may consider factors such as site soils, slope, available area, public safety, precipitation patterns, site geometry, site vegetation, infiltration capacity, geotechnical factors, depth to groundwater, and other similar considerations. The permittee shall document the reason that the sediment basins are not feasible, and shall utilize equivalent control measures, which may include a series of smaller sediment basins.

Sites With Drainage Areas Less than Ten Acres

Sediment traps and sediment basins may be used to control solids in storm water runoff for drainage locations serving less than ten (10) acres.

Alternatively, a sediment basin that provides storage for a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained may be utilized. Where rainfall data is not available or a calculation cannot be performed, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained may be provided. If a calculation is performed, then the calculation shall be included in Appendix N of this SWP3.

Proposed Sedimentation Basin Calculations

For Hidden Creeks at Lakewood Park, the proposed onsite detention ponds will serve as a storage for on-site and off-site drainage. The basins will be designed to contain the 3,600 cubic feet per acre of disturbed area draining to the pond.

Temporary Sedimentation:

The batch detention ponds will serve as storage for on-site and off-site drainage for Hidden Creeks at Lakewood Park (as shown on sheet 34 and 35 of the construction drawings) during the construction phase. The total drainage area for Pond A includes 43.37 acres and generates a volume of 286,707 ft^3. The total drainage area for Pond B includes 20.08 acres and generates a volume of 161,893 ft^3.The proposed detention pond will contain a volume of 122,224 ft^3, thus the constructed detention pond will be adequality sized required for sedimentation purposes. Refer to the detention plan sheets in construction plans for details.

SECTION 5: ADDITIONAL FORMS

Copy of Notice of Intent

ELECTRONICALLY RECORDED 2022027955
Williamson County, Texas Total Pages: 7

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

(Williamson County, Texas)

Date: MARCH 2, 2022

Grantor: MICHAEL L. SMITH and BECKY R. SMITH, husband and wife

Grantee: HUNT CEDAR PARK LAND, LLC

Address: c/o Hunt Capital Management, LLC Attn Tom Duda

1330 Avenue of the Americas, 28th FL, New York, NY 10019

Consideration: TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which no lien either express or implied, is herein retained.

Property (including any improvements):

As described on **Exhibit "A"** attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year and subsequent assessments for prior year taxes, the payment of all of which Grantee assumes, and those matters set forth in **Exhibit "B"** attached hereto and incorporated herein

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

AS IS. GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH IN THE WRITTEN AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THE DOCUMENTS DELIVERED AT CLOSING:
GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, CONTRACTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE

HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY. THE TERMS OF THIS PARAGRAPH WILL SURVIVE CLOSING.

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

[Signature page follows]

MICHAEL L. SMITH

BECKY R. SMITH

STATE OF TEXAS *

COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by MICHAEL L. SMITH and BECKY R. SMITH.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

Exhibit A

EXHIBIT "A"

BEING A 14.649 ACRE (638,106 SQ. FT.) TRACT OF LAND SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, CITY OF CEDAR PARK ETJ, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 16.53 ACRE TRACT OF LAND DESCRIBED TO MICHAEL SMITH, ET UX., AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2187, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 (CALLED 50' RIGHT-OF-WAY WIDTH), AT THE EAST CORNER OF A CALLED 16.35 ACRE TRACT OF LAND DESCRIBED TO MICHAEL WAYNE COPELAND AND ELAINE IONE COPELAND, TRUSTEES OF THE IONE TRUST, DATED APRIL 6, 2021, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021052667 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AT THE SOUTH CORNER OF LOT 1 OF THE FAWN MEADOWS SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET "K", SLIDE 227 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, SOUTH 69°18'10" WEST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 180, A DISTANCE OF 390.93 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND AT THE SOUTH CORNER OF SAID 16.53 ACRE TRACT, FOR THE **POINT OF BEGINNING** AND THE EAST CORNER OF THIS TRACT;

THENCE, CROSSING INTO, OVER, AND ACROSS SAID 16.53 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. SOUTH 69°18'10" WEST, A DISTANCE OF 97.27 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE EASTERLY SOUTH CORNER OF THIS TRACT;
2. NORTH 20°42'31" WEST, A DISTANCE OF 153.69 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A POINT OF CURVATURE, FOR AN INTERIOR CORNER OF THIS TRACT;
3. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 67°11'00", A RADIUS OF 205.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 67°29'34" WEST, 226.84 FEET, AND A TOTAL ARC LENGTH OF 240.38 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN INTERIOR CORNER OF THIS TRACT;
4. SOUTH 69°18'21" WEST, A DISTANCE OF 130.49 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN ANGLE CORNER IN THE NORTHEAST BOUNDARY LINE OF A CALLED 2.580 ACRE TRACT OF LAND DESCRIBED TO MICHAEL SMITH AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2459, PAGE 446 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THE SOUTHWEST BOUNDARY LINE OF SAID 16.53 ACRE TRACT, FOR THE WESTERLY SOUTH CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 16.53 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. NORTH 20°36'39" WEST, AT 41.59 FEET PASSING A 1/2" IRON ROD FOUND FOR A LINE MARKER, AT 221.43 FEET PASSING A 1/2" IRON ROD FOUND FOR A LINE MARKER, IN ALL A DISTANCE OF 401.35 FEET TO A POINT IN THE NORTHEAST BOUNDARY LINE OF A CALLED 5.1909 ACRE TRACT OF LAND DESCRIBED TO SANDEEP AND KALYANI GAMARE AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021048493 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER OF SAID 16.35 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;

Continued

2. NORTH 20°38'39" WEST, A DISTANCE OF 180.70 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 5.19 ACRE TRACT OF LAND DESCRIBED TO BHANU PRASAD MUDHUNURI AND SRI SIRAM NIDADAVOLU AS SHOWN ON INSTRUMENT RECORDED IN DOC. NO. 2021103098 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER OF SAID 16.53 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;
3. NORTH 20°16'39" WEST, AT 176.13 FEET PASSING A 1/2" IRON ROD FOUND FOR A LINE MARKER, IN ALL A DISTANCE OF 358.29 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 4.197 ACRE TRACT OF LAND DESCRIBED TO AUSTIN MAR THOMAS CHURCH, A TEXAS NON-PROFIT CORPORATION, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2015040087 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER OF SAID 16.53 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;
4. NORTH 20°07'39" WEST, A DISTANCE OF 222.78 FEET TO A POINT FOR AN ANGLE CORNER OF SAID 16.53 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT; WHENCE A 60D NAIL FOUND FOR REFERENCE BEARS NORTH 05°05'14" WEST, A DISTANCE OF 4.60 FEET;
5. NORTH 19°49'39" WEST, A DISTANCE OF 357.46 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF LOT 11, BLOCK F OF THE LAKEWOOD COUNTRY ESTATES SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME "C", PAGES 295-299 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE NORTH CORNER OF SAID 4.197 ACRE TRACT, FOR THE WEST CORNER OF SAID 16.53 ACRE TRACT AND THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 69°42'21" EAST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 16.53 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID LOT 11, A DISTANCE OF 221.74 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF LOT 12, BLOCK F OF SAID LAKEWOOD COUNTRY ESTATES SUBDIVISION AND THE SOUTH CORNER OF A CALLED 16.422 ACRE TRACT OF LAND DESCRIBED TO BAD DEVL LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2018108903 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER OF SAID 16.53 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 70°24'12" EAST, CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF SAID 16.53 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID 16.422 ACRE TRACT, A DISTANCE OF 157.98 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 16.35 ACRE TRACT, FOR THE NORTH CORNER OF SAID 16.53 ACRE TRACT AND THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 20°46'23" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 16.53 ACRE TRACT, A DISTANCE OF 1824.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 14.649 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

EXHIBIT "B"

1. The following restrictive covenants of record: Volume 2187, Page 62, of the Official Public Records, Williamson County, Texas., of the Official Public Records, Williamson County, Texas

2. Fence, not following along the West line of subject property, asreferenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500

3. overhead electric lines with power poles, located on subject property, as referenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

5. Mineral and/or royalty interest, recorded in Volume 436, Page 466, of the Deed Records, Williamson County, Texas and corrected in Volume 453, Page 93, of the Deed Records, Williamson County, Texas.

6. Inclusion within Upper Brushy Creek Water Control & Improvement District No. 1.

7. All leases, grants, exceptions or reservations of coal, lignite, oil gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022027955

Pages: 7 Fee: $46.00
03/04/2022 09:33 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

ELECTRONICALLY RECORDED 2022027959
Williamson County, Texas Total Pages: 7

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

(Williamson County, Texas)

Date: MARCH 1, 2022

Grantor: LARRY DOUGLAS MOTT

Grantee: HUNT CEDAR PARK LAND, LLC

Address: c/o Hunt Capital Management, LLC Attn Tom Duda

1330 Avenue of the Americas, 28th Floor, New Fork, NY 10079

Consideration: TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which no lien either express or implied, is herein retained.

Property (including any improvements):

As described on **Exhibit "A"** attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year and subsequent assessments for prior year taxes, the payment of all of which Grantee assumes, and those matters set forth in **Exhibit "B"** attached hereto and incorporated herein

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

AS IS. GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH IN THE WRITTEN AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THE DOCUMENTS DELIVERED AT CLOSING:
GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, CONTRACTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE

HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY. THE TERMS OF THIS PARAGRAPH WILL SURVIVE CLOSING.

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

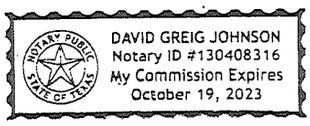
[Signature page follows]

LARRY DOUGLAS MOTT

STATE OF TEXAS *

COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by LARRY DOUGLAS MOTT.



Notary Public, State of Texas

Exhibit A

EXHIBIT "A"

BEING A 1.000 ACRE (43,560 SQ. FT.) TRACT OF LAND SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, CITY OF CEDAR PARK ETJ, WILLIAMSON COUNTY, TEXAS; BEING THE SAME TRACT OF LAND, CALLED 1.00 ACRE, DESCRIBED TO LARRY DOUGLAS MOTT AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2010006230 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON PIPE FOUND AT AN ANGLE CORNER IN THE SOUTHWEST BOUNDARY LINE OF LOT 5 OF SAID SECTION ONE OF THE PARMER SQUARE SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER CABINET "J', SLIDE 65 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT AN EXTERIOR ANGLE CORNER OF A CALLED 23.339 ACRE TRACT OF LAND DESCRIBED TO FRANKIE C. SHANE, AS TRUSTEE FOR THE FRANKIE C. SHANE REVOCABLE LIVING TRUST, ET AL, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2000070014 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTH CORNER OF SAID 1.00 ACRE TRACT AND THE NORTH CORNER OF THIS TRACT; WHENCE A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 (CALLED 50' RIGHT-OF-WAY WIDTH), AT THE EAST CORNER OF A CALLED 16.35 ACRE TRACT OF LAND DESCRIBED TO MICHAEL WAYNE COPELAND AND ELAINE IONE COPELAND, TRUSTEES OF THE IONE TRUST, DATED APRIL 6, 2021, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021052667 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE SOUTH CORNER OF LOT 1 OF THE FAWN MEADOWS SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET "K", SLIDE 227 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; BEARS SOUTH 9°19'36" WEST, A DISTANCE OF 1797.29 FEET;

THENCE, SOUTH 20°50'26" EAST, ALONG A SOUTHWEST BOUNDARY LINE OF SAID SECTION ONE AND A NORTHEAST BOUNDARY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 54.79 FEET TO A 60D NAIL FOUND IN THE NORTHWEST BOUNDARY LINE OF A CALLED 1.09 ACRE TRACT OF LAND DESCRIBED TO JIMNI ENTERPRISES LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2014007316 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE SOUTH CORNER OF SAID LOT 5, FOR AN EAST CORNER OF SAID 1.00 ACRE TRACT AND AN EAST CORNER OF THIS TRACT;

THENCE, SOUTH 59°13'06" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 1.09 ACRE TRACT AND A SOUTHEAST BOUNDARY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 36.80 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 1.09 ACRE TRACT, FOR AN INTERIOR ANGLE CORNER OF SAID 1.00 ACRE TRACT AND AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 30°46'49" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 1.09 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 158.04 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN EXTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT, FOR AN EAST CORNER OF SAID 1.00 ACRE TRACT AND AN EAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 23.339 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 69°14'21" WEST, A DISTANCE OF 208.96 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN INTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT, FOR THE SOUTH CORNER OF SAID 1.00 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT; WHENCE A 60D NAIL FOUND FOR REFERENCE BEARS SOUTH 25°29'41" EAST, A DISTANCE OF 1.76 FEET;

Continued

2. NORTH 20°42'19" WEST, A DISTANCE OF 216.80 TO A 1/2" IRON PIPE FOUND AT AN INTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT, FOR THE WEST CORNER OF SAID 1.00 ACRE TRACT AND THE WEST CORNER OF THIS TRACT;
3. NORTH 69°13'55" EAST, A DISTANCE OF 217.42 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

EXHIBIT "B"

1. 25 feet building set back line along northeast property line; 10 feet building set back line along southeast property line; 150' Septic Tank Restriction Area, Utility Pole, Shed, Concrete Pad, Fence, Sidewalk, Overhead Power Line, Public Utility, Wire Fence, as set forth on the survey map and as noted on survey dated March 1,2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500.

2. Overhead electric lines with power poles and guy anchor, located on subject property, as referenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500.

3. Mineral and/or royalty interest, recorded in Volume 436, Page 466, of the Deed Records, Williamson County, Texas and corrected in Volume 453, Page 93, of the Deed Records, Williamson County, Texas.

4. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein, recorded in Volume 878, Page 199, of the Deed Records, Williamson County, Texas.

5. Inclusion within Upper Brushy Creek Water Control & Improvement District.

6. All leases, grants, exceptions or reservations of coal, lignite, oil gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022027959

Pages: 7 Fee: $46.00
03/04/2022 09:36 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

ELECTRONICALLY RECORDED 2022027993
Williamson County, Texas Total Pages: 7

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

(Williamson County, Texas)

Date: MARCH 2, 2022

Grantor: MICHAEL WAYNE COPELAND and ELAINE IONE COPELAND, TRUSTEES OF THE IONE TRUST DATED APRIL 6, 2021

Grantee: HUNT CEDAR PARK LAND, LLC
Address: c/o Hunt Capital Management LLC, Attn Tom Duda
1330 Avenue of the Americas, 28th Floor, New Your, NY 10019

Consideration: TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which no lien either express or implied, is herein retained.

Property (including any improvements):

As described on **Exhibit "A"** attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year subsequent assessments for prior year taxes, all of which the payment of which Grantee assumes, and those matters set forth in **Exhibit "B"** attached hereto and incorporated herein

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

AS IS. GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH IN THE WRITTEN AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THE DOCUMENTS DELIVERED AT CLOSING:
GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, CONTRACTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND

REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY. THE TERMS OF THIS PARAGRAPH WILL SURVIVE CLOSING.

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

[Signature page follows]

Michael Wayne Copeland
MICHAEL WAYNE COPELAND, TRUSTEE OF THE IONE TRUST DATED APRIL 6, 2021

Elaine Ione Copeland
ELAINE IONE COPELAND, TRUSTEE OF THE IONE TRUST DATED APRIL 6, 2021

STATE OF TEXAS *

COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by MICHAEL WAYNE COPELAND and ELAINE IONE COPELAND, TRUSTEES OF THE IONE TRUST DATED APRIL 6, 2021.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

\20-008\20-008.wd

Exhibit A

EXHIBIT "A"

BEING A 16.353 ACRE (712,338 SQ. FT.) TRACT OF LAND SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, CITY OF CEDAR PARK ETJ, WILLIAMSON COUNTY, TEXAS; BEING THE SAME TRACT OF LAND, CALLED 16.35 ACRES, DESCRIBED TO MICHAEL WAYNE COPELAND AND ELAINE IONE COPELAND, TRUSTEES OF THE IONE TRUST, DATED APRIL 6, 2021, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021052667 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 (CALLED 50' RIGHT-OF-WAY WIDTH) AND AT THE SOUTH CORNER OF LOT 1, FAWN MEADOWS SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET "K", SLIDE 227 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE EAST CORNER OF SAID 16.35 ACRE TRACT AND THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 69°18'10" WEST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 180, A DISTANCE OF 390.93 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST BOUNDARY LINE OF A 16.53 ACRE TRACT OF LAND DESCRIBED TO MICHAEL SMITH, ET UX., AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2187, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTH CORNER OF SAID 16.35 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 20°46'23" WEST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 16.53 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID 16.35 ACRE TRACT, A DISTANCE OF 1824.92 FEET TO 1/2" IRON ROD FOUND IN A SOUTHEAST BOUNDARY LINE OF A CALLED 16.422 ACRE TRACT OF LAND DESCRIBED TO BAD DEVL LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2018108903 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE NORTH CORNER OF SAID 16.53 ACRE TRACT, FOR THE WEST CORNER OF SAID 16.35 ACRE TRACT AND THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 70°17'23" EAST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID 16.422 ACRE TRACT, A DISTANCE OF 391.26 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST BOUNDARY LINE OF A CALLED 23.339 ACRE TRACT OF LAND DESCRIBED TO FRANKIE C. SHANE, AS TRUSTEE FOR THE FRANKIE C. SHANE REVOCABLE LIVING TRUST, ET AL, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2000070014 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE SOUTHERLY EAST CORNER OF SAID 16.422 ACRE TRACT, FOR THE NORTH CORNER OF SAID 16.35 ACRE TRACT AND THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 20°45'54" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 23.339 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID 16.35 ACRE TRACT, A DISTANCE OF 989.80 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF A CALLED 13.518 ACRE TRACT OF LAND DESCRIBED TO REAGAN RANCH LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2013081709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE SOUTH CORNER OF SAID 23.339 ACRE TRACT, FOR AN ANGLE CORNER OF SAID 16.35 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 20°45'54" EAST, CONTINUING ALONG THE NORTHEAST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID 13.518 ACRE TRACT, PASSING THE SOUTH CORNER OF SAID 13.518 ACRE TRACT AND THE WEST CORNER OF SAID LOT 1, FAWN MEADOWS SUBDIVISION, THEN CONTINUING ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT

Continued

1, FAWN MEADOWS SUBDIVISON, IN ALL A DISTANCE OF 828.39 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.353 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

EXHIBIT "B"

a. The following restrictive covenants of record in Volume 2187, Page 77, of the Official Public Records, Williamson County, Texas., of the Official Public Records, Williamson County, Texas.

b. Fence not following along the Southwest corner of subject property, as referenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500

c. Electric boxes, telephone marker flag, faucet, sanitary sewer clean out, light standards, overhead electric lines with power poles, located on subject property, as referenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500

f. Mineral and/or royalty interest, recorded in Volume 436, Page 466, of the Deed Records, Williamson County, Texas.

g. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein, recorded in Volume 498, Page 121, of the Deed Records, Williamson County, Texas.

h. Inclusion within Upper Brushy Creek Water Control & Improvement District.

i. All leases, grants, exceptions or reservations of coal, lignite, oil gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

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Pages: 7 Fee: $46.00
03/04/2022 09:56 AM
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Nancy E. Rister, County Clerk
Williamson County,Texas

ELECTRONICALLY RECORDED 2022028360
Williamson County, Texas Total Pages: 10

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
(Williamson County, Texas)

Date: MARCH 2, 2022

Grantor: Patrick Shane; Larry Douglas Mott, Sr. (surviving spouse), Larry Douglas Mott, Jr. (surviving heir) and Timothy David Mott (surviving heir) of Sandra D Mott; Melba R Wilson; and Melinda Gail Schneider (surviving heir) and Julie Eileen Cloud f/k/a/ Julie Eileen Shane (surviving heir) of Michael A Shane

Grantee: HUNT CEDAR PARK LAND, LLC
Address: c/o Hunt Capital Management, LLC Attn Tom Duda
1330 Avenue of the Americas, 28th Floor, New York, NY 10019

Consideration: TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which no lien either express or implied, is herein retained.

