

# HAWKES LANDING NORTH PHASE 3

## CONTRIBUTING ZONE PLAN MODIFICATION APPLICATION

PREPARED BY:  
PAPE-DAWSON ENGINEERS, INC.  
TBPE FIRM REGISTRATION #470  
10801 N MoPac Expy., Bldg. 3, Suite 200  
AUSTIN, TEXAS 78759



July 2024



Transportation | Water Resources | Land Development | Surveying | Environmental

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AUSTIN, TEXAS 78759**

**July 2024**



July 1, 2024

Ms. Lori Wilson  
Texas Commission on Environmental Quality  
Region 11  
12100 Park 35 Circle, Bldg. A  
Austin, Texas 78753

Re: Hawkes Landing North Phase 3  
Contributing Zone Plan Application

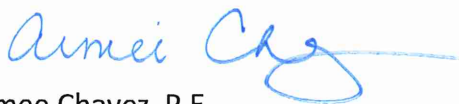
Dear Ms. Wilson:

Please find attached one (1) original and one (1) copy of the Hawkes Landing North Phase 3 Contributing Zone Plan (CZP) Application. This plan has been prepared in accordance with the Texas Administrative Code (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

This CZP Application applies to an approximately 37.97-acre site as identified by the project limits. Please review the plan information for the items it is intended to address. If acceptable, please provide a written approval of the plan in order that construction may begin at the earliest opportunity.

If you have questions or require additional information, please call our office.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration # 470



Aimee Chavez, P.E.  
Associate Vice President



# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### Our Review of Your Application

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

### Administrative Review

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

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

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

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

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

### Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

### Mid-Review Modifications

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

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

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

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

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

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

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

<b>1. Regulated Entity Name:</b> Hawkes Landing North Phase 3					<b>2. Regulated Entity No.:</b>				
<b>3. Customer Name:</b> Brightland Homes, LTD					<b>4. Customer No.:</b> 601574049				
<b>5. Project Type:</b> (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
<b>6. Plan Type:</b> (Please circle/check one)	WPAF <input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures	
<b>7. Land Use:</b> (Please circle/check one)	<input checked="" type="radio"/> Residential	Non-residential			<b>8. Site (acres):</b>			37.97	
<b>9. Application Fee:</b>	\$4,000.00	<b>10. Permanent BMP(s):</b>				One (1) batch detention basin			
<b>11. SCS (Linear Ft.):</b>	N/A	<b>12. AST/UST (No. Tanks):</b>				N/A			

<b>13. County:</b>	Williamson	<b>14. Watershed:</b>	North Fork Brushy Creek
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## Application Distribution

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

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf)

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

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

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

	San Antonio (SAWS)				
	Shavano Park				

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.

Aimee Chavez, P.E.

Print Name of Customer/Authorized Agent

*Aimee Chavez*

*7/1/24*

Signature of Customer/Authorized Agent

Date

<b>**FOR TCEQ INTERNAL USE ONLY**</b>			
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):



**APPLICATION**

# Contributing Zone Plan Application

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Aimee Chavez, P.E.

Date: 7/1/24

Signature of Customer/Agent:



Regulated Entity Name: Hawkes Landing North Phase 3

## Project Information

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

Contact Person: Chris Lynch

Entity: Brightland Homes, LTD.

Mailing Address: 3815 S. Capital of Texas Hwy, Suite 275

City, State: Austin, Texas

Zip: 78704

Telephone: (512) 330-9366

Fax: (512) 330-9755

Email Address: clynch@brightlandhomes.com

5. Agent/Representative (If any):

Contact Person: Aimee Chavez, P.E.

Entity: Pape-Dawson Engineers, Inc.

Mailing Address: 10801 N MoPac Expy., Bldg. 3, Suite 200

City, State: Austin, TX

Zip: 78759

Telephone: (512) 454-8711

Fax: (512) 459-8867

Email Address: achavez@pape-dawson.com

6. Project Location:

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

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

From TCEQ's Regional Office, travel south along the IH-35 frontage road for approximately 0.7 miles. Merge onto IH-35 S and continue for approximately 2.7 miles. Take the exit toward US-183 N, then turn right onto US-183 N and continue for approximately 19.7 miles. Take the exit toward RM2243/Hero Way, then turn left on Hero Way and continue for approximately 2.8 miles. Turn right on Sunny Brook Drive and continue for approximately 0.2 miles. Turn left on Bearcreek Drive and continue for approximately 300 feet. Finally, turn right onto Sunny Ridge Drive and continue for approximately 0.5 miles. The project site is located at the terminus of Sunny Ridge Drive.

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

- ☒ Site history
- ☒ Previous development
- ☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☒ Existing paved and/or unpaved roads
- ☒ Undeveloped (Cleared)
- ☒ Undeveloped (Undisturbed/Not cleared)
- ☐ Other: \_\_\_\_\_

12. The type of project is:

- ☒ Residential: # of Lots: 81
- ☐ Residential: # of Living Unit Equivalents: \_\_\_\_\_
- ☐ Commercial
- ☐ Industrial
- ☐ Other: \_\_\_\_\_

13. Total project area (size of site): 37.97 Acres

Total disturbed area: 32.51 Acres

14. Estimated projected population: 324 (Based on an assumed 4 persons per home)

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

**Table 1 - Impervious Cover**

<b><i>Impervious Cover of Proposed Project</i></b>	<b><i>Sq. Ft.</i></b>	<b><i>Sq. Ft./Acre</i></b>	<b><i>Acres</i></b>
Structures/Rooftops	275,400	÷ 43,560 =	6.32
Parking	0	÷ 43,560 =	0
Other paved surfaces	148,316	÷ 43,560 =	3.41
Total Impervious Cover	423,716	÷ 43,560 =	9.73

**Total Impervious Cover 9.73 ÷ Total Acreage 37.97 X 100 = 25.63% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the

location and description of any discharge associated with industrial activity other than construction.

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

### ***For Road Projects Only***

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete  
☐ Asphaltic concrete pavement  
☐ Other: \_\_\_\_\_

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

Length of R.O.W.: \_\_\_\_\_ feet.  
Width of R.O.W.: \_\_\_\_\_ feet.  
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: \_\_\_\_\_ feet.  
Width of pavement area: \_\_\_\_\_ feet.  
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$   
Pavement area \_\_\_\_\_ acres  $\div$  R.O.W. area \_\_\_\_\_ acres  $\times 100 = \text{_____ \%}$  impervious cover.

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

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

24. ☒ **Attachment E - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff



quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

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

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.

☐ Proposed.

☐ N/A

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

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

☒ N/A

27. Tanks and substance stored:

**Table 2 - Tanks and Substance Storage**

<b><i>AST Number</i></b>	<b><i>Size (Gallons)</i></b>	<b><i>Substance to be Stored</i></b>	<b><i>Tank Material</i></b>
1			

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

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

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

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

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

**Table 3 - Secondary Containment**

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

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

30. Piping:

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

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

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

☐ Interior dimensions (length, width, depth and wall and floor thickness).

- ☐ Internal drainage to a point convenient for the collection of any spillage.
  - ☐ Tanks clearly labeled
  - ☐ Piping clearly labeled
  - ☐ Dispenser clearly labeled
33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.
- ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
  - ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

## ***Site Plan Requirements***

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.
- Site Plan Scale: 1" = 400'.
35. 100-year floodplain boundaries:
- ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
  - ☐ No part of the project site is located within the 100-year floodplain.
- The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA DFIRM (Digital Flood Insurance Rate Map for Williamson County, Texas & Incorporated Areas) Panel Number 48491C0435F dated December 20, 2019.
36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☒ Surface waters (including wetlands).  
☐ N/A
43. ☒ Locations where stormwater discharges to surface water.  
☐ There will be no discharges to surface water.
44. ☒ Temporary aboveground storage tank facilities.  
☐ Temporary aboveground storage tank facilities will not be located on this site.
45. ☐ Permanent aboveground storage tank facilities.  
☒ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

### ***Permanent Best Management Practices (BMPs)***

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

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.  
☐ N/A
48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.  
☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.  
☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: \_\_\_\_\_.  
☐ N/A
49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.  
☐ N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from

permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
- ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
- ☒ The site will not be used for low density single-family residential development.

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

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

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

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

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

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



- ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
54. ☒ **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.
- ☐ N/A
55. ☒ **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.
- ☐ N/A
56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
- ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
  - ☒ Signed by the owner or responsible party
  - ☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
  - ☒ Contains a discussion of record keeping procedures
- ☐ N/A
57. ☐ **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- ☒ N/A
58. ☒ **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.
- ☐ N/A

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

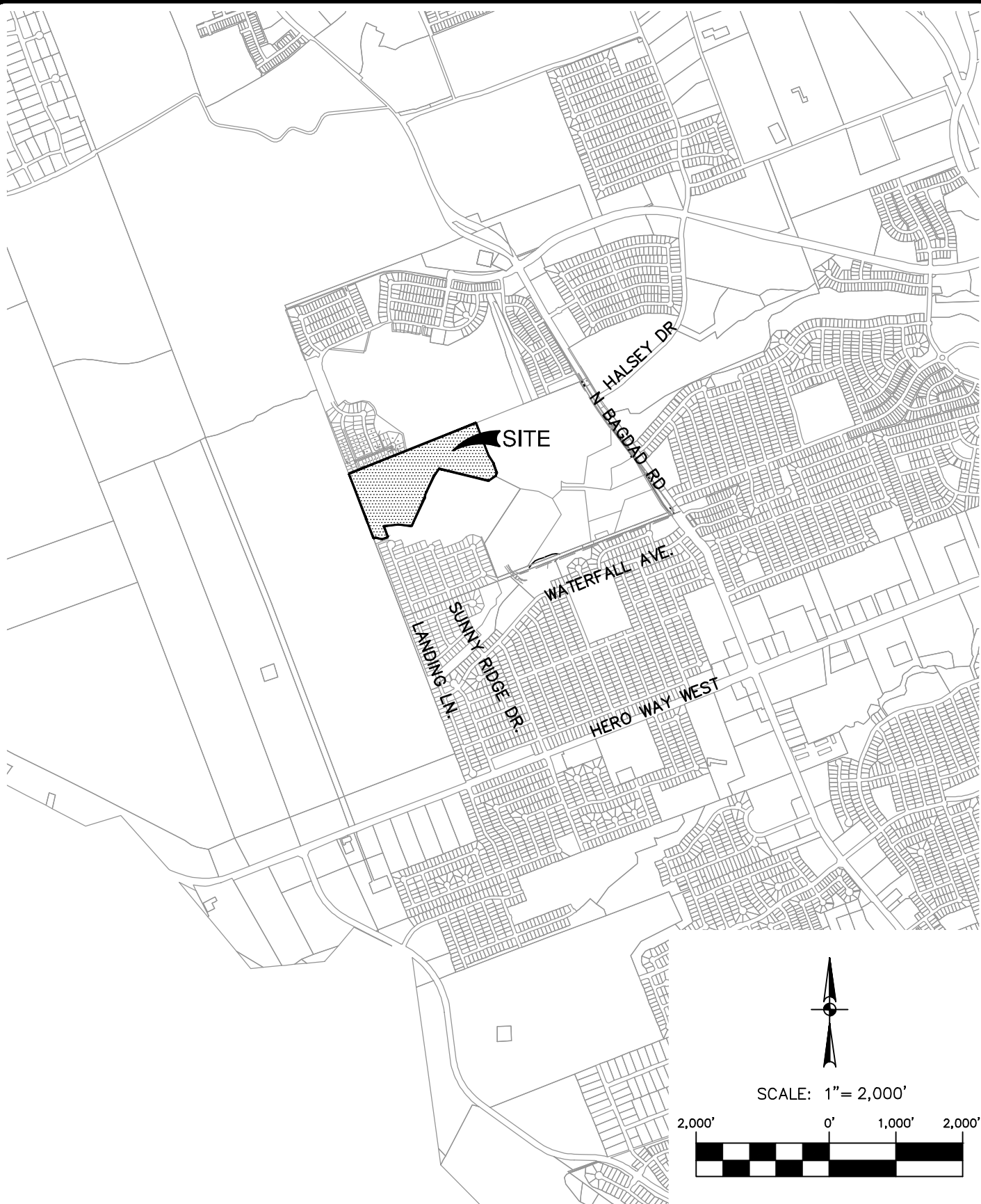
59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or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

## ***Administrative Information***

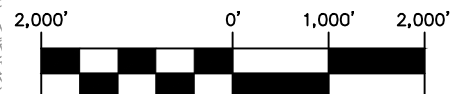
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. ☒ Any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

# **ATTACHMENT A**

Job: Jun 14, 2024, 4:54pm User ID: CKrouse  
File: H:\Projects\51167\03\001 Construction Documents\Documents\Reports\02\02\02 Application\CAD Exhibits\210702\_Road Map.dwg



SCALE: 1" = 2,000'



JOB NO. 51167-03  
DATE JUNE 2024  
DESIGNER  
CHECKED AC DRAWN CK  
SHEET 1 of 1

**HAWKES LANDING NORTH PHASE 3**  
**LEANDER, TEXAS**  
**ATTACHMENT A - ROAD MAP**

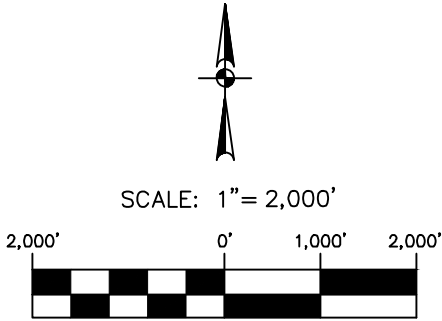
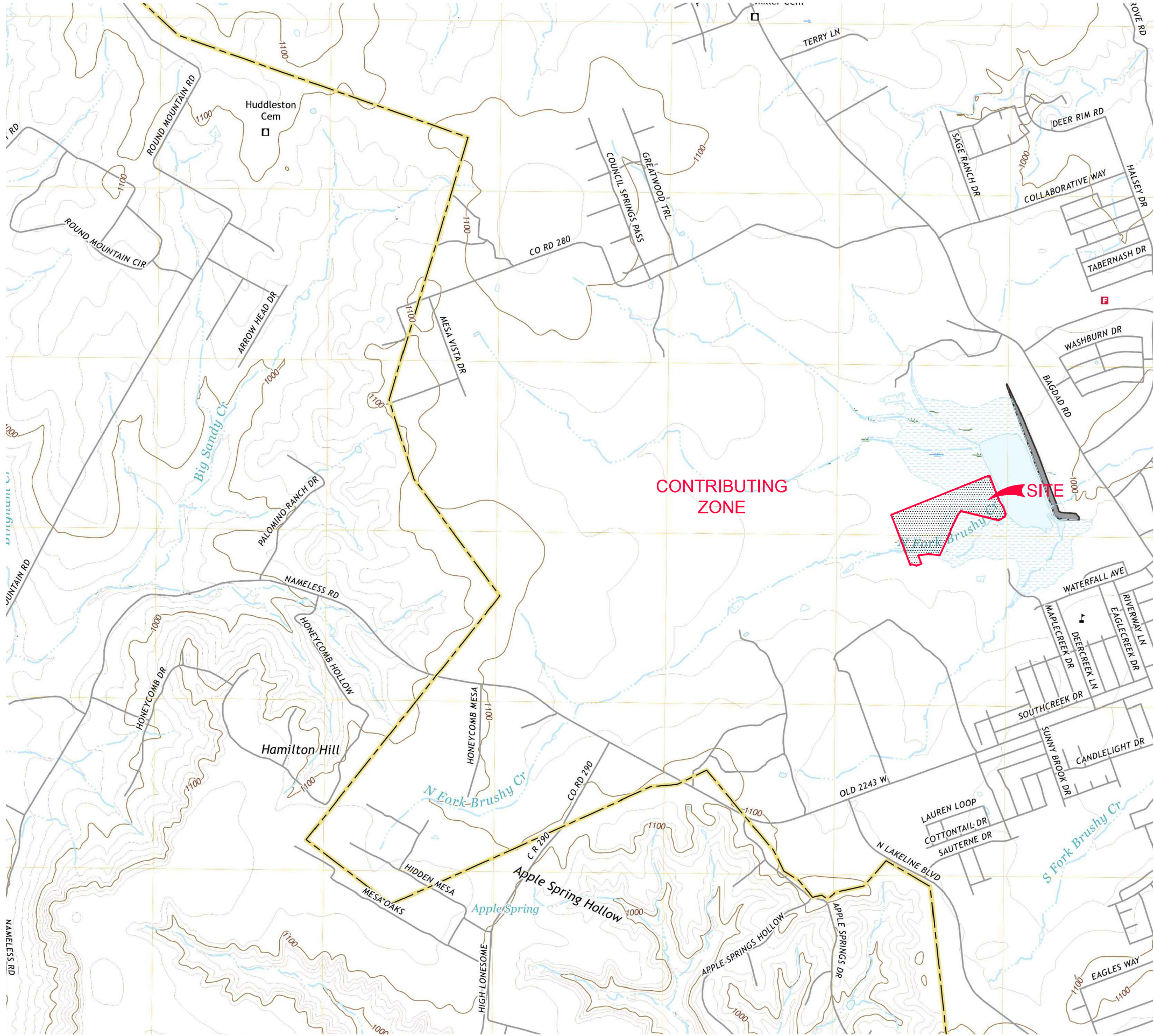
**Pape-Dawson**  
**ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

# **ATTACHMENT B**



Date: Jun 17, 2024, 9:20am User ID: CKrause  
 File: H:\Projects\511\67\03\301 Construction Documents\Reports\CZF\2\_CZF Application\CAD Exhibits\210715 USGS Quad Map.dwg



HAWKES LANDING NORTH PHASE 3

LEANDER, TEXAS

ATTACHMENT B - USGS QUAD MAP

JOB NO.	51167-03
DATE	JUNE 2024
DESIGNER	
CHECKED	AC
DRAWN	CK
SHEET	1 of 1



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 TBPE FIRM REGISTRATION #470 | TBPE'S FIRM REGISTRATION #1022801

**ATTACHMENT C**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **PROJECT NARRATIVE**

Hawkes Landing North Phase 3 is an approximately 37.97-acre single-family residential development proposed northwest of the intersection of Bagdad Road and Hero Way. The site is located within the city limits of the City of Leander, Texas and is entirely over the Edwards Aquifer Contributing Zone. The site contains the Upper Brushy Creek WCID Dam No. 1. cursory visual observation indicates that the site is covered with moderately dense vegetation. Much of the property drains to the Upper Brushy Creek WCID Dam No. 1.

The Hawkes Landing North Phase 3 Contributing Zone Plan (CZP) proposes clearing, grading, excavation, installation of utilities and drainage improvements, construction of streets, sidewalks, 81 single-family homes with associated driveways, miscellaneous improvements, one (1) batch detention basin. Approximately 9.73 acres of impervious cover is proposed for this project, or 25.63% of the 37.97-acre project limits. Therefore, TSS removal is required for the 9.73 acres of proposed impervious cover for the Hawkes Landing North Phase 3 development, which is 25.63% of the 37.97-acre project limits.

One (1) batch detention basin (Batch Detention Pond 9) is proposed as the Permanent Best Management Practices (PBMPs) for this development. There is one (1) uncaptured watershed comprising 21.17 acres (0.74 acres of impervious cover) with the Hawkes Landing North Phase 3 development that is treated via overtreatment by Batch Detention Pond 9 (the allocation of uncaptured TSS loads is indicated on the Treatment Summary Table). All PBMPs have been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Please see the Treatment Summary Table provided with the attached construction plan sheets for more detail.

Since this project is located entirely over the Edwards Aquifer Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on-site.

## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

Potable water will be supplied by the City of Leander. The proposed development will generate approximately 19,900 gallons per day (average flow) of domestic wastewater. Wastewater will be disposed of by conveyance to the existing Leander Wastewater Treatment

# **ATTACHMENT D**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **FACTORS AFFECTING SURFACE WATER QUALITY**

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

- Soil erosion due to the clearing of the site for roads, residential homes, and drainage structures;
- Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Hydrocarbons from asphalt paving operations;
- Miscellaneous trash and litter from construction workers and material wrappings;
- Construction debris;
- Concrete truck washout; and
- Potential overflow/spills from portable toilets.

Potential sources of pollution that may be reasonably be expected to affect the quality of stormwater discharges from the site after development include:

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

**ATTACHMENT E**



## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

### **VOLUME AND CHARACTER OF STORMWATER**

Stormwater runoff will increase as a result of this development. On-site drainage generally flows from the northwest to the southeast. The Hawkes Landing North Phase 3 development encroaches onto two watersheds: NFBC\_030 and NFBC\_080. The peak flow runoff during the 100-year storm event for pre-development conditions for the NFBC\_030 and NFBC\_080 watersheds are approximately 1776 cfs and 463 cfs, respectively. The peak flow runoff during the 100-year storm event for post-development conditions for the NFBC\_030 and NFBC\_080 watersheds are approximately 1790 cfs and 461 cfs respectively. Values are based on the frequency-based storm precipitation distribution using NOAA Atlas 14 values. Stormwater runoff from the development can be characterized as overland, shallow-concentrated, and channelized flow from a proposed single-family residential development.



# **ATTACHMENT J**

## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

### **BMPs FOR UPGRAIDENT STORMWATER**

Upgradient stormwater will cross the site from along the western and northern edge of the project limits. Off-site stormwater contributed by existing development to the north was included in the runoff calculation and additional volume is provided for in Batch Detention Pond 9. Stormwater runoff from undeveloped areas to the west of the project limits will be diverted through the site by a proposed drainage swale to discharge into the North Fork of Brushy Creek. No treatment is provided for off-site stormwater.

“One (1) batch detention basin is proposed as the Permanent Best Management Practice (PBMP) for this development. The PBMP has been designed in accordance with the Texas Commission on Environmental Quality’s (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

**ATTACHMENT K**

## **HAWKES LANDING NORTH PHASE 3**

### **Contributing Zone Plan Modification Application**

#### **BMPs FOR ON-SITE STORMWATER**

One (1) batch detention basin is proposed as the Permanent Best Management Practice (PBMP) for this development. There is one (1) uncaptured watershed, contributing approximately 0.74 acres of impervious cover for uncaptured portions of streets, homes, and sidewalk that will be treated via overtreatment provided by the batch detention basin.

The PBMP has been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Please see the Treatment Summary Table attached for more detail.

**ATTACHMENT L**

# **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

## **BMPs FOR SURFACE STREAMS**

One (1) batch detention basin is proposed as the Permanent Best Management Practices (PBMPs) for this development.

The PBMP has been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Runoff from impervious cover areas will be treated by the proposed water quality basin prior to discharge downstream into the Upper Brushy Creek WCID Dam No. 1.

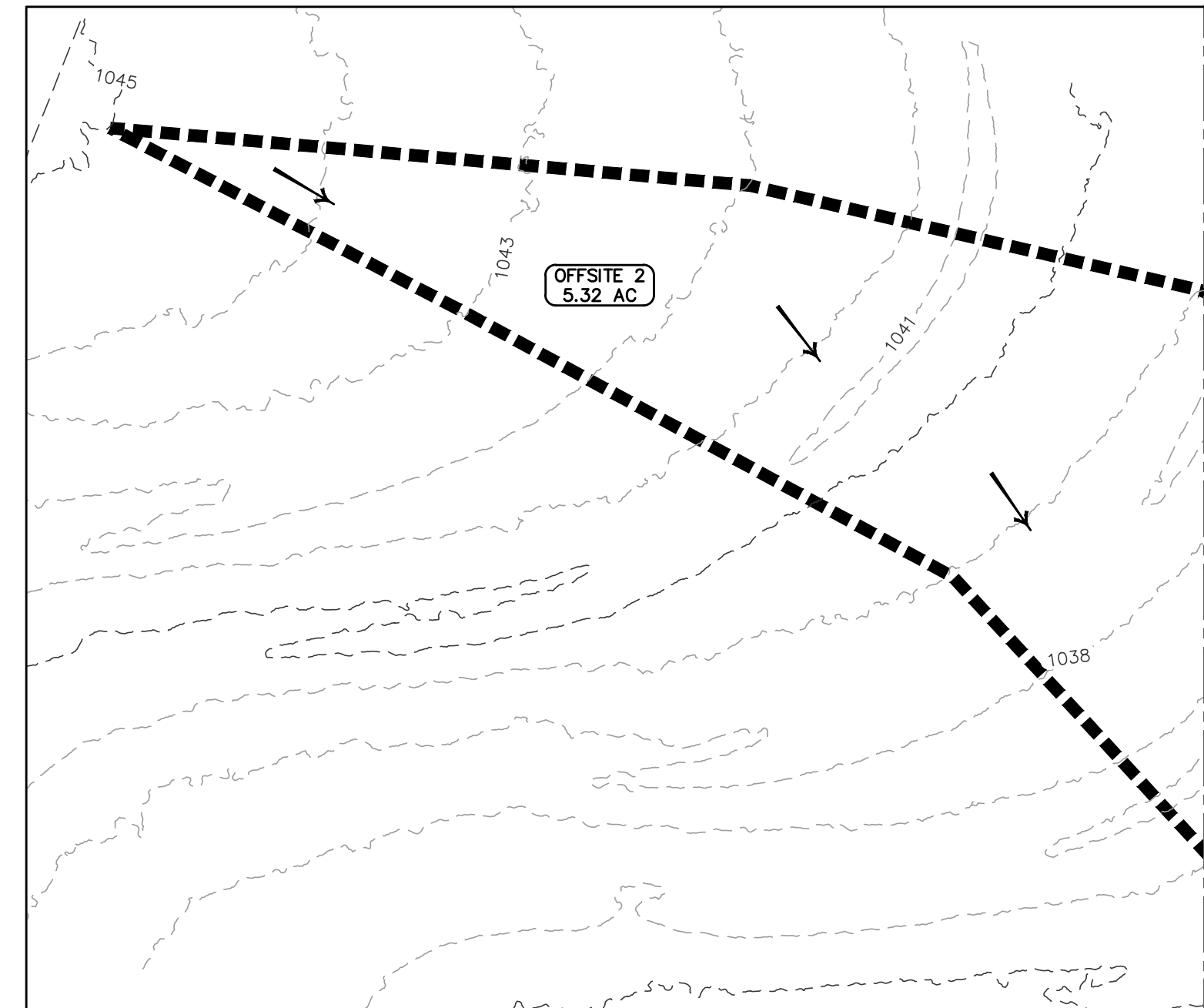
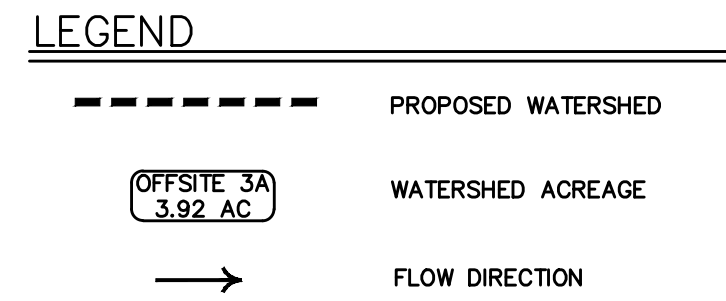
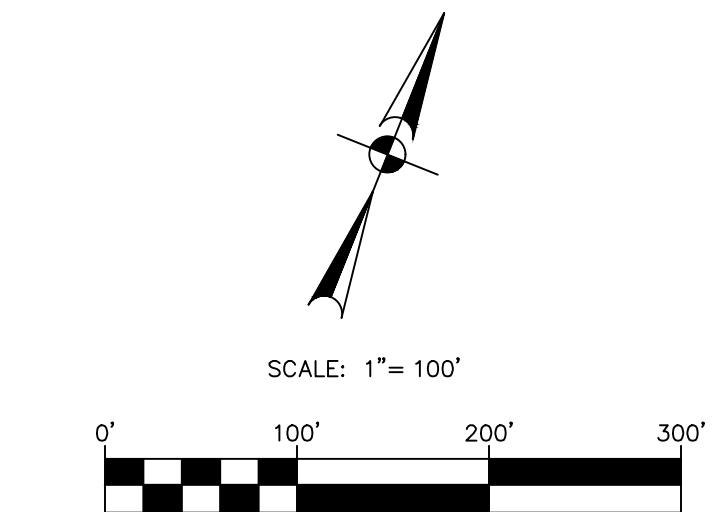
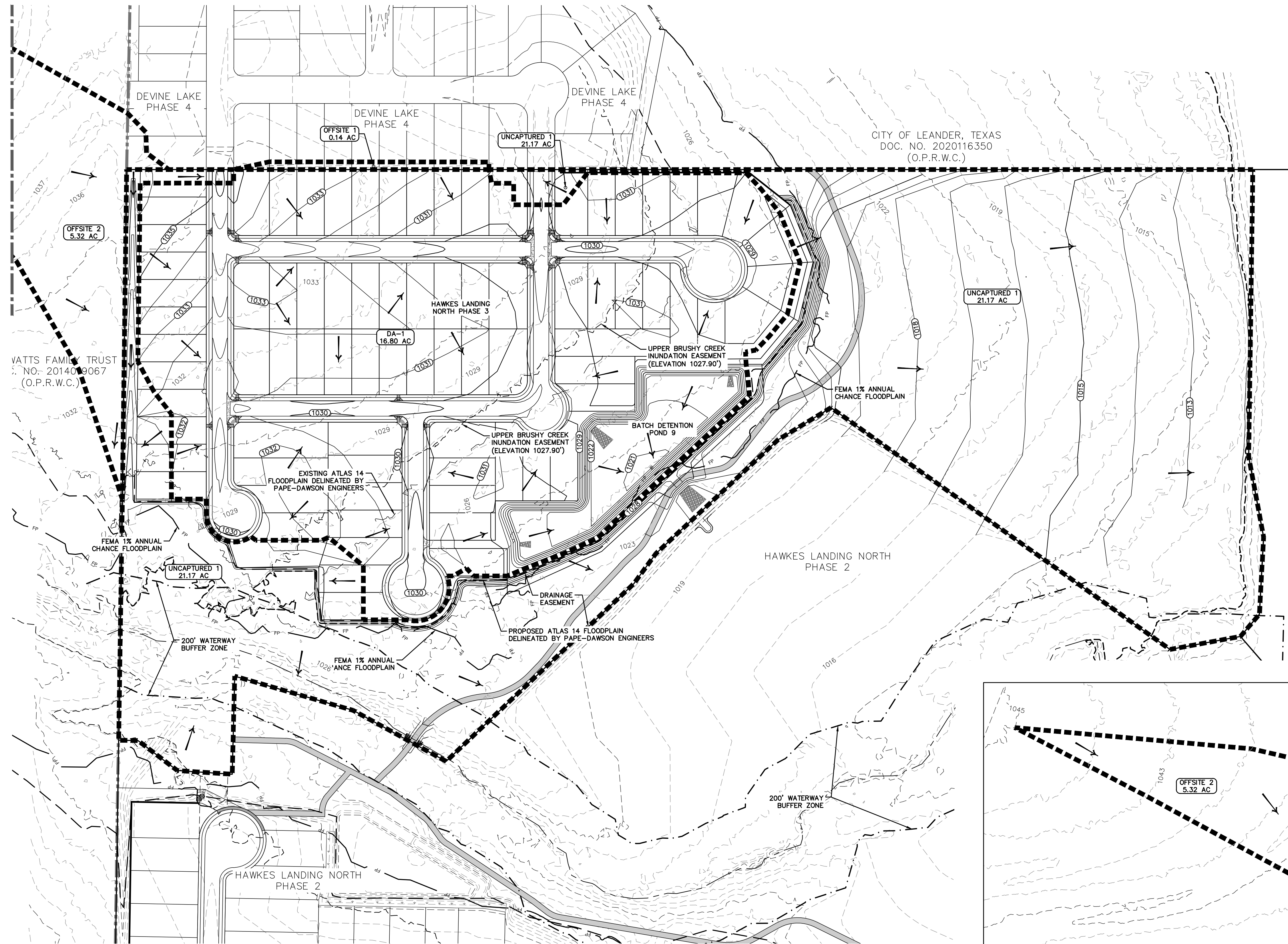
**ATTACHMENT M**



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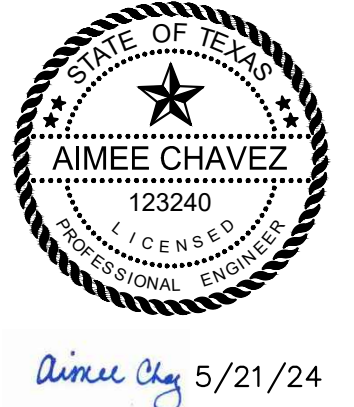
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HAWKES LANDING NORTH, PHASE 3 - WATER QUALITY TREATMENT SUMMARY							
WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L <sub>M</sub>	TSS REMOVED ANNUALLY (LBS) L <sub>R</sub>
DA-1	16.80	8.98	0.00	8.98	BATCH DETENTION POND 9	7819	8467
UNCAPTURED 1	21.17	0.74	0.00	0.74	OVER TREATMENT BY BATCH DETENTION POND 9	648	0
<b>TOTAL</b>	<b>37.97</b>	<b>9.73</b>	<b>0.00</b>	<b>9.73</b>		<b>8467</b>	<b>8467</b>
OFFSITE CONTRIBUTING AREAS - NOT TREATED BY BMP							
OFFSITE 1	0.14	0.00	0.00	0.00	BATCH DETENTION POND 9	N/A	N/A
OFFSITE 2	5.32	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A

CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



**PAPE-DAWSON**  
**ENGINEERS**  
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1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.464.6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #1008601

**HAWKES LANDING NORTH**  
**PHASE 3**  
**CITY OF LEANDER, TEXAS**  
**WATER QUALITY TREATMENT SUMMARY**

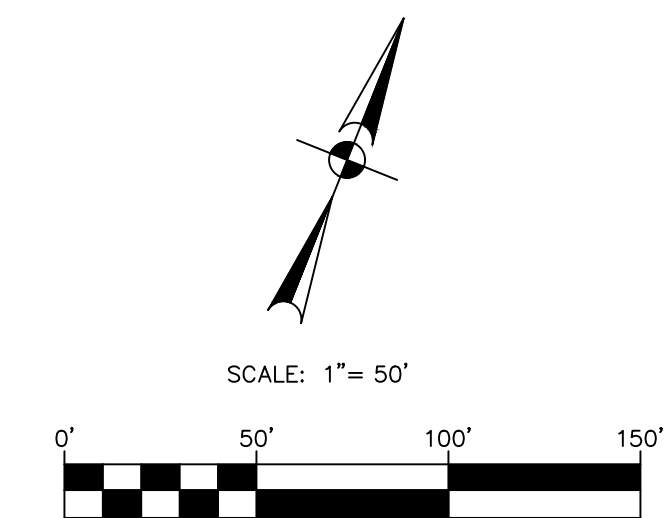
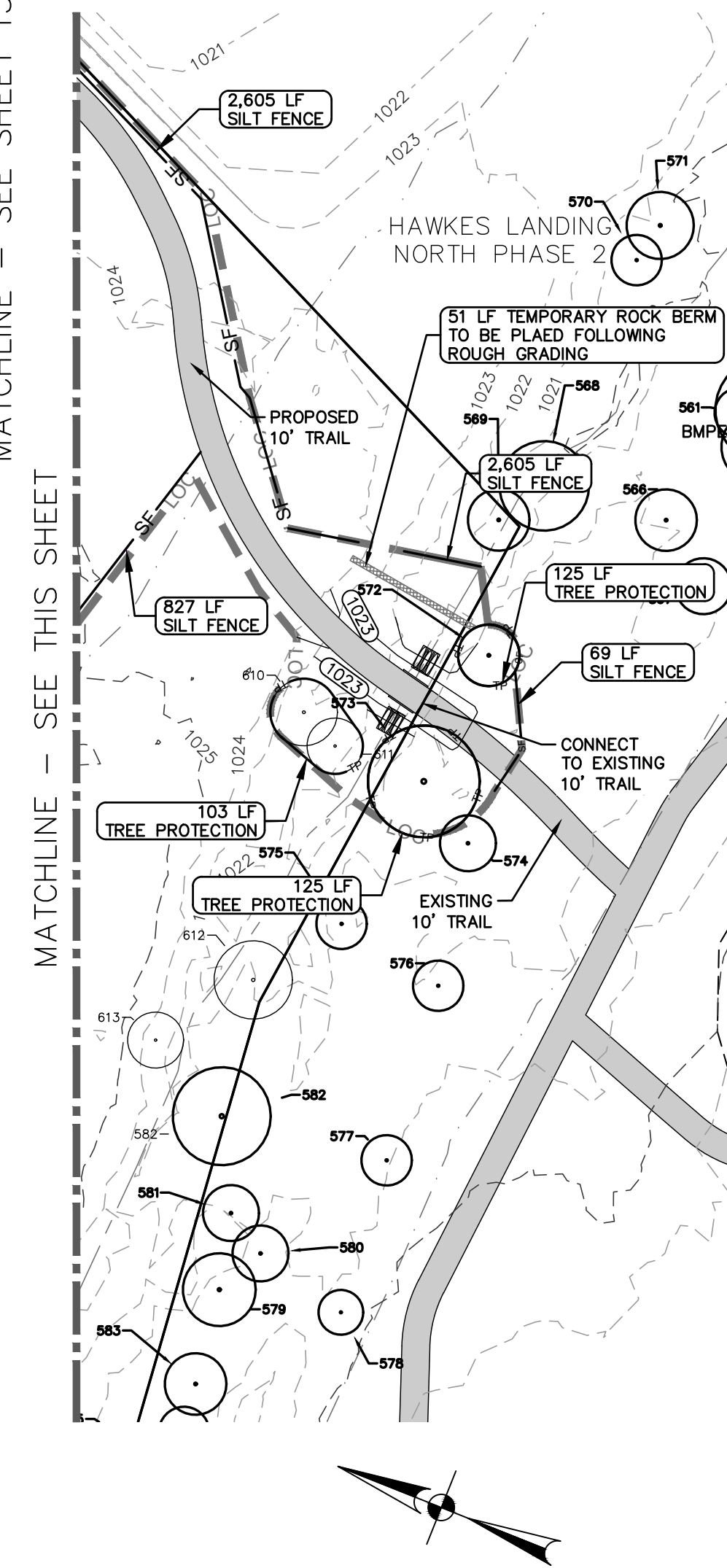
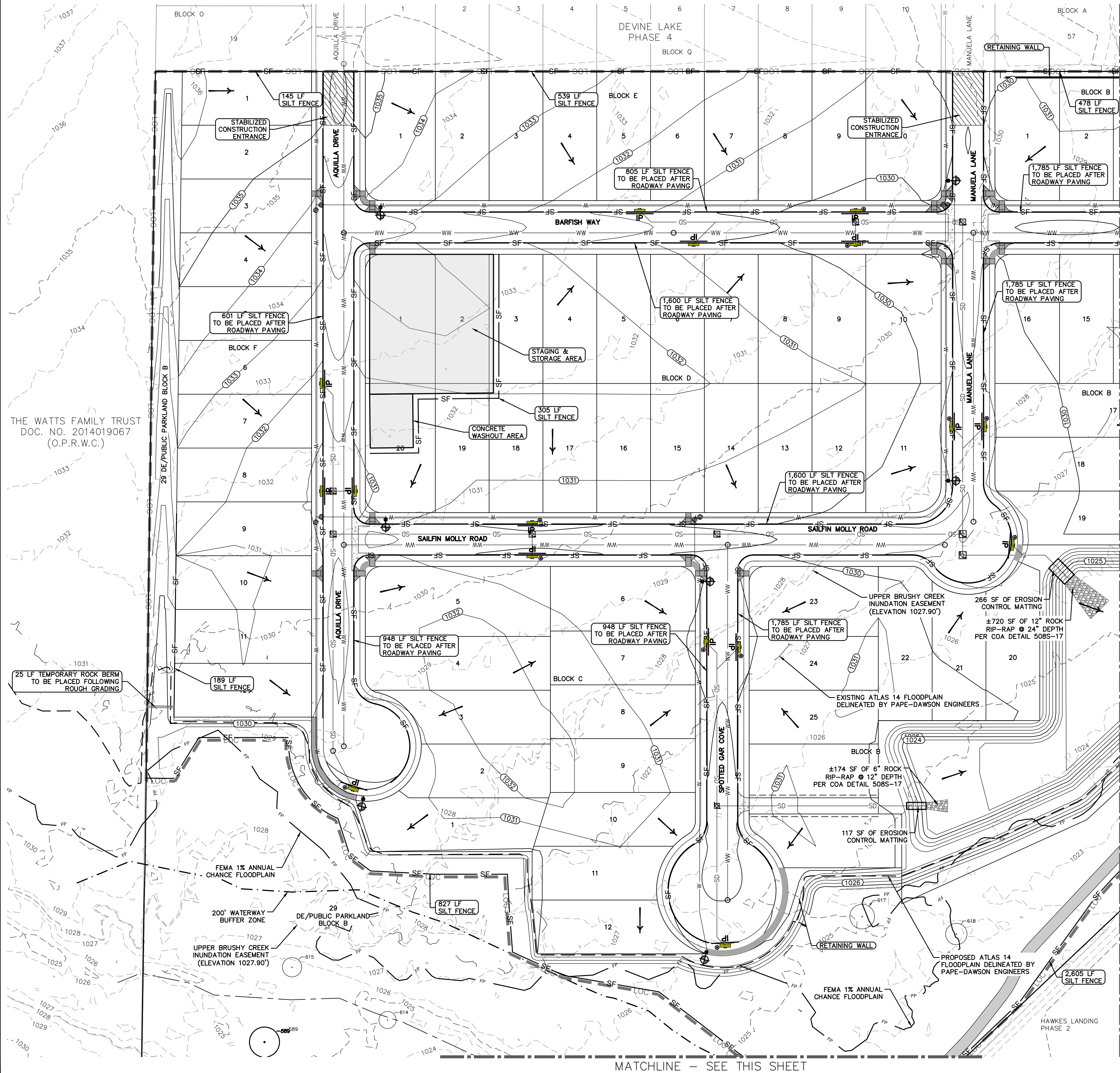
CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 36 OF 68



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#### LEGEND

- LOC
- LIMITS OF CONSTRUCTION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- EROSION CONTROL MATTING (LANDLOK TRM 435)
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- INLET PROTECTION
- SUMP INLET PROTECTION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW ARROW

#### NOTES

- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ANY INLET PROTECTION LABEL WITH A "\*" INDICATES THE USE OF THE SUMP INLET PROTECTION. REFERENCE SHEET 54 FOR DETAIL.

**PAPE-DAWSON ENGINEERS**  
AIMEE CHAVEZ  
123240  
LICENSED PROFESSIONAL ENGINEER  
Since May 5/21/24  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPEC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512.464.6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10058601

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
EROSION & SEDIMENTATION CONTROL  
PLAN 1 OF 3

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
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SHEET 12 OF 68

PICP-24-XXXX

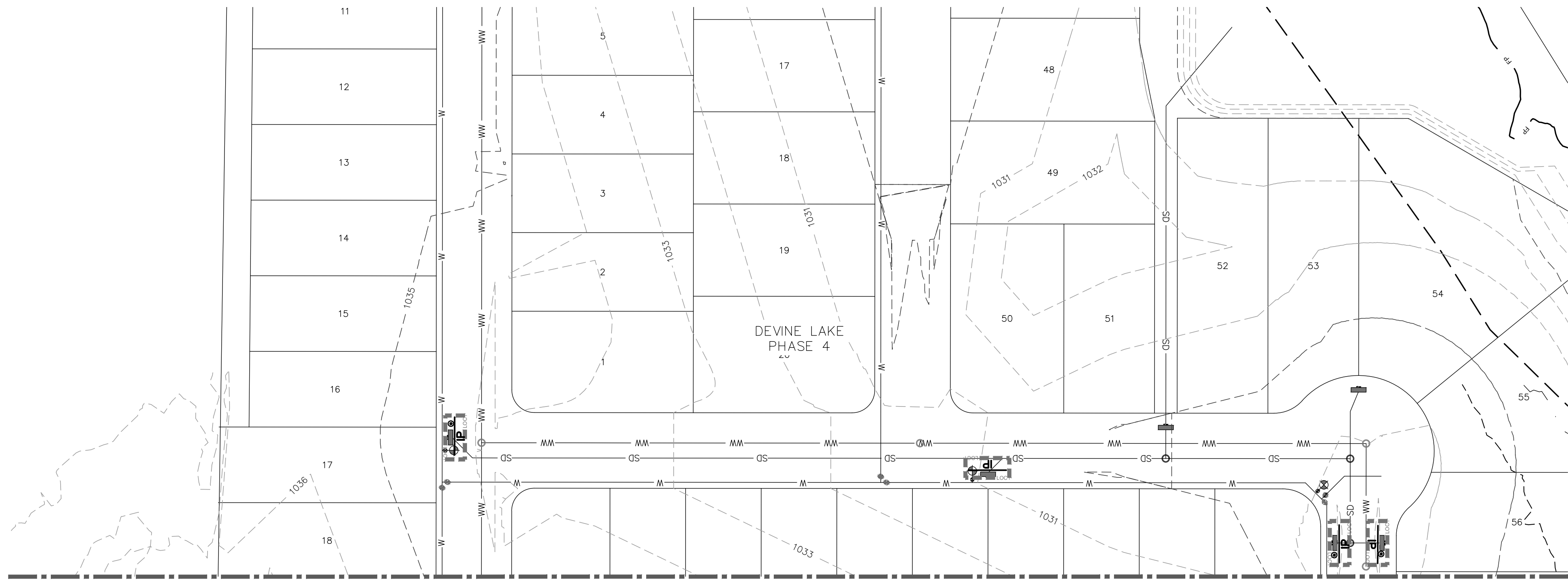




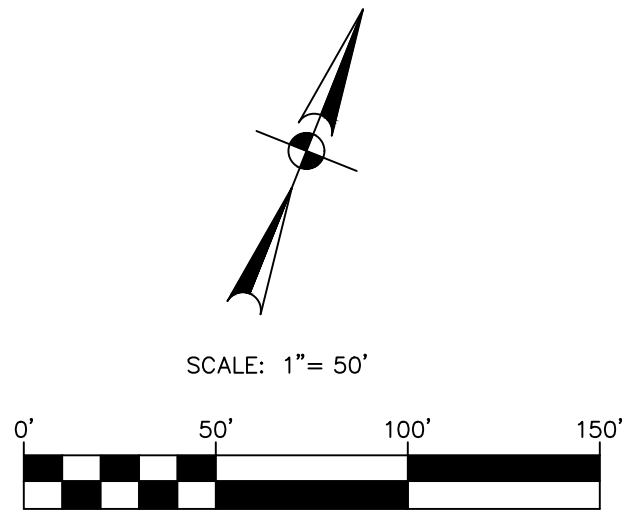


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#### LEGEND

- LOG
- LIMITS OF CONSTRUCTION
- SF FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- EROSION CONTROL MATTING (LANDLOK TRM 435)
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- IP INLET PROTECTION
- SUMP INLET PROTECTION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW ARROW

#### NOTES

- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ANY INLET PROTECTION LABEL WITH A "\*" INDICATES THE USE OF THE SUMP INLET PROTECTION. REFERENCE SHEET 54 FOR DETAIL.

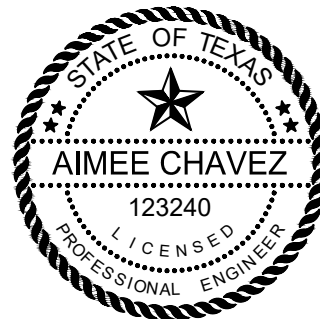


KEY MAP

CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



Since City 5/21/24



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HAWKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
EROSION & SEDIMENTATION CONTROL  
PLAN 3 OF 3

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
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SHEET 14 OF 68







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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **HAWKES LANDING NORTH PHASE 3**  
Date Prepared: **3/15/2027**

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

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

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

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

County = **Williamson** acres  
Total project area included in plan = **37.97** acres  
Predevelopment impervious area within the limits of the plan = **0.00** acres  
Total post-development impervious area within the limits of the plan = **9.73** acres  
Total post-development impervious cover fraction = **0.26**  
 $P$  = **32** inches

$L_M$  TOTAL PROJECT = **8467** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. = **DA - 1**

Total drainage basin/outfall area = **16.80** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres  
Post-development impervious area within drainage basin/outfall area = **8.98** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.53**  
 $L_M$  THIS BASIN = **7819** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Extended Detention**  
Removal efficiency = **91** percent

Batch Detention

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

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

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

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

$A_C$  = **16.80** acres  
 $A_i$  = **8.98** acres  
 $A_p$  = **7.81** acres  
 $L_R$  = **9174** lbs

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

Desired  $L_M$  THIS BASIN = **8467** lbs.

