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: ROGER BEASLEY MAZDA LEANDER					**2. Regulated Entity No.:** N/A THIS IS A NEW REGULATED ENTITY				
3. Customer Name: ROGER BEASLEY MAZDA INC					**4. Customer No.:** 600521868				
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):**		13.342	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			STORM DETENTION AND WATER QUALITY PONDS			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	WILLIAMSON		**14. Watershed:**			TURKEY CREEK-BRUSHY CREEK			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __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.
Ahmad Fakhouri Print Name of Customer/Authorized Agent
Ahmad 5/2/2024 Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: AHMAD FAKHOURI

Date: 5/2/2024

Signature of Customer/Agent:

Regulated Entity Name: ROGER BEASLEY MAZDA LEANDER

Project Information

1. County: WILLIAMSON
2. Stream Basin: BRAZOS RIVER
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: ROGER BEASLEY
   Entity: ROGER BEASLEY MAZDA INC
   Mailing Address: 4506 S IH 35 FRONTAGE RD.
   City, State: AUSTIN, TEXAS Zip: 78745
   Telephone: 512-912-2116 Fax: N/A
   Email Address: CFO@ROGERBEASLEY.COM

5. Agent/Representative (If any):

Contact Person: AHMAD FAKHOURI
Entity: BOWMAN
Mailing Address: 807 LA CIMAS PARKWAY, BLDG II, SUITE 350
City, State: TEXAS Zip: 78746
Telephone: 512-518-4039 Fax: N/A
Email Address: AFAKHOURI@BOWMAN.COM

6. Project Location:

[X] The project site is located inside the city limits of LEANDER.
[N/A] The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of N/A.
[N/A] The project site is not located within any city's limits or ETJ.

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

NE CORNER AT THE INTERSECTION OF 183-A AND HERO WAY

8. [X] **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. [X] **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

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

10. [X] **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

[X] Area of the site
[X] Offsite areas
[X] Impervious cover
[X] Permanent BMP(s)
[X] Proposed site use
[X] Site history
[X] Previous development
[X] Area(s) to be demolished

11. Existing project site conditions are noted below:

[N/A] Existing commercial site
[N/A] Existing industrial site
[N/A] Existing residential site

[N/A] Existing paved and/or unpaved roads
[N/A] Undeveloped (Cleared)
[X] Undeveloped (Undisturbed/Not cleared)
[N/A] Other: N/A

12. The type of project is:

[N/A] Residential: # of Lots: N/A
[N/A] Residential: # of Living Unit Equivalents: N/A
[X] Commercial
[N/A] Industrial
[N/A] Other: N/A

13. Total project area (size of site): 13.342 Acres

Total disturbed area: 14.585 Acres The disturbed area is greater than the project area due to improvements in the ROW.

14. Estimated projected population: N/A The proposed site is commercial.

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	39,790	÷ 43,560 =	0.913
Parking	229,239	÷ 43,560 =	5.263
Other paved surfaces	11,414	÷ 43,560 =	0.262
Total Impervious Cover	280,443	÷ 43,560 =	6.438

Total Impervious Cover 6.438 **÷ Total Acreage** 13.342 **X 100 =** 48.3% **% Impervious Cover**

16. [X] **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. [X] 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.

[X] N/A

18. Type of project:

[N/A] TXDOT road project.
[N/A] County road or roads built to county specifications.
[N/A] City thoroughfare or roads to be dedicated to a municipality.
[N/A] Street or road providing access to private driveways.

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

[N/A] Concrete
[N/A] Asphaltic concrete pavement
[N/A] Other: N/A

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

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

21. Pavement Area:

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

22. [N/A] A rest stop will be included in this project.

[N/A] A rest stop will not be included in this project.

23. [N/A] 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. [X] **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. [N/A] 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.

[X] N/A

26. Wastewater will be disposed of by:

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

N/A **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.

N/A 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.

N/A Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

N/A Existing.
N/A Proposed.

X 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.

X N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

28. N/A 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.

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

33. N/A 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.

N/A 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.

[N/A] 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. [X] The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 50'.

35. 100-year floodplain boundaries:

    [N/A] Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    [X] 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): NATIONAL FLOOD HAZARD LAYER FIRMETTE- 48491C0455F EFF. 12/20/2019

36. [X] 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.

    [N/A] 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. [X] A drainage plan showing all paths of drainage from the site to surface streams.

38. [X] The drainage patterns and approximate slopes anticipated after major grading activities.

39. [X] Areas of soil disturbance and areas which will not be disturbed.

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

41. [X] Locations where soil stabilization practices are expected to occur.

42. [N/A] Surface waters (including wetlands).

    [X] N/A

43. [N/A] Locations where stormwater discharges to surface water.

    [X] There will be no discharges to surface water.

44. [N/A] Temporary aboveground storage tank facilities.

    [X] Temporary aboveground storage tank facilities will not be located on this site.

45. [N/A] Permanent aboveground storage tank facilities.

    [X] Permanent aboveground storage tank facilities will not be located on this site.

46. [X] 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. [X] Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

    [N/A] N/A

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

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

    [N/A] 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.

    [N/A] N/A

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

    [N/A] 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.

    [N/A] The site will be used for low density single-family residential development and has 20% or less impervious cover.

    [N/A] The site will be used for low density single-family residential development but has more than 20% impervious cover.

    [X] 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.

    [N/A] **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.

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

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

52. [X] **Attachment J - BMPs for Upgradient Stormwater**.

    [X] 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.

    [N/A] No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

    [N/A] 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. [X] **Attachment K - BMPs for On-site Stormwater**.

    [X] 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.

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

    [X] N/A

55. [X] **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] N/A

56. [X] **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:

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

    [N/A] N/A

57. [N/A] **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.

    [X] N/A

58. [N/A] **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.

    [X] N/A

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

59. [X] 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. [X] A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

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

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

63. [ ] 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.


Roger Beasley Mazda Leander
ATTACHMENT A_ROAD MAP
Legend
RBML
270
264
Ronald Reagan Blvd
183A
Hero Way
270
RBML
269
183A
224
Hero Way
2243
Google Earth
N
4000 ft

ATTCHMENT B - USGS TOPOGRAPHIC

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

SITE: Roger Beasley Mazda Leander
USGS Quadrangle Name: Leander

LEANDER
CEDAR PARK
ROUND ROCK
Walkerton
White Stone
AUSTIN

South Fork San Gabriel River
Brushy Cr
Block House Cr
Spanish Oak Cr
Post Oak Cr
Dry Fork Cr
S Brushy Cr
Lime Cr
Chandler Br
Soil Conservation Service Site 2 Reservoir
Soil Conservation Service Site 3 Reservoir
Soil Conservation Service Site 4 Reservoir
Soil Conservation Service Site 5 Reservoir
Hank Sasser Airport at Breakaway
Walsh Lake

Wells Cem
Whitley Cem
Upchurch Cem
Bagdad Cem
Davis Cem
Bonnet Cem

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

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

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

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
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	2	3
4		5
6	7	8

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

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

LEANDER, TX
2019

NSN 7643016396981
NGA REF NO. USGSX24K25238

Bowman

February 1, 2024

TCEQ - Edwards Aquifer Protection Program
Austin Regional Office

Project Name: **Roger Beazley Mazda Leander**
Project Location: **NE Corner of 183-A & Hero Way**
Project description/ type: **Mazda Car Dealership**
Zoning: **PAG Leander H1 PUD (Ord# 18-082-00)**

RE: Attachment C – Project Narrative

Dear EAPP Reviewer,

The project is located within the boundaries of the City of Leander, in Williamson County, at the northeast corner of the intersection of Highway 183-A and Hero Way.

The site area covers 13.342 acres and does not have any impervious cover surfaces (0.00% IC).

The site has never been developed, featuring tall grasses with an average slope of 1.4%. The site does not have any environmental features or waterways, and the two adjacent properties consist of an automobile sales dealership and a commercial site.

The zoning of the site is PAG LEANDER H1 PUD.
The site is intended for the construction of an automobile sales dealership, with a total impervious cover area of 6.438 acres (48.3% IC).

The site proposes permanent BMP structures to control stormwater runoff, including a detention pond and a water quality pond.

1120 S. Capital of Texas Highway, Building 3, Suite 220, Austin, Texas 78746
512.327.1180 | TBPE Firm No. 14309 | TBPLS Firm No. 101206-00
bowman.com

Bowman

February 1, 2024

TCEQ - Edwards Aquifer Protection Program
Austin Regional Office

Project Name: **Roger Beazley Mazda Leander**
Project Location: **NE Corner of 183-A & Hero Way**
Project description/ type: **Mazda Car Dealership**
Zoning: **PAG Leander H1 PUD (Ord# 18-082-00)**

RE: Attachment D - Factors Affecting Surface Water Quality

Dear EAPP Reviewer,

The possible factors affecting surface water Quality are:

- Possible oil runoff from parked vehicles in the parking area.
- Possible cleaning chemicals used for washing vehicles located in the parking area.
- Possible general litter discarded by individuals visiting and walking in the parking area.

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Bowman

February 5, 2024

TCEQ - Edwards Aquifer Protection Program
Austin Regional Office

Project Name: **Roger Beazley Mazda Leander**
Project Location: **NE Corner of 183-A & Hero Way**
Project description/ type: **Mazda Car Dealership**
Zoning: **PAG Leander H1 PUD (Ord# 18-082-00)**

RE: Attachment E – Volume and Character of Stormwater

Dear EAPP Reviewer,

To calculate storm runoff volumes produced on the site's drainage basin, the HEC-HMS software was used, and the design was based on the City of Leander Drainage Criteria Manual, as well as TCEQ-RG-348 - Complying with the Edwards Aquifer Rules - Technical Guidance on Best Management Practices.

The hydrological parameters used to calculate the volumes by the SCS method for Pre and Post Construction are as follows: Curve Number 78, Hydrological Group D.

To mitigate excess runoff, the site proposes a detention pond. The volume of storm runoff produced for all drainage areas affecting the site for Pre-Construction Conditions and Post-Construction Conditions is 131.2 cfs and 88.5 cfs, respectively.

Post-Construction Conditions show a reduction in the volume of storm runoff by 42.7 cfs.

Here are the details of the pre- and post- construction conditions.

Pre-Construction Conditions

The drainage areas for the Pre-Construction Conditions are as follows:

EXIST. OS-3 = 214,841 sf.
EXIST. OS-4 = 768,181 sf.
Total Site drainage areas Pre-Construction conditions= 983,022 sf. (22.57 ac.)

Impervious Cover
EXIST. OS-3 = 1,161 sf. (0.5%)
EXIST. OS-4 = 36,124 sf. (4.70%)
Total impervious cover for Pre-Construction conditions = 37,285 sf. (3.79%)

Pre- Construction Storm Run-off produced by Drainage Areas for the 100-YR Event:
EXIST. OS-3 = 32.9 cfs.
EXIST. OS-4 = 98.3 cfs.
Total storm runoff for Pre-Construction Conditions for all Drainage Areas is: 131.2 cfs.

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Post-Construction Conditions

The drainage areas for the Post-Construction Conditions are as follows:

POST DEV.-1 = 374,796 sf.
POST DEV.-2 = 117,567 sf.
POST DEV. OS-4 = 490,659 sf.
Total Site drainage areas Post-Construction Conditions= 983,022 sf. (22.57 ac.)

Impervious Cover
POST DEV.-1 = 374,796 sf. (69.95%)
POST DEV.-2 = 13,499 sf. (58.55%)
POST DEV. OS-4 = 53,758 sf. (11.00%)
Total Impervious Cover for Pre-Construction conditions = 442,053 sf. (44.97%)

Post-Construction Storm Run-off produced by Drainage Areas for the 100-YR Event:
POST DEV.-1 = 89.6 cfs. (entering Detention Pond) => 19.3 cfs. (pond Discharge)
POST DEV.-2 = 22.1 cfs.
POST DEV. OS-4 = 47.1 cfs.

Total storm runoff for Post-Construction Conditions for all Drainage Areas is= 88.5 cfs.

Water Quality

The site proposes a Water Quality Basin (WQ) with a Sand Filter system, which has an efficiency in capturing TSS of 89%. The objective of sand filters is to remove sediment and the pollutants from the first flush of pavement and impervious area runoff. The filtration of nutrients, organics, and coliform bacteria is enhanced by a mat of bacterial slime that develops during normal operations.

Bowman

February 7, 2024

TCEQ - Edwards Aquifer Protection Program
Austin Regional Office

Project Name: **Roger Beazley Mazda Leander**
Project Location: **NE Corner of 183-A & Hero Way**
Project description/ type: **Mazda Car Dealership**
Zoning: **PAG Leander H1 PUD (Ord# 18-082-00)**

RE: Attachment J - BMPs for Upgradient Stormwater.
Dear EAPP Reviewer,

The upgradient stormwater originating from the drainage area Post Dev. OS-4, as depicted on page 14, and entering the site at its northern corner, will be directed along the eastern lot boundary, parallel to the anticipated extension of C.R. 269, via a constructed ditch.

To mitigate the potential influx of debris from this drainage area, a rock berm will be strategically placed at the point of entry onto the site.

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bowman.com

Bowman

February 7, 2024

TCEQ - Edwards Aquifer Protection Program
Austin Regional Office

Project Name: **Roger Beazley Mazda Leander**
Project Location: **NE Corner of 183-A & Hero Way**
Project description/ type: **Mazda Car Dealership**
Zoning: **PAG Leander H1 PUD (Ord# 18-082-00)**

RE: Attachment K - BMPs for On-site Stormwater

Dear EAPP Reviewer,

The site presents a proposal for a Water Quality- Sand Filtration Pond, intended to receive in excess of 89% of the Total Suspended Solids (TSS) as mandated by TCEQ, facilitated through a network of rainwater collection pipes. This pond is designed to effectively trap all debris, sediment, and potential oils generated by vehicles parked on the proposed impervious surfaces of the site, encompassing both the proposed building and parking lot.

Upon discharge into the Right of Way, protective rock berms will be constructed encircling the existing culvert located at the intersection of 183-A and Hero Way, with an additional rock berm planned for the culvert situated at the junction of Hero Way and C.R 269.

Bowman

February 7, 2024

TCEQ - Edwards Aquifer Protection Program
Austin Regional Office

Project Name: **Roger Beazley Mazda Leander**
Entity: **Roger Beasley Mazda Inc.**
Project Location: **NE Corner of 183-A & Hero Way**
Project description/ type: **Mazda Car Dealership**
Zoning: **PAG Leander H1 PUD (Ord# 18-082-00)**

Attachment N
Inspection, Maintenance, Repair and Retrofit Plan

Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventual costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996).

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any un-stabilized construction areas should be treated via a separate sediment system that bypasses the filter media.

Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

Other recommended maintenance guidelines include:

- Inspections. BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids, and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

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

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

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

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

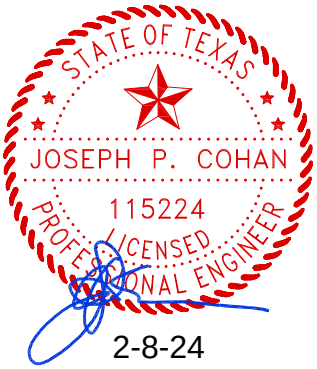
- Mowing. Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment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

Steven Tonsi

2-8-2024

Date

Contact: Steve Tonsi, CFO
cfo@rogerbeasley.com
512-912-2116
Roger Beasley Mazda Inc.
4506 S IH 35 frontage Rd.
Austin, TX 78745



2-8-24

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: ROGER BEASEY MAZDA LEANDER
Regulated Entity Location: NE CORNER OF 183A & HERO WAY
Name of Customer: ROGER BEASLEY MAZDA INC
Contact Person: STEVE TONSI Phone: 512-912-2116
Customer Reference Number (if issued):CN 600521868
Regulated Entity Reference Number (if issued):RN N/A THIS IS A NEW REGULATED ENTITY
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

☐ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$ N/A
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$ N/A
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	13.342 Acres	$ 6,500
Sewage Collection System	L.F.	$ N/A
Lift Stations without sewer lines	Acres	$ N/A
Underground or Aboveground Storage Tank Facility	Tanks	$ N/A
Piping System(s)(only)	Each	$ N/A
Exception	Each	$ N/A
Extension of Time	Each	$ N/A

Signature: Steven Tonsi Date: 5-2-2024

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN600521868		**RN**

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* | *If new Customer, enter previous Customer below:*

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☐ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☐ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

City		**State**		**ZIP**		**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

( ) -		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

ROGER BEASLEY MAZDA LEANDER

23. Street Address of the Regulated Entity: ***(No PO Boxes)***								
	City		**State**		**ZIP**		**ZIP + 4**	
24. County								

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

25. Description to Physical Location:	NE CORNER 183-A & HERO WAY				
26. Nearest City			**State**	**Nearest ZIP Code**	
LEANDER			TX	78641	

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.588918°		**28. Longitude (W) In Decimal:**	-97.838507°	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	20.10	97	50	18.63

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)
1542		441110	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

RETAIL

34. Mailing Address:	**6900 BURNET RD**							
	City	**AUSTIN**	**State**	**TX**	**ZIP**	**78757**	**ZIP + 4**	**2432**
35. E-Mail Address:	**CFO@ROGERBEASLEY.COM**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 912-2116		( ) -

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

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☒ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

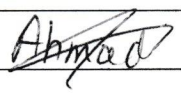
SECTION IV: Preparer Information

40. Name:	AHMAD FAKHOURI	**41. Title:**	ENGINEER

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 518-4039		( ) -	AFAKHOURI@BOWMAN.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:	BOWMAN	**Job Title:**	ENGINEER	
Name *(In Print):*	AHMAD FAKHOURI		**Phone:**	(512) 518- **4039**
Signature:			**Date:**	5/1/2024

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

I ROGER BEASLEY,
Print Name

OWNER,
Title - Owner/President/Other

of ROGER BEASLEY MAZDA INC,
Corporation/Partnership/Entity Name

have authorized AHMAD FAKHOURI
Print Name of Agent/Engineer

of BOWMAN
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.

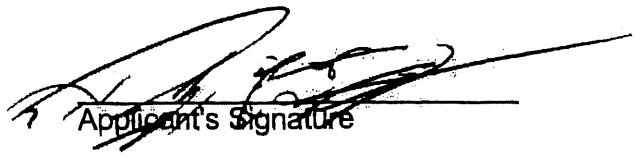
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

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

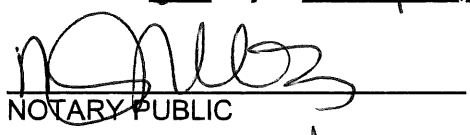
5-02-2024
Date

THE STATE OF TX §

County of Travis §

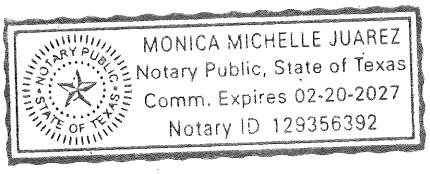
BEFORE ME, the undersigned authority, on this day personally appeared _____known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 02 day of May, 2024



NOTARY PUBLIC

Monica Juarez
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 2/20/2027

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: AHMAD FAKHOURI

Date: 05/02/2024

Signature of Customer/Agent:

Regulated Entity Name: ROGER BEASLEY MAZDA LEANDER

Project Information

Potential Sources of Contamination

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

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

   [N/A] The following fuels and/or hazardous substances will be stored on the site: N/A

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

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

[N/A] Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

[N/A] Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

[X] Fuels and hazardous substances will not be stored on the site.

2. [X] **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. [N/A] Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. [X] **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. [X] **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

[X] For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

[X] For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. [N/A] Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: N/A

Temporary Best Management Practices (TBMPs)

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

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

[x] A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

[x] A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

[x] A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

[x] A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. [N/A] The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

[N/A] **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

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

9. [x] **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. [x] **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

[x] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

[N/A] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

[N/A] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

[N/A] There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

N/A There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. [x] **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

    [ ] N/A

12. [x] **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. [x] All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. [x] If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. [x] Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. [x] Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. [x] Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. [x] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. [x] All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. [x] If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. [x] Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A – Spill Response Actions

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses. Measures include reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have a contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum, products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runoff during rainfall to the extent that is doesn't compromise cleanup activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMP's.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately

(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill

(6) Recover spilled materials

(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately using the following steps:

(1) Contain spread of the spill

(2) Notify the project foreman immediately

(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

(3) Notification should first be made by telephone and followed up with a written report.

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at : http://www.tceq.texas.gov/response/

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.

(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.

(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.

(4) Always use secondary containment, such as drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

(5) Place drip pans or absorbent materials under paving equipment when not in use.

(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over the waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all of the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.

(2) Discourage “topping off” of fuel tanks.

(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

Attachment B – Potential Sources of Contamination

Potential Source:	Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings
Preventative Measure:	Vehicle maintenance, when possible, will be performed within the construction staging areas.

Potential Source:	Miscellaneous trash and litter from construction
Preventative Measure:	Trash containers will be placed throughout the site to encourage proper trash disposal.

Potential Source:	Construction debris
Preventative Measure:	Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source:	Asphalt/ Concrete products used on this project.
Preventative Measure:	After placement of asphalt/ concrete, emulsion or coatings, the contractor will be responsible for immediate cleanup, should an unexpected rain occur. For the duration of the asphalt curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off, should an unexpected rain occur. The contractor will be instructed not to place asphalt/ concrete products on the ground within 48 hours of a forecasted rain event.

Attachment C – Sequence of Major Activities

For all activities listed below, Erosion and Sediment control measures have been included in the construction plans to lessen the impact of disturbed soils during the major activities in construction. Please refer to these sheets in the Construction Drawings for more detailed information.

Site Preparation:

- Clearing and grubbing of vegetation. An approximate area of 14.5 acres will be disturbed by this activity.