Property (including any improvements):

As described on **Exhibit "A"** attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year and subsequent assessments for prior year taxes, the payment of all of which Grantee assumes, and those matters set forth in **Exhibit "B"** attached hereto and incorporated herein

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

AS IS. GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH IN THE WRITTEN AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THE DOCUMENTS DELIVERED AT CLOSING:
GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, CONTRACTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES

ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY. THE TERMS OF THIS PARAGRAPH WILL SURVIVE CLOSING.

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

[Signature page follows]

PATRICK D. SHANE

MELINDA R. WILSON

LARRY DOUGLAS MOTT, SR.

MELINDA GAIL SCHNEIDER

LARRY DOUGLAS MOTT, JR.

JULIE EILEEN CLOUD

TIMOTHY DAVID MOTT

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by PATRICK D. SHANE.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by LARRY DOUGLAS MOTT, SR..

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by LARRY DOUGLAS MOTT, JR..

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by TIMOTHY DAVID MOTT..

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by MELINDA R. WILSON.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by MELINDA GAIL SCHNEIDER.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

This instrument was acknowledged before me on MARCH 2, 2022 by JULIE EILEEN CLOUD.

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

Notary Public, State of Texas

Affidavit of Identity by Credible Witnesses

On this 2 day of March 2022 (month/year), under penalties of perjury, I, swear (or affirm) that the person appearing before the undersigned notary public is personally known to me as Timothy David Mott (name of person requiring a notarial act); and is the person named in the document requiring notarization; that I believe this person does not possess the required identification; that it would be difficult or impossible for this person to obtain such identification; and that I have no financial interest in and am not a party to the underlying transaction.

Witness:

(Signature of Witness)

Bobby Ham
(Printed Name of Witness

STATE OF TEXAS
COUNTY OF Williamson

Singed and sworn to (or affirmed) before me this 2 day of March, 2022
By Timothy David Mott
Who produced the following identification.

____Personally Known (by the notary) ✓ Type of ID Drivers License Credible Witness

Notary Public, State of Texas

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

This certificate is attached to a 1 page document dealing with/titled Special Warranty Deed and dated 3-2-2022

Affidavit of Identity by Credible Witnesses

On this 2 day of March 2022 (month/year), under penalties of perjury, I, swear (or affirm) that the person appearing before the undersigned notary public is personally known to me as Larry Douglas Moth Jr (name of person requiring a notarial act); and is the person named in the document requiring notarization; that I believe this person does not possess the required identification; that it would be difficult or impossible for this person to obtain such identification; and that I have no financial interest in and am not a party to the underlying transaction.

Witness:

(Signature of Witness)

Bobby Ham

(Printed Name of Witness

STATE OF TEXAS
COUNTY OF Williamson

Singed and sworn to (or affirmed before me this 2 day of March, 2022
By Larry Douglas Moth. Jr
Who produced the following identification.

____Personally Known (by the notary) ___/___ Type of ID Drivers License Exhibit witness

Notary Public, State of Texas

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

This certificate is attached to a 7 page document dealing with/titled Special Warranty Deed and dated 3/2/2022

Exhibit A

EXHIBIT "A"

BEING A 23.343 ACRES (1,016,809 SQ. FT.) TRACT OF LAND SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT 9, AND THE WALTER CAMPBELL SURVEY, ABSTRACT 3, CITY OF CEDAR PARK ETJ, WILLIAMSON COUNTY, TEXAS; BEING THE SAME TRACT OF LAND, CALLED 23.339 ACRES, DESCRIBED TO FRANKIE C. SHANE, AS TRUSTEE FOR THE FRANKIE C. SHANE REVOCABLE LIVING TRUST, ET AL, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2000070014 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 180 (CALLED 50' RIGHT-OF-WAY WIDTH), AT THE EAST CORNER OF A CALLED 16.35 ACRE TRACT OF LAND DESCRIBED TO MICHAEL WAYNE COPELAND AND ELAINE IONE COPELAND, TRUSTEES OF THE IONE TRUST, DATED APRIL 6, 2021, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021052667 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT THE SOUTH CORNER OF LOT 1 OF THE FAWN MEADOWS SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET "K", SLIDE 227 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, NORTH 20°45'54" WEST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 16.35 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID LOT 1, FAWN MEADOWS SUBDIVISON, TRACT, PASSING THE WEST CORNER OF SAID LOT 1, FAWN MEADOWS SUBDIVISION AND THE SOUTH CORNER OF A CALLED 13.518 ACRE TRACT OF LAND DESCRIBED TO REAGAN RANCH LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2013081709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THEN CONTINUING ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 13.518 ACRE TRACT, IN ALL A DISTANCE OF 828.39 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 13.518 ACRE TRACT, FOR THE **POINT OF BEGINNING,** THE SOUTH CORNER OF SAID 23.339 ACRE TRACT, AND THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 20°45'54" WEST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 23.339 ACRE TRACT AND CONTINUING ALONG THE NORTHEAST BOUNDARY LINE OF SAID 16.35 ACRE TRACT, A DISTANCE OF 989.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHERLY EAST CORNER OF A CALLED 16.422 ACRE TRACT OF LAND DESCRIBED TO BAD DEVL LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2018108903 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THE NORTH CORNER OF SAID 16.35 ACRE TRACT; FOR AN ANGLE CORNER OF SAID 23.339 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 23.339 ACRE TRACT AND SAID 16.422 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. NORTH 20°54'43" WEST, A DISTANCE OF 190.99 FEET TO A 1/2" IRON ROD FOUND AT AN INTERIOR CORNER OF SAID 16.422 ACRE TRACT, FOR THE WEST CORNER OF SAID 23.339 ACRE TRACT AND THE WEST CORNER OF THIS TRACT;
2. NORTH 69°12'48" EAST, A DISTANCE OF 901.29 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEYOR'S CAP STAMPED "SA 518" FOUND AT THE WEST CORNER OF LOT 6 OF SECTION ONE OF THE PARMER SQUARE SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER CABINET "J', SLIDE 65 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTH CORNER OF SAID 23.339 ACRE TRACT AND THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 20°48'25" EAST, ALONG A SOUTHWEST BOUNDARY LINE OF SAID SECTION ONE AND A NORTHEAST BOUNDARY LINE OF SAID 23.339 ACRE TRACT, A DISTANCE OF 454.45 FEET TO A 3/8" IRON PIPE FOUND AT AN ANGLE CORNER IN THE SOUTHWEST BOUNDARY LINE OF LOT 5 OF SAID

Continued

SECTION ONE, AT THE NORTH CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED TO LARRY DOUGLAS MOTT AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2010006230 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN EXTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT AND AN EXTERIOR ANGLE CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 23.339 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 69°13'55" WEST, A DISTANCE OF 217.42 FEET TO A 1/2" IRON PIPE FOUND AT THE WEST CORNER OF SAID 1.00 ACRE TRACT, FOR AN INTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT AND AN INTERIOR ANGLE CORNER OF THIS TRACT;
2. SOUTH 20°42'19" EAST, A DISTANCE OF 216.80 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF SAID 1.00 ACRE TRACT, FOR AN INTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT AND AN INTERIOR ANGLE CORNER OF THIS TRACT; WHENCE A 60D NAIL FOUND FOR REFERENCE BEARS SOUTH 25°29'41" EAST, A DISTANCE OF 1.76 FEET;
3. NORTH 69°14'21" EAST, A DISTANCE OF 208.96 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE SOUTHWEST BOUNDARY LINE OF A CALLED 1.09 ACRE TRACT OF LAND DESCRIBED TO JIMNI ENTERPRISES LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2014007316 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT AN EAST CORNER OF SAID 1.00 ACRE TRACT, FOR AN EXTERIOR ANGLE CORNER OF SAID 23.339 ACRE TRACT AND AN EXTERIOR ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 30°50'04" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 1.09 ACRE TRACT AND A NORTHEAST BOUNDARY LINE OF SAID 23.339 ACRE TRACT, AT 9.95 FEET PASSING A 60D NAIL FOUND FOR A LINE MARKER, IN ALL A DISTANCE OF 50.79 FEET TO A 1/2" IRON ROD WITH SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF SAID 1.09 ACRE TRACT, THE WEST CORNER OF LOT 3 OF SAID SECTION ONE, FOR AN ANGLE CORNER OF SAID 23.339 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 20°48'25" EAST, ALONG A SOUTHWEST BOUNDARY LINE OF SAID SECTION ONE AND A NORTHEAST BOUNDARY LINE OF SAID 23.339 ACRE TRACT, AT 117.51 FEET PASSING A 1/2" IRON ROD FOUND FOR A LINE MARKER, AT 277.52 FEET PASSING A 1/2" IRON ROD FOUND, IN ALL A DISTANCE OF 459.52 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWEST BOUNDARY LINE OF SAID 13.518 ACRE TRACT AND AT THE SOUTH CORNER OF LOT 1 OF SAID SECTION ONE, FOR AN EAST CORNER OF SAID 23.339 ACRE TRACT AND AN EAST CORNER OF THIS TRACT;

THENCE, SOUTH 69°12'53" WEST, ALONG A SOUTHEAST BOUNDARY LINE OF SAID 23.339 ACRE TRACT AND THE NORTHWEST BOUNDARY LINE OF SAID 13.518 ACRE TRACT, A DISTANCE OF 901.66 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 23.343 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

1. The following restrictive covenants of record: Cabinet J, Slide 65, of the Map and/or Plat Records, Williamson County, Texas., of the Official Public Records, Williamson County, Texas.

2. Fence, not following along the North, South and East lines of subject property, as referenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500.

3. overhead electric lines with power poles, irigation valves, sanitary sewer clean out, guy anchor and two inch vent pipe, located on subject property, as referenced on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500.

4. Ingress & Egress, recorded in Volume 886, Page 573, of the Deed Records, Williamson County, Texas. (Affects Tract 2)

5. Ingress & Egress, recorded in Volume 886, Page 589, of the Deed Records, Williamson Count, Texas and recorded in County Clerk's File No. 2000070014 and 2010006230, of the Official Public Records, Williamson County, Texas and as noted on survey dated March 1, 2022, prepared by Zachary K. Petrus, R.P.L.S. No. 6769, Job No. 069285500..

6. Mineral and/or royalty interest, recorded in Volume 436, Page 466, of the Deed Records, Williamson County, Texas.

7. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein, recorded in Volume 498, Page 125, of the Deed Records, Williamson County, Texas.

8. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein, recorded in Volume 878, Page 199, of the Deed Records, Williamson County, Texas.

9. Inclusion within Upper Brushy Creek Water Control & Improvement District.

10. All leases, grants, exceptions or reservations of coal, lignite, oil gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022028360

Pages: 10 Fee: $59.75
03/07/2022 08:16 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000, effective March 5, 2018

and

EPA-issued 2017 NPDES General Permit No. TXR10F000, modified June 27, 2019

Construction sites that discharge stormwater associated with construction activity located in the state of Texas may discharge to surface water in the state only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, on March 5, 2023.

EFFECTIVE DATE: January 28, 2022

ISSUED DATE: January 28, 2022

For the Commission

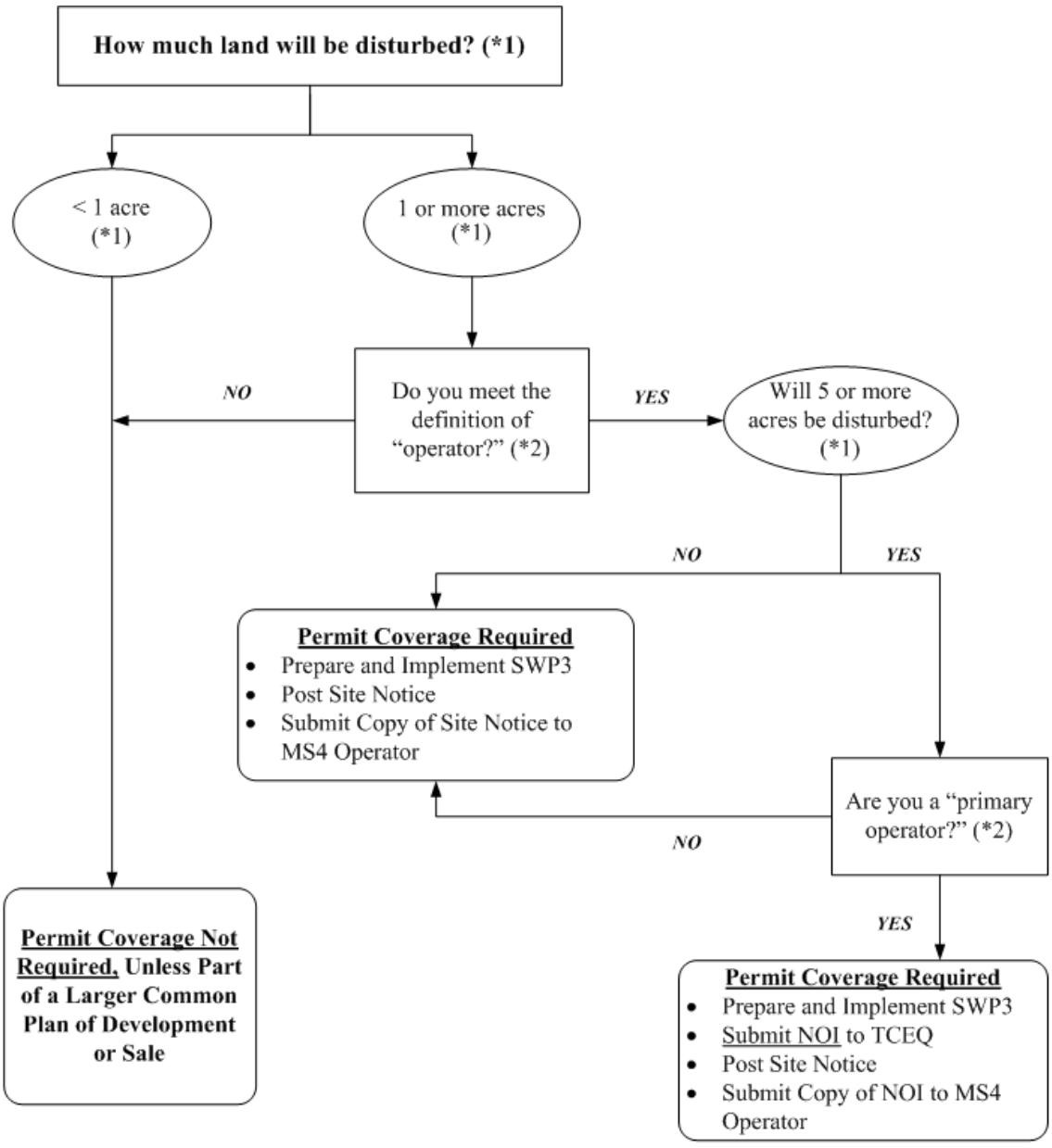
TPDES GENERAL PERMIT NUMBER TXR150000 RELATING TO STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

Table of Contents

Part I. Flow Chart and Definitions

Section A. Flow Chart to Determine Whether Coverage is Required

When calculating the acreage of land area disturbed, include the disturbed land-area of all construction and construction support activities.



(*1) To determine the size of the construction project, use the size of the entire area to be disturbed, and include the size of the larger common plan of development or sale, if the project is part of a larger project (refer to Part I.B., "Definitions," for an explanation of "common plan of development or sale").

(*2) Refer to the definitions for "operator," "primary operator," and "secondary operator" in Part I., Section B. of this permit.

Section B. Definitions

Arid Areas - Areas with an average annual rainfall of 0 to 10 inches.

Best Management Practices (BMPs) - Schedules of activities, prohibitions of practices, maintenance procedures, structural controls, local ordinances, and other management practices to prevent or reduce the discharge of pollutants. BMPs also include treatment requirements, operating procedures, and practices to control construction site runoff, spills or leaks, waste disposal, or drainage from raw material storage areas.

Commencement of Construction - The initial disturbance of soils associated with clearing, grading, or excavation activities, as well as other construction-related activities (e.g., stockpiling of fill material, demolition).

Common Plan of Development - A construction activity that is completed in separate stages, separate phases, or in combination with other construction activities. A common plan of development (also known as a "common plan of development or sale") is identified by the documentation for the construction project that identifies the scope of the project, and may include plats, blueprints, marketing plans, contracts, building permits, a public notice or hearing, zoning requests, or other similar documentation and activities. A common plan of development does not necessarily include all construction projects within the jurisdiction of a public entity (e.g., a city or university). Construction of roads or buildings in different parts of the jurisdiction would be considered separate "common plans," with only the interconnected parts of a project being considered part of a "common plan" (e.g., a building and its associated parking lot and driveways, airport runway and associated taxiways, a building complex, etc.). Where discrete construction projects occur within a larger common plan of development or sale but are located ¼ mile or more apart, and the area between the projects is not being disturbed, each individual project can be treated as a separate plan of development or sale, provided that any interconnecting road, pipeline or utility project that is part of the same "common plan" is not included in the area to be disturbed.

Construction Activity - Includes soil disturbance activities, including clearing, grading, excavating, construction-related activity (e.g., stockpiling of fill material, demolition), and construction support activity. This does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (e.g., the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing rights-of-way, and similar maintenance activities). Regulated construction activity is defined in terms of small and large construction activity.

Construction Support Activity – A construction-related activity that specifically supports construction activity, which can involve earth disturbance or pollutant-generating activities of its own, and can include, but are not limited to, activities associated with concrete or asphalt batch plants, rock crushers, equipment staging or storage areas, chemical storage areas, material storage areas, material borrow areas, and excavated material disposal areas. Construction support activity must only directly support the construction activity authorized under this general permit.