$F$  = **0.92**

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

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = **2.00** inches  
Post Development Runoff Coefficient = **0.38**  
On-site Water Quality Volume = **46028** cubic feet

Calculations from RG-348

Pages 3-36 to 3-37

Off-site area draining to BMP = **0.14** acres  
Off-site impervious cover draining to BMP = **0.00** acres  
Impervious fraction of off-site area = **0.00**  
Off-site Runoff Coefficient = **0.02**  
Off-site Water Quality Volume = **20** cubic feet

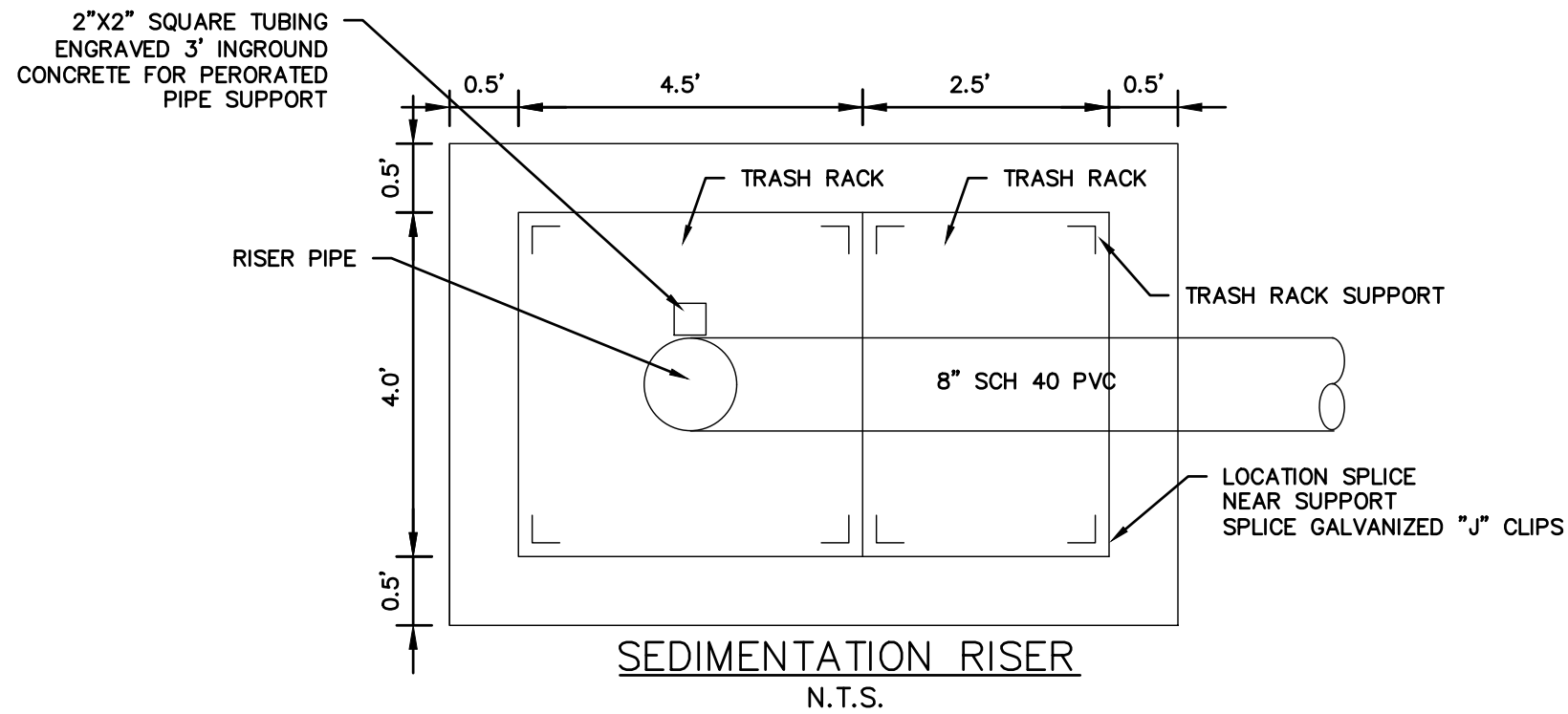
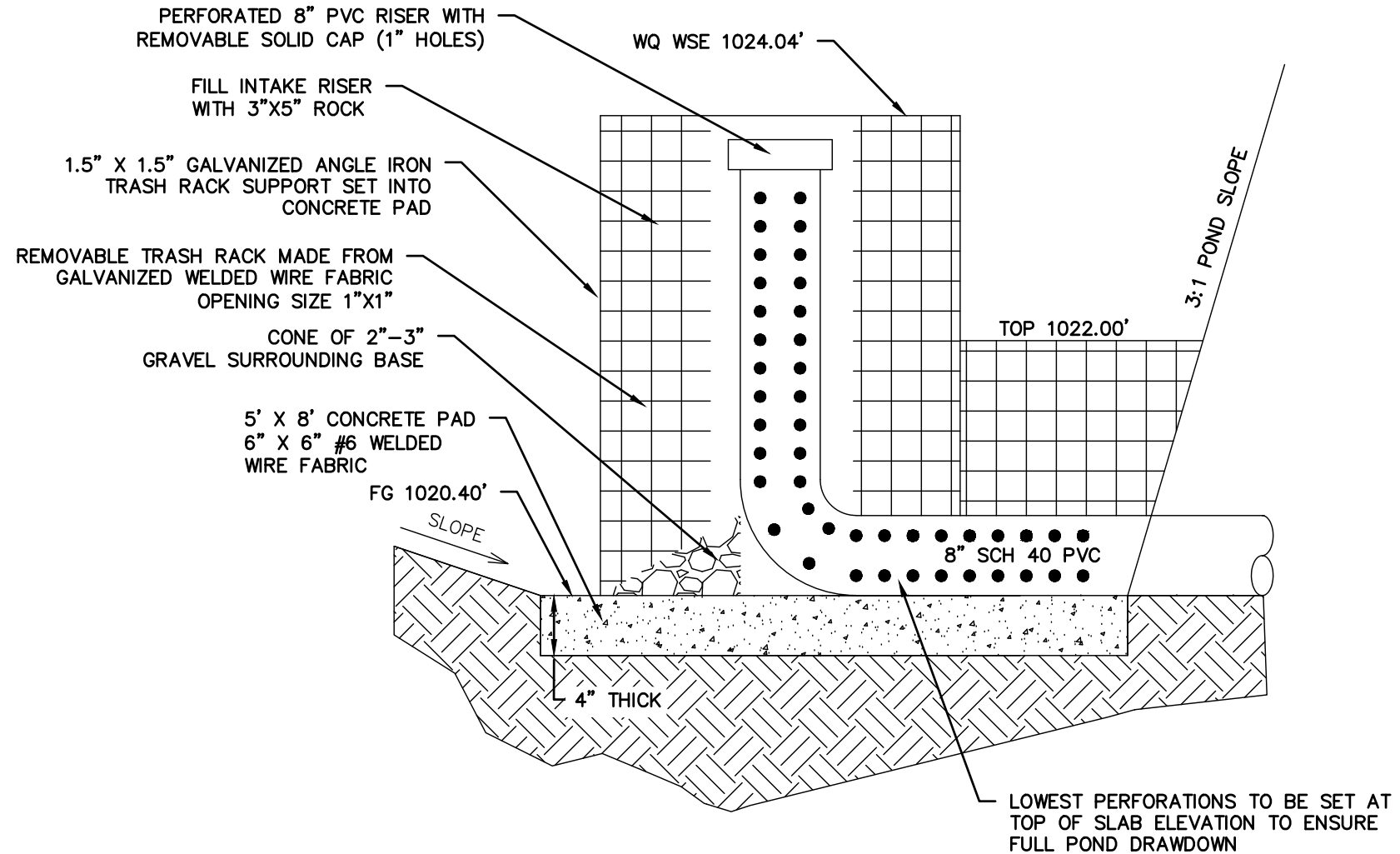
Storage for Sediment = **9210**  
Total Capture Volume (required water quality volume(s) x 1.20) = **55257** cubic feet

Batch Detention Pond 9 Elevation-Area-Storage Table

Stage (ft. msl)	Water Quality Pond 9		Incremental Height (ft)	Incremental Volume Avg. End Area (cf)	Cumulative Volume (cf)	Cumulative Volume (ac-ft)	Comments
	Water Quality Pond Area (sf)	Water Quality Pond Area (ac)					
1020.40	25	0.00	---	---	---	---	
1021.00	2,375	0.05	0.60	720	720	0.02	
1022.00	22,469	0.52	1.00	12,422	13,142	0.30	
1023.00	36,963	0.85	1.00	29,716	42,858	0.98	
1024.00	44,917	1.03	1.00	40,940	83,798	1.92	
1024.04	45,068	1.03	0.04	1,800	85,598	1.97	Water Quality Volume
1025.00	48,854	1.12	0.96	45,082	130,680	3.00	
1025.02	48,931	1.12	0.02	978	131,658	3.02	25-YR WSEL
1025.31	50,052	1.15	0.29	14,353	146,011	3.35	100-YR WSEL
1026.00	52,862	1.21	0.69	35,505	181,516	4.17	
1027.00	56,938	1.31	1.00	54,900	236,416	5.43	
1028.00	61,159	1.40	1.00	59,048	295,464	6.78	
1028.25	62,181	1.43	0.25	15,417	310,882	7.14	

BATCH DETENTION POND 9 UNDERDRAIN SIZING CALCULATIONS

DRAIN LINE ID	WATER QUALITY VOLUME WQV (cf)	AVERAGE DRAWDOWN FLOWRATE FROM ORIFICE (VALVE) Q (cfs)	PIPE DIAMETER D (in)	MANNINGS N	PIPE SLOPE S (ft/ft)	FULL FLOW CAPACITY Qcap	K	FRICTION SLOPE S <sub>f</sub> (ft/ft)
	WQV (cf)	Q (cfs)	D (in)	n	s (ft/ft)	Qcap	K	S <sub>f</sub> (ft/ft)
POND DRAIN 9	85,598	0.74	8	0.010	0.0050	1.11	15.71	0.0022



HOLE FREQUENCY OF PERFORATED RISER PIPE

RISER PIPE DIAMETER = 8"  
HEIGHT OF RISER PIPE = 3.64'  
DIAMETER OF PERFORATIONS = 1"  
NUMBER OF PERFORATIONS PER ROW = 4"  
VERTICAL SPACING BETWEEN ROWS (ON CENTER) = 4"

ORIFICE DRAWDOWN BATCH DETENTION POND 9

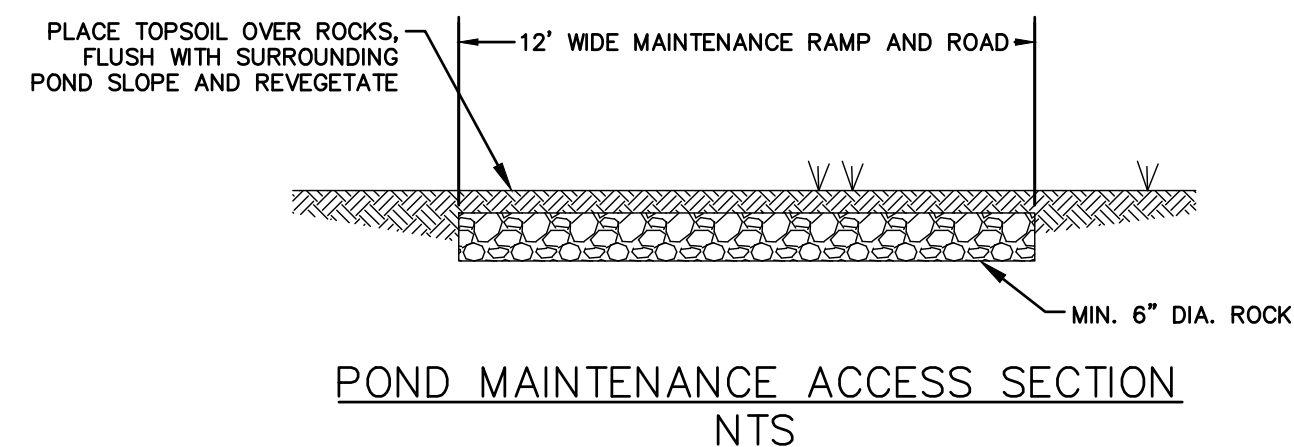
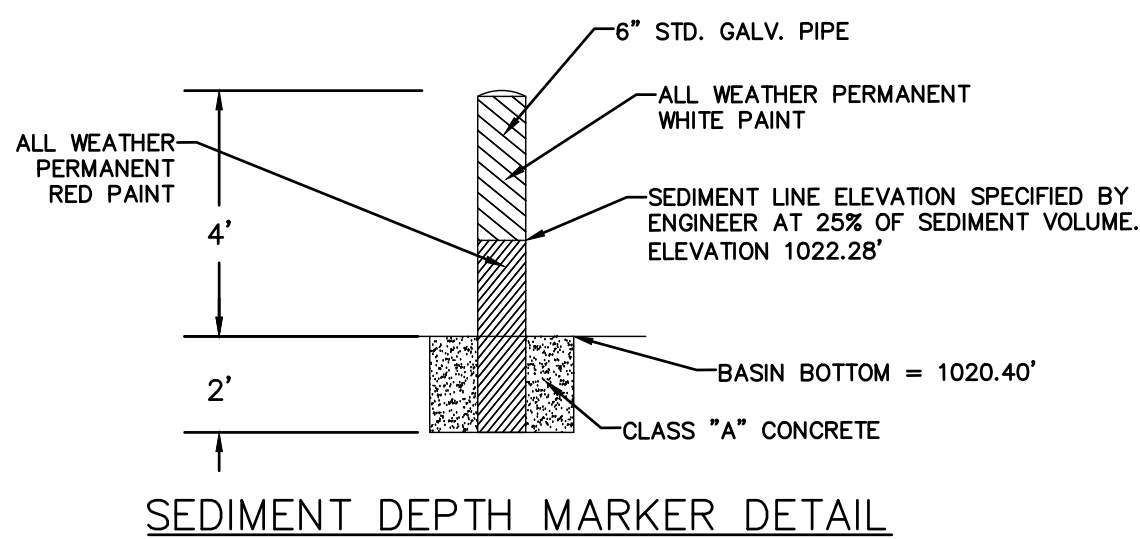
Contour Elevation (ft)	Contour Area (ft²)	Average End Area Method		Orifice Discharge (cfs)	Incremental Drawdown Time (hr)	Total Drawdown Time (hr)
		$V_{1,2} = \left[ \frac{A_1 + A_2}{2} \right] * d$				
		Incremental Volume (ft³)	Total Volume (ft³)			
1024.04	45,068	0	0			0.00
1024.00	44,917	1,800	1,800	0.88	0.57	0.57
1023.00	36,963	40,940	42,739	0.83	13.73	14.30
1022.00	22,469	29,716	72,456	0.71	11.57	25.87
1021.00	2,375	12,422	84,878	0.58	5.98	31.85
1020.40	25	720	85,598	0.44	0.46	32.31

ORIFICE DIAMETER = 4.00 in  
ORIFICE FL ELEV = 1019.45  
ORIFICE CENTROID ELEV = 1019.62  
ORIFICE AREA (A<sub>o</sub>) = 0.087 sf  
ORIFICE COEFFICIENT = 0.6

ORIFICE EQUATION  
 $Q = C A_o \sqrt{2gH}$

Total Drawdown Time (Max 48 hrs)	32.3	hours
Total Hold + Drawdown Time	44.3	hours
Orifice Discharge Rate (Average)	0.74	cfs

POND 9	
Overflow Weir (25 YR)	Overflow Weir (100 YR)
H <sub>25</sub> (ft)= Q <sub>25</sub> /(CL) <sup>2/3</sup>	H <sub>100</sub> (ft)= (Q <sub>100</sub> /(CL)) <sup>2/3</sup>
Q <sub>25</sub> (ft³/s) = 78.55	Q <sub>100</sub> (ft³/s) = 116.26
C = 2.70	C = 2.70
L (ft) = 30.00	L (ft) = 30.00
H <sub>25</sub> (ft)= 0.98	H <sub>100</sub> (ft)= 1.27
V <sub>25</sub> (fps)= 2.67	V <sub>100</sub> (fps)= 3.05



CITY OF LEANDER APPROVAL

PICP-24-XXXX



Drawn By 5/21/24

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512.454.6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

**HAWKES LANDING NORTH**

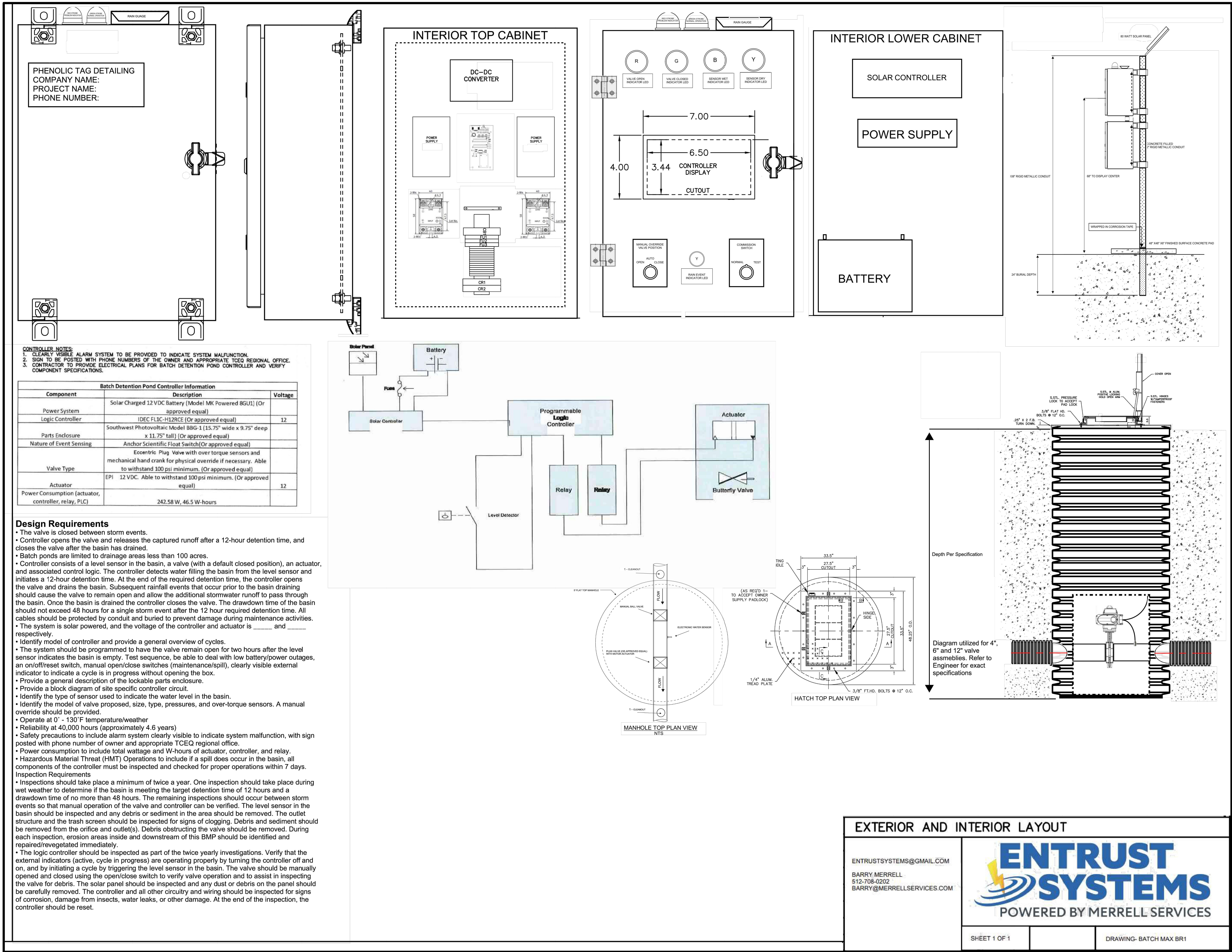
PHASE 3  
CITY OF LEANDER, TEXAS

BATCH DETENTION POND DETAILS 1 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 38 OF 68





CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



Aimee Chavez 5/21/24

**PAPE-DAWSON  
ENGINEERS**

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TYPE FIRM REGISTRATION #0088601

**HAWKES LANDING NORTH**

PHASE 3  
CITY OF LEANDER, TEXAS

BATCH DETENTION POND DETAILS 2 OF 2

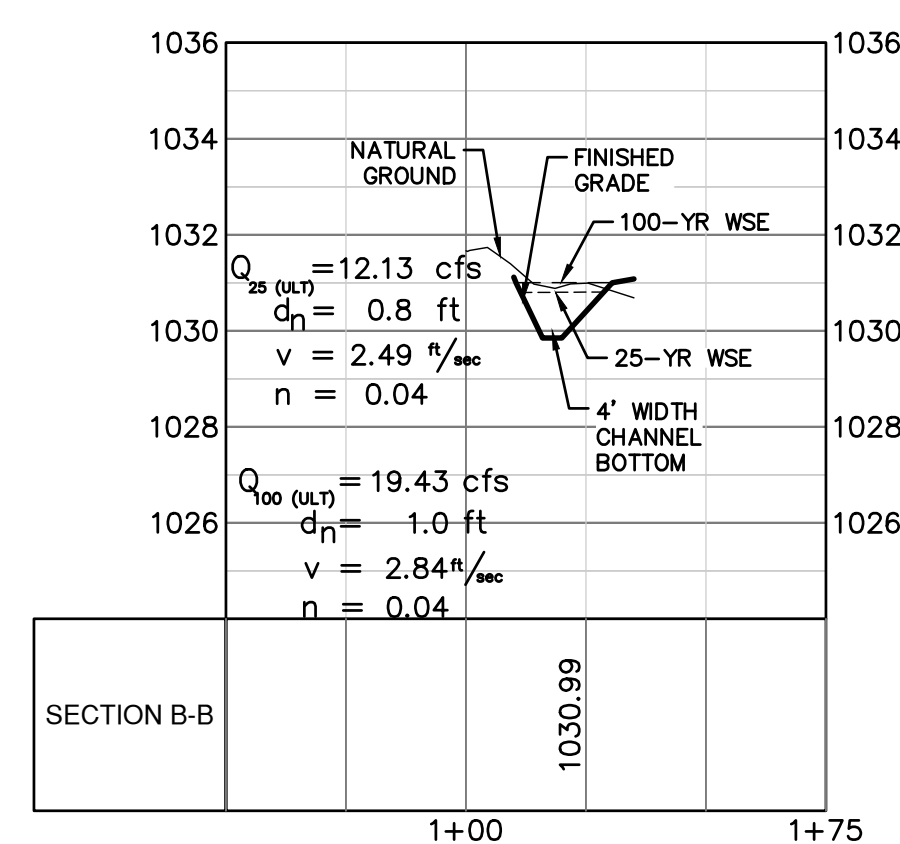
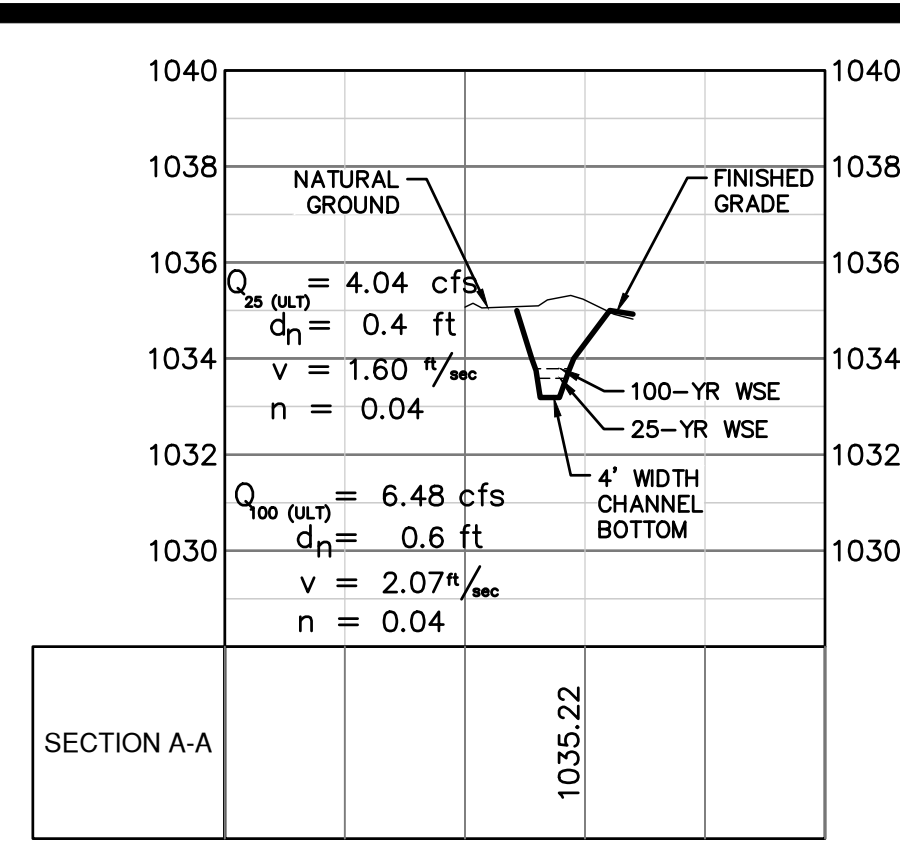
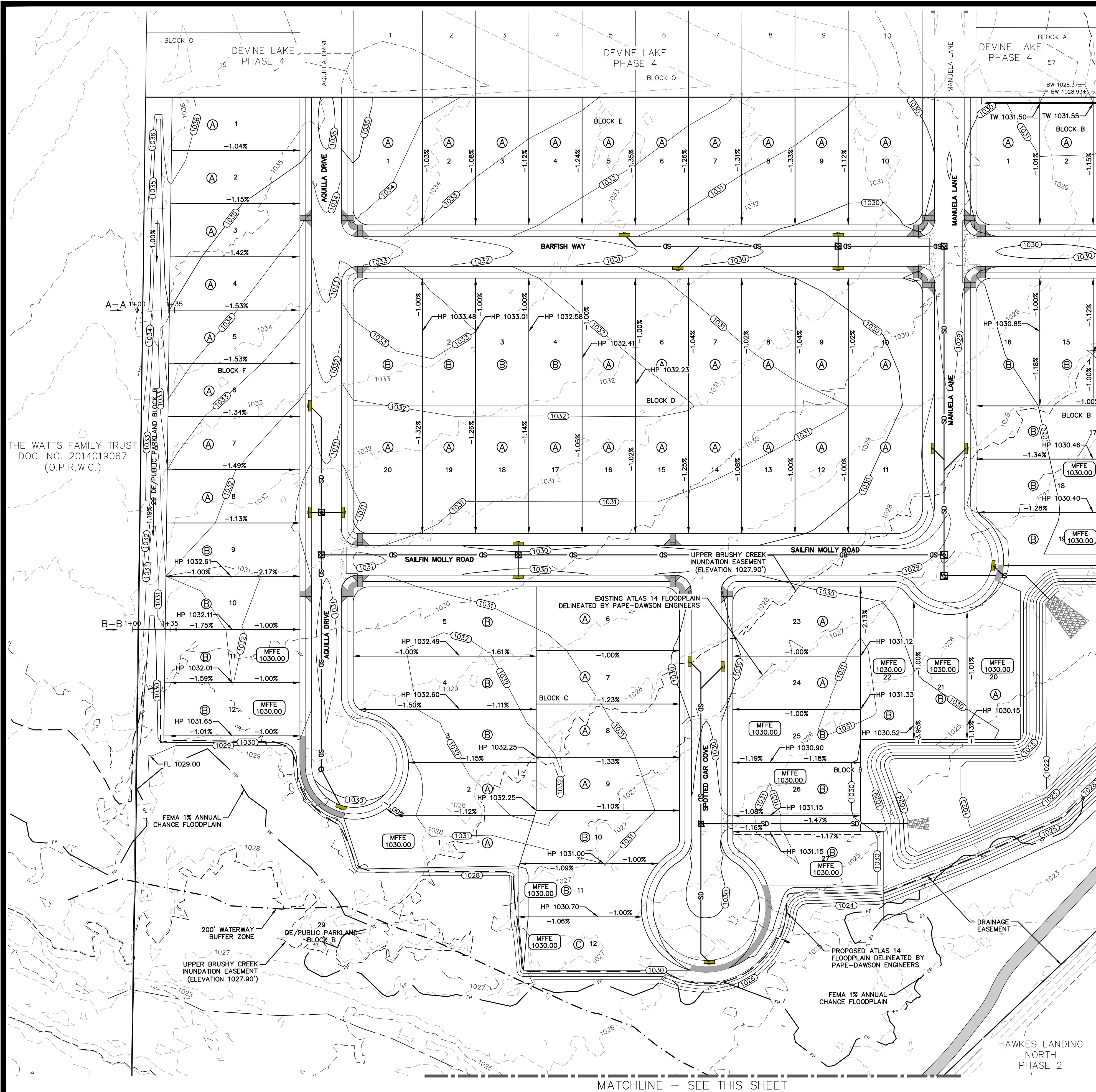
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JOB NO.	51167-03
DATE	MAY 2024
DESIGNER	AS/BA
CHECKED	AC DRAWN JM

SHEET 39 OF 68



Date: May 21, 2024, 2:41pm User ID: audenhofen  
File: H:\Projects\51167\03\001 Construction Documents\Civil\PS1167-03.dwg

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**LEGEND**

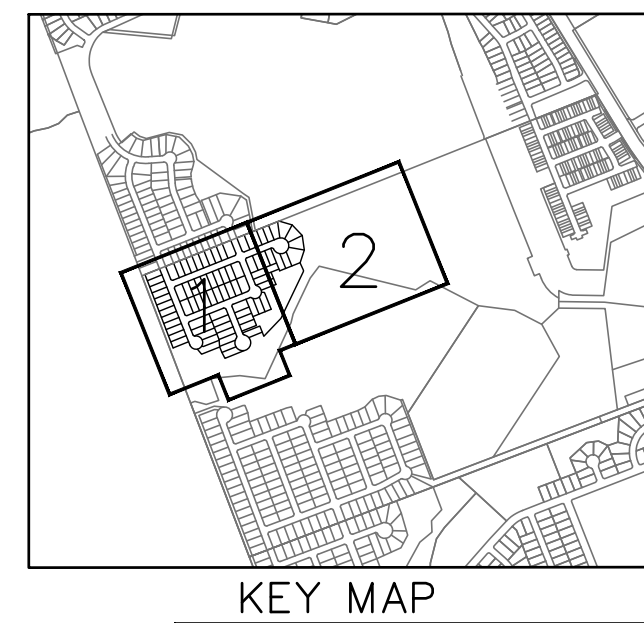
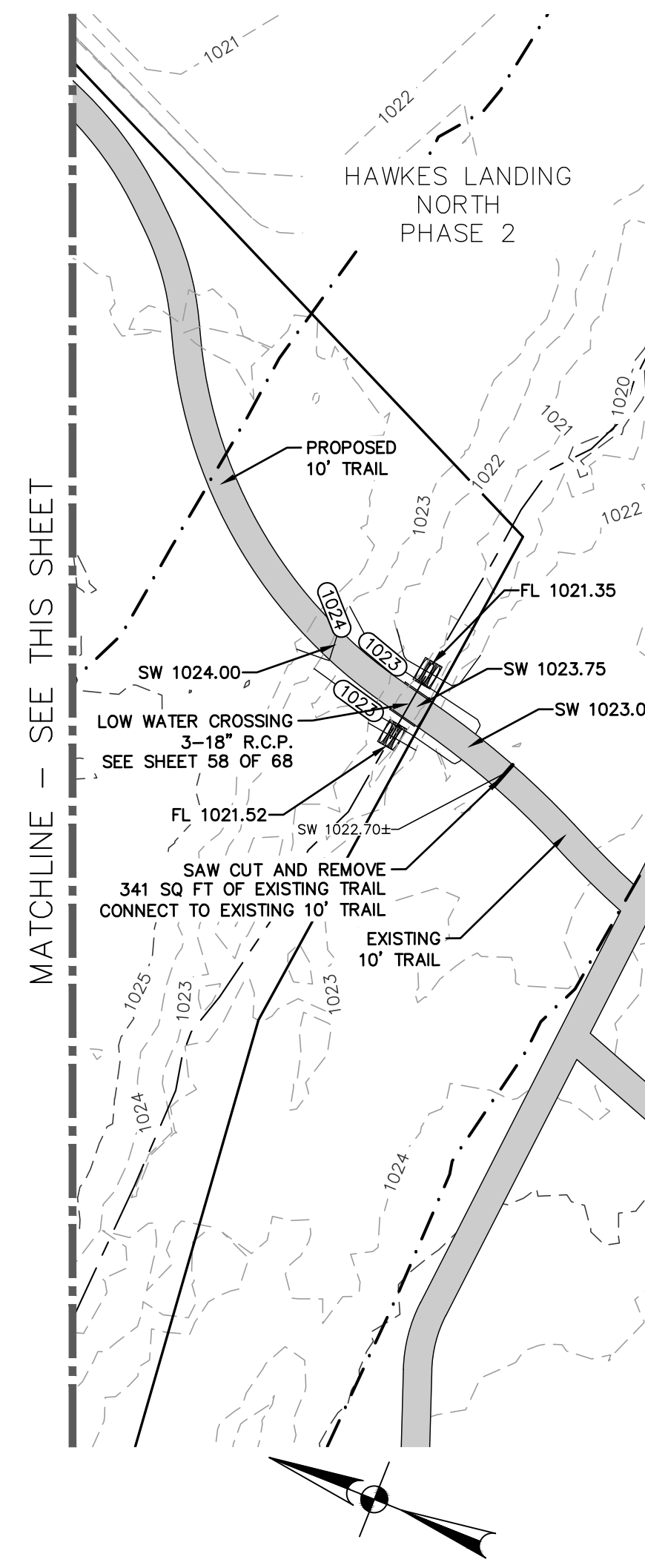
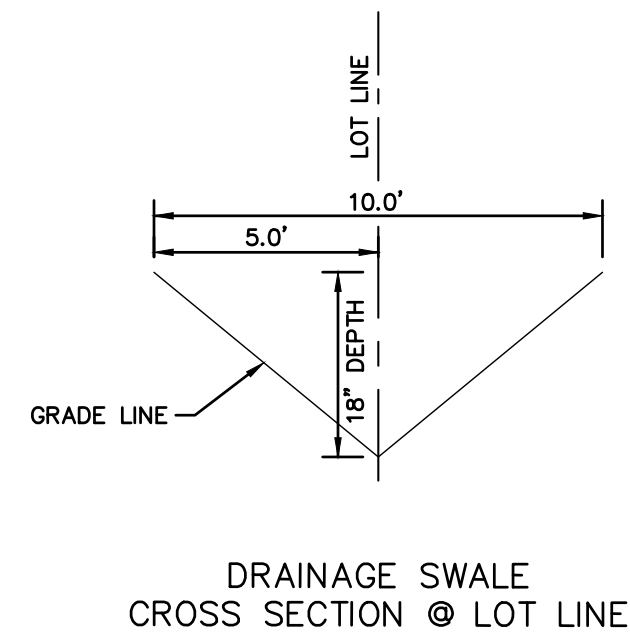
- 735 PROPOSED CONTOURS
- 735 EXISTING CONTOURS
- BOUNDARY LINE
- PROPOSED SWALE (SEE DETAIL THIS SHEET)
- MINIMUM FINISHED FLOOR ELEVATION
- TYPE 'A' LOT GRADING PER FHA-HUD REQUIREMENTS
- TYPE 'B' LOT GRADING PER FHA-HUD REQUIREMENTS
- TYPE 'C' LOT GRADING PER FHA-HUD REQUIREMENTS

MMFE 761.75

A

B

C



**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
GRADING PLAN 1 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 24 OF 68

**PAPE-DAWSON ENGINEERS**  
AIMEE CHAVEZ  
123240  
LICENSED PROFESSIONAL ENGINEER  
Austin, TX 5/21/24

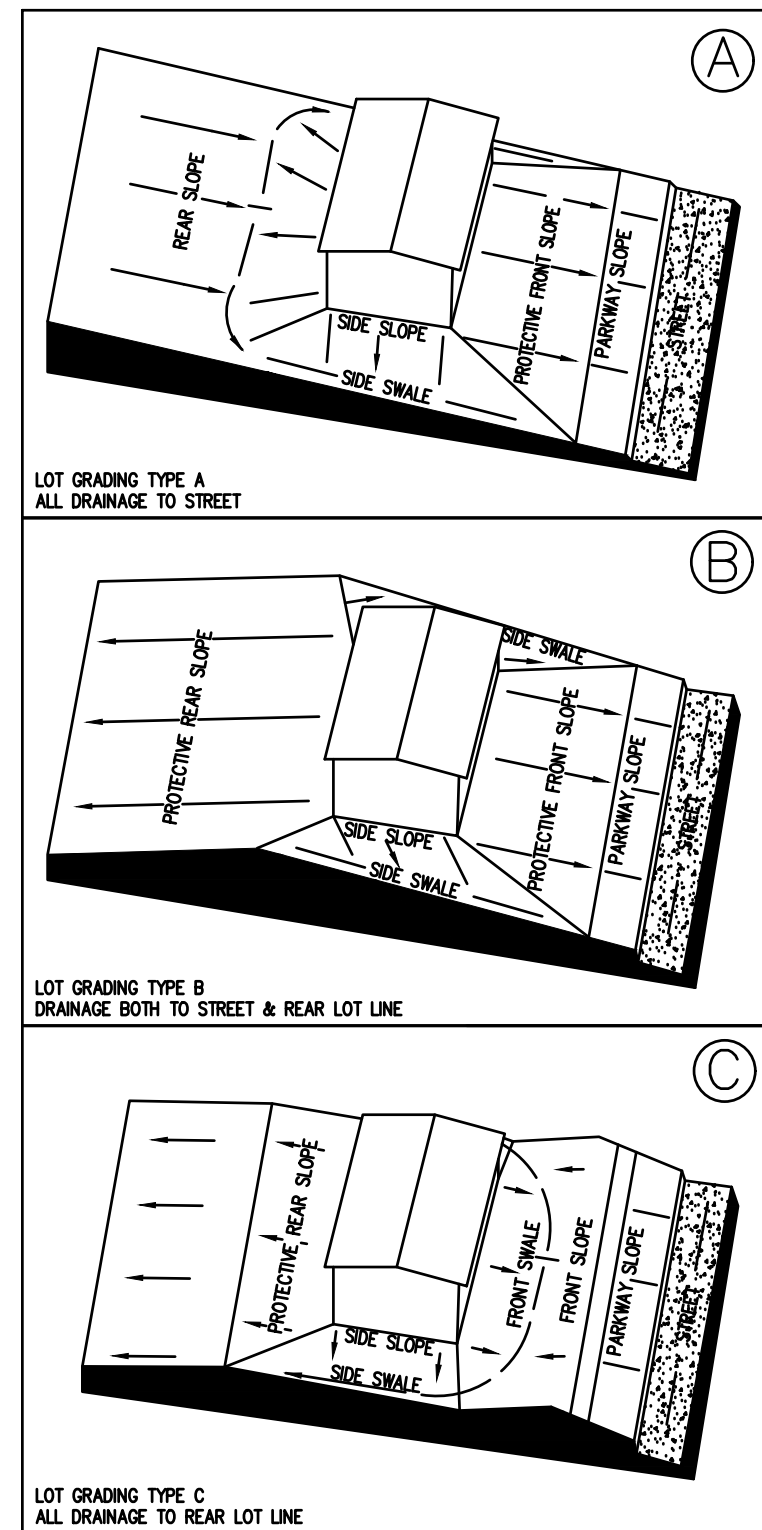
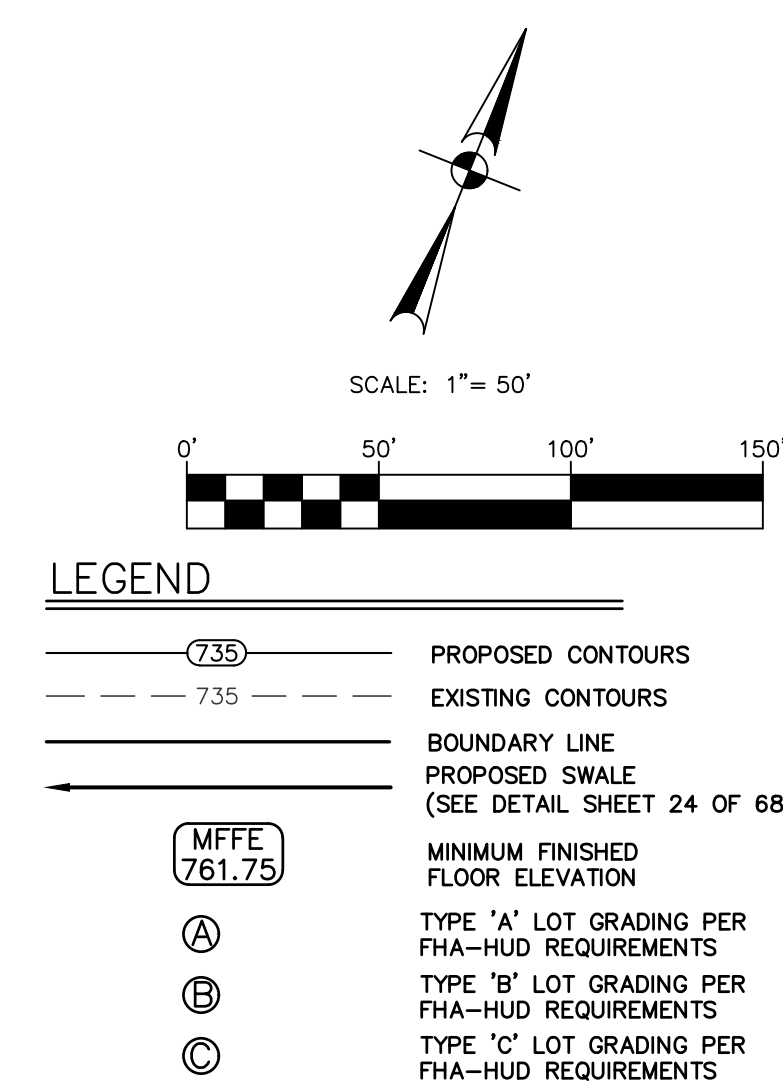
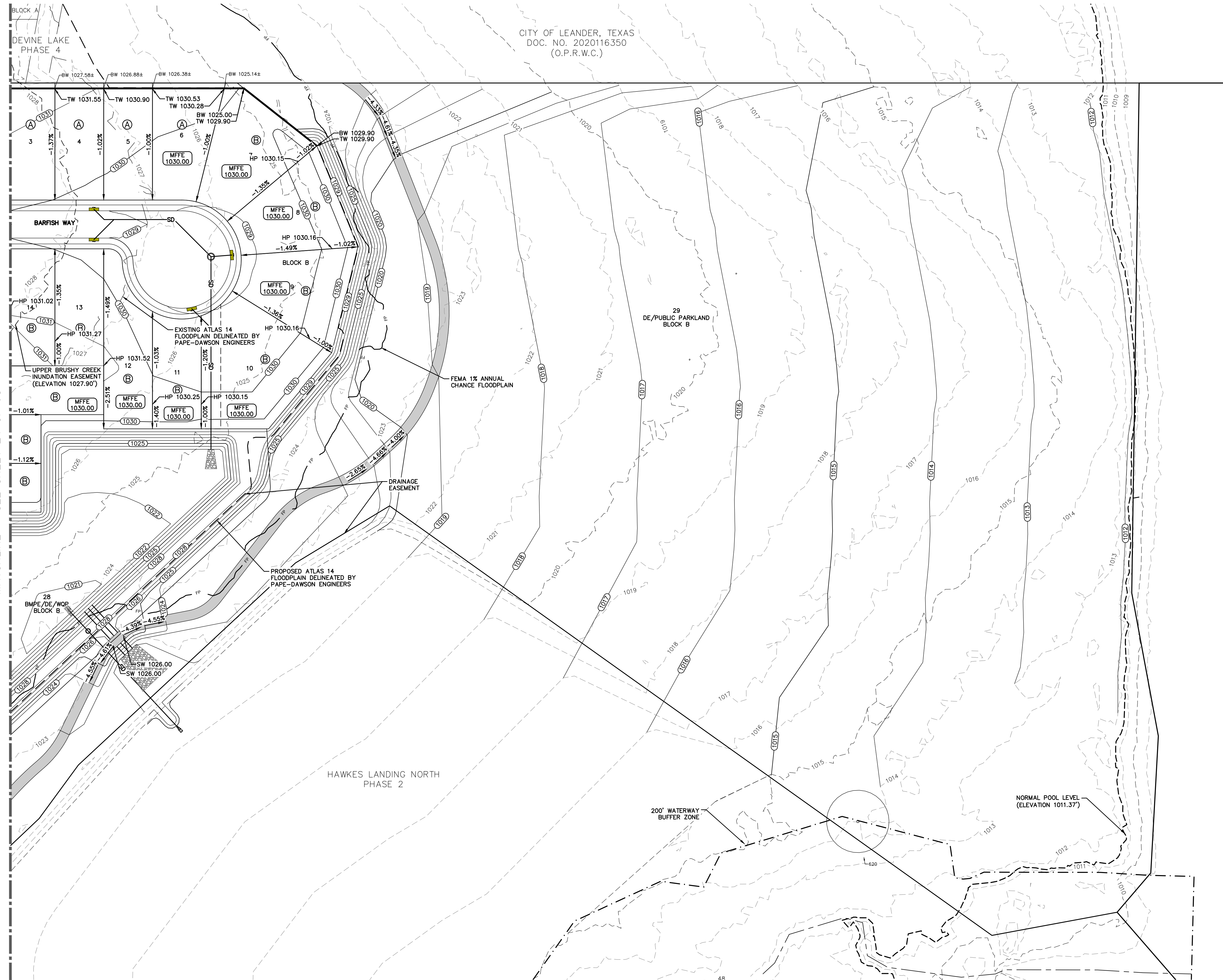
NO.	REVISION	DATE

PICP-24-XXXX



Date: May 21, 2024, 2:42pm User ID: audelhofen  
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MATCHLINE - SEE SHEET 24 OF 68



CITY OF LEANDER APPROVAL

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1801 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512.454.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10058601

**HAWKES LANDING NORTH**

PHASE 3  
CITY OF LEANDER, TEXAS

GRADING PLAN 2 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 25 OF 68

PICP-24-XXXX



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

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

Characters shown in red are data entry fields.

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

**1. The Required Load Reduction for the total project:**

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_M$  TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load

$A_N$  = Net increase in impervious area for the project

$P$  = Average annual precipitation, inches

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

County =	<b>Williamson</b>	
Total project area included in plan *	<b>37.97</b>	acres
Predevelopment impervious area within the limits of the plan *	<b>0.00</b>	acres
Total post-development impervious area within the limits of the plan *	<b>9.73</b>	acres
Total post-development impervious cover fraction *	<b>0.26</b>	
$P$ =	<b>32</b>	inches

$L_M$  TOTAL PROJECT = **8467** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. =	<b>DA - 1</b>	
Total drainage basin/outfall area =	<b>16.80</b>	acres
Predevelopment impervious area within drainage basin/outfall area =	<b>0.00</b>	acres
Post-development impervious area within drainage basin/outfall area =	<b>8.98</b>	acres
Post-development impervious fraction within drainage basin/outfall area =	<b>0.53</b>	
$L_M$ THIS BASIN =	<b>7819</b>	lbs.

**3. Indicate the proposed BMP Code for this basin.**

Proposed BMP = **Extended Detention**  
Removal efficiency = **91** percent

Batch Detention

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

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

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

where:

$A_C$  = Total On-Site drainage area in the BMP catchment area

$A_i$  = Impervious area proposed in the BMP catchment area

$A_p$  = Pervious area remaining in the BMP catchment area

$L_R$  = TSS Load removed from this catchment area by the proposed BMP

$A_C$ =	<b>16.80</b>	acres
$A_i$ =	<b>8.98</b>	acres
$A_p$ =	<b>7.81</b>	acres
$L_R$ =	<b>9174</b>	lbs

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

Desired  $L_M$  THIS BASIN = **8467** lbs.

$F$  = **0.92**

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

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth =	<b>2.00</b>	inches
Post Development Runoff Coefficient =	<b>0.38</b>	
On-site Water Quality Volume =	<b>46028</b>	cubic feet

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

Off-site area draining to BMP =	<b>0.14</b>	acres
Off-site Impervious cover draining to BMP =	<b>0.00</b>	acres
Impervious fraction of off-site area =	<b>0.00</b>	
Off-site Runoff Coefficient =	<b>0.02</b>	
Off-site Water Quality Volume =	<b>20</b>	cubic feet

Storage for Sediment = **9210**

Total Capture Volume (required water quality volume(s)  $\times$  1.20) = **55257** cubic feet

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



**ATTACHMENT N**

# HAWKES LANDING NORTH PHASE 3

## Contributing Zone Plan Application

### MAINTENANCE PROCEDURES FOR PERMANENT BMPs

**Note:** Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 3.5.

*A written record will be kept of inspection results and maintenance performed.*

#### 3.5.20 Batch Detention Basin

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

- *Inspections.* Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- *Mowing.* The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- *Litter and Debris Removal.* Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- *Erosion control.* The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading

## HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application

and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

- *Nuisance Control.* Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
- *Structural Repairs and Replacement.* With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
- *Sediment Removal.* A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
- *Logic Controller.* The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Chris Lynch  
Signature

Brightland Homes, LTD

6/25/2024  
Date

**ATTACHMENT P**

## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Modification Application**

### **MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION**

At any points where discharge from the site is concentrated and erosive velocities exist, appropriately-sized energy dissipators will be provided to reduce velocities to non-erosive levels.

# **TEMPORARY STORMWATER SECTION**

# 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: Aimee Chavez, P.E.

Date: 7/1/24

Signature of Customer/Agent:



Regulated Entity Name: Hawkes Landing North Phase 3

## Project Information

### Potential Sources of Contamination

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

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

☒ The following fuels and/or hazardous substances will be stored on the site: oil and petroleum products/substances

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

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



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

### ***Sequence of Construction***

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

### ***Temporary Best Management Practices (TBMPs)***

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

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

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

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

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

☐ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

## ***Soil Stabilization Practices***

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

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

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

### ***Administrative Information***

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

# **ATTACHMENT A**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **SPILL RESPONSE ACTIONS**

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contractor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled product.
- In the event of an uncontained discharge the contractor shall utilize onsite equipment to construct berms downgradient of the spill with sand or other absorbent material to contain and absorb the spilled product.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated runoff such as along a curb line or within a swale.
- Contaminated soils and cleanup materials will be sampled for waste characterization. When the analysis results are known the contaminated soils and cleanup materials will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.
- The contractor will be required to notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

- The contractor will be required to report significant or hazardous spills in reportable quantities as soon as possible and within 24 hours to:
  - the National Response Center at (800) 424-8802
  - the Edwards Aquifer Authority at (210) 222-2204
  - the TCEQ Regional Office (512) 339-2929 (if during business hours: 8 AM to 5 PM) or
  - the State Emergency Response Center (800) 832-8224 (if after hours)

## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.

Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 1.4.16. Contractor shall review this section.

# **ATTACHMENT B**



# HAWKES LANDING NORTH PHASE 3

## Contributing Zone Plan Application

### POTENTIAL SOURCES OF CONTAMINATION

Potential Source	●	Asphalt products used on this project.
Preventative Measure	■	After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product 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 products on the ground within 48 hours of a forecasted rain.
Potential Source	●	Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.
Preventative Measure	■	Vehicle maintenance when possible will be performed within the construction staging area.
	■	Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.
Potential Source	●	Accidental leaks or spills of oil, petroleum products and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.
Preventative Measure	■	Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures.
	■	Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures.
	■	Hazardous materials and wastes shall be stored in covered containers and protected from vandalism.

## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

- A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.

Potential Source ● Miscellaneous trash and litter from construction workers and material wrappings.

Preventive Measure ■ Trash containers will be placed throughout the site to encourage proper trash disposal.

Potential Source ● Construction debris.

Preventive 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 ● Spills/Overflow of waste from portable toilets

Preventative Measure ■ Portable toilets will be placed away from high traffic vehicular areas and storm drain inlets.

■ Portable toilets will be placed on a level ground surface.

■ Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

**ATTACHMENT C**

# **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

## **SEQUENCE OF MAJOR ACTIVITIES**

The sequence of major activities which disturb soil during construction on this site are listed below.

### **Batch Detention Pond 9 (Total Watershed = 16.80 acres)**

- 1) Set erosion controls: silt fence – 5,088 LF
- 2) Clear and grub streets – 3.80 acres
- 3) Rough grade streets – 3.80 acres
- 4) Pond excavation – 1.40 acres
- 5) Trench utilities – 8,764 LF
- 6) Install water, wastewater, and storm – 8,764 LF
- 7) Install sub base/base for streets – 2.77 acres
- 8) Pave streets – 2.09 acres
- 9) Set erosion control: silt fence – 5,739 LF
- 10) Pond completion – 1.40 acres
- 11) Site cleanup – 16.80 acres
- 12) Remove erosion control: silt fence – 10,827 LF

# **ATTACHMENT D**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES**

Please see the Erosion Control sheets included in the Construction Plans Section for TBMP layout and the responses below for more details.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of mulch log downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, (4) installation of construction staging area(s). All pond permitted and approved with the original Horizon Lake contributing zone plan will be utilized as temporary sediment basins.

Prior to the initiation of construction, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. This work, which is the remainder of all activity on the project, may also disturb additional soil. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter the aquifer, surface streams and/or sensitive features that may exist downstream of the site.

As the site is located entirely over the Edwards Aquifer Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site. 30 TAC 213.5(f)(2) only applies to projects located on the Edwards Aquifer Recharge Zone. A combination of TBMPs including silt fence and rock berm are proposed to capture sediment from onsite stormwater runoff and preserve the quality of Mason Creek.

## **HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application**

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter the aquifer, surface streams and/or sensitive features that may exist downstream of the site.

# **ATTACHMENT F**



# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **STRUCTURAL PRACTICES**

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

- Erection of silt fences along the downgradient boundary of construction activities and rock berms for secondary protection, as located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.
- Installation of stabilized construction entrance/exit(s) and construction staging area(s), as located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.

The following structural measures will be installed at the initiation of construction activities or as appropriate based on the construction sequencing:

- Installation of inlet protection, as required and located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.
- Installation of concrete truck washout pit(s), as required and located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.