Site Construction:

- Utility trenching and installation, including water, wastewater, and storm sewers. An approximate area of 1.03 acres will be disturbed by this activity.
- Final grading on-site and in right-of-way. An approximate area of 14.5 acres will be disturbed by this activity.
- Grading for Water quality, and detention ponds. An approximate area of 2.17 acres will be disturbed by this activity.
- Construction of foundation/ building. An approximate area of 0.91 acres will be disturbed by this activity.
- Construction of parking lot, and driveways. An approximate area of 6.04 acres will be disturbed by this activity.
- Revegetate all disturbed areas. An approximate area of 6.27 acres will be disturbed by this activity.

Attachment D – Temporary Best Management Practices and Measures

Temporary measures are intended to provide a method of slowing the flow or runoff from the construction site to allow sediment and suspended solids to settle out of the water. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features. BMP measures utilized in this plan are intended to allow storm water to continue downstream after passing through for treatment. This will allow stormwater runoff to continue downstream to any existing sensitive features.

Site Preparation:

The clearing and grading of the land will disturb the largest area of soil, so erosion control measures will be installed as the first step in construction. The methodology for pollution prevention of all on-site stormwater will include a) the erection of silt fences along the downgradient boundary of the construction activities, b) installation of rock berms with silt fence covering downgradient from areas of concentrated stormwater flow, c) installation of stabilized construction entrances to reduce the dispersion of sediment from the site, and d) installation of a construction staging area.

Construction:

All installed erosion control measures will be inspected, and if necessary, repaired before any additional construction begins, as well as periodically throughout the construction process. The contractor will be responsible for all maintenance of erosion control measures, as well as the installation of all remaining on-site control measures, including the concrete truck washout, as necessary.

Upgradient Stormwater

The upgradient stormwater originated off-site will be directed thru rock berms to remove debris and sedimentation and will be directed along the lot line along road CR 269 via a constructed ditch.

Attachment E - Request to Temporarily Seal a Feature, if sealing a feature

N/A

Attachment F – Structural Practices

The following structural measures will be installed prior to the initiation of site construction:

- Silt fences along the downstream boundary of all construction activity, and rock berms with silt fence covering for secondary protection.
- Installation of stabilized construction entrances and construction staging areas.
- Installation of concrete truck washout pits, as required.
- Permanent Detention basin will serve as a sedimentation, and detention during construction.

Attachment G – Drainage Map

REFERENCE SITE PLAN - SD-23-0137 ENCLOSED WITH THIS APPLICATION

Attachment H - Temporary Sediment Pond(s) Plans and Calculations

REFERENCE SITE PLAN - SD-23-0137 ENCLOSED WITH THIS APPLICATION

Attachment I – Inspection and Maintenance for BMPs

Inspections

Designated and qualified person(s) shall inspect BMPs every seven days, and within 24 hours after a storm event greater than 0.5 inches of rainfall. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of the Storm Water TPDES data for a period of three years after the date of the inspection. A copy of the Inspection Report Form is provided in the Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion. (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, and (6) concrete truck rinse-out pit for signs of potential failure. Deficiencies noted during the inspection will be corrected and documented within seven (7) calendar days following the inspection or before the next anticipated storm event if practicable.

Bowman

SWPPP Inspection Report

Project Name:_____ **Date of Inspection:** _____

Inspection Frequency: (Every 7 Days, 14 Days, or Post Rain)_____

Post Significant Rainfall: N/A / Rainfall Amount:_____

Is inspector qualified to perform inspections? Yes

Are inspector qualifications present in SWPPP? Yes

Was the entire site inspected? _____

If no, please list conditions limiting the scope of the inspection:_____

General Notes:

Please note if the following areas or controls were observed in compliance during the inspection.

Do the following items comply with SWPPP regulation?	Yes/No or Note Corrective Action Taken
Copy of the NOI with the SWPPP?	
Construction Site Notice posted at entrance(s) to site?	
Copy of the NOI at the site entrance?	
Do storage areas show signs of erosion?	
Do disturbed areas show signs of erosion?	
Are there signs of erosion at outfalls?	
BMPs working properly? (If no, make list of issue locations in area of concern/corrective action section below)	
Do BMPs need maintenance? (If yes, make a detailed list of issue locations in area of concern/corrective action seciton below.	
Are new BMPs required on-site?	
Did the site map/BMP map get updated?	

SWPPP Inspection Report

Control	Compliant (Yes - No - N/A)
General	
Revegetation	
Silt Fence	
Rock Berm	
Sediment Traps	
Tree Protection	
Site Stabilization	
Detention and/or Water Quality Pond	
Stabilized Construction Entrance	
Concrete Washout	
Spoils/Materials Site	
Drainage Channels	
Outfall/Outlet Protections	
Inlet Protections	
No Off-site Discharge	
Equipment Area	
Trash receptacles	
Construction Debris	
Infrastructure	
Roadway clearing	
Utility clearing	
Roadway grading	
Utility construction	
Drainage construction	
Roadway base	
Roadway surfaces	
Site cleanups	

Inspector Qualifications: _____

By my signature below, I certify that all terms are acceptable and the project site is in compliance with SWPPP.

_____ _____

Inspector's Name Inspector's Signature

_____ _____

Name of Owner/Operator (Firm) Date

SWPPP Inspection Report

Project Milestone Dates

Date when major site grading activities begin:

Construction Activity	Date

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

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

STABILIZATION PRACTICES

Installation and utilization of stabilization measures will begin as soon as practicable in any portion of the site where construction activities have either temporarily or permanently ceased. Stabilization measures must be initiated immediately, where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. 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. Temporary / Interim stabilization methods should be utilized in situations where development and/or construction practices have ceased temporarily, and permanent stabilization methods should be utilized after development and/or construction activities have been completed.

Disturbed areas to receive paving, landscape treatment and turfing shall be covered by erosion control blankets. All other rough graded slopes, disturbed ground surfaces and discharge channels shall receive seeding with native seed mix and then covered by erosion control blankets or straw mulching or other approved BMP. Stockpile materials shall be seeded and covered by soil erosion blankets. A storm water perimeter control device shall be established at a minimum distance of 10 feet from the toe of the stockpile. The materials excavated from utility trenching shall be protected from up gradient storm run- on. The excavated materials shall be covered by erosion control blankets.

TEMPORARY STABILIZATION

Temporary (Interim) Stabilization

Seed Specification: INTERIM SEEDING: N/A

Temporary vegetation - establishment of natural grassy areas that are intended to l be re-disturbed during later phases of construction or development. Temporary vegetation is usually accomplished by spreading rapidly growing grasses via the process of hydro-seeding or hydro-mulching.

Mulching - the process of spreading a ground layer of chipped wood or brush to protect disturbed and unstable topsoil against erosion by storm water runoff by slowing run-off velocities, promoting sediment deposition, filtering sediment, and promoting increased ground infiltration rates. Mulching also provides the added benefits of reducing soil water loss, which is beneficial when attempting to establish newly planted vegetation. Applied in thicker layers and the size of mulch chips, mulching can also be used to prevent erosion on areas of steeper slope.

Geo-textiles - Geo-textiles (i.e. fiber matting, coir, filter fabrics) are porous materials or ground coverings which allow storm water run-off to pass through, but block the passage of most sediment and larger suspended particles. Geo-textiles matting can be used on newly seeded slopes to lessen seed and soil loss, or next to riprap to prevent run-off from washing out the soil beneath.

Vegetative buffer strips - areas where vegetation has been left undisturbed or where vegetation has been re-established, typically in long, narrow strips. Buffer strip areas retard the speed of storm water runoff, promote sediment filtration, increase ground infiltration, and improve site aesthetics. Vegetative buffer strips are extremely effective on steep, unstable slopes, or within floodplains, and along the bank slopes of waterways.

Tree Protection - is a required practice by most regulatory agencies. Only trees of certain sizes are required to be protected. Refer to your specific governing jurisdiction for specific regulations. However, even if tree protection is not a required, regulated practice it is still and important and cost effective erosion control method. (reference: **Preservation of mature vegetation** for specific details)

Preservation of mature vegetation - provides a natural buffer zone and promotes improved storm water run-off quality by helping minimize topsoil erosion as well as providing cost effective aesthetic benefits. Established, mature vegetation can withstand and tolerate heavier storm events than newly planted vegetation, due to a deeper, more established root system. It is necessary that preservation of existing, mature vegetation be planned for in advance of site construction. Areas to be preserved should be clearly marked and possibly even barricaded to prevent damage during construction.

Interim Stabilization Practices:	**When Implemented:**	**Located:**	**Purpose:**	**In Use:**
Temporary Vegetation	Throughout site development	N/A	Temporary vegetation growth is recommended to reduce soil erosion in areas that are not actively under development.	**NO**
Mulching	Throughout site development	N/A	Mulching is utilized to reduce topsoil erosion and to prevent soil water loss. This method can be used in planted/landscaped areas to prevent soil movement and water loss until vegetation is established.	**NO**

Geo-textiles	Throughout site development	N/A	Geo-textiles (i.e. matting, Curlex) can be used to temporarily stabilize soil in areas where it is not feasible to utilize mulching or temporary vegetation.	**NO**
Vegetative Buffer Strips	Throughout site development	Located at perimeters of the site and along natural creek beds	Vegetative buffer strips will be utilized throughout the site for both drainage and aesthetic purposes, as well as for the secondary benefits of improved water quality due to sediment deposition and improved infiltration.	**NO**
Tree Protection	Throughout site development	Located around all desirable trees to be retained, per plan	Desirable trees throughout the site are to be protected during and after construction to promote both water quality and aesthetics.	**NO**
Preservation of Existing Mature Vegetation	Throughout site development	Desirable existing vegetation to be preserved throughout the site, per plan	Desirable existent mature vegetation (i.e. under-story) is to be preserved throughout the site to promote water quality via sediment deposition and improved infiltration.	**YES**

PERMANENT STABILIZATION: Permanent drainage structures, including concrete curbs and gutters, concrete pavement, asphalt pavement, drainage swales, drainage ditch, turfing, vegetative strips, concrete culvert and pipe culvert will provide permanent erosion control at this project site. After initial stabilization, the Contractor shall inspect the site once a month until project acceptance as been granted by the Customer Representative/Contract Manager. Unsatisfactory stabilized areas shall be future stabilized at the request of the Customer Representative/Contract Manager. Final or permanent stabilization shall be in accordance with the specification sections: [2300 Earthwork], [02916 Mulching for erosion control],[02921 Seeding],[02922 Sodding],[02923 Sprigging],[02919 Top soil], [02924 Seeding] and [02925or 02926 Establishment of Turf].

Seed Specification: PERMANENT SEEDING: Permanent stabilization to be according to site specific re- stabilization / landscape plan and / or the San Antonio Ordinances.

Permanent vegetation - the process of establishing a permanent vegetative ground cover that helps reduce topsoil erosion by holding and stabilizing soil particles, which in turn slows storm water run-off velocity, promotes ground infiltration, promoting sediment deposition, and by providing secondary aesthetic benefits. Permanent vegetation is established by planting and seeding in areas where the soil needs stabilization due to existing soil structure, texture, or steeper grade slopes. Permanent vegetation can include trees, grasses and shrubs.

Mulching - the process of spreading a ground layer of chipped wood or brush to protect disturbed and unstable topsoil against erosion by storm water runoff by slowing run-off velocities, promoting sediment deposition, filtering sediment, and promoting increased ground infiltration rates. Mulching also provides the added benefits of reducing soil water loss, which is beneficial when attempting to establish newly planted vegetation. Applied in thicker layers and the size of mulch chips, mulching can also be used to prevent erosion on areas of steeper slope.

Geo-textiles - Geo-textiles (i.e. fiber matting, coir, filter fabrics) are porous materials or ground coverings which allow storm water run-off to pass through, but block the passage of most sediment and larger suspended particles. Geo-textiles matting can be used on newly seeded slopes to lessen seed and soil loss, or next to riprap to prevent run-off from washing out the soil beneath.

Sod stabilization - the practice of installing grass sod strips or squares over a disturbed or unprotected topsoil surface to provide instant protection of soil from the erosive forces of storm water run-off. Sod stabilization is an effective and feasible practice in areas where construction activities are complete increasing the chances that the grass cover will have the opportunity to become established. This measure requires maintenance such as the installation of sub-sod topsoil and frequent watering to promote sod growth.

Hydro-mulch/seeding stabilization - the practice of applying seed mixtures hydraulically with paper or wood mulch material over a disturbed or unprotected topsoil surface to provide vegetative protection of soil from the erosive forces of storm water run-off. Hydro-mulch/seeding stabilization is an effective and feasible practice in areas where construction activities are complete increasing the chances that the grass cover will have the opportunity to become established. This measure requires maintenance such as the placement of topsoil and frequent watering to promote sod growth.

Vegetative buffer strips - areas where vegetation has been left undisturbed or where vegetation has been re-established, typically in long, narrow strips. Buffer strip areas retard the speed of storm water runoff, promote sediment filtration, increase ground infiltration, and improve site aesthetics. Vegetative buffer strips are extremely effective on steep, unstable slopes, or within floodplains, and along the bank slopes of waterways

Paved or impervious surfaces - provides permanent stabilization by protecting soil from exposure of impact erosion by rainfall with a layer of concrete, asphalt or other impervious cover.

Preservation of mature vegetation - provides a natural buffer zone and promotes improved storm water run-off quality by helping minimize topsoil erosion as well as providing cost effective aesthetic benefits. Established, mature vegetation can withstand and tolerate heavier storm events than newly planted vegetation, due to a deeper, more established root system. It is necessary that preservation of existing, mature vegetation be planned for in advance of site construction. Areas to be preserved should be clearly marked and possibly even barricaded to prevent damage during construction.

Permanent Stabilization Practices:	When Implemented:	Located:	Purpose:	In Use:
Permanent Vegetation (i.e. grasses, shrubbery, trees)	Installed during the last phase of site development	To be located throughout site, per plan	Installation of permanent vegetation is a method of reducing and preventing soil erosion, improved infiltration and increases site aesthetics.	**YES**
Mulching	Installed during the last phase of site development	N/A	Mulching is utilized to reduce topsoil erosion and to prevent soil water loss. This method can be used in planted/landscaped areas to prevent soil movement and water loss until vegetation is well established.	**NO**
Geo-textiles	Installed during the last phase of site development	To be located in areas of significant soil disturbance	Geo-textiles are utilized to reduce soil erosion and promote vegetation growth in high slope and/or high water flow areas.	**NO**
Sod Stabilization	Installed during the last phase of site development	To be located throughout the site, per landscaping plan	Sod stabilization is used to establish a complete and instant vegetative ground cover in an effort to prevent topsoil erosion.	**YES**
Hydro-mulch/Seeding	Installed during the last phase of site development	To be used throughout the site, per landscaping plan	Hydro-mulch/seeding stabilization is used to establish a complete vegetative ground cover in an effort to prevent topsoil erosion.	**YES**
Stabilization				
Vegetative Buffer Strips	Installed during the last phase of site development	To be located at perimeter of site	Vegetative buffer strips will be utilized throughout the site for both drainage and aesthetic purposes, as well as for the secondary benefits of improved water quality due to sediment deposition and improved infiltration.	**NO**
Paved and/or Impervious Surfaces	Installed during the last phase of site development	Throughout the site	Areas where structural concrete are located within the site; minimize and prevent erosion at those locations	**YES**
Preservation of Existing Mature Vegetation	Installed during the last phase of site development	Located at perimeters of site	Desirable existent mature vegetation (i.e. under-story) is to be preserved throughout the site to promote water quality via sediment deposition and improved infiltration.	**NO**

ROGER BEASLEY MAZDA
SITE DEVELOPMENT PLANS
SD-23-0137

OWNER:
ROGER BEASLEY MAZDA INC
6825 BURNET RD
AUSTIN, TX 78757

ENGINEER:
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180
CONTACT: JOSEPH P. COHAN, P.E.

SURVEYOR:
MANHARD CONSULTING
6448 US HWY 290 E., STE B-105
AUSTIN, TEXAS 78723
512-518-20-51
CONTACT: ABE DASHNER, RPLS.

SITE INFORMATION:
WILLIAMSON COUNTY APPRAISAL DISTRICT ID: R461858
TOTAL LOT AREA =13.342 AC.
PROPOSED USE: COMMERCIAL (CAR DEALERSHIP)

LEGAL DESCRIPTION:
AW0125 - CHAMBERS, T. SUR., ACRES 13.3255. DESCRIBED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 269.836 AC. TRACT CONVEYED TO RB 270 PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2004036768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

ZONING:
PAG LEANDER H1 PUD

FUTURE LAND USE CATEGORY:
EMPLOYMENT CENTER/ COMPATIBLE WITH: LO, LC, GC, HC, PUD ZD.

IMPERVIOUS COVER CALCULATIONS:
TOTAL IMPERVIOUS COVER = 280,442.62 SF
PROPOSED BUILDING = 36,790.07 SF

PARKING:
HANDICAP PARKING SPACE PROVIDED: 4 SPACES
TOTAL PARKING SPACE PROVIDED: 612 SPACES

VICINITY MAP

SCALE: 1" = 2000'

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES	DATE
EMILY TRUMAN, P.E., CFM, CITY ENGINEER	DATE
MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION	DATE
CHIEF JOSHUA DAVIS, FIRE MARSHAL	DATE

SHEET LIST TABLE

REVISION #	DESCRIPTION	APPROVAL

Bowman

TBPE Firm Registration No. F-14309

SUBMITTED BY:

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

JOSEPH P. COHAN, P.E. — 11-20-2023 DATE

Know what's below. Call before you dig.

GENERAL NOTES

1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.

2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
b. REPORT PIPELINE DAMAGE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-2592640.

3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
d. CONNECTING TO THE EXISTING WATER LINES.
e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.

4. ALL RESPONSIBILITILY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.

6. BURNING IS PROHIBITED.

7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.

8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.

9. NO BLASTING IS ALLOWED.

10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.

11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.

12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.

13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.

14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.

15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.

16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.

17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.

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

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

20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES. TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISIFACTION OF THE CITY.

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

CONSTRUCTION SEQUENCE NOTES

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

EROSION CONTROL NOTES

1. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.

3. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY.

4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.

5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.

6. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.

7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.

8. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER GENERAL NOTES

1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.

2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

WATER SERVICE "W" ON TOP OF CURB WASTEWATER SERVICE "S" ON TOP OF CURB VALVE "V" ON TOP OF CURB.

3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.

4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.

5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.

2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.

3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.

4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE.
CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.

5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.

6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.

7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONALL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.

8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).

10. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).

11. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.

12. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.

1. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL

ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

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

STREET AND DRAINAGE NOTES

1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISTATION RELATED TO ACCESSIBLITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARS (TAS).

2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.

3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.

4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.

5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.

6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.

7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.

8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.

9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.

10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.

11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.

12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY ALPHA TESTING. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

a. PROVIDE RECOMMENDATIONS.

13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.

15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.

16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.

17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.

18. IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRVIEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.

20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.

21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.

22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.

23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.

25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.

26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 5095 "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF AREA.

2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

BENCHMARK NOTES

TMB A: NAVD88 (2012B) ELEV=959.62
TBM B: NAVD88 (2012B) ELEV=952.84
SEE EXISTING CONDITIONS PLAN FOR REFERENCE.

Bowman
1120 S. Capital of Texas Hwy
Bldg 3, Suite 220
Austin, Texas 78746
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowmanconsulting.com

TBPE Firm Registration No: F-14309

REVISIONS

REVISION	DESCRIPTION	DATE
---	---	---
---	---	---

GENERAL NOTES

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 2 OF 32

Know what's below. Call before you dig.