Dewatering – The act of draining rainwater or groundwater from building foundations, vaults, and trenches.

Discharge – For the purposes of this permit, the drainage, release, or disposal of pollutants in stormwater and certain non-stormwater from areas where soil disturbing activities (e.g., clearing, grading, excavation, stockpiling of fill material, and demolition), construction materials or equipment storage or maintenance (e.g., fill piles, borrow area, concrete truck wash out, fueling), or other industrial stormwater directly related to the construction process (e.g., concrete or asphalt batch plants) are located.

Drought-Stricken Area – For the purposes of this permit, an area in which the National Oceanic and Atmospheric Administration's U.S. Seasonal Drought Outlook indicates for the period during which the construction will occur that any of the following conditions are

likely: (1) "Drought to persist or intensify", (2) "Drought ongoing, some improvement", (3) "Drought likely to improve, impacts ease", or (4) "Drought development likely". See http://www.cpc.ncep.noaa.gov/products/expert_assessment/seasonal_drought.html.

Edwards Aquifer - As defined under Texas Administrative Code (TAC) § 213.3 of this title (relating to the Edwards Aquifer), that portion of an arcuate belt of porous, water-bearing, predominantly carbonate rocks known as the Edwards and Associated Limestones in the Balcones Fault Zone trending from west to east to northeast in Kinney, Uvalde, Medina, Bexar, Comal, Hays, Travis, and Williamson Counties; and composed of the Salmon Peak Limestone, McKnight Formation, West Nueces Formation, Devil's River Limestone, Person Formation, Kainer Formation, Edwards Formation, and Georgetown Formation. The permeable aquifer units generally overlie the less-permeable Glen Rose Formation to the south, overlie the less-permeable Comanche Peak and Walnut Formations north of the Colorado River, and underlie the less-permeable Del Rio Clay regionally.

Edwards Aquifer Recharge Zone - Generally, that area where the stratigraphic units constituting the Edwards Aquifer crop out, including the outcrops of other geologic formations in proximity to the Edwards Aquifer, where caves, sinkholes, faults, fractures, or other permeable features would create a potential for recharge of surface waters into the Edwards Aquifer. The recharge zone is identified as that area designated as such on official maps located in the offices of the Texas Commission on Environmental Quality (TCEQ) and the appropriate regional office. The Edwards Aquifer Map Viewer, located at http://www.tceq.texas.gov/compliance/field_ops/eapp/mapdisclaimer.html, can be used to determine where the recharge zone is located.

Edwards Aquifer Contributing Zone - The area or watershed where runoff from precipitation flows downgradient to the recharge zone of the Edwards Aquifer. The contributing zone is located upstream (upgradient) and generally north and northwest of the recharge zone for the following counties: all areas within Kinney County, except the area within the watershed draining to Segment No. 2304 of the Rio Grande Basin; all areas within Uvalde, Medina, Bexar, and Comal Counties; all areas within Hays and Travis Counties, except the area within the watersheds draining to the Colorado River above a point 1.3 miles upstream from Tom Miller Dam, Lake Austin at the confluence of Barrow Brook Cove, Segment No. 1403 of the Colorado River Basin; and all areas within Williamson County, except the area within the watersheds draining to the Lampasas River above the dam at Stillhouse Hollow reservoir, Segment No. 1216 of the Brazos River Basin. The contributing zone is illustrated on the Edwards Aquifer map viewer at http://www.tceq.texas.gov/compliance/field_ops/eapp/mapdisclaimer.html.

Effluent Limitations Guideline (ELG) – Defined in 40 Code of Federal Regulations (CFR) § 122.2 as a regulation published by the Administrator under § 304(b) of the Clean Water Act (CWA) to adopt or revise effluent limitations.

Facility or Activity – For the purpose of this permit, referring to a construction site, the location of construction activity, or a construction support activity that is regulated under this general permit, including all contiguous land and fixtures (for example, ponds and materials stockpiles), structures, or appurtenances used at a construction site or industrial site.

Final Stabilization - A construction site status where any of the following conditions are met:

(a) All soil disturbing activities at the site have been completed and a uniform (that is, evenly distributed, without large bare areas) perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

(b) For individual lots in a residential construction site by either:

(1) the homebuilder completing final stabilization as specified in condition (a) above; or

(2) the homebuilder establishing temporary stabilization for an individual lot prior to the time of transfer of the ownership of the home to the buyer and after informing the homeowner of the need for, and benefits of, final stabilization. If temporary stabilization is not feasible, then the homebuilder may fulfill this requirement by retaining perimeter controls or BMPs, and informing the homeowner of the need for removal of temporary controls and the establishment of final stabilization. Fulfillment of this requirement must be documented in the homebuilder's stormwater pollution prevention plan (SWP3).

(c) For construction activities on land used for agricultural purposes (such as pipelines across crop or range land), final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer strips immediately adjacent to surface water and areas that are not being returned to their preconstruction agricultural use must meet the final stabilization conditions of condition (a) above.

(d) In arid, semi-arid, and drought-stricken areas only, all soil disturbing activities at the site have been completed and both of the following criteria have been met:

(1) Temporary erosion control measures (for example, degradable rolled erosion control product) are selected, designed, and installed along with an appropriate seed base to provide erosion control for at least three years without active maintenance by the operator, and

(2) The temporary erosion control measures are selected, designed, and installed to achieve 70% of the native background vegetative coverage within three years.

Hyperchlorination of Waterlines – Treatment of potable water lines or tanks with chlorine for disinfection purposes, typically following repair or partial replacement of the waterline or tank, and subsequently flushing the contents.

Impaired Water - A surface water body that is identified as impaired on the latest approved CWA §303(d) List or waters with an EPA-approved or established total maximum daily load (TMDL) that are found on the latest EPA approved *Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d)*, which lists the category 4 and 5 water bodies.

Indian Country Land – All land within the limits of any Indian reservation under the jurisdiction of the United States government, notwithstanding the issuance of any patent, and, including rights-of-way running through the reservation; (2) all dependent Indian communities with the borders of the United States whether within the originally or subsequently acquired territory thereof, and whether within or without the limits of a state; and (3) all Indian allotments, the Indian titles to which have not been extinguished, including rights-of-way running through the same. (40 CFR §122.2)

Indian Tribe - Any Indian Tribe, band, group, or community recognized by the Secretary of the Interior and exercising governmental authority over a Federal Indian Reservation (40 CFR §122.2).

Infeasible –Not technologically possible, or not economically practicable and achievable in light of best industry practices. (40 CFR §450.11(b)).

Large Construction Activity - Construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than five (5) acres of land. Large construction activity also includes the disturbance of less than five (5) acres of total

land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than five (5) acres of land. Large construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (for example, the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing right-of-ways, and similar maintenance activities.)

Linear Project – Includes the construction of roads, bridges, conduits, substructures, pipelines, sewer lines, towers, poles, cables, wires, connectors, switching, regulating and transforming equipment and associated ancillary facilities in a long, narrow area.

Low Rainfall Erosivity Waiver (LREW) - A written submission to the executive director from an operator of a construction site that is considered as small construction activity under the permit, which qualifies for a waiver from the requirements for small construction activities, only during the period of time when the calculated rainfall erosivity factor is less than five (5).

Minimize - To reduce or eliminate to the extent achievable using stormwater controls that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - A separate storm sewer system owned or operated by the United States, a state, city, town, county, district, association, or other public body (created by or pursuant to state law) having jurisdiction over the disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, that discharges to surface water in the state.

Notice of Change (NOC) – Written notification to the executive director from a discharger authorized under this permit, providing changes to information that was previously provided to the agency in a notice of intent form.

Notice of Intent (NOI) - A written submission to the executive director from an applicant requesting coverage under this general permit.

Notice of Termination (NOT) - A written submission to the executive director from a discharger authorized under this general permit requesting termination of coverage.

Operator - The person or persons associated with a large or small construction activity that is either a primary or secondary operator as defined below:

Primary Operator – the person or persons associated with construction activity that meets either of the following two criteria:

(a) the person or persons have on-site operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; or

(b) the person or persons have day-to-day operational control of those activities at a construction site that are necessary to ensure compliance with a Storm Water Pollution Prevention Plan (SWP3) for the site or other permit conditions (for example, they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Secondary Operator – The person or entity, often the property owner, whose operational control is limited to:

(a) the employment of other operators, such as a general contractor, to perform or supervise construction activities; or

(b) the ability to approve or disapprove changes to construction plans and specifications, but who does not have day-to-day on-site operational control over construction activities at the site.

Secondary operators must either prepare their own SWP3 or participate in a shared SWP3 that covers the areas of the construction site, where they have control over the construction plans and specifications.

If there is not a primary operator at the construction site, then the secondary operator is defined as the primary operator and must comply with the requirements for primary operators.

Outfall - For the purpose of this permit, a point source at the point where stormwater runoff associated with construction activity discharges to surface water in the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels, or other conveyances that connect segments of the same stream or other water of the U.S. and are used to convey waters of the U.S.

Permittee - An operator authorized under this general permit. The authorization may be gained through submission of a notice of intent, by waiver, or by meeting the requirements for automatic coverage to discharge stormwater runoff and certain non-stormwater discharges from construction activity.

Point Source –Any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are, or may be, discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff (40 CFR §122.2).

Pollutant - Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, filter backwash, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into any surface water in the state. The term "pollutant" does not include tail water or runoff water from irrigation or rainwater runoff from cultivated or uncultivated rangeland, pastureland, and farmland. For the purpose of this permit, the term “pollutant” includes sediment.

Pollution - The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any surface water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property or to public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose (Texas Water Code (TWC) §26.001(14)).

Rainfall Erosivity Factor (R factor) - the total annual erosive potential that is due to climatic effects, and is part of the Revised Universal Soil Loss Equation (RUSLE).

Receiving Water - A “Water of the United States” as defined in 40 CFR §122.2 or a surface water in the state into which the regulated stormwater discharges.

Semiarid Areas - areas with an average annual rainfall of 10 to 20 inches.

Separate Storm Sewer System - A conveyance or system of conveyances (including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains), designed or used for collecting or conveying stormwater; that is not a combined sewer, and that is not part of a publicly owned treatment works (POTW).

Small Construction Activity - Construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than one (1) acre and less than five (5) acres of land. Small construction activity also includes the disturbance of less than one (1) acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one (1) and

less than five (5) acres of land. Small construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (for example, the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing right-of-ways, and similar maintenance activities).

Steep Slopes – Where a state, Tribe, local government, or industry technical manual (e.g. stormwater BMP manual) has defined what is to be considered a "steep slope", this permit's definition automatically adopts that definition. Where no such definition exists, steep slopes are automatically defined as those that are 15 percent or greater in grade.

Stormwater (or Stormwater Runoff) - Rainfall runoff, snow melt runoff, and surface runoff and drainage.

Stormwater Associated with Construction Activity - Stormwater runoff, as defined above, from a construction activity.

Structural Control (or Practice) - A pollution prevention practice that requires the construction of a device, or the use of a device, to reduce or prevent pollution in stormwater runoff. Structural controls and practices may include but are not limited to: silt fences, earthen dikes, drainage swales, sediment traps, check dams, subsurface drains, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Surface Water in the State - Lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state (from the mean high water mark (MHWM) out 10.36 miles into the Gulf), and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all water-courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state; except that waters in treatment systems which are authorized by state or federal law, regulation, or permit, and which are created for the purpose of waste treatment are not considered to be water in the state.

Temporary Stabilization - A condition where exposed soils or disturbed areas are provided a protective cover or other structural control to prevent the migration of pollutants. Temporary stabilization may include temporary seeding, geotextiles, mulches, and other techniques to reduce or eliminate erosion until either permanent stabilization can be achieved or until further construction activities take place.

Thawing Conditions – for the purposes of this permit, thawing conditions are expected based on the historical likelihood of two or more days with daytime temperatures greater than 32 ℉. This date can be determined by looking at historical weather data.

Note: The estimation of thawing conditions is for planning purposes only. During construction, the permittee will be required to conduct site inspections based upon actual conditions (i.e., if thawing conditions occur sooner than expected, the permittee will be required to conduct inspections at the regular frequency).

Total Maximum Daily Load (TMDL) - The total amount of a pollutant that a water body can assimilate and still meet the Texas Surface Water Quality Standards.

Turbidity – A condition of water quality characterized by the presence of suspended solids and/or organic material.

Waters of the United States - Waters of the United States or waters of the U.S. means:

(a) all waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(b) all interstate waters, including interstate wetlands;

(c) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds that the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce including any such waters:

(1) which are or could be used by interstate or foreign travelers for recreational or other purposes;

(2) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(3) which are used or could be used for industrial purposes by industries in interstate commerce;

(d) all impoundments of waters otherwise defined as waters of the United States under this definition;

(e) tributaries of waters identified in paragraphs (a) through (d) of this definition;

(f) the territorial sea; and

(g) wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) through (f) of this definition.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA are not waters of the U.S. This exclusion applies only to manmade bodies of water which neither were originally created in waters of the U.S. (such as disposal area in wetlands) nor resulted from the impoundment of waters of the U.S. Waters of the U.S. do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with EPA.

Part II. Permit Applicability and Coverage

Section A. Discharges Eligible for Authorization

1. Stormwater Associated with Construction Activity

Discharges of stormwater runoff and certain non-stormwater discharges from small and large construction activities may be authorized under this general permit, except as described in Part II.C. of this permit.

2. Discharges of Stormwater Associated with Construction Support Activities

Discharges of stormwater runoff and certain non-stormwater discharges from construction support activities as defined in Part I.B of this general permit may be authorized, provided that the following conditions are met:

(a) the construction support activities are located within one (1) mile from the boundary of the construction site where the construction activity authorized under the permit is being conducted that requires the support of these activities;

(b) an SWP3 is developed and implemented for the permitted construction site according to the provisions in Part III.F of this general permit, including appropriate controls and measures to reduce erosion and the discharge of pollutants in stormwater runoff according to the provisions in Part III.G of this general permit;

(c) the activities are directly related to the construction site;

(d) the activities are not a commercial operation, nor serve other unrelated construction projects; and

(e) the activities do not continue to operate beyond the completion of the construction activity at the project it supports.

Construction support activities that operate outside the terms provided in (a) through (e) above must obtain authorization under a separate Texas Pollutant Discharge Elimination System (TPDES) permit, which may include the TPDES Multi Sector General Permit (MSGP), TXR050000 (related to stormwater discharges associated with industrial activity), an alternative general permit (if available), or an individual water quality permit.

3. Non-Stormwater Discharges

The following non-stormwater discharges from sites authorized under this general permit are also eligible for authorization under this general permit:

(a) discharges from fire-fighting activities (fire-fighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, or similar activities);

(b) uncontaminated fire hydrant flushings (excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life), which include flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants (uncontaminated fire hydrant flushings do not include systems utilizing reclaimed wastewater as a source water);

(c) water from the routine external washing of vehicles, the external portion of buildings or structures, and pavement, where solvents, detergents, and soaps are not used, where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed; and if local state, or federal regulations are

applicable, the materials are removed according to those regulations), and where the purpose is to remove mud, dirt, or dust;

(d) uncontaminated water used to control dust;

(e) potable water sources, including waterline flushings, but excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life;

(f) uncontaminated air conditioning condensate;

(g) uncontaminated ground water or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents; and

(h) lawn watering and similar irrigation drainage.

4. Other Permitted Discharges

Any discharge authorized under a separate National Pollutant Discharge Elimination System (NPDES), TPDES, or TCEQ permit may be combined with discharges authorized by this general permit, provided those discharges comply with the associated permit.

Section B. Concrete Truck Wash Out

The wash out of concrete trucks at regulated construction sites must be performed in accordance with the requirements of Part V of this general permit.

Section C. Limitations on Permit Coverage

1. Post Construction Discharges

Discharges that occur after construction activities have been completed, and after the construction site and any supporting activity site have undergone final stabilization, are not eligible for coverage under this general permit. Discharges originating from the sites are not authorized under this general permit following the submission of the notice of termination (NOT) or removal of the appropriate site notice, as applicable, for the regulated construction activity.

2. Prohibition of Non-Stormwater Discharges

Except as otherwise provided in Part II.A of this general permit, only discharges that are composed entirely of stormwater associated with construction activity may be authorized under this general permit.

3. Compliance with Water Quality Standards

Discharges to surface water in the state that would cause, have the reasonable potential to cause, or contribute to a violation of water quality standards or that would fail to protect and maintain existing designated uses of surface water in the state are not eligible for coverage under this general permit. The executive director may require an application for an individual permit or alternative general permit (see Parts II.H.2 and 3.) to authorize discharges to surface water in the state if the executive director determines that any activity will cause, has the reasonable potential to cause, or contribute to a violation of water quality standards or is found to cause, has the reasonable potential to cause, or contribute to, the impairment of a designated use. The executive director may also require an application for an individual permit considering factors described in Part II.H.3 of this general permit.

4. Impaired Receiving Waters and Total Maximum Daily Load (TMDL) Requirements

The permittee shall determine whether the authorized discharge is to an impaired water body on the latest EPA-approved CWA Section 303(d) List or waters with an EPA-approved or established TMDL that are found on the latest EPA-approved *Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d)*, which lists the category 4 and 5 water bodies.

New sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standard(s) and are listed as category 4 or 5 in the current version of the *Texas Integrated Report of Surface Water Quality*, and waterbodies listed on the CWA § 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under this general permit unless they are consistent with the approved TMDL. Permittees must incorporate the conditions and requirements applicable to their discharges into their SWP3, in order to be eligible for coverage under this general permit. For consistency with the construction stormwater-related items in an approved TMDL, the SWP3 must be consistent with any applicable condition, goal, or requirement in the TMDL, TMDL Implementation Plan (I-Plan), or as otherwise directed by the executive director.

5. Discharges to the Edwards Aquifer Recharge or Contributing Zone

Discharges cannot be authorized by this general permit where prohibited by 30 TAC Chapter 213 (relating to Edwards Aquifer). In addition, commencement of construction (i.e., the initial disturbance of soils associated with clearing, grading, or excavating activities, as well as other construction-related activities such as stockpiling of fill material and demolition) at a site regulated under 30 TAC Chapter 213, may not begin until the appropriate Edwards Aquifer Protection Plan (EAPP) has been approved by the TCEQ's Edwards Aquifer Protection Program.

(a) For new discharges located within the Edwards Aquifer Recharge Zone, or within that area upstream from the recharge zone and defined as the Contributing Zone (CZ), operators must meet all applicable requirements of, and operate according to, 30 TAC Chapter 213 (Edwards Aquifer Rule) in addition to the provisions and requirements of this general permit.