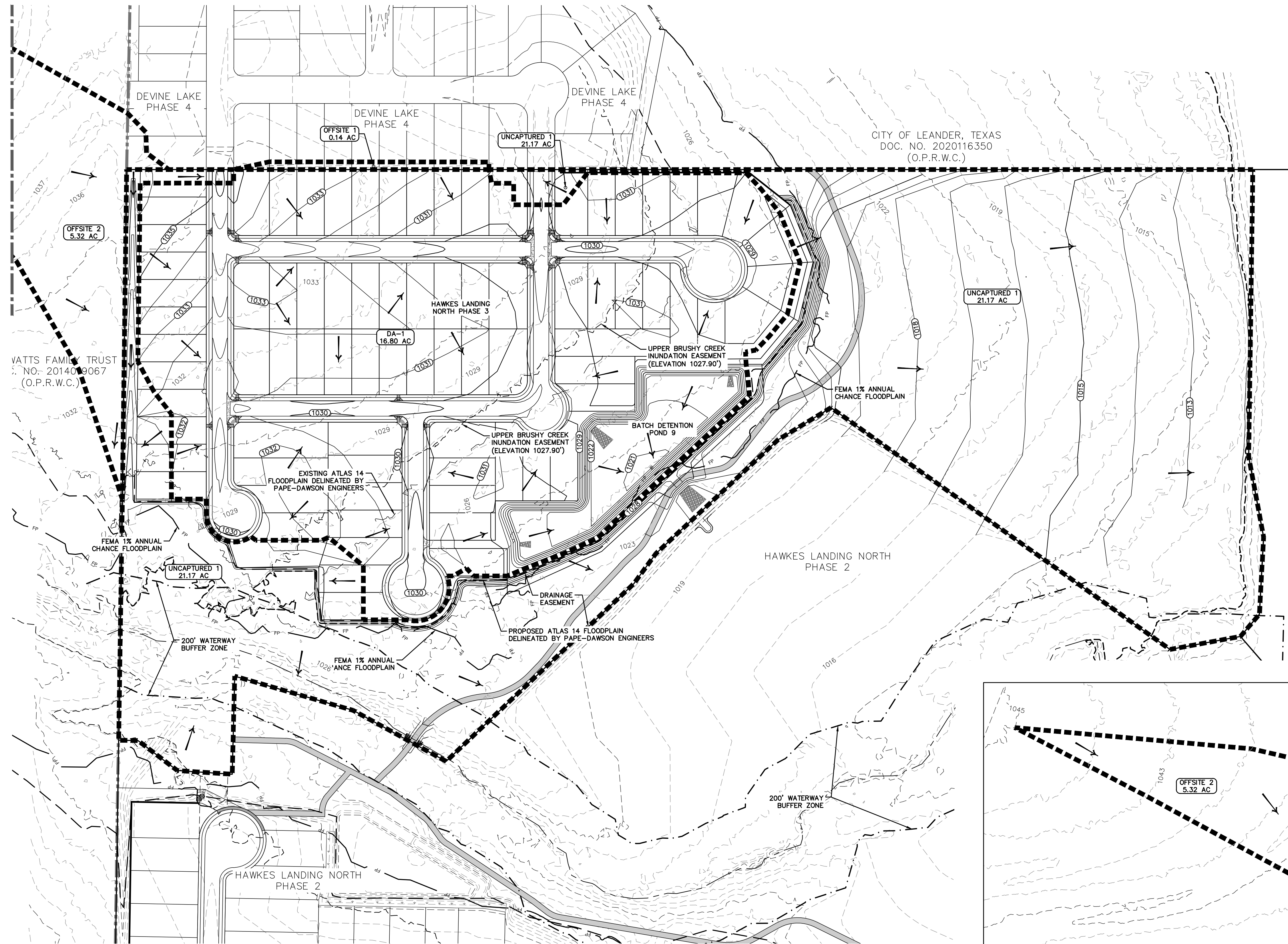
# **ATTACHMENT G**



Date: Jun 25, 2024, 9:16am User ID: audelhofen  
File: H:\Projects\51167\03\0301 Construction Documents\Civil\WQ51167-03.dwg

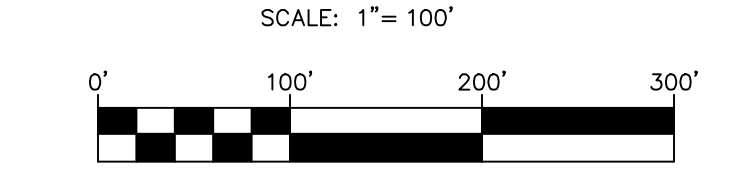
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE  
SEE THIS SHEET



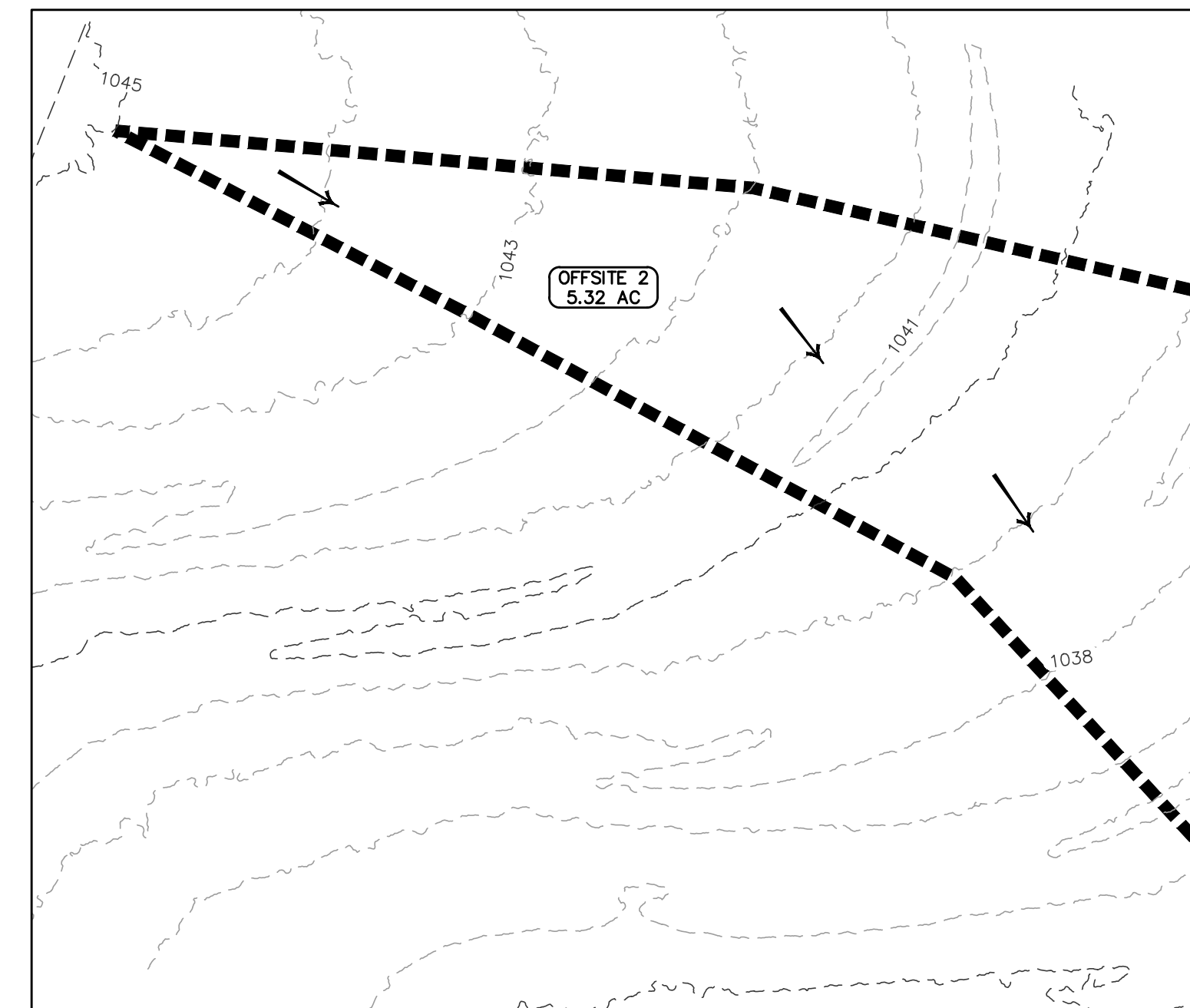
#### LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A  
3.92 AC
- WATERSHED ACREAGE
- FLOW DIRECTION



MATCHLINE  
SEE THIS SHEET

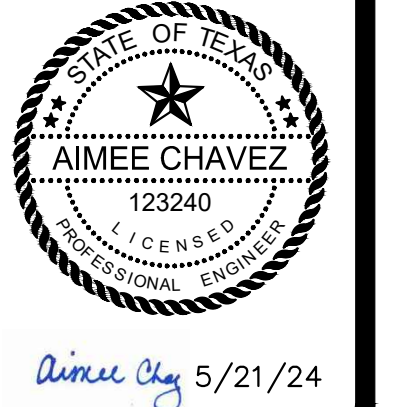
HAWKES LANDING NORTH, PHASE 3 - WATER QUALITY TREATMENT SUMMARY							
WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PFS DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L <sub>M</sub>	TSS REMOVED ANNUALLY (LBS) L <sub>R</sub>
DA-1	16.80	8.98	0.00	8.98	BATCH DETENTION POND 9	7819	8467
UNCAPTURED 1	21.17	0.74	0.00	0.74	OVER TREATMENT BY BATCH DETENTION POND 9	648	0
<b>TOTAL</b>	<b>37.97</b>	<b>9.73</b>	<b>0.00</b>	<b>9.73</b>		<b>8467</b>	<b>8467</b>
OFFSITE CONTRIBUTING AREAS - NOT TREATED BY BMP							
OFFSITE 1	0.14	0.00	0.00	0.00	BATCH DETENTION POND 9	N/A	N/A
OFFSITE 2	5.32	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A



CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



**PAPE-DAWSON**  
**ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512.464.6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #1008601

**HAWKES LANDING NORTH**  
**PHASE 3**  
**CITY OF LEANDER, TEXAS**  
**WATER QUALITY TREATMENT SUMMARY**

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 36 OF 68



**ATTACHMENT H**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Modification Application**

### **TEMPORARY SEDIMENTATION POND(S) PLANS AND CALCULATIONS**

The proposed batch detention basins will be used as temporary sediment traps during site construction for each respective watershed, and the minimum drain time for each temporary basin will be 24 hours. The basins will be converted to permanent basins after completion of the project improvements. Basins will be rough-cut in first sequence of construction.

Prior to final acceptance by the owner, the contractor will remove trash, debris, and accumulated silt from each batch detention basin and re-establish them to proper operating condition. After inspection of the finished batch detention basin, a licensed professional engineer will certify the basin in accordance with TCEQ requirements.

#### **Minimum required volume (Batch Detention Pond 9):**

16.80 acres disturbed @ 3,600 cf/acre disturbed = 55,257 cf  
Volume provided = 85,598 cf

The volume of the proposed basin exceeds required.

**ATTACHMENT I**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **INSPECTIONS & MAINTENANCE**

Designated and qualified person(s) shall inspect Pollution Control Measures weekly and within 24 hours after a storm event. 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 will be recorded and maintained as part of Storm Water TPDES data for a period of three years after the Notice of Termination (NOT) has been filed. A copy of the Inspection Report Form is provided in this 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, (6) concrete truck rinse-out pit for signs of potential failure, (7) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (8) sediment basins (where applicable) for evidence that basin has accumulated 50% of its volume in silt. Deficiencies noted during the inspection will be corrected and documented within seven calendar days following the inspection or before the next anticipated storm event if practicable. Temporary sediment basins and permanent basins will be inspected until final stabilization of 70% within the basin watershed is achieved.

BMP inspection and maintenance requirements from Sections 1.3 and 1.4 of TCEQ's Technical Guidance Manual are detailed below.

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **Temporary Construction Entrance/Exit**

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

### **Silt Fence**

- Inspect all fencing weekly, and after any rainfall.
- Remove sediment when buildup reaches 6 inches.
- Replace any torn fabric or install a second line of fencing parallel to the torn section.
- Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.



# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **Rock Berms**

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

### **Inlet Protection**

- Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
- Check placement of device to prevent gaps between device and curb.
- Inspect filter fabric and patch or replace if torn or missing. 1-100
- Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

### **Concrete Washout Areas**

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.

## **HAWKES LANDING NORTH PHASE 3**

### **Contributing Zone Plan Application**

- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

# HAWKES LANDING NORTH PHASE 3

## Contributing Zone Plan Application

Pollution Prevention Measure	Inspected in Compliance	Corrective Action Required	
		Description (use additional sheet if necessary)	Date Completed
<b>Best Management Practices</b>			
Natural vegetation buffer strips			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Silt fences			
Rock berms			
Gravel filter bags			
Drain inlet protection			
Other structural controls			
Vehicle exits (off-site tracking)			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Concrete washout pit (leaks, failure)			
General site cleanliness			
Trash receptacles			
<b>Evidence of Erosion</b>			
Site preparation			
Roadway or parking lot construction			
Utility construction			
Drainage construction			
Building construction			
<b>Major Observations</b>			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

\_\_\_\_\_ A brief statement describing the qualifications of the inspector is included in this SWP3.

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

"I further certify I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

\_\_\_\_\_  
Inspector's Name

\_\_\_\_\_  
Inspector's Signature

\_\_\_\_\_  
Date

# HAWKES LANDING NORTH PHASE 3 Contributing Zone Plan Application

## PROJECT MILESTONE DATES

Date when major site grading activities begin:

<u>Construction Activity</u>	<u>Date</u>
Installation of BMPs	

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

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

Dates when stabilization measures are initiated:

<u>Stabilization Activity</u>	<u>Date</u>
Removal of BMPs	

# **ATTACHMENT J**

# **HAWKES LANDING NORTH PHASE 3**

## **Contributing Zone Plan Application**

### **SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES**

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized via permanent revegetation. Details, such as installation, irrigation, and maintenance are provided below.

#### **Installation:**

- Final grading must be completed prior to seeding, minimizing all steep slopes. In addition, all necessary erosion structures such as dikes, swales, diversions, should also be installed.
- Seedbed should be well pulverized, loose, and uniform.
- Fertilizer should be applied at the rate of 40 pounds of nitrogen and 40 pounds of phosphorus per acre, which is equivalent to about 1.0 pounds of nitrogen and phosphorus per 1000 square feet. Compost can be used instead of fertilizer and applied at the same time as the seed.

#### **Irrigation:**

- Temporary irrigation should be provided according to the schedule described below, or to replace moisture loss to evapotranspiration (ET), whichever is greater. Significant rainfall (on-site rainfall of ½" or greater) may allow watering to be postponed until the next scheduled irrigation.

## HAWKES LANDING NORTH PHASE 3

### Contributing Zone Plan Application

Time Period	Irrigation Amount and Frequency
Within 2 hours of installation	Irrigate entire root depth, or to germinate seed
During the next 10 business days	Irrigate entire root depth every Monday, Wednesday, and Friday
During the next 30 business days or until Substantial Completion	Irrigate entire root depth a minimum of once per week, or as necessary to ensure vigorous growth
During the next 4 months or until Final Acceptance of the Project	Irrigate entire root depth once every two weeks, or as necessary to ensure vigorous growth

#### Inspection and Maintenance Guidelines:

- Permanent vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
- Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- If the vegetated cover is less than 80%, the area should be reseeded.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

# **NOTICE OF INTENT**





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

## IMPORTANT INFORMATION

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

Use the NOI Checklist to ensure all required information is completed correctly.

**Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: [http://www2.tceq.texas.gov/wq\\_dpa/index.cfm](http://www2.tceq.texas.gov/wq_dpa/index.cfm) or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

## ePERMITS

**Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).**

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: <https://www3.tceq.texas.gov/steers/index.cfm>

## APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is \$325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is \$225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: <http://www.tceq.texas.gov/epay>.

Provide your payment information for verification of payment:

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

**RENEWAL** (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15

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

**SECTION 1. OPERATOR (APPLICANT)**

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 601574049

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

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

Brightland Homes, LTD

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Chris Lynch Suffix:

Title: President Credentials:

Phone Number: (512) 330-9366 Fax Number:

E-mail: clynch@brightlandhomes.com

Mailing Address: 3815 S. Capital of Texas Hwy. Suite 275

City, State, and Zip Code: Austin, TX 78704

Mailing Information if outside USA:

Territory:

Country Code:

Postal Code:

d) Indicate the type of customer:

☐ Individual

☐ Limited Partnership

☐ General Partnership

☐ Trust

☐ Sole Proprietorship (D.B.A.)

☒ Corporation

☐ Estate

☐ Federal Government

☐ County Government

☐ State Government

☐ City Government

☐ Other Government

☐ Other:

e) Is the applicant an independent operator? ☐ Yes ☒ No

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

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

☐ 0-20

☐ 101-250

☐ 21-100

☐ 251-500

☒ 501 or higher

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

State Franchise Tax ID Number: 17525519892

Federal Tax ID:

Texas Secretary of State Charter (filing) Number: 7423210

DUNS Number (if known):

## SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☒ Yes, go to Section 3

☐ No, complete this section

Prefix (Mr. Ms. Miss):

First and Last Name:  Suffix:

Title:  Credential:

Organization Name:

Phone Number:  Fax Number:

E-mail:

Mailing Address:

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code:

Mailing information if outside USA:

Territory:

Country Code:  Postal Code:

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

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

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

- b) Name of project or site (the name known by the community where it's located): Hawkes Landing North Phase 3
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Construction of a single-family residential development and associated civil infrastructure.
- d) County or Counties (if located in more than one): Williamson
- e) Latitude: 30.584722 Longitude: -97.888889
- f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*.  
Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

*Section A:*

Street Number and Name:

City, State, and Zip Code:

*Section B:*

Location Description: Approximately 1.0-mile northwest of the intersection of N. Bagdad Road and Hero Way

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

Zip Code where the site is located: 78641

#### SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
- ☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.
- ☒ No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
- ☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
- ☒ No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1521
- d) What is the Secondary SIC Code(s), if applicable? 1623
- e) What is the total number of acres to be disturbed? 37.97

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

☐ Yes

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

g) What is the estimated start date of the project? October 2024

h) What is the estimated end date of the project? October 2025

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? North Fork Brushy Creek

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

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

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: City of Leander

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

## SECTION 5. NOI CERTIFICATION

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

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

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

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

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

#### SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name:

Operator Signatory Title:

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

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

Signature (use blue ink): \_\_\_\_\_ Date: \_\_\_\_\_

# NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

## APPLICATION FEE

If paying by check:

- ☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- ☐ Check number and name on check is provided in this application.

If using ePay:

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

## RENEWAL

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

## OPERATOR INFORMATION

- ☒ Customer Number (CN) issued by TCEQ Central Registry
- ☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- ☒ Name and title of responsible authority signing the application.
- ☒ Phone number and e-mail address
- ☒ Mailing address is complete & verifiable with USPS. [www.usps.com](http://www.usps.com)
- ☒ Type of operator (entity type). Is applicant an independent operator?
- ☒ Number of employees.
- ☒ For corporations or limited partnerships - Tax ID and SOS filing numbers.
- ☒ Application contact and address is complete & verifiable with USPS.  
<http://www.usps.com>

## REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- ☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- ☒ Site/project name and construction activity description
- ☒ County
- ☒ Latitude and longitude <http://www.tceq.texas.gov/gis/sqmaview.html>

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

#### **GENERAL CHARACTERISTICS**

- ☒ Indian Country Lands -the facility is not on Indian Country Lands.
- ☒ Construction activity related to facility associated to oil, gas, or geothermal resources
- ☒ Primary SIC Code that best describes the construction activity being conducted at the site. [www.osha.gov/oshstats/sicser.html](http://www.osha.gov/oshstats/sicser.html)
- ☒ Estimated starting and ending dates of the project.
- ☒ Confirmation of concrete truck washout.
- ☒ Acres disturbed is provided and qualifies for coverage through a NOI.
- ☒ Common plan of development or sale.
- ☒ Receiving water body or water bodies.
- ☒ Segment number or numbers.
- ☒ MS4 operator.
- ☒ Edwards Aquifer rule.

#### **CERTIFICATION**

- ☐ Certification statements have been checked indicating Yes.
- ☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.



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

## GENERAL INFORMATION

### Where to Send the Notice of Intent (NOI):

By Regular Mail:

TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

### Application Fee:

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

### Mailed Payments:

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

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

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

### TCEQ Contact List:

Application – status and form questions:

512-239-3700, [swpermit@tceq.texas.gov](mailto:swpermit@tceq.texas.gov)

Technical questions:

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

Environmental Law Division:

512-239-0600

Records Management - obtain copies of forms:

512-239-0900

Reports from databases (as available):

512-239-DATA (3282)

Cashier's office:

512-239-0357 or 512-239-0187

### Notice of Intent Process:

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

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

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

or

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

### General Permit (Your Permit)

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

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

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

### Change in Operator

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

### TCEQ Central Registry Core Data Form

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

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

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

## INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

### Section 1. OPERATOR (APPLICANT)

#### a) Customer Number (CN)

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

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

#### b) Legal Name of Applicant

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

#### c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

#### d) Type of Customer (Entity Type)

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

##### Individual

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

##### Partnership

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

### **Trust or Estate**

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

### **Sole Proprietorship (DBA)**

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

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

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

### **Corporation**

A customer that meets all of these conditions:

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

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

### **Government**

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

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

### **Other**

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

#### **e) Independent Entity**

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

#### **f) Number of Employees**

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

#### **g) Customer Business Tax and Filing Numbers**

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

##### **State Franchise Tax ID Number**

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

##### **Federal Tax ID**

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

##### **TX SOS Charter (filing) Number**

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

##### **DUNS Number**

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

#### **Section 2. APPLICATION CONTACT**

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

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

##### **a) Regulated Entity Number (RN)**

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

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

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

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

**b) Name of the Project or Site**

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

**c) Description of Activity Regulated**

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

**d) County**

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

**e) Latitude and Longitude**

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:

<http://www.tceq.texas.gov/gis/sqmaview.html>.

**f) Site Address/Location**

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

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

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

**Section 4. GENERAL CHARACTERISTICS**

**a) Indian Country Lands**

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

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

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

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p\\_dir=&p\\_rloc=&p\\_tloc=&p\\_ploc=&pg=1&p\\_tac=&ti=16&pt=1&ch=3&rl=30](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30) or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

**c) Primary Standard Industrial Classification (SIC) Code**

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses



- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

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

**d) Secondary SIC Code**

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

**e) Total Number of Acres Disturbed**

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

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

**f) Common Plan of Development**

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

For more information on what a common plan of development is, refer to the definition of “Common Plan of Development” in the Definitions section of the general permit or enter the following link into your internet browser: [www.tceq.texas.gov/permitting/stormwater/common\\_plan\\_of\\_development\\_steps.html](http://www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html)

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



**g) Estimated Start Date of the Project**

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

**h) Estimated End Date of the Project**

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

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

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

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site:

[www.tceq.texas.gov/waterquality/monitoring/viewer.html](http://www.tceq.texas.gov/waterquality/monitoring/viewer.html) or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

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

**l) Discharge into MS4 – Identify the MS4 Operator**

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

**m) Discharges to the Edwards Aquifer Recharge Zone and Certification**

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser:

[www.tceq.texas.gov/field/eapp/viewer.html](http://www.tceq.texas.gov/field/eapp/viewer.html) or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

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

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

**Section 5. NOI CERTIFICATION**

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

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

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

**b) Certification of Legal Name**

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

**c) Understanding of Notice of Termination**

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

**d) Certification of Stormwater Pollution Prevention Plan**

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

**Section 6. APPLICANT CERTIFICATION SIGNATURE**

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

**If you are a corporation:**

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

**If you are a municipality or other government entity:**

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

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

## 30 Texas Administrative Code

### §305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

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

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

# Texas Commission on Environmental Quality General Permit Payment Submittal Form

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

## Instructions:

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

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

### *By Regular U.S. Mail*

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

### *By Overnight or Express Mail*

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

**Fee Code: GPA General Permit: TXR150000**

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

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

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

Project/Site (RE) Name: Hawkes Landing North Phase 3

Project/Site (RE) Physical Address: Approximately 1.0 miles northwest of the intersection of N. Bagdad Road and RM 2243

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

# **AGENT AUTHORIZATION FORMS**



SIGNATURE PAGE:

P.D. [Signature]  
Applicant's Signature

6/10/24  
Date

THE STATE OF Texas §

County of Travis §

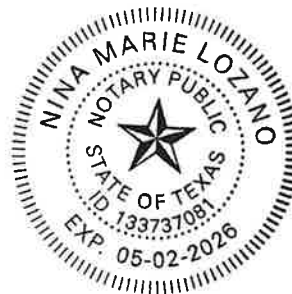
BEFORE ME, the undersigned authority, on this day personally appeared Chris Lynch known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 10 day of June, 2024.

Nina Marie Lozano  
NOTARY PUBLIC

Nina Marie Lozano  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/2/26





# **APPLICATION FEE FORM**

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Hawkes Landing North Phase 3

Regulated Entity Location: Approx. 1.0 mile northwest of N. Bagdad Road & Hero Way

Name of Customer: Brightland Homes, LTD

Contact Person: Chris Lynch

Phone: (512) 330-9366

Customer Reference Number (if issued): CN 601574049

Regulated Entity Reference Number (if issued): RN \_\_\_\_\_

### Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

### San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

### Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	37.97 Acres	\$ 4,000.00
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: Amel Cg

Date: 7/1/24

# 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***

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

### ***Organized Sewage Collection Systems and Modifications***

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

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

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

### ***Exception Requests***

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

### ***Extension of Time Requests***

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

**FEE CHECK PAYABLE TO  
THE TCEQ**

# **CORE DATA FORM**



TCEQ Use Only

# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
<b>2. Customer Reference Number (if issued)</b>	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number (if issued)</b>
CN 601574049		RN

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)			
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<b>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).</b>					
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Brightland Homes, LTD					
<b>7. TX SOS/CPA Filing Number</b>		<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b> (9 digits)	
7423210		17525519892			
<b>11. Type of Customer:</b>		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
<b>12. Number of Employees</b>		<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher		<b>13. Independently Owned and Operated?</b>	
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following:					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:					
<b>15. Mailing Address:</b>	3815 S. Capital of Texas Hwy.				
	Suite 275				
	City	Austin	State	TX	ZIP 78704
<b>16. Country Mailing Information</b> (if outside USA)			<b>17. E-Mail Address</b> (if applicable)		
			clynch@brightlandhomes.com		
<b>18. Telephone Number</b>		<b>19. Extension or Code</b>		<b>20. Fax Number</b> (if applicable)	
( 512 ) 330-9366				( ) -	

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
<b>The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)</b>	
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)	
Hawkes Landing North Phase 3	

23. Street Address of the Regulated Entity: (No PO Boxes)	Not yet assigned							
	City	Leander	State	TX	ZIP	78641	ZIP + 4	
24. County								
Enter Physical Location Description if no street address is provided.								
25. Description to Physical Location:	Approximately 1.0 mile northwest of N. Bagdad Road and Hero Way intersection							
26. Nearest City	Leander				State	TX	Nearest ZIP Code	
27. Latitude (N) In Decimal:	30.584722		28. Longitude (W) In Decimal:		-97.888889			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	35	9	-97	53	20			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
1521	1623		236115		237110			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Construction of a single-family residential development and associated civil infrastructure.								
34. Mailing Address:	3815 S. Capital of Texas Hwy.							
	Suite 275							
	City	Austin	State	TX	ZIP	78704	ZIP + 4	
35. E-Mail Address:		clynch@brightlandhomes.com						
36. Telephone Number		37. Extension or Code		38. Fax Number (if applicable)				
( 512 ) 330-9366				( ) -				

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


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

#### SECTION IV: Preparer Information

40. Name:	Aimee Chavez, P.E.	41. Title:	Associate Vice President
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
( 512 ) 454-8711		( 512 ) 459-8867	achavez@pape-dawson.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:	Pape-Dawson Engineers, Inc.	Job Title:	Associate Vice President
Name(In Print) :	Aimee Chavez, P.E.	Phone:	( 512 ) 454-8711
Signature:		Date:	7/1/24

# CONSTRUCTION PLANS







Date: May 21, 2024, 2:25pm User ID: oudelhofen  
File: H:\Projects\51167\03\301 Construction Documents\Civil\051167-03.dwg



Date: May 21, 2024, 2:25pm User ID: audenhofen  
File: H:\Projects\51167\03\001 Construction Documents\City\051167-03.dwg

STREET AND DRAINAGE NOTES

1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL 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  $\frac{1}{4}$ " PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY . PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

STREET	CLASSIFICATION	FLEX BASE	HMAC "TYPE D"	LIME STABILIZATION
AQUILA DRIVE	LOCAL STREET	-----"	-----"	-----"
BARFISH WAY	LOCAL STREET	-----"	-----"	-----"
MANUELA LANE	LOCAL STREET	-----"	-----"	-----"
SAILFIN MOLLY ROAD	LOCAL STREET	-----"	-----"	-----"
SPOTTED GAR COVE	LOCAL STREET	-----"	-----"	-----"

\* A layer of geogrid equivalent to Tensar TX3 should be placed between the subgrade and base course.

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

TRENCH SAFETY NOTES

1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

BENCHMARK NOTES

BENCHMARKS  
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 03

BENCHMARK No. 110  
SET CUT SQUARE IN CONCRETE STRUCTURES ON THE WEST SIDE OF DEVINE LAKE PARK ACCESS ROAD  
GRID N: 10183438.0  
GRID E: 3067428.8  
ELEV: 1,024.97

BENCHMARK No. 111  
SET CUT SQUARE IN CURB INLET ON THE EAST SIDE OF SUNNY RIDGE DRIVE  
GRID N: 10183103.2"  
GRID E: 3066504.8"  
ELEV: 1,040.67"

BENCHMARK No. 112  
SET CUT SQUARE IN CURB INLET ON THE EAST SIDE OF LANDING LANE  
GRID N: 10182892.0"  
GRID E: 3065950.9"  
ELEV: 1,044.58"

Texas Commission on Environmental Quality  
Contributing Zone Plan  
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
  - the name of the approved project;
  - the activity start date; and
  - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil

TCEQ-0592A (Rev. July 15, 2015)

Page 1 of 2

stabilization in those areas shall be initiated as soon as possible prior to the 14<sup>th</sup> day of inactivity. If activity will resume prior to the 21<sup>st</sup> day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14<sup>th</sup> day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:
  - the dates when major grading activities occur;
  - the dates when construction activities temporarily or permanently cease on a portion of the site; and
  - the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
  - A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
  - B. any change in the nature or character of the regulated activity from that which was originally approved;
  - C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
  - D. any development of land previously identified as undeveloped in the approved contributing zone plan.

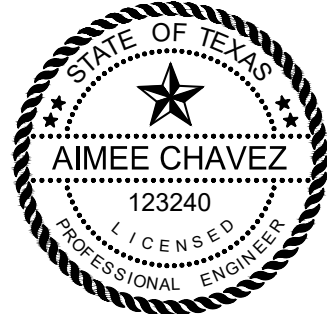
Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329
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THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

TCEQ-0592A (Rev. July 15, 2015)

Page 2 of 2

CITY OF LEANDER APPROVAL



Since City 5/21/24



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512-454-6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #1008601

HAWKES LANDING NORTH

PHASE 3  
CITY OF LEANDER, TEXAS  
CONSTRUCTION NOTES 2 OF 2

CITY JOB No.	PICP-24-XXXX
JOB NO.	51167-03
DATE	MAY 2024
DESIGNER	AS/BA
CHECKED	AC DRAWN JM
SHEET	3 OF 68

PICP-24-XXXX



A 37.967 ACRE TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, BEING OUT OF THE REMNANT PORTION OF A CALLED 247.90 ACRE TRACT OF LAND, SAVE AND EXCEPT 93.24 ACRES, CONVEYED TO SHERRIE A. MCIVER, ET AL, RECORDED IN DOCUMENT NO. 2021107273 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER: SHERRIE A. MCIVER, ET AL  
1845 STATE STREET  
SANTA BARBARA, CA 93101

SURVEYOR: PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

ENGINEER: PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

SUBMITTAL DATE: \_\_\_\_\_, 2024

### LOT SUMMARY

TOTAL ACREAGE:	37.967 ACRES
TOTAL NUMBER OF BLOCKS:	5
RESIDENTIAL DISTRICT LOTS:	81
HOA BMPE/DE LOT:	1
DE/PUBLIC PARKLAND LOT:	1
TOTAL LOTS:	83

LINEAR FEET OF NEW STREET

AQUILLA DRIVE:	653	LF
BARFISH WAY:	936	LF
MANUELA LANE:	424	LF
SALFIN MOLLY ROAD:	574	LF
SPOTTED GAR COVE:	326	LF

SURVEY: CHARLES COCHRAN SURVEY  
ABSTRACT NO. 134

BEARINGS ARE BASED ON THE ON THE NORTH  
AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH  
2010.00, FROM THE TEXAS COORDINATE SYSTEM  
ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:  
0.99986254

BENCHMARKS:  
BENCHMARK ELEVATIONS ARE BASED ON NAVD88,  
GEOID 03

BENCHMARK 110  
SET CUT SQUARE IN CONCRETE STRUCTURE ON THE  
WEST SIDE OF DEVINE LAKE PARK ACCESS ROAD  
GRID NORTH: 10183438.0  
GRID EASTING: 3067428.8  
ELEVATION: 1024.97

BENCHMARK 111  
SET CUT SQUARE IN CURB INLET ON THE  
EAST SIDE OF SUNNY RIDGE DRIVE  
GRID NORTH: 10183103.2  
GRID EASTING: 3066504.8  
ELEVATION: 1040.67

BENCHMARK 112  
SET CUT SQUARE IN CURB INLET ON THE  
EAST SIDE OF LANDING LANE  
GRID NORTH: 10182892.0  
GRID EASTING: 3065950.9  
ELEVATION: 1044.58

**CITY OF LEANDER**

N. BAGDAD RD

WATERFALL AVE.

LANDING LANE

W. HERO WAY

FM 2243

U.S. 183

HWY 183A  
TOLL RD

U.S. 183

**WILLIAMSON COUNTY**

0' 2,000' 4,000' 6,000'

SCALE: 1" = 2,000'

## SHEET INDEX

SHEET 1: COVER SHEET  
SHEET 2: OVERALL SHEET  
SHEET 3: PLAT  
SHEET 4: PLAT/ TABLES  
SHEET 5: METES & BOUNDS  
SHEET 6: LEGAL/NOTES

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 6

HAWKES LANDING NORTH, PHASE 3

Survey Job No. 51167-03

Date: May 03, 2024, 2:17pm User ID: DRodriguez  
File: H:\Survey\CIVIL\51167-03\Plot\HawkesLandingNorthPh3\PL51167-03.dwg

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**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100228801

## HAWKES LANDING NORTH

PHASE 3  
CITY OF LEANDER, TEXAS

FINAL PLAT 1 OF 6

CITY JOB No. PICP-24-XXXX

JOB NO. 51167-03

DATE           MAY 2024          

DESIGNER AS/BA

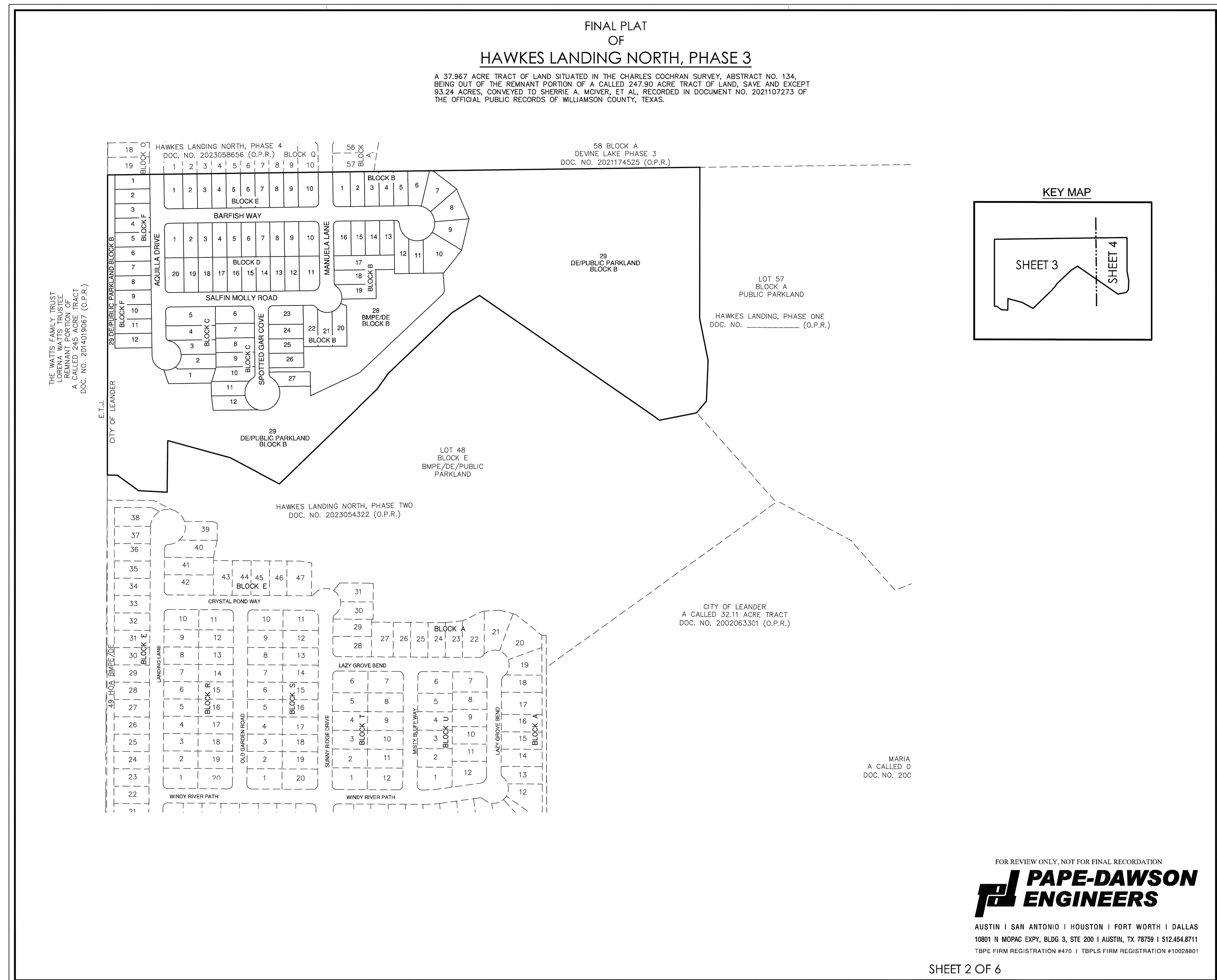
CHECKED AC DRAWN JM

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CITY OF LEANDER APPROVAL

PICP-24-XXXX

PICP-24-XXXX



Date: May 03, 2024, 2:17pm User ID: DRodriguez  
File: H:\Survey\CIVIL\51167-03\Plot\HowkesLandingNorthPh3\PL51167-03.dwg

Survey Job No. 51167-03

HAWKES LANDING NORTH, PHASE 3

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET **5** OF **68**

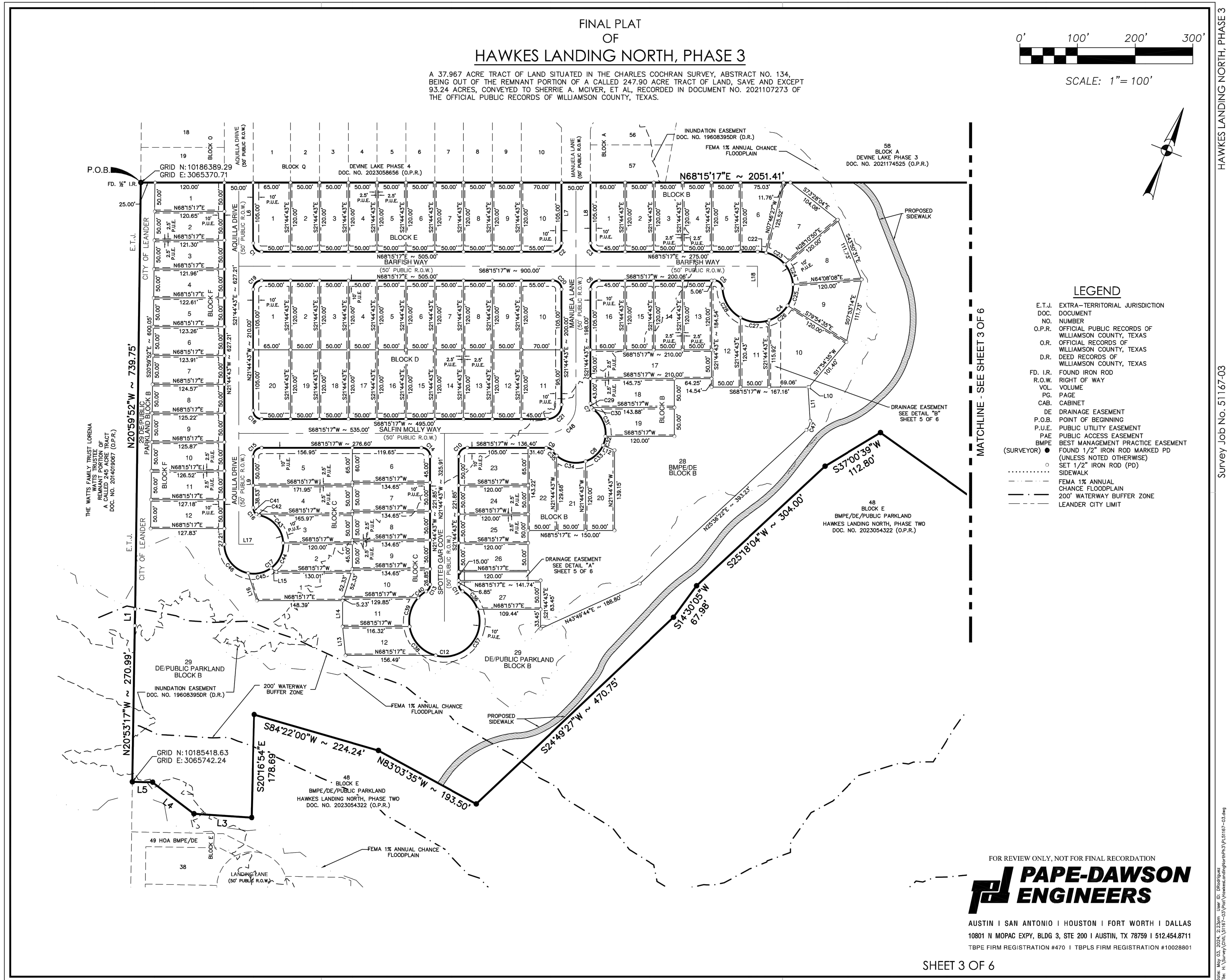
**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.546.8711  
 TUBE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
FINAL PLAT 2 OF 6

PICP-24-XXXX

PICP-24-XXXX



CITY OF LEANDER APPROVAL

PICP-24-XXXX

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028601

**HAWKES LANDING NORTH**

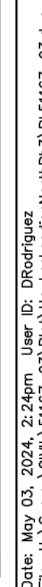
PHASE 3  
CITY OF LEANDER, TEXAS

FINAL PLAT 3 OF 6

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 6 OF 68



User ID: auelhofen



PICP-24-XXXX

SHEET 7 OF 68

CHECKED AC DRAWN JM

DATE     MAY 2024    

CITY JOB No. PICP-24-XXXX

[illegible]

**PAPE-DAWSON  
ENGINEERS**

**WIKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
FINAL PLAT 4 OF 6

CITY JOB No. PICP-24-XXXX

JOB NO. 51167-03

DATE     MAY 2024    

CHECKED AC DRAWN JM

SHEET 7 OF 68

SHEET 7 OF 68

A 37.967 ACRE TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, BEING OUT OF THE REMNANT PORTION OF A CALLED 247.90 ACRE TRACT OF LAND, SAVE AND EXCEPT 93.24 ACRES, CONVEYED TO SHERRIE A. MCIVER, ET AL, RECORDED IN DOCUMENT NO. 2021107273 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A 137.967 ACRE TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 3764, BEING OUT OF THE REMNANT PORTION OF A CALLED 247.90 ACRE TRACT OF LAND, SAVE AND EXCEPT 93.24 ACRES, CONVEYED TO SHERRIE A. MCIVER, ET AL, RECORDED IN DOCUMENT NO. 2021107273 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 37.967 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00:

BEGINNING at a 1/2" iron rod found on the east boundary line of the Remnant Portion of a called 245 acre tract, conveyed to the Watts Family Trust Lorena, Watts Trustee, recorded in Document No. 2014019067 of the Official Public Records, said point being the southwest corner of Devine Lake Phase 4, a subdivision according to the plat recorded in Document No. 2023058656 of said Official Public Records, same being the northwest corner of the Remnant Portion of said 247.90 acre tract for the northwest corner hereof;

THENCE N 68°15'17" E, departing the east boundary line of the Remnant Portion of said 245 acre tract, with the south boundary line of said Devine Lake Phase 4, in part, with the south boundary line of Devine Lake Phase 3, a subdivision according to the plot recorded in Document No. 2021174252 of said Official Public Records, same being the north boundary line of the Remnant Portion of said 247.90 acre tract, a distance of 2051.41 feet to a 1/2" iron rod with cap marked and numbered on the northeast corner of stakes labeled North, Phase 3, same being a subdivision according to the plot recorded in Document No. 2021174252, same being the northeast corner of the Remnant Portion of said 247.90 acre tract for the northeast corner hereof;

THENCE, departing the south boundary line of said Divine Lake Phase 3, with the west boundary line of said Hawkes Landing North, Phase One, same being the east boundary line of the Remnant Portion of said 247.90 acre tract, the following four (4) courses and distances:

- 1.S 20°54'52" E, a distance of 522.86 feet to a ½" iron rod with cap marked "Pape-Dawson" found for an angle point hereof,
- 2.S 32°15'46" E, a distance of 149.15 feet to a ½" iron rod with cap marked "Pape-Dawson" found for an angle point hereof,
- 3.S 18°35'08" E, a distance of 140.62 feet to a ½" iron rod with cap marked "Pape-Dawson" found for an angle point hereof,

4. S 18°48'41" W, a distance of 53.03 feet to a 1/2" iron rod with cap marked "Pape-Dawson" found on a northeast corner of Hawkes Landing North, Phase Two, a subdivision according to the plat recorded in Document No. 2023054322 of said Official Public Records, said point being a southwest corner of said Hawkes Landing North, Phase One, same being the southeast corner of the Remnant Portion of said 247.90 acre tract for the southeast corner hereof;

THENCE, departing the west boundary line of said Hawkes Landing North, Phase One, with the north boundary line of said Hawkes Landing North, Phase Two, same being the south boundary line of the Remnant Portion of said 247.90 acre tract, the following twelve (12) courses and distances:

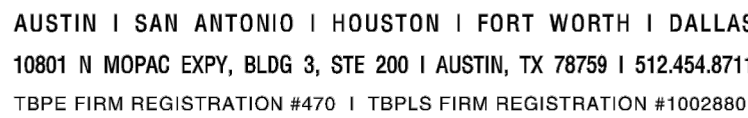
1. S 57°46'50" W, a distance of 130.49 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
2. N 76°15'06" W, a distance of 758.40 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
3. S 37°00'39" W, a distance of 112.80 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
4. S 25°18'04" W, a distance of 304.00 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
5. S 14°30'05" W, a distance of 67.98 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
6. S 24°49'27" W, a distance of 470.75 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
7. N 83°03'35" W, a distance of 193.50 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
8. S 84°22'00" W, a distance of 224.24 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
9. S 20°16'54" E, a distance of 178.69 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
10. S 72°07'01" W, a distance of 100.30 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof,
11. N 74°24'16" W, a distance of 89.98 feet to a ½" iron rod with cap marked "Peape-Dawson" found for an angle point hereof, and
12. S 69°41'16" W, a distance of 35.19 feet to a ½" iron rod with cap marked "Peape-Dawson" found on the east boundary line of the Remnant Portion of said 245 acre tract, said point being the northwest corner of said Howkes Landing North, Phase 1, said being the southwest corner of the Remnant Portion of said 247.90 acre tract for the southwest corner hereof;

THENCE, departing the north boundary line of said Hawkes Landing North, Phase Two, with the east boundary line of the Remnant Portion of said 245 acre tract, same being the west boundary line of the Remnant Portion of said 247.90 acre tract, the following three (3) courses and distances:

1. N 20°53'17" W, a distance of 270.99 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle point hereof,
2. N 20°07'09" W, a distance of 28.60 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle point hereof, and
3. N 20°59'52" W, a distance of 739.75 feet to the POINT OF BEGINNING, and containing 37.967 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Consulting Engineers, Llc., under Job No. 51167-03.



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



CITY OF LEANDER APPROVAL

PICP-24-XXXX

[illegible]

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100288601

# HAWKES LANDING NORTH

PHASE 3  
CITY OF LEANDER, TEXAS

FINAL PLAT 5 OF 6

CITY JOB No. PICP-24-XXXX

JOB NO. 51167-03

DATE MAY 2024

DESIGNER AS/BA

SHEET 8 OF 68



FINAL PLAT  
OF  
HAWKES LANDING NORTH, PHASE 3

A 37.967 ACRE TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, BEING OUT OF THE REMNANT PORTION OF A CALLED 247.90 ACRE TRACT OF LAND, SAVE AND EXCEPT 93.24 ACRES, CONVEYED TO SHERRIE A. MOVER, ET AL, RECORDED IN DOCUMENT NO. 2021107273 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS

THAT SHERRIE A. MOVER, ET AL, AS THE OWNER OF THAT CERTAIN 37.967 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 247.90 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2021107273 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THEIR 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:

HAWKES LANDING NORTH, PHASE 3

BRIGHTLAND HOMES, LTD.

BY:  
CHRIS LYNCH  
VICE-PRESIDENT OF LAND OPERATIONS  
BRIGHTLAND HOMES, LTD.  
STATE OF TEXAS  
COUNTY OF WILLIAMSON

STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, PERSONALLY APPEARED CHRIS LYNCH AS VICE-PRESIDENT OF LAND OPERATIONS, ON BEHALF OF SAID BRIGHTLAND HOMES, LTD., 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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.

DONNIE MAHAN, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST:  
ELLEN COUFAL, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ENGINEER'S CERTIFICATION:  
THAT I, MICHAEL S. FISHER, 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.

MICHAEL S. FISHER, P.E. No. 87704  
ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY., BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711  
TBPE FIRM REGISTRATION NO. 470

SURVEYOR'S CERTIFICATION:  
THAT I, PARKER J. GRAHAM, 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 CITY PLANNING LETTER, OF NO. 2023-18564-04 ISSUED SEPTEMBER 11, 2023 HAVE BEEN SHOWN OR NOTED HERON.

PARKER J. GRAHAM, R.P.L.S. 5556  
SURVEYING BY:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY., BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711  
TBPLS FIRM REGISTRATION NO. 10028801

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

8. LOT 28, BLOCK B AND LOT 29, BLOCK B ARE TO BE DEDICATED BY THE CITY OF LEANDER.

9. THE HOA SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 28 BLOCK B, LOT 55, BLOCK B.

10. 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.

11. 5' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL LOCAL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF BOUNDARY STREETS. 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.

12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

13. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON MARCH 23, 2023.

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

15. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.

16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0435F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.

17. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2014080892.


18. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

19. THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY POND AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE POND. THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE POND IS NOT PROPERLY MAINTAINED.

20. A PORTION OF THIS PROPERTY IS WITHIN THE UBC WCID SITE #1 RESERVOIR INUNDATION EASEMENT PER VOLUME 435, PAGE 293 (DOC. NO. 19608395DR) OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AS DEFINED BY ELEVATION 1027.90 FEET ABOVE MAIN SEA LEVEL.