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

V:\070694 - Rodger Beasley Mazda\070694-01-001 (ENG) - RBM Leander\Engineering\Engineering Plans\070694_01_01_GEN.dwg, GENERAL NOTES, November 16, 2023, 11:55 AM, banellano

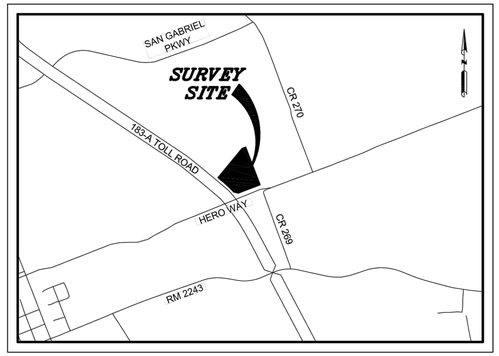
BEASLEY MAZDA
FINAL PLAT

OWNER: ROGER BEASLEY MAZDA, INC.
6825 BURNET ROAD
AUSTIN, TX 78757
(512)459-4111
ACREAGE: 13.342
PATENT SURVEY: TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 948.26'
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 12.521
NEW R.O.W.: 0.821
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 1

SURVEYOR: ABRAM DASHNER, RPLS 5901
MANHARD CONSULTING, LTD.
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395
T.B.P.E.L.S. REG. NO. 10194754

ENGINEER:

FILING DATE: __/__/____



LOCATION MAP
1"=2,000'

SHEET INDEX

Manhard CONSULTING
6448 E Highway 290, Ste. B-105 , Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

BEASLEY MAZDA SUBDIVISION
183-A TOLL ROAD & HERO WAY, LEANDER, WILLIAMSON COUNTY, TX 78641
FINAL PLAT

REVISED: 11/22/23
PROJ. MGR.: AD
DRAWN BY: TRS
SURVEY DATE: 03/30/22
ISSUE DATE: 09/21/23
SCALE:

SHEET 1 OF 3

REVISIONS

REVISION	DESCRIPTION	DATE
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Bowman
TBPE Firm Registration No: F-14309

1120 S. Capital of Texas Hwy
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Austin, Texas 78746
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowmanconsulting.com

FINAL PLAT SHEET 1 OF 3

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
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JOB No. 070694-01-001

SHEET 3 OF 32

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PRELIMINARY NOT FOR CONSTRUCTION

November 9, 2023 - 10:27 Dwg Name: P:\617-142 AE Collective, LLC\001 SH 183A, Leander\dwg\Corp\Final Drawings\Plat of Subdivision\FinalPlat.dwg Updated By: TSmith

V:\070694 - Rodger Beasley Mazda\070694-01-001 (ENG) - RBM Leander\Engineering\Engineering Plans\070694_01_01_PLAT.dwg, FINAL PLAT SHEET 1 OF 3, December 05, 2023, 9:01 PM, tsmith

BEASLEY MAZDA
FINAL PLAT

OWNER: ROGER BEASLEY MAZDA, INC.
6825 BURNET ROAD
AUSTIN, TX 78757
(512)459-4111
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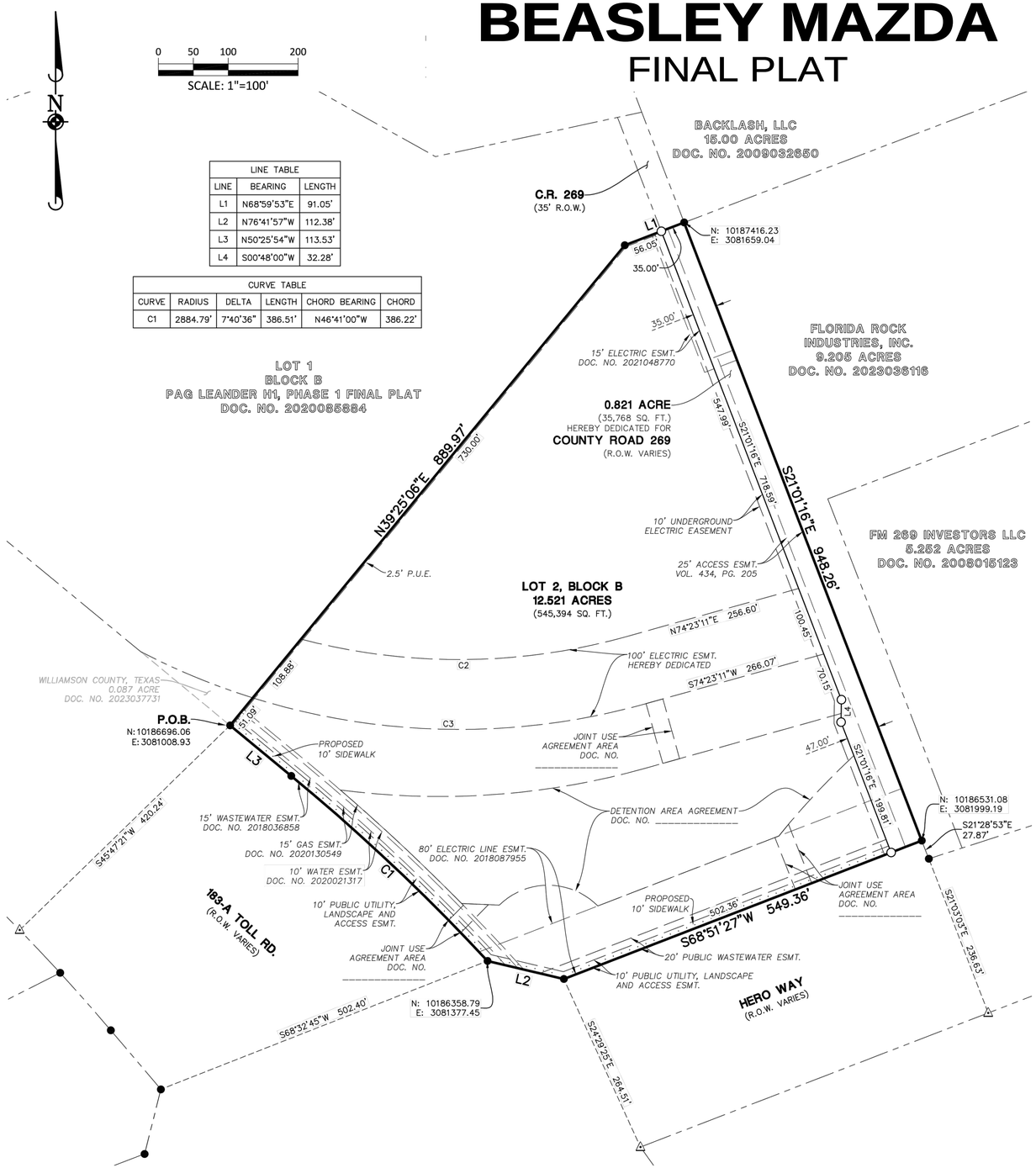
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 948.26'
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 12.521
NEW R.O.W.: 0.821
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 1

SURVEYOR: ABRAM DASHNER, RPLS 5901
MANHARD CONSULTING, LTD
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395



LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°59'53"E	91.05'
L2	N76°41'57"W	112.38'
L3	N50°25'54"W	113.53'
L4	S00°48'00"W	32.28'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	2884.79'	7°40'36"	386.51'	N46°41'00"W	386.22'

LEGEND

- ● = FOUND 1/2-INCH IRON ROD
- △ = CALCULATED POINT
- ○ = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- P.O.B. = POINT OF BEGINNING
- . . . . . = PROPOSED SIDEWALK

DESCRIPTION

13.342 ACRES, MORE OR LESS, OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 13.342 ACRE TRACT OF LAND CONVEYED TO BEASLEY MAZDA, INC., BY DEED OF RECORD IN DOCUMENT NO. 2022042091, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 13.342 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF 183-A TOLL RD. (400' R.O.W.), BEING THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK B, PAG LEANDER H1, PHASE 1 FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020085884, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER OF SAID 13.342 ACRE TRACT AND HEREOF;

THENCE, N39°25'06"E, IN PART ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, AND IN PART ALONG THE SOUTHEAST LINE OF LOT 1, BLOCK B, PAG LEANDER H1, PHASE 1 FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020085884, OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHWEST LINE OF SAID 13.342 ACRE TRACT, A DISTANCE OF 889.97 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;

THENCE, N68°59'53"E, CONTINUING ALONG THE SOUTHEAST LINE OF SAID LOT 1, BEING THE NORTHWEST LINE OF SAID 13.342 ACRE TRACT, PASSING AT A DISTANCE OF 56.05 FEET THE SOUTH TERMINUS OF THE WEST RIGHT-OF-WAY LINE OF C.R. 269 (35' R.O.W.), CONTINUING WITH THE SOUTH TERMINUS OF SAID C.R. 269, IN ALL A DISTANCE OF 91.05 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF THE EAST RIGHT-OF-WAY LINE OF SAID C.R. 259, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 15.00 ACRE TRACT CONVEYED TO BACKLASH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009032650, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 9.205 ACRE TRACT CONVEYED TO FLORIDA ROCK INDUSTRIES, INC., BY DEED OF RECORD IN DOCUMENT NO. 2023036116, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEASTERLY CORNER OF SAID 13.342 ACRE TRACT AND HEREOF;

THENCE, S21°01'16"E, ALONG THE WEST LINE OF SAID 9.205 ACRE TRACT, BEING THE EAST LINE OF SAID 13.342 ACRE TRACT, A DISTANCE OF 948.26 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HERO WAY (R.O.W. VARIES), FOR THE SOUTHEASTERLY CORNER OF SAID 13.342 ACRE TRACT AND HEREOF;

THENCE, S68°51'27"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID 13.342 ACRE TRACT, A DISTANCE OF 549.36 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST TERMINUS OF A RIGHT-OF-WAY RETURN LINE BETWEEN SAID NORTH RIGHT-OF-WAY LINE AND SAID NORTHEAST RIGHT-OF-WAY LINE OF 183-A TOLL RD., FOR THE MOST SOUTHERLY CORNER OF SAID 13.342 ACRE TRACT AND HEREOF;

THENCE, N76°41'57"W, ALONG SAID RIGHT-OF-WAY RETURN LINE, BEING THE SOUTH LINE OF SAID 13.342 ACRE TRACT, A DISTANCE OF 112.38 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST TERMINUS OF SAID RIGHT-OF-WAY RETURN LINE, FOR THE SOUTHWESTERLY CORNER OF SAID 13.342 ACRE TRACT AND HEREOF;

THENCE, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, BEING THE SOUTHWEST LINE OF SAID 13.342 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2884.79 FEET, A CENTRAL ANGLE OF 7°40'36", AN ARC LENGTH OF 386.51 FEET, AND A CHORD WHICH BEARS N46°41'00"W, A DISTANCE OF 386.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE END OF SAID CURVE;

2. N50°25'54"W, A DISTANCE OF 113.53 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 13.342 ACRES (581,162 SQUARE FEET) OF LAND, MORE OR LESS.

Manhard CONSULTING
6448 E Highway 290, Ste. B-105 . Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10964 (Civil) - F-23711 (Eng)

BEASLEY MAZDA SUBDIVISION
183-A TOLL ROAD & HERO WAY, LEANDER, WILLIAMSON COUNTY, TX 78641
FINAL PLAT

REVISED:	11/22/23
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	03/30/22
ISSUE DATE:	09/21/23
SCALE:	1"=100'

SHEET
2 OF 3

REVISIONS		
REVISION	DESCRIPTION	DATE
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Bowman

TBPE Firm Registration No.: F-14309
1120 S. Capital of Texas Hwy
Bldg 3, Suite 220
Austin, Texas 78746
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Fax: (512) 327-4062
www.bowmanconsulting.com

FINAL PLAT SHEET 2 OF 3

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET
4 OF 32

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PRELIMINARY NOT FOR CONSTRUCTION

BEASLEY MAZDA
FINAL PLAT

OWNER: ROGER BEASLEY MAZDA, INC.
6825 BURNET ROAD
AUSTIN, TX 78757
(512)459-4111
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NEW R.O.W.: 0.821
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 1

SURVEYOR: ABRAM DASHNER, RPLS 5901
MANHARD CONSULTING, LTD
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT ROGER BEASLEY MAZDA, INC., A TEXAS CORPORATION, BEING OWNER OF 13.342 ACRES IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 13.342 ACRE TRACT OF LAND RECCORDED IN DOCUMENT NO. 2022042091, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS BEASLEY MAZDA SUBDIVISION.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20___ A.D.

ROGER BEASLEY MAZDA, INC.
A TEXAS CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

ON THIS THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED,

_____ AS _____, OF ROGER BEASLEY MAZDA, INC., A TEXAS CORPORATION, ON BEHALF OF SAID ROGER BEASLEY MAZDA, INC., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____ 20____ A.D.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____ _____ _____
PRINTED NAME MY COMMISSION EXPIRES

ENGINEERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF _____

I, _____, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

_____
_____ P.E. #

ENGINEERING BY:

PLAT NOTES:

1) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

2) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

3) A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

5) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

6) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

7) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

8) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.

9) ALL PROPOSED UTILITY LINES MUST BE LOCATED UNDERGROUND

10) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

11) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT, ACCCESS EASEMENT AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

12) ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

13) AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

14) SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF HERO WAY AND 183-A TOLL ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

15) ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY OR THROUGH DISCOVERY OF A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

16) TCEQ APPROVAL WILL BE PROVIDED FOR WATER QUALITY REQUIREMENTS DURING THE CONSTRUCTION PLAN SUBMITTAL.

SURVEYORS CERTIFICATE:

I, ABRAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE COMMITMENT PREPARED BY **STEWART TITLE OF AUSTIN** G.F. NO.: **1635354** EFFECTIVE DATE: **MARCH 17, 2022** HAVE BEEN SHOWN OR NOTED HEREON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS __TH DAY OF _____, 20____.

_____
ABRAM D. DASHNER
RPLS 5901

SURVEYING BY:
MANHARD CONSULTING, LTD
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
512-244-3395

CITY CERTIFICATION

APPROVED THIS THE _____ DAY OF _____, 20___ A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ ATTEST: _____
RON MAY, CHAIRMAN — ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION — PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS — CITY OF LEANDER, TEXAS

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON

THE _____ DAY OF _____ A.D., 20___, AT _____ O'CLOCK ___M.

AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20___ AT

_____O'CLOCK ___M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT

NO._____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Manhard CONSULTING
6448 E Highway 290, Ste. B-105 , Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

BEASLEY MAZDA SUBDIVISION
183-A TOLL ROAD & HERO WAY, LEANDER, WILLIAMSON COUNTY, TX 78641
FINAL PLAT

REVISED:	11/22/23
PROJ. MGR.:	AD
DRAWN BY:	TRS
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SHEET
3 OF 3

Bowman

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REVISIONS		
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FINAL PLAT SHEET 3 OF 3

ROGER BEASLEY MAZDA

JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
11-20-2023

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SHEET
5 OF 32

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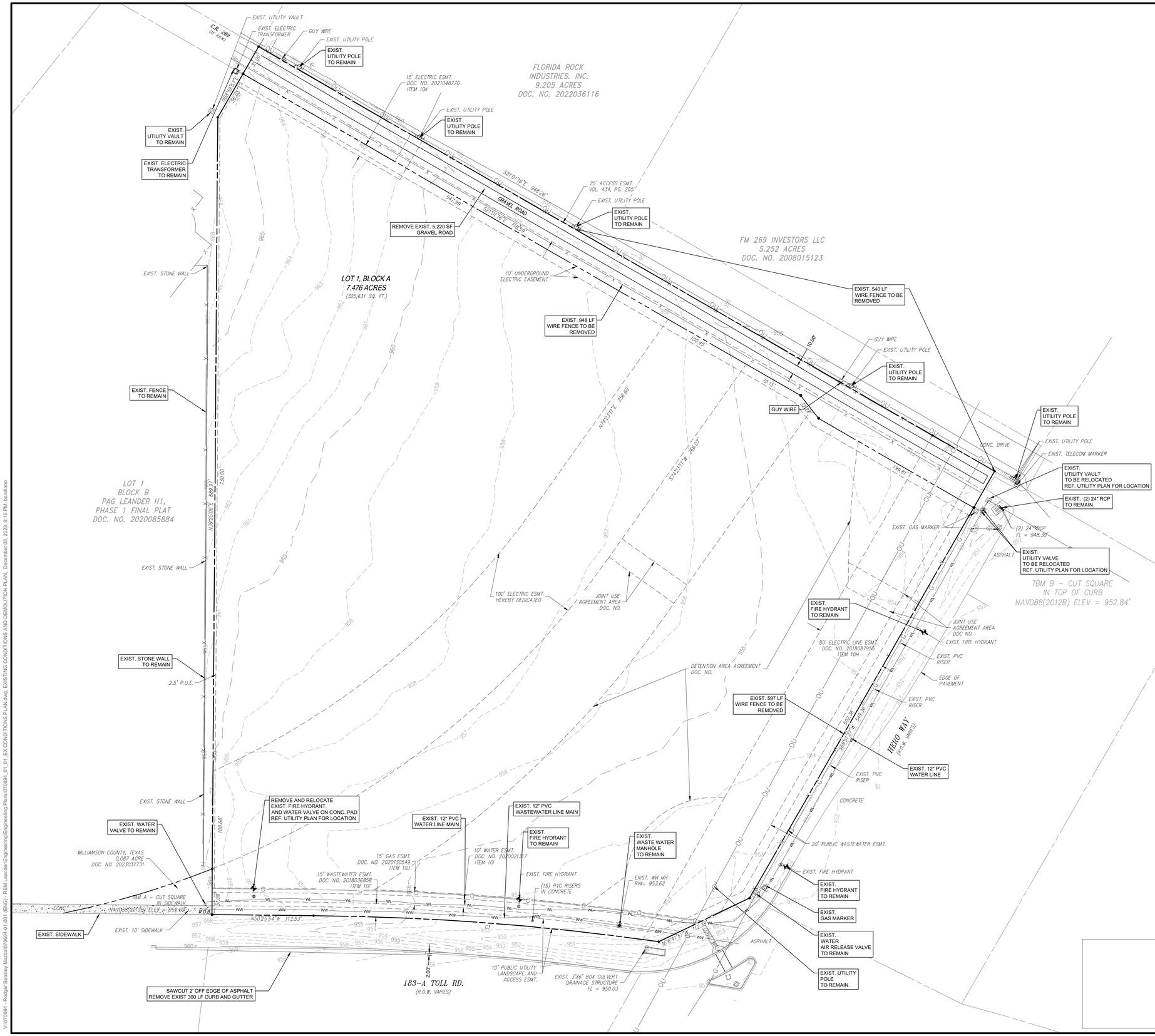
PRELIMINARY NOT FOR CONSTRUCTION



50 0 50 100

SCALE: 1 INCH = 50 FT

LEGEND

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
830	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
X	EXISTING WIRE FENCE
G	EXISTING GAS LINE
WL	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
OU	EXISTING OVERHEAD UTILITY LINE
RCP	REINFORCED CONCRETE PIPE
P.O.B.	POINT OF BEGINNING
( )	RECORD INFORMATION
•	1/2-INCH IRON ROD FOUND
▲	60D NAIL FOUND
○	1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING GAS MARKER
	EXISTING CATHODIC TEST STATION
	EXISTING CLEANOUT
	EXISTING WASTE WATER MANHOLE
AIR	EXISTING WATER AIR RELEASE VALVE
	EXISTING TELECOM. MARKER
	EXISTING UTILITY VAULT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING EXPEDESTRIAN CROSSING SIGNAL
	EXISTING TRAFFIC CONTROL BOX

ITEMS TO BE REMOVED:

WIRE FENCE = 2,085 LF
HYDRANT = 1 (TO BE RELOCATED, SEE SHEET 22 FOR REFERENCE)
WATER VALVE = 1
GRAVEL ROAD = 5,220 SF
CURB AND GUTTER = 300 LF

Bowman
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Fax: (512) 327-4062
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REVISIONS		
REVISION	DESCRIPTION	DATE
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EXISTING CONDITIONS AND DEMOLITION PLAN

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 6 OF 32

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

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PRELIMINARY NOT FOR CONSTRUCTION

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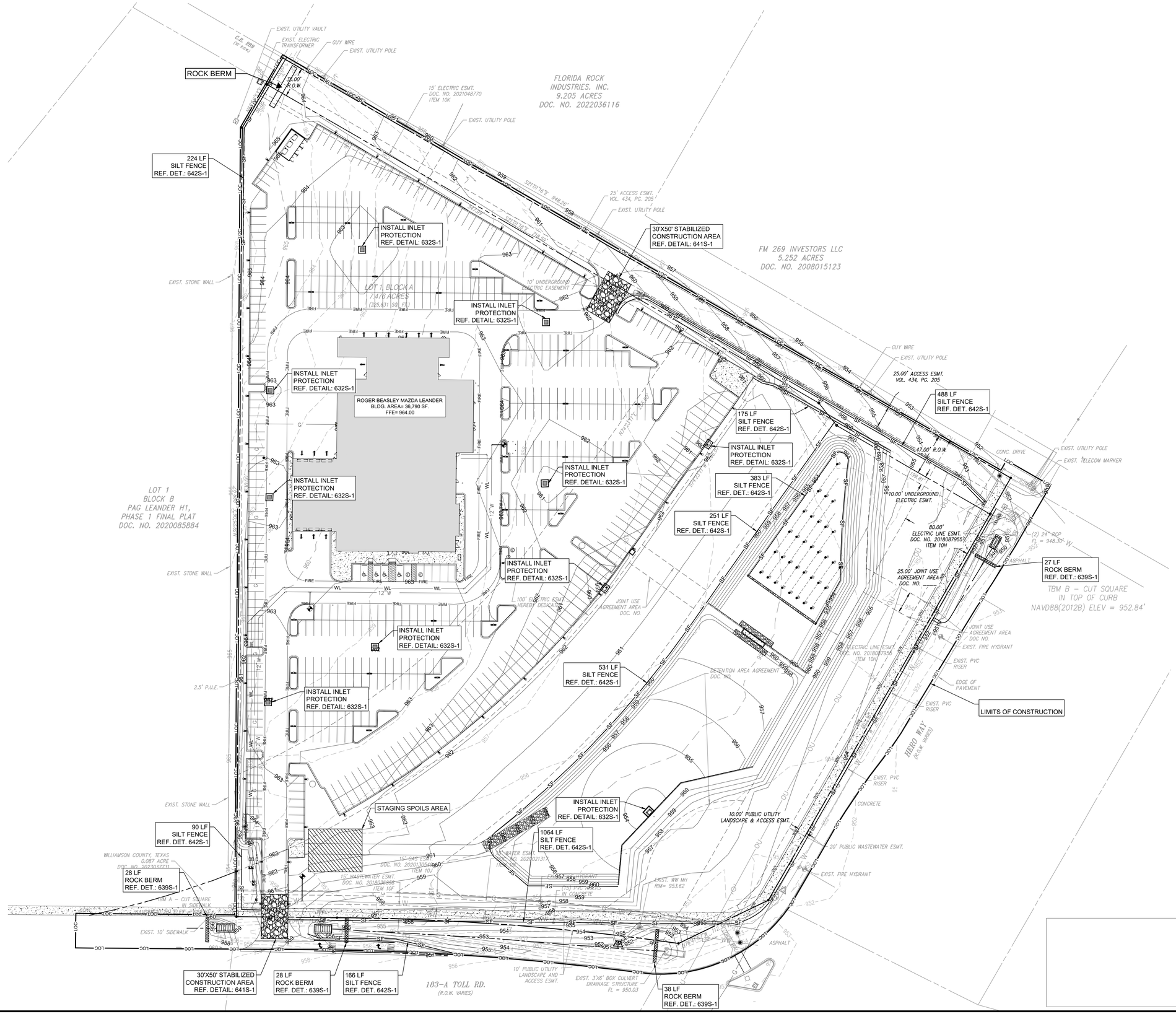

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LOC LIMITS OF CONSTRUCTION
- SF PROPOSED SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- STAGING AND STORAGE AREA
- PROPOSED ROCK BERM

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

SUMMARY OF EROSION & SEDIMENTATION CONTROL:

ITEM	QUANTITY
LIMITS OF CONSTRUCTION (LOC)	634,830 SF
SILT FENCE (SF)	3,148 LF
ROCK BERM	65 LF
INLET PROTECTION	10 EA
STABILIZED CONSTRUCTION ENTRANCE	2 EA
DE-WATERING SKIMMER	1 EA

Bowman
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Austin, Texas 78746
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowmanconsulting.com

REVISIONS		
REVISION	DESCRIPTION	DATE
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EROSION & SEDIMENTATION CONTROL PLAN

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 7 OF 32

Know what's below. Call before you dig.