(b) For existing discharges located within the Edwards Aquifer Recharge Zone, the requirements of the agency-approved Water Pollution Abatement Plan (WPAP) under the Edwards Aquifer Rule is in addition to the requirements of this general permit. BMPs and maintenance schedules for structural stormwater controls, for example, may be required as a provision of the rule. All applicable requirements of the Edwards Aquifer Rule for reductions of suspended solids in stormwater runoff are in addition to the requirements in this general permit for this pollutant.

(c) For discharges located within ten stream miles upstream of the Edwards Aquifer recharge zone, applicants shall also submit a copy of the NOI to the appropriate TCEQ regional office.

Counties: **Comal, Bexar, Medina, Uvalde, and Kinney**

Contact: TCEQ Water Program Manager
San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
(210) 490-3096

Counties: **Williamson, Travis, and Hays**

Contact: TCEQ Water Program Manager
Austin Regional Office
12100 Park 35 Circle
Room 179, Building A
Austin, Texas 78753
(512) 339-2929

6. Discharges to Specific Watersheds and Water Quality Areas

Discharges otherwise eligible for coverage cannot be authorized by this general permit where prohibited by 30 TAC Chapter 311 (relating to Watershed Protection) for water quality areas and watersheds.

7. Protection of Streams and Watersheds by Other Governmental Entities

This general permit does not limit the authority or ability of federal, other state, or local governmental entities from placing additional or more stringent requirements on construction activities or discharges from construction activities. For example, this permit does not limit the authority of a home-rule municipality provided by Texas Local Government Code §401.002.

8. Indian Country Lands

Stormwater runoff from construction activities occurring on Indian Country lands are not under the authority of the TCEQ and are not eligible for coverage under this general permit. If discharges of stormwater require authorization under federal NPDES regulations, authority for these discharges must be obtained from the U.S. Environmental Protection Agency (EPA).

9. Exempt Oil and Gas Activities

The CWA § 402(l)(2) provides that stormwater discharges from construction activities related to oil and gas exploration, production, processing, or treatment, or transmission facilities are exempt from regulation under this permit. The term "oil and gas exploration, production, processing, or treatment operations, or transmission facilities" is defined in 33 United States Code Annotated § 1362(24).

The exemption in CWA § 402(l)(2) *includes* stormwater discharges from construction activities regardless of the amount of disturbed acreage, which are necessary to prepare a site for drilling and the movement and placement of drilling equipment, drilling waste management pits, in field treatment plants, and in field transportation infrastructure (e.g., crude oil pipelines, natural gas treatment plants, and both natural gas transmission pipeline compressor and crude oil pumping stations) necessary for the operation of most producing oil and gas fields. Construction activities are defined in 33 U.S. Code § 1362(24) and interpreted by EPA in the final rule. *See* June 12, 2006 Amendments to the NPDES Regulations for Storm Water Discharges Associated with Oil and Gas Exploration, Production, Processing, or Treatment Operations or Transmission Facilities (71 FR 33628, Part V. Terminology).

The exemption *does not include* stormwater discharges from the construction of administrative buildings, parking lots, and roads servicing an administrative building at an oil and gas site, as these are considered traditional construction activities.

As described in 40 CFR § 122.26(c)(1)(iii) [*regulations prior to 2006*], discharges from oil and gas construction activities are waived from CWA Section 402(l)(2) permit coverage *unless* the construction activity (or construction support activity) has had a discharge of stormwater resulting in the discharge of a reportable quantity of oil or

hazardous substances or the discharge contributes to a violation of water quality standards.

Exempt oil and gas activities which have lost their exemption as a result of one of the above discharges, must obtain permit coverage under this general permit, an alternative general permit, or a TPDES individual permit prior to the next discharge.

10. Stormwater Discharges from Agricultural Activities

Stormwater discharges from agricultural activities that are not point source discharges of stormwater are not subject to TPDES permit requirements. These activities may include clearing and cultivating ground for crops, construction of fences to contain livestock, construction of stock ponds, and other similar agricultural activities. Discharges of stormwater runoff associated with the construction of facilities that are subject to TPDES regulations, such as the construction of concentrated animal feeding operations, would be point sources regulated under this general permit.

11. Endangered Species Act

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by this permit, unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

12. Other

Nothing in Part II of the general permit is intended to negate any person's ability to assert *force majeure* (act of God, war, strike, riot, or other catastrophe) defenses found in 30 TAC §70.7.

Section D. Deadlines for Obtaining Authorization to Discharge

1. Large Construction Activities

(a) New Construction - Discharges from sites where the commencement of construction activity occurs on or after the effective date of this general permit must be authorized, either under this general permit or a separate TPDES permit, prior to the commencement of those construction activities.

(b) Ongoing Construction - Operators of large construction activities currently authorized under the TPDES Construction General Permit TXR150000 (effective on March 5, 2018), are not required to submit a new or renewal NOI. These operators may continue to discharge under the terms and conditions of the 2018 general permit and shall maintain a copy of that general permit and authorization issued under that general permit at the facility.

(c) Facilities Authorized under EPA-issued NPDES Construction General Permit TXR10F000 – Existing operators of large construction activities needing permit coverage after the effective date of this permit, and currently authorized under the EPA-issued 2017 NPDES Construction General Permit TXR10F000 (modified on June 27, 2019), must submit an NOI to obtain authorization under this general permit or a separate TPDES permit, within 90 days of the effective date of this general permit. During this interim or grace period, the operator must continue to meet the conditions and requirements of the EPA-issued 2017 NPDES Construction General Permit.

2. Small Construction Activities

(a) New Construction - Discharges from sites where the commencement of construction activity occurs on or after the effective date of this general permit must be authorized, either under this general permit or a separate TPDES permit, prior to the commencement of those construction activities.

(b) Ongoing Construction - Discharges from ongoing small construction activities that commenced prior to the effective date of this general permit, may continue to discharge under the terms and conditions of the TPDES Construction General Permit TXR150000 (effective on March 5, 2018) and shall maintain a copy of that general permit at the facility.

(c) Facilities Authorized under EPA-issued NPDES Construction General Permit TXR10F000 – Existing operators of small construction activities needing permit coverage after the effective date of this permit, and currently authorized under the EPA-issued 2017 NPDES Construction General Permit TXR10F000 (modified on June 27, 2019), must meet the requirements to be authorized under this general permit or a separate TPDES permit, within 90 days of the effective date of this general permit. During this interim or grace period, the operator must continue to meet the conditions and requirements of the EPA-issued 2017 NPDES Construction General Permit.

Section E. Obtaining Authorization to Discharge

1. Automatic Authorization for Small Construction Activities with Low Potential for Erosion:

Operators of small construction activity, as defined in Part I.B of this general permit, shall not submit an NOI for coverage, unless otherwise required by the executive director.

Operators of small construction activities, which occur in certain counties and during periods of low potential for erosion that do not meet the conditions of the waiver described in Part II.G of this general permit, may be automatically authorized under this general permit if all the following conditions are met.

(a) the construction activity occurs in a county and during the corresponding date range(s) listed in Appendix A;

(b) the construction activity is initiated and completed, including either final or temporary stabilization of all disturbed areas, within the time frame identified in Appendix A for the location of the construction site;

(c) all temporary stabilization is adequately maintained to effectively reduce or prohibit erosion, permanent stabilization activities have been initiated, and a condition of final stabilization is completed no later than 30 days following the end date of the time frame identified in Appendix A for the location of the construction site;

(d) the permittee signs a completed TCEQ small construction site notice for low potential for erosion, including the certification statement;

(e) a signed and certified copy of the small construction site notice for low potential for erosion is posted at the construction site in a location where it is readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction activities, and maintained in that location until completion of the construction activity;

> NOTE: Posted site notices may have a redacted signature as long as there is an original signed and certified site notice, with a viewable signature, located on-site and available for review by any applicable regulatory authority.

(f) a copy of the signed and certified small construction site notice for low potential for erosion is provided to the operator of any MS4 receiving the discharge at least two days prior to commencement of construction activities;

(g) discharges of stormwater runoff or other non-stormwater discharges from any supporting concrete batch plant or asphalt batch plant is separately authorized under an individual TPDES permit, another TPDES general permit, or under an individual TCEQ permit where stormwater and non-stormwater is disposed of by evaporation or irrigation (discharges are adjacent to water in the state); and

(h) any non-stormwater discharges are either authorized under a separate permit or authorization, are not considered by TCEQ to be a wastewater, or are captured and routed for disposal at a publicly operated treatment works or licensed waste disposal facility.

If all of the conditions in (a) – (h) above are met, then the operator(s) of small construction activities with low potential for erosion are not required to develop a SWP3.

If an operator is conducting small construction activities and any of the above conditions (a) – (h) are not met, the operator cannot declare coverage under the automatic authorization for small construction activities with low potential for erosion and must meet the requirements for automatic authorization (all other) small construction activities, described below in Part II.E.2.

For small construction activities that occur during a period with a low potential for erosion, where automatic authorization under this section is not available, an operator may apply for and obtain a waiver from permitting (Low Rainfall Erosivity Waiver – LREW), as described in Part II.G of this general permit. Waivers from coverage under the LREW do not allow for any discharges of non-stormwater and the operator must ensure that discharges on non-stormwater are either authorized under a separate permit or authorization.

2. Automatic Authorization for Small Construction Activities:

Operators of small construction activities as defined in Part I.B of this general permit shall not submit an NOI for coverage, unless otherwise required by the executive director.

Operators of small construction activities, as defined in Part I.B of this general permit or as defined but who do not meet in the conditions and requirements located in Part II.E.1 above, may be automatically authorized for small construction activities, provided that they meet all of the following conditions:

(a) develop a SWP3 according to the provisions of this general permit, that covers either the entire site or all portions of the site for which the applicant is the operator, and implement the SWP3 prior to commencing construction activities;

(b) all operators of regulated small construction activities must post a copy of a signed and certified Small Construction site notice, the notice must be posted at the construction site in a location where it is safely and readily available for viewing by the general public, local, state, and federal authorities, at least two days prior to commencing construction activity , and maintain the notice in that location until completion of the construction activity (for linear construction activities, e.g. pipeline or highway, the site notice must be placed in a publicly accessible location near where construction is actively underway; notice for these linear sites may be relocated, as necessary, along the length of the project, and the notice must be safely and readily available for viewing by the general public; local, state, and federal authorities);

(c) operators must maintain a posted site notice at the construction site until final stabilization has been achieved; and

NOTE: Posted site notices may have a redacted signature as long as there is an original signed and certified Small Construction site notice, with a viewable signature, located on-site and available for review by an applicable regulatory authority.

(d) provide a copy of the signed and certified construction site notice to the operator of any municipal separate storm sewer system (MS4) receiving the discharge at least two days prior to commencement of construction activities.

As described in Part I.B of this general permit, large construction activities include those that will disturb less than five (5) acres of land, but that are part of a larger common plan of development or sale that will ultimately disturb five (5) or more acres of land, and must meet the requirements of Part II.E.3. below.

3. Authorization for Large Construction Activities:

Operators of large construction activities that qualify for coverage under this general permit must meet all of the following conditions:

(a) develop a SWP3 according to the provisions of this general permit that covers either the entire site or all portions of the site where the applicant is the operator. The SWP3 must be developed and implemented prior to obtaining coverage and prior to commencing construction activities;

(b) primary operators of large construction activities must submit an NOI prior to commencing construction activity at a construction site. A completed NOI must be submitted to TCEQ electronically using the online e-Permits system on TCEQ's website. Operators with an electronic reporting waiver must submit a completed NOI to TCEQ at least seven (7) days prior to prior to commencing construction activity to obtain provisional coverage seven (7) days from the postmark date for delivery to the TCEQ. An authorization is no longer provisional when the executive director finds the NOI is administratively complete and an authorization number is issued to the permittee for the construction site indicated on the NOI.

If an additional primary operator is added after the initial NOI is submitted, the additional primary operator must meet the same requirements for existing primary operator(s), as indicated above.

If the primary operator changes due to responsibility at the site being transferred from one primary operator to another after the initial NOI is submitted, the new primary operator must submit a paper NOI or an electronic NOI at least ten (10) days prior to assuming operational control of a construction site and commencing construction activity.

Operators that submit NOIs electronically must use the online e-Permits system available through the TCEQ website.

(c) all operators of large construction activities must post a site notice in accordance with Part III.D.2 of this permit. The site notice must be located where it is safely and readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction activities, and must be maintained in that location until completion of the construction activity (for linear construction activities, e.g. pipeline or highway, the site notice must be placed in a publicly accessible location near where construction is actively underway; notice for these linear sites may be relocated, as necessary, along the length of the project, and the notice must be safely and readily available for viewing by the general public, local, state, and federal authorities);

(d) two days prior to commencing construction activities, all primary operators must:

i. provide a copy of the signed NOI to the operator of any MS4 receiving the discharge and to any secondary construction operator, and

ii. list in the SWP3 the names and addresses of all MS4 operators receiving a copy;

(e) all persons meeting the definition of "secondary operator" in Part I of this permit are hereby notified that they are regulated under this general permit, but are not required to submit an NOI, provided that a primary operator at the site has submitted an NOI, or prior to commencement of construction activities, a primary operator is required to submit an NOI and the secondary operator has provided notification to the operator(s) of the need to obtain coverage (with records of notification available upon request). Any secondary operator notified under this provision may alternatively submit an NOI under this general permit, may seek coverage under an alternative TPDES individual permit, or may seek coverage under an alternative TPDES general permit if available; and

(f) all secondary operators of large construction activities must post a copy of the signed and certified Secondary Operator construction site notice and provide a copy of the signed and certified site notice to the operator of any MS4 receiving the discharge at least two days prior to the commencement construction activities.

NOTE: Posted site notices may have a redacted signature as long as there is an original signed and certified Secondary Operator construction site notice, with a viewable signature, located on-site and available for review by an applicable regulatory authority.

Effective September 1, 2018, applicants must submit an NOI using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

4. Waivers for Small Construction Activities:

Operators of certain small construction activities may obtain a waiver from coverage under this general permit, if applicable. The requirements are outlined in Part II.G below.

5. Effective Date of Coverage

(a) Operators of small construction activities as described in either Part II.E.1 or II.E.2 above are authorized immediately following compliance with the applicable conditions of Part II.E.1 or II.E.2. Secondary operators of large construction activities as described in Part II.E.3 above are authorized immediately following compliance with the applicable conditions in Part II.E.3. For activities located in areas regulated by 30 TAC Chapter 213, related to the Edwards Aquifer, this authorization to discharge is separate from the requirements of the operator's responsibilities under that rule. Construction may not commence for sites regulated under 30 TAC Chapter 213 until all applicable requirements of that rule are met.

(b) Primary operators of large construction activities as described in Part II.E.3 above that electronically submit an NOI are authorized immediately following confirmation of receipt of the electronic form by the TCEQ, unless otherwise notified by the executive director. Operators with an electronic reporting waiver are provisionally authorized seven (7) days from the date that a completed paper NOI is postmarked for delivery to the TCEQ, unless otherwise notified by the executive director. An authorization is no longer provisional when the executive director finds the NOI is administratively complete and an authorization number is issued to the permittee for the construction site indicated on the NOI.

For construction activities located in areas regulated by 30 TAC Chapter 213, related to the Edwards Aquifer, this authorization to discharge is separate from the requirements of the operator's responsibilities under that rule. Construction activities may not commence for sites regulated under 30 TAC Chapter 213 until all applicable requirements of that rule are met.

(c) Operators are not prohibited from submitting late NOIs or posting late notices to obtain authorization under this general permit. The TCEQ reserves the right to take appropriate enforcement action for any unpermitted activities that may have occurred between the time construction commenced and authorization was obtained.

(d) If operators that submitted NOIs have active authorizations for construction activities that are ongoing when this general permit expires on March 5, 2023 and a new general permit is issued, a 90-day interim (grace) period is granted to provide coverage that is administratively continued until operators with active authorizations can obtain coverage under the newly issued construction general permit (CGP). The 90-day grace period starts on the effective date of the newly issued CGP.

6. Notice of Change (NOC)

If relevant information provided in the NOI changes, the operator that has submitted the NOI must submit an NOC to TCEQ at least fourteen (14) days before the change occurs, if possible. Where a 14-day advance notice is not possible, the operator must submit an NOC to TCEQ within 14-days of discovery of the change. If the operator becomes aware that it failed to submit any relevant facts or submitted incorrect information in an NOI, the correct information must be submitted to TCEQ in an NOC within 14 days after discovery. The NOC shall be submitted on a form provided by the executive director, or by letter if an NOC form is not available. A copy of the NOC form or letter must also be placed in the SWP3 and provided to the operator of any MS4 receiving the discharge. A list that includes the names and addresses of all MS4 operators receiving a copy of the NOC (or NOC letter) must be included in the SWP3.

Information on an NOC may include, but is not limited to, the following: a change in the description of the construction project; an increase in the number of acres disturbed (for increases of one or more acres); or the name of the operator (where the name of the operator has changed).

A transfer of operational control from one operator to another, including a transfer of the ownership of a company. Coverage under this general permit is not transferable from one operator to another or one company to another, and may not be included in an NOC.

A transfer of ownership of a company may include, but is not limited to, the following: changes to the structure of a company, such as changing from a partnership to a corporation or changing corporation types, so that the filing number (or charter number) that is on record with the Texas Secretary of State must be changed.

An NOC is not required for notifying TCEQ of a decrease in the number of acres disturbed. This information must be included in the SWP3 and retained on site.

Effective September 1, 2018, applicants must submit an NOC using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

7. Signatory Requirement for NOI Forms, Notice of Termination (NOT) Forms, NOC Letters, and Construction Site Notices

NOI forms, NOT forms, NOC letters, and Construction Site Notices that require a signature must be signed according to 30 TAC § 305.44 (relating to Signatories for Applications).

8. Contents of the NOI

The NOI form shall require, at a minimum, the following information:

(a) the TPDES CGP authorization number for existing authorizations under this general permit, where the operator submits an NOI to renew coverage within 90 days of the effective date of this general permit;

(b) the name, address, and telephone number of the operator filing the NOI for permit coverage;

(c) the name (or other identifier), address, county, and latitude/longitude of the construction project or site;

(d) the number of acres that will be disturbed by the applicant;

(e) confirmation that the project or site will not be located on Indian Country lands;

(f) confirmation that a SWP3 has been developed in accordance with this general permit, that it will be implemented prior to commencement of construction activities, and that it is compliant with any applicable local sediment and erosion control plans; for multiple operators who prepare a shared SWP3, the confirmation for an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator;

(g) name of the receiving water(s);

(h) the classified segment number for each classified segment that receives discharges from the regulated construction activity (if the discharge is not directly to a classified segment, then the classified segment number of the first classified segment that those discharges reach); and

(i) the name of all surface waters receiving discharges from the regulated construction activity that are on the latest EPA-approved CWA § 303(d) List of impaired waters or Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) as not meeting applicable state water quality standards.