21. THE HOA SHALL MAINTAIN ALL PARKING STALLS WITHIN RIGHT-OF-WAY.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 6 OF 6

Issue: May 03, 2024, 2:25pm User ID: chrislynch  
File: H:\Survey\0301\_031167-03.dwg


Survey Job No. 51167-03

HAWKES LANDING NORTH, PHASE 3

CITY OF LEANDER APPROVAL

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 9 OF 68

HAWKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
FINAL PLAT 6 OF 6

**PAPE-DAWSON  
ENGINEERS**

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

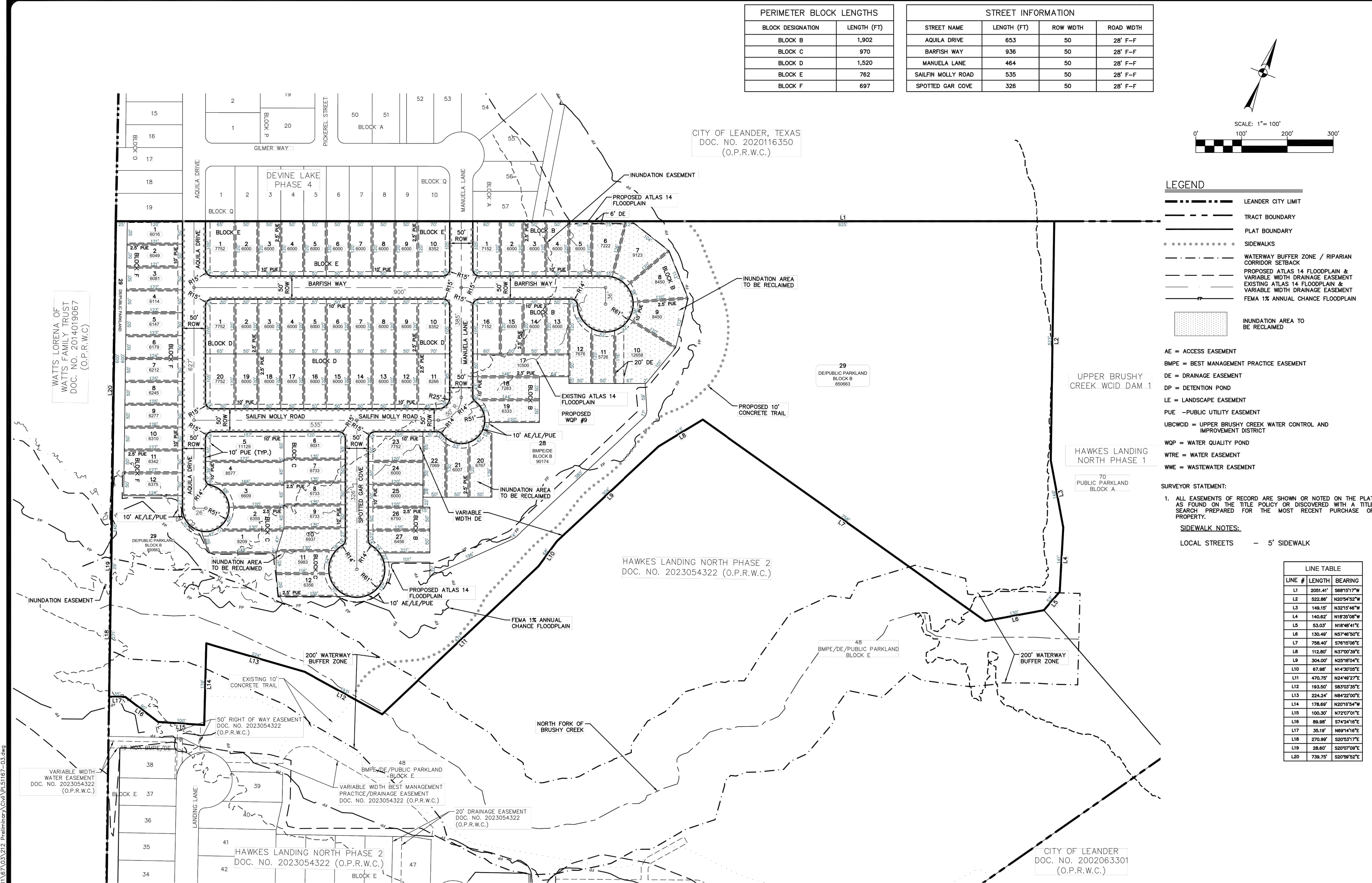
NO.	REVISION	DATE

PICP-24-XXXX



Date: Feb 19, 2024, 8:55am User ID: audelhofen  
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PP-23-0041

CITY OF LEANDER APPROVAL

PICP-24-XXXX

HAWKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
OVERALL PRELIMINARY PLAT

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 10 OF 68

PAPE-DAWSON  
ENGINEERS  
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1800 N. MO-PAC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512-454-6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

PAPE-DAWSON  
ENGINEERS  
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1800 N. MO-PAC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512-454-6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

HAWKES LANDING NORTH  
PHASE 3  
PRELIMINARY PLAT

CITY JOB No. PP-23-0041  
JOB NO. 51167-03  
DATE JULY 2023  
DESIGNER  
CHECKED DRAWN  
SHEET 4 OF 12

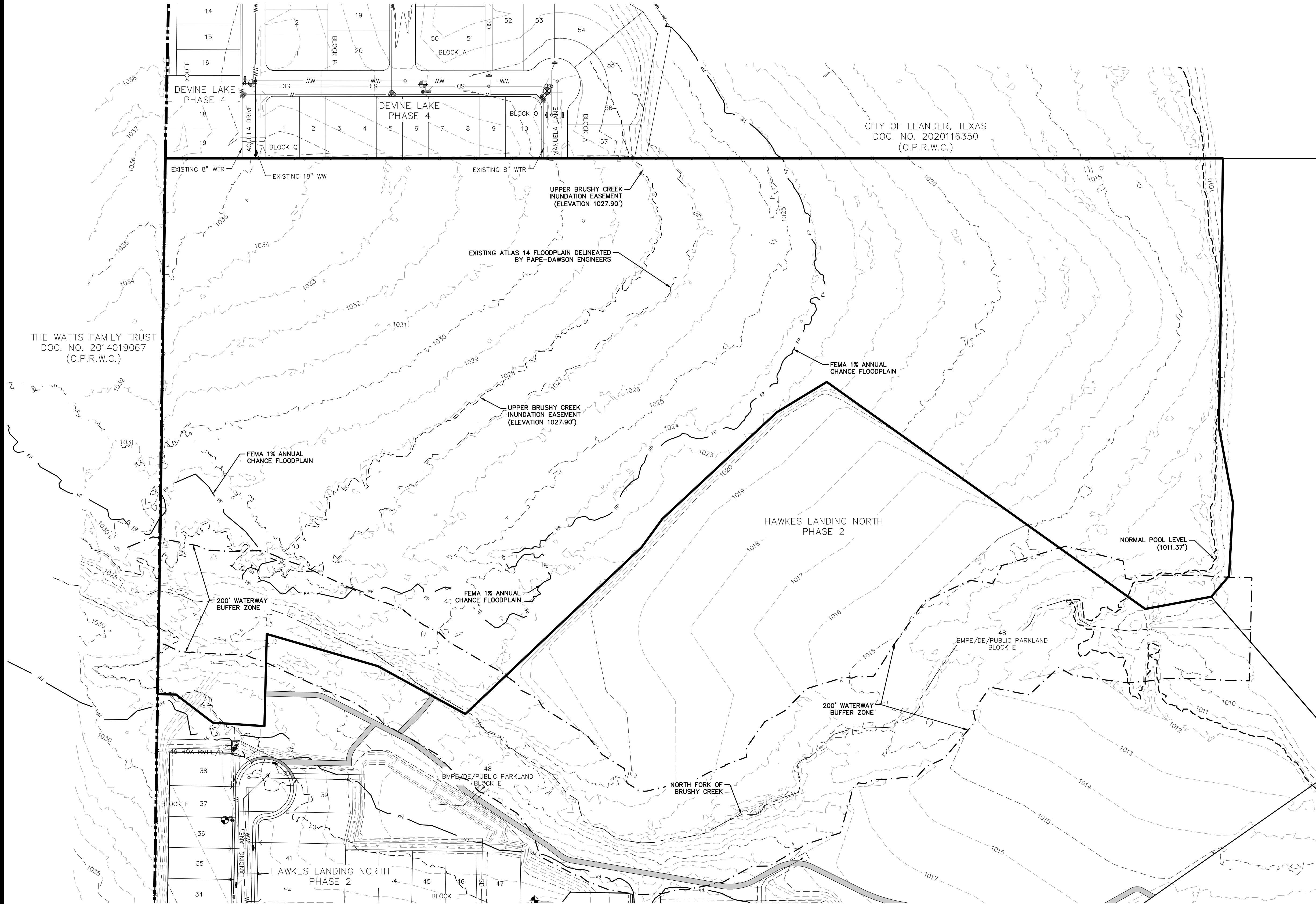
STATE OF TEXAS  
MICHAEL S. FISHER  
87704  
2/19/24

NO. REVISION  
DATE

NO. REVISION  
DATE

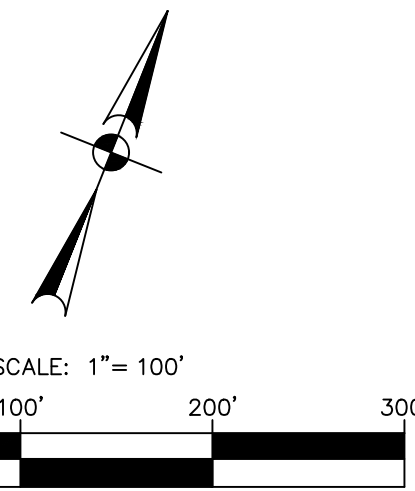


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**LEGEND**

- LEANDER CITY LIMIT
- TRACT BOUNDARY
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN



**STATE OF TEXAS**  
**AIMEE CHAVEZ**  
123240  
LICENSED PROFESSIONAL ENGINEER  
Aimee Chavez 5/21/24

**PAPE-DAWSON ENGINEERS**  
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TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
EXISTING CONDITIONS AND DEMOLITION PLAN

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 11 OF 68

CITY OF LEANDER APPROVAL

PICP-24-XXXX

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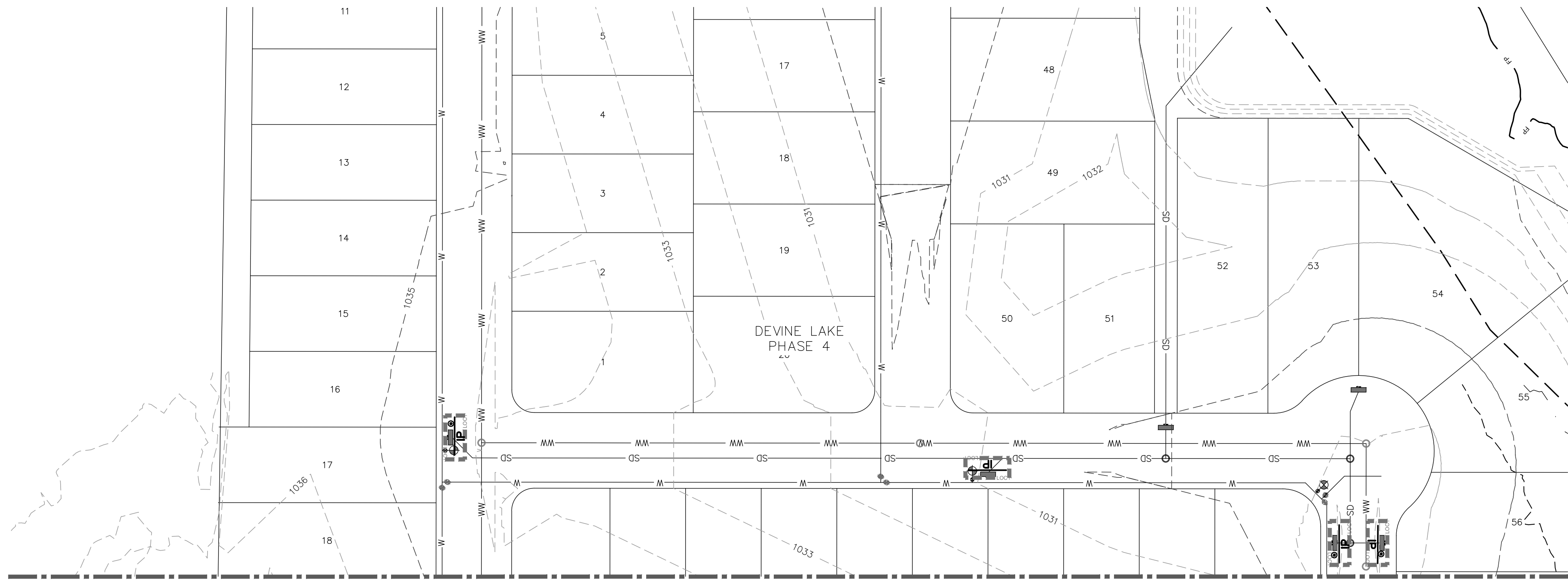




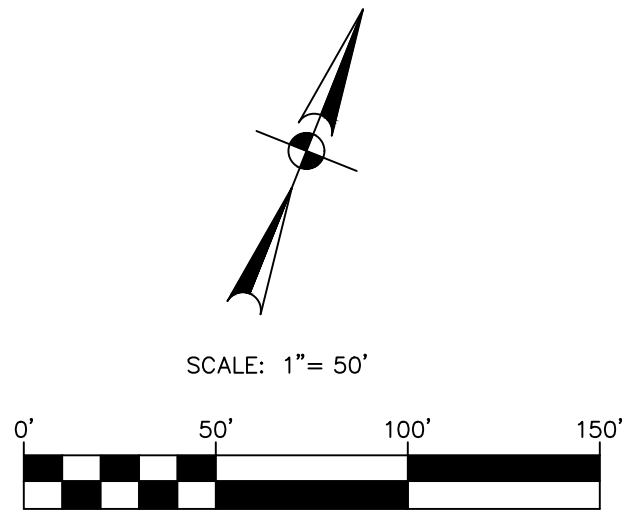


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MATCHLINE - SEE SHEET 12 OF 68



#### LEGEND

- LOG
- LIMITS OF CONSTRUCTION
- SF FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- EROSION CONTROL MATTING (LANDLOK TRM 435)
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- IP INLET PROTECTION
- SUMP INLET PROTECTION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW ARROW

#### NOTES

- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ANY INLET PROTECTION LABEL WITH A "\*" INDICATES THE USE OF THE SUMP INLET PROTECTION. REFERENCE SHEET 54 FOR DETAIL.



KEY MAP

CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



Aimee Chavez 5/21/24



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1800 N. MO-PAC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512-654-6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
EROSION & SEDIMENTATION CONTROL  
PLAN 3 OF 3

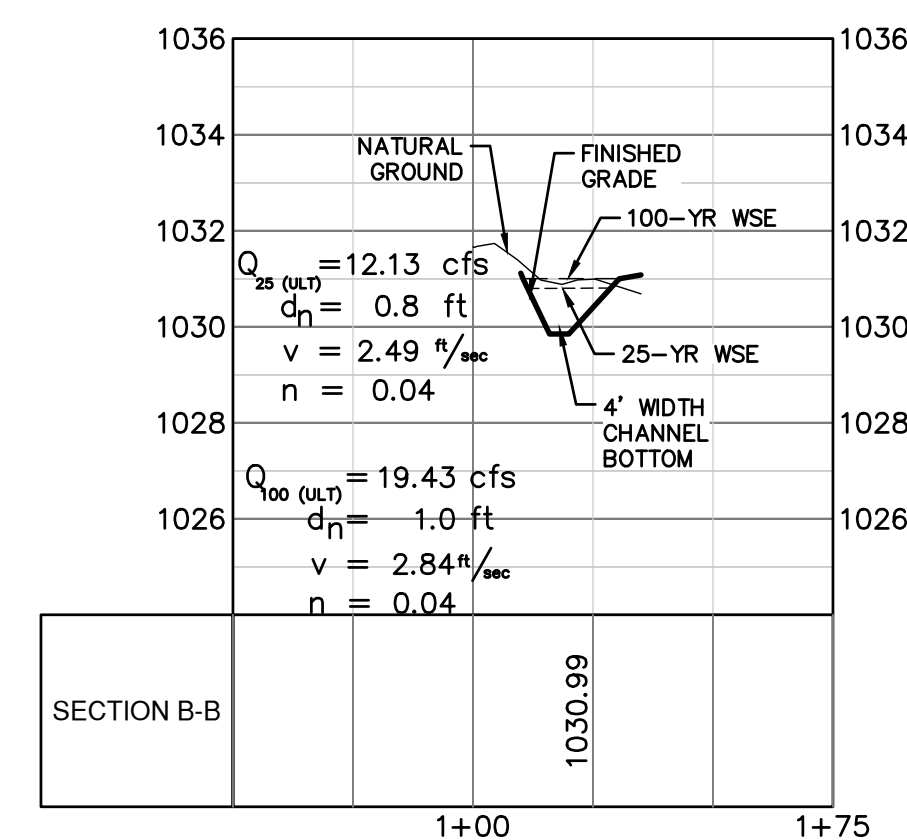
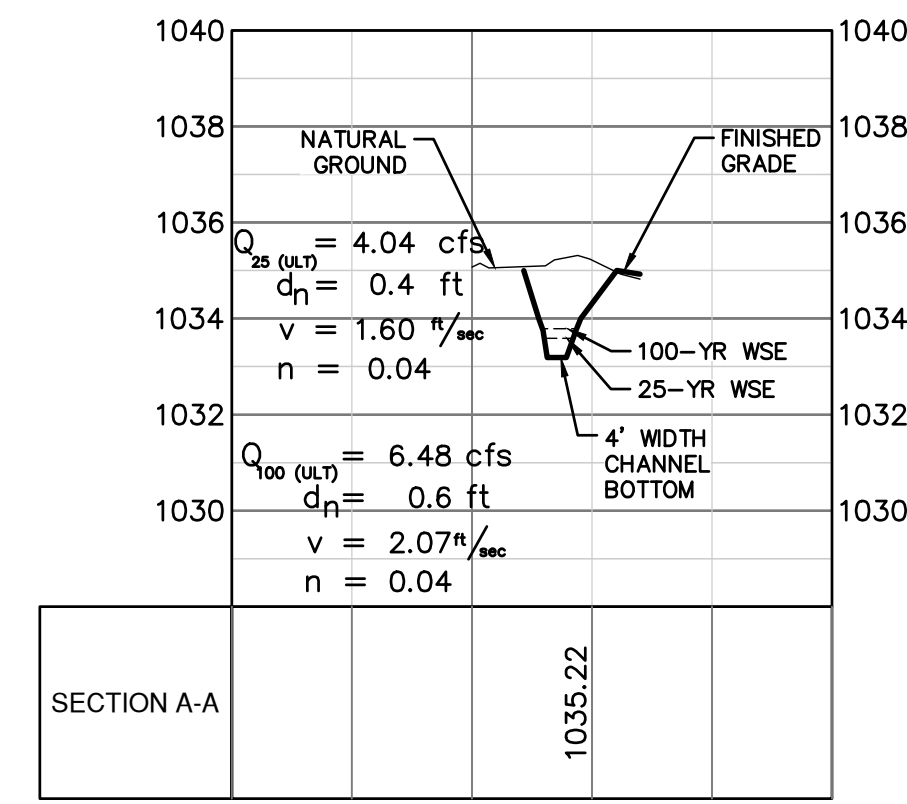
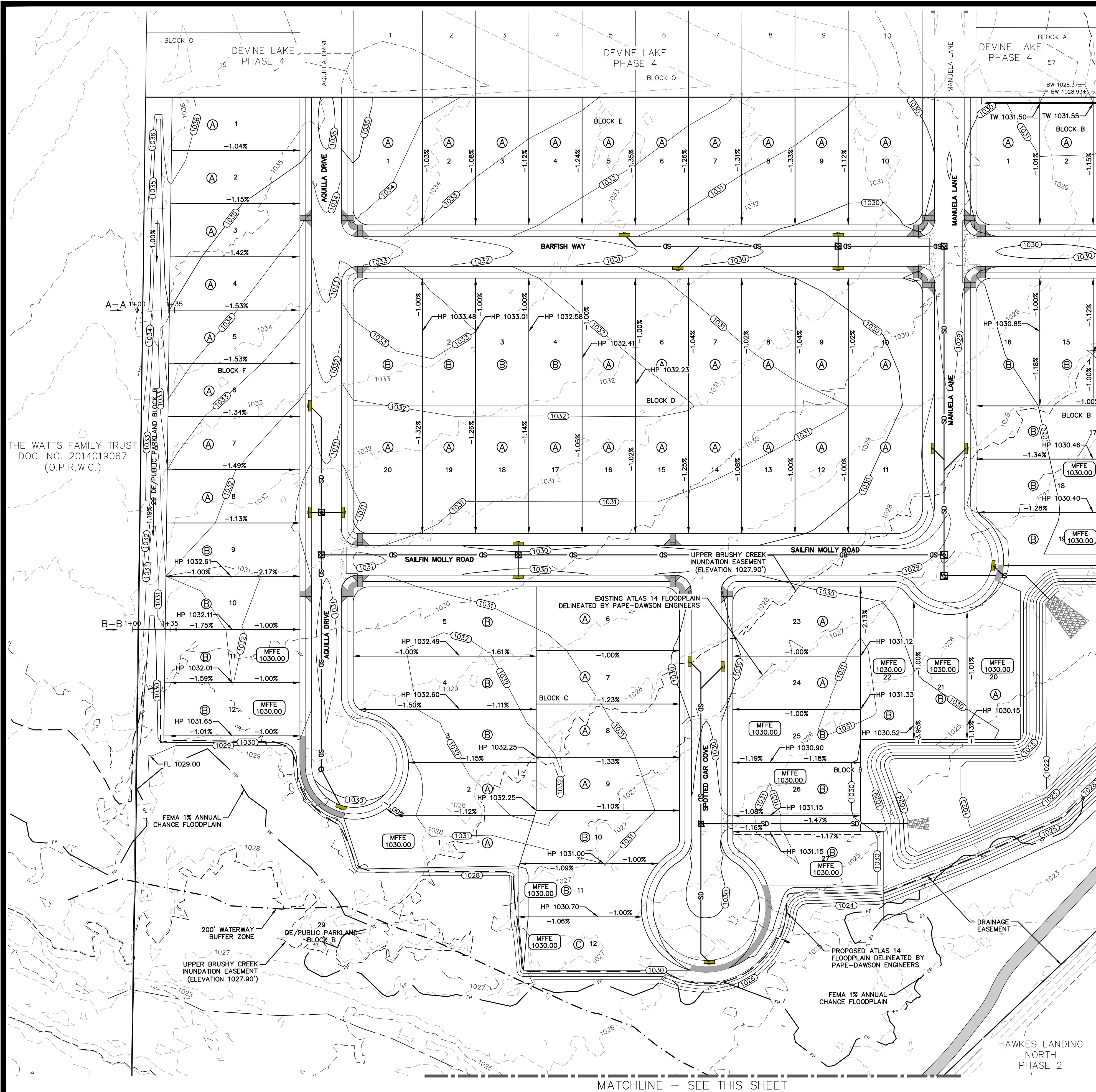
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JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 14 OF 68



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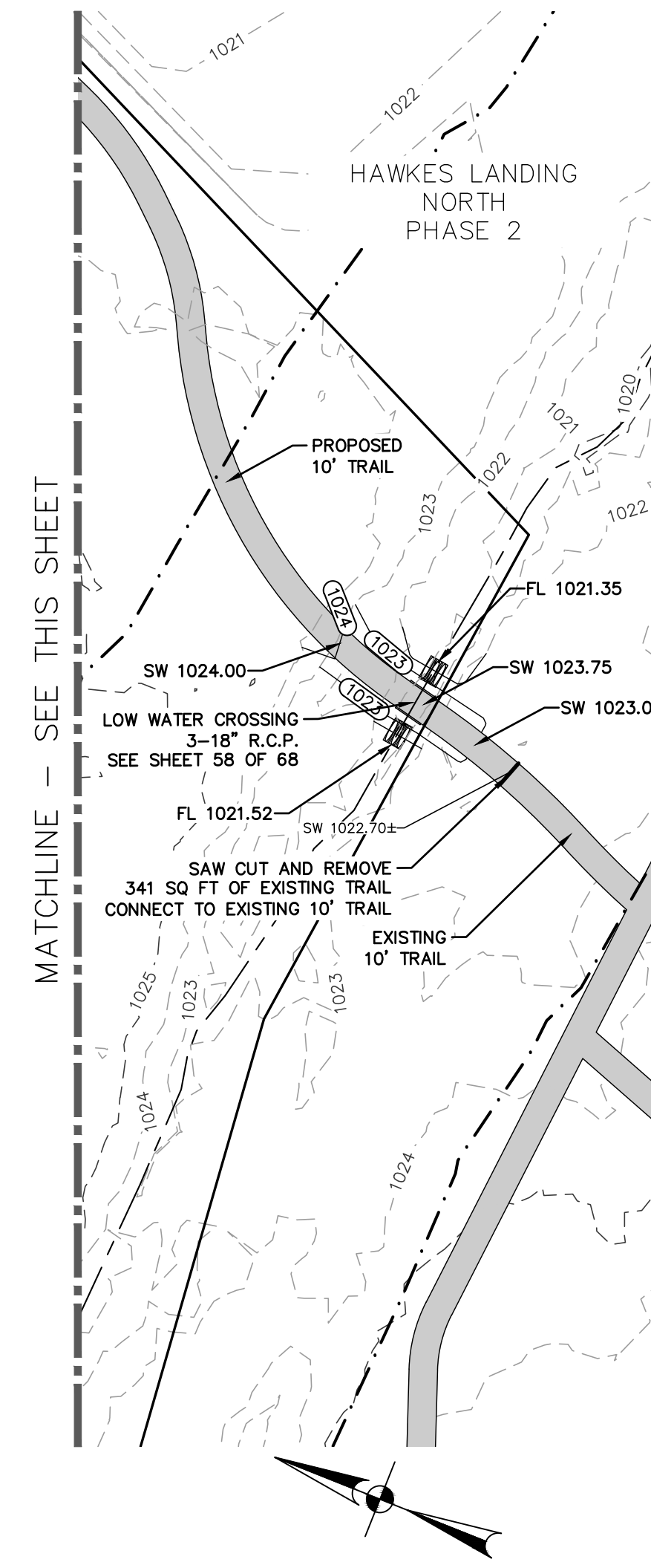
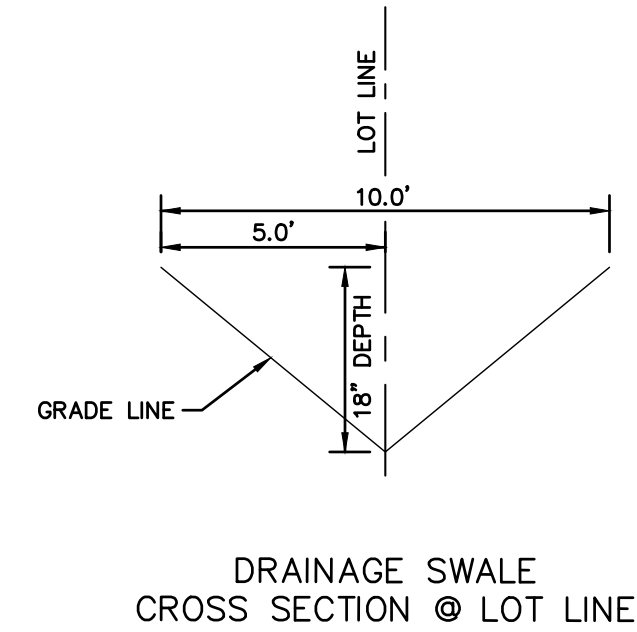


LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- BOUNDARY LINE
- PROPOSED SWALE (SEE DETAIL THIS SHEET)
- MINIMUM FINISHED FLOOR ELEVATION
- TYPE 'A' LOT GRADING PER FHA-HUD REQUIREMENTS
- TYPE 'B' LOT GRADING PER FHA-HUD REQUIREMENTS
- TYPE 'C' LOT GRADING PER FHA-HUD REQUIREMENTS

0' 50' 100' 150'

SCALE: 1" = 50'



HAWKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
GRADING PLAN 1 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

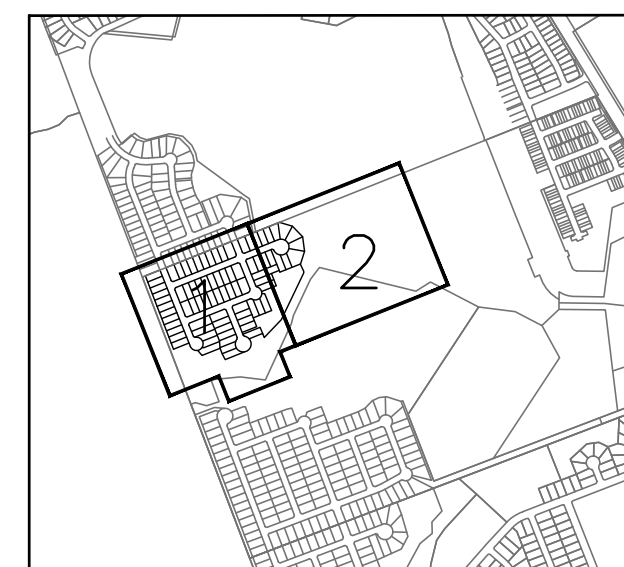
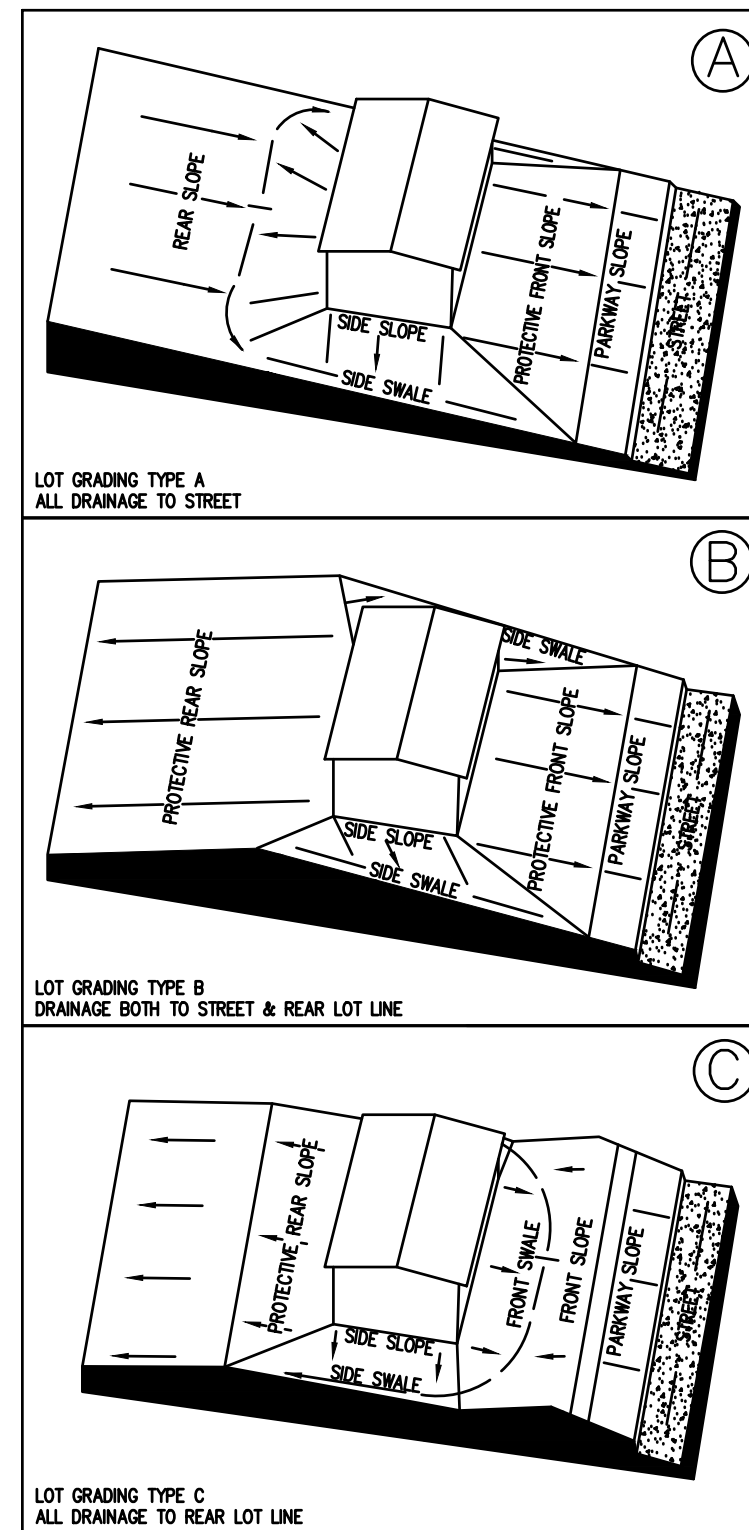
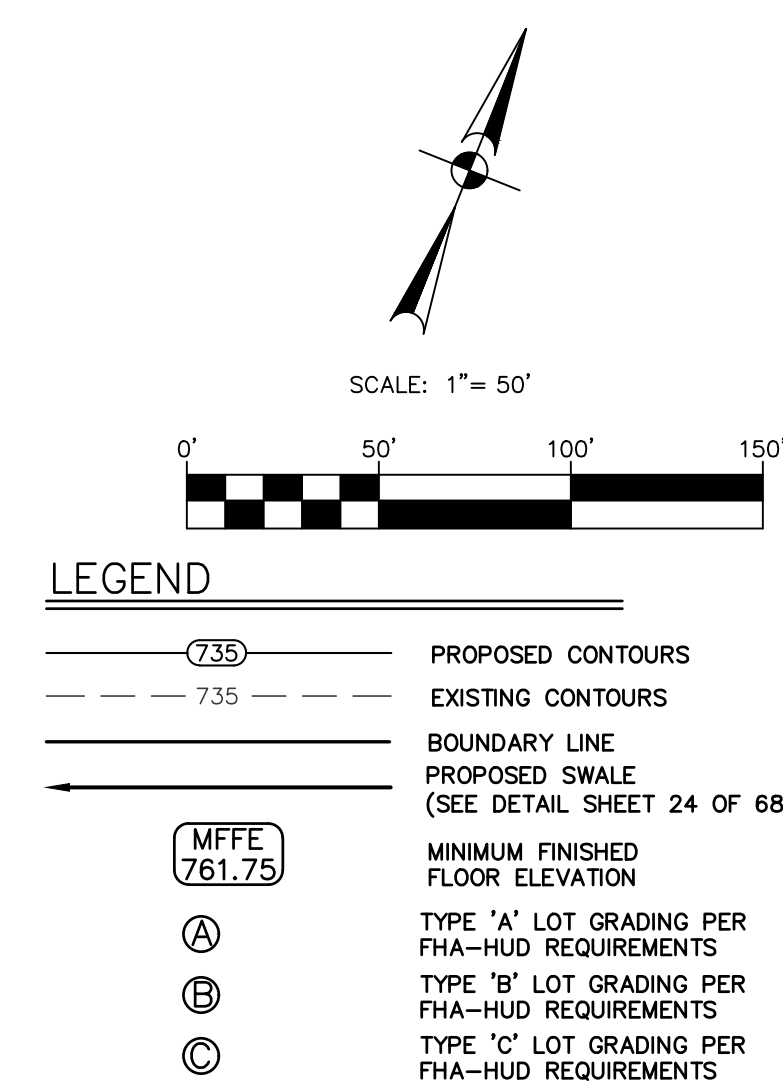
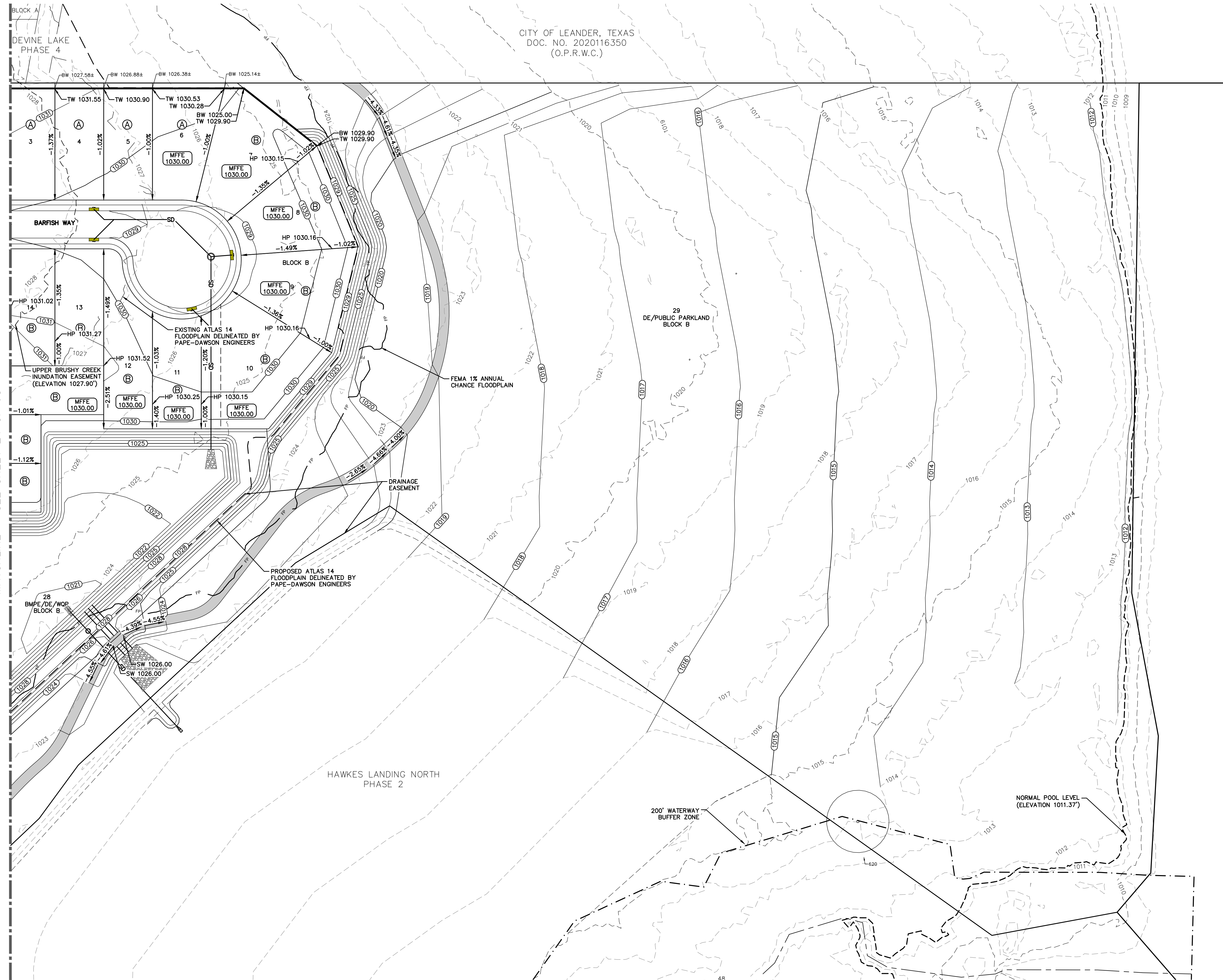
SHEET 24 OF 68

PICP-24-XXXX

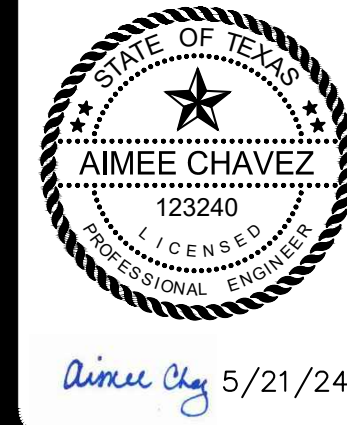


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MATCHLINE - SEE SHEET 24 OF 68



NO.	REVISION	DATE



**PAPE-DAWSON  
ENGINEERS**

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TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10058601

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
GRADING PLAN 2 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 25 OF 68

PICP-24-XXXX



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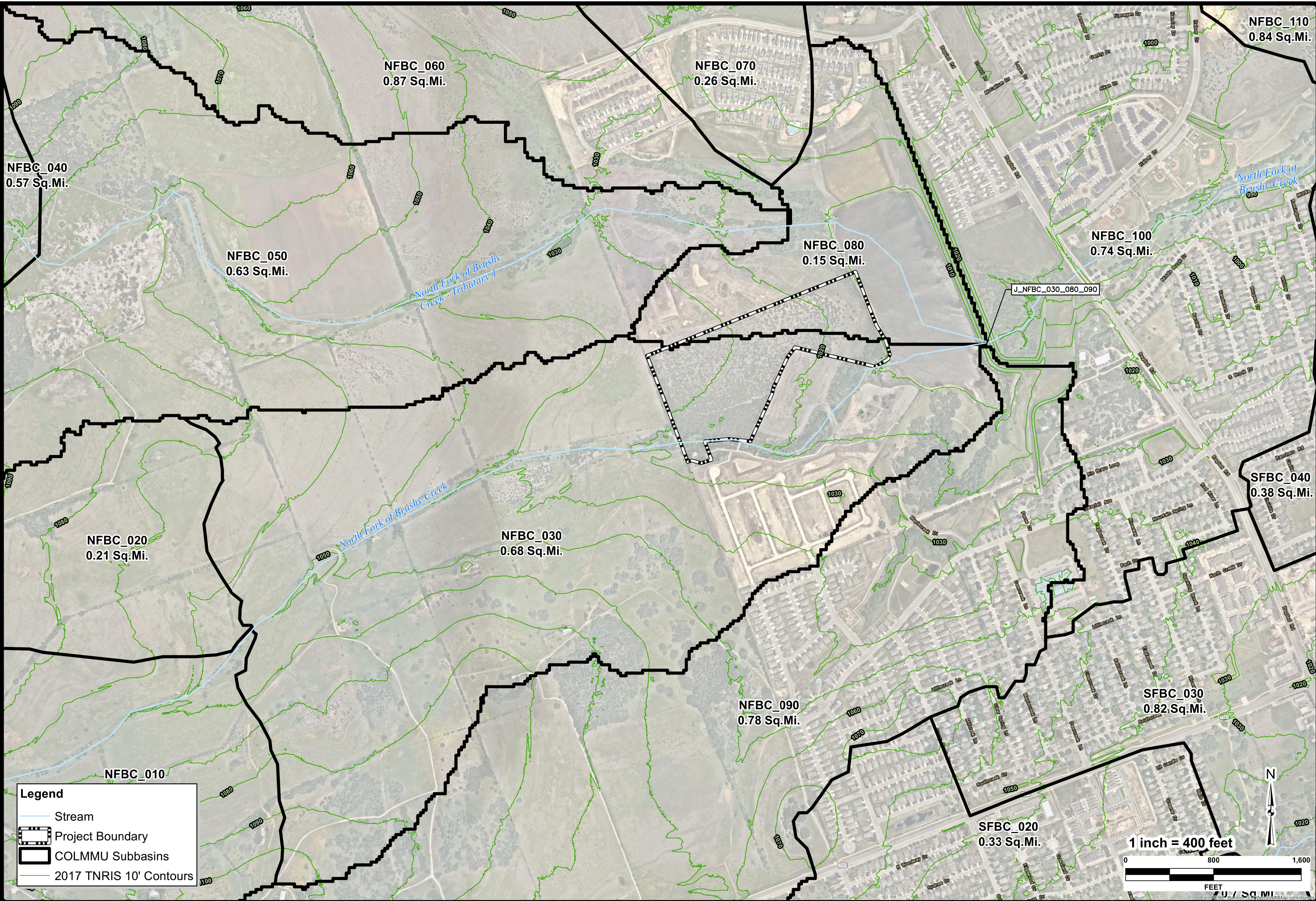
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NOTES:

1. DETENTION REQUIRED FOR THE PROJECT AREA WITHIN NFBC\_030 AND NFBC\_080 WILL BE PROVIDED THROUGH COMPENSATORY CUT WITHIN THE FLOOD POOL OF UPPER BRUSHY CREEK W.C.I.D. DAM 1 AND PERMITTED THROUGH UPPER BRUSHY CREEK W.C.I.C.D
2. ANY ENCROACHMENT OR FILL WITHIN THE INUNDATION EASEMENT (AREA) INCLUDING (AERIAL AND SUBTERRANEAN UTILITIES) REQUIRES UPPER BRUSHY CREEK W.C.I.C. APPROVAL BEFORE THE ACTIVITY.
3. REFERENCE HAWKES LANDING – FLOOD STUDY DATED 10/11/2023 BY PAPE-DAWSON ENGINEERS, INC. FOR ADDITIONAL DRAINAGE AREAS AND ANALYSIS.

HAWKES LANDING NORTH PHASE 3 EXISTING DRAINAGE AREA SUMMARY		
AREA ID	DRAINAGE AREA (AC)	IC (%)
NFBC_030	436.99	0.60
NFBC_080	97.88	0.77
NFBC_090	499.48	10.57
J.NFBC_030_080_090	3244.80	



PAPE-DAWSON  
ENGINEERS

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10801 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

PAPE-DAWSON  
ENGINEERS

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10801 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

HAWKES LANDING NORTH - PHASE 3  
CITY OF LEANDER, TEXAS

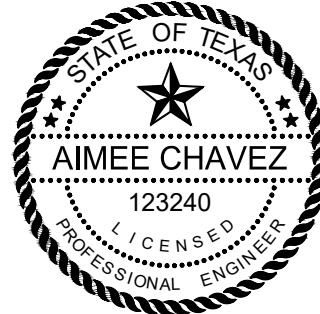
PRE-PROJECT DRAINAGE AREA MAP

PLAT NO. --  
JOB NO. 51167-01  
DATE Aug 2023  
DESIGNER CRM  
CHECKED ZRS DRAWN MJS  
SHEET EX 2

CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



Aimee Chavez 5/21/24

**PAPE-DAWSON  
ENGINEERS**  
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10801 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
EXISTING CONDITIONS DRAINAGE MAP

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 26 OF 68



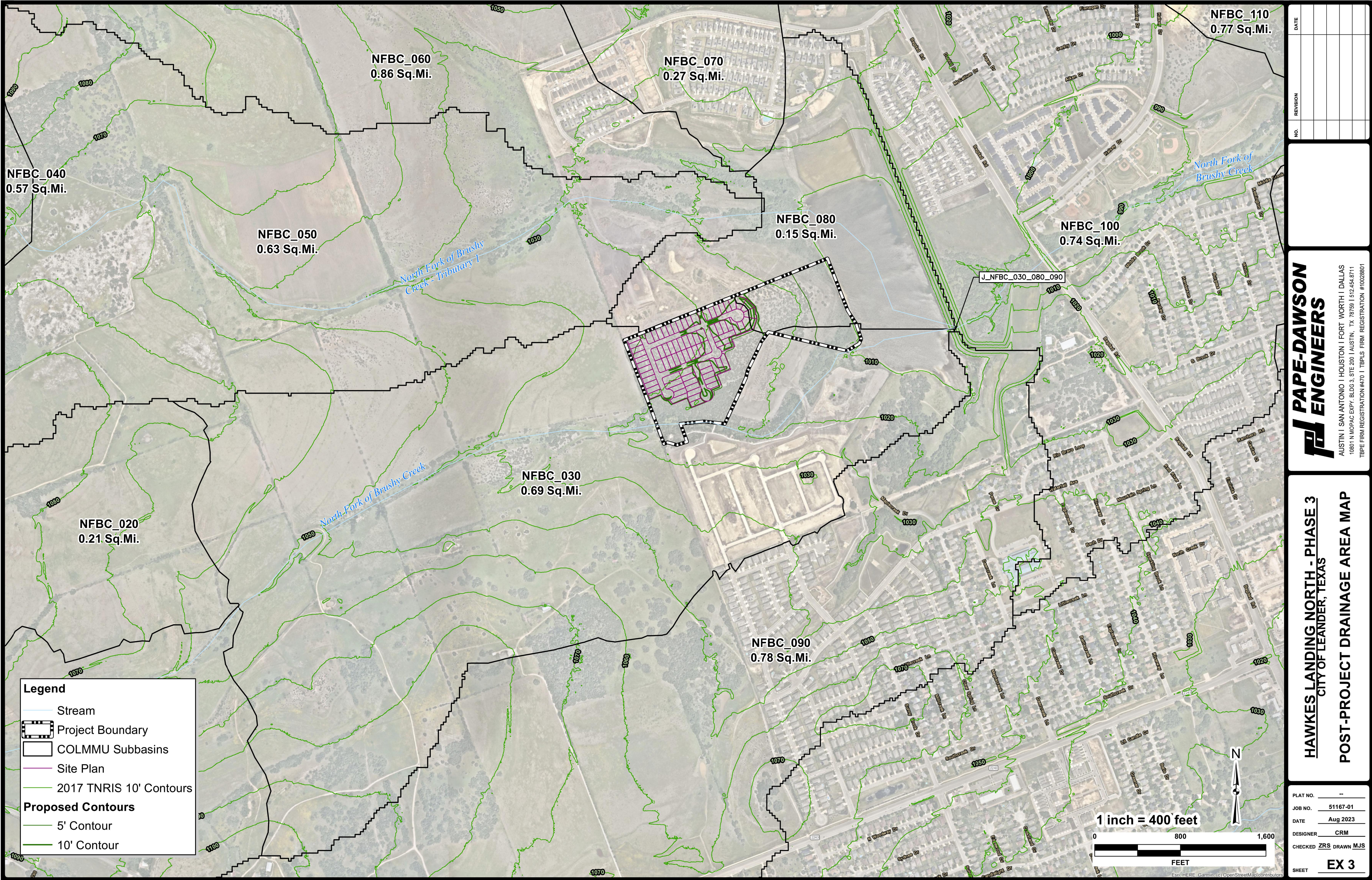
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NOTES:

1. DETENTION REQUIRED FOR THE PROJECT AREA WITHIN NFBC\_030 AND NFBC\_080 WILL BE PROVIDED THROUGH COMPENSATORY CUT WITHIN THE FLOOD POOL OF UPPER BRUSHY CREEK W.C.I.D. DAM 1 AND PERMITTED THROUGH UPPER BRUSHY CREEK W.C.I.C.D
2. ANY ENCROACHMENT OR FILL WITHIN THE INUNDATION EASEMENT (AREA) INCLUDING (AERIAL AND SUBTERRANEAN UTILITIES) REQUIRES UPPER BRUSHY CREEK W.C.I.C. APPROVAL BEFORE THE ACTIVITY.
3. REFERENCE HAWKES LANDING - FLOOD STUDY DATED 10/11/2023 BY PAPE-DAWSON ENGINEERS, INC. FOR ADDITIONAL DRAINAGE AREAS AND ANALYSIS.