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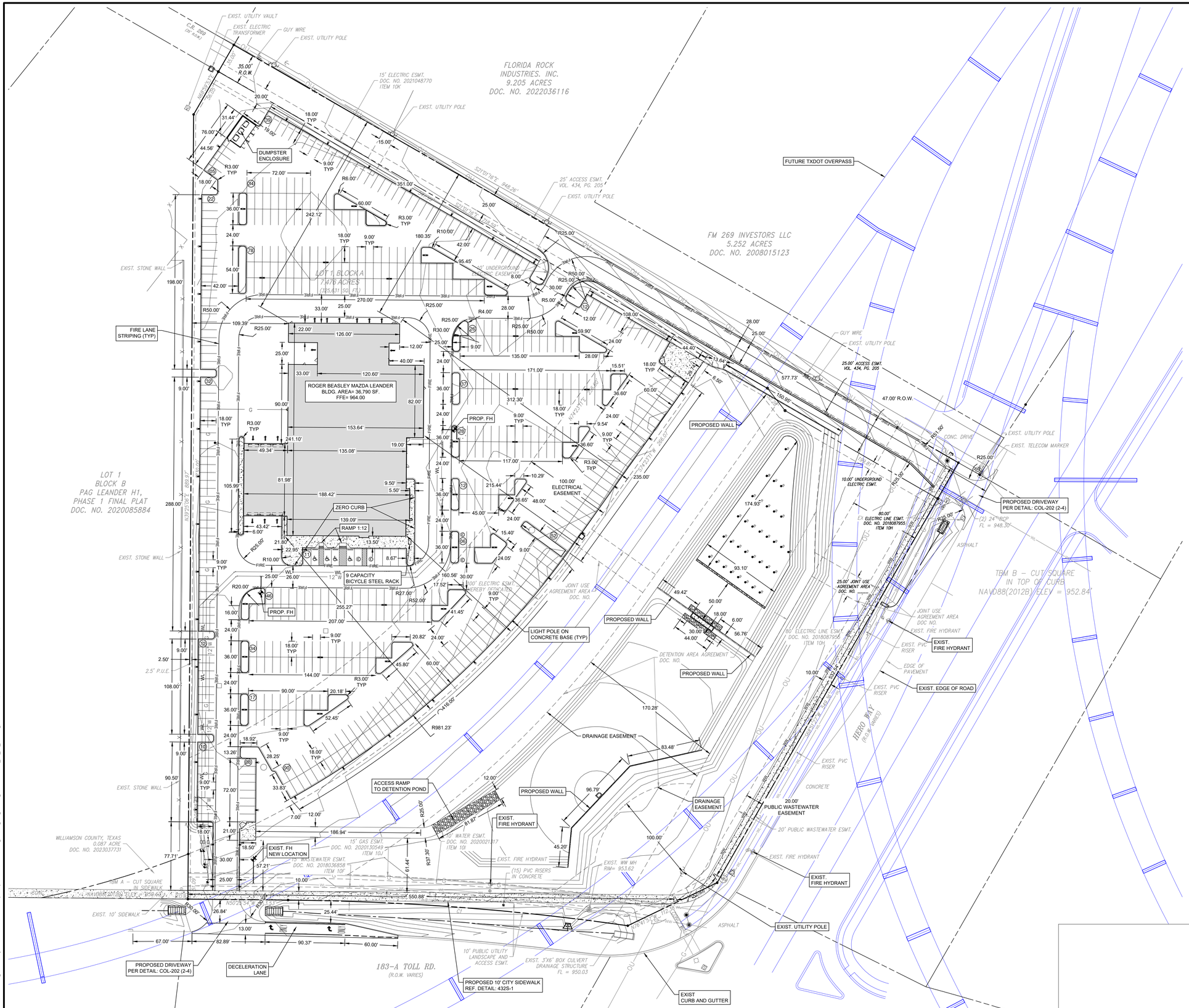

50 0 50 100

SCALE: 1 INCH = 50 FT

LEGEND

- BOUNDARY LINE
- PROPOSED R.O.W.
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- CURB AND GUTTER
- SIDEWALK
- EASEMENT LINE
- FIRE LANE
- PROPOSED LAMP
- PROPOSED WALL
- VEHICLE CHARGER STATION

ACCESSIBILITY NOTES:

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

1. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
4. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]
5. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

SITE PLAN RELEASE NOTES:

1. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
3. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
4. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
5. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

SITE:

TOTAL LOT AREA = 5.601 AC.
PROP. USED : GC
LAND USE: COMMERCIAL (CAR DEALERSHIP)

IMPERVIOUS COVER CALCULATIONS:

TOTAL LOT AREA = 325,631.11 SF
TOTAL IMPERVIOUS COVER = 280,442.62 SF
PROPOSED BUILDING = 36,790.07 SF

PARKING:

HANDICAP PARKING SPACE PROVIDED: 4 SPACES
TOTAL PARKING SPACE PROVIDED: 611 SPACES

PROPOSED WALL = 551.31 LF

Bowman
TBPE Firm Registration No.: F-14309

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Fax: (512) 327-4062
www.bowmanconsulting.com

REVISIONS	DESCRIPTION	DATE
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SITE PLAN

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 8 OF 32

Know what's below. Call before you dig.

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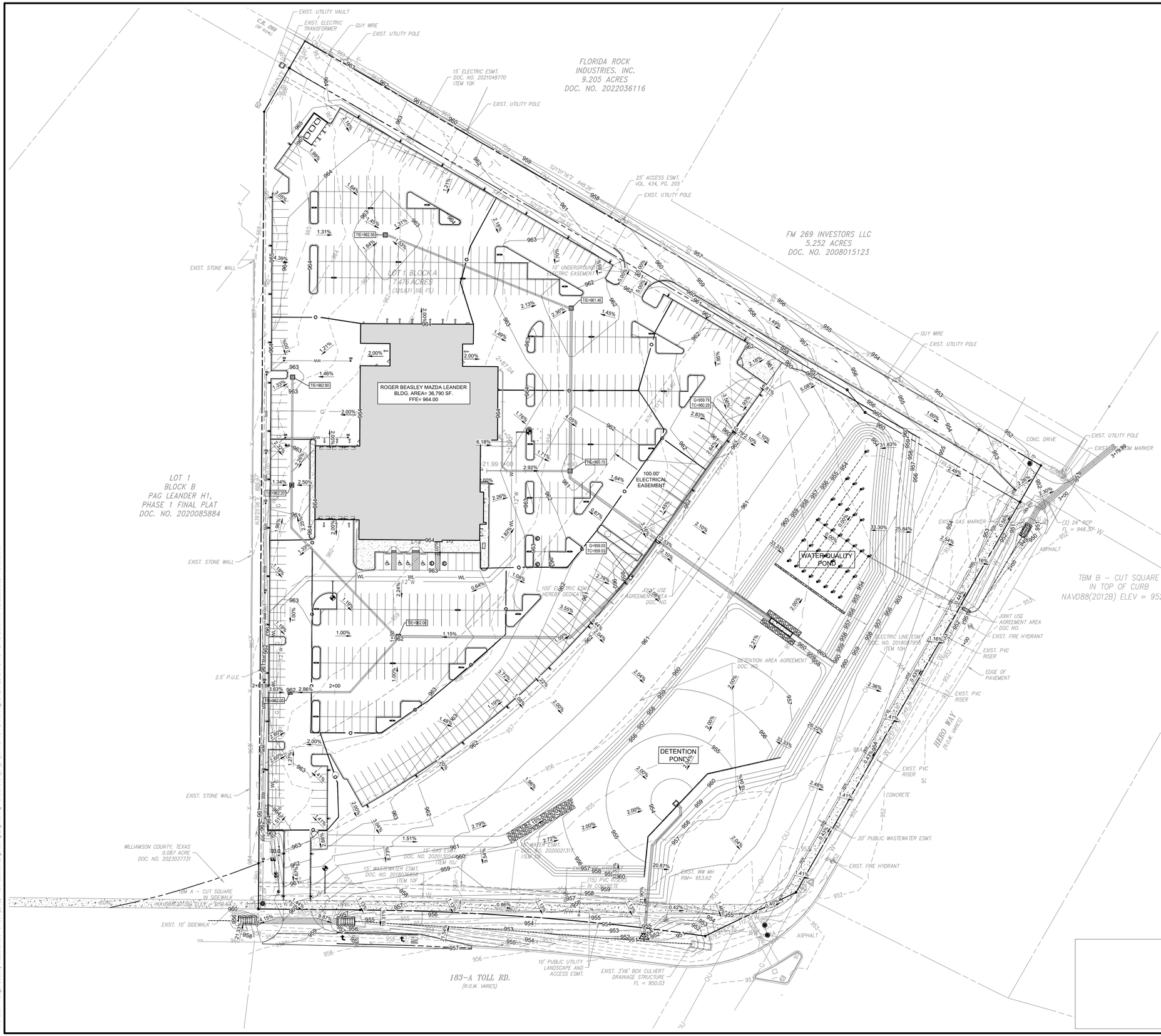

50 0 50 100

SCALE: 1 INCH = 50 FT

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SIDEWALK BY DEVELOPER
- PROPOSED SIDEWALK BY HOMEBUILDER
- RIDGES
- G=XX.XX — GRADE ELEVATION
- G=XXX.XX TC=XXX.XX — GUTTER FLOW LINE ELEVATION AND TOP OF CURB ELEVATION
- TIE=XX.XX — TOP OF INLET ELEVATION
- EEP=XX.XX — EXIST. EDGE OF PAVEMENT
- TW=XX.XX — PROP. TOP OF WALL
- BW=XX.XX — PROP. BOTTOM OF WALL
- FL=XX.XX — CHANNEL FLOW LINE
- PE=XX.XX — PAVEMENT ELEVATION

Bowman

TBPE Firm Registration No: F-14309

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OVERALL GRADING PLAN

ROGER BEASLEY MAZDA

STATE OF TEXAS — JOSEPH P. COHAN — 115224 — LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 9 OF 32

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PRELIMINARY NOT FOR CONSTRUCTION

FLORIDA ROCK INDUSTRIES. INC.
9.205 ACRES
DOC. NO. 2022036116

15' ELECTRIC ESMT.
DOC. NO. 2021048770
ITEM 10K

EXIST. UTILITY POLE

25' ACCESS ESMT.
VOL. 434, PG. 205

FM 269 INVESTORS LLC
5.252 ACRES
DOC. NO. 2008015123

10' UNDERGROUND ELECTRIC EASEMENT

GUY WIRE

CONC. DRIVE

EXIST. GAS MARKER

(2) 24" RCP
FL = 948.30'

ASPHALT

LOT 1, BLOCK A
7.476 ACRES
(325,631 SQ. FT.)

ROGER BEASLEY MAZDA LEANDER
BLDG. AREA= 36,790 SF.
FFE= 964.00

100' ELECTRIC ESMT. HEREBY DEDICATED

JOINT USE AGREEMENT AREA DOC. NO.

TONE WALL

S21°31'16"E 948.26'

S21°31'16"E 218.99'

S14°24'11"W 200.07'

N39°38'49"W 889.97'

N62°55'11"E 585.64'

2+97.04

1+07.62

1+07.75

TBI

NAVD88

SCALE: 1 INCH = 30 FT

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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MATCHLINE – SHEET 11

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GRADING PLAN SHEET 1 OF 2

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

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SHEET
10 OF 32

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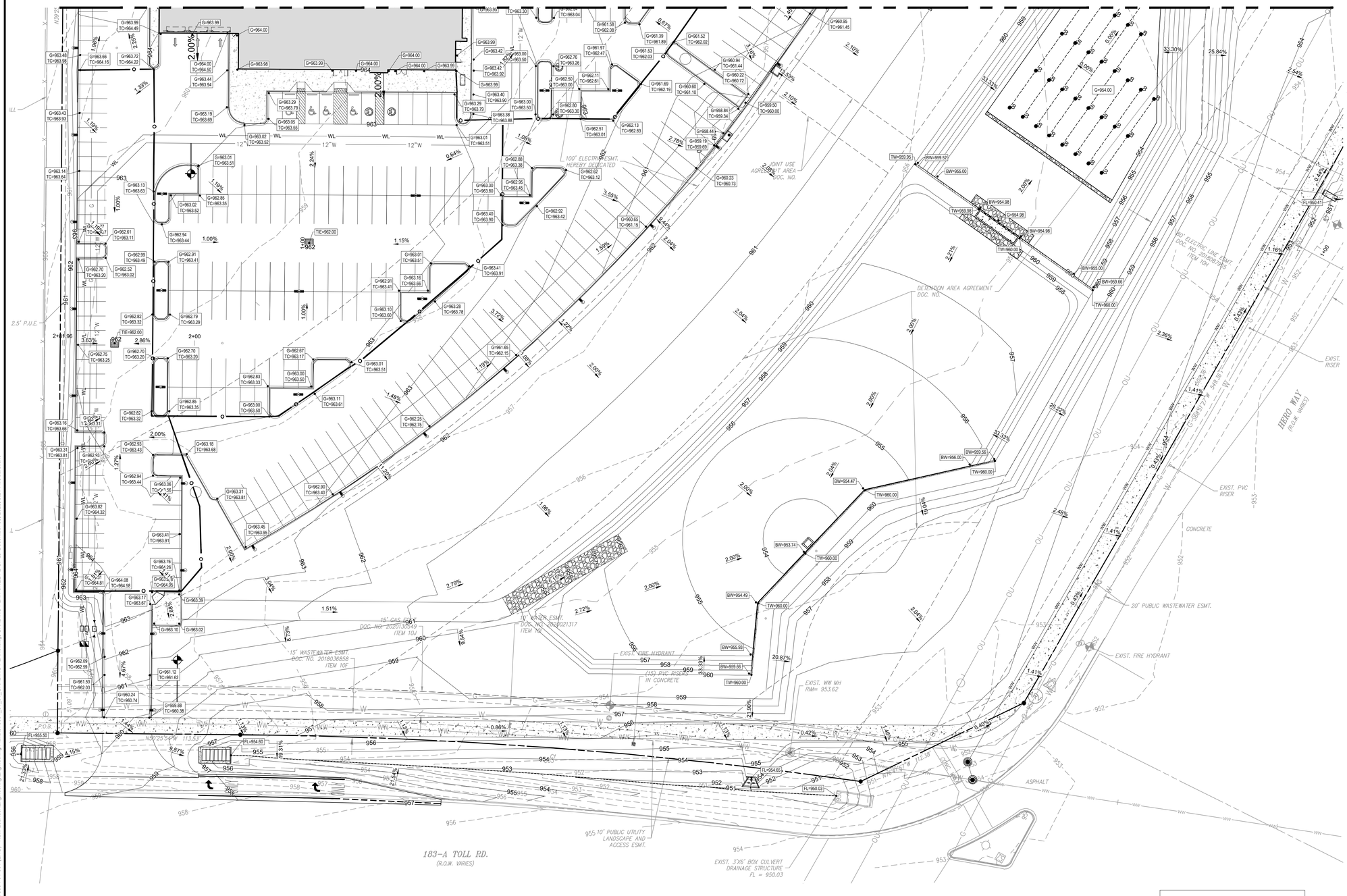
MATCHLINE – SHEET 10



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REVISIONS		
REVISION	DESCRIPTION	DATE
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GRADING PLAN SHEET 2 OF 2

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 11 OF 32

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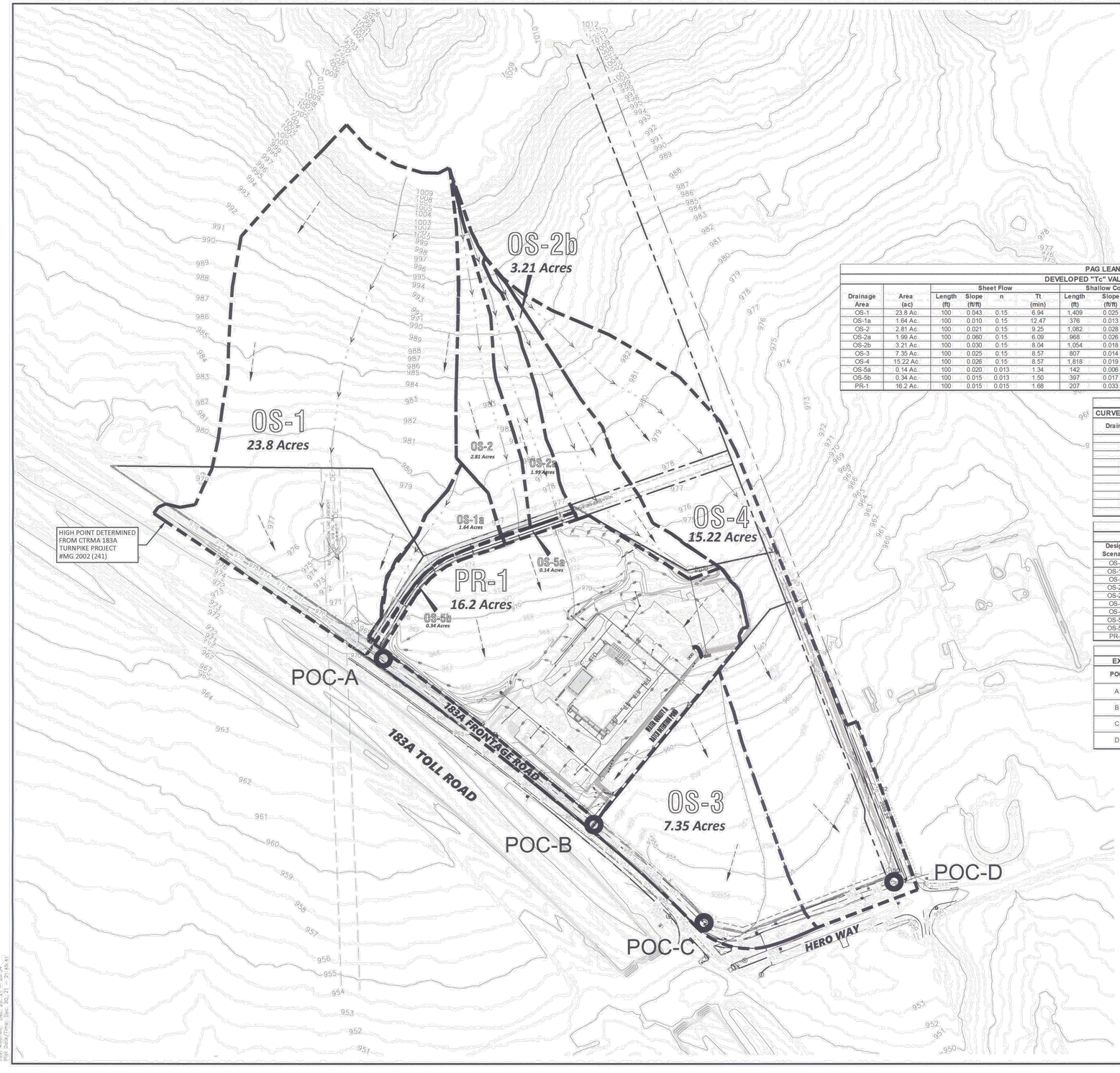

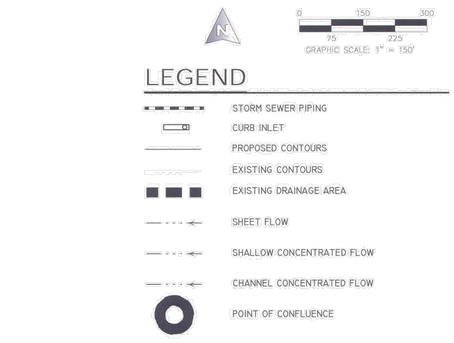

PAG LEANDER H1
DEVELOPED "Tc" VALUE CALCULATIONS

Drainage Area	Area (ac)	Sheet Flow Length (ft)	Sheet Flow Slope (ft/ft)	Sheet Flow n	Sheet Flow Tt (min)	Shallow Concentrated Flow Length (ft)	Shallow Concentrated Flow Slope (ft/ft)	Shallow Concentrated Flow n	Shallow Concentrated Flow Tt (min)	Channel Flow Length (ft)	Channel Flow V (ft/sec)	Channel Flow n	Channel Flow Slope (ft/ft)	Channel Flow Tt (min)	Total Allowed Tc (min)
OS-1	23.8 Ac.	100	0.043	0.15	6.94	1,409	0.025	0.05	9.27	150	8.84	0.03	0.032	0.28	16.49
OS-1a	1.64 Ac.	100	0.010	0.15	12.47	376	0.013	0.05	3.36	94	23.67	0.013	0.043	0.07	15.90
OS-2	2.81 Ac.	100	0.021	0.15	9.25	1,082	0.028	0.05	6.69	50	11.41	0.013	0.010	0.07	16.01
OS-2a	1.99 Ac.	100	0.060	0.15	6.09	968	0.026	0.05	6.22	79	12.69	0.013	0.013	0.10	12.42
OS-2b	3.21 Ac.	100	0.030	0.15	8.04	1,054	0.018	0.05	8.11	0	-	-	-	0.00	16.14
OS-3	7.35 Ac.	100	0.025	0.15	8.57	807	0.014	0.05	6.95	138	4.97	0.03	0.010	0.46	15.99
OS-4	15.22 Ac.	100	0.026	0.15	8.57	1,818	0.019	0.05	13.52	539	6.39	0.03	0.017	1.41	23.50
OS-5a	0.14 Ac.	100	0.020	0.013	1.34	142	0.006	0.013	1.50	0	0.00	0	0.000	0.00	5.00
OS-5b	0.34 Ac.	100	0.015	0.013	1.50	397	0.017	0.013	2.50	0	0.00	0	0.000	0.00	5.00
PR-1	16.2 Ac.	100	0.015	0.015	1.68	207	0.033	0.025	0.94	1068	11.23	0.013	0.010	1.58	5.00

PAG LEANDER H1
CURVE NUMBER CALCULATED USING THE SCS METHOD - DEVELOPED CONDITIONS

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
OS-1	1,037,967	23.8	0	0.00%	78
OS-1a	71,649	1.64	9,493	13.25%	81
OS-2	122,467	2.81	1,876	1.53%	78
OS-2a	86,553	1.99	2,805	3.24%	79
OS-2b	139,739	3.21	0	0.00%	78
OS-3	321,037	7.35	0	0.00%	78
OS-4	661,985	15.22	0	0.00%	78
OS-5a	6,269	0.14	3,510	55.99%	89
OS-5b	14,733	0.34	11,270	76.49%	93
PR-1	705,451	16.2	494,863	70.15%	92

PAG LEANDER H1
DEVELOPED RUNOFF USING SCS METHOD

Design Scenario	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
OS-1	29.4	75.4	103.4	150.4
OS-1a	2.3	5.5	7.5	10.8
OS-2	3.6	9.1	12.4	18.1
OS-2a	2.8	7	9.5	13.7
OS-2b	4	10.3	14.1	20.5
OS-3	9.2	23.6	32.4	47.2
OS-4	16.6	42.7	58.6	85.2
OS-5a	0.3	0.6	0.8	1.1
OS-5b	0.9	1.7	2.1	2.9
PR-1	42.5	81.1	103.6	141.6

PAG LEANDER H1
EXISTING VS PROPOSED (W/ DETENTION) POINT OF CONFLUENCE

POC	Condition	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
A	Pre	29.6	75.8	104	151.3
	Post	38.6	98.1	134.3	195
B	Pre	37.1	95.5	131.1	190.8
	Post	51.9	147.9	202	292.8
C	Pre	66.5	170.6	233.9	340.1
	Post	60.2	170.2	232.6	338.1
D	Pre	16.8	43.2	59.2	86.2
	Post	16.6	42.7	58.6	85.2

REV. #1	DESCRIPTION
17	• BACKGROUND UPDATE
REV. #2	DESCRIPTION
17	• BACKGROUND UPDATE

RECORD DRAWINGS
NOTE:
THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION SUPPLIED BY THE CONTRACTOR. IN PREPARING THESE PLANS THE ENGINEER HAS TO THE BEST OF HIS KNOWLEDGE ACCURATELY PRESENTED THE AS-BUILT CONDITION OF THE PROJECT. HOWEVER, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.