Section F. Terminating Coverage

1. Notice of Termination (NOT) Required

Each operator that has submitted an NOI for authorization of large construction activities under this general permit must apply to terminate that authorization following the conditions described in this section of the general permit.

Authorization of large construction must be terminated by submitting an NOT on a paper form to TCEQ supplied by the executive director or electronically via the online e-Permits system available through the TCEQ website. Authorization to discharge under this general permit terminates at midnight on the day a paper NOT is postmarked for delivery to the TCEQ or immediately following confirmation of the receipt of the NOT submitted electronically by the TCEQ. Compliance with the conditions and requirements of this permit is required until an NOT is submitted.

Effective September 1, 2018, applicants must submit an NOT using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from

electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

The NOT must be submitted to TCEQ, and a copy of the NOT provided to the operator of any MS4 receiving the discharge (with a list in the SWP3 of the names and addresses of all MS4 operators receiving a copy), within 30 days after any of the following conditions are met:

(a) final stabilization has been achieved on all portions of the site that are the responsibility of the operator;

(b) a transfer of operational control has occurred (See Section II.F.4 below); or

(c) the operator has obtained alternative authorization under an individual TPDES permit or alternative TPDES general permit.

2. Minimum Contents of the NOT

The NOT form shall require, at a minimum, the following information:

(a) if authorization for construction activity was granted following submission of an NOI, the permittee's site-specific TPDES authorization number for a specific construction site;

(b) an indication of whether final stabilization has been achieved at the site and a NOT has been submitted or if the permittee is simply no longer an operator at the site;

(c) the name, address, and telephone number of the permittee submitting the NOT;

(d) the name (or other identifier), address, county, and location (latitude/longitude) of the construction project or site; and

(e) a signed certification that either all stormwater discharges requiring authorization under this general permit will no longer occur, or that the applicant is no longer the operator of the facility or construction site, and that all temporary structural erosion controls have either been removed, will be removed on a schedule defined in the SWP3, or have been transferred to a new operator if the new operator has applied for permit coverage. Erosion controls that are designed to remain in place for an indefinite period, such as mulches and fiber mats, are not required to be removed or scheduled for removal.

3. Termination of Coverage for Small Construction Sites and for Secondary Operators at Large Construction Sites

(a) Each operator that has obtained automatic authorization for small construction or is a secondary operator for large construction must perform the following when terminating coverage under the permit:

i. remove the site notice;

ii. complete the applicable portion of the site notice related to removal of the site notice; and

iii. submit a copy of the completed site notice to the operator of any MS4 receiving the discharge (or provide alternative notification as allowed by the MS4 operator, with documentation of such notification included in the SWP3).

(b) The activities described in Part II.F.3.(a) above must be completed by the operator within 30 days of meeting any of the following conditions:

i. final stabilization has been achieved on all portions of the site that are the responsibility of the operator;

ii. a transfer of day-to-day operational control over activities necessary to ensure compliance with the SWP3 and other permit conditions has occurred (See Section II.F.4. below); or

iii. the operator has obtained alternative authorization under an individual or general TPDES permit.

Authorization to discharge under this general permit terminates immediately upon removal of the applicable site notice. Compliance with the conditions and requirements of this permit is required until the site notice is removed.

4. Transfer of Day-to-Day Operational Control

(a) When the primary operator of a large construction activity changes or operational control over activities necessary to ensure compliance with the SWP3 and other permit conditions is transferred to another primary operator, the original operator must do the following:

i. submit an NOT within ten (10) days prior to the date that responsibility for operations terminates, and the new operator must submit an NOI at least ten (10) days prior to the transfer of operational control, in accordance with condition (c) below; and

ii. submit a copy of the NOT from the primary operator terminating its coverage under the permit and its operational control of the construction site and submit a copy of the NOI from the new primary operator to the operator of any MS4 receiving the discharge in accordance with Part II.F.1 above.

(b) For transfer of operational control, operators of small construction activities and secondary operators of large construction activities who are not required to submit an NOI must do the following:

i. the existing operator must remove the original site notice, and the new operator must post the required site notice prior to the transfer of operational control, in accordance with the conditions in Part II.F.4.(c) i or ii below; and

ii. a copy of the site notice, which must be completed and provided to the operator of any MS4 receiving the discharge, in accordance with Part II.F.3 above.

(c) Each operator is responsible for determining its role as an operator as defined in Part I.B and obtaining authorization under the permit, as described above in Part II.E. 1 – 3. Where authorization has been obtained by submitting an NOI for coverage under this general permit, permit coverage is not transferable from one operator to another. A transfer of operational control can include changes to the structure of a company, such as changing from a partnership to a corporation, or changing to a different corporation type such that a different filing (or charter) number is established with the Texas Secretary of State. A transfer of operational control can also occur when of the following criteria is met, as applicable:

i. Another operator has assumed control over all areas of the site that do not meet the definition for final stabilization;

ii. all silt fences and other temporary erosion controls have either been removed, scheduled for removal as defined in the SWP3, or transferred to a new operator, provided that the original permitted operator has attempted to notify the new operator in writing of the requirement to obtain permit coverage. Records of this notification (or attempt at notification) shall be retained by the operator transferring operational control to another operator in accordance with Part VI of this permit. Erosion controls that are designed to remain in place for an indefinite period, such as mulches and fiber mats, are not required to be removed or scheduled for removal; or

iii. a homebuilder has purchased one or more lots from an operator who obtained coverage under this general permit for a common plan of development or sale. The homebuilder is considered a new operator and shall comply with the requirements of this permit. Under these circumstances, the homebuilder is only responsible for compliance with the general permit requirements as they apply to the lot(s) it has operational control over in a larger common plan of development, and the original operator remains responsible for common controls or discharges, and must amend its SWP3 to remove the lot(s) transferred to the homebuilder.

Section G. Waivers from Coverage

The executive director may waive the otherwise applicable requirements of this general permit for stormwater discharges from small construction activities under the terms and conditions described in this section.

1. Waiver Applicability and Coverage

Operators of small construction activities may apply for and receive a waiver from the requirements to obtain authorization under this general permit, when the calculated rainfall erosivity (R) factor for the entire period of the construction project is less than five (5).

The operator must submit either a signed paper Low Rainfall Erosivity Waiver (LREW) certification form to the TCEQ, supplied by the executive director, or complete the form electronically via the online e-Permits system available through the TCEQ website. The form is a certification by the operator that the small construction activity will commence and be completed within a period when the value of the calculated R factor is less than five (5).

The paper LREW certification form must be postmarked for delivery to the TCEQ at least seven (7) days before construction activity begins or, if submitted electronically, construction may begin at any time following the receipt of written confirmation from TCEQ that a complete electronic application was submitted and acknowledged.

This waiver from coverage does not apply to any non-stormwater discharges, including what is allowed under this permit. The operator must insure that all non-stormwater discharges are either authorized under a separate permit or authorization, or are captured and routed to an authorized treatment facility for disposal.

Effective September 1, 2018, applicants must submit an LREW using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

2. Steps to Obtaining a Waiver

The construction site operator may calculate the R factor to request a waiver using the following steps:

(a) Estimate the construction start date and the construction end date. The construction end date is the date that final stabilization will be achieved.

(b) Find the appropriate Erosivity Index (EI) zone in Appendix B of this permit.

(c) Find the EI percentage for the project period by adding the results for each period of the project using the table provided in Appendix D of this permit, in EPA Fact Sheet 2.1, or in USDA Handbook 703, by subtracting the start value from the end value to find the percent EI for the site.

(d) Refer to the Isoerodent Map (Appendix C of this permit) and interpolate the annual isoerodent value for the proposed construction location.

(e) Multiply the percent value obtained in Step (c) above by the annual isoerodent value obtained in Step (d). This is the R factor for the proposed project. If the value is less than 5, then a waiver may be obtained. If the value is five (5) or more, then a waiver may not be obtained, and the operator must obtain coverage under Part II.E.2. of this permit.

Alternatively, the operator may calculate a site-specific R factor utilizing the following online calculator: http://ei.tamu.edu/index.html, or using another available resource.

A copy of the LREW certification form is not required to be posted at the small construction site.

3. Effective Date of a LREW

Unless otherwise notified by the executive director, operators of small construction activities seeking coverage under a LREW are provisionally waived from the otherwise applicable requirements of this general permit seven (7) days from the date that a completed paper LREW certification form is postmarked for delivery to TCEQ, or immediately upon receiving confirmation of approval of an electronic submittal, made via the online e-Permits system available through the TCEQ website.

Effective September 1, 2018, applicants seeking coverage under a LREW must submit an application for a LREW using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

4. Activities Extending Beyond the LREW Period

If a construction activity extends beyond the approved waiver period due to circumstances beyond the control of the operator, the operator must either:

(a) recalculate the R factor using the original start date and a new projected ending date, and if the R factor is still under five (5), submit a new waiver certification form at least two (2) days before the end of the original waiver period; or

(b) obtain authorization under this general permit according to the requirements for automatic authorization for small construction activities in Part II.E.2 of this permit, prior to the end of the approved LREW period.

Section H. Alternative TPDES Permit Coverage

1. Individual Permit Alternative

Any discharge eligible for coverage under this general permit may alternatively be authorized under an individual TPDES permit according to 30 TAC §305 (relating to Consolidated Permits). Applications for individual permit coverage must be submitted at least three hundred and thirty (330) days prior to commencement of construction activities to ensure timely authorization. Existing coverage under this general permit should not be terminated until an individual permit is issued and in effect.

2. Alternative Authorizations for Certain Discharges

Certain discharges eligible for authorization under this general permit may alternatively be authorized under a separate general permit according to 30 TAC Chapter 205 (relating to General Permits for Waste Discharges), as applicable.

3. Individual Permit Required

The executive director may require an operator of a construction site, otherwise eligible for authorization under this general permit, to apply for an individual TPDES permit in the following circumstances:

(a) the conditions of an approved TMDL or TMDL I-Plan on the receiving water;

(b) the activity being determined to cause, has a reasonable potential to cause, or contribute to a violation of water quality standards or being found to cause, or contribute to, the loss of a designated use of surface water in the state: and

(c) any other consideration defined in 30 TAC Chapter 205 (relating to General Permits for Waste Discharges) including 30 TAC Chapter 205.4(c)(3)(D), which allows the commission to deny authorization under the general permit and require an individual permit if a discharger has been determined by the executive director to have been out of compliance with any rule, order, or permit of the commission, including non-payment of fees assessed by the executive director.

A discharger with a TCEQ compliance history rating of "unsatisfactory" is ineligible for coverage under this general permit. In that case, 30 TAC § 60.3 requires the executive director to deny or suspend an authorization to discharge under a general permit. However, per TWC § 26.040(h), a discharger is entitled to a hearing before the commission prior to having an authorization denied or suspended for having an "unsatisfactory" compliance history.

Denial of authorization to discharge under this general permit or suspension of a permittee's authorization under this general permit for reasons other than compliance history shall be done according to commission rules in 30 TAC Chapter 205 (relating to General Permits for Waste Discharges).

4. Alternative Discharge Authorization

Any discharge eligible for authorization under this general permit may alternatively be authorized under a separate general permit according to 30 TAC Chapter 205 (relating to General Permits for Waste Discharges), if applicable.

Section I. Permit Expiration

1. This general permit is effective until March 5, 2023. All active discharge authorizations expire on the date provided on page one (1) of this permit. Following public notice and comment, as provided by 30 TAC §205.3 (relating to Public Notice, Public Meetings, and Public Comment), the commission may amend, revoke, cancel, or renew this general permit. All authorizations that are active at the time the permit term expires will be administratively continued as indicated in Part II.I.2 below and in Part II.D.1(b) and D.2(b) of this permit.
2. If the executive director publishes a notice of the intent to renew or amend this general permit before the expiration date, the permit will remain in effect for existing, authorized discharges until the commission takes final action on the permit. Upon issuance of a renewed or amended permit, permittees may be required to submit an NOI within 90 days following the effective date of the renewed or amended permit, unless that permit provides for an alternative method for obtaining authorization.
3. If the commission does not propose to reissue this general permit within 90 days before the expiration date, permittees shall apply for authorization under an individual permit or an alternative general permit. If the application for an individual permit is submitted before the expiration date, authorization under this expiring general permit remains in effect until the issuance or denial of an individual

permit. No new NOIs will be accepted nor new authorizations honored under the general permit after the expiration date.

Part III. Stormwater Pollution Prevention Plans (SWP3)

All regulated construction site operators shall prepare an SWP3, prior to submittal of an NOI, to address discharges authorized under Parts II.E.2 and II.E.3 of this general permit that will reach Waters of the U.S. This includes discharges to MS4s and privately owned separate storm sewer systems that drain into surface water in the state or Waters of the U.S.

Individual operators at a site may develop separate SWP3s that cover only their portion of the project, provided reference is made to the other operators at the site. Where there is more than one SWP3 for a site, operators must coordinate to ensure that BMPs and controls are consistent and do not negate or impair the effectiveness of each other. Regardless of whether a single comprehensive SWP3 is developed or separate SWP3s are developed for each operator, it is the responsibility of each operator to ensure compliance with the terms and conditions of this general permit in the areas of the construction site where that operator has control over construction plans and specifications or day-to-day operations.

An SWP3 must describe the implementation of practices that will be used to minimize to the extent practicable the discharge of pollutants in stormwater associated with construction activity and non-stormwater discharges described in Part II.A.3, in compliance with the terms and conditions of this permit.

An SWP3 must also identify any potential sources of pollution that have been determined to cause, have a reasonable potential to cause, or contribute to a violation of water quality standards or have been found to cause or contribute to the loss of a designated use of surface water in the state from discharges of stormwater from construction activities and construction support activities. Where potential sources of these pollutants are present at a construction site, the SWP3 must also contain a description of the management practices that will be used to prevent these pollutants from being discharged into surface water in the state or Waters of the U.S.

NOTE: Construction support activities can also include vehicle repair areas, fueling areas, etc. that are present at a construction site solely for the support construction activities and are only used by operators at the construction site.

The SWP3 is intended to serve as a road map for how the construction operator will comply with the effluent limits and other conditions of this permit and does not establish the effluent limits that apply to the construction site's discharges. These limits are established in Part III.G of the permit.

Section A. Shared SWP3 Development

For more effective coordination of BMPs and opportunities for cost sharing, a cooperative effort by the different operators at a site is encouraged. Operators of small and large construction activities must independently obtain authorization under this permit, but may work together with other regulated operators at the construction site to prepare and implement a single, comprehensive SWP3, which can be shared by some or all operators, for the construction activities that each of the operators are performing at the entire construction site.

1. The SWP3 must include the following:
   (a) for small construction activities – the name of each operator that participates in the shared SWP3;
   (b) for large construction activities - the name of each operator that participates in the shared SWP3, the general permit authorization numbers of each operator

(or the date that the NOI was submitted to TCEQ by each operator that has not received an authorization number for coverage under this permit); and

(c) for large and small construction activities - the signature of each operator participating in the shared SWP3.

2. The SWP3 must clearly indicate which operator is responsible for satisfying each shared requirement of the SWP3. If the responsibility for satisfying a requirement is not described in the plan, then each permittee is entirely responsible for meeting the requirement within the boundaries of the construction site where they perform construction activities. The SWP3 must clearly describe responsibilities for meeting each requirement in shared or common areas.

3. The SWP3 may provide that one operator is responsible for preparation of a SWP3 in compliance with the CGP, and another operator is responsible for implementation of the SWP3 at the project site.

Section B. Responsibilities of Operators

1. Secondary Operators and Primary Operators with Control Over Construction Plans and Specifications

All secondary operators and primary operators with control over construction plans and specifications shall:

(a) ensure the project specifications allow or provide that adequate BMPs are developed to meet the requirements of Part III of this general permit;

(b) ensure that the SWP3 indicates the areas of the project where they have control over project specifications, including the ability to make modifications in specifications;

(c) ensure that all other operators affected by modifications in project specifications are notified in a timely manner so that those operators may modify their BMP s as necessary to remain compliant with the conditions of this general permit; and

(d) ensure that the SWP3 for portions of the project where they are operators indicates the name and site-specific TPDES authorization number(s) for operators with the day-to-day operational control over those activities necessary to ensure compliance with the SWP3 and other permit conditions. If a primary operator has not been authorized or has abandoned the site, the secondary operator is considered to be the responsible party and must obtain authorization as a primary operator under the permit, until the authority for day-to-day operational control is transferred to another primary operator. The new primary operator must update or develop a new SWP3 that will reflect the transfer of operational control and include any additional updates to the SWP3 to meet requirements of the permit.

2. Primary Operators with Day-to-Day Operational Control

Primary operators with day-to-day operational control of those activities at a project that are necessary to ensure compliance with an SWP3 and other permit conditions must ensure that the SWP3 accomplishes the following requirements:

(a) meets the requirements of this general permit for those portions of the project where they are operators;

(b) identifies the parties responsible for implementation of BMPs described in the SWP3;

(c) indicates areas of the project where they have operational control over day-to-day activities; and

(d) the name and site-specific TPDES authorization number of the parties with control over project specifications, including the ability to make modifications in specifications for areas where they have operational control over day-to-day activities.

Section C. Deadlines for SWP3 Preparation, Implementation, and Compliance

The SWP3 must be prepared prior to obtaining authorization under this general permit, and implemented prior to commencing construction activities that result in soil disturbance. The SWP3 must be prepared so that it provides for compliance with the terms and conditions of this general permit.

Section D. Plan Review and Making Plans Available

1. The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3. The SWP3 must be made readily available at the time of an on-site inspection to: the executive director; a federal, state, or local agency approving sediment and erosion plans, grading plans, or stormwater management plans; local government officials; and the operator of a municipal separate storm sewer receiving discharges from the site. If the SWP3 is retained off-site, then it shall be made available as soon as reasonably possible. In most instances, it is reasonable that the SWP3 shall be made available within 24 hours of the request.
2. Operators with authorization for construction activity under this general permit must post a TCEQ site notice at the construction site at a place readily available for viewing by the general public, and local, state, and federal authorities.
   (a) Primary and secondary operators of large construction activities must each post a TCEQ construction site notice, respective to their role as an operator at the construction site, as required above and according to requirements in Part II.E.3 of this general permit.
   (b) Primary and secondary operators of small construction activities must post the TCEQ site notice as required in Part III.D.2.(a) above and for the specific type of small construction described in Part II.E.1 and 2 of the permit.
   (c) If the construction project is a linear construction project, such as a pipeline or highway, the notices must be placed in a publicly accessible location near where construction is actively underway. Site notices for small and large construction activities at these linear construction sites may be located, as necessary, along the length of the project, but must still be readily available for viewing by the general public; local, state, and federal authorities; and contain the following information:
      i. the site-specific TPDES authorization number for the project if assigned;
      ii. the operator name, contact name, and contact phone number;
      iii. a brief description of the project; and
      iv. the location of the SWP3.
3. This permit does not provide the general public with any right to trespass on a construction site for any reason, including inspection of a site; nor does this permit require that permittees allow members of the general public access to a construction site.