HAWKES LANDING NORTH PHASE 3 PROPOSED DRAINAGE AREA SUMMARY		
AREA ID	DRAINAGE AREA (AC)	IC (%)
NFBC_030	437.49	4.42
NFBC_080	97.39	0.77
NFBC_090	498.39	11.00
J.NFBC_030_080_090	3238.40	



HAWKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
PROPOSED CONDITIONS DRAINAGE MAP

**PAPE-DAWSON ENGINEERS**  
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19001 N. MO-PAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

**PAPE-DAWSON ENGINEERS**  
AIMEE CHAVEZ  
123240  
LICENSED PROFESSIONAL ENGINEER  
Since Aug 5/21/24

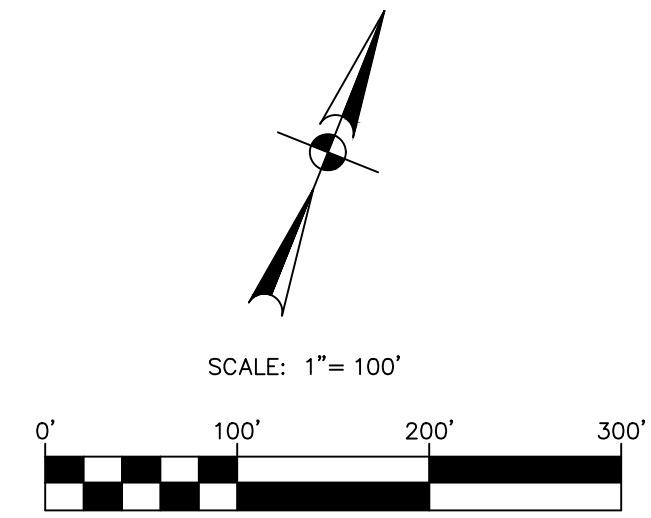
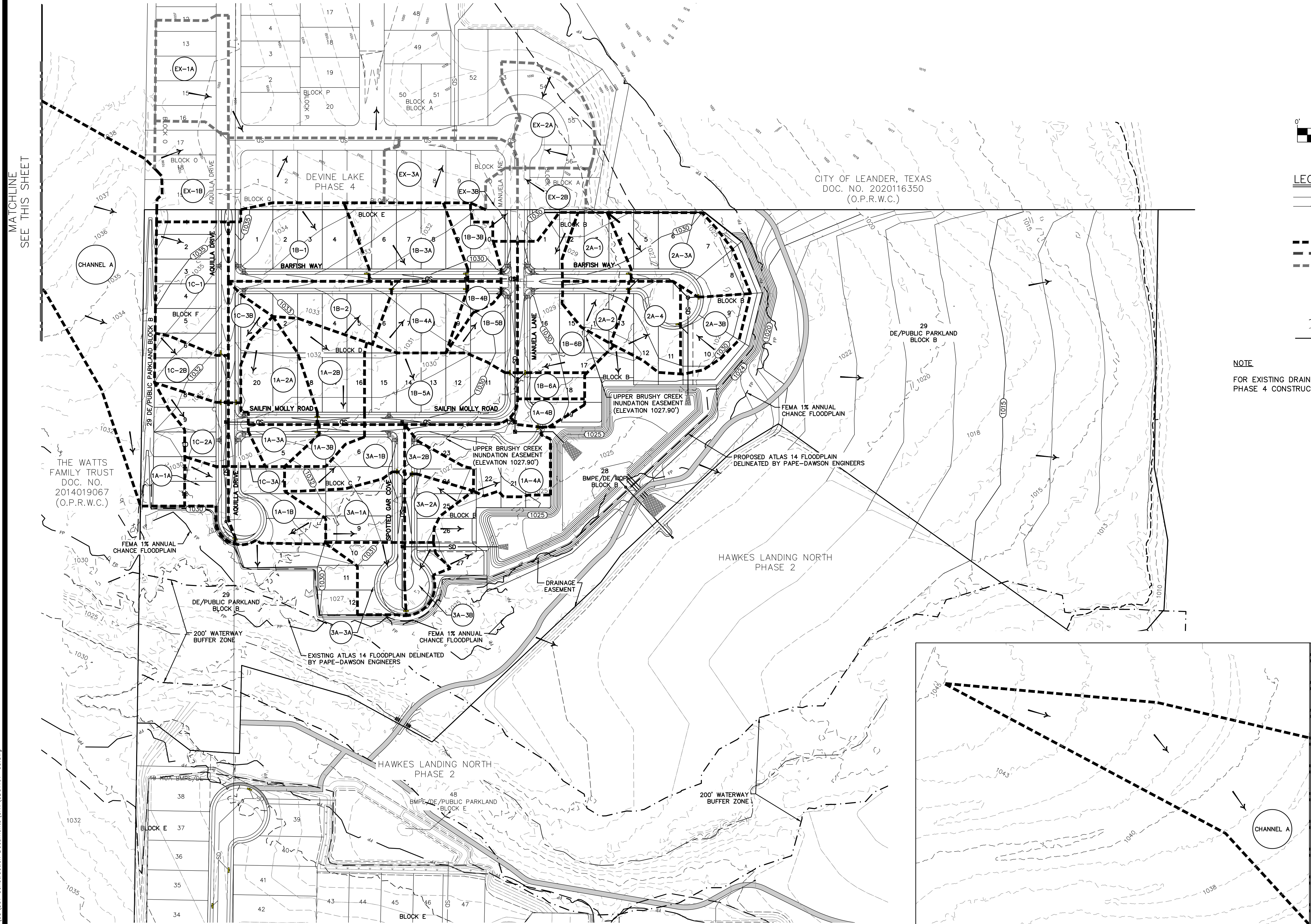
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PICP-24-XXXX



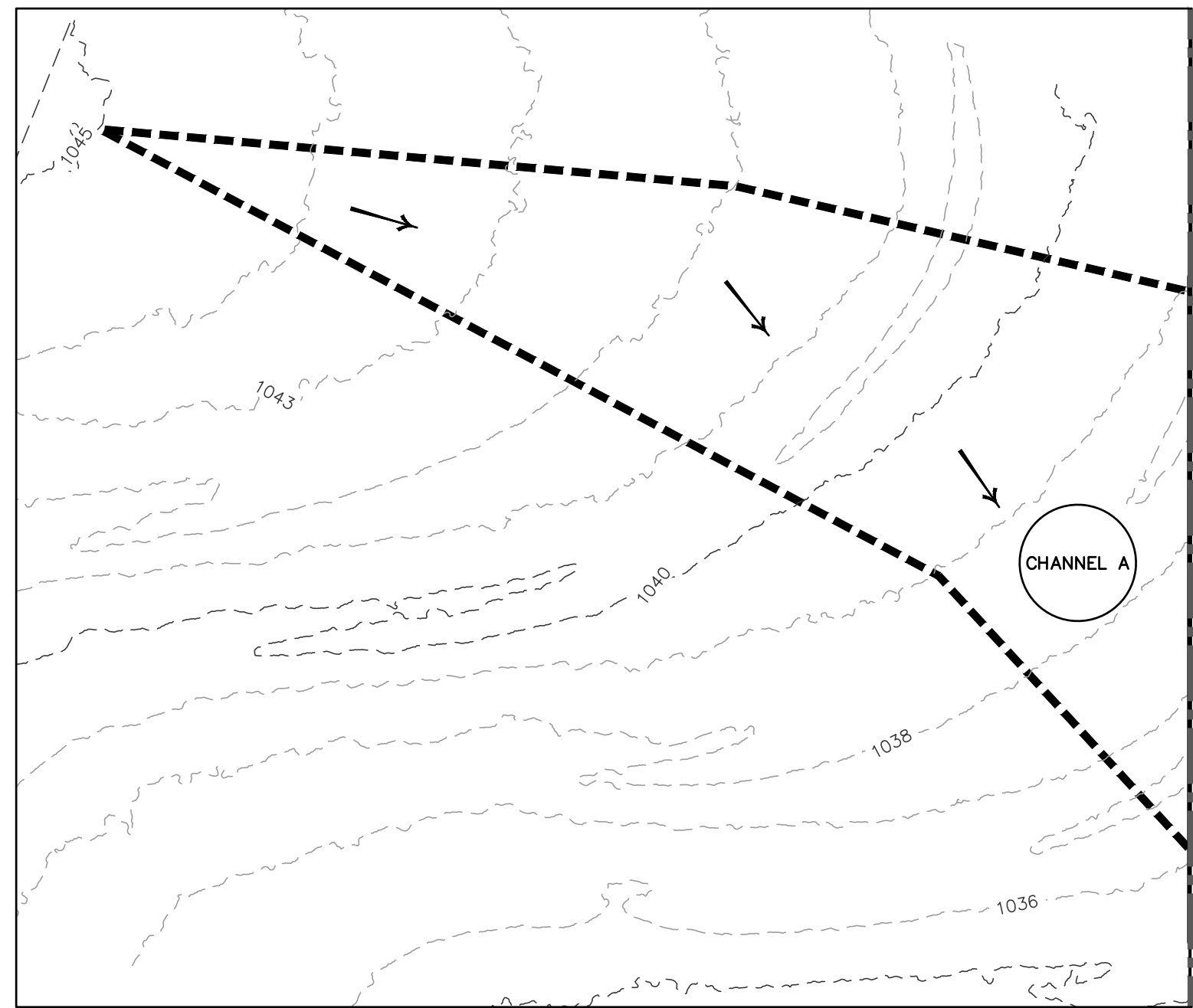
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- LEGEND**
- SD STORM DRAIN LINE
  - SD MANHOLE
  - SD INLET
  - DRAINAGE FLOW ARROW
  - DRAINAGE AREA BOUNDARY
  - FUTURE DRAINAGE AREA BOUNDARY
  - EXISTING DRAINAGE AREA
  - 01 DRAINAGE AREA
  - PROPOSED CONTOUR LINE
  - EXISTING CONTOUR LINE
  - FP FEMA 1% ANNUAL CHANCE FLOODPLAIN

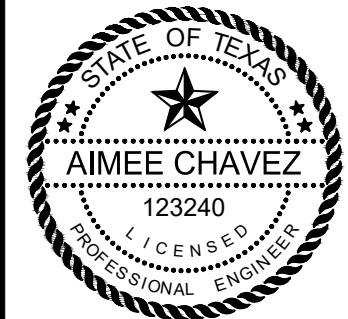
**NOTE**  
FOR EXISTING DRAINAGE AREAS, REFERENCE DEVINE LAKE PHASE 4 CONSTRUCTION PLANS (21-PICP-029)



**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
STORM DRAIN DRAINAGE MAP

CITY JOB No. PICP-24-XXXX  
JOB No. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 28 OF 68



Since City 5/21/24

**PAPE-DAWSON**  
**ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-454-6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

CITY OF LEANDER APPROVAL

PICP-24-XXXX

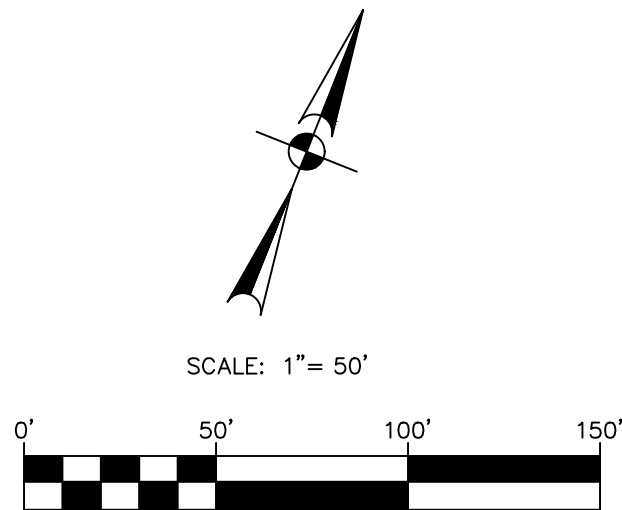
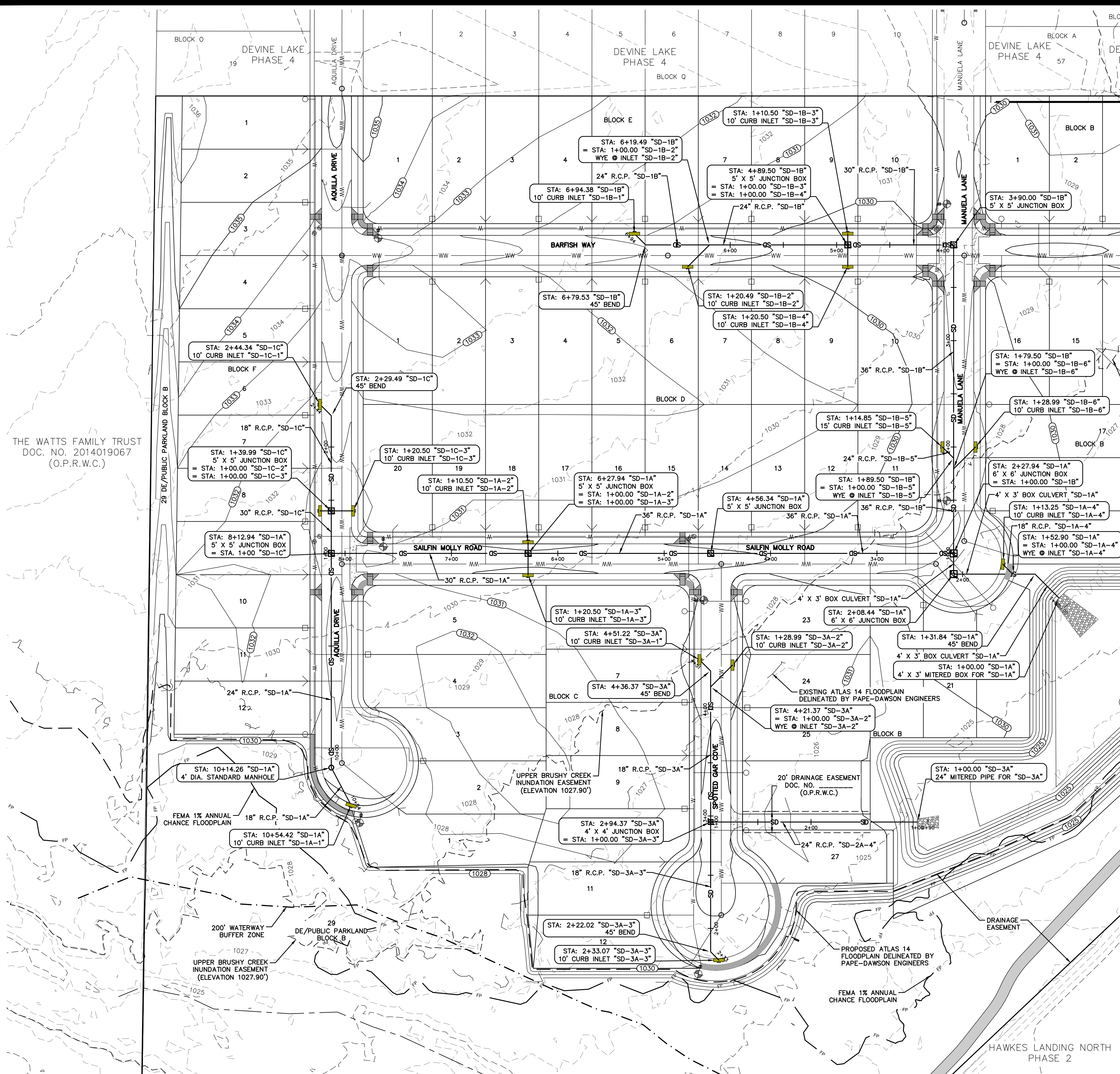






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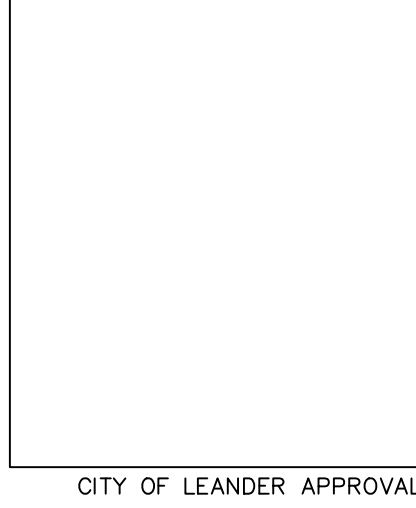


- LEGEND**
- W WATER LINE
  - WW WASTEWATER LINE & MH
  - SD STORM DRAIN LINE & MH
  - SINGLE WATER SERVICE
  - DOUBLE WATER SERVICE
  - SINGLE WW SERVICE
  - DOUBLE WW SERVICE
  - GATE VALVE
  - FIRE HYDRANT
  - EXISTING GATE VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - EXISTING WASTEWATER LINE
  - EXISTING STORM DRAIN LINE
  - EXISTING CONTOUR LINE

**NOTE:**  
1. ALL STORM SEWER WYES AND BENDS SHALL BE PREFABRICATED.



KEY MAP



CITY OF LEANDER APPROVAL

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
STORM DRAIN LAYOUT 1 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

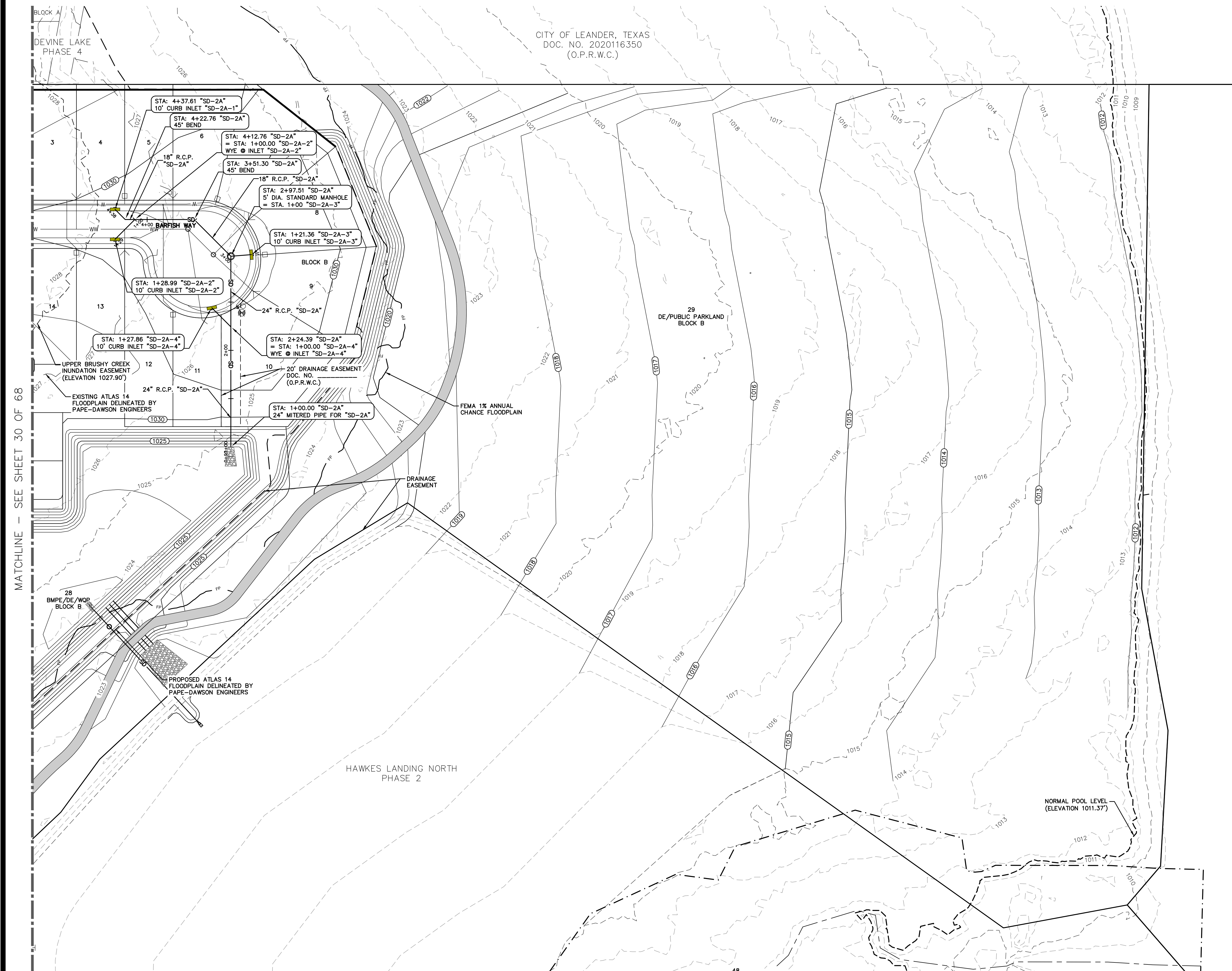
SHEET 30 OF 68

STATE OF TEXAS  
AIMEE CHAVEZ  
123240  
LICENSED PROFESSIONAL ENGINEER  
Since May 5/21/24

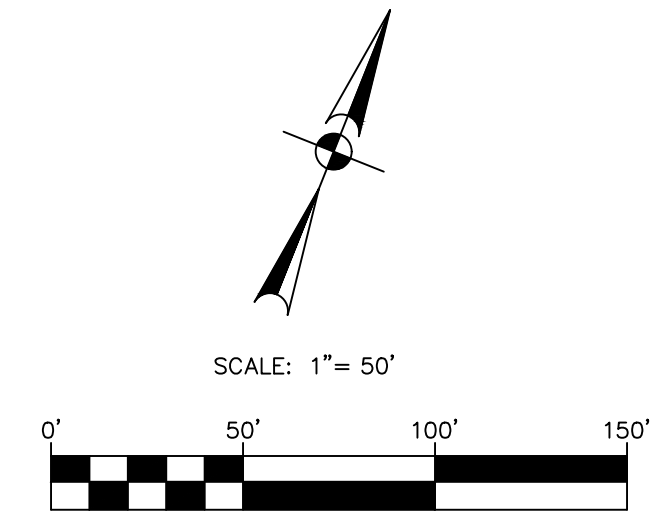
**PAPE-DAWSON**  
**ENGINEERS**  
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TYPE FIRM REGISTRATION #4420 / TYPE FIRM REGISTRATION #10058601

















PICP-24-XXXX





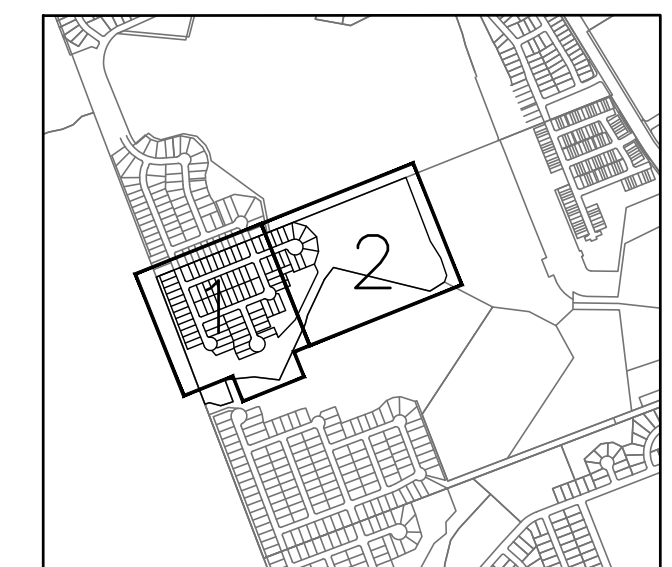
CITY OF LEANDER, TEXAS  
DOC. NO. 2020116350  
(O.P.R.W.C.)



- # LEGEND
- |   |    |                           |
|---|----|---------------------------|
|  | W  | WATER LINE                |
|  | WW | WASTEWATER LINE & MH      |
|  | SD | STORM DRAIN LINE & MH     |
|  |    | SINGLE WATER SERVICE      |
|  |    | DOUBLE WATER SERVICE      |
|  |    | SINGLE WW SERVICE         |
|  |    | DOUBLE WW SERVICE         |
|  |    | GATE VALVE                |
|  |    | FIRE HYDRANT              |
|  |    | EXISTING GATE VALVE       |
|  |    | EXISTING FIRE HYDRANT     |
|  | W  | EXISTING WATER LINE       |
|  | WW | EXISTING WASTEWATER LINE  |
|  | SD | EXISTING STORM DRAIN LINE |
|  |    | EXISTING CONTOUR LINE     |
|  |    | EXISTING CONTOUR LINE     |

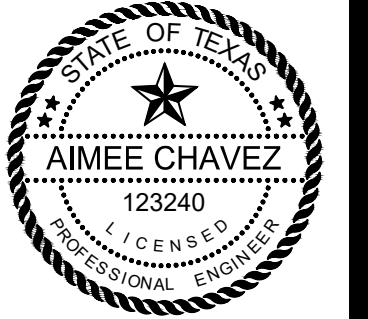
NOTE:

1. ALL STORM SEWER WYES AND BENDS SHALL BE PREFABRICATED.



## KEY MAP

CITY OF LEANDER APPROVAL

[illegible]

Aimee Chay 5/21/24

**PAPE-DAWSON**  
**ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N. MOPAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPB FIRM REGISTRATION #10028891 | TBPB FIRM REGISTRATION #10028891

WIKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
STORM DRAIN LAYOUT 2 OF 2

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 31 OF 68

PICP-24-XXXX

Date: May 21, 2024, 2:46pm User ID: auelhofen  
File: H:\Projects\511\67\03\301 Construction Documents\Civil\SD51167-03.dwg

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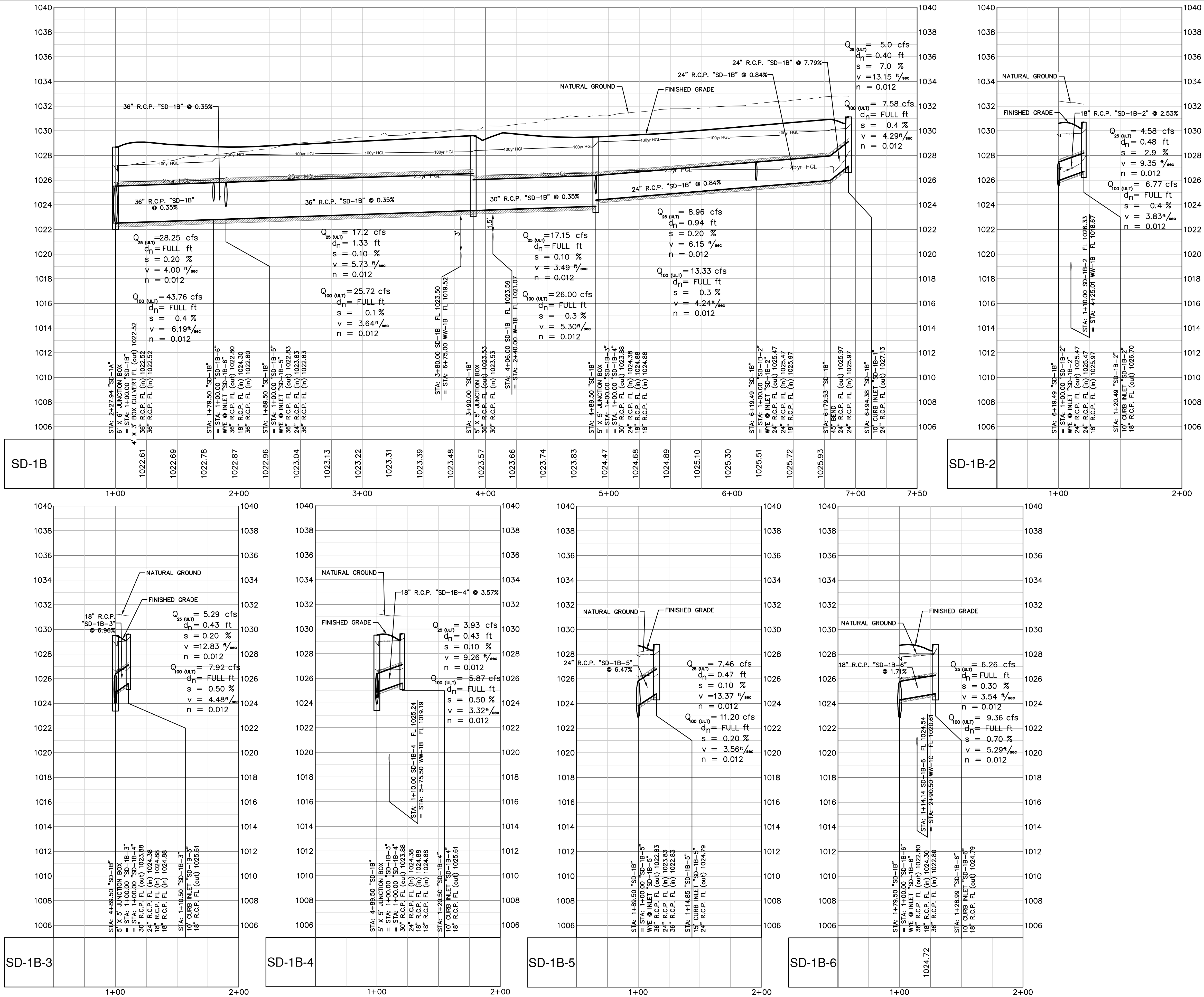






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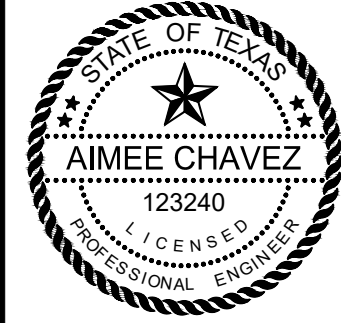
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1" = 40' HORIZONTAL  
1" = 4' VERTICAL  
PROFILE LEGEND:  
NATURAL GROUND  
FINISHED GRADE  
SUBGRADE  
PROPOSED STORM DRAIN  
25-YR HGL  
100-YR HGL

HAWKES LANDING NORTH  
PHASE 3  
CITY OF LEANDER, TEXAS  
STORM DRAIN PROFILES SD-1B

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 33 OF 68

PICP-24-XXXX



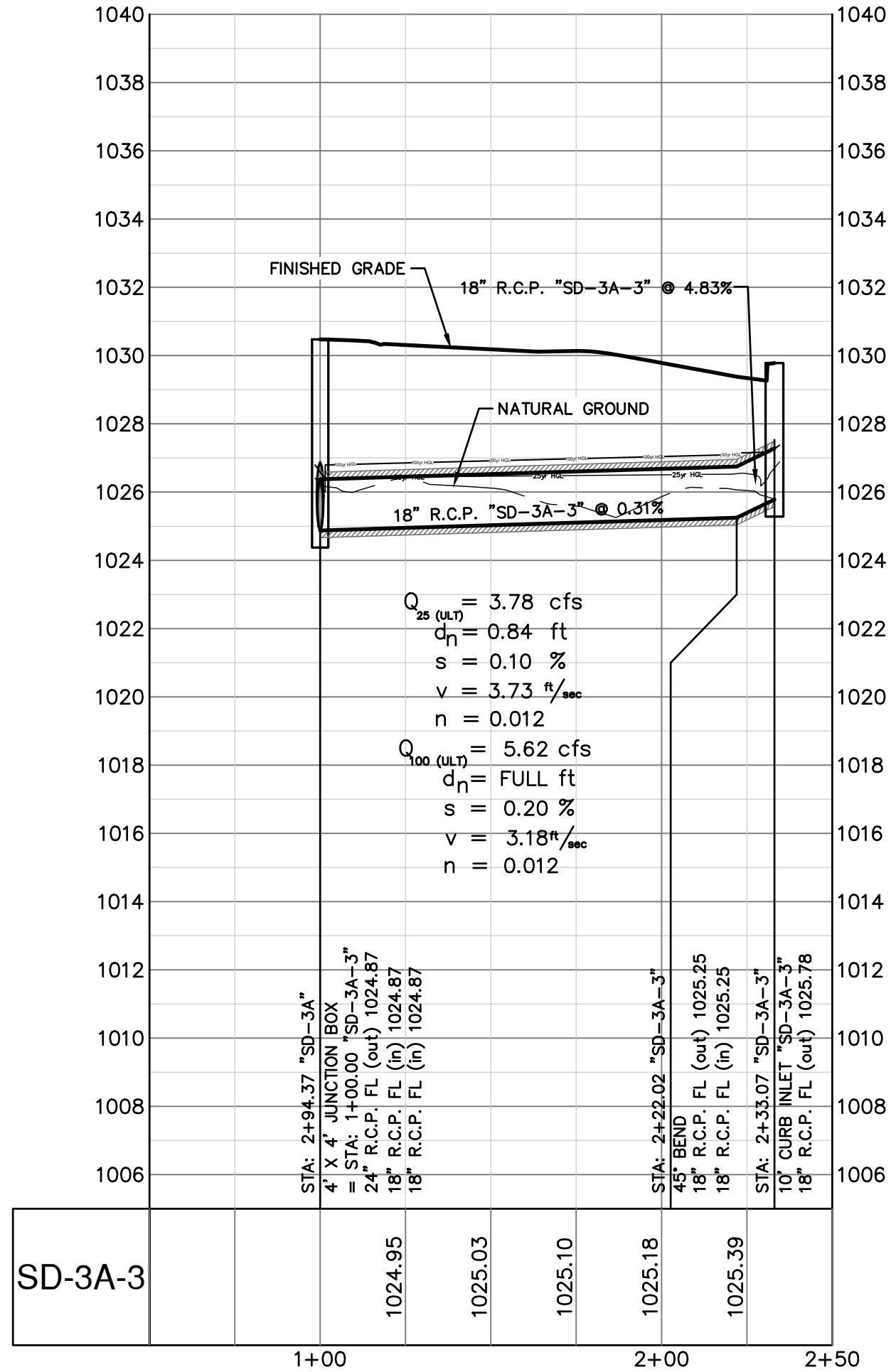
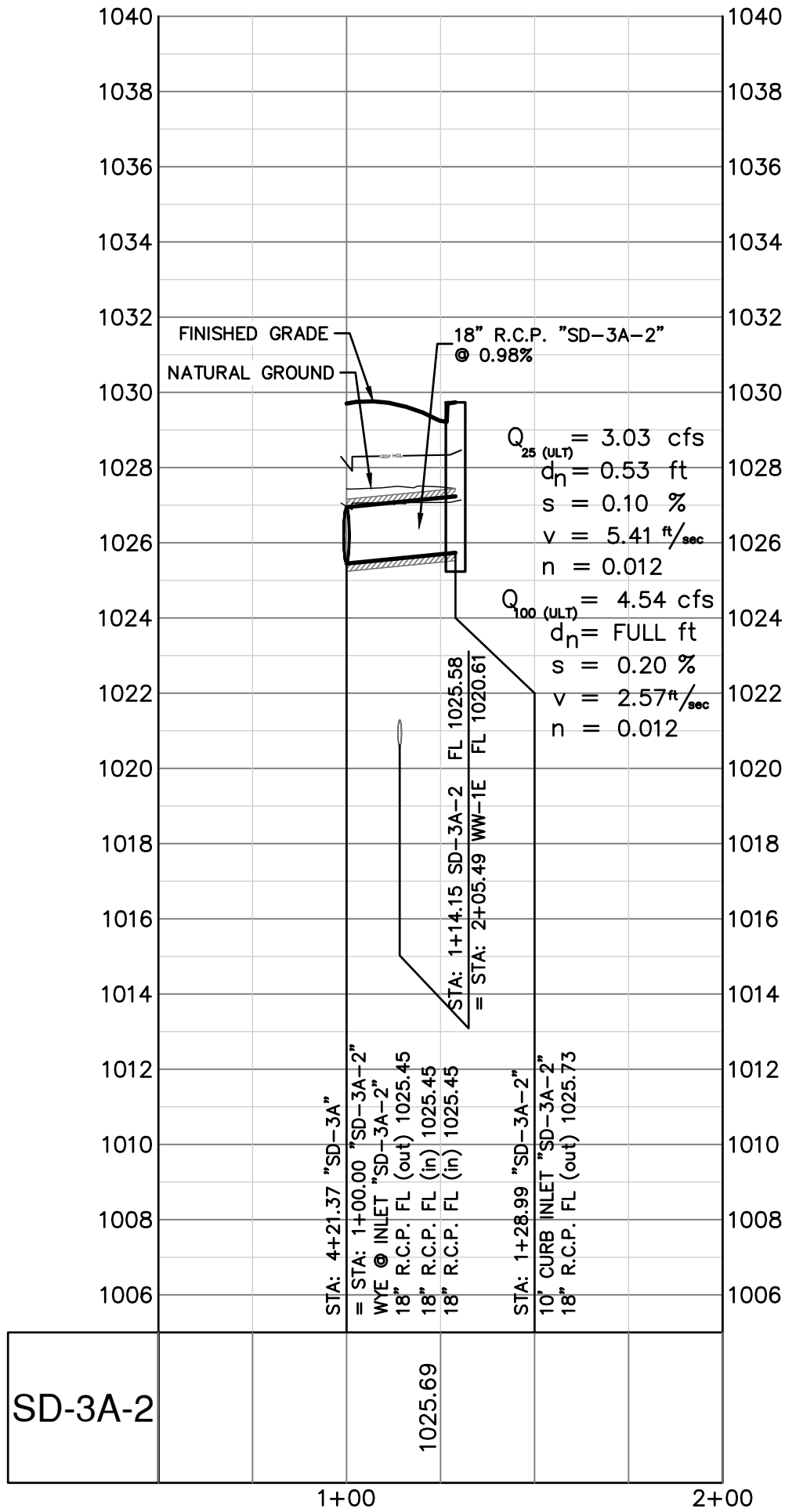
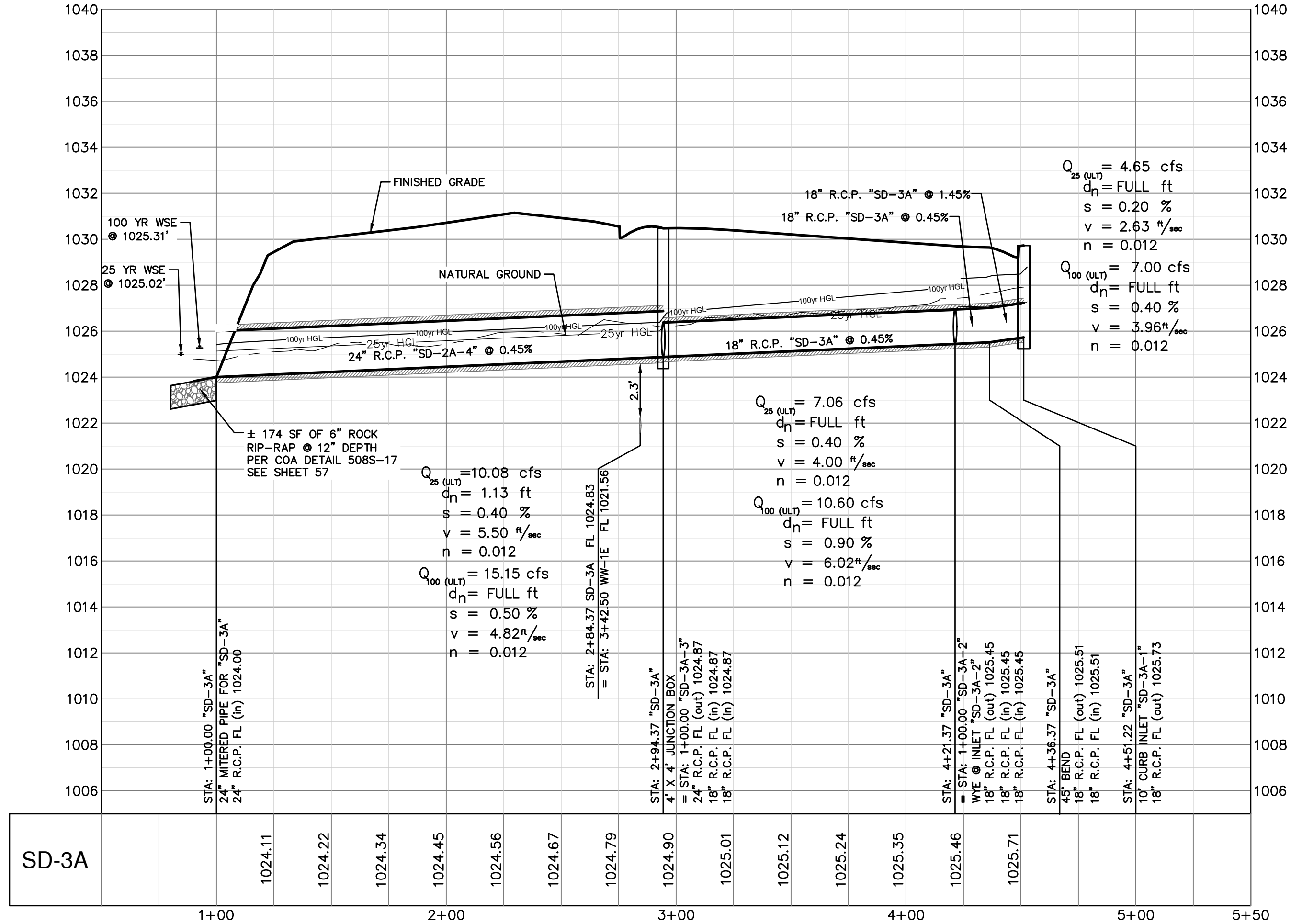
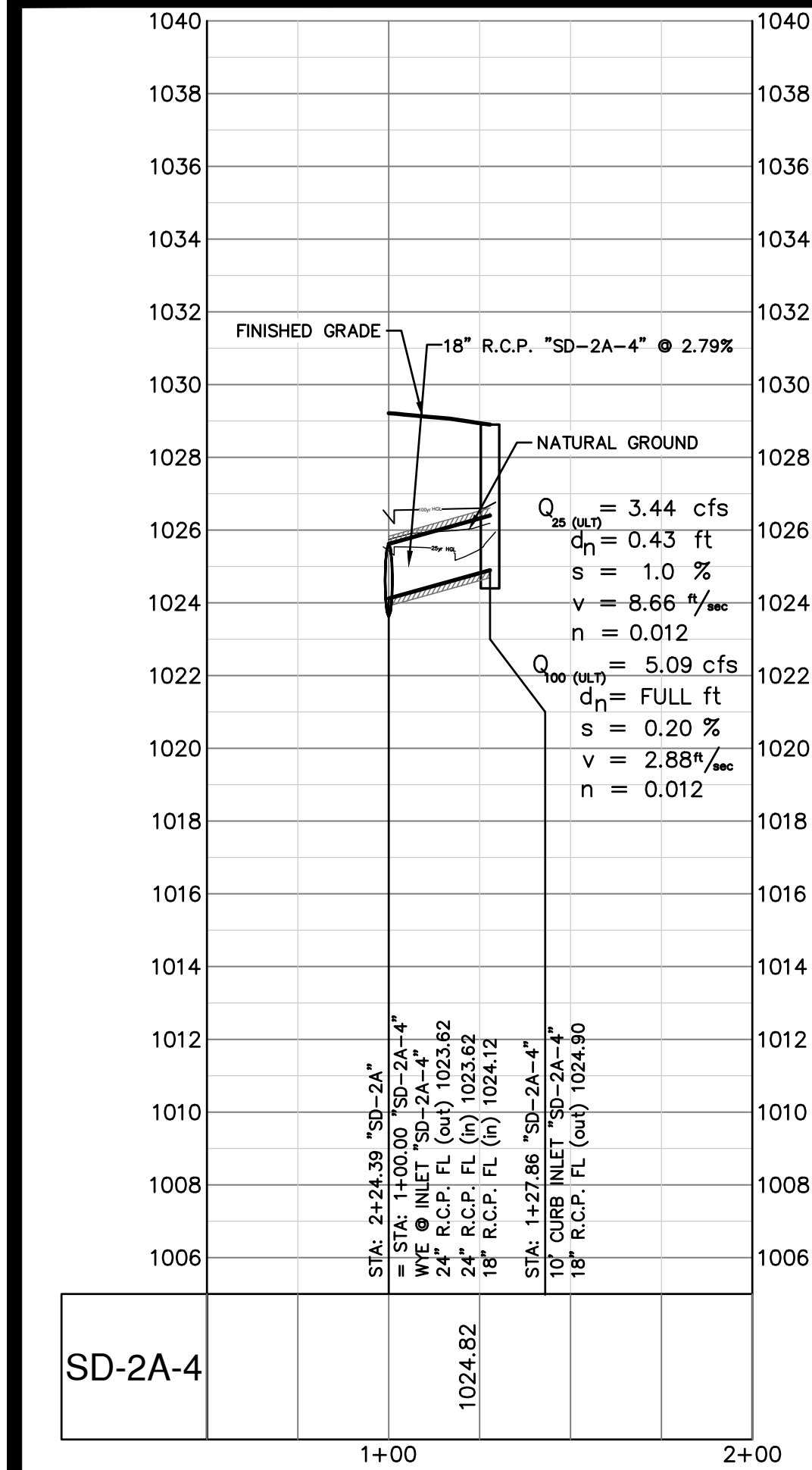
Drawn by 5/21/24







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PROFILE SCALES:

1" = 40' HORIZONTAL  
1" = 4' VERTICAL  
PROFILE LEGEND:

NATURAL GROUND  
FINISHED GRADE  
SUBGRADE  
PROPOSED STORM DRAIN  
25-YR HGL  
100-YR HGL

CITY OF LEANDER APPROVAL

PICP-24-XXXX



Aimee Chavez 5/21/24

**PAPE-DAWSON**  
**ENGINEERS**

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1800 N. MOPAC EXPY, SUITE 200 | AUSTIN, TX 78759 | 512.464.6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

**HAWKES LANDING NORTH**

PHASE 3  
CITY OF LEANDER, TEXAS  
STORM DRAIN PROFILES SD-2A &  
SD-3A

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

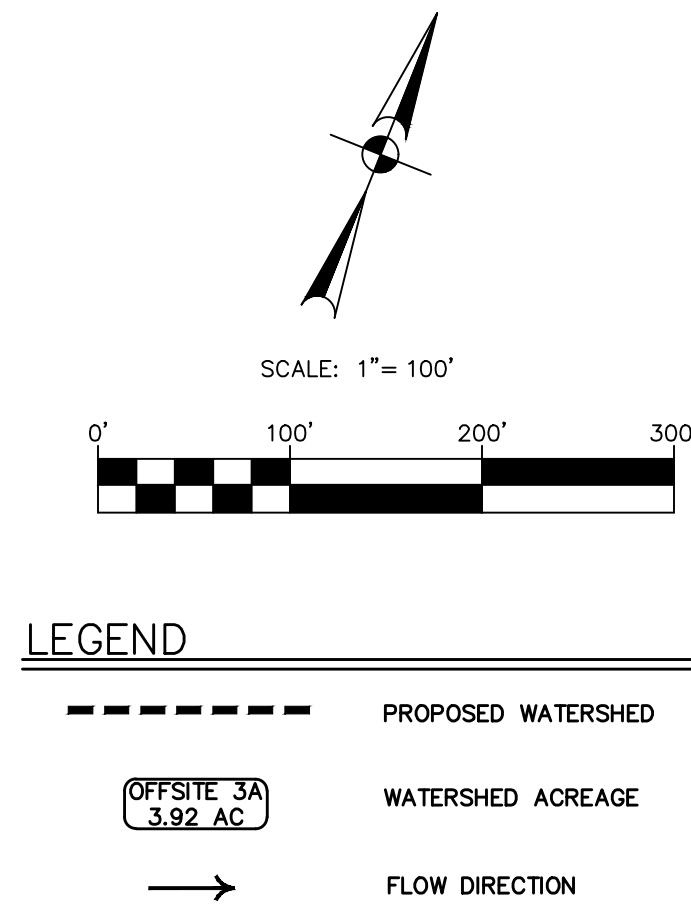
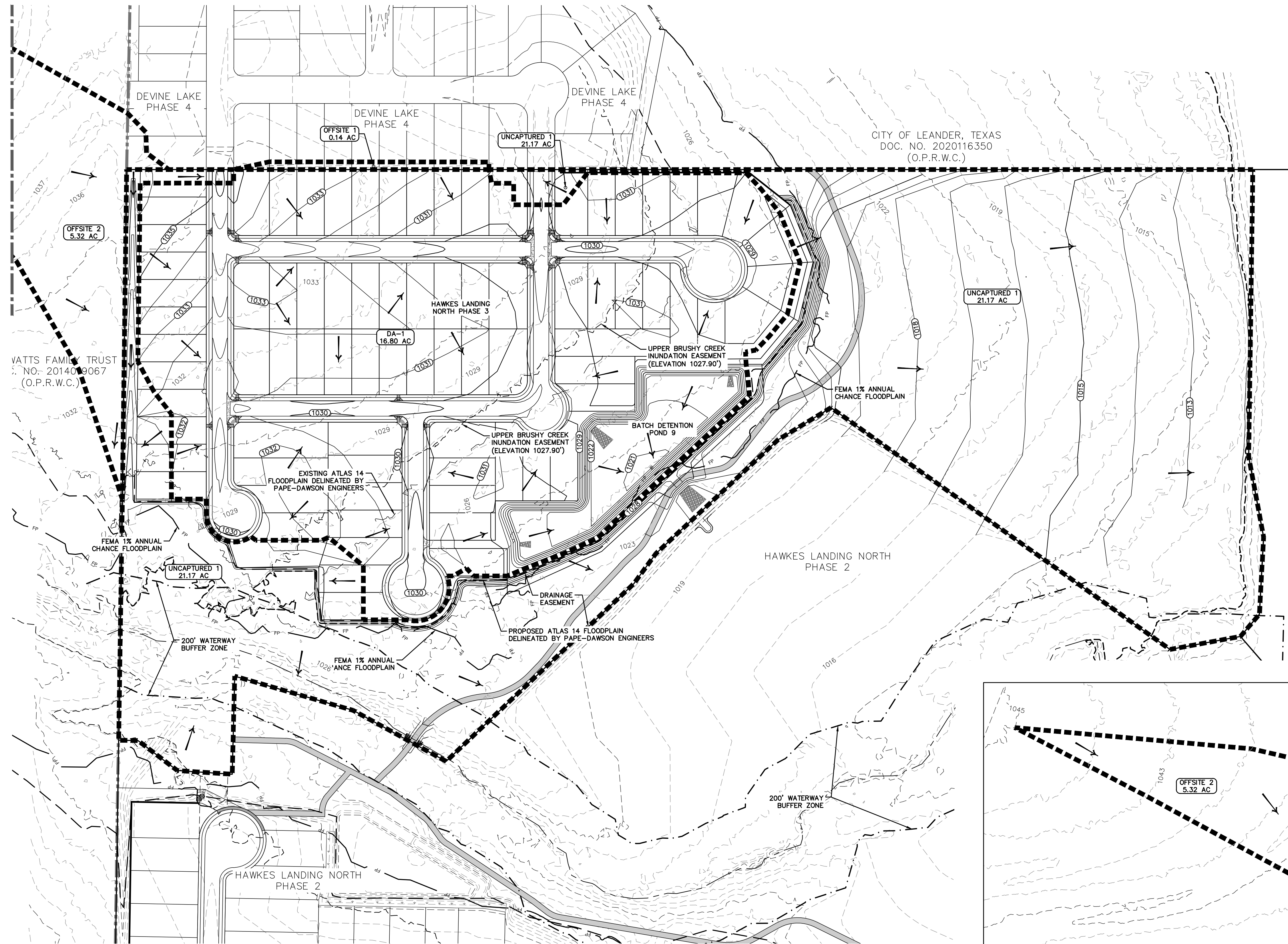
SHEET 35 OF 68



Date: Jun 25, 2024, 9:16am User ID: audelhofen  
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TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #1008601

**HAWKES LANDING NORTH**  
**PHASE 3**  
**CITY OF LEANDER, TEXAS**  
**WATER QUALITY TREATMENT SUMMARY**

HAWKES LANDING NORTH, PHASE 3 - WATER QUALITY TREATMENT SUMMARY							
WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L <sub>M</sub>	TSS REMOVED ANNUALLY (LBS) L <sub>R</sub>
DA-1	16.80	8.98	0.00	8.98	BATCH DETENTION POND 9	7819	8467
UNCAPTURED 1	21.17	0.74	0.00	0.74	OVER TREATMENT BY BATCH DETENTION POND 9	648	0
<b>TOTAL</b>	<b>37.97</b>	<b>9.73</b>	<b>0.00</b>	<b>9.73</b>		<b>8467</b>	<b>8467</b>
OFFSITE CONTRIBUTING AREAS - NOT TREATED BY BMP							
OFFSITE 1	0.14	0.00	0.00	0.00	BATCH DETENTION POND 9	N/A	N/A
OFFSITE 2	5.32	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A

CITY OF LEANDER APPROVAL

PICP-24-XXXX

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 36 OF 68







## TSS Removal Calculations 04-20-2009

Project Name: **HAWKES LANDING NORTH PHASE 3**Date Prepared: **3/15/2027**

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

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

Characters shown in red are data entry fields.

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

## 1. The Required Load Reduction for the total project

Calculations from RG-348

Pages 3-27 to 3-30

Page 3-29 Equation 3.3:  $L_{M,T} = 27.2(A_{M,T} \times P)$ 

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

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

County = **Williamson**  
Total project area included in plan = **37.97** acres  
Predevelopment impervious area within the limits of the plan = **0.00** acres  
Total post-development impervious area within the limits of the plan = **9.73** acres  
Total post-development impervious cover fraction = **0.26**  
 $P$  = **32** inches

 $L_{M,TOTAL PROJECT}$  = **8467** lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. = **DA - 1**

Total drainage basin/outfall area = **16.80** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres  
Post-development impervious area within drainage basin/outfall area = **8.98** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.53**  
 $L_{M,THIS BASIN}$  = **7819** lbs.

## 3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Extended Detention**Removal efficiency = **91** percent

Batch Detention

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

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

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

$A_C$  = **16.80** acres  
 $A_i$  = **8.98** acres  
 $A_p$  = **7.81** acres  
 $L_R$  = **9174** lbs

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

Desired  $L_{M,THIS BASIN}$  = **8467** lbs. $F$  = **0.92**

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

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = **2.00** inches  
Post Development Runoff Coefficient = **0.38**  
On-site Water Quality Volume = **46028** cubic feet

Calculations from RG-348

Pages 3-36 to 3-37

Off-site area draining to BMP = **0.14** acres  
Off-site impervious cover draining to BMP = **0.00** acres  
Impervious fraction of off-site area = **0.00**  
Off-site Runoff Coefficient = **0.02**  
Off-site Water Quality Volume = **20** cubic feet

Storage for Sediment = **9210** cubic feet  
Total Capture Volume (required water quality volume(s) x 1.20) = **55257** cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

The values for BMP Types not selected in cell C45 will show NA.