Pat Leander APPROVED
RMG

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POST DEVELOPMENT DRAINAGE AREA MAP

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937

PAG LEANDER H1
9550 183A TOLL ROAD
WILLIAMSON COUNTY, LEANDER, TEXAS 78641

STATE OF TEXAS
JOE GRASSO
73285
LICENSED PROFESSIONAL ENGINEER
12-20-21

Designed:	JG/BP
Drawn:	BP
Reviewed:	JG/BP
Date:	12/20/2021

SHEET 17 OF 42

Project No.: 1685-002

19-TOD-SD-027

Bowman
TBPE Firm Registration No.: F-14309
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REVISIONS		
REVISION	DESCRIPTION	DATE
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OFF-SITE EXIST. RECORD DRAWINGS DRAINAGE AREA MAP

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 12 OF 32

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Drawing: P:\1685-002\Cad\working_drawings\Submittal_Res\Site Development Plans\1685002_DVH-SRK-MAP.dwg
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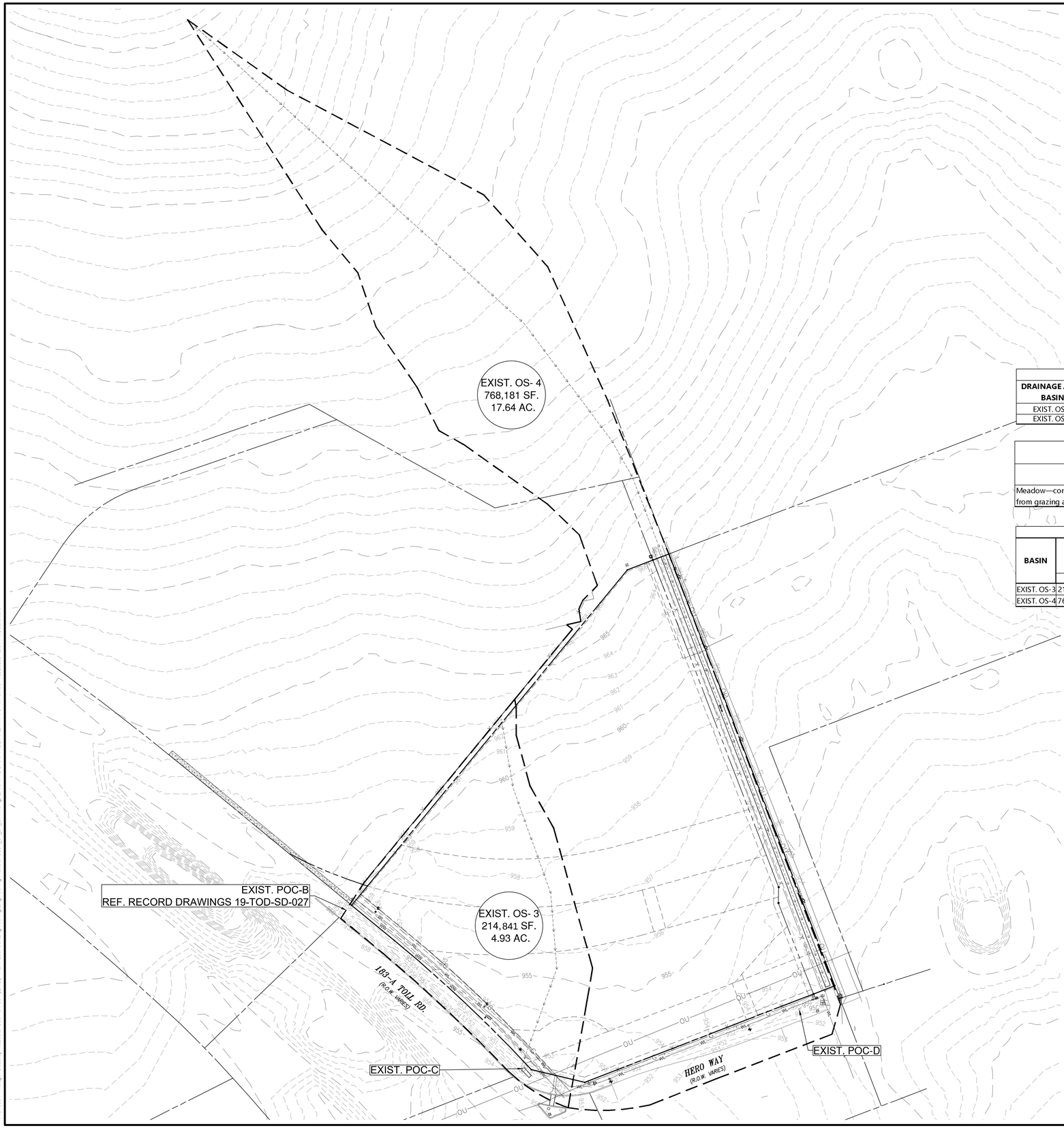
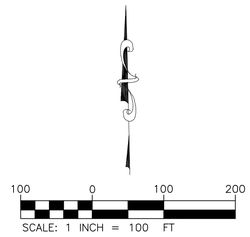
Last Modified: Dec. 20, 21 – 20:54
Plot Date/Time: Dec. 20, 21 – 21:54:42





EXISTING CONDITIONS - ROGER BEASLEY MAZDA LEANDER

DRAINAGE AREA BASIN	AREA (SF)	AREA (AC)	AREA (SQ.ML)	CONCRETE/ GRAVEL AREA (SF)	ASPHALT AREA (SF)	GRASS AREA (SF)	IMPERVIOUS COVER (%)
EXIST. OS-3	214,841	4.93	0.007706	-	1,161	213,680	0.5%
EXIST. OS-4	768,181	17.64	0.027555	6,140	29,984	732,057	4.70%

USDA-NRCS SOIL SURVEY

COVER TYPE	CURVE NUMBER FOR HYDROLOGICAL GROUP	
Meadow—continuous grass, protected from grazing and generally mowed for	D	CURVE NUM. 78

EXIST. CONDITIONS -RATIONAL METHOD

BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW						TC	
	sf	ac	sq mi	L ft	n	S ft/ft	Tc min	L ft	*Paved/ Unpaved	S ft/ft	Tc min	L ft	n	S ft/ft	R	V fps	Tc min	Total min	Lag min
EXIST. OS-3	214841.00	4.93	0.007706	100	0.23	0.010	16.2	818	UNPAVED	0.008	9.4	100	0.030	0.005	0.30	1.57	1.1	26.7	16.0
EXIST. OS-4	768181.00	17.64	0.027555	100	0.23	0.010	16.2	2,265	UNPAVED	0.012	21.4	100	0.030	0.012	0.30	2.44	0.7	38.2	22.9

EXIST. RUNOFF USING SCS METHOD

DA	Q (100-YR) CFS	Q (25-YR) CFS	Q (10-YR) CFS	Q (2-YR) CFS
EXIST. OS-3	32.9	22.7	16.7	8.4
EXIST. OS-4	98.3	67.9	50.2	25.6

EXIST. POINT OF CONFLUENCE

POC	Q (100-YR) CFS	Q (25-YR) CFS	Q (10-YR) CFS	Q (2-YR) CFS
*EXIST. POC-B	292.8	202	147.9	51.9
EXIST. POC-C	325.7	224.7	164.6	60.3
EXIST. POC-D	98.3	67.9	50.2	25.6

*REFERENCE RECORD DRAWINGS 19-TOD-SD-027

Bowman
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Fax: (512) 327-4062
www.bowmanconsulting.com

REVISIONS

REVISION	DESCRIPTION	DATE
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EXISTING DRAINAGE AREA MAP

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET
13 OF 32

Know what's below. Call before you dig.

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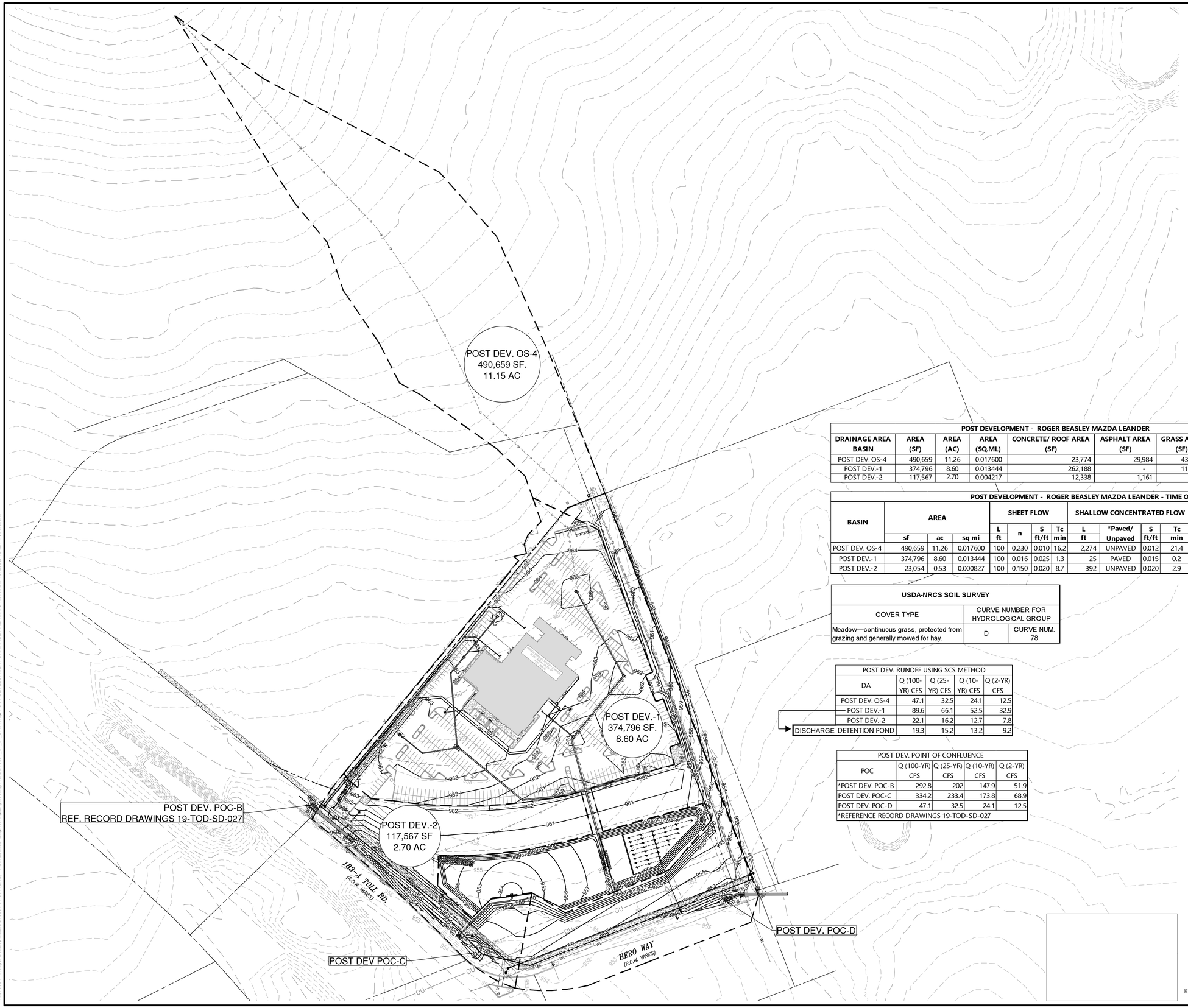
V:\070694 - Rodger Beasley Mazda\0706940-01-001 (ENG) - RBM Leander\Engineering\Engineering Plans\070694_01_01_DAM.dwg, EXISTING DRAINAGE AREA MAP, November 16, 2023, 12:01 PM, banellano



100 0 100 200

SCALE: 1 INCH = 100 FT

BOUNDARY LINE

EASEMENT LINE

835 EXISTING CONTOUR

DRAINAGE AREA

TIME OF CONSENTRATION

DA-X
XX.XX AC SUB-BASIN IDENTIFIER - ACRES

POST DEVELOPMENT - ROGER BEASLEY MAZDA LEANDER

DRAINAGE AREA BASIN	AREA (SF)	AREA (AC)	AREA (SQ.MI.)	CONCRETE/ ROOF AREA (SF)	ASPHALT AREA (SF)	GRASS AREA (SF)	IMPERVIOUS COVER (%)
POST DEV. OS-4	490,659	11.26	0.017600	23,774	29,984	436,900	11.0%
POST DEV.-1	374,796	8.60	0.013444	262,188	-	112,608	69.95%
POST DEV.-2	117,567	2.70	0.004217	12,338	1,161	9,555	58.55%

POST DEVELOPMENT - ROGER BEASLEY MAZDA LEANDER - TIME OF CONCENTRATION

BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW						TC	
	sf	ac	sq mi	L ft	n	S ft/ft	Tc min	L ft	*Paved/ Unpaved	S ft/ft	Tc min	L ft	n	S ft/ft	R	V fps	Tc min	Total min	Lag min
POST DEV. OS-4	490,659	11.26	0.017600	100	0.230	0.010	16.2	2,274	UNPAVED	0.012	21.4	100	0.030	0.005	0.30	1.57	1.1	38.7	23.2
POST DEV.-1	374,796	8.60	0.013444	100	0.016	0.025	1.3	25	PAVED	0.015	0.2	828	0.030	0.012	0.30	2.44	5.7	7.2	4.3
POST DEV.-2	23,054	0.53	0.000827	100	0.150	0.020	8.7	392	UNPAVED	0.020	2.9	145	0.030	0.02	0.30	3.15	0.8	12.3	7.4

USDA-NRCS SOIL SURVEY

COVER TYPE	CURVE NUMBER FOR HYDROLOGICAL GROUP	
Meadow—continuous grass, protected from grazing and generally mowed for hay.	D	CURVE NUM. 78

POST DEV. RUNOFF USING SCS METHOD

DA	Q (100-YR) CFS	Q (25-YR) CFS	Q (10-YR) CFS	Q (2-YR) CFS
POST DEV. OS-4	47.1	32.5	24.1	12.5
POST DEV.-1	89.6	66.1	52.5	32.9
POST DEV.-2	22.1	16.2	12.7	7.8
DISCHARGE DETENTION POND	19.3	15.2	13.2	9.2

POST DEV. POINT OF CONFLUENCE

POC	Q (100-YR) CFS	Q (25-YR) CFS	Q (10-YR) CFS	Q (2-YR) CFS
*POST DEV. POC-B	292.8	202	147.9	51.9
POST DEV. POC-C	334.2	233.4	173.8	68.9
POST DEV. POC-D	47.1	32.5	24.1	12.5

*REFERENCE RECORD DRAWINGS 19-TOD-SD-027

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REVISIONS

REVISION	DESCRIPTION	DATE
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POST DEVELOPMENT DRAINAGE AREA MAP

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 14 OF 32

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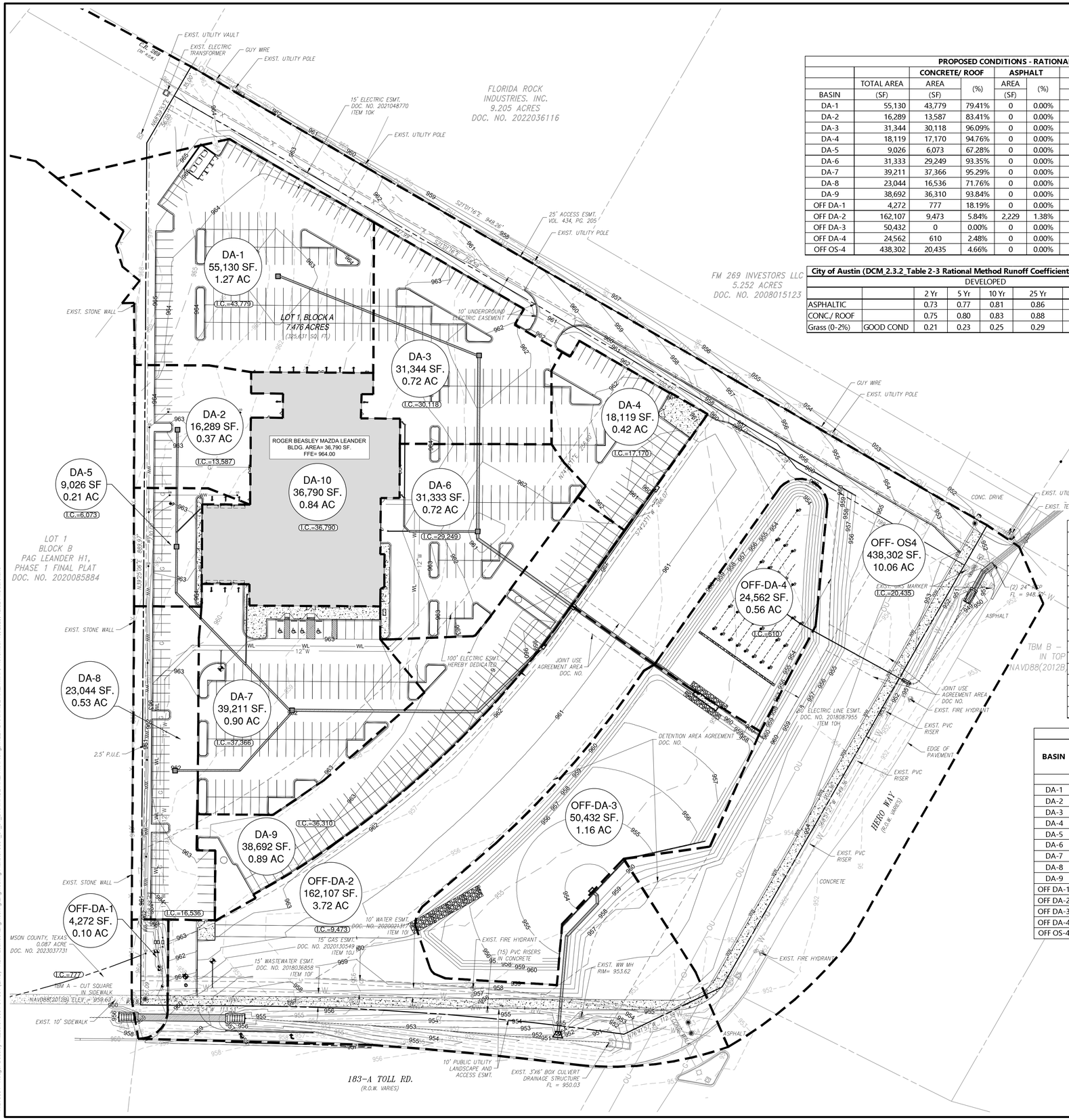