Section E. Revisions and Updates to SWP3s

The permittee must revise or update the SWP3 within seven days of when any of the following occurs:

1. a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants and that has not been previously addressed in the SWP3;
2. changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in BMPs; or
3. results of inspections or investigations by construction site personnel authorized by the permittee, operators of a municipal separate storm sewer system receiving the discharge, authorized TCEQ personnel, or a federal, state or local agency approving sediment and erosion plans indicate the SWP3 is proving ineffective in eliminating or significantly minimizing pollutants in discharges authorized under this general permit.

Section F. Contents of SWP3

The SWP3 must be developed and implemented by primary operators of small and large construction activities and include, at a minimum, the information described in this section and must comply with the construction and development effluent guidelines in Part III, Section G of the general permit.

1. A site or project description, which includes the following information:
   (a) a description of the nature of the construction activity;
   (b) a list of potential pollutants and their sources;
   (c) a description of the intended schedule or sequence of activities that will disturb soils for major portions of the site, including estimated start dates and duration of activities;
   (d) the total number of acres of the entire property and the total number of acres where construction activities will occur, including areas where construction support activities (defined in Part I.B of this general permit) occur;
   (e) data describing the soil or the quality of any discharge from the site;
   (f) a map showing the general location of the site (e.g. a portion of a city or county map);
   (g) a detailed site map (or maps) indicating the following:
      i. drainage patterns and approximate slopes anticipated after major grading activities;
      ii. areas where soil disturbance will occur;
      iii. locations of all controls and buffers, either planned or in place;
      iv. locations where temporary or permanent stabilization practices are expected to be used;
      v. locations of construction support activities, including those located off-site;
      vi. surface waters (including wetlands) either at, adjacent, or in close proximity to the site, and also indicate whether those waters are impaired;
      vii. locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;
      viii. vehicle wash areas; and

ix. designated points on the site where vehicles will exit onto paved roads (for instance, this applies to construction transition from unstable dirt areas to exterior paved roads).

Where the amount of information required to be included on the map would result in a single map being difficult to read and interpret, the operator shall develop a series of maps that collectively include the required information.

(h) the location and description of support activities authorized under the permittee's NOI, including asphalt plants, concrete plants, and other activities providing support to the construction site that is authorized under this general permit;

(i) the name of receiving waters at or near the site that may be disturbed or that may receive discharges from disturbed areas of the project;

(j) a copy of this TPDES general permit;

(k) the NOI and the acknowledgement of provisional and non-provisional authorization for primary operators of large construction sites, and the site notice for small construction sites and for secondary operators of large construction sites;

(l) stormwater and allowable non-stormwater discharge locations, including storm drain inlets on site and in the immediate vicinity of the construction site where construction support activities will occur; and

(m) locations of all pollutant-generating activities at the construction site and where construction support activities will occur, such as the following: Paving operations; concrete, paint and stucco washout and water disposal; solid waste storage and disposal; and dewatering operations.

2. A description of the BMPs that will be used to minimize pollution in runoff.

The description must identify the general timing or sequence for implementation. At a minimum, the description must include the following components:

(a) General Requirements

i. Erosion and sediment controls must be designed to retain sediment on-site to the extent practicable with consideration for local topography, soil type, and rainfall.

ii. Control measures must be properly selected, installed, and maintained according to the manufacturer's or designer's specifications.

iii. Controls must be developed to minimize the offsite transport of litter, construction debris, and construction materials.

(b) Erosion Control and Stabilization Practices

The SWP3 must include a description of temporary and permanent erosion control and stabilization practices for the construction site, where small or large construction activity will occur. The erosion control and stabilization practices selected by the permittee must be compliant with the requirements for sediment and erosion control, located in Part III.G of this permit. The description of the SWP3 must also include a schedule of when the practices will be implemented. Site plans must ensure that existing vegetation at the construction site is preserved where it is possible.

i. Erosion control and stabilization practices may include but are not limited to: establishment of temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing

trees and vegetation, slope texturing, temporary velocity dissipation devices, flow diversion mechanisms, and other similar measures.

ii. The following records must be maintained and either attached to or referenced in the SWP3, and made readily available upon request to the parties listed in Part III.D.1 of this general permit:

(A) the dates when major grading activities occur;

(B) the dates when construction activities temporarily or permanently cease on a portion of the site; and

(C) the dates when stabilization measures are initiated.

iii. Erosion control and stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. The term "immediately" is used to define the deadline for initiating stabilization measures. In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Except as provided in (A) through (D) below, these measures must be completed as soon as practicable, but no more than 14 calendar days after the initiation of soil stabilization measures:

(A) Where the immediate initiation of vegetative stabilization measures after construction activity has temporarily or permanently ceased due to frozen conditions, non-vegetative controls must be implemented until thawing conditions (as defined in Part I.B of this general permit) are present, and vegetative stabilization measures can be initiated as soon as practicable.

(B) In arid areas, semi-arid areas, or drought-stricken areas, as they are defined in Part I.B of this general permit, where the immediate initiation of vegetative stabilization measures after construction activity has temporarily or permanently ceased or is precluded by arid conditions, other types of erosion control and stabilization measures must be initiated at the site as soon as practicable. Where vegetative controls are infeasible due to arid conditions, and within 14 calendar days of a temporary or permanent cessation of construction activity in any portion of the site, the operator shall immediately install non-vegetative erosion controls in areas of the construction site where construction activity is complete or has ceased. If non-vegetative controls are infeasible, the operator shall install temporary sediment controls as required in Part III.F.2.(b).iii.(C) below.

(C) In areas where non-vegetative controls are infeasible, the operator may alternatively utilize temporary perimeter controls. The operator must document in the SWP3 the reason why stabilization measures are not feasible, and must demonstrate that the perimeter controls will retain sediment on site to the extent practicable. The operator must continue to inspect the BMPs at the frequencies established in Part III.F.7.(c) for unstabilized sites.

(D) The requirement for permittees to initiate stabilization is triggered as soon as it is known with reasonable certainty that construction activity at the site or in certain areas of the site will be stopped for 14 or more

additional calendar days. If the initiation or completion of vegetative stabilization is prevented by circumstances beyond the control of the permittee, the permittee must employ and implement alternative stabilization measures immediately. When conditions at the site changes that would allow for vegetative stabilization, then the permittee must initiate or complete vegetative stabilization as soon as practicable.

iv. Final stabilization must be achieved prior to termination of permit coverage.

v. TCEQ does not expect that temporary or permanent stabilization measures to be applied to areas that are intended to be left un-vegetated or un-stabilized following construction (e.g., dirt access roads, utility pole pads, areas being used for storage of vehicles, equipment, or materials).

(c) Sediment Control Practices

The SWP3 must include a description of any sediment control practices used to remove eroded soils from stormwater runoff, including the general timing or sequence for implementation of controls.

i. Sites With Drainage Areas of Ten or More Acres

(A) Sedimentation Basin(s)

(1) A sedimentation basin is required, where feasible, for a common drainage location that serves an area with ten (10) or more acres disturbed at one time. A sedimentation basin may be temporary or permanent, and must provide sufficient storage to contain a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained. When calculating the volume of runoff from a 2-year, 24-hour storm event, it is not required to include the flows from offsite areas and flow from onsite areas that are either undisturbed or have already undergone permanent stabilization, if these flows are diverted around both the disturbed areas of the site and the sediment basin. Capacity calculations shall be included in the SWP3.

(2) Where rainfall data is not available or a calculation cannot be performed, the sedimentation basin must provide at least 3,600 cubic feet of storage per acre drained until final stabilization of the site.

(3) If a sedimentation basin is not feasible, then the permittee shall provide equivalent control measures until final stabilization of the site. In determining whether installing a sediment basin is feasible, the permittee may consider factors such as site soils, slope, available area, public safety, precipitation patterns, site geometry, site vegetation, infiltration capacity, geotechnical factors, depth to groundwater, and other similar considerations. The permittee shall document the reason that the sediment basins are not feasible, and shall utilize equivalent control measures, which may include a series of smaller sediment basins.

(4) Unless infeasible, when discharging from sedimentation basins and impoundments, the permittee shall utilize outlet structures that withdraw water from the surface.

(B) Perimeter Controls: At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope

boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.

ii. Controls for Sites With Drainage Areas Less than Ten Acres:

(A) Sediment traps and sediment basins may be used to control solids in stormwater runoff for drainage locations serving less than ten (10) acres. At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.

(B) Alternatively, a sediment basin that provides storage for a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained may be utilized. Where rainfall data is not available or a calculation cannot be performed, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained may be provided. If a calculation is performed, then the calculation shall be included in the SWP3.

(C) If sedimentation basins or impoundments are used, the permittee shall comply with the requirements in Part III.G.6 of this general permit.

3. Description of Permanent Stormwater Controls

A description of any stormwater control measures that will be installed during the construction process to control pollutants in stormwater discharges that may occur after construction operations have been completed must be included in the SWP3. Permittees are responsible for the installation and maintenance of stormwater management measures, as follows:

(a) permittees authorized under the permit for small construction activities are responsible for the installation and maintenance of stormwater control measures prior to final stabilization of the site; or

(b) permittees authorized under the permit for large construction activities are responsible for the installation and maintenance of stormwater control measures prior to final stabilization of the site and prior to submission of an NOT.

4. Other Required Controls and BMPs

(a) Permittees shall minimize, to the extent practicable, the off-site vehicle tracking of sediments and the generation of dust. The SWP3 shall include a description of controls utilized to accomplish this requirement.

(b) The SWP3 must include a description of construction and waste materials expected to be stored on-site and a description of controls to minimize pollutants from these materials.

(c) The SWP3 must include a description of potential pollutant sources in discharges of stormwater from all areas of the construction site where construction activity, including construction support activities, will be located, and a description of controls and measures that will be implemented at those sites to minimize pollutant discharges.

(d) Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel (i.e., runoff conveyance) to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.

(e) Permittees shall design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site.

(f) Permittees shall ensure that all other required controls and BMPs comply with all of the requirements of Part III.G of this general permit.

(g) For demolition of any structure with at least 10,000 square feet of floor space that was built or renovated before January 1, 1980, and the receiving waterbody is impaired for polychlorinated biphenyls (PCBs):

i. Implement controls to minimize the exposure of PCB-containing building materials, including paint, caulk, and pre-1980 fluorescent lighting fixtures to precipitation and to stormwater; and

ii. Ensure that disposal of such materials is performed in compliance with applicable state, federal, and local laws.

5. Documentation of Compliance with Approved State and Local Plans

(a) Permittees must ensure that the SWP3 is consistent with requirements specified in applicable sediment and erosion site plans or site permits, or stormwater management site plans or site permits approved by federal, state, or local officials.

(b) SWP3s must be updated as necessary to remain consistent with any changes applicable to protecting surface water resources in sediment erosion site plans or site permits, or stormwater management site plans or site permits approved by state or local official for which the permittee receives written notice.

(c) If the permittee is required to prepare a separate management plan, including but not limited to a WPAP or Contributing Zone Plan in accordance with 30 TAC Chapter 213 (related to the Edwards Aquifer), then a copy of that plan must be either included in the SWP3 or made readily available upon request to authorized personnel of the TCEQ. The permittee shall maintain a copy of the approval letter for the plan in its SWP3.

6. Maintenance Requirements

(a) All protective measures identified in the SWP3 must be maintained in effective operating condition. If, through inspections or other means, as soon as the permittee determines that BMPs are not operating effectively, then the permittee shall perform maintenance as necessary to maintain the continued effectiveness of stormwater controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented in the SWP3 and maintenance must be scheduled and accomplished as soon as practicable. Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

(b) If periodic inspections or other information indicates a control has been used incorrectly, is performing inadequately, or is damaged, then the operator shall replace or modify the control as soon as practicable after making the discovery.

(c) Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

(d) If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the

permittee does not own or operate the off-site conveyance, then the permittee shall work with the owner or operator of the property to remove the sediment.

7. Inspections of Controls

(a) Personnel provided by the permittee must inspect disturbed areas (cleared, graded, or excavated) of the construction site that do not meet the requirements of final stabilization in this general permit, all locations where stabilization measures have been implemented, areas of construction support activity covered under this permit, stormwater controls (including pollution prevention controls) for evidence of, or the potential for, the discharge of pollutants, areas where stormwater typically flows within the construction site, and points of discharge from the construction site.

i. Personnel conducting these inspections must be knowledgeable of this general permit, the construction activities at the site, and the SWP3 for the site.

ii. Personnel conducting these inspections are not required to have signatory authority for inspection reports under 30 TAC §305.128.

(b) Requirements for Inspections

i. Inspect all stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.

ii. Identify locations on the construction site where new or modified stormwater controls are necessary.

iii. Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.

iv. Identify any incidents of noncompliance observed during the inspection.

v. Inspect locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

vi. If an inspection is performed when discharges from the construction site are occurring: identify all discharge points at the site, observe and document the visual quality of the discharge (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other such indicators of pollutants in stormwater).

vii. Complete any necessary maintenance needed, based on the results of the inspection and in accordance with the requirements listed in Part III.F.6 above.

(c) Inspection frequencies:

i. Inspections of construction sites must be conducted at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater, unless as otherwise provided below in Part III.F.7.(c).ii – v below.

ii. Inspection frequencies must be conducted at least once every month in areas of the construction site that meet final stabilization or have been temporarily stabilized.

iii. Inspection frequencies for construction sites, where runoff is unlikely due to the occurrence of frozen conditions at the site, must be conducted at least

once every month until thawing conditions begin to occur (See definitions for thawing conditions in Part I.B). The SWP3 must also contain a record of the approximate beginning and ending dates of when frozen conditions occurred at the site, which resulted in inspections being conducted monthly, while those conditions persisted, instead of at the interval of once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

iv. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. The SWP3 must also contain a record of the total rainfall measured, as well as the approximate beginning and ending dates of when drought conditions occurred at the site, which resulted in inspections being conducted monthly, while those conditions persisted, instead of at the interval of once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

v. As an alternative to the inspection schedule in Part III.F.7.(c).i above, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

vi. The inspection procedures described in Part III.F.7.(c).i. – v above can be performed at the frequencies and under the applicable conditions indicated for each schedule option, provided that the SWP3 reflects the current schedule and that any changes to the schedule are made in accordance with the following provisions: the inspection frequency schedule can only be changed a maximum of one time each month; the schedule change must be implemented at the beginning of a calendar month; and the reason for the schedule change documented in the SWP3 (e.g., end of "dry" season and beginning of "wet" season).

(d) Utility line installation, pipeline construction, and other examples of long, narrow, linear construction activities may provide inspection personnel with limited access to the areas described in Part III.F.7.(a) above.

i. Inspection of linear construction sites could require the use of vehicles that could compromise areas of temporary or permanent stabilization, cause additional disturbance of soils, and result in the increase the potential for erosion. In these circumstances, controls must be inspected at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater, but representative inspections may be performed.

ii. For representative inspections, personnel must inspect controls along the construction site for 0.25 mile above and below each access point where a roadway, undisturbed right-of-way, or other similar feature intersects the construction site and allows access to the areas described in Part III.F.7.(a) above. The conditions of the controls along each inspected 0.25 mile portion may be considered as representative of the condition of controls along that reach extending from the end of the 0.25 mile portion to either the end of the next 0.25 mile inspected portion, or to the end of the project, whichever occurs first.

As an alternative to the inspection schedule described in Part III.F.7.(c).i above, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

iii. The SWP3 for a linear construction site must reflect the current inspection schedule. Any changes to the inspection schedule must be made in accordance with the following provisions:

(A) the schedule may be changed a maximum of one time each month;

(B) the schedule change must be implemented at the beginning of a calendar month, and

(C) the reason for the schedule change must be documented in the SWP3 (e.g., end of "dry" season and beginning of "wet" season).

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

(f) Inspection Reports

i. A report summarizing the scope of any inspection must be completed within 24-hours following the inspection. The report must also include the date(s) of the inspection and major observations relating to the implementation of the SWP3. Major observations in the report must include: the locations of where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.

ii. Actions taken as a result of inspections must be described within, and retained as a part of, the SWP3. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and this permit. The report must be retained as part of the SWP3 and signed by the person and in the manner required by 30 TAC §305.128 (relating to Signatories to Reports).

iii. The names and qualifications of personnel making the inspections for the permittee may be documented once in the SWP3 rather than being included in each report.

(g) The SWP3 must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWP3 must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.

8. The SWP3 must identify and ensure the implementation of appropriate pollution prevention measures for all eligible non-stormwater components of the discharge, as listed in Part II.A.3 of this permit.

9. The SWP3 must include the information required in Part III.B of this general permit.

10. The SWP3 must include pollution prevention procedures that comply with Part III.G.4 of this general permit.

Section G. Erosion and Sediment Control Requirements Applicable to All Sites

Except as provided in 40 CFR §§125.30-125.32, any discharge regulated under this general permit, with the exception of sites that obtained waivers based on low rainfall erosivity, must achieve, at a minimum, the following effluent limitations representing

the degree of effluent reduction attainable by application of the best practicable control technology currently available (BPT).

1. *Erosion and sediment controls*. Design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed, and maintained to:

   (a) Control stormwater volume and velocity within the site to minimize soil erosion in order to minimize pollutant discharges;

   (b) Control stormwater discharges, including both peak flowrates and total stormwater volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge point(s);

   (c) Minimize the amount of soil exposed during construction activity;

   (d) Minimize the disturbance of steep slopes;

   (e) Minimize sediment discharges from the site. The design, installation, and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site;

   (f) If earth disturbance activities are located in close proximity to a surface water in the state, provide and maintain appropriate natural buffers if feasible and as necessary, around surface water in the state, depending on site-specific topography, sensitivity, and proximity to water bodies. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee shall document the reason that natural buffers are infeasible and shall implement additional erosion and sediment controls to reduce sediment load;

   (g) Preserve native topsoil at the site, unless the intended function of a specific area of the site dictates that the topsoil be disturbed or removed, or it is infeasible; and

   (h) Minimize soil compaction. In areas of the construction site where final vegetative stabilization will occur or where infiltration practices will be installed, either:

      i. restrict vehicle and equipment use to avoid soil compaction; or

      ii. prior to seeding or planting areas of exposed soil that have been compacted, use techniques that condition the soils to support vegetative growth, if necessary and feasible;

   Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted.

   (i) TCEQ does not consider stormwater control features (e.g., stormwater conveyance channels, storm drain inlets, sediment basins) to constitute "surface water" for the purposes of triggering the buffer requirement in Part III.G.1.(f) above.