## 7. Retention/Irrigation System

Designed as Required in RG-348

Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = **NA** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = **0.1** in/hr  
Irrigation area = **NA** square feet  
 $NA$  acres

Enter determined permeability rate or assumed value of 0.1

## 8. Extended Detention Basin System

Designed as Required in RG-348

Pages 3-46 to 3-51

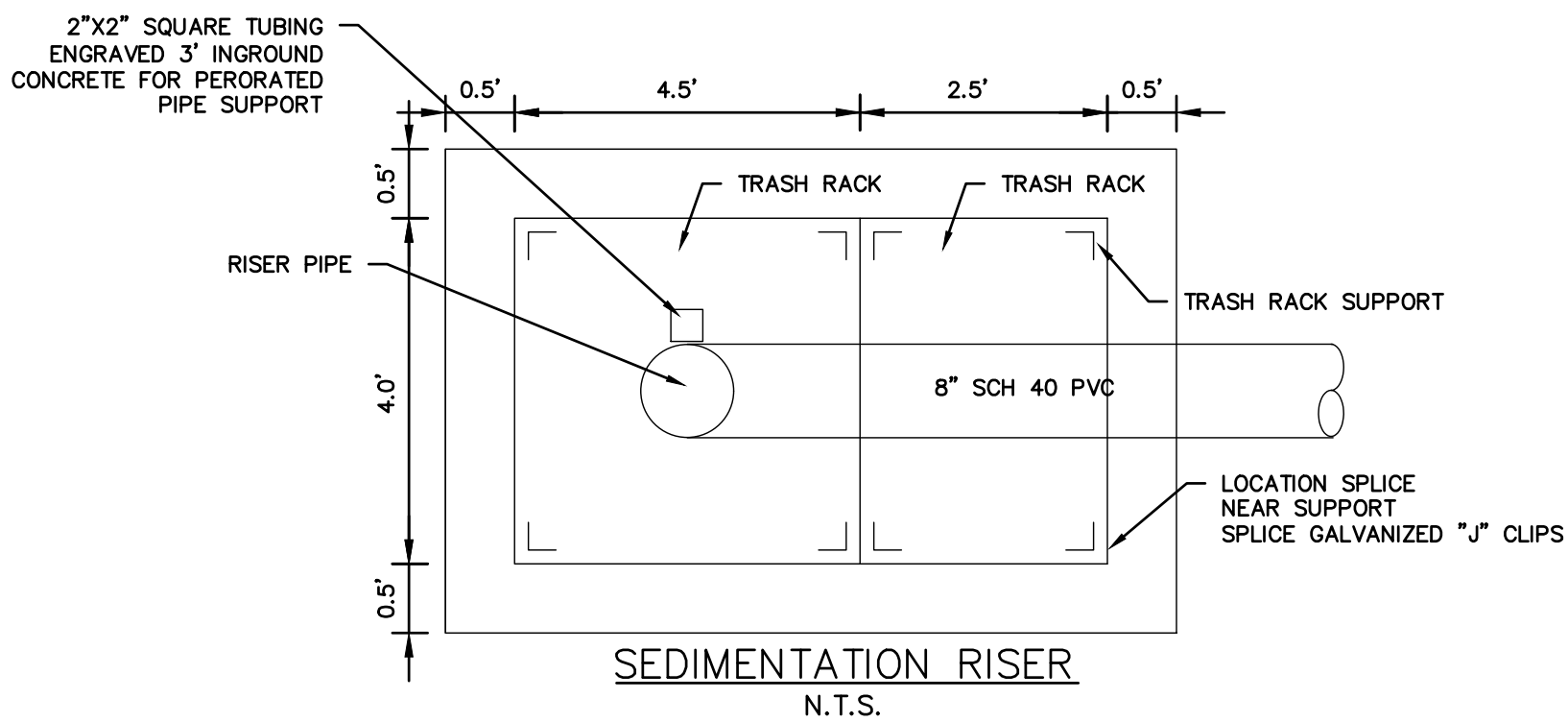
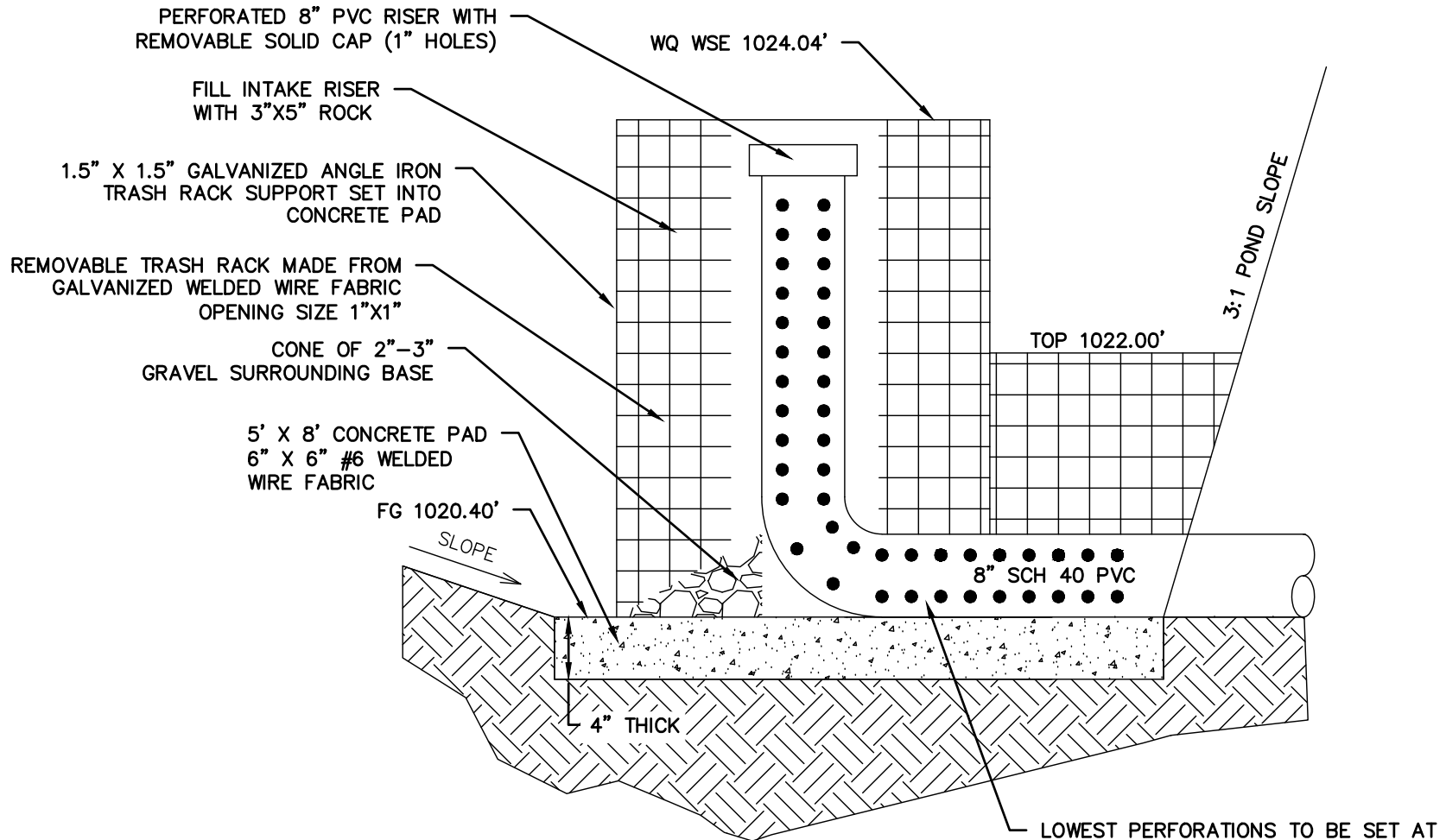
Required Water Quality Volume for extended detention basin = **55257** cubic feet

## Batch Detention Pond 9 Elevation-Area-Storage Table

Stage (ft. msl)	Water Quality Pond 9		Incremental Height (ft)	Incremental Volume Avg. End Area (cf)	Cumulative Volume (cf)	Cumulative Volume (ac-ft)	Comments
	Water Quality Pond Area (sf)	Water Quality Pond Area (ac)					
1020.40	25	0.00	---	---	---	---	
1021.00	2,375	0.05	0.60	720	720	0.02	
1022.00	22,451	0.52	1.00	12,413	13,133	0.30	
1023.00	36,880	0.85	1.00	29,665	42,798	0.98	
1024.00	44,769	1.03	1.00	40,825	83,623	1.92	
1024.04	44,922	1.03	0.04	1,794	85,417	1.96	Water Quality Volume
1025.00	48,854	1.12	0.96	45,012	130,429	2.99	
1025.02	48,931	1.12	0.02	978	131,407	3.02	25-YR WSEL
1025.31	50,052	1.15	0.29	14,353	145,759	3.35	100-YR WSEL
1026.00	52,862	1.21	0.69	35,505	181,265	4.16	
1027.00	56,938	1.31	1.00	54,900	236,165	5.42	
1028.00	61,159	1.40	1.00	59,048	295,213	6.78	
1028.25	62,181	1.43	0.25	15,417	310,631	7.13	

## BATCH DETENTION POND 9 UNDERDRAIN SIZING CALCULATIONS

DRAIN LINE ID	WATER QUALITY VOLUME WQV (cf)	AVERAGE DRAWDOWN FLOWRATE FROM ORIFICE (VALVE) Q (cfs)	PIPE DIAMETER D (in)	MANNINGS N n	PIPE SLOPE S (ft/ft)	FULL FLOW CAPACITY Q <sub>cap</sub>	K	FRICTION SLOPE S <sub>f</sub> (ft/ft)
	WQV (cf)	Q (cfs)	D (in)	n	S (ft/ft)	Q <sub>cap</sub>	K	S <sub>f</sub> (ft/ft)
POND DRAIN 9	85,417	0.74	8	0.010	0.0050	1.11	15.71	0.0022



## HOLE FREQUENCY OF PERFORATED RISER PIPE

RISER PIPE DIAMETER = 8"  
HEIGHT OF RISER PIPE = 3.64'  
DIAMETER OF PERFORATIONS = 1"  
NUMBER OF PERFORATIONS PER ROW = 4"  
VERTICAL SPACING BETWEEN ROWS (ON CENTER) = 4"

## ORIFICE DRAWDOWN BATCH DETENTION POND 9

Contour Elevation (ft)	Contour Area (ft^2)	Average End Area Method		Orifice Discharge (cfs)	Incremental Drawdown Time (hr)	Total Drawdown Time (hr)
		$V_{1,2} = \left[ \frac{A_1 + A_2}{2} \right] * d$				
		Incremental Volume (ft^3)	Total Volume (ft^3)			
1024.04	44,922	0	0			0.00
1024.00	44,769	1,794	1,794	0.88	0.57	0.57
1023.00	36,880	40,825	42,618	0.83	13.70	14.26
1022.00	22,451	29,665	72,284	0.71	11.55	25.81
1021.00	2,375	12,413	84,697	0.58	5.98	31.79
1020.40	25	720	85,417	0.44	0.46	32.25

ORIFICE DIAMETER

4.00 in

ORIFICE FL ELEV

1019.45

ORIFICE CENTROID ELEV

1019.62

ORIFICE AREA (A<sub>o</sub>)

0.087 sf

ORIFICE COEFFICIENT

0.6

ORIFICE EQUATION

 $Q = C A_o \sqrt{2gH}$ 

Total Drawdown Time (Max 48 hrs)

32.2

hours

Total Hold + Drawdown Time

44.2

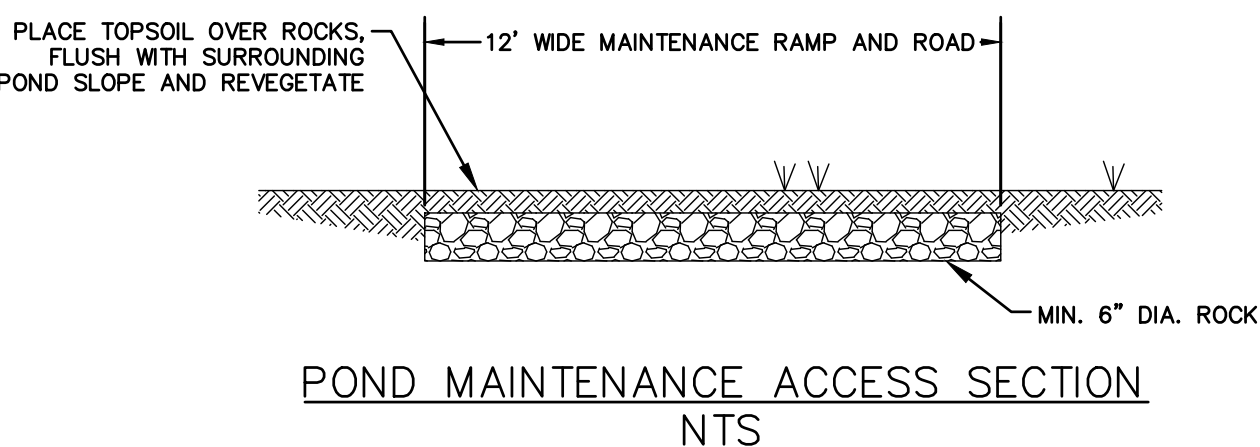
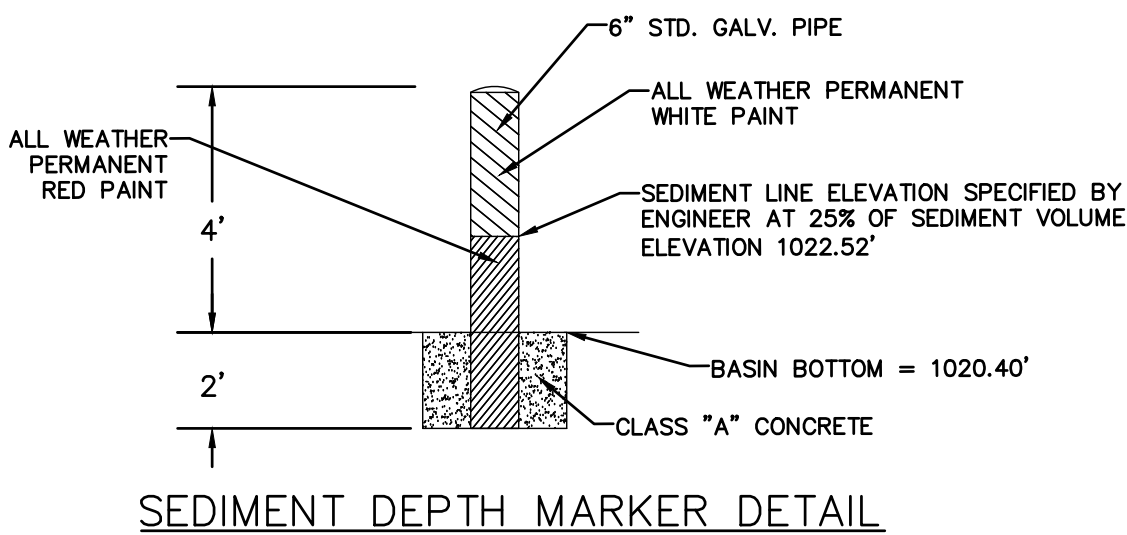
hours

Orifice Discharge Rate (Average)

0.74

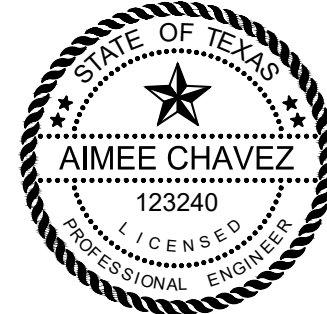
cfs

POND 9	
Overflow Weir (25 YR)	Overflow Weir (100 YR)
H <sub>25</sub> (ft)=	H <sub>100</sub> (ft)=
Q <sub>25</sub> (ft <sup>3</sup> /s) =	Q <sub>100</sub> (ft <sup>3</sup> /s) =
C =	C =
L (ft) =	L (ft) =
H <sub>25</sub> (ft)=	H <sub>100</sub> (ft)=
V <sub>25</sub> (fps)=	V <sub>100</sub> (fps)=



CITY OF LEANDER APPROVAL

PICP-24-XXXX



Aimee Chavez 5/21/24

**PAPE-DAWSON  
ENGINEERS**AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512-654-6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601**HAWKES LANDING NORTH**PHASE 3  
CITY OF LEANDER, TEXAS

BATCH DETENTION POND DETAILS 1 OF 2

CITY JOB No. PICP-24-XXXX

JOB NO. 51167-03

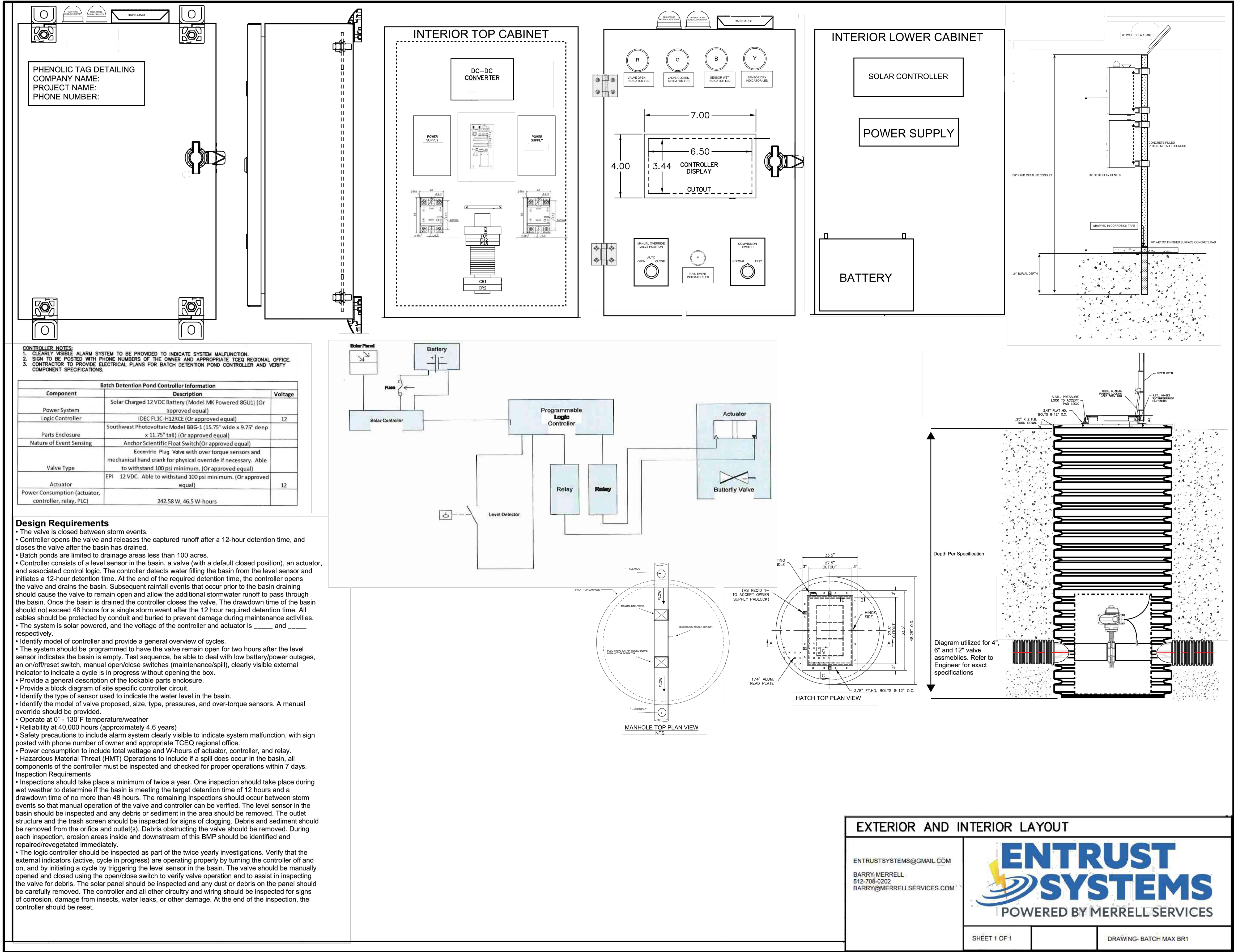
DATE MAY 2024

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SHEET 38 OF 68

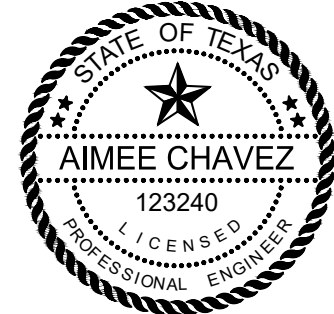




CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE



Aimee Chavez 5/21/24

**PAPE-DAWSON  
ENGINEERS**

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1800 N. MOPEC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512-454-8711  
TYPE FIRM REGISTRATION #0088601

**HAWKES LANDING NORTH**

PHASE 3  
CITY OF LEANDER, TEXAS

BATCH DETENTION POND DETAILS 2 OF 2

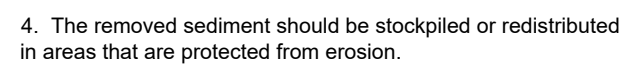
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JOB NO.	51167-03
DATE	MAY 2024
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CHECKED	AC DRAWN JM

SHEET 39 OF 68

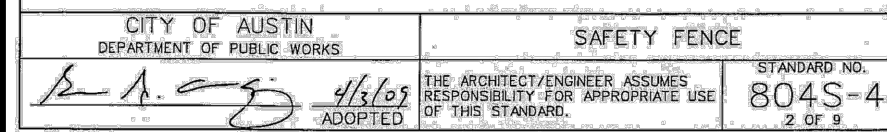
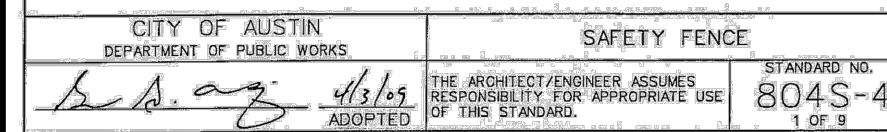
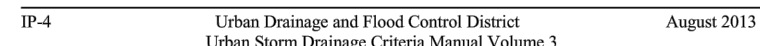
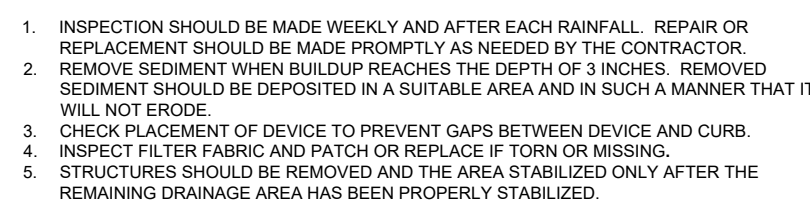






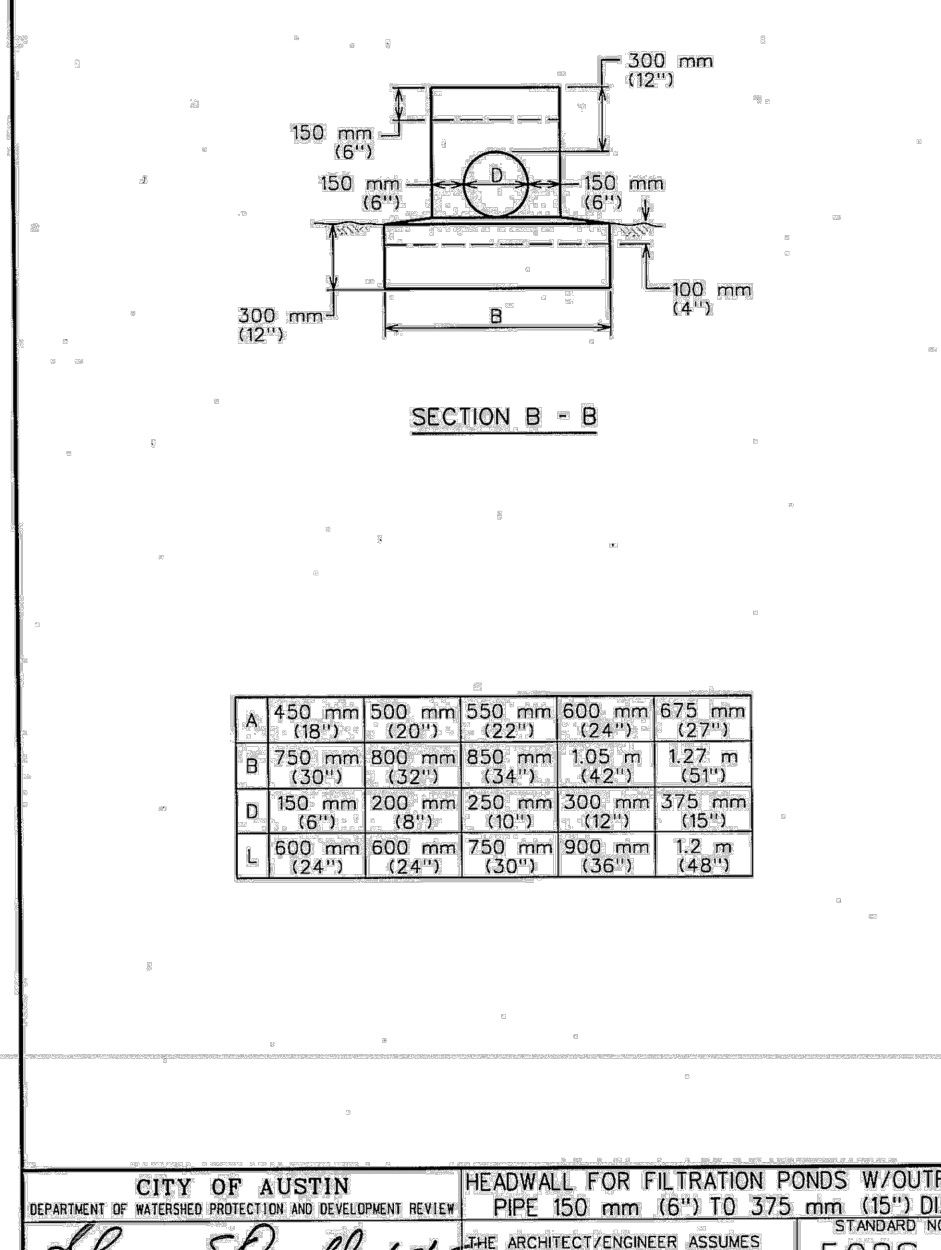
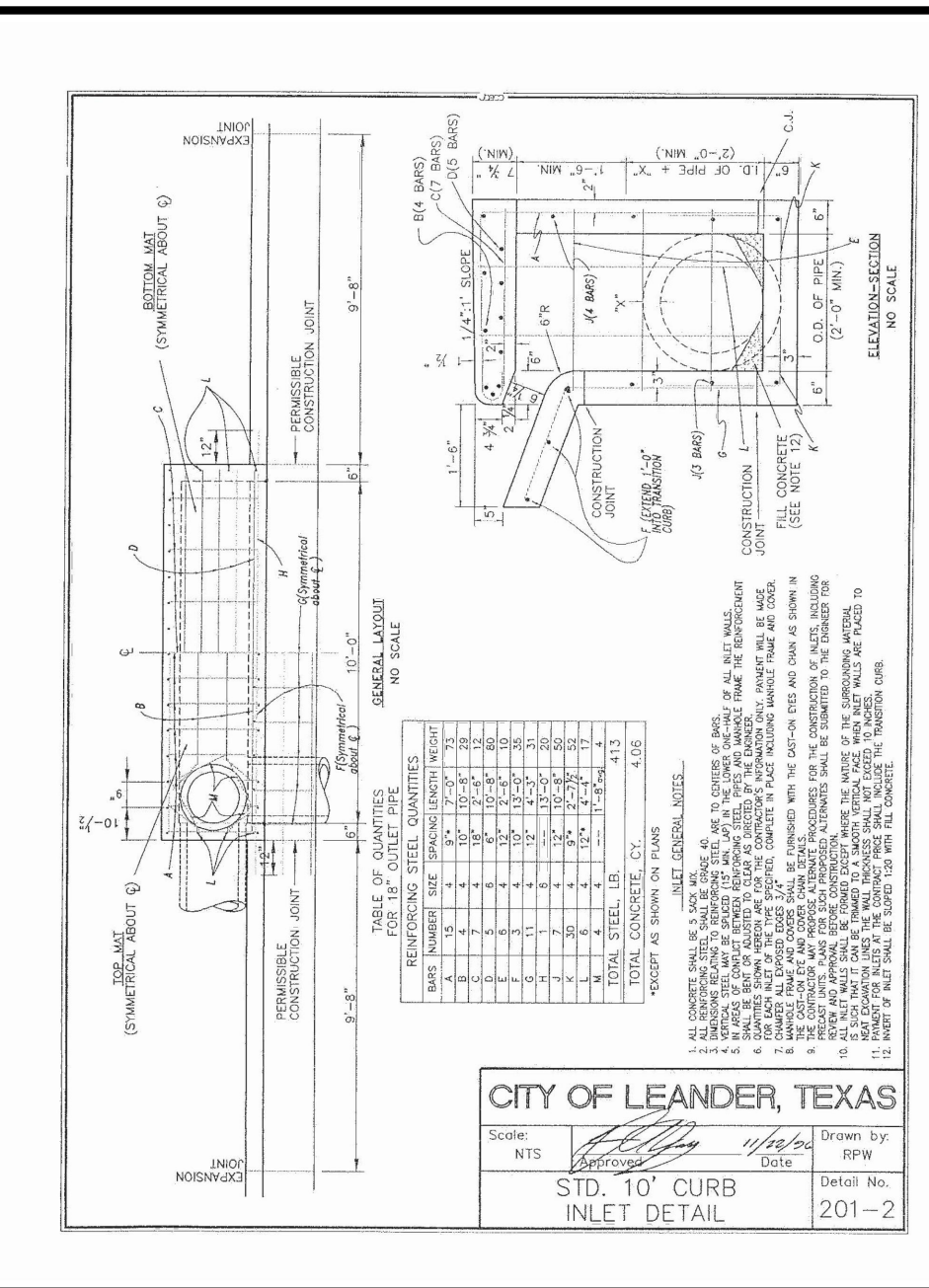
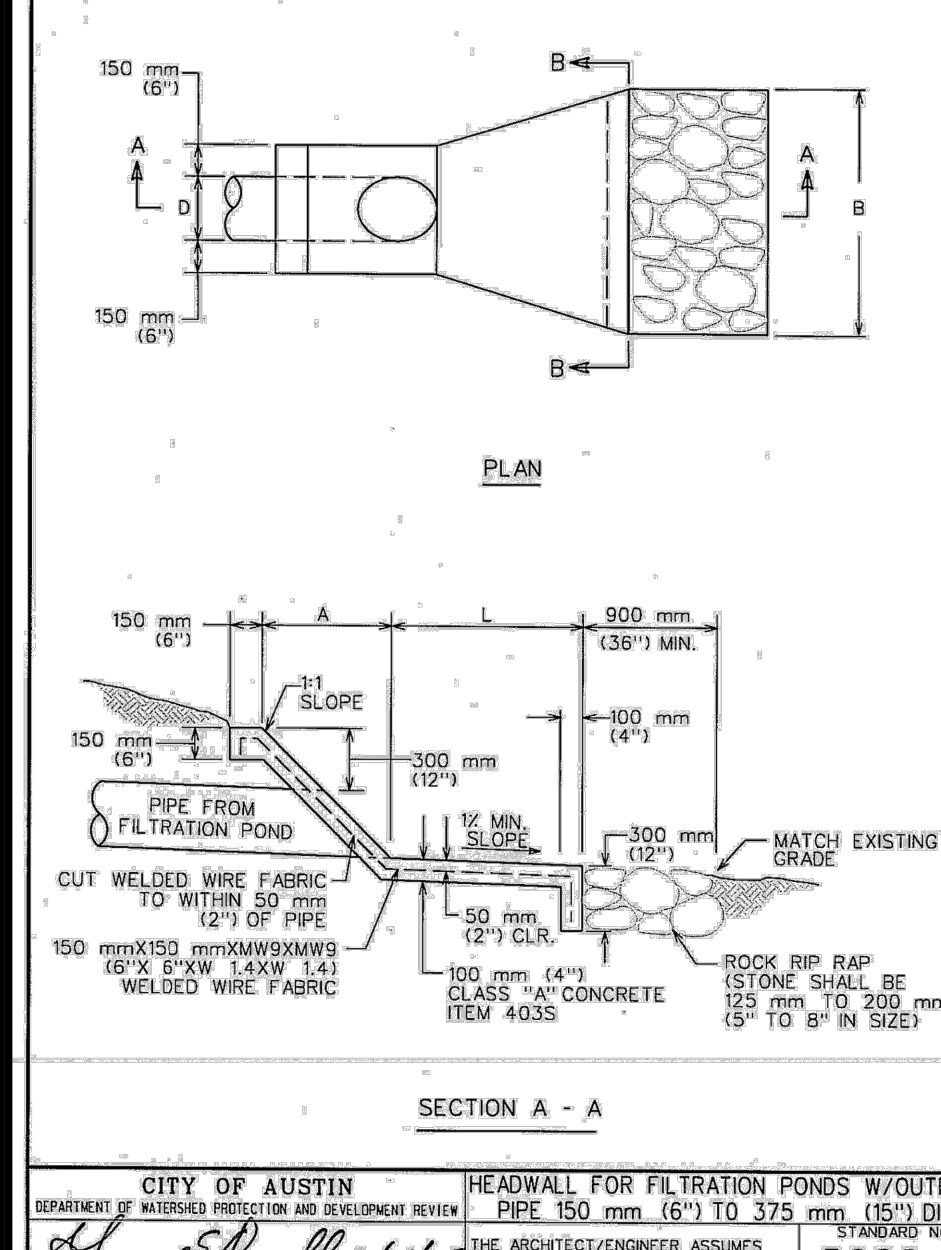
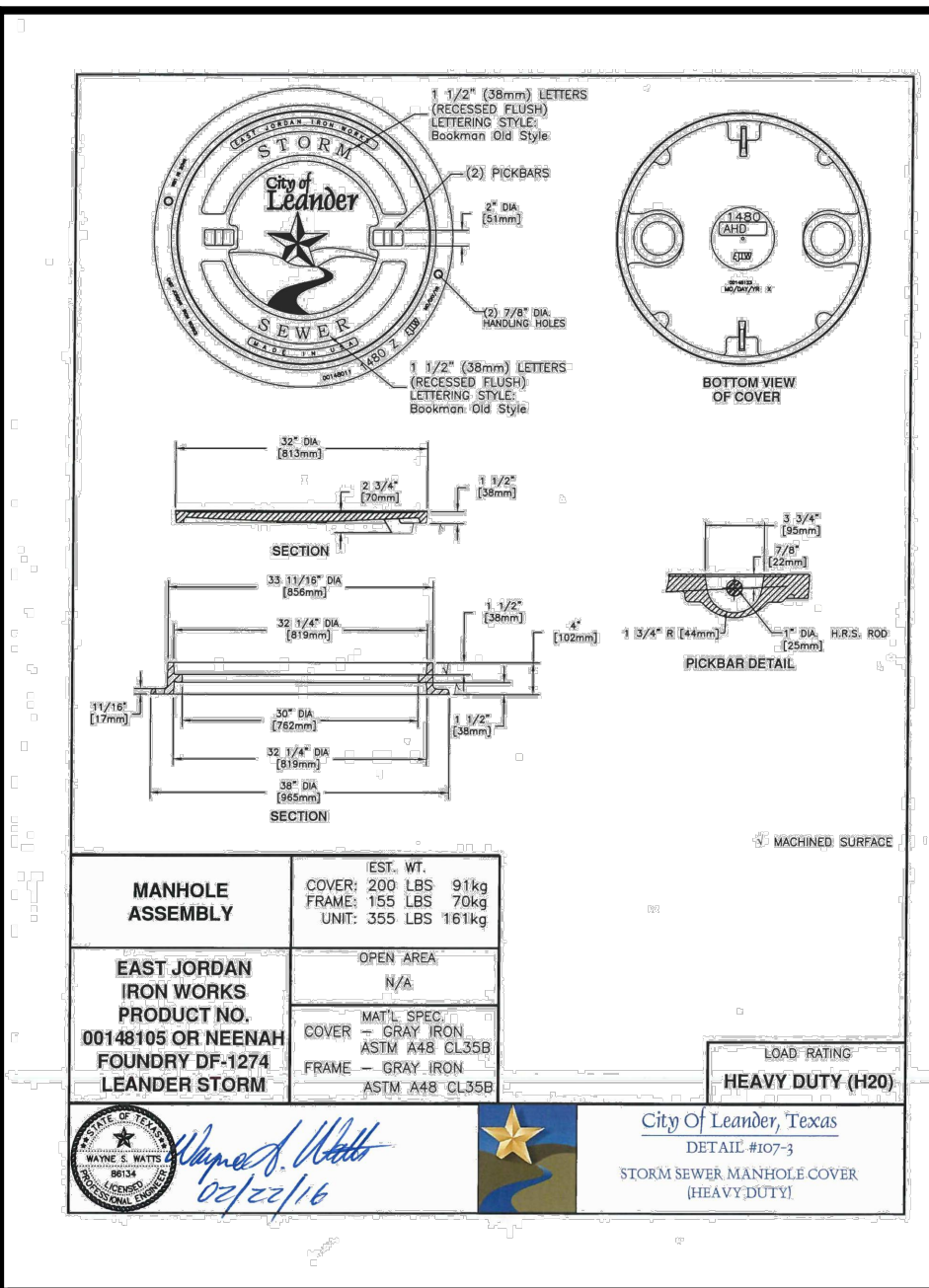
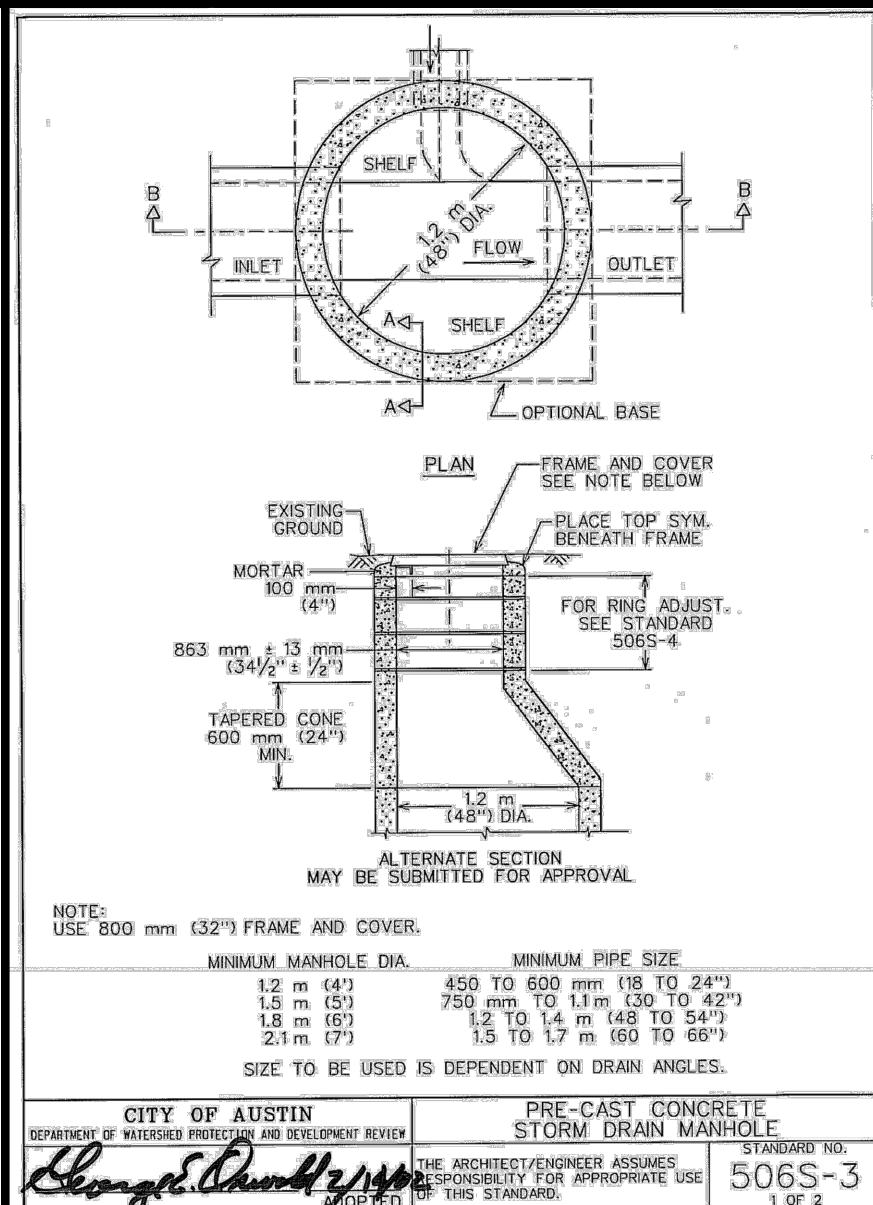
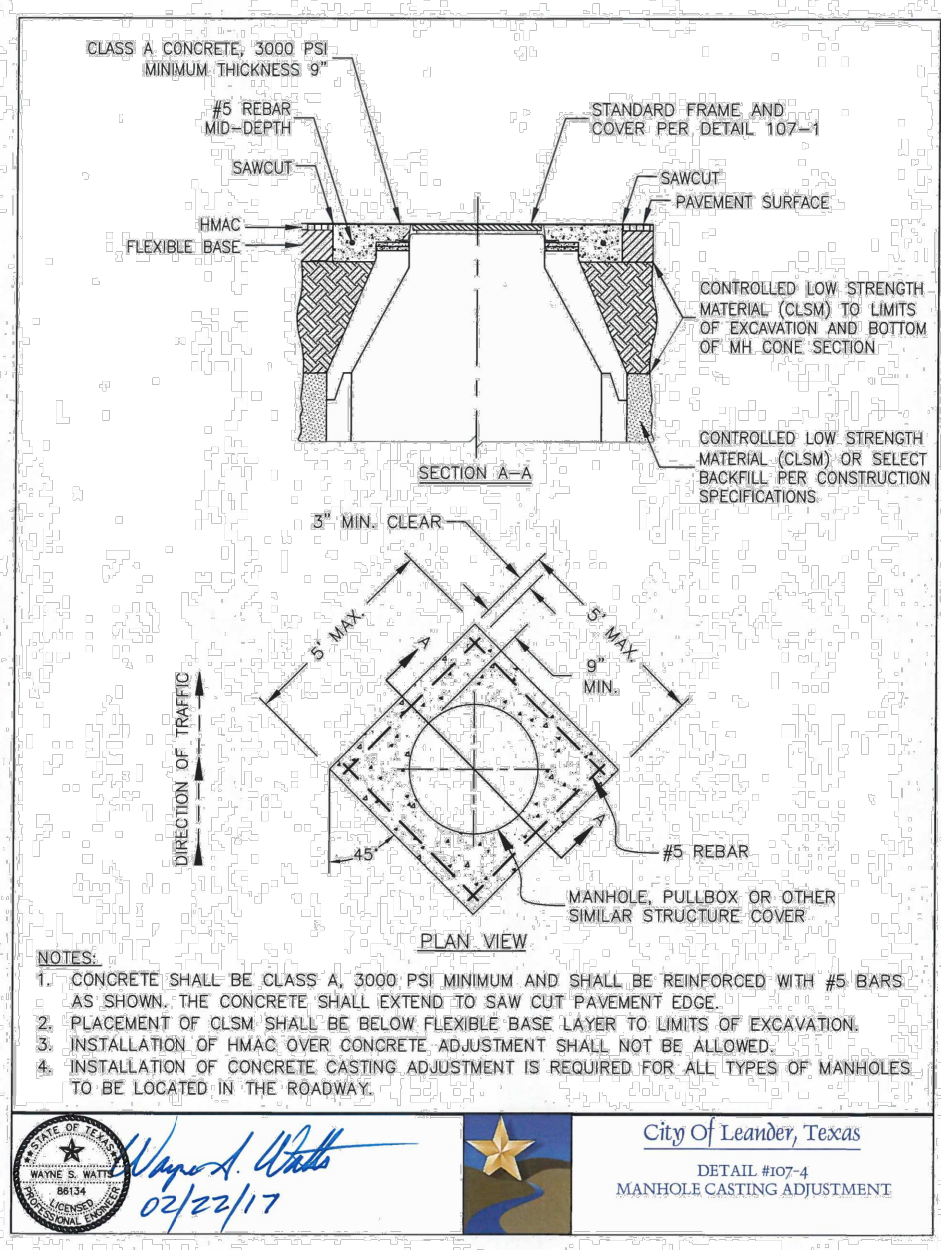
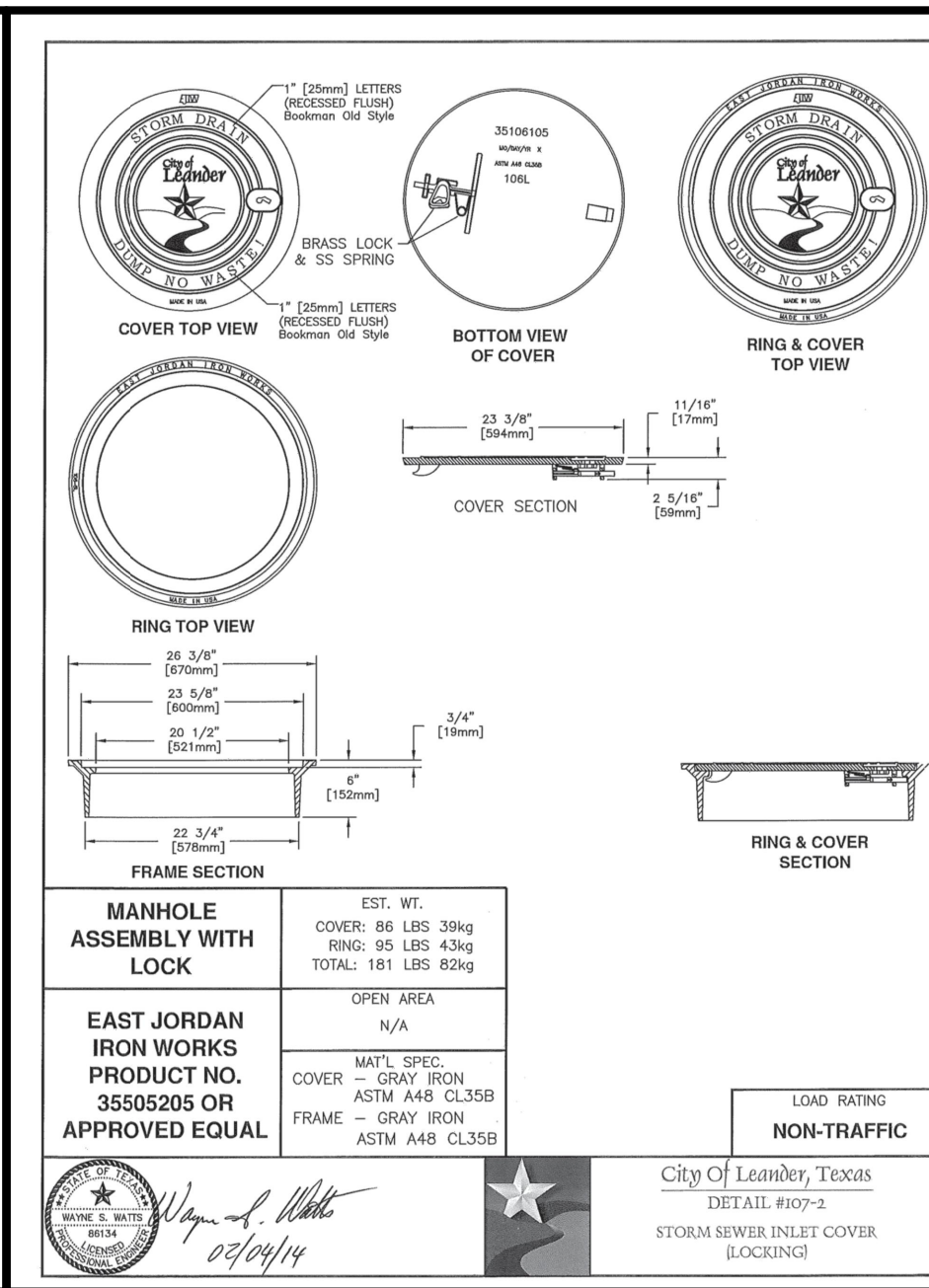
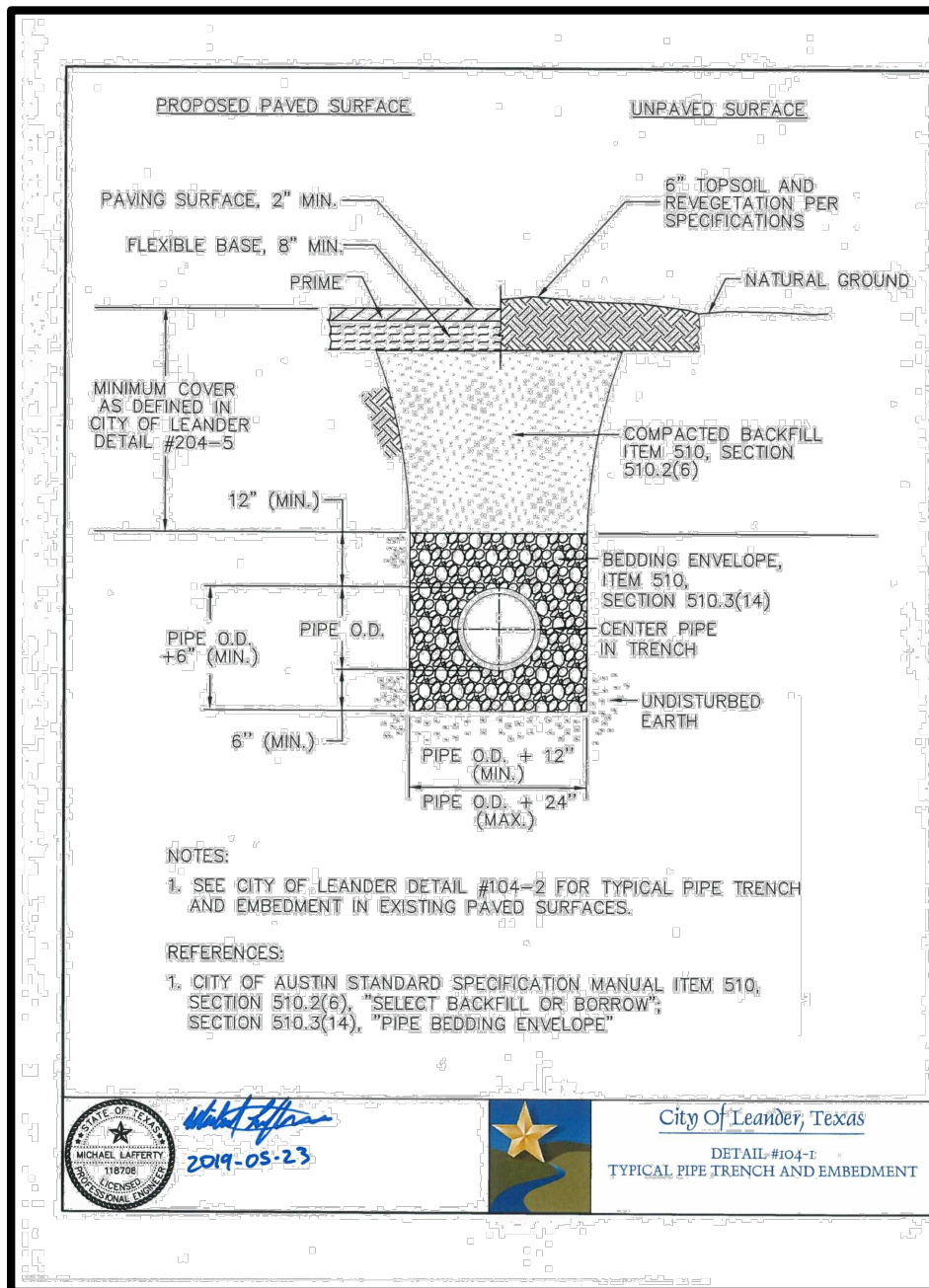
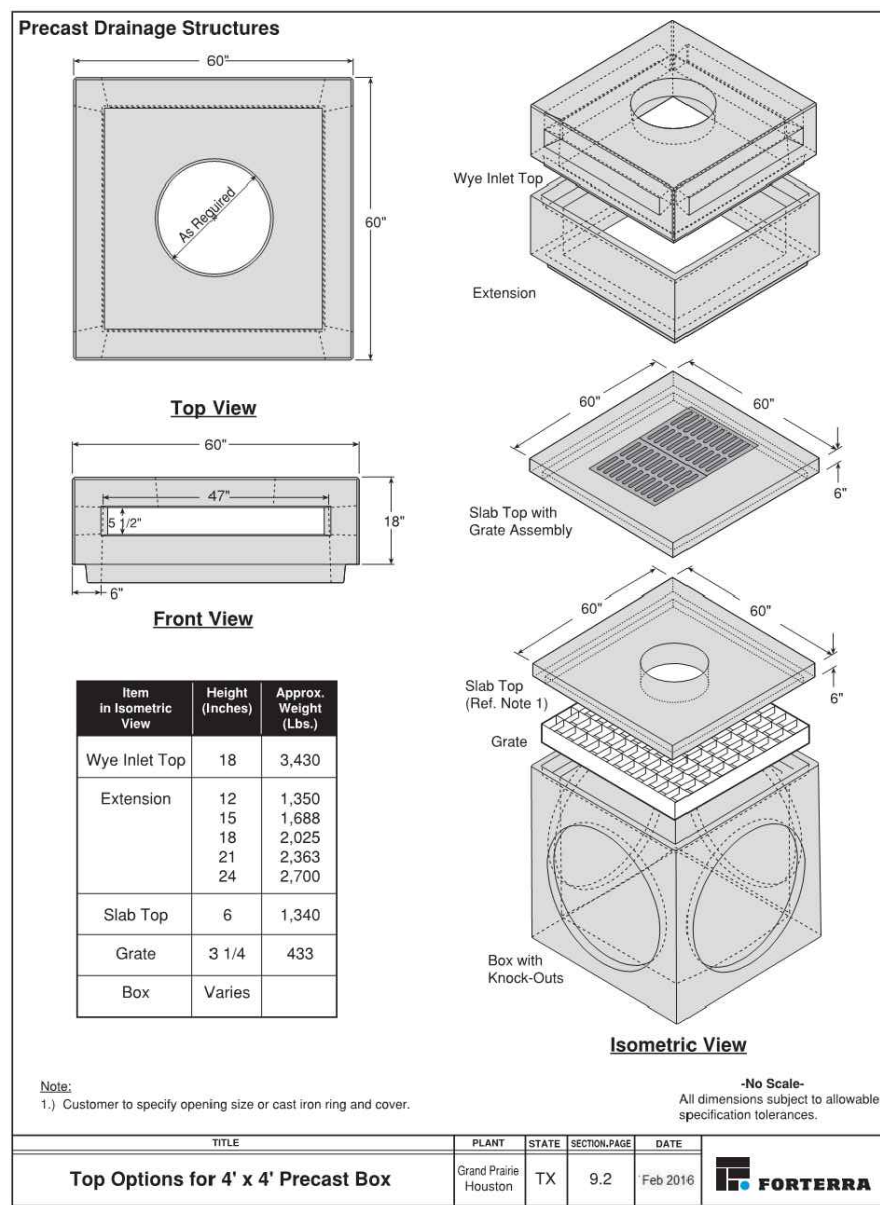
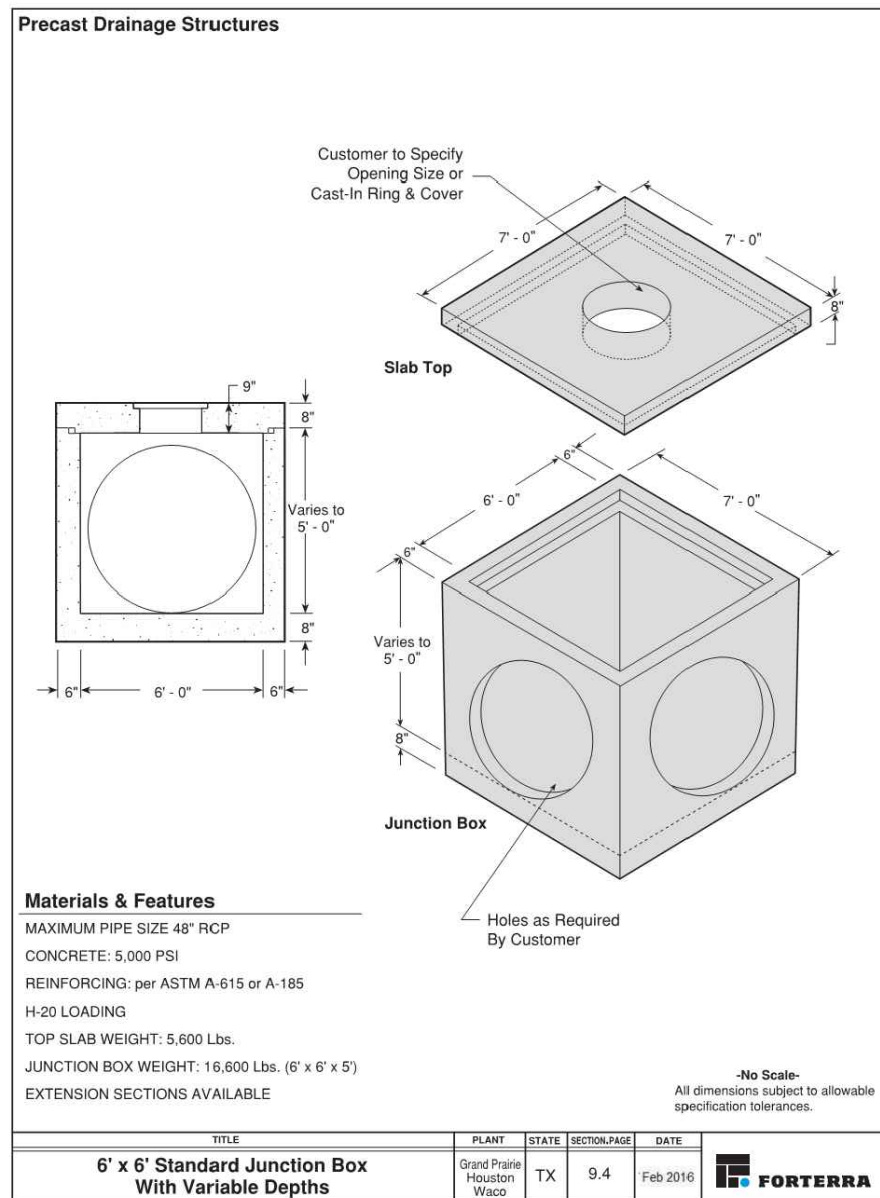
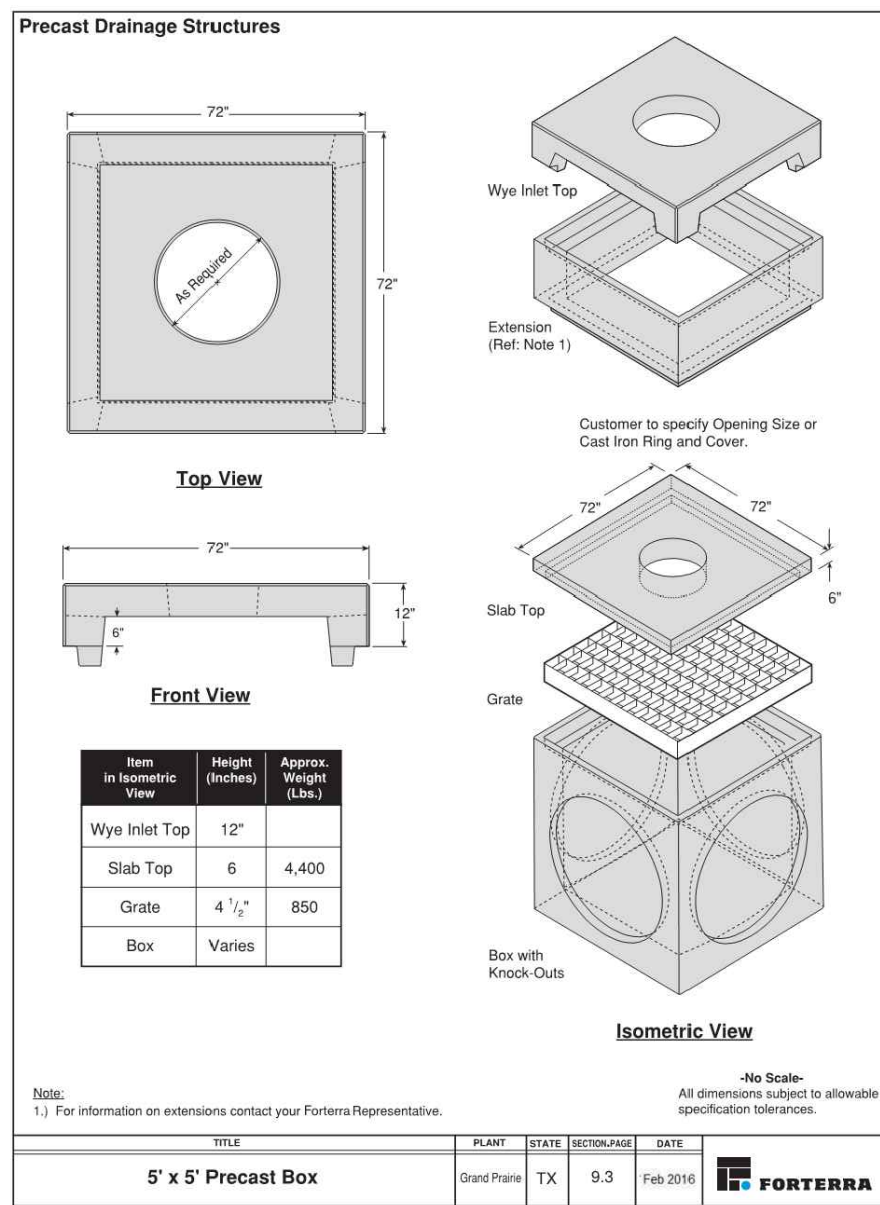
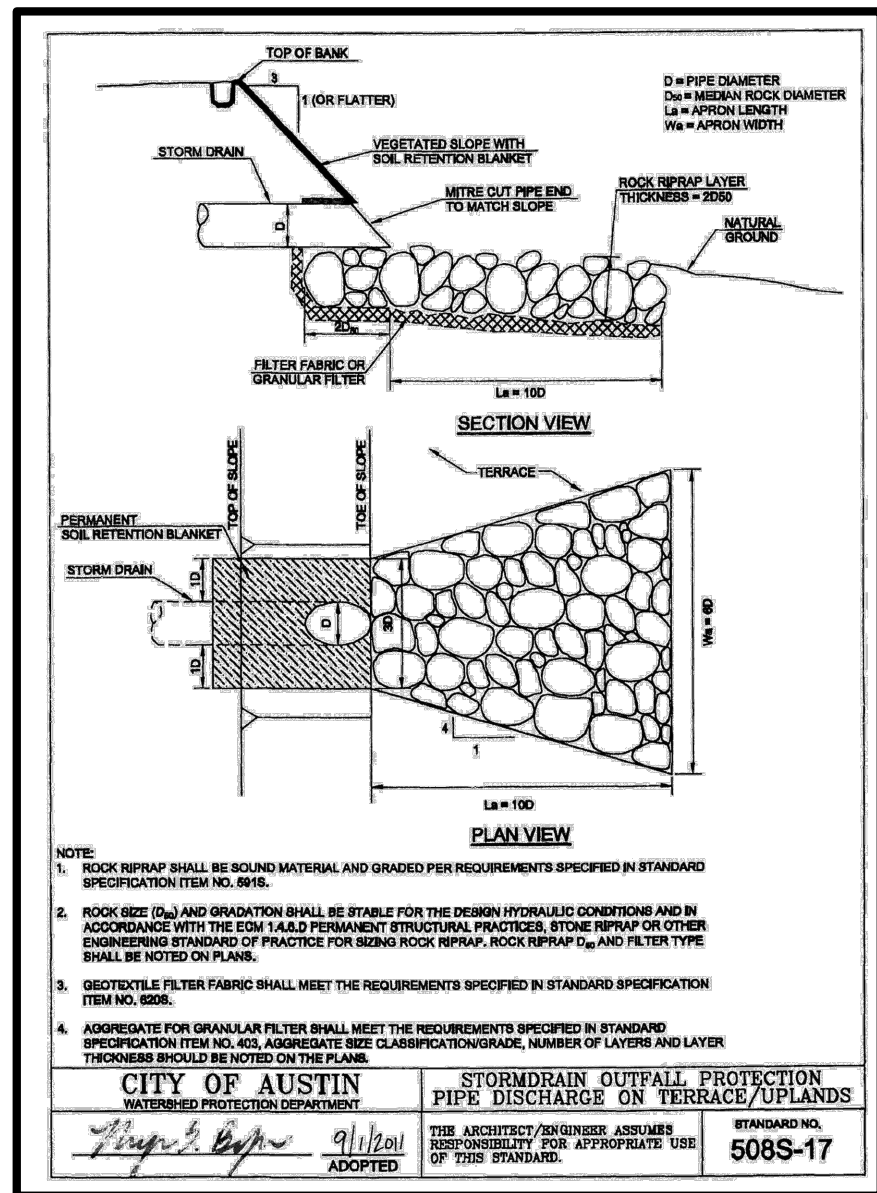