PROPOSED CONDITIONS - RATIONAL METHOD -C VALUES

		CONCRETE/ ROOF		ASPHALT		GRASS					
	TOTAL AREA	AREA	(%)	AREA	(%)	AREA	(%)	COMPOSITE			
BASIN	(SF)	(SF)		(SF)		(SF)		2 Yr "C"	10 Yr "C"	25 Yr "C"	100 Yr "C"
DA-1	55,130	43,779	79.41%	0	0.00%	11,351	20.59%	0.64	0.71	0.76	0.84
DA-2	16,289	13,587	83.41%	0	0.00%	2,702	16.59%	0.66	0.73	0.78	0.87
DA-3	31,344	30,118	96.09%	0	0.00%	1,226	3.91%	0.73	0.81	0.86	0.95
DA-4	18,119	17,170	94.76%	0	0.00%	949	5.24%	0.72	0.80	0.85	0.94
DA-5	9,026	6,073	67.28%	0	0.00%	2,953	32.72%	0.57	0.64	0.69	0.77
DA-6	31,333	29,249	93.35%	0	0.00%	2,084	6.65%	0.71	0.79	0.84	0.93
DA-7	39,211	37,366	95.29%	0	0.00%	1,845	4.71%	0.72	0.80	0.85	0.94
DA-8	23,044	16,536	71.76%	0	0.00%	6,508	28.24%	0.60	0.67	0.71	0.80
DA-9	38,692	36,310	93.84%	0	0.00%	2,382	6.16%	0.72	0.79	0.84	0.93
OFF DA-1	4,272	777	18.19%	0	0.00%	3,495	81.81%	0.31	0.36	0.40	0.47
OFF DA-2	162,107	9,473	5.84%	2,229	1.38%	150,405	92.78%	0.25	0.29	0.33	0.40
OFF DA-3	50,432	0	0.00%	0	0.00%	50,432	100.00%	0.21	0.25	0.29	0.36
OFF DA-4	24,562	610	2.48%	0	0.00%	23,952	97.52%	0.22	0.26	0.30	0.38
OFF OS-4	438,302	20,435	4.66%	0	0.00%	417,867	95.34%	0.24	0.28	0.32	0.39

City of Austin (DCM 2.3.2_Table 2-3 Rational Method Runoff Coefficients for Composite Analysis)

		DEVELOPED						
		2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr	500 Yr
ASPHALTIC		0.73	0.77	0.81	0.86	0.90	0.95	1
CONC./ ROOF		0.75	0.80	0.83	0.88	0.92	0.97	1
Grass (0-2%)	GOOD COND	0.21	0.23	0.25	0.29	0.32	0.36	0.49

SCALE: 1 INCH = 50 FT

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASTE WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- PROPOSED FLOWLINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- HEADWALL
- CURB INLET
- AREA INLET

PROPOSED CONDITIONS - ROGER BEASLEY MAZDA LEANDER

DRAINAGE AREA BASIN	AREA (SF)	AREA (AC)	AREA (SQ.ML)	CONCRETE/ ROOF AREA (SF)	ASPHALT AREA (SF)	GRASS AREA (SF)	IMPERVIOUS COVER (%)
DA-1	55,130	1.27	0.001978	43,779	-	11,351	79.4%
DA-2	16,289	0.37	0.000584	13,587		2,702	83.41%
DA-3	31,344	0.72	0.001124	30,118		1,226	96.09%
DA-4	18,119	0.42	0.000650	17,170		949	94.76%
DA-5	9,026	0.21	0.000324	6,073		2,953	67.28%
DA-6	31,333	0.72	0.001124	29,249		2,084	93.35%
DA-7	39,211	0.90	0.001407	37,366		1,845	95.29%
DA-8	23,044	0.53	0.000827	16,536		6,508	71.76%
DA-9	38,692	0.89	0.001388	36,310		2,382	93.84%
DA-10	36,790	0.84	0.001320	36,790		-	100.00%
OFF DA-1	4,272	0.10	0.000153	777		3,495	18.19%
OFF DA-2	162,107	3.72	0.005815	9,473	2,229	150,405	7.22%
OFF DA-3	50,432	1.16	0.001809	-		50,432	0.00%
OFF DA-4	24,562	0.56	0.000881	610		23,952	2.48%
OFF OS4	438,302	10.06	0.015722	20,435		417,867	4.66%

PROPOSED CONDITIONS -RATIONAL METHOD

BASIN	AREA			TC	2-year			10-year			25-year			100-year		
				Total	C	I	Q	C	I	Q	C	I	Q	C	I	Q
	sf	ac	sq mi	min		in/hr	cfs		in/hr	cfs		in/hr	cfs		in/hr	cfs
DA-1	55130	1.27	0.00198	5.0	0.64	6.14	**4.97**	0.71	9.19	**8.27**	0.76	11.30	**10.85**	0.84	15.00	**16.03**
DA-2	16289	0.37	0.00058	5.0	0.66	6.14	**1.52**	0.73	9.19	**2.52**	0.78	11.30	**3.31**	0.87	15.00	**4.87**
DA-3	31344	0.72	0.00112	5.0	0.73	6.14	**3.22**	0.81	9.19	**5.34**	0.86	11.30	**6.97**	0.95	15.00	**10.21**
DA-4	18119	0.42	0.00065	5.0	0.72	6.14	**1.84**	0.80	9.19	**3.06**	0.85	11.30	**3.99**	0.94	15.00	**5.85**
DA-5	9026	0.21	0.00032	5.0	0.57	6.14	**0.73**	0.64	9.19	**1.22**	0.69	11.30	**1.61**	0.77	15.00	**2.39**
DA-6	31333	0.72	0.00112	5.0	0.71	6.14	**3.15**	0.79	9.19	**5.23**	0.84	11.30	**6.84**	0.93	15.00	**10.03**
DA-7	39211	0.90	0.00141	5.0	0.72	6.14	**4.01**	0.80	9.19	**6.64**	0.85	11.30	**8.67**	0.94	15.00	**12.71**
DA-8	23044	0.53	0.00083	5.0	0.60	6.14	**1.94**	0.67	9.19	**3.24**	0.71	11.30	**4.27**	0.80	15.00	**6.33**
DA-9	38692	0.89	0.00139	5.0	0.72	6.14	**3.91**	0.79	9.19	**6.48**	0.84	11.30	**8.47**	0.93	15.00	**12.42**
OFF DA-1	4272	0.10	0.00015	5.0	0.31	6.14	**0.19**	0.36	9.19	**0.32**	0.40	11.30	**0.44**	0.47	15.00	**0.69**
OFF DA-2	162107	3.72	0.00581	5.0	0.25	6.14	**5.68**	0.29	9.19	**9.97**	0.33	11.30	**13.98**	0.40	15.00	**22.54**
OFF DA-3	50432	1.16	0.00181	5.0	0.21	6.14	**1.49**	0.25	9.19	**2.66**	0.29	11.30	**3.80**	0.36	15.00	**6.25**
OFF DA-4	24562	0.56	0.00088	5.0	0.22	6.14	**0.77**	0.26	9.19	**1.37**	0.30	11.30	**1.94**	0.38	15.00	**3.17**
OFF OS-4	438302	10.06	0.01572	6.0	0.24	5.85	**13.85**	0.28	8.76	**24.41**	0.32	10.77	**34.41**	0.39	14.28	**55.82**

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www.bowmanconsulting.com

REVISIONS	DESCRIPTION	DATE
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INLET DRAINAGE AREA MAP

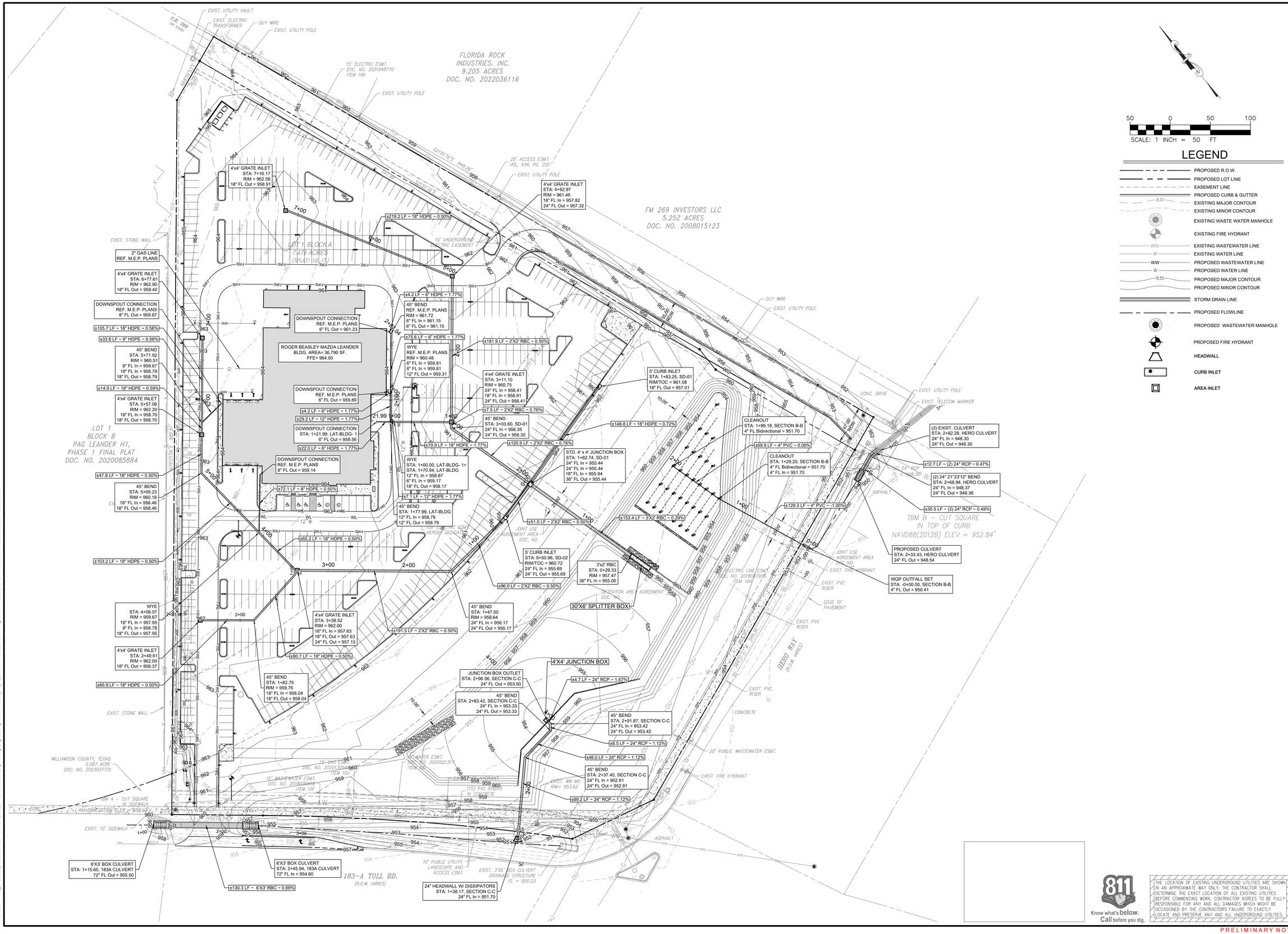
ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 15 OF 32



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REVISION	DESCRIPTION	DATE
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STORM SEWER PLAN

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 16 OF 32

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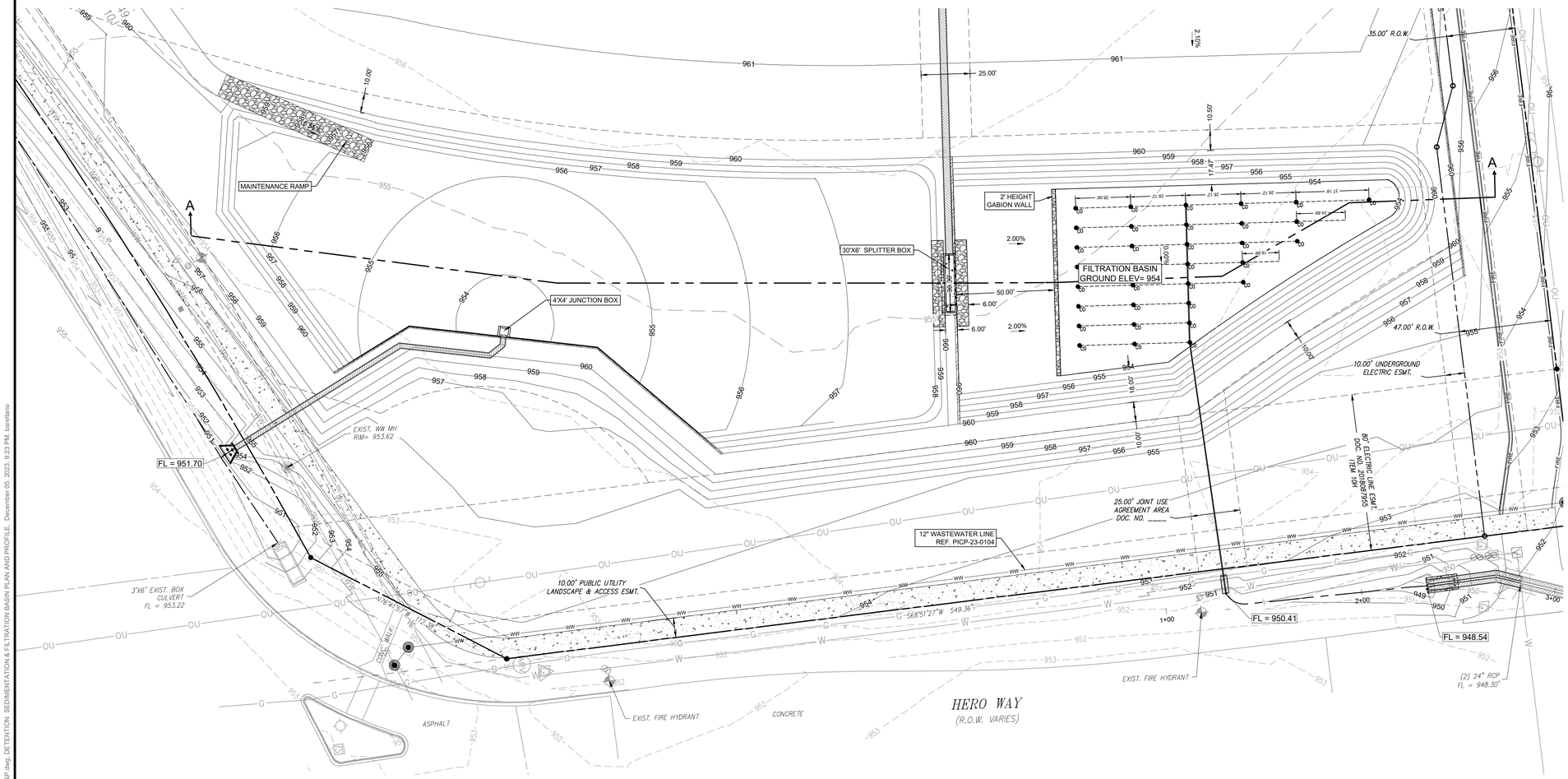
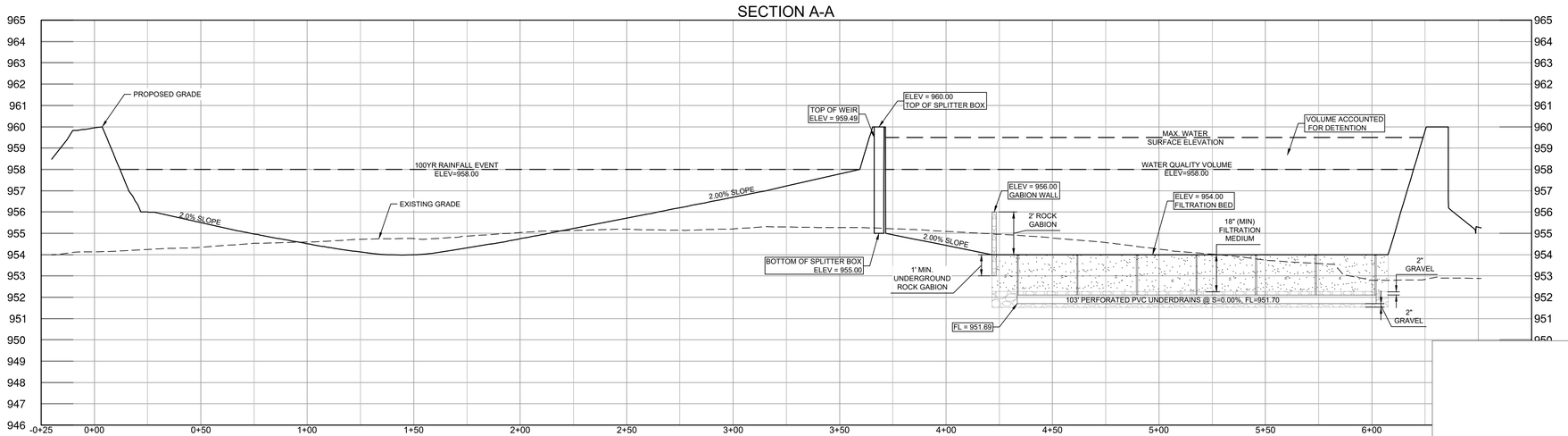
PRELIMINARY NOT FOR CONSTRUCTION





LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASTE WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- PROPOSED WASTEWATER LINE
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REVISIONS		
REVISION	DESCRIPTION	DATE
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DETENTION, SEDIMENTATION & FILTRATION BASIN PLAN AND PROFILE

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER
11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 17 OF 32

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PRELIMINARY NOT FOR CONSTRUCTION

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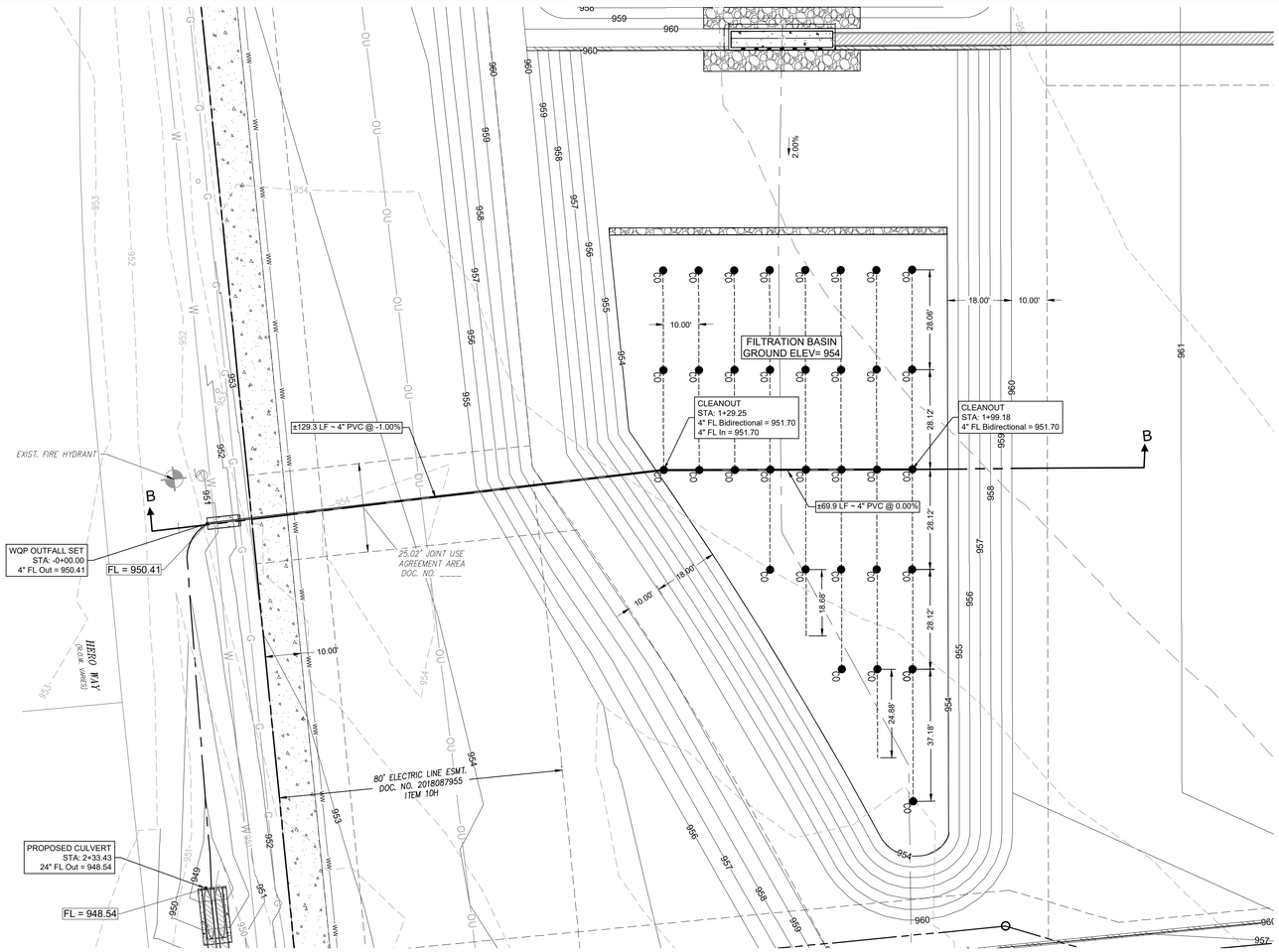
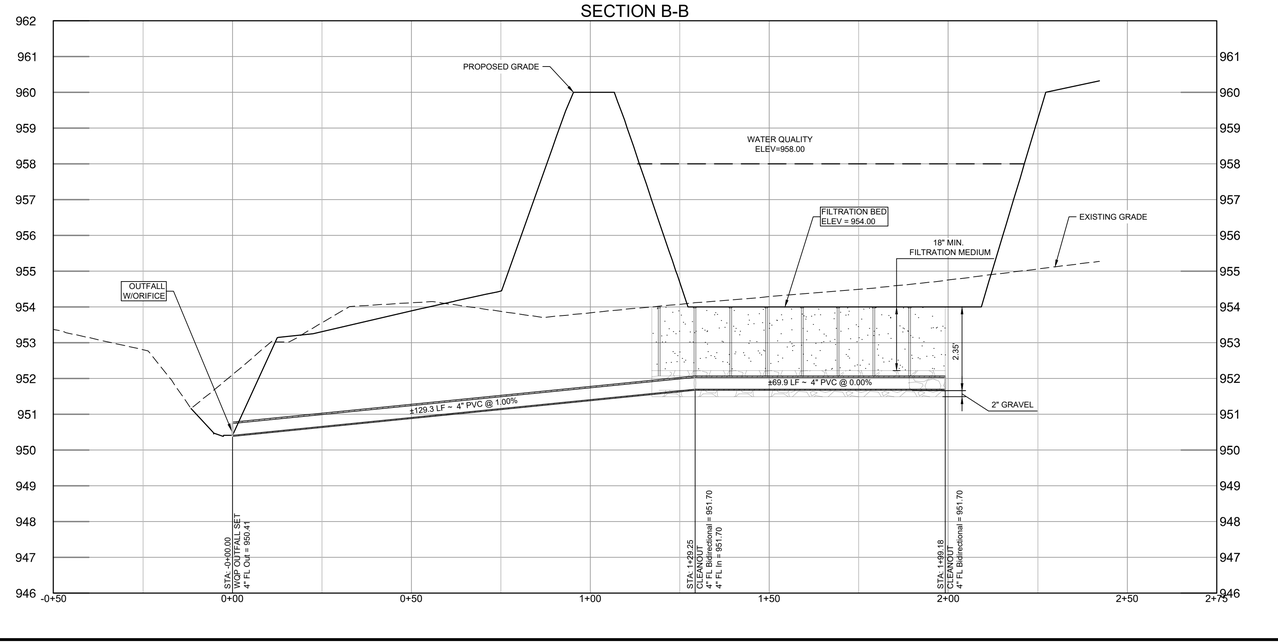
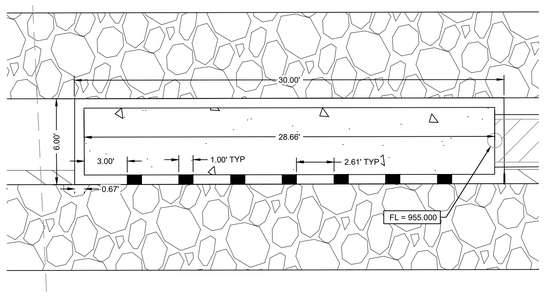