2. *Soil stabilization*. Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Temporary stabilization must be completed no more than 14 calendar days after initiation of soil stabilization measures, and final stabilization must be achieved prior to termination of

permit coverage. In arid, semi-arid, and drought-stricken areas where initiating vegetative stabilization measures immediately is infeasible, alternative non-vegetative stabilization measures must be employed as soon as practicable. Refer to Part III.F.2.(b) for complete erosion control and stabilization practice requirements. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.

3. *Dewatering*. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited, unless managed by appropriate controls.
4. *Pollution prevention measures*. Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented, and maintained to:
   (a) Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
   (b) Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site to precipitation and to stormwater;
   (c) Minimize the exposure of waste materials by closing waste container lids at the end of the work day. For waste containers that do not have lids, where the container itself is not sufficiently secure enough to prevent the discharge of pollutants absent a cover and could leak, the permittee must provide either a cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation, or a similarly effective means designed to minimize the discharge of pollutants (e.g., secondary containment);and
   (d) Minimize the discharge of pollutants from spills and leaks, and implement chemical spill and leak prevention and response procedures.
5. *Prohibited discharges*. The following discharges are prohibited:
   (a) Wastewater from wash out of concrete, unless managed by an appropriate control;
   (b) Wastewater from wash out and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
   (c) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
   (d) Soaps or solvents used in vehicle and equipment washing; and
   (e) Toxic or hazardous substances from a spill or other release.
6. *Surface outlets*. When discharging from basins and impoundments, utilize outlet structures that withdraw water from the surface, unless infeasible.

Part IV. Stormwater Runoff from Concrete Batch Plants

Discharges of stormwater runoff from concrete batch plants present at regulated construction sites and operated as a construction support activity may be authorized under the provisions of this general permit, provided that the following requirements are met for concrete batch plant(s) authorized under this permit. Only the discharges of stormwater runoff and non-stormwater from concrete batch plants that meet the requirements of a

construction support activity can be authorized under this permit (see the requirements for "Non-Stormwater Discharges" in Part II.A.3 and "Discharges of Stormwater Associated with Construction Support Activity" in Part II.A.2).

If discharges of stormwater runoff or non-stormwater from concrete batch plants are not authorized under this general permit, then discharges must be authorized under an alternative general permit or individual permit [see the requirement in Part II.A.2.(c)].

This permit does not authorize the discharge or land disposal of any wastewater from concrete batch plants at regulated construction sites. Authorization for these wastes must be obtained under an individual permit or an alternative general permit.

Section A. Benchmark Sampling Requirements

1. Operators of concrete batch plants authorized under this general permit shall sample the stormwater runoff from the concrete batch plants according to the requirements of this section of this general permit, and must conduct evaluations on the effectiveness of the SWP3 based on the following benchmark monitoring values:

Table 1. Benchmark Parameters

Benchmark Parameter	Benchmark Value	Sampling Frequency	Sample Type
Oil and Grease (*1)	15 mg/L	1/quarter (*2) (*3)	Grab (*4)
Total Suspended Solids (*1)	50 mg/L	1/quarter (*2) (*3)	Grab (*4)
pH	6.0 – 9.0 Standard Units	1/quarter (*2) (*3)	Grab (*4)
Total Iron(*1)	1.3 mg/L	1/quarter (*2) (*3)	Grab (*4)

(*1) All analytical results for these parameters must be obtained from a laboratory that is accredited based on rules located in 30 TAC §25.4 (a) or through the National Environmental Laboratory Accreditation Program (NELAP). Analysis must be performed using sufficiently sensitive methods for analysis that comply with the rules located in 40 CFR §136.1(c) and 40 CFR §122.44(i)(1)(iv).

(*2) When discharge occurs. Sampling is required within the first 30 minutes of discharge. If it is not practicable to take the sample, or to complete the sampling, within the first 30 minutes, sampling must be completed within the first hour of discharge. If sampling is not completed within the first 30 minutes of discharge, the reason must be documented and attached to all required reports and records of the sampling activity.

(*3) Sampling must be conducted at least once during each of the following periods. The first sample must be collected during the first full quarter that a stormwater discharge occurs from a concrete batch plant authorized under this general permit.

January through March

April through June

July through September

October through December

For projects lasting less than one full quarter, a minimum of one sample shall be collected, provided that a stormwater discharge occurred at least once following submission of the NOI or following the date that automatic authorization was obtained under Section II.E.2, and prior to terminating coverage.

(*4) A grab sample shall be collected from the stormwater discharge resulting from a storm event that is at least 0.1 inches of measured precipitation that occurs at least 72 hours from the previously measurable storm event. The sample shall be collected downstream of the concrete batch plant, and where the discharge exits any BMPs utilized to handle the runoff from the batch plant, prior to commingling with any other water authorized under this general permit.

2. The permittee must compare the results of sample analyses to the benchmark values above, and must include this comparison in the overall assessment of the SWP3's effectiveness. Analytical results that exceed a benchmark value are not a violation of this permit, as these values are not numeric effluent limitations. Results of analyses are indicators that modifications of the SWP3 should be assessed and may be necessary to protect water quality. The operator must investigate the cause for each exceedance and must document the results of this investigation in the SWP3 by the end of the quarter following the sampling event.

   The operator's investigation must identify the following:

   (a) any additional potential sources of pollution, such as spills that might have occurred;

   (b) necessary revisions to good housekeeping measures that are part of the SWP3;

   (c) additional BMPs, including a schedule to install or implement the BMPs; and

   (d) other parts of the SWP3 that may require revisions in order to meet the goal of the benchmark values.

   Background concentrations of specific pollutants may also be considered during the investigation. If the operator is able to relate the cause of the exceedance to background concentrations, then subsequent exceedances of benchmark values for that pollutant may be resolved by referencing earlier findings in the SWP3. Background concentrations may be identified by laboratory analyses of samples of stormwater run-on to the permitted facility, by laboratory analyses of samples of stormwater run-off from adjacent non-industrial areas, or by identifying the pollutant is a naturally occurring material in soils at the site.

Section B. Best Management Practices (BMPs) and SWP3 Requirements

Minimum SWP3 Requirements – The following are required in addition to other SWP3 requirements listed in this general permit, which include, but are not limited to the applicable requirements located in Part III.F.7 of this general permit, as follows:

1. Description of Potential Pollutant Sources - The SWP3 must provide a description of potential sources (activities and materials) that can cause, have a reasonable potential to cause or contribute to a violation of water quality standards or have been found to cause, or contribute to, the loss of a designated use of surface water in the state in stormwater discharges associated with concrete batch plants authorized under this permit. The SWP3 must describe the implementation of practices that will be used to minimize to the extent practicable the discharge of pollutants in stormwater discharges associated with industrial activity and non-stormwater discharges (described in Part II.A.3 of this general permit), in compliance with the terms and conditions of this general permit, including the protection of water quality, and must ensure the implementation of these practices.

   The following must be developed, at a minimum, in support of developing this description:

   (a) Drainage – The site map must include the following information:

      i. the location of all outfalls for stormwater discharges associated with concrete batch plants that are authorized under this permit;

ii. a depiction of the drainage area and the direction of flow to the outfall(s);

iii. structural controls used within the drainage area(s);

iv. the locations of the following areas associated with concrete batch plants that are exposed to precipitation: vehicle and equipment maintenance activities (including fueling, repair, and storage areas for vehicles and equipment scheduled for maintenance); areas used for the treatment, storage, or disposal of wastes; liquid storage tanks; material processing and storage areas; and loading and unloading areas; and

v. the locations of the following: any bag house or other dust control device(s); recycle/sedimentation pond, clarifier or other device used for the treatment of facility wastewater (including the areas that drain to the treatment device); areas with significant materials; and areas where major spills or leaks have occurred.

(b) Inventory of Exposed Materials – A list of materials handled at the concrete batch plant that may be exposed to stormwater and that have a potential to affect the quality of stormwater discharges associated with concrete batch plants that are authorized under this general permit.

(c) Spills and Leaks - A list of significant spills and leaks of toxic or hazardous pollutants that occurred in areas exposed to stormwater and that drain to stormwater outfalls associated with concrete batch plants authorized under this general permit must be developed, maintained, and updated as needed.

(d) Sampling Data - A summary of existing stormwater discharge sampling data must be maintained, if available.

2. Measures and Controls - The SWP3 must include a description of management controls to regulate pollutants identified in the SWP3's "Description of Potential Pollutant Sources" from Part IV.B.1 of this permit, and a schedule for implementation of the measures and controls. This must include, at a minimum:

(a) Good Housekeeping - Good housekeeping measures must be developed and implemented in the area(s) associated with concrete batch plants.

i. Operators must prevent or minimize the discharge of spilled cement, aggregate (including sand or gravel), settled dust, or other significant materials from paved portions of the site that are exposed to stormwater. Measures used to minimize the presence of these materials may include regular sweeping or other equivalent practices. These practices must be conducted at a frequency that is determined based on consideration of the amount of industrial activity occurring in the area and frequency of precipitation, and shall occur at least once per week when cement or aggregate is being handled or otherwise processed in the area.

ii. Operators must prevent the exposure of fine granular solids, such as cement, to stormwater. Where practicable, these materials must be stored in enclosed silos, hoppers or buildings, in covered areas, or under covering.

(b) Spill Prevention and Response Procedures - Areas where potential spills that can contribute pollutants to stormwater runoff, and the drainage areas from these locations, must be identified in the SWP3. Where appropriate, the SWP3 must specify material handling procedures, storage requirements, and use of equipment. Procedures for cleaning up spills must be identified in the SWP3 and made available to the appropriate personnel.

(c) Inspections - Qualified facility personnel (i.e., a person or persons with knowledge of this general permit, the concrete batch plant, and the SWP3 related to the concrete batch plant(s) for the site) must be identified to inspect

designated equipment and areas of the facility specified in the SWP3. Personnel conducting these inspections are not required to have signatory authority for inspection reports under 30 TAC §305.128. Inspections of facilities in operation must be performed once every seven days. Inspections of facilities that are not in operation must be performed at a minimum of once per month. The current inspection frequency being implemented at the facility must be recorded in the SWP3. The inspection must take place while the facility is in operation and must, at a minimum, include all areas that are exposed to stormwater at the site, including material handling areas, above ground storage tanks, hoppers or silos, dust collection/containment systems, truck wash down and equipment cleaning areas. Follow-up procedures must be used to ensure that appropriate actions are taken in response to the inspections. Records of inspections must be maintained and be made readily available for inspection upon request.

(d) Employee Training - An employee training program must be developed to educate personnel responsible for implementing any component of the SWP3, or personnel otherwise responsible for stormwater pollution prevention, with the provisions of the SWP3. The frequency of training must be documented in the SWP3, and at a minimum, must consist of one training prior to the initiation of operation of the concrete batch plant.

(e) Record Keeping and Internal Reporting Procedures - A description of spills and similar incidents, plus additional information that is obtained regarding the quality and quantity of stormwater discharges, must be included in the SWP3. Inspection and maintenance activities must be documented and records of those inspection and maintenance activities must be incorporated in the SWP3.

(f) Management of Runoff - The SWP3 shall contain a narrative consideration for reducing the volume of runoff from concrete batch plants by diverting runoff or otherwise managing runoff, including use of infiltration, detention ponds, retention ponds, or reusing of runoff.

3. Comprehensive Compliance Evaluation – At least once per year, one or more qualified personnel (i.e., a person or persons with knowledge of this general permit, the concrete batch plant, and the SWP3 related to the concrete batch plant(s) for the site) shall conduct a compliance evaluation of the plant. The evaluation must include the following.

   (a) Visual examination of all areas draining stormwater associated with regulated concrete batch plants for evidence of, or the potential for, pollutants entering the drainage system. These include, but are not limited to: cleaning areas, material handling areas, above ground storage tanks, hoppers or silos, dust collection/containment systems, and truck wash down and equipment cleaning areas. Measures implemented to reduce pollutants in runoff (including structural controls and implementation of management practices) must be evaluated to determine if they are effective and if they are implemented in accordance with the terms of this permit and with the permittee's SWP3. The operator shall conduct a visual inspection of equipment needed to implement the SWP3, such as spill response equipment.

   (b) Based on the results of the evaluation, the following must be revised as appropriate within two weeks of the evaluation: the description of potential pollutant sources identified in the SWP3 (as required in Part IV.B.1, "Description of Potential Pollutant Sources"); and pollution prevention measures and controls identified in the SWP3 (as required in Part IV.B.2, "Measures and Controls"). The revisions may include a schedule for implementing the necessary changes.

(c) The permittee shall prepare and include in the SWP3 a report summarizing the scope of the evaluation, the personnel making the evaluation, the date(s) of the evaluation, major observations relating to the implementation of the SWP3, and actions taken in response to the findings of the evaluation. The report must identify any incidents of noncompliance. Where the report does not identify incidences of noncompliance, the report must contain a statement that the evaluation did not identify any incidence(s), and the report must be signed according to 30 TAC §305.128, relating to Signatories to Reports.

(d) The Comprehensive Compliance Evaluation may substitute for one of the required inspections delineated in Part IV.B.2.(c) of this general permit.

Section C. Prohibition of Wastewater Discharges

Wastewater discharges associated with concrete production including wastewater disposal by land application are not authorized under this general permit. These wastewater discharges must be authorized under an alternative TCEQ water quality permit or otherwise disposed of in an authorized manner. Discharges of concrete truck wash out at construction sites may be authorized if conducted in accordance with the requirements of Part V of this general permit.

Part V. Concrete Truck Wash Out Requirements

This general permit authorizes the land disposal of wash out from concrete trucks at construction sites regulated under this general permit, provided the following requirements are met. Any discharge of concrete production waste water to surface water in the state must be authorized under a separate TCEQ general permit or individual permit.

A. Discharge of concrete truck wash out water to surface water in the state, including discharge to storm sewers, is prohibited by this general permit.

B. Concrete truck wash out water shall be disposed in areas at the construction site where structural controls have been established to prevent discharge to surface water in the state, or to areas that have a minimal slope that allow infiltration and filtering of wash out water to prevent discharge to surface water in the state. Structural controls may consist of temporary berms, temporary shallow pits, temporary storage tanks with slow rate release, or other reasonable measures to prevent runoff from the construction site.

C. Wash out of concrete trucks during rainfall events shall be minimized. The discharge of concrete truck wash out water is prohibited at all times, and the operator shall insure that its BMPs are sufficient to prevent the discharge of concrete truck wash out as the result of rainfall or stormwater runoff.

D. The disposal of wash out water from concrete trucks, made under authorization of this general permit must not cause or contribute to groundwater contamination.

E. If a SWP3 is required to be implemented, the SWP3 shall include concrete wash out areas on the associated site map.

Part VI. Retention of Records

The permittee must retain the following records for a minimum period of three (3) years from the date that a NOT is submitted as required in Part II.F.1 and 2 of this permit. For activities in which an NOT is not required, records shall be retained for a minimum period of three (3) years from the date that the operator terminates coverage under Section II.F.3 of this permit. Records include:

A. A copy of the SWP3;

B. All reports and actions required by this permit, including a copy of the construction site notice;

C. All data used to complete the NOI, if an NOI is required for coverage under this general permit; and

D. All records of submittal of forms submitted to the operator of any MS4 receiving the discharge and to the secondary operator of a large construction site, if applicable.

Part VII. Standard Permit Conditions

A. The permittee has a duty to comply with all permit conditions. Failure to comply with any permit condition is a violation of the permit and statutes under which it was issued (CWA and TWC), and is grounds for enforcement action, for terminating, revoking and reissuance, or modification, or denying coverage under this general permit, or for requiring a discharger to apply for and obtain an individual TPDES permit, based on rules located in TWC §23.086, 30 TAC §305.66 and 40 CFR §122.41 (a).

B. Authorization under this general permit may be modified, suspended, revoked and reissued, terminated or otherwise suspended for cause, based on rules located in TWC §23.086, 30 TAC §305.66 and 40 CFR §122.41(f). Filing a notice of planned changes or anticipated non-compliance by the permittee does not stay any permit condition. The permittee must furnish to the executive director, upon request and within a reasonable time, any information necessary for the executive director to determine whether cause exists for modifying, revoking and reissuing, terminating or, otherwise suspending authorization under this permit, based on rules located in TWC §23.086, 30 TAC §305.66 and 40 CFR §122.41 (h). Additionally, the permittee must provide to the executive director, upon request, copies of all records that the permittee is required to maintain as a condition of this general permit.

C. It is not a defense for a discharger in an enforcement action that it would have been necessary to halt or reduce the permitted activity to maintain compliance with the permit conditions.

D. Inspection and entry shall be allowed under TWC Chapters 26-28, Texas Health and Safety Code §§361.032-361.033 and 361.037, and 40 CFR §122.41(i). The statement in TWC §26.014 that commission entry of a facility shall occur according to an establishment's rules and regulations concerning safety, internal security, and fire protection is not grounds for denial or restriction of entry to any part of the facility or site, but merely describes the commission's duty to observe appropriate rules and regulations during an inspection.

E. The discharger is subject to administrative, civil, and criminal penalties, as applicable, under TWC Chapter 7 for violations including but not limited to the following:

1. negligently or knowingly violating the federal CWA §§301, 302, 306, 307, 308, 318, or 405, or any condition or limitation implementing any sections in a permit issued under CWA §402, or any requirement imposed in a pretreatment program approved under CWA §§402(a)(3) or 402(b)(8);
2. knowingly making any false statement, representation, or certification in any record or other document submitted or required to be maintained under a permit, including monitoring reports or reports of compliance or noncompliance; and
3. knowingly violating CWA §303 and placing another person in imminent danger of death or serious bodily injury.

F. All reports and other information requested by the executive director must be signed by the person and in the manner required by 30 TAC §305.128 (relating to Signatories to Reports).

G. Authorization under this general permit does not convey property or water rights of any sort and does not grant any exclusive privilege.

H. The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit that has a reasonable likelihood of adversely affecting human health or the environment.

I. The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) that are installed or used by the permittee to achieve compliance with the conditions of this permit. Proper operation and maintenance also includes adequate laboratory controls and appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems that are installed by a permittee only when the operation is necessary to achieve compliance with the conditions of the permit.

J. The permittee shall comply with the monitoring and reporting requirements in 40 CFR §122.41(j) and (l), as applicable.

K. Analysis must be performed using sufficiently sensitive methods for analysis that comply with the rules located in 40 CFR §136.1(c) and 40 CFR §122.44(i)(1)(iv).

Part VIII. Fees

A. A fee of must be submitted along with the NOI:

1. $325 if submitting a paper NOI, or
2. $225 if submitting an NOI electronically.

B. Fees are due upon submission of the NOI. An NOI will not be declared administratively complete unless the associated fee has been paid in full.

C. No separate annual fees will be assessed for this general permit. The Water Quality Annual Fee has been incorporated into the NOI fees as described above.