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SHEET 54 OF 68





**PAPE-DAWSON ENGINEERS**

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1800 N. MO-PAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512-454-6711  
TYPE FIRM REGISTRATION #0026861

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
DRAINAGE DETAILS

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 57 OF 68

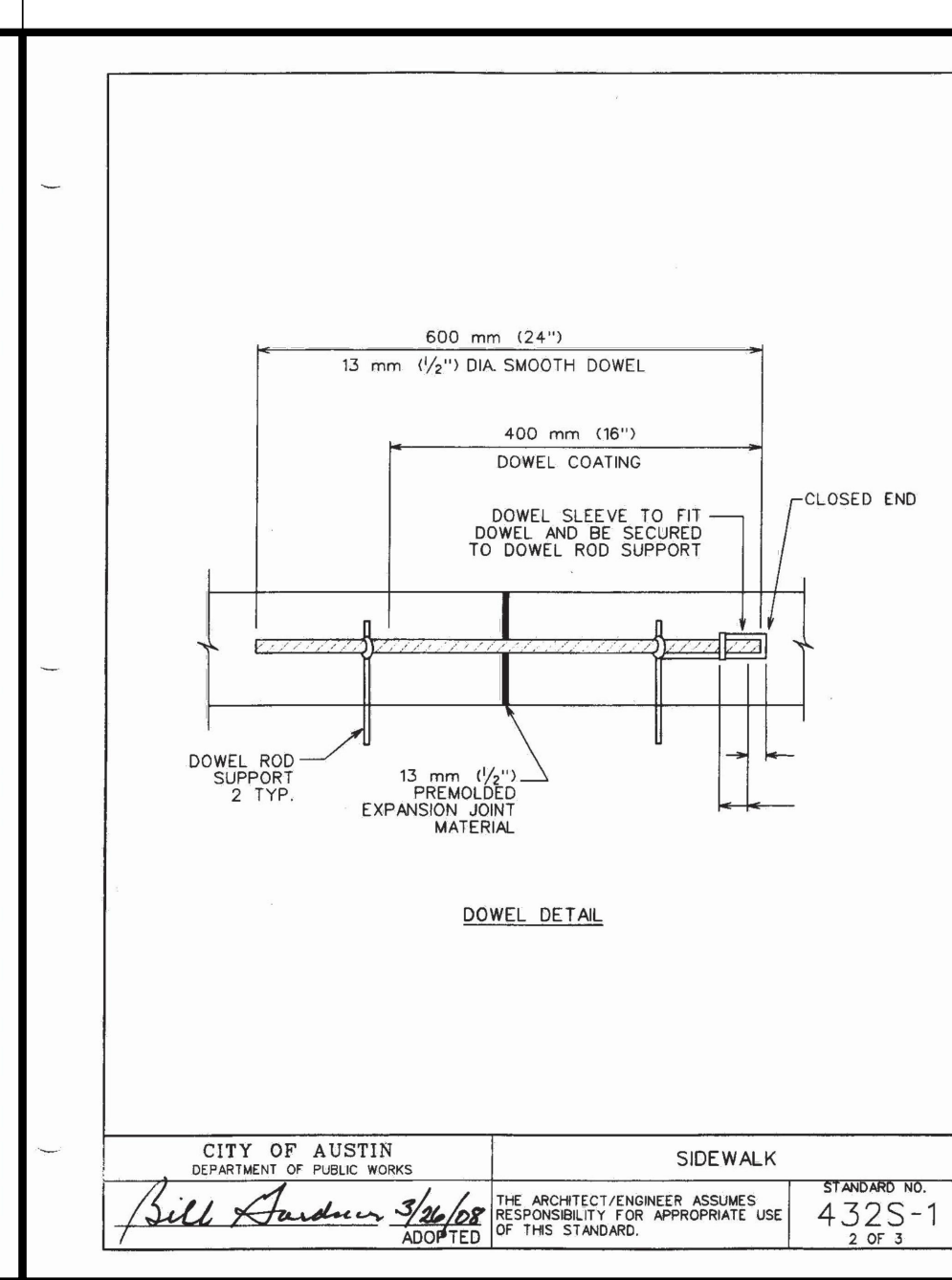
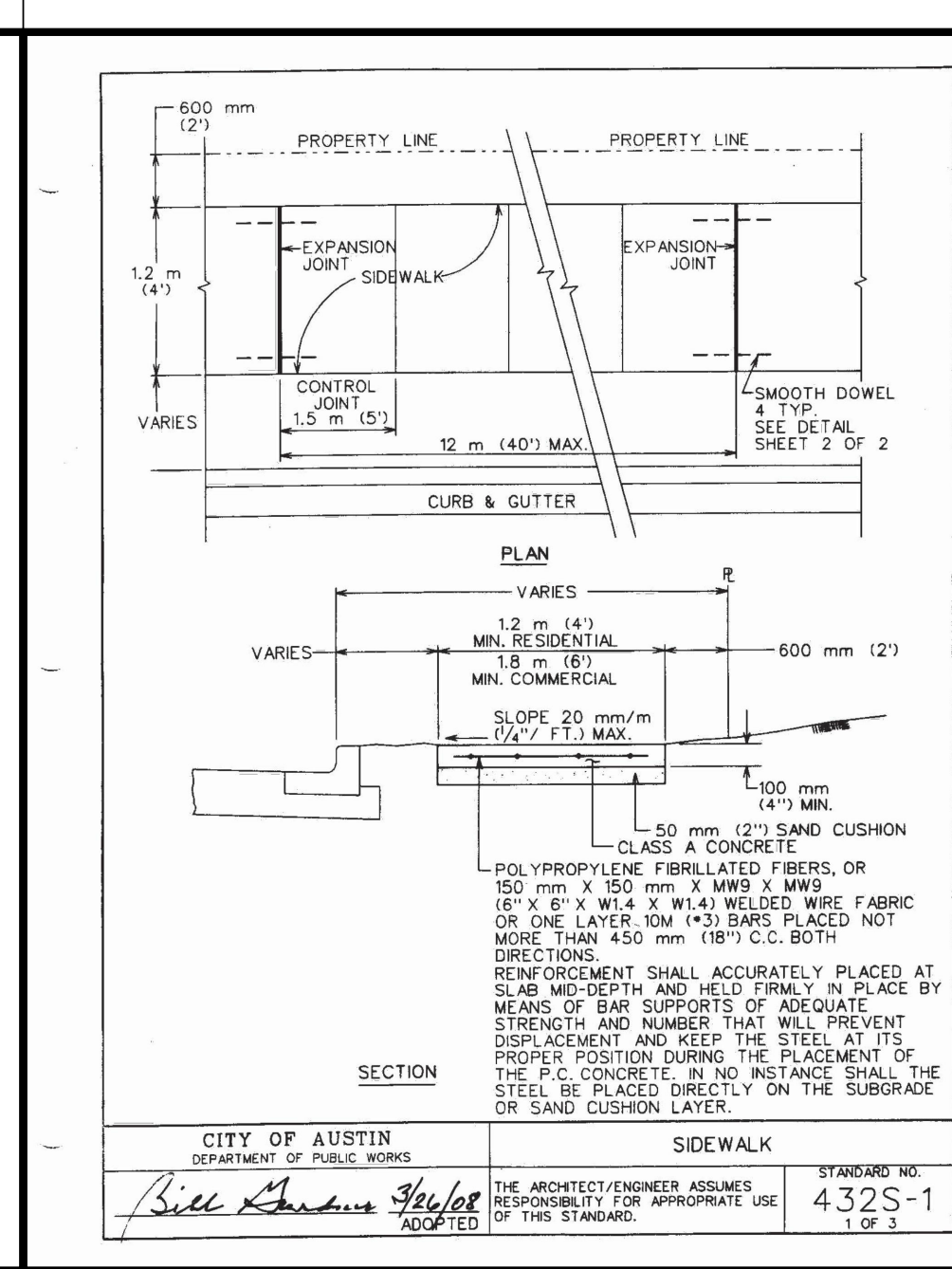
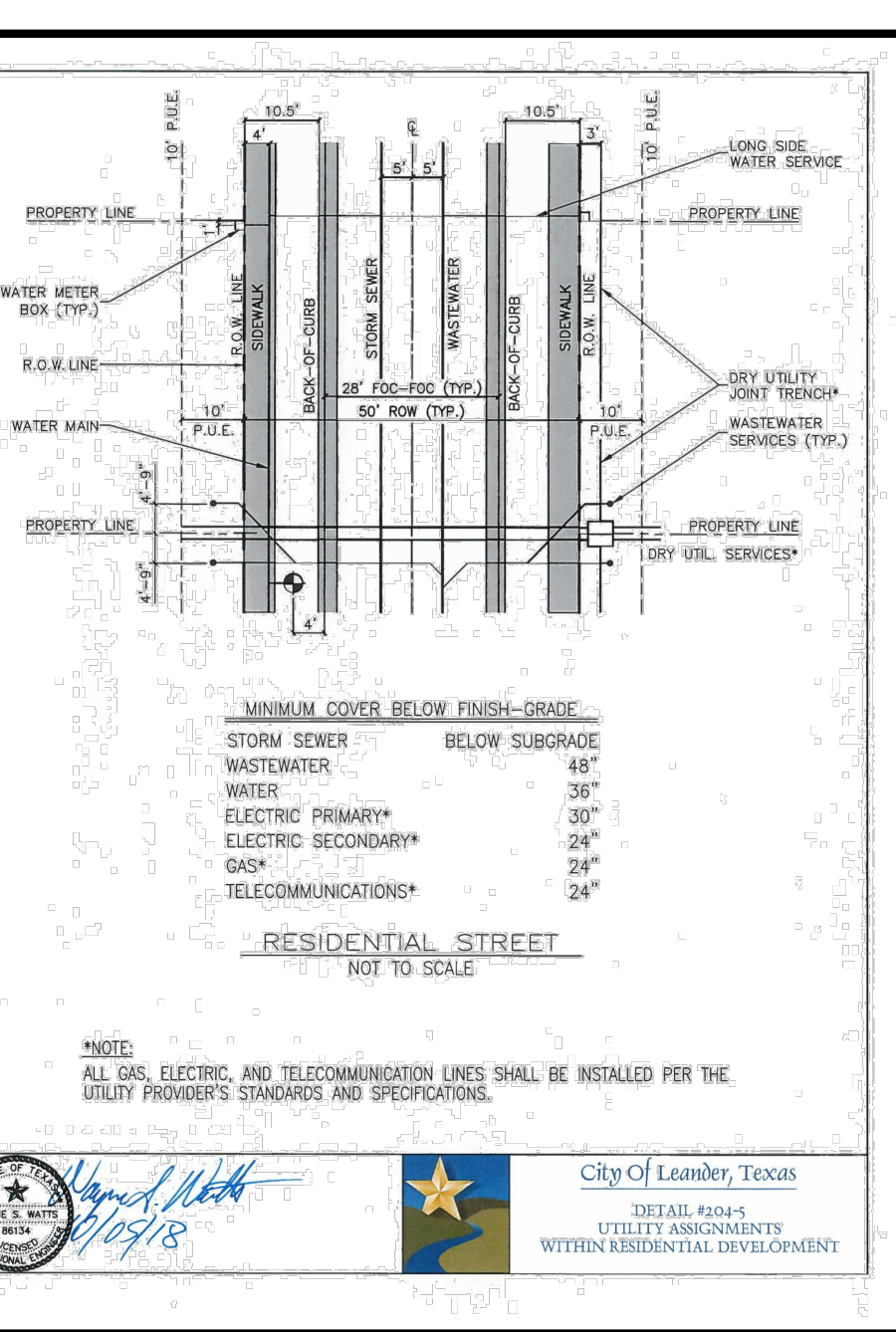
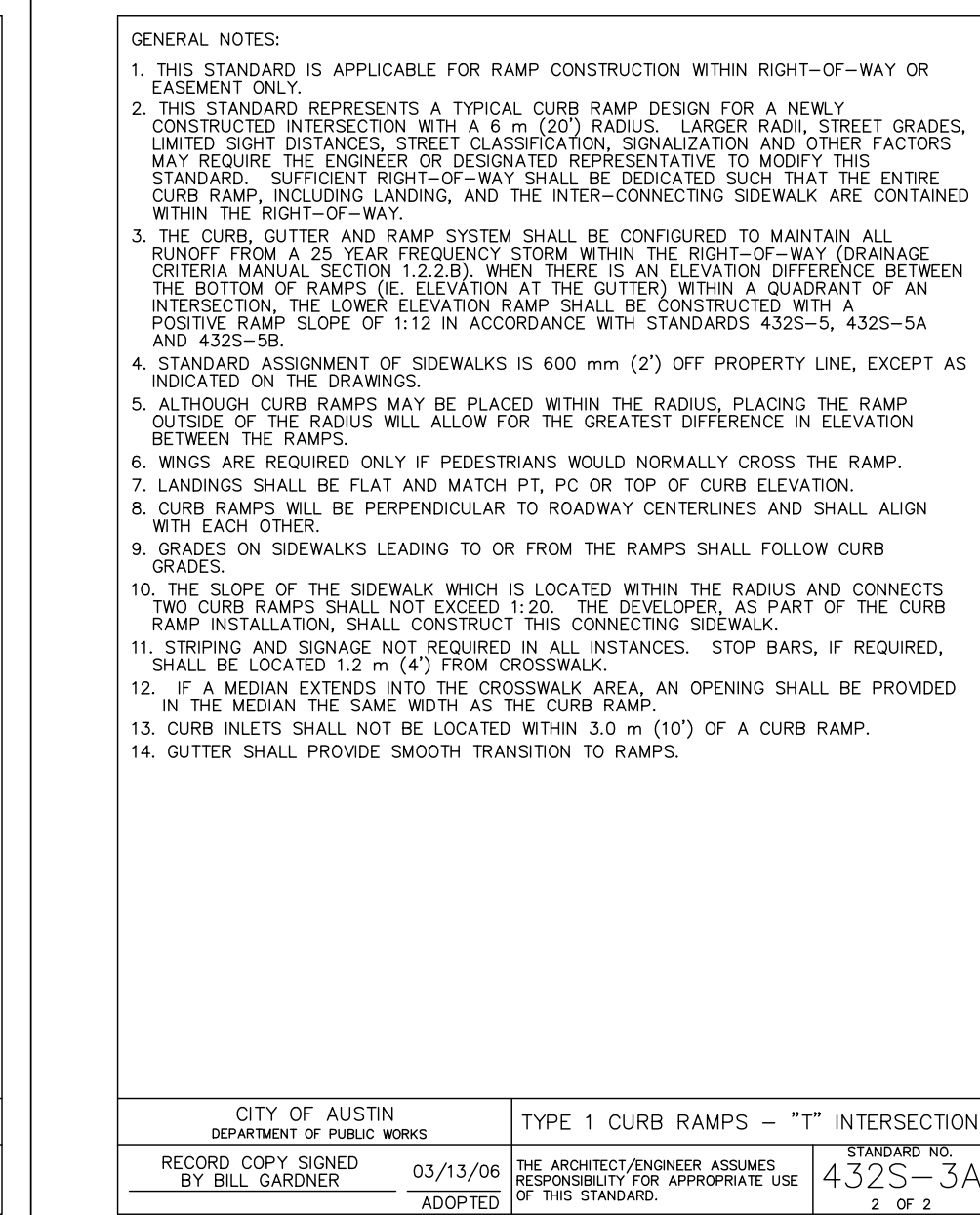
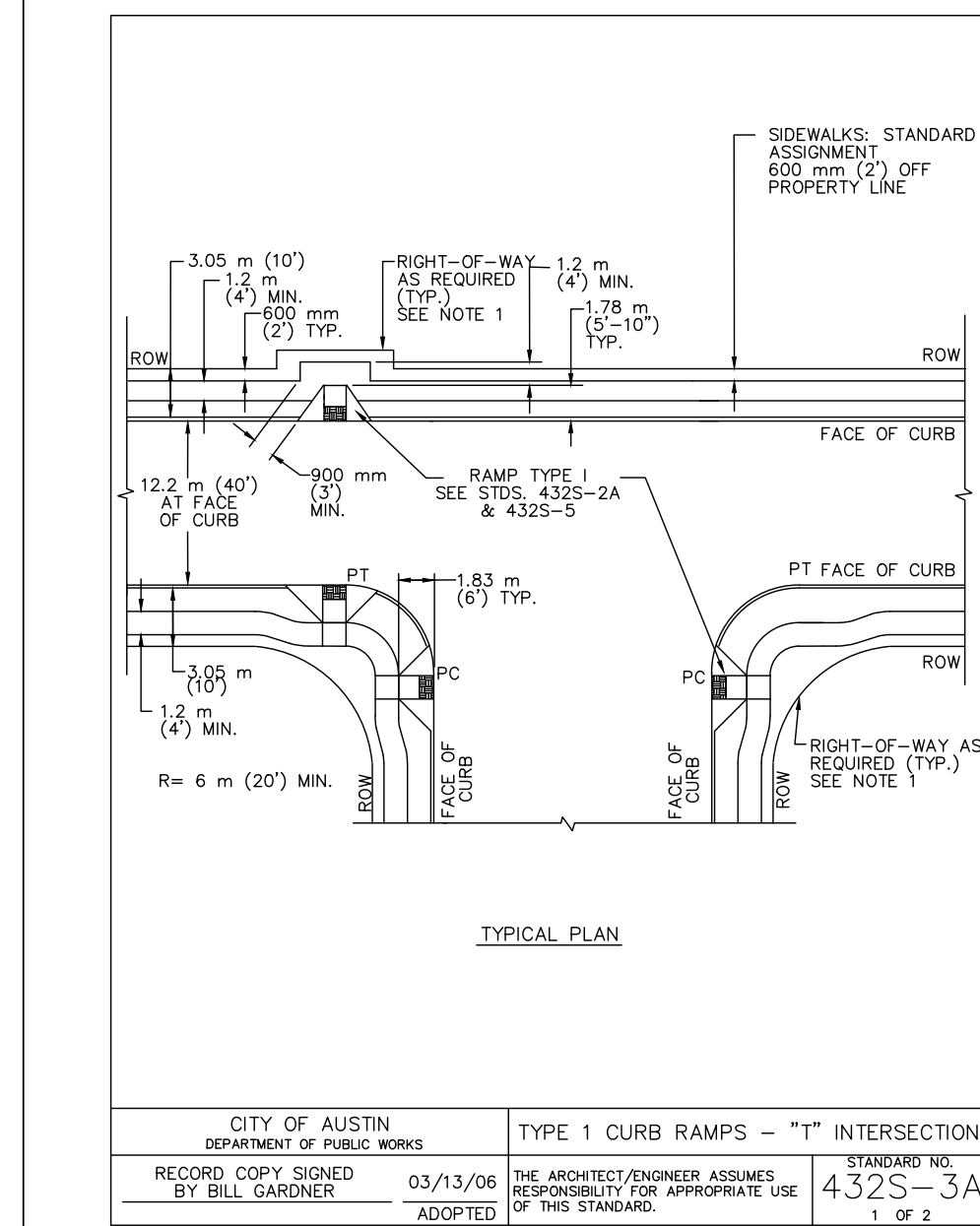
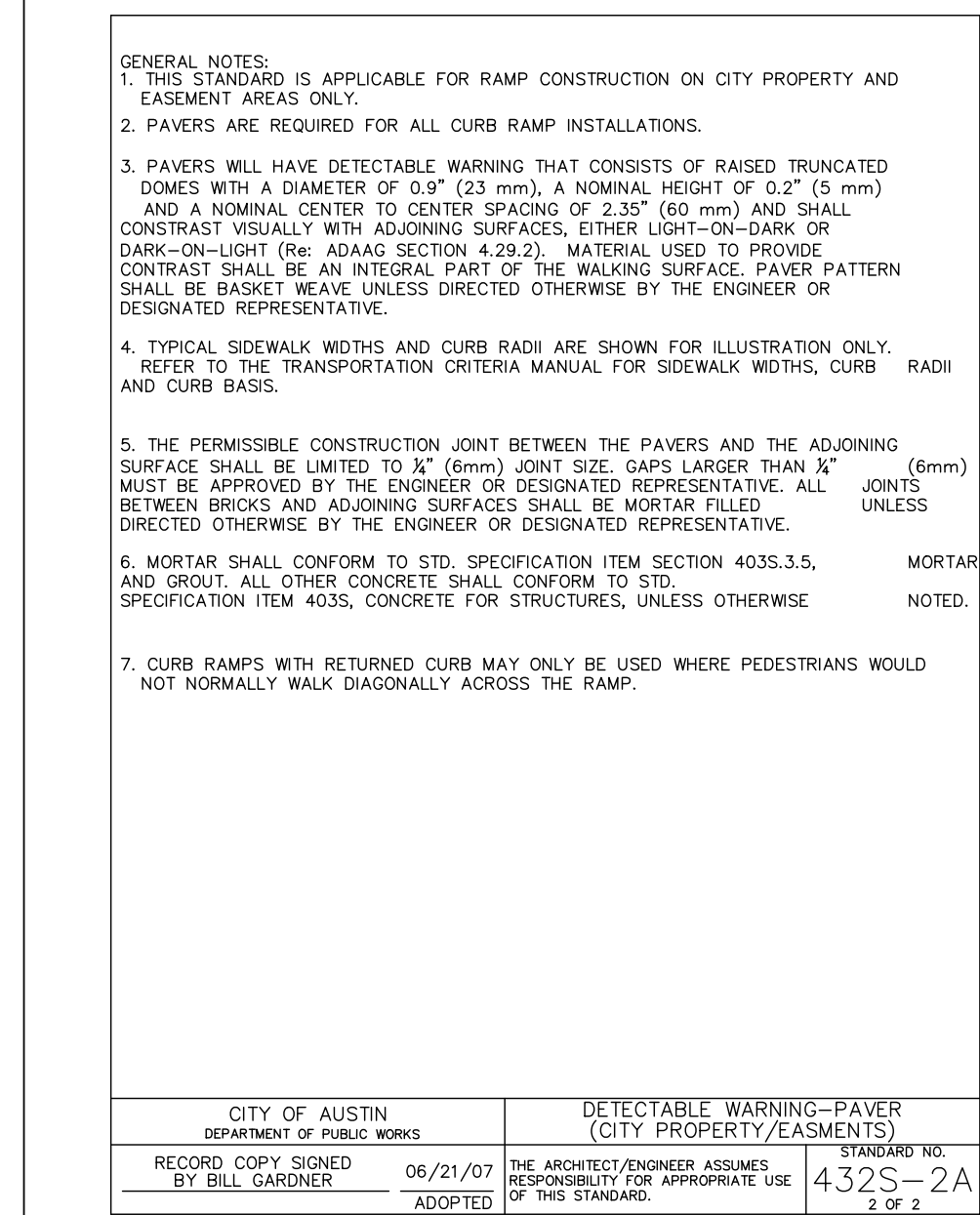
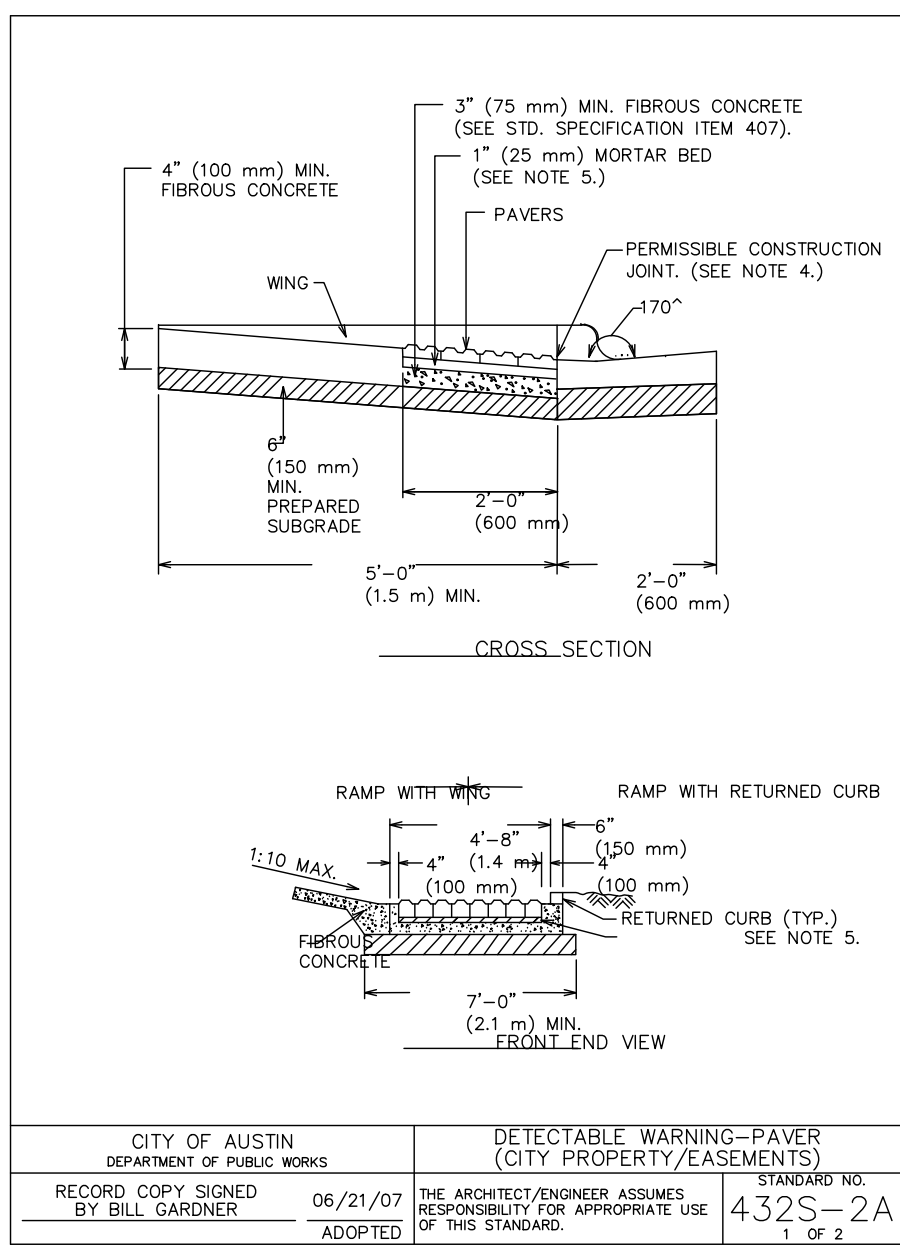
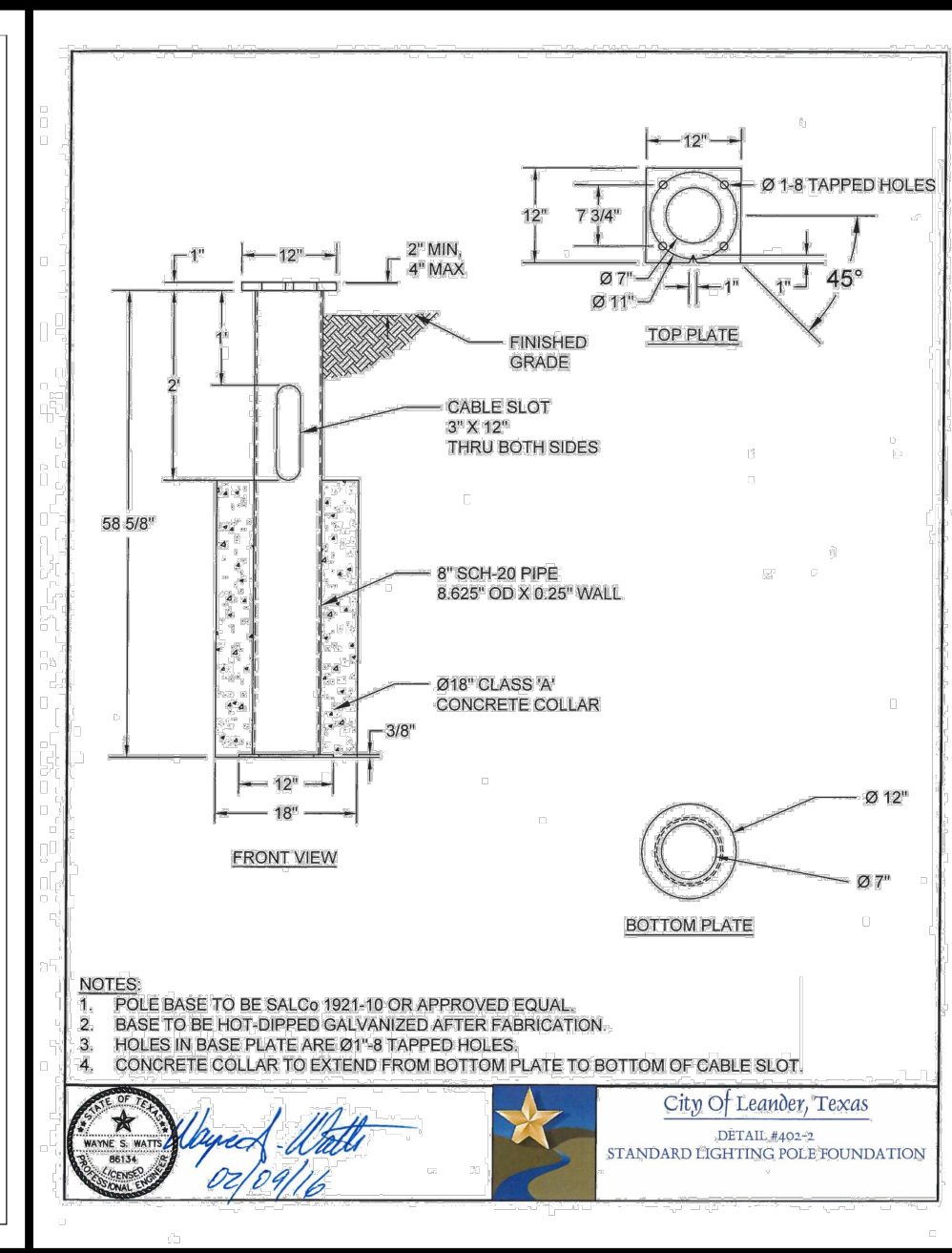
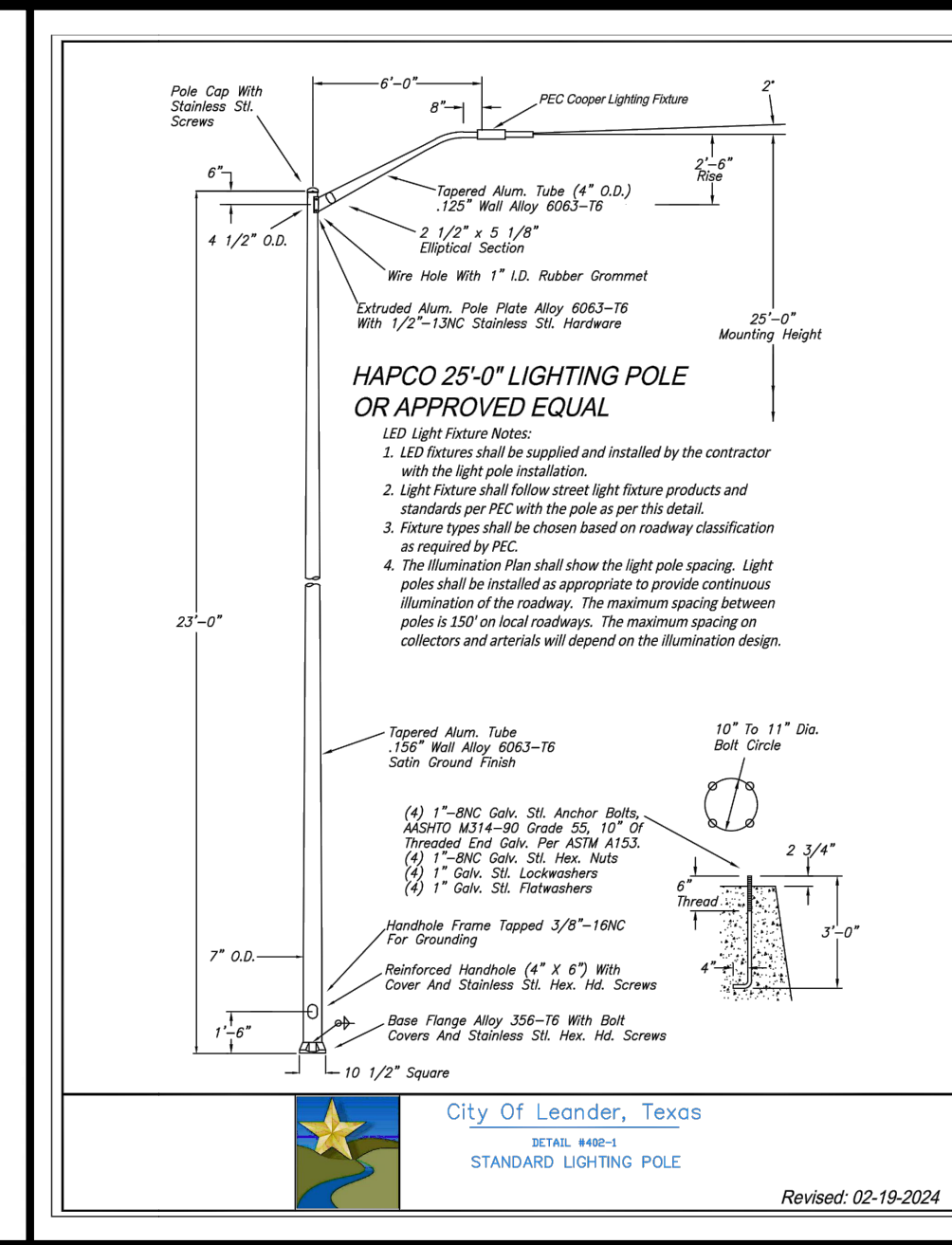
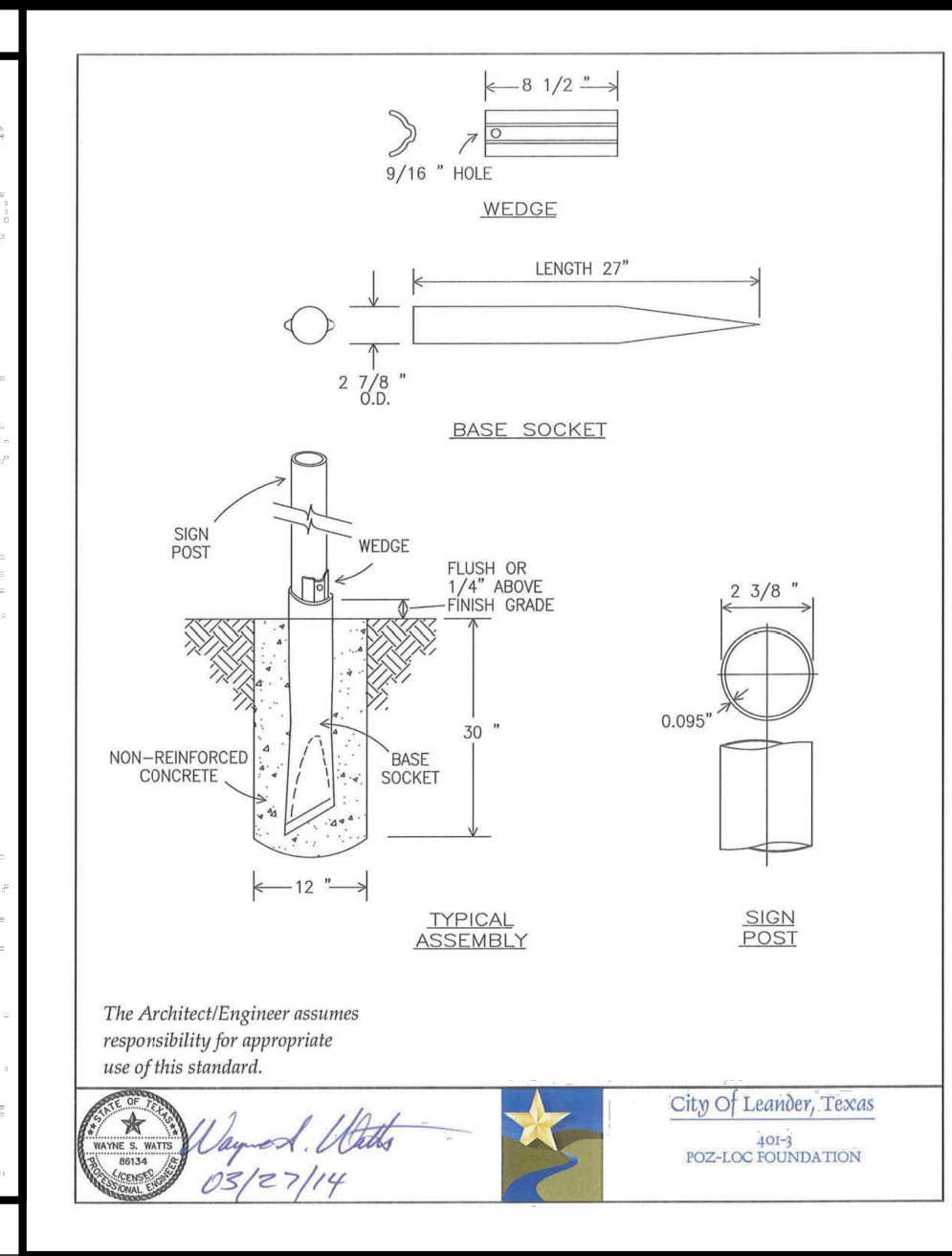
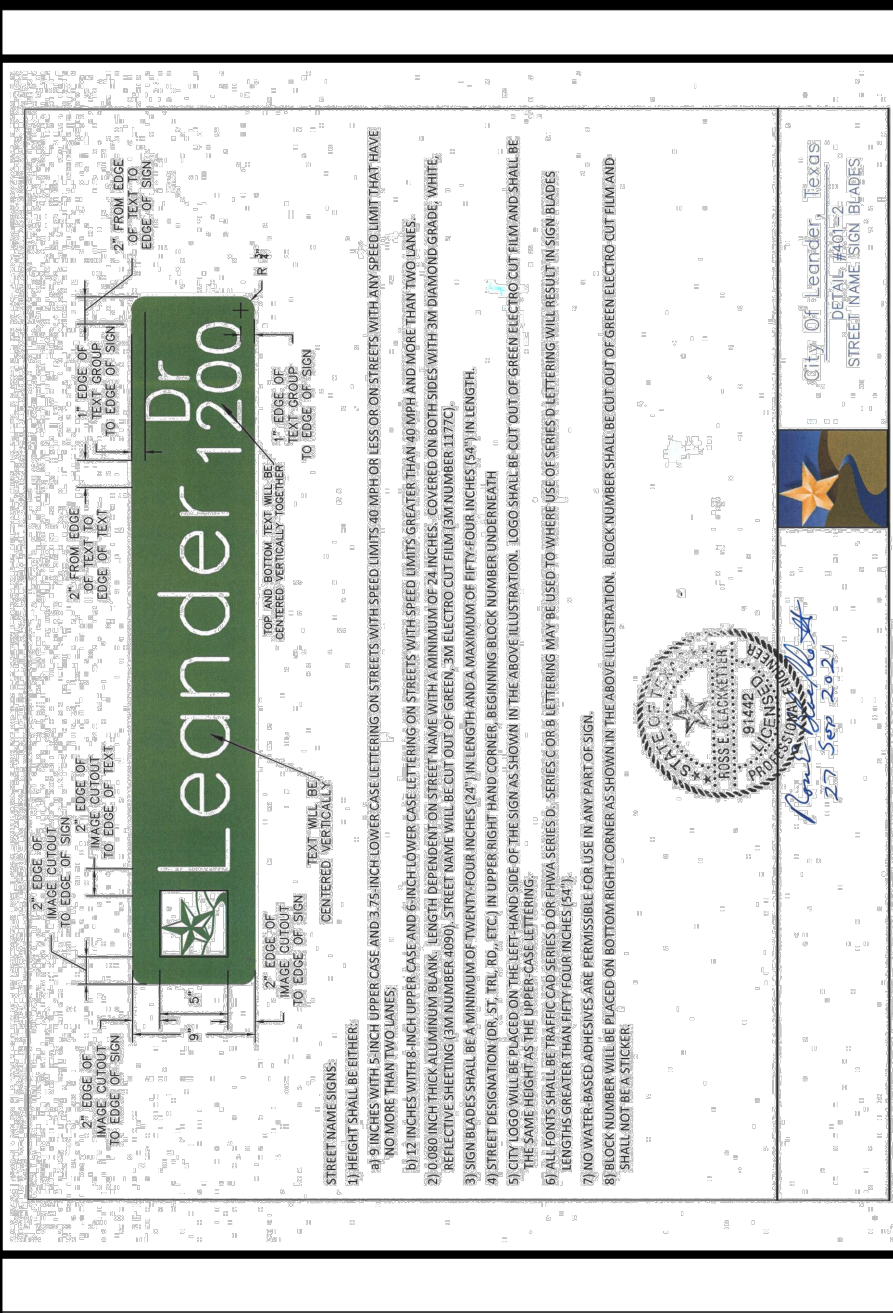
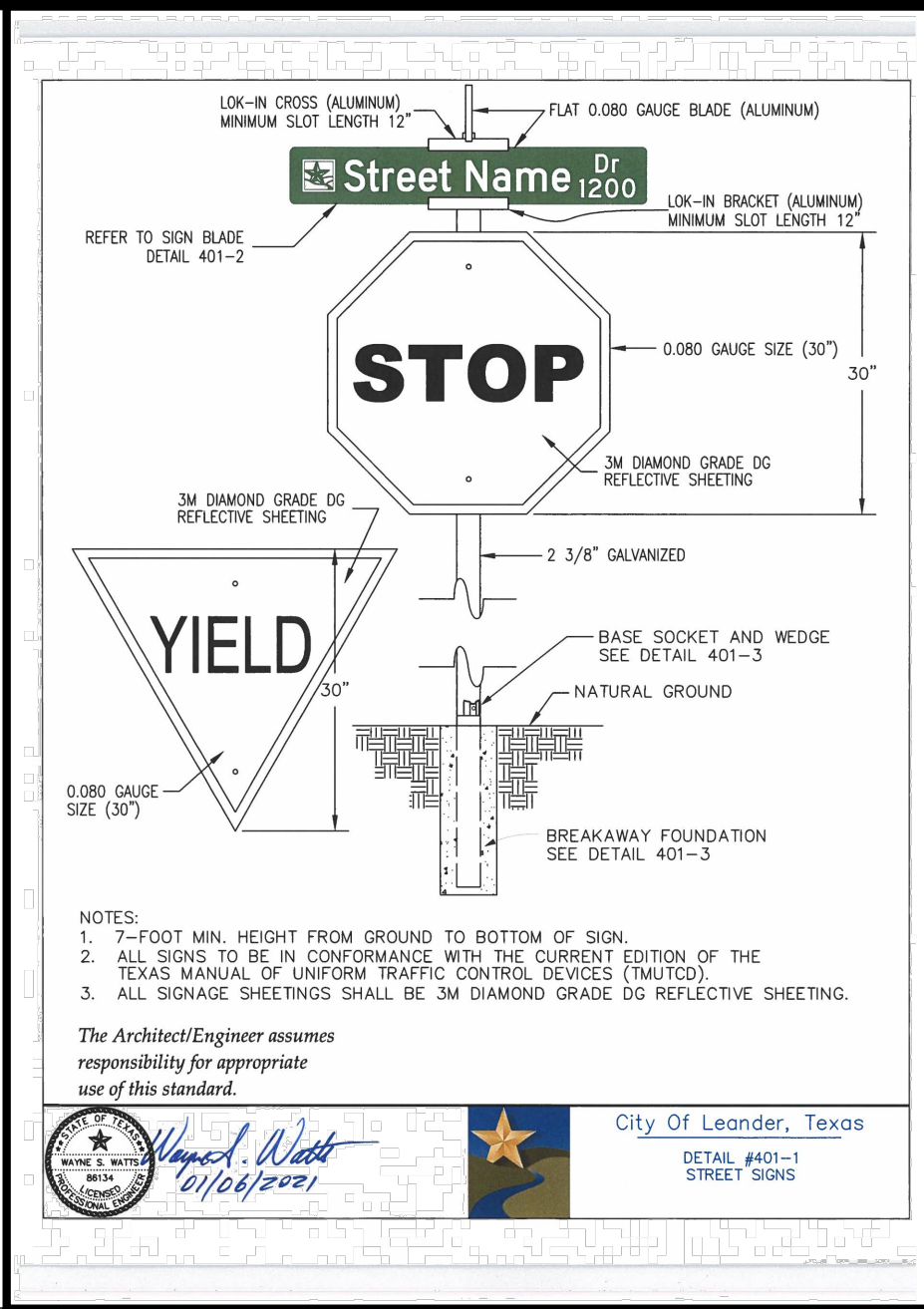












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TYPE FIRM REGISTRATION #4420 / TYPE FIRM REGISTRATION #1008601

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
PAVING & STREET DETAILS 2 OF 3

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM  
SHEET 60 OF 68

PICP-24-XXXX







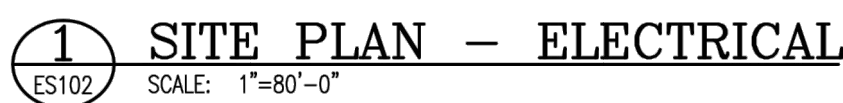








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Sheet No.

**ES102**

SHEET 64 OF 68

**PAPE-DAWSON**  
**PE ENGINEERS**

**HAWKES LANDING NORTH**  
**PHASE 3**  
**CITY OF LEANDER, TEXAS**  
**WASTEWATER DETAILS**

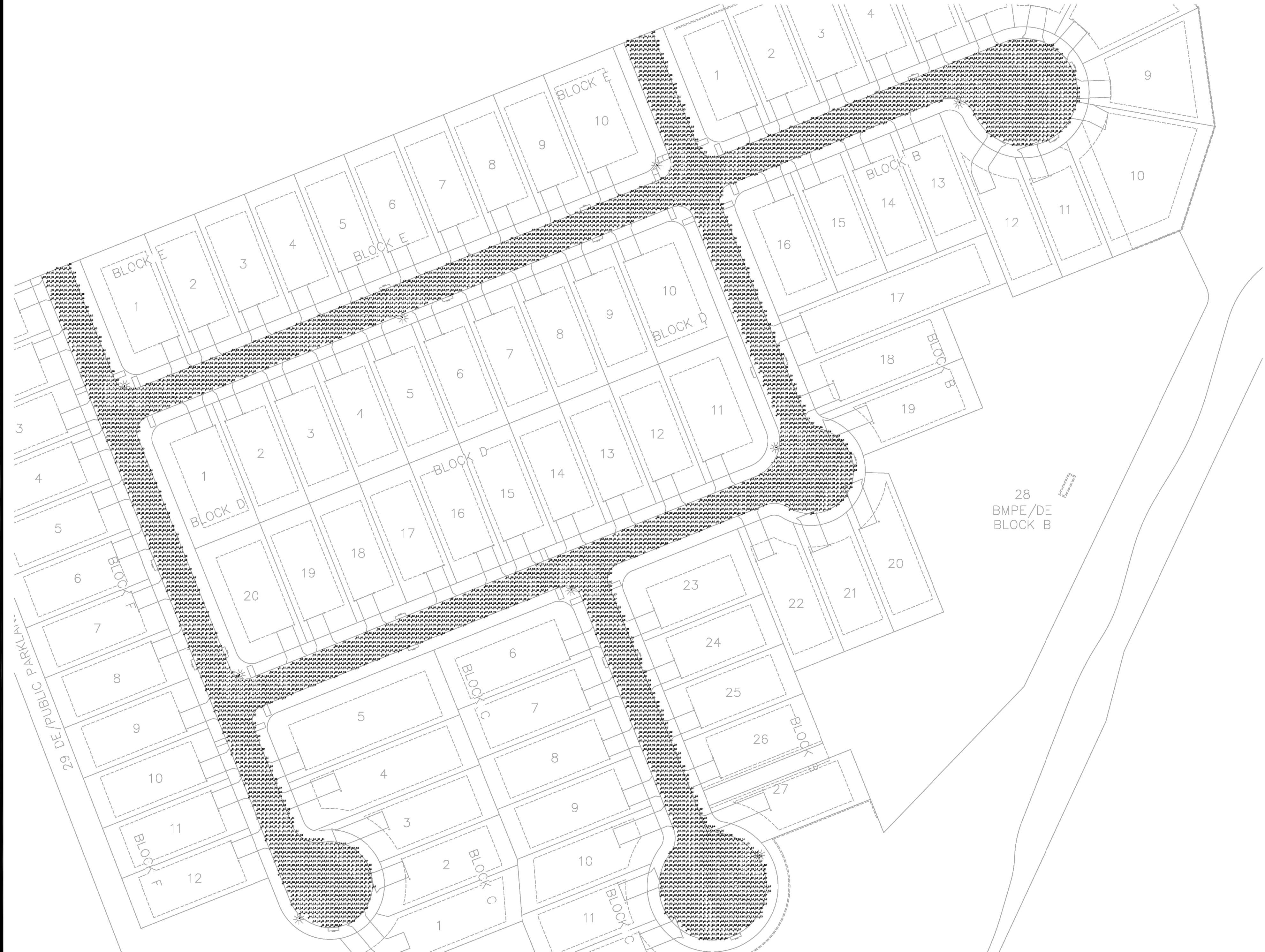
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1 SITE PHOTOMETRIC PLAN  
ES103 SCALE: 1"=40'-0"



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HAWKES LANDING North - Phase 3  
CITY OF LEANDER

Revisions	
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Designed by: ZV
Drawn by: ZV
Checked by: EC
Project No. 101068

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**ES103**

CITY OF LEANDER APPROVAL

**HAWKES LANDING NORTH**  
PHASE 3  
CITY OF LEANDER, TEXAS  
DRAINAGE DETAILS

**PAPE-DAWSON**  
**ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1801 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78758 | 512.454.6711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

CITY JOB No. PICP-24-XXXX  
JOB NO. 51167-03  
DATE MAY 2024  
DESIGNER AS/BA  
CHECKED AC DRAWN JM

SHEET 65 OF 68

NO.	REVISION	DATE

PICP-24-XXXX



#### SHEET SPECIFIC NOTES

- SHEET #402-4:
- STREETLIGHTS SHALL BE MOUNTED ON THE PROPERTY LINE BETWEEN PRIVATE LOTS AND WITH A MINIMUM DISTANCE OF 4 FEET FROM ANY PRIVATE DRIVE TO THE EDGE OF THE POLE BASE.
  - ALTERNATE STREETLIGHTS ALONG EACH SIDE OF THE STREET. WIRING FOR THE OPPOSITE SIDE OF THE STREET SHALL CROSS AT EACH STREETLIGHT LOCATION WITH CONDUIT SWEEPS AS SHOWN. PROVIDE PULL BOXES AS REQUIRED TO NOT EXCEED 360° BETWEEN PULL LOCATIONS.
  - STREETLIGHTS SHALL BE SPACED A NOMINAL SPACING OF 150 FEET FROM FOLLOWING LIGHT ON OPPOSITE SIDE OF ROAD AND 300 FEET FROM FOLLOWING LIGHT ON THE SAME SIDE OF ROAD, LOCATED AT THE NEAREST PROPERTY LINES.
  - STREETLIGHTS MOUNTED ON THE OUTSIDE RADIUS OF A CURVED ROAD SHALL BE SUCH THAT THE STREETLIGHTS WILL BE SPACED A NOMINAL SPACING OF 300 FEET APART, AT THE NEAREST PROPERTY LINE.
  - STREETLIGHTS MOUNTED ON THE INSIDE RADIUS OF A CURVED ROAD SHALL BE SPACED SUCH THAT THEY ARE CONTROLLED BETWEEN THE TWO STREETLIGHTS ON THE OUTSIDE RADIUS, AT THE NEAREST PROPERTY LINE.

- SHEET #402-5:
- EACH LOCAL STREET INTERSECTION MUST HAVE ONE STREETLIGHT MOUNTED TO ONE CORNER. COLLECTOR LEVEL AND HIGHER LEVEL STREETS SHALL HAVE TWO STREETLIGHTS MOUNTED AT OPPOSING CORNERS. ALL SUBSEQUENT STREETLIGHTS TO BE MOUNTED A MINIMUM OF 75 FEET AWAY FROM THE INTERSECTION CORNERS, AT THE NEAREST PROPERTY LINE.
  - PROVIDE CONDUIT SWEEPS AT INTERSECTION CORNERS AS REQUIRED. DO NOT EXCEED A MAXIMUM BEND OF 360° BETWEEN PULL LOCATIONS.
  - CONDUIT CROSSING THE ROAD SHALL TAKE THE SHORTEST PATH AVAILABLE WITHOUT CROSSING A CORNER OF AN INTERSECTION.
  - PROVIDE ONE PULL BOX IN EACH LANDSCAPE STRIP AS SHOWN WHEN CROSSING A ROAD WHERE THERE IS NOT A STREETLIGHT ON EITHER SIDE OF THE CROSSING.

- SHEET #402-6:
- ORIENT PEDESTAL SO THAT LIGHTING CONTROL PANEL FACES ROADWAY.
  - FOLLOW FEDERNALES ELECTRIC COOPERATIVE INC. DRAWING NUMBER 222-010-0911 AND 510-009-0911 FOR PEDESTAL BASE CONSTRUCTION.

- SHEET #402-7:
- PER 2014 NATIONAL ELECTRICAL CODE (NEC) ARTICLE 408.108, ENCLOSURE SHALL BE LABELED "SUITABLE FOR USE ONLY AS SERVICE EQUIPMENT". ENCLOSURE SHALL COMPLY WITH ALL OTHER MARKING REQUIREMENTS FOUND IN ARTICLE 408.110.

#### SHEET SPECIFIC NOTES

- SHEET #402-8:
- CONNECT ONE #6 DRYE COPPER CONDUCTOR FROM THE NEUTRAL BUSS TO THE GROUND ROD IN THE PEDESTAL BASE. CONNECTION TO THE GROUND ROD MAY BE EITHER EXOTHERMIC WELD OR MECHANICAL FITTING RATED FOR DIRECT BURIAL.
  - ALL CIRCUIT BREAKERS SHALL HAVE A MINIMUM INTERRUPTING CAPACITY OF 10KAC.

- SHEET #402-9:
- COORDINATE PLACEMENT OF PEDESTAL WITH ALL OTHER UNDERGROUND UTILITIES. INSTALL PEDESTAL ON A "DRY" LOT LINE UNLESS IN CONFLICT WITH UTILITY EQUIPMENT, WHERE A MINIMUM OF 3-FEET SPACING IS REQUIRED. PEDESTAL SHALL NOT BE INSTALLED NEXT TO A COMBINATION TRANSFORMER PAD.
  - IF A PEDESTAL MUST BE INSTALLED NEXT TO A UTILITY TRANSFORMER, CONTRACTOR SHALL SUBMIT A PLAN TO THE CITY OF LEANDER ENGINEER SHOWING PEDESTAL PLACEMENT, CONDUIT ROUTING, AND ALL OTHER DETAILS NECESSARY TO MINIMIZE CONFLICTS WITH ALL UNDERGROUND UTILITIES. PLAN MUST BE APPROVED BY CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  - ALL PULL BOXES SHALL BE A HUBBELL QUATITE 11x15x18".
  - ANY WIRE JUNCTIONS MADE IN AN IN GROUND PULL BOX SHALL BE MADE WITH THOMAS & BETTS PART NUMBER USK 2/0.

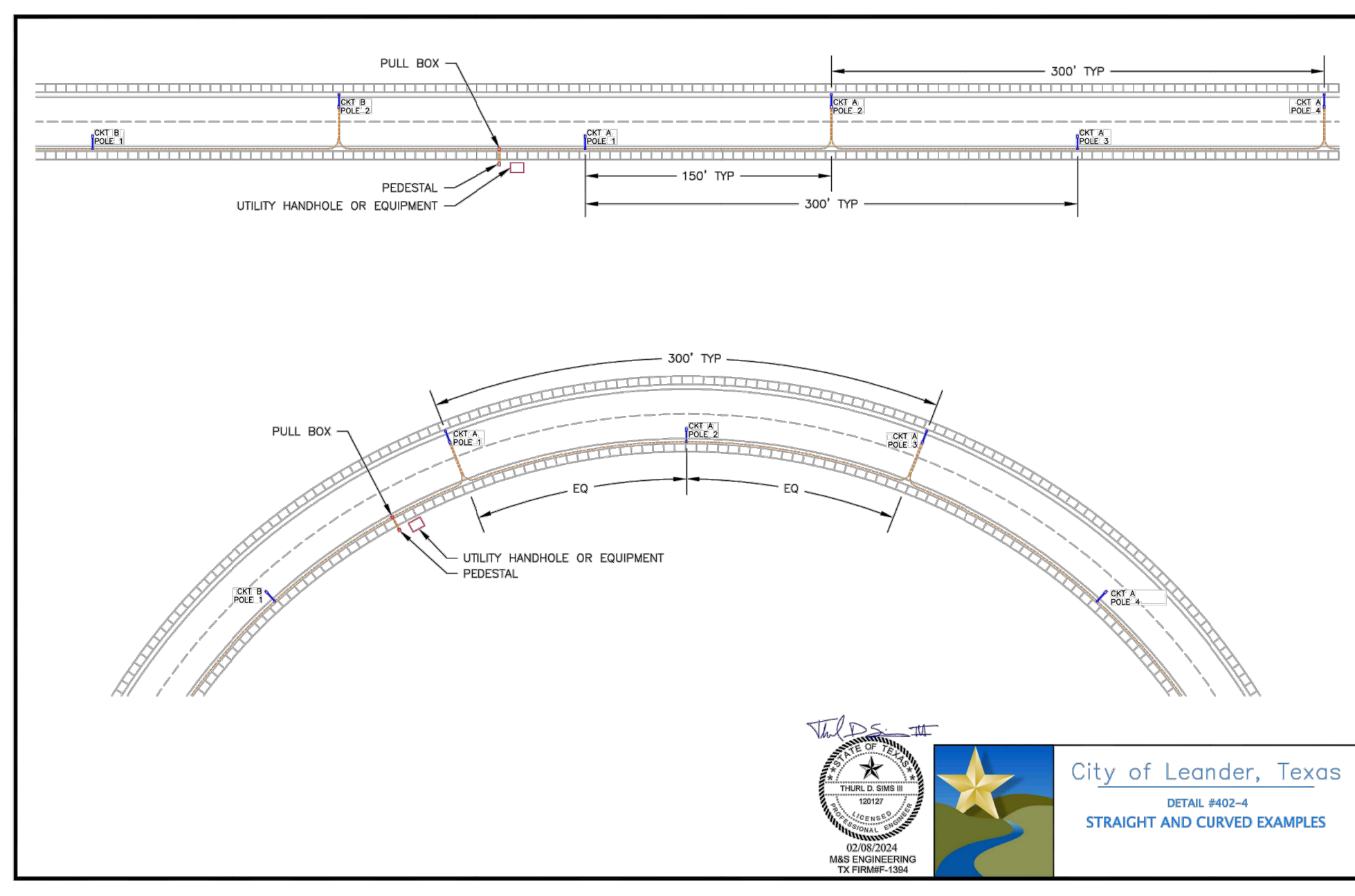
- SHEET #402-10:
- DRY & CONNECTORS MAY BE ELIMINATED FOR LAST POLE IN CIRCUIT. IF A CONDUCTOR SIZE CHANGE IS NECESSARY AT THE LAST POLE, USE THOMAS & BETTS PART NUMBER SOK M.
  - ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 80 PVC.
  - ALL CONNECTORS TO BE INSTALLED WITH A 3 AMP FUSE, NO COPPER.

#### GENERAL NOTES

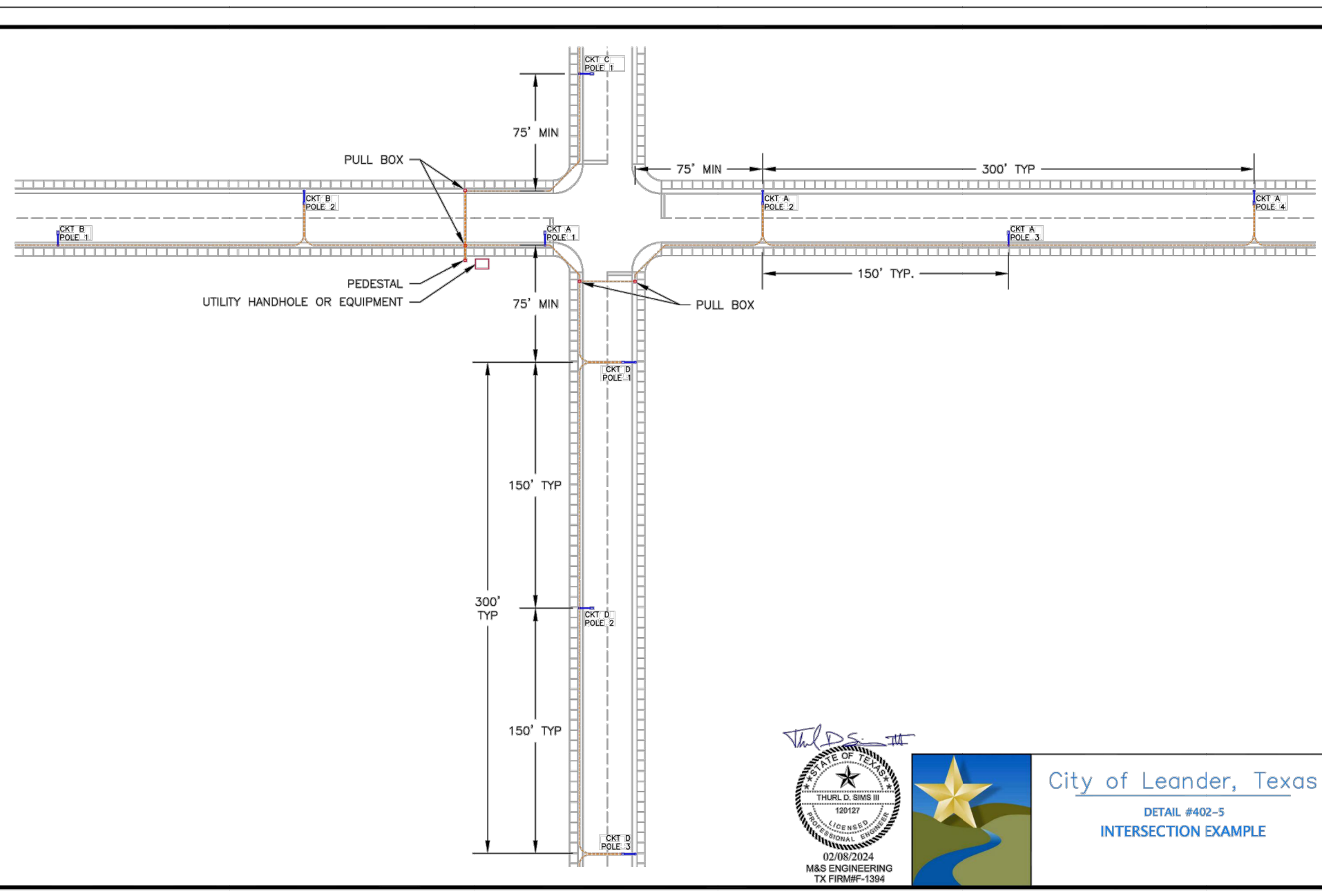
- THESE STANDARDS APPLY TO RESIDENTIAL ROADWAY LIGHTING ONLY. ANY LIGHTING FOR OTHER ROADWAY TYPES SUCH AS ARTERIAL, COLLECTOR, HIGHWAY, ETC. SHALL BE DESIGNED BASED ON A PHOTOMETRIC STUDY IN ACCORDANCE WITH THE ICMA RP-8-14 STANDARD AND APPROPRIATE ROADWAY CLASSIFICATION.
- ANY DEVIATIONS FROM THE FOLLOWING STANDARDS SHALL REQUIRE CONSTRUCTION DOCUMENTS WITH AN ENGINEER'S SEAL, SIGNATURE, AND DATE OF SIGNATURE. SUBMIT TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- REFER TO CITY OF LEANDER DETAIL #402-1 AND #402-2 FOR STANDARD POLE BASE, POLE, AND STREETLIGHT SELECTION.
- THE CONTRACTOR SHALL PROVIDE POWER TO A MINIMUM OF TEN STREETLIGHTS PER CONTROL PEDESTAL WITH THE INTENT TO DEPLOY AS FEW CONTROL PEDESTALS AS POSSIBLE. A SINGLE CONTROL PEDESTAL IS SIZED SUCH THAT IT MAY FEED A MAXIMUM OF 4 CIRCUITS WITH 10 STREETLIGHTS EACH (40 TOTAL).
- ACCOMMODATION MUST BE MADE FOR PHASED DEPARTURES. ARRANGE STREETLIGHTS AND CIRCUITS SUCH THAT SPARE CIRCUITS IN CONTROL PEDESTAL ARE AVAILABLE TO SERVE FUTURE PHASES WITHOUT THE NEED FOR ADDITIONAL LIGHTING CONTROL PEDESTALS. PROVIDE CONDUIT AND PULL BOXES AT THE BOUNDARY OF EACH ADJOINING PHASE SO THAT SUBSEQUENT PHASES MAY BE EASILY TIED IN TO THE EXISTING LIGHTING CONTROL PEDESTAL.
- ALL STREETLIGHT BRANCH CIRCUIT WIRING SHALL BE #10AWG UNLESS OTHERWISE NOTED. MAXIMUM BRANCH CIRCUIT DISTANCE IS 2000' OF WIRE, AND THE MAXIMUM NUMBER OF STREETLIGHTS PER BRANCH CIRCUIT IS (10). IF CIRCUITS OR STREETLIGHT QUANTITIES EXCEED THESE NUMBERS, THE SEALING ENGINEER IS RESPONSIBLE FOR PERFORMING VOLTAGE DROP CALCULATIONS DEMONSTRATING THAT THE CALCULATED VOLTAGE DROP IS AT A TOLERABLE LEVEL PER NEC ARTICLE 215.2.



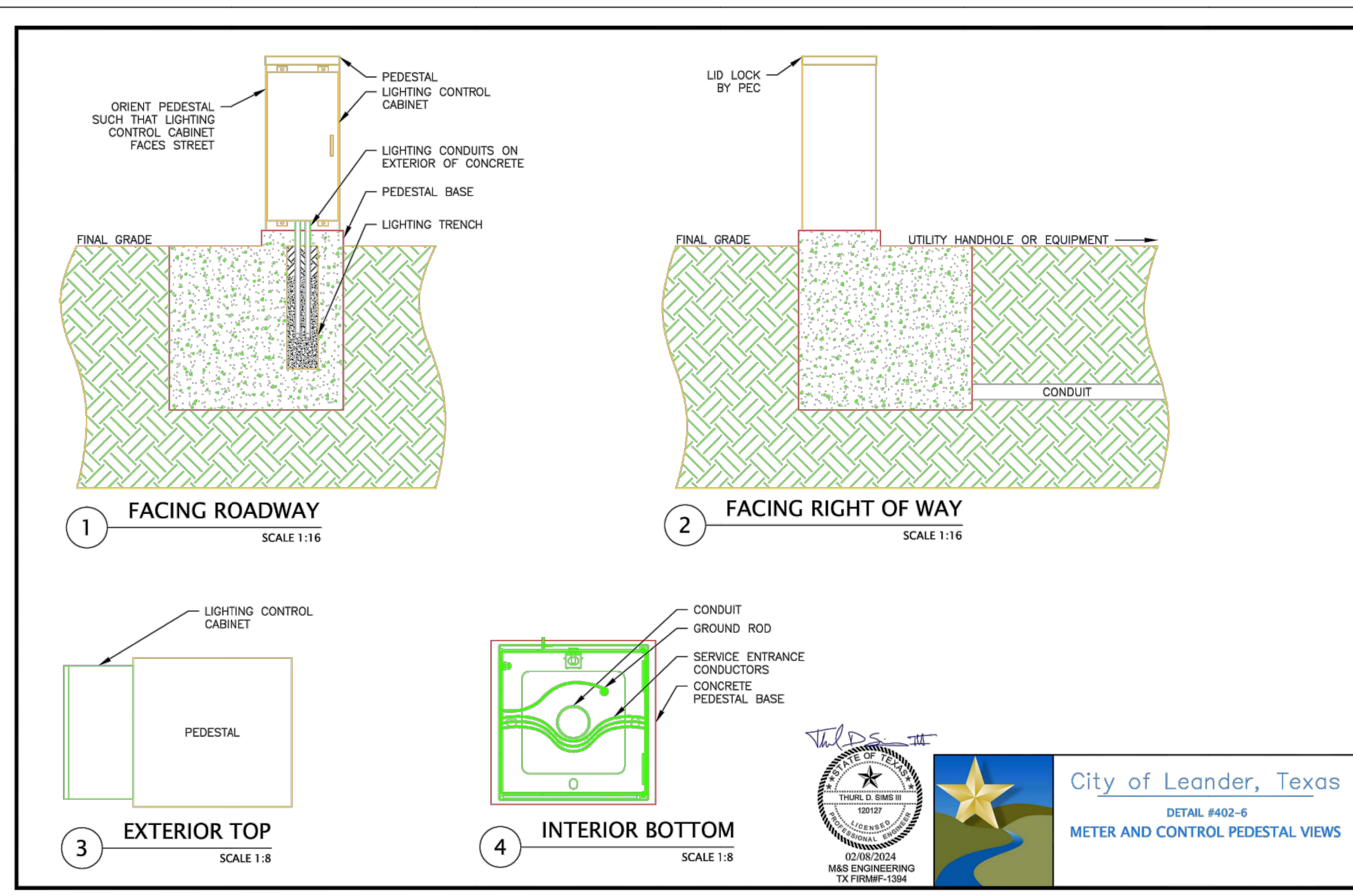
City of Leander, Texas  
DETAIL #402-3  
RESIDENTIAL ROADWAY LIGHTING NOTES



City of Leander, Texas  
DETAIL #402-4  
STRAIGHT AND CURVED EXAMPLES



City of Leander, Texas  
DETAIL #402-5  
INTERSECTION EXAMPLE



City of Leander, Texas  
DETAIL #402-6  
METER AND CONTROL PEDESTAL VIEWS



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HAWKES LANDING North - Phase 3  
CITY OF LEANDER

Revisions	No.	Description	Date

Date	05/13/2024
Designed by	ZV
Drawn by	ZV
Checked by	EC
Project No.	101008

Sheet No.  
**ES104**

HAWKES LANDING NORTH

PHASE 3  
CITY OF LEANDER, TEXAS

DRAINAGE DETAILS

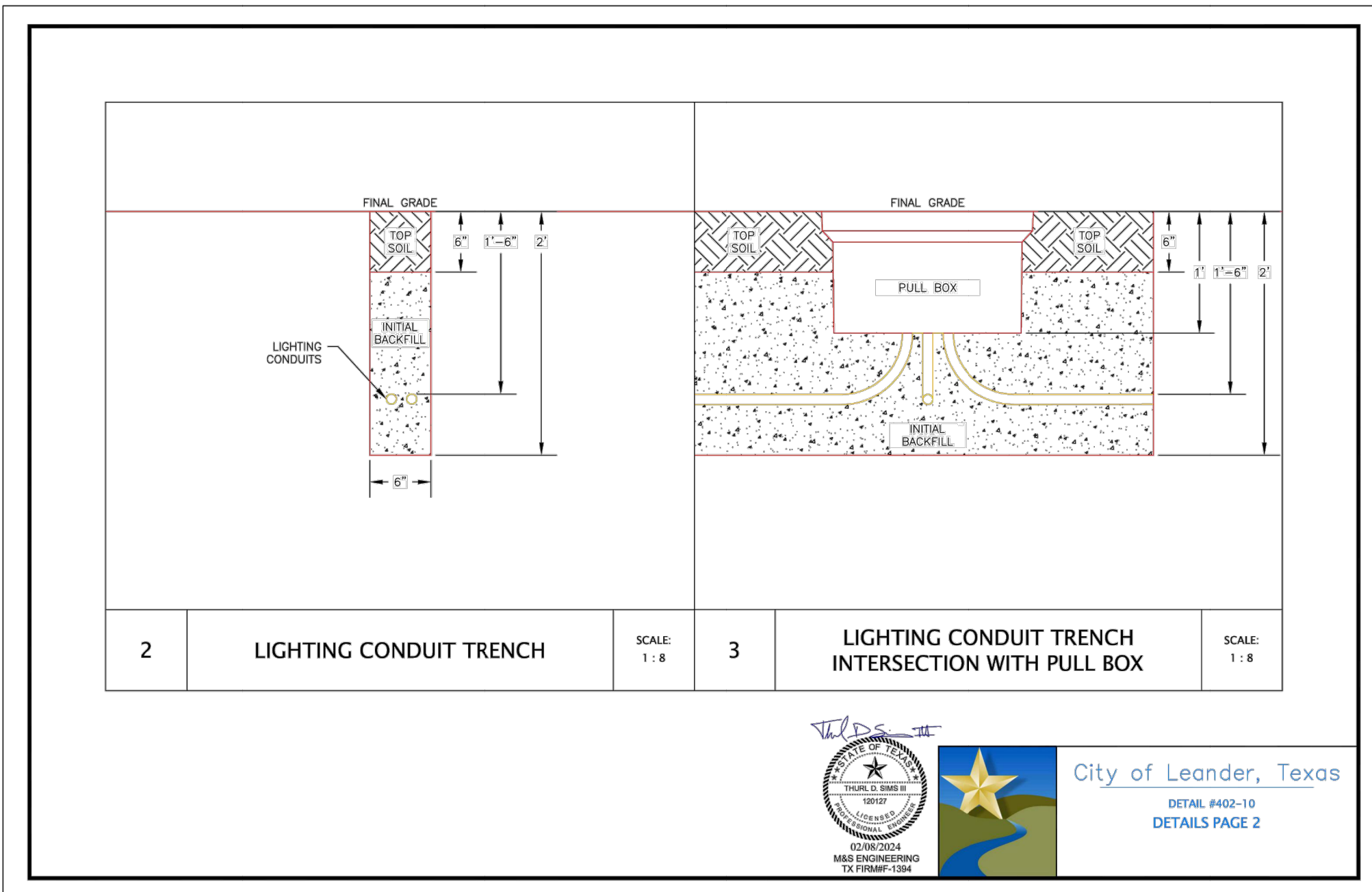
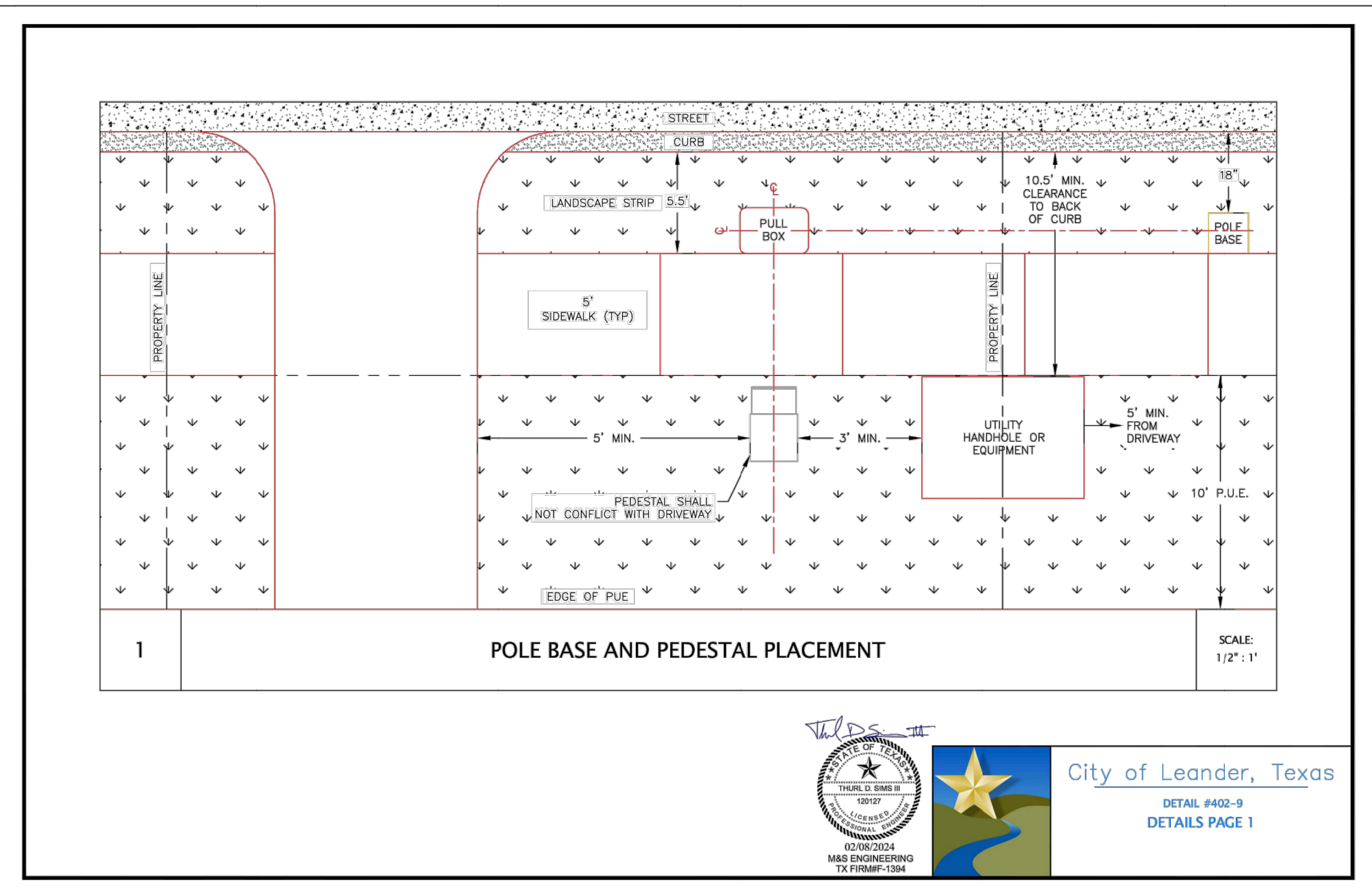
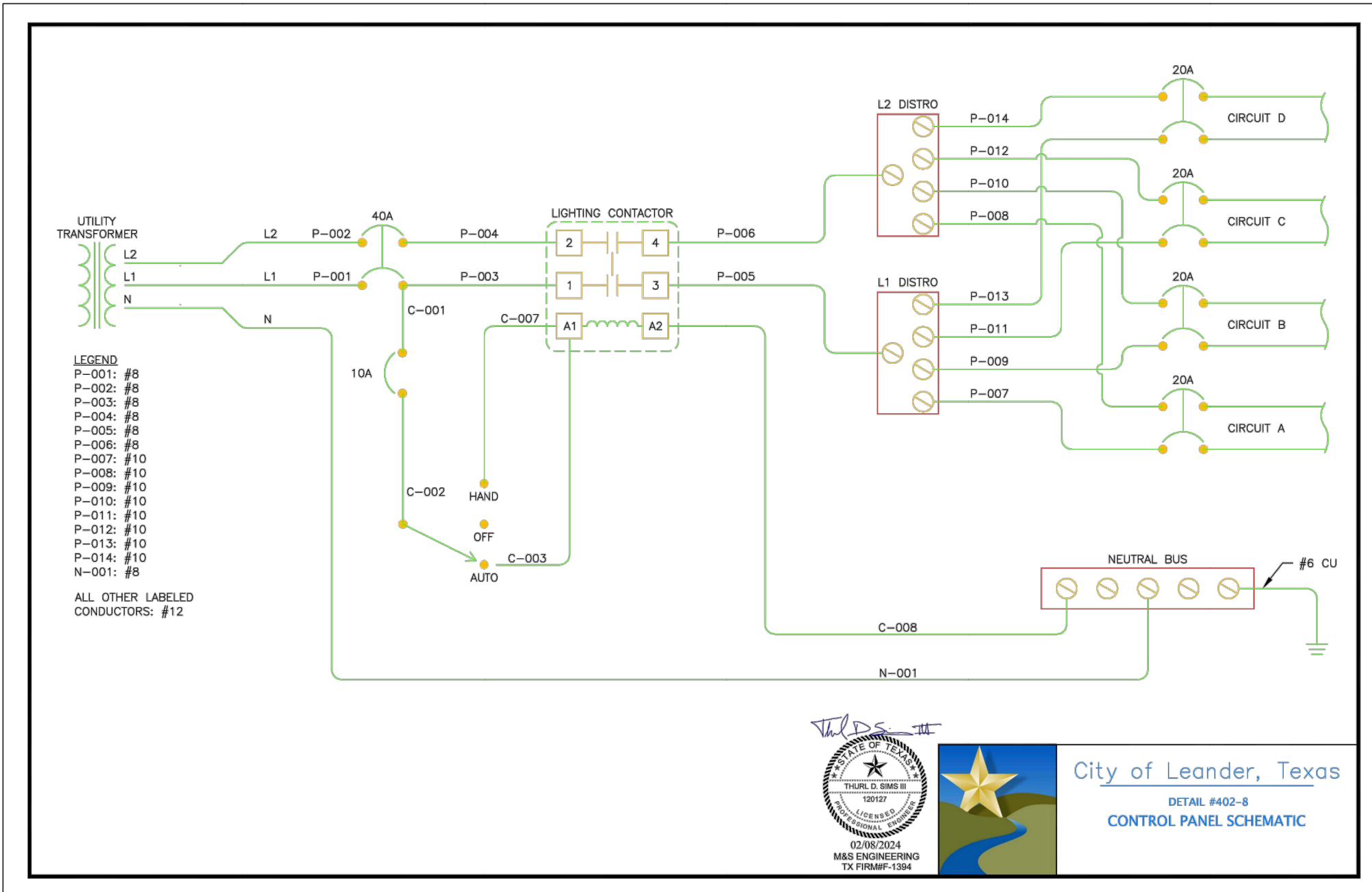
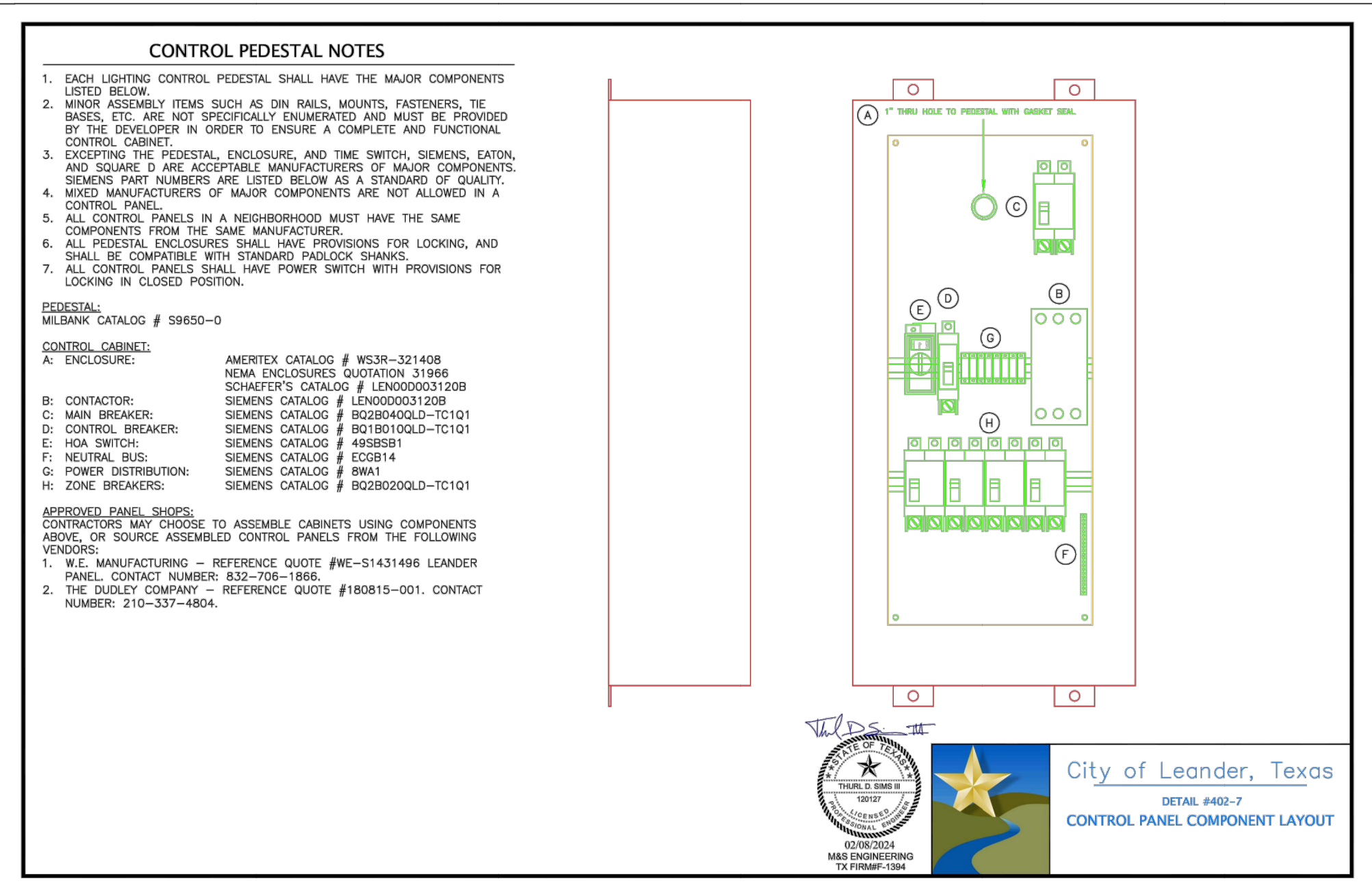
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SHEET 66 OF 68

CITY OF LEANDER APPROVAL

PICP-24-XXXX





**HAWKES LANDING North - Phase 3**  
**CITY OF LEANDER**

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**Revisions:**

No.	Description	Date

**Date:** 05/13/2024  
**Designed by:** ZV  
**Drawn by:** ZV  
**Checked by:** EC  
**Project No.:** 010108

**Sheet No.**  
**ES105**

CITY OF LEANDER APPROVAL

PICP-24-XXXX

**HAWKES LANDING NORTH**  
**PHASE 3**  
**CITY OF LEANDER, TEXAS**  
**DRAINAGE DETAILS**

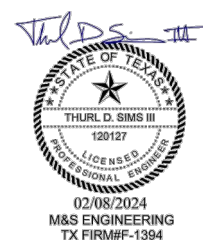
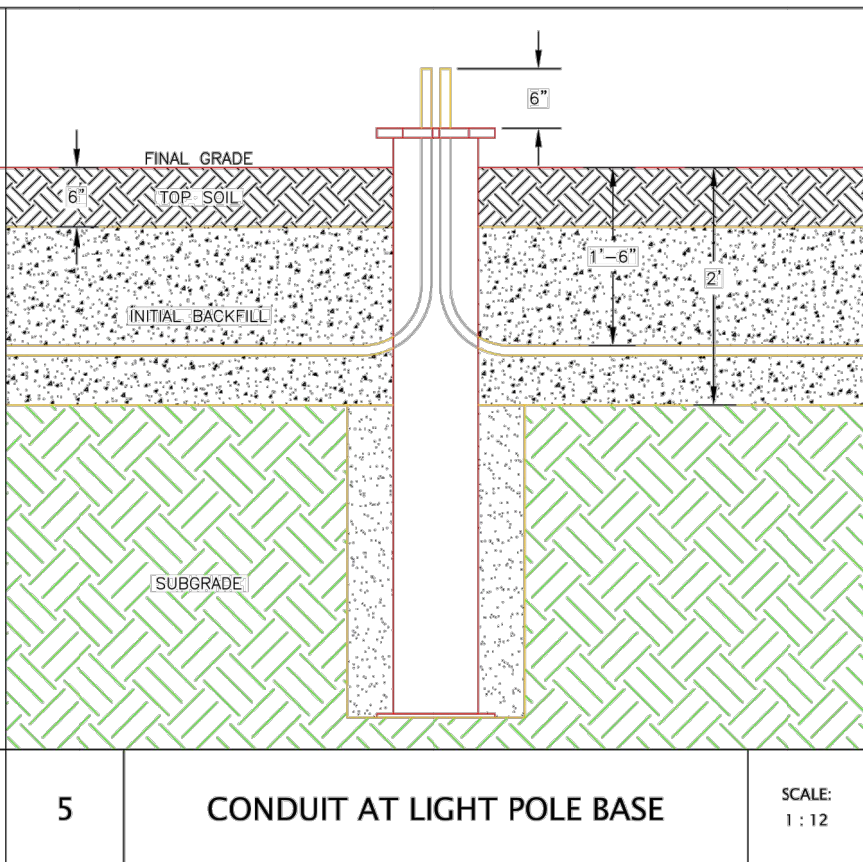
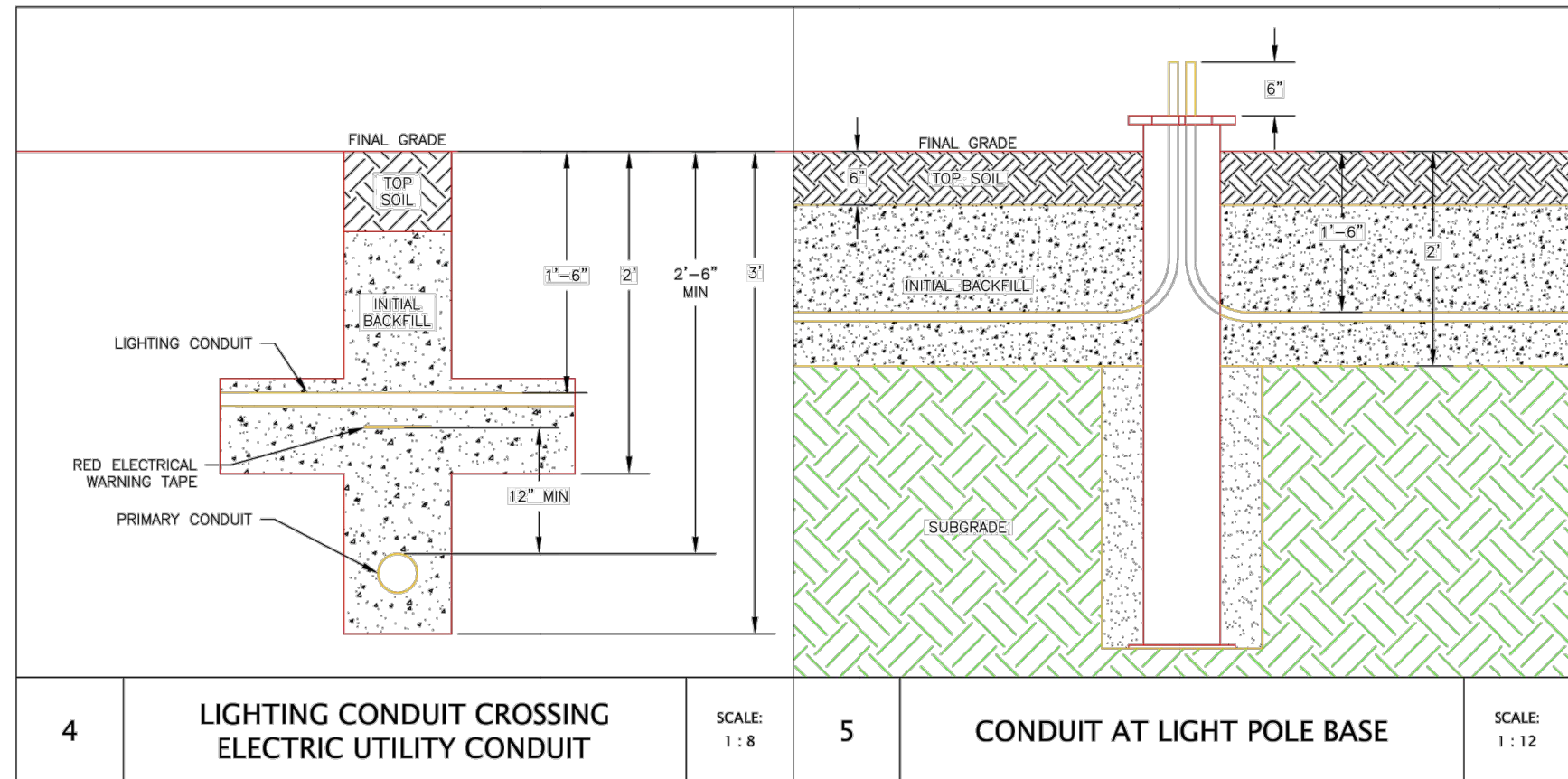
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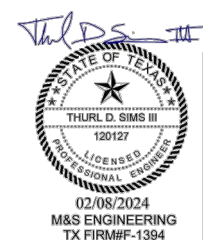