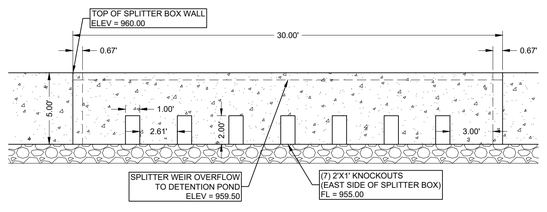
WATER QUALITY BASIN - STAGE STORAGE TABLE								
ELEV	AREA (sq. ft.)	AREA (ac.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
954	10,095	0.2318	N/A	N/A	0	N/A	0	
955	15,806	0.3629	1	12,950	12,950	12,844	12,844	
956	17,269	0.3965	1	16,538	29,488	16,532	29,377	
956.5	17,889	0.4107	0.5	20,793	33,637	20,793	33,637	WQV
957	18,749	0.4304	1	18,009	47,497	18,004	47,381	
958	20,257	0.4650	1	19,503	67,000	19,498	66,879	
959	21,793	0.5003	1	21,025	88,025	21,020	87,899	
960	23,357	0.5362	1	22,575	110,600	22,570	110,469	

WQ OUTFALL ORIFICE DRAWDOWN CALCULATIONS	
ORIFICE COEFFICIENT=	0.6
H_1 (FT)=	958.00
H_2 (FT)=	950.41
TIME (HR)=	49.17
ORIFICE AREA (SF)=	0.03410
ORIFICE AREA (SF)=	2.5



SCALE: 1"=5'

SPLITTER BOX DETAIL - PLAN VIEW



SCALE: 1"=5'

SPLITTER BOX DETAIL - PROFILE VIEW

SCALE: 1 INCH = 20 FT

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASTE WATER MANHOLE
- EXISTING FIRE HYDRANT
- WW EXISTING WASTEWATER LINE
- W EXISTING WATER LINE
- WW PROPOSED WASTEWATER LINE
- W PROPOSED WATER LINE
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- PROPOSED FLOWLINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- HEADWALL
- CURB INLET
- AREA INLET

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will r

1. The Required Load Reduction for the total project: Calculations from RG-348

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal result
A_N = Net increase in impervious a
P = Average annual precipitation

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

County =	Williamson	
Total project area included in plan * =	7.48	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.11	acres
Total post-development impervious cover fraction * =	0.82	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5318	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	7.48	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.11	acres
Post-development impervious fraction within drainage basin/outfall area =	0.82	
$L_{M\ THIS\ BASIN}$ =	5318	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

9. Filter area for Sand Filters Designed as Required in RG

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	31657	cubic feet
Minimum filter basin area =	1466	square feet
Maximum sedimentation basin area =	13190	square feet
Minimum sedimentation basin area =	3298	square feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	31657	cubic feet
Minimum filter basin area =	2638	square feet
Maximum sedimentation basin area =	10552	square feet
Minimum sedimentation basin area =	660	square feet

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SEDIMENTATION & FILTRATION BASIN PLAN AND PROFILE

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 18 OF 32

Know what's below. Call before you dig.

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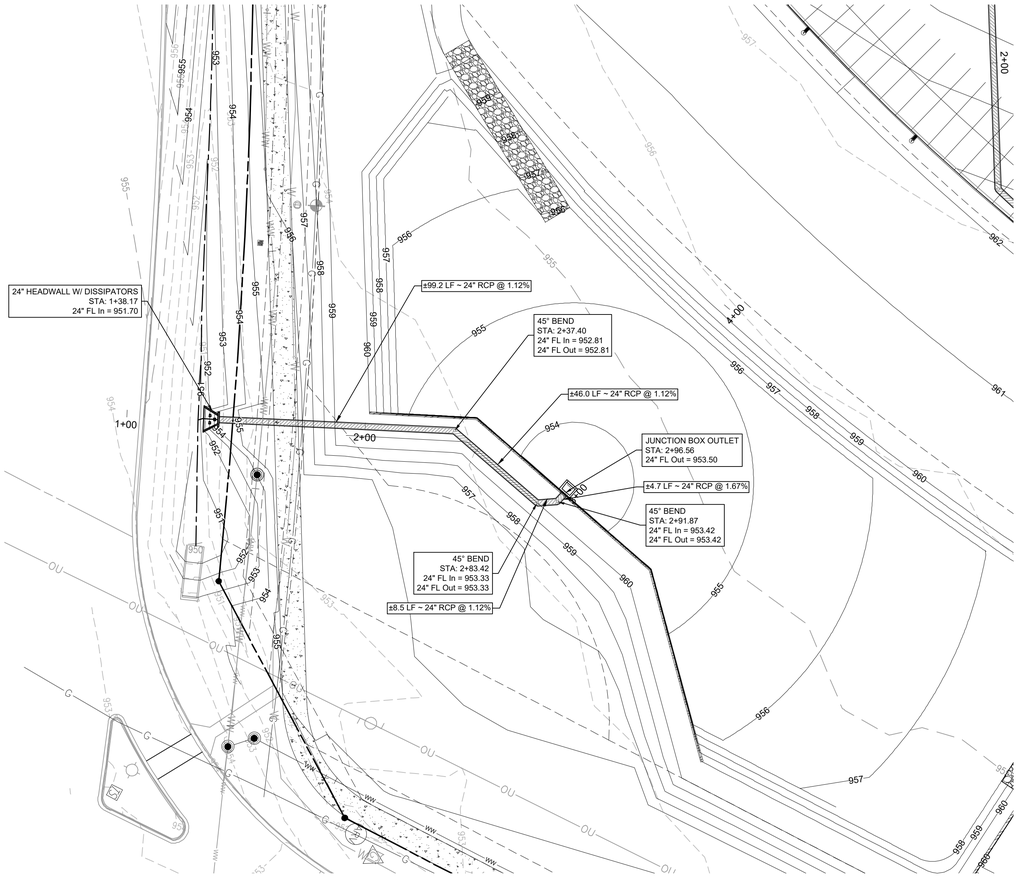


DETENTION BASIN - STAGE STORAGE TABLE								
ELEV	AREA (sq. ft.)	AREA (ac.)	AREA Incl. Vol. WQ Basin (ac.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
953.50	48	0.0011	0.0011	N/A	N/A	0	N/A	0
954.00	1,169	0.0268	0.0268	0.5	304	304	243	243
955.00	9,994	0.2294	0.2294	1	5,582	5,886	4,861	5,103
956.00	25,904	0.5947	0.5947	1	17,949	23,835	17,329	22,433
957.00	39,107	0.8978	0.8978	1	32,505	56,340	32,279	54,712
958.00	48,457	1.1124	1.1124	1	43,782	100,122	43,698	98,410
959.00	50,801	1.1662	1.1662	1	49,629	149,751	49,625	148,035

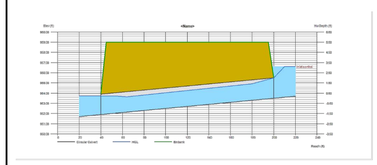
WATER SURFACE ELEVATION				
	Q (100-YR) CFS	Q (25-YR) CFS	Q (10-YR) CFS	Q (2-YR) CFS
ELEV=	958	957.4	957	956.3

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Sep 15 2023

24-IN RCP DETENTION OUTFALL

Invert Elev Dn (ft)	= 951.90	**Calculations**	
Pipe Length (ft)	= 160.00	Qmin (cfs)	= 0.00
Slope (%)	= 1.00	Qmax (cfs)	= 21.00
Invert Elev Up (ft)	= 953.50	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 21.00
No. Barrels	= 1	Qpipe (cfs)	= 21.00
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 7.00
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 7.61
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 953.72
		HGL Up (ft)	= 955.14
Embankment		Hw Elev (ft)	= 956.61
Top Elevation (ft)	= 959.00	Hw/D (ft)	= 1.55
Top Width (ft)	= 150.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 10.00		



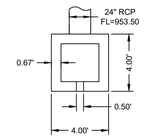
30 0 30 60

SCALE: 1 INCH = 30 FT

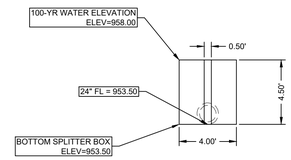
LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASTE WATER MANHOLE
- EXISTING FIRE HYDRANT
- WW EXISTING WASTEWATER LINE
- W EXISTING WATER LINE
- WW PROPOSED WASTEWATER LINE
- W PROPOSED WATER LINE
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- PROPOSED FLOWLINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- HEADWALL
- CURB INLET
- AREA INLET

DETENTION POND - JUNCTION BOX OUTLET SPILLWAY DETAIL



PLAN VIEW
SCALE: 1"=5'



FRONT SECTION VIEW
SCALE: 1"=5'

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DETENTION BASIN PLAN AND PROFILE

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 19 OF 32

Know what's below. Call before you dig.

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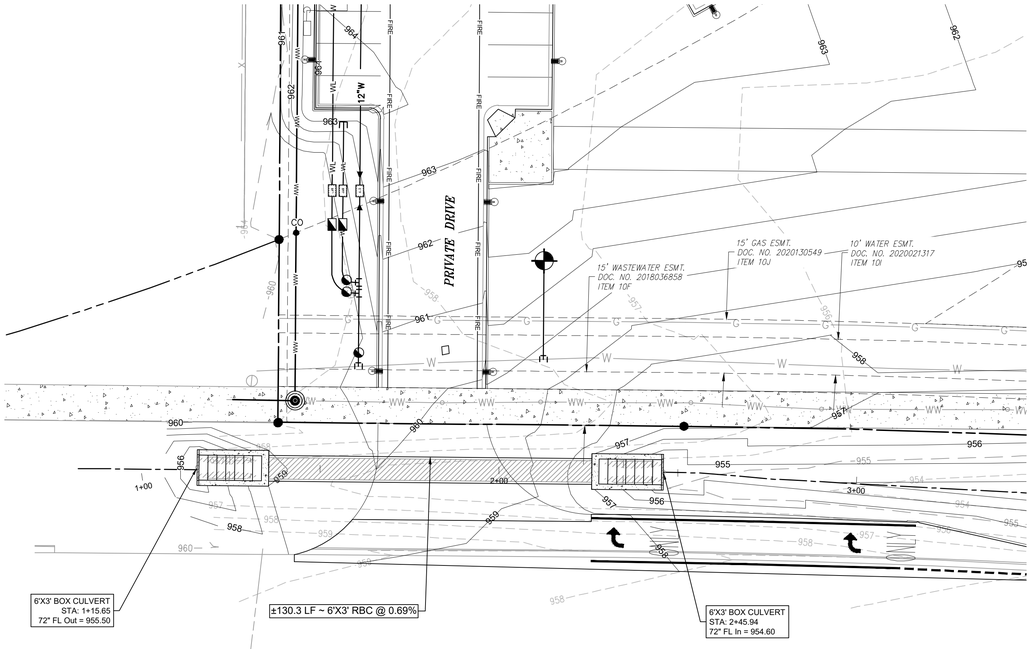
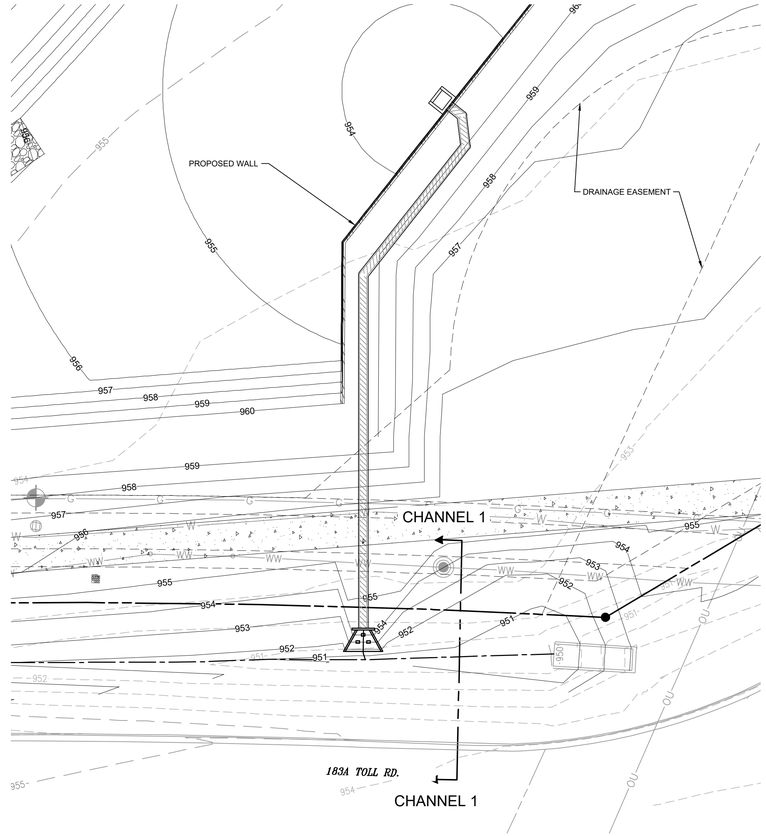
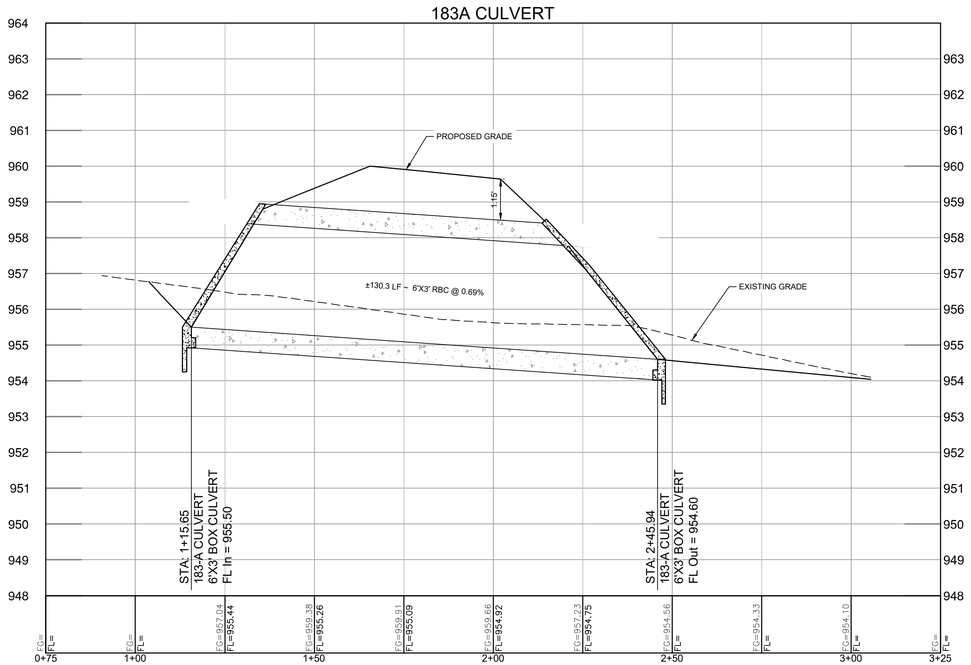
PRELIMINARY NOT FOR CONSTRUCTION

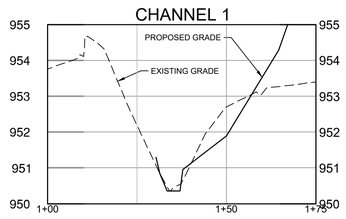
V:\070694 - Rodger Beasley Mazda\070694-01-001 (ENG) - RBM Lauriet\Engineering\Engineering Plans\070694_01_01_DETENTION BASIN P&P.dwg, DETENTION BASIN PLAN AND PROFILE, December 05, 2023, 9:24 PM, barellano





PLAN VIEW
SCALE: 1"=20'





FRONT SECTION VIEW

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASTE WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- PROPOSED FLOWLINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- HEADWALL
- CURB INLET
- AREA INLET

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183A CULVERT AND CHANNEL PLAN & PROFILE

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

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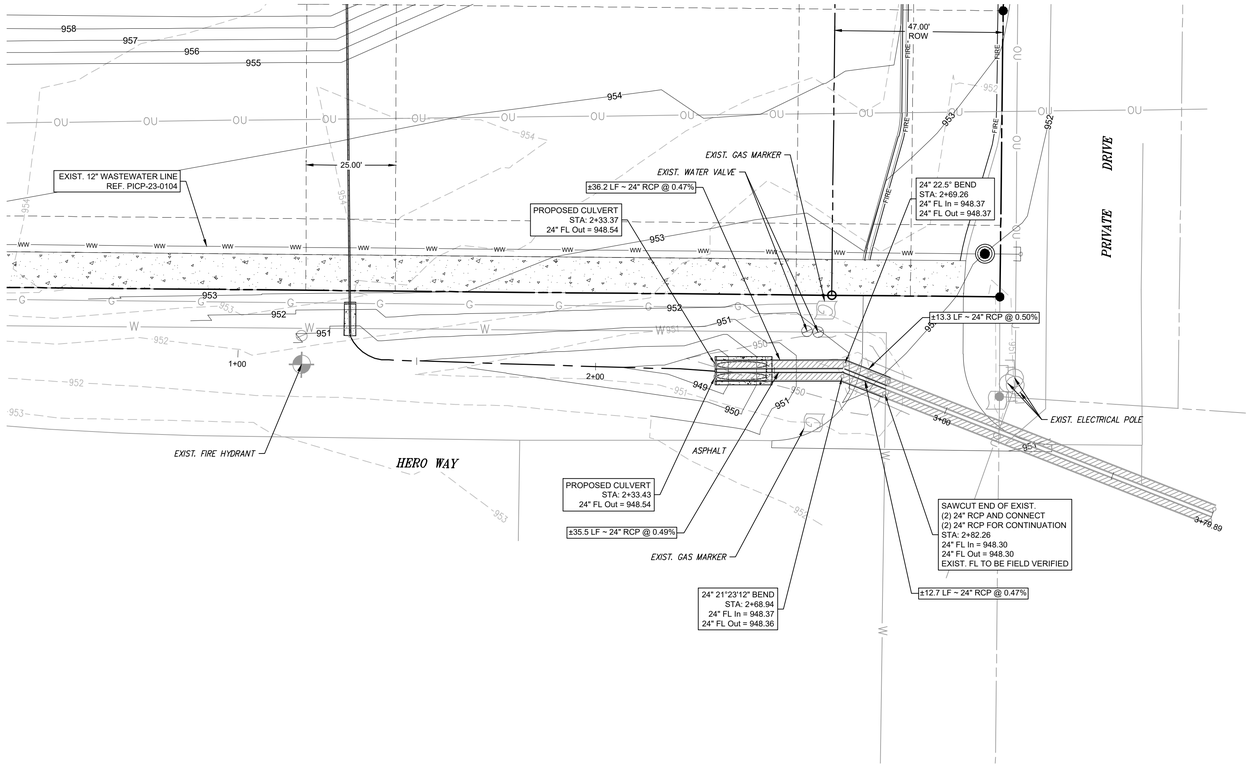