D. Effective September 1, 2018, applicants seeking coverage under an NOI or LREW must submit their application using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

Appendix A: Automatic Authorization

Periods of Low Erosion Potential by County – Eligible Date Ranges

Andrews: Nov. 15 - Apr. 30

Archer: Dec. 15 - Feb. 14

Armstrong: Nov. 15 - Apr. 30

Bailey: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Baylor: Dec. 15 - Feb. 14

Borden: Nov. 15 - Apr. 30

Brewster: Nov. 15 - Apr. 30

Briscoe: Nov. 15 - Apr. 30

Brown: Dec. 15 - Feb. 14

Callahan: Dec. 15 - Feb. 14

Carson: Nov. 15 - Apr. 30

Castro: Nov. 15 - Apr. 30

Childress: Dec. 15 - Feb. 14

Cochran: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Coke: Dec. 15 - Feb. 14

Coleman: Dec. 15 - Feb. 14

Collingsworth: Jan. 1 - Mar. 30, or Dec. 1 - Feb. 28

Concho: Dec. 15 - Feb. 14

Cottle: Dec. 15 - Feb. 14

Crane: Nov. 15 - Apr. 30

Crockett: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Crosby: Nov. 15 - Apr. 30

Culberson: Nov. 1 - May 14

Dallam: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Dawson: Nov. 15 - Apr. 30

Deaf Smith: Nov. 15 - Apr. 30

Dickens: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Dimmit: Dec. 15 - Feb. 14

Donley: Jan. 1 - Mar. 30, or Dec. 1 - Feb. 28

Eastland: Dec. 15 - Feb. 14

Ector: Nov. 15 - Apr. 30

Edwards: Dec. 15 - Feb. 14

El Paso: Jan. 1 - Jul. 14, or May 15 - Jul. 31, or Jun. 1 - Aug. 14, or Jun. 15 - Sept. 14, or Jul. 1 - Oct. 14, or Jul. 15 - Oct. 31, or Aug. 1 - Apr. 30, or Aug. 15 - May 14, or Sept. 1 - May 30, or Oct. 1 - Jun. 14, or Nov. 1 - Jun. 30, or Nov. 15 - Jul. 14

Fisher: Dec. 15 - Feb. 14

Floyd: Nov. 15 - Apr. 30

Foard: Dec. 15 - Feb. 14

Gaines: Nov. 15 - Apr. 30

Garza: Nov. 15 - Apr. 30

Glasscock: Nov. 15 - Apr. 30

Hale: Nov. 15 - Apr. 30

Hall: Feb. 1 - Mar. 30

Hansford: Nov. 15 - Apr. 30

Hardeman: Dec. 15 - Feb. 14

Hartley: Nov. 15 - Apr. 30

Haskell: Dec. 15 - Feb. 14

Hockley: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Howard: Nov. 15 - Apr. 30

Hudspeth: Nov. 1 - May 14

Hutchinson: Nov. 15 - Apr. 30

Irion: Dec. 15 - Feb. 14

Jeff Davis: Nov. 1 - Apr. 30 or Nov. 15 - May 14

Jones: Dec. 15 - Feb. 14

Kent: Nov. 15 - Jan. 14 or Feb. 1 - Mar. 30

Kerr: Dec. 15 - Feb. 14

Kimble: Dec. 15 - Feb. 14

King: Dec. 15 - Feb. 14

Kinney: Dec. 15 - Feb. 14

Knox: Dec. 15 - Feb. 14

Lamb: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Loving: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Lubbock: Nov. 15 - Apr. 30

Lynn: Nov. 15 - Apr. 30

Martin: Nov. 15 - Apr. 30

Mason: Dec. 15 - Feb. 14

Maverick: Dec. 15 - Feb. 14

McCulloch: Dec. 15 - Feb. 14

Menard: Dec. 15 - Feb. 14

Midland: Nov. 15 - Apr. 30

Mitchell: Nov. 15 - Apr. 30

Moore: Nov. 15 - Apr. 30

Motley: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Nolan: Dec. 15 - Feb. 14

Oldham: Nov. 15 - Apr. 30

Parmer: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Pecos: Nov. 15 - Apr. 30

Potter: Nov. 15 - Apr. 30

Presidio: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Randall: Nov. 15 - Apr. 30

Reagan: Nov. 15 - Apr. 30

Real: Dec. 15 - Feb. 14

Reeves: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Runnels: Dec. 15 - Feb. 14

Schleicher: Dec. 15 - Feb. 14

Scurry: Nov. 15 - Apr. 30

Shackelford: Dec. 15 - Feb. 14

Sherman: Nov. 15 - Apr. 30

Stephens: Dec. 15 - Feb. 14

Sterling: Nov. 15 - Apr. 30

Stonewall: Dec. 15 - Feb. 14

Sutton: Dec. 15 - Feb. 14

Swisher: Nov. 15 - Apr. 30

Taylor: Dec. 15 - Feb. 14

Terrell: Nov. 15 - Apr. 30

Terry: Nov. 15 - Apr. 30

Throckmorton: Dec. 15 - Feb. 14

Tom Green: Dec. 15 - Feb. 14

Upton: Nov. 15 - Apr. 30

Uvalde: Dec. 15 - Feb. 14

Val Verde: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Ward: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Wichita: Dec. 15 - Feb. 14

Wilbarger: Dec. 15 - Feb. 14

Winkler: Nov. 1 - Apr. 30, or Nov. 15 - May 14

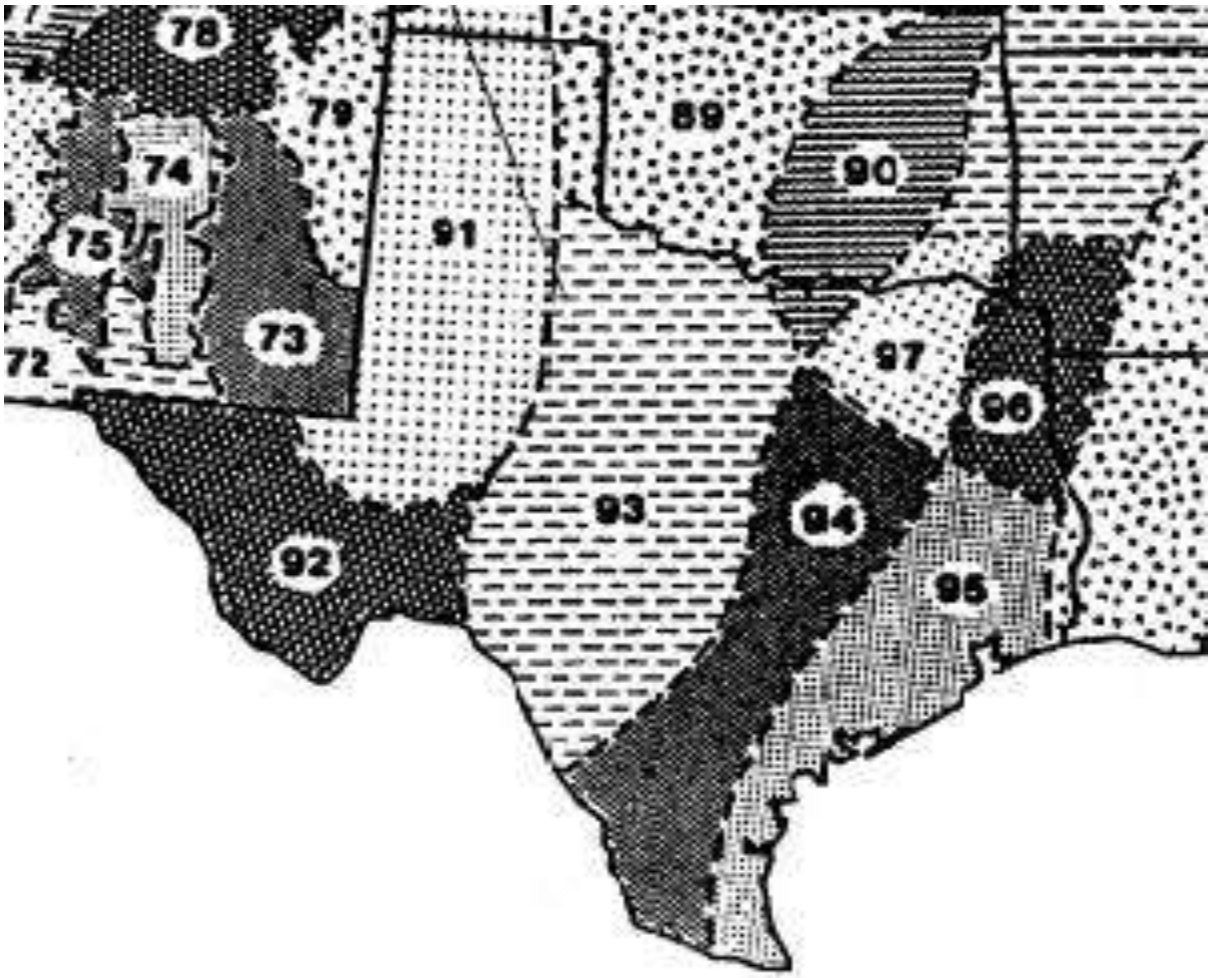
Yoakum: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Young: Dec. 15 - Feb. 14

Wheeler: Jan. 1 - Mar. 30, or Dec. 1 - Feb. 28

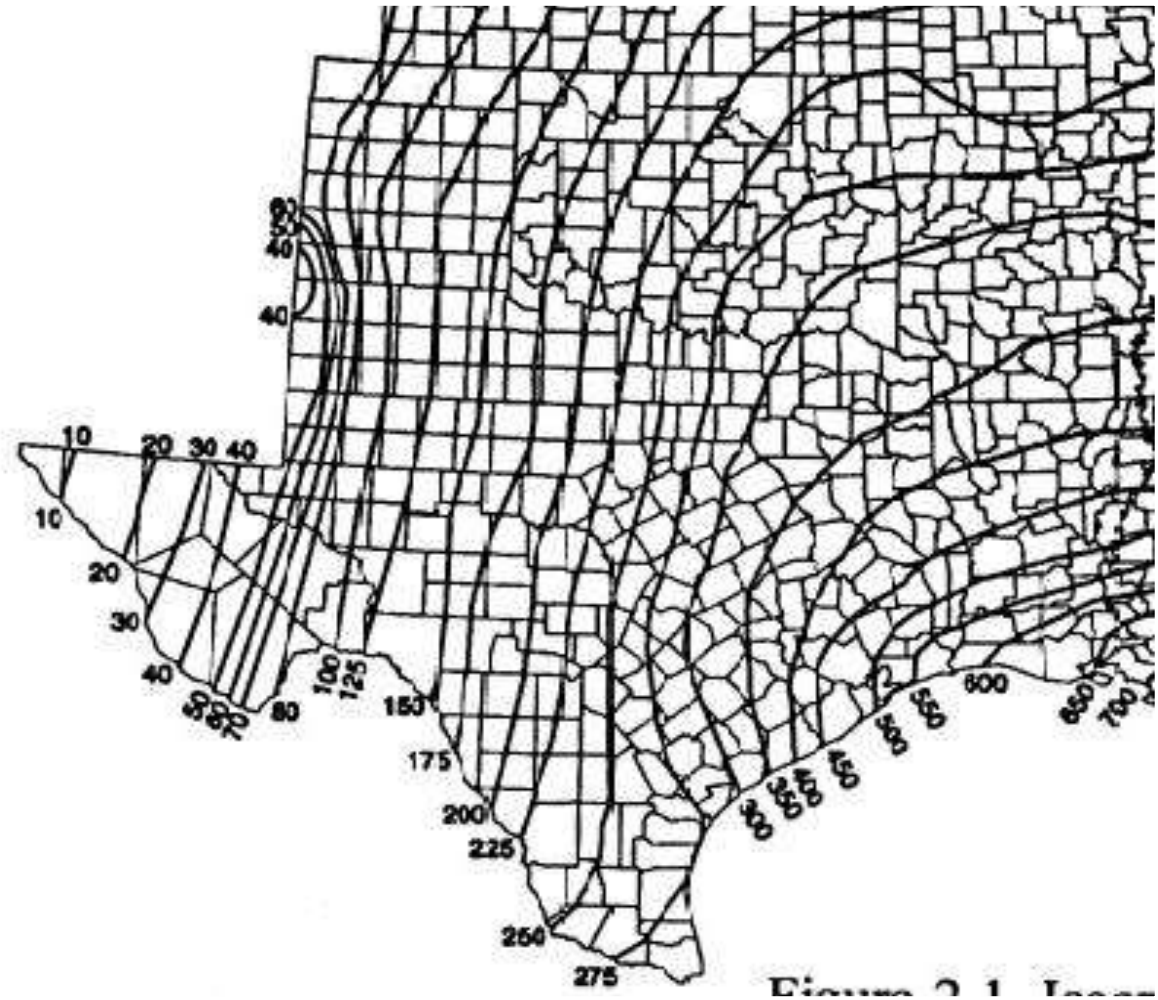
Zavala: Dec. 15 - Feb. 14

Appendix B: Erosivity Index (EI) Zones in Texas



Adapted from Chapter 2 of USDA Agriculture Handbook 703: "Predicting Soil Erosion by Water: A Guide to Conservation Planning With the Revised Universal Soil Loss Equation (RUSLE)," U.S. Department of Agriculture, Agricultural Research Service

Appendix C: Isoerodent Map



Adapted from Chapter 2 of USDA Agriculture Handbook 703: "Predicting Soil Erosion by Water: A Guide to Conservation Planning With the Revised Universal Soil Loss Equation (RUSLE)," U.S. Department of Agriculture, Agricultural Research Service

Appendix D: Erosivity Indices for EI Zones in Texas

Periods:

EI #	1/1	1/16	1/31	2/15	3/1	3/16	3/31	4/15	4/30	5/15	5/30	6/14	6/29	7/14	7/29	8/13	8/28	9/12	9/27	10/12	10/27	11/11	11/26	12/11	12/31
89	0	1	1	2	3	4	7	2	8	27	38	48	55	62	69	76	83	90	94	97	98	99	100	100	100
90	0	1	2	3	4	6	8	13	21	29	37	46	54	60	65	69	74	81	87	92	95	97	98	99	100
91	0	0	0	0	1	1	1	2	6	16	29	39	46	53	60	67	74	81	88	95	99	99	100	100	100
92	0	0	0	0	1	1	1	2	6	16	29	39	46	53	60	67	74	81	88	95	99	99	100	100	100
93	0	1	1	2	3	4	6	8	13	25	40	49	56	62	67	72	76	80	85	91	97	98	99	99	100
94	0	1	2	4	6	8	10	15	21	29	38	47	53	57	61	65	70	76	83	88	91	94	96	98	100
95	0	1	3	5	7	9	11	14	18	27	35	41	46	51	57	62	68	73	79	84	89	93	96	98	100
96	0	2	4	6	9	12	17	23	30	37	43	49	54	58	62	66	70	74	78	82	86	90	94	97	100
97	0	1	3	5	7	10	14	20	28	37	48	56	61	64	68	72	77	81	86	89	92	95	98	99	100
106	0	3	6	9	13	17	21	27	33	38	44	49	55	61	67	71	75	78	81	84	86	90	94	97	100

* Each period begins on the date listed in the table above and lasts until the day before the following period. The final period begins on December 11 and ends on December 31.

Table adapted from Chapter 2 of USDA Agriculture Handbook 703: "Predicting Soil Erosion by Water: A Guide to Conservation Planning With the Revised Universal Soil Loss Equation (RUSLE)," U.S. Department of Agriculture, Agricultural Research Service

Agent Authorization Form

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

I Alan West,
Print Name

Authorized Signatory,
Title - Owner/President/Other

of Hunt Cedar Park Land, LLC,
Corporation/Partnership/Entity Name

have authorized Jacob Kondo, P.E.
Print Name of Agent/Engineer

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

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

10/26/22
Date

THE STATE OF NEW YORK §

County of NEW YORK §

BEFORE ME, the undersigned authority, on this day personally appeared ALAN WEST 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 26 day of OCTOBER, 2022.

NOTARY PUBLIC

CLARET C. CHICLAYO
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: JUNE 28, 2025

CLARET C CHICLAYO
Notary Public - State of New York
NO. 01CH6419170
Qualified in Westchester County
My Commission Expires Jun 28, 2025

CLARET C CHICLAYO
Notary Public - State of New York
NO. 01CH6419170
Qualified in Westchester County
My Commission Expires Jun 28, 2025

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Hidden Creeks at Lakewood Park
Regulated Entity Location: 20, 21, & 23 PVR 919 and 300 & 450 CR 180, City of Cedar Park, TX, Williamson County
Name of Customer: Hunt Cedar Park Land LLC Contact Person: Adrienne Donatucci
Phone: (412) 780-2312 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	N/A Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	55.30 Acres	$ 6500
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	N/A Acres	$ 0
Sewage Collection System	N/A L.F.	$ 0
Lift Stations without sewer lines	N/A Acres	$ 0
Underground or Aboveground Storage Tank Facility	N/A Tanks	$ 0
Piping System(s)(only)	N/A Each	$ 0
Exception	N/A Each	$ 0
Extension of Time	N/A Each	$ 0

Signature: Jacob Kondo Date: January 16, 2023

Application Fee Schedule

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plants 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

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ 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 111600672

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	10/25/2022

☒ 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:*
Hunt Cedar Park Land 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)*
0804438572	32083120363	23-2994369	NA

11. Type of Customer:	☒ Corporation	☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☒ City ☐ County ☐ Federal ☐ State ☐ Other		☐ Sole Proprietorship	☐ Other:

12. Number of Employees	13. Independently Owned and Operated?
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☒ 501 and higher	☒ 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:							
	1320 Arrow Point Drive						
	Suite 401						
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	adonatucci@tollbrothers.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(412) 780-2312		( ) -

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.*)

Hidden Creeks at Lakewood Park

23. Street Address of the Regulated Entity: *(No PO Boxes)*	300 & 450 County Road 180							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Located along county road 180, and extends to PVR 919.				
26. Nearest City			**State**		**Nearest ZIP Code**
Cedar Park			TX		78613
27. Latitude (N) In Decimal:	30.545610		**28. Longitude (W) In Decimal:**	-97.798959	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	44.2	97	47	56.3

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)
1521		236115	

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

Hunt Cedar Park Land LLC

34. Mailing Address:	**1320 Arrow Point Drive**							
	Suite 401							
	City	**Cedar Park**	**State**	**TX**	**ZIP**	**78613**	**ZIP + 4**	

35. E-Mail Address:	**adonatucci@tollbrothers.com**		
36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*	
(412) 780-2312		**( ) -**	

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:	Jacob Kondo	**41. Title:**	Professional Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(737) 471-0326		( ) -	jacob.kondo@kimley-horn.com

SECTION V: Authorized Signature

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

Company:	Kimley Horn and Associates, Inc	**Job Title:**	Professional Engineer
Name *(In Print):*	Jacob Kondo	**Phone:**	(512) 418- **4528**
Signature:	Jacob Kondo	**Date:**	1/16/2023