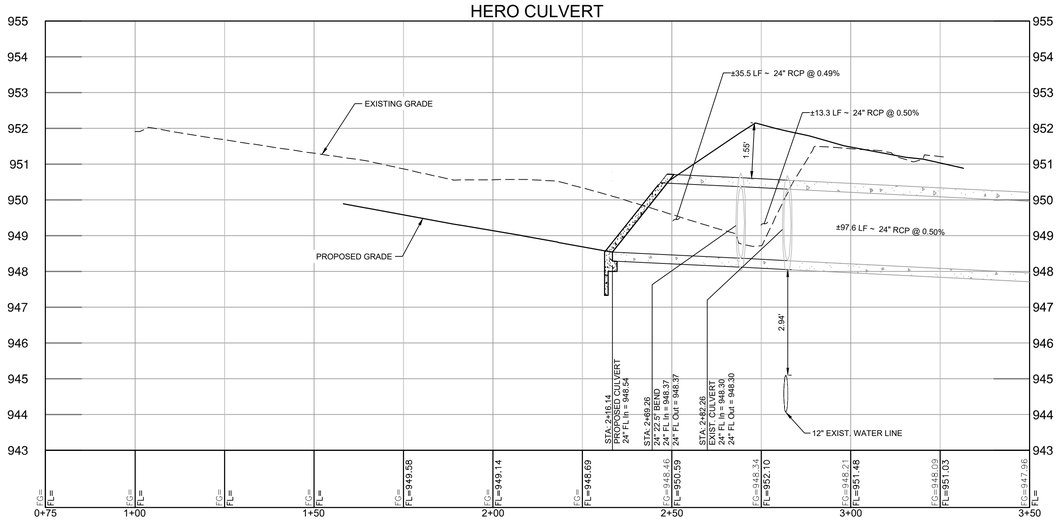

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASTE WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- PROPOSED FLOWLINE
- PROPOSED WASTEWATER MANHOLE
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- HEADWALL
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HERO WAY CULVERT PLAN & PROFILE

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER

11-20-2023

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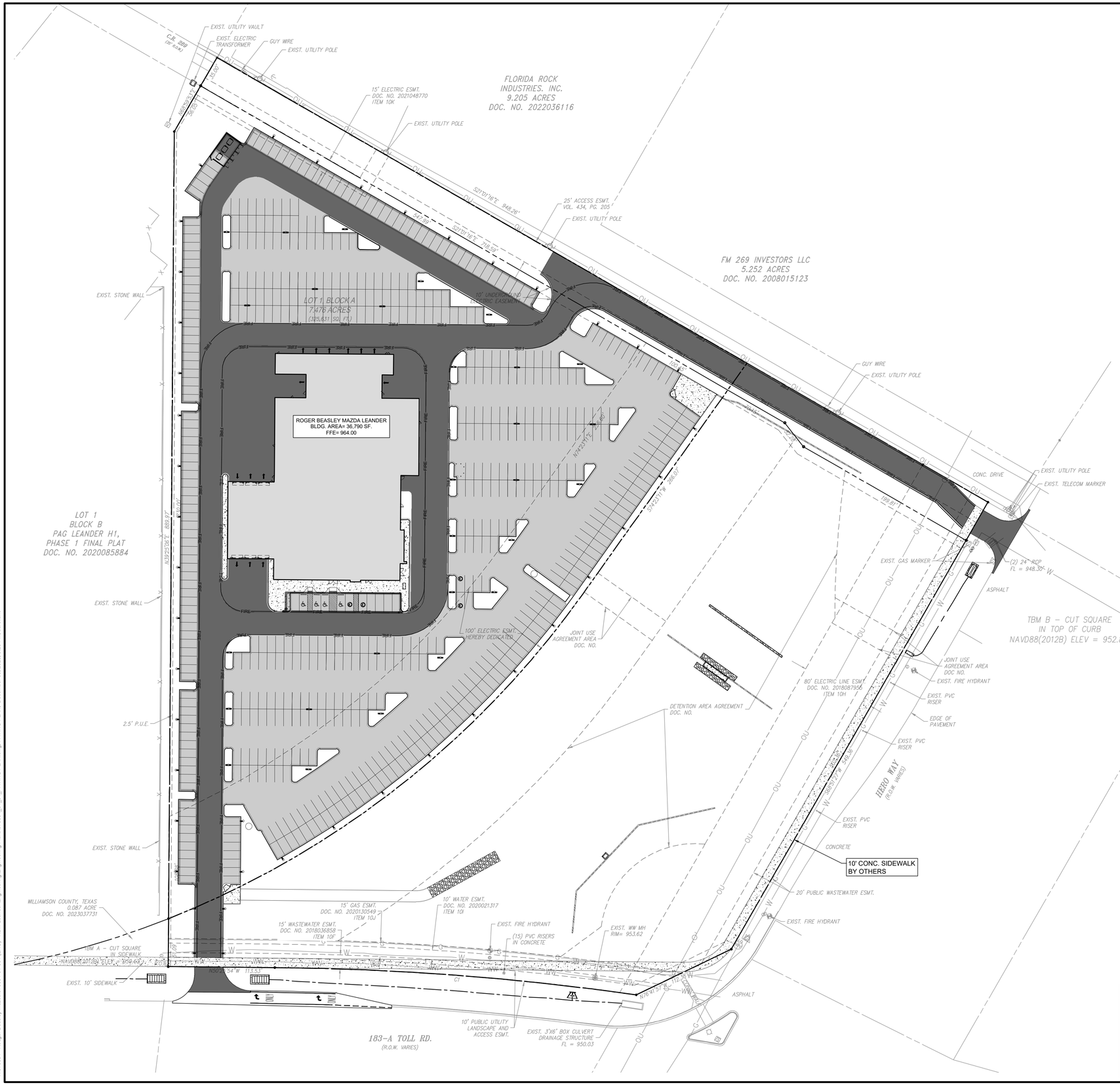


LEGEND

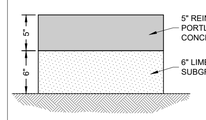
- PROPOSED R.O.W.
- BOUNDARY LINE
- EXISTING MAJOR CONTOUR (830)
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (830)
- PROPOSED MINOR CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- EASEMENT LINE
- FIRE LANE (FIRE)
- PROPOSED ACCESS DRIVES
- PROPOSED GENERAL PARKING

ITEM	QUANTITY
PROPOSED ACCESS DRIVE (@ HERO WAY)	87,226.23 SF
PROPOSED GENERAL PARKING	163,775.79 SF
CONCRETE PAD (2)	1,503.81 SF
BLDG. CONC. SIDEWALK	3,931.37 SF
10' PUBLIC SIDEWALK	1,146.51 LF
CONC. CURB AND GUTTER	6,385.08 LF

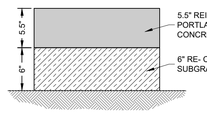
PORTLAND AND CEMENT CONCRETE PAVEMENT

GENERAL PARKING

OPTION 1 - LIME STABILIZED SUBGRADE

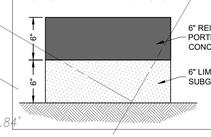


OPTION 2 - RE-COMPACTED SUBGRADE

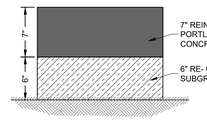


ACCES DRIVE

OPTION 1 - LIME STABILIZED SUBGRADE



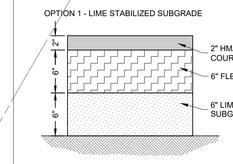
OPTION 2 - RE-COMPACTED SUBGRADE



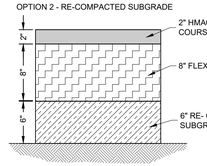
ASPHALT CONCRETE PAVEMENT SECTIONS

GENERAL PARKING

OPTION 1 - LIME STABILIZED SUBGRADE

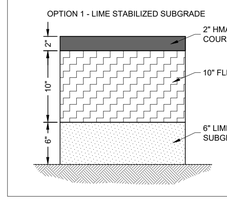


OPTION 2 - RE-COMPACTED SUBGRADE

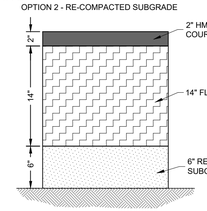


ACCES DRIVE

OPTION 1 - LIME STABILIZED SUBGRADE



OPTION 2 - RE-COMPACTED SUBGRADE



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PAVING PLAN

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED PROFESSIONAL ENGINEER

11-20-2023

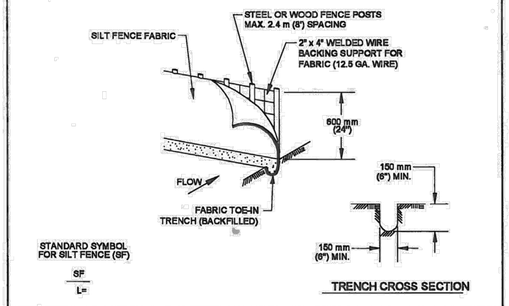
DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET 23 OF 32

PRELIMINARY NOT FOR CONSTRUCTION

V:\070694 - Rodger Beasley Mazda\070694-01-001 (ENG) - RBM Leander\Engineering\Engineering Plans\070694_01_01_PAVING PLAN.dwg, PAVING PLAN, December 05, 2023, 9:29 PM, barellano



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

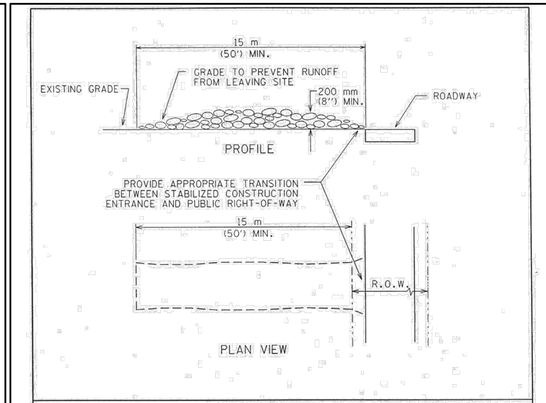
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

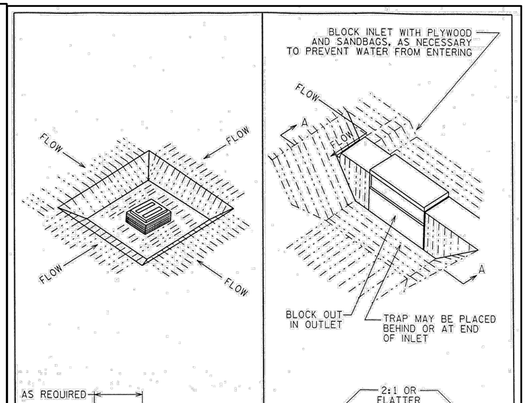
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



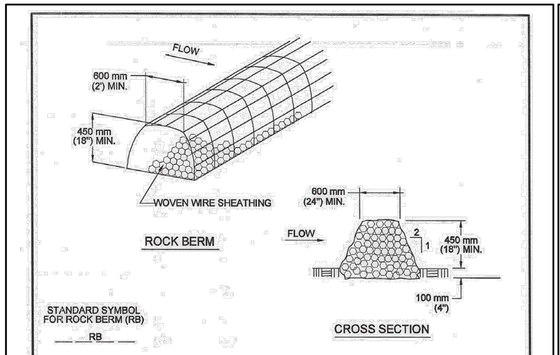
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



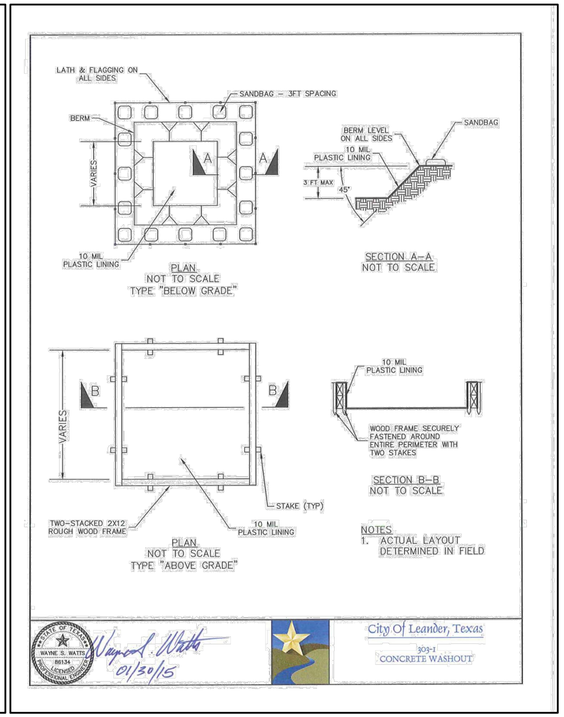
NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	
3-27-00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 632S-1



NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



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REVISIONS		
REVISION	DESCRIPTION	DATE
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EROSION & SEDIMENTATION CONTROL DETAILS

ROGER BEASLEY MAZDA

STATE OF TEXAS
JOSEPH P. COHAN
115224
LICENSED
PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET
24 OF 32

Know what's below. Call before you dig.

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

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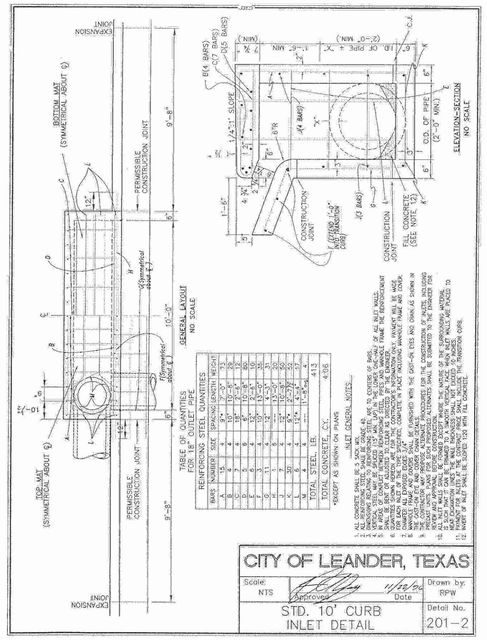

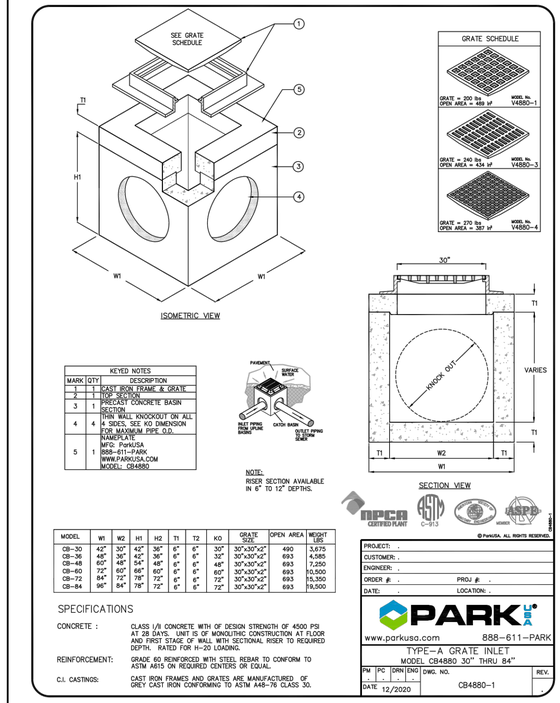

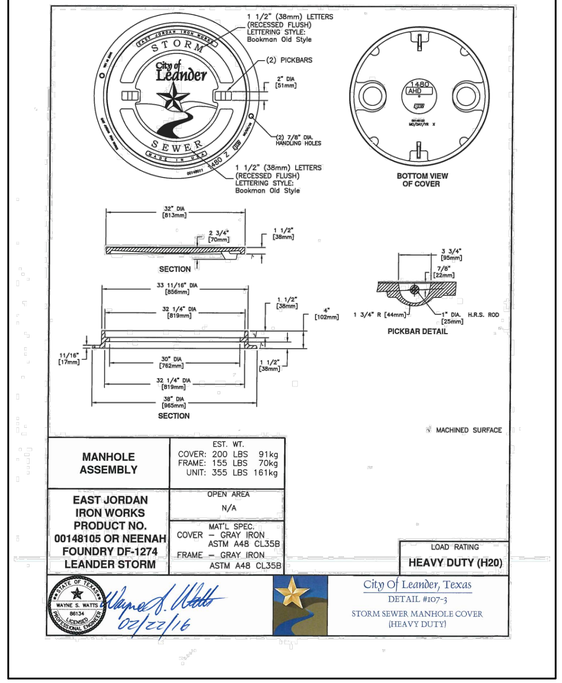

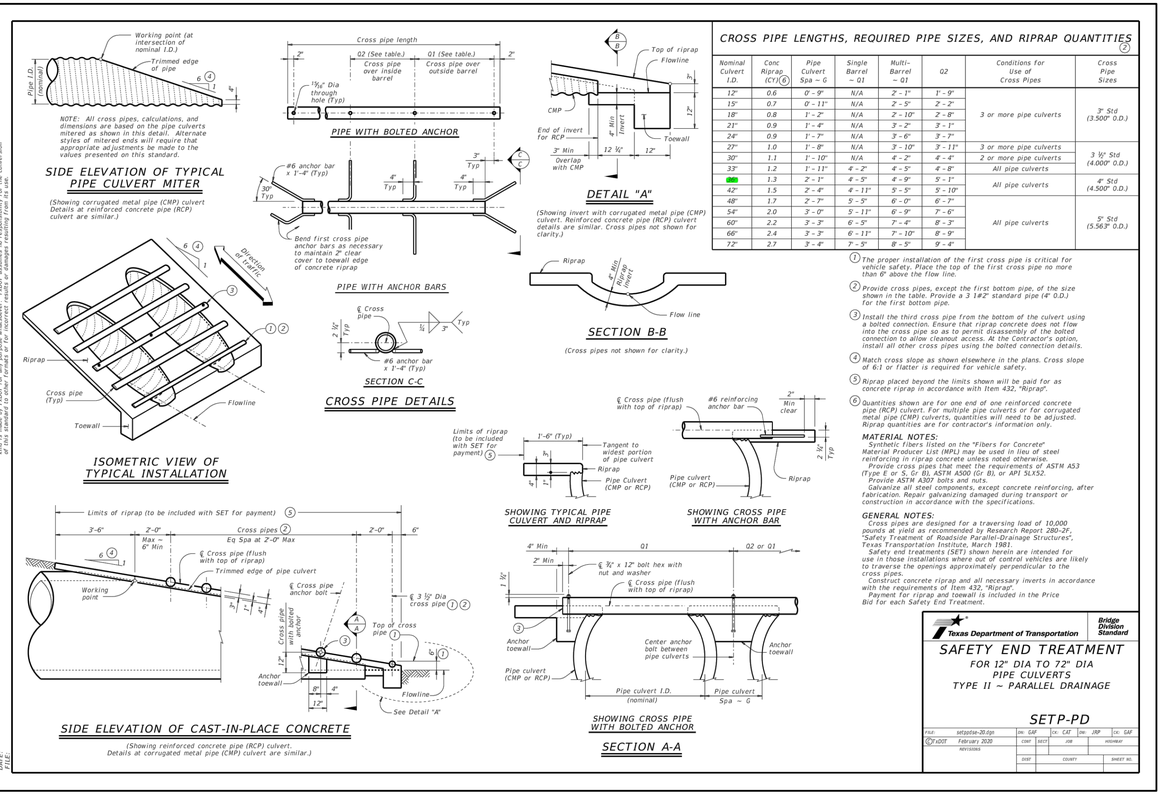

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES (2)

Nominal Culvert I.D.	Conc Riprap (CY) (6)	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for Use of Cross Pipes	Cross Pipe Sizes
12"	0.6	0' - 9"	N/A	2' - 1"	1' - 9"	3 or more pipe culverts	3" Std (3.500" O.D.)
15"	0.7	0' - 11"	N/A	2' - 5"	2' - 2"		
18"	0.8	1' - 2"	N/A	2' - 10"	2' - 8"		
21"	0.9	1' - 4"	N/A	3' - 2"	3' - 1"		
24"	0.9	1' - 7"	N/A	3' - 6"	3' - 7"		
27"	1.0	1' - 8"	N/A	3' - 10"	3' - 11"	3 or more pipe culverts	3 ½" Std (4.000" O.D.)
30"	1.1	1' - 10"	N/A	4' - 2"	4' - 4"	2 or more pipe culverts	
33"	1.2	1' - 11"	4' - 2"	4' - 5"	4' - 8"	All pipe culverts	4" Std (4.500" O.D.)
36"	1.3	2' - 1"	4' - 5"	4' - 9"	5' - 1"	All pipe culverts	
42"	1.5	2' - 4"	4' - 11"	5' - 5"	5' - 10"		
48"	1.7	2' - 7"	5' - 5"	6' - 0"	6' - 7"	All pipe culverts	5" Std (5.563" O.D.)
54"	2.0	3' - 0"	5' - 11"	6' - 9"	7' - 6"		
60"	2.2	3' - 3"	6' - 5"	7' - 4"	8' - 3"		
66"	2.4	3' - 3"	6' - 11"	7' - 10"	8' - 9"		
72"	2.7	3' - 4"	7' - 5"	8' - 5"	9' - 4"		

(1) The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.

(2) Provide cross pipes, except the first bottom pipe, of the size shown in the table. Provide a 3 1#2" standard pipe (4" O.D.) for the first bottom pipe.

(3) Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, install all other cross pipes using the bolted connection details.

(4) Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.

(5) Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".

(6) Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for contractor's information only.

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Provide cross pipes that meet the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 (Gr B) or API 5L#52.

Provide ASTM A307 bolts and nuts.

Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:

Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap".

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT
FOR 12" DIA TO 72" DIA
PIPE CULVERTS
TYPE II ~ PARALLEL DRAINAGE

SETP-PD

FILE: setpstse-20.dgn — DN: GAF — CK: CAT — DW: JRP — CK: GAF
©TxDOT February 2020 — CONT — SECT — JOB — HIGHWAY
REVISIONS — DIST — COUNTY — SHEET NO.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation assumes no responsibility and shall not be liable for any damages resulting from the reuse of this standard or for incorrect results or damages resulting from its use.

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Fax: (512) 327-4062
www.bowmanconsulting.com

REVISIONS

REVISION	DESCRIPTION	DATE
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STORM DRAIN DETAILS

ROGER BEASLEY MAZDA

STATE OF TEXAS — JOSEPH P. COHAN — 115224 — LICENSED PROFESSIONAL ENGINEER

11-20-2023

DESIGN	DRAWN	CHKD
JPS	RP	JPC

JOB No. 070694-01-001

SHEET
28 OF 32

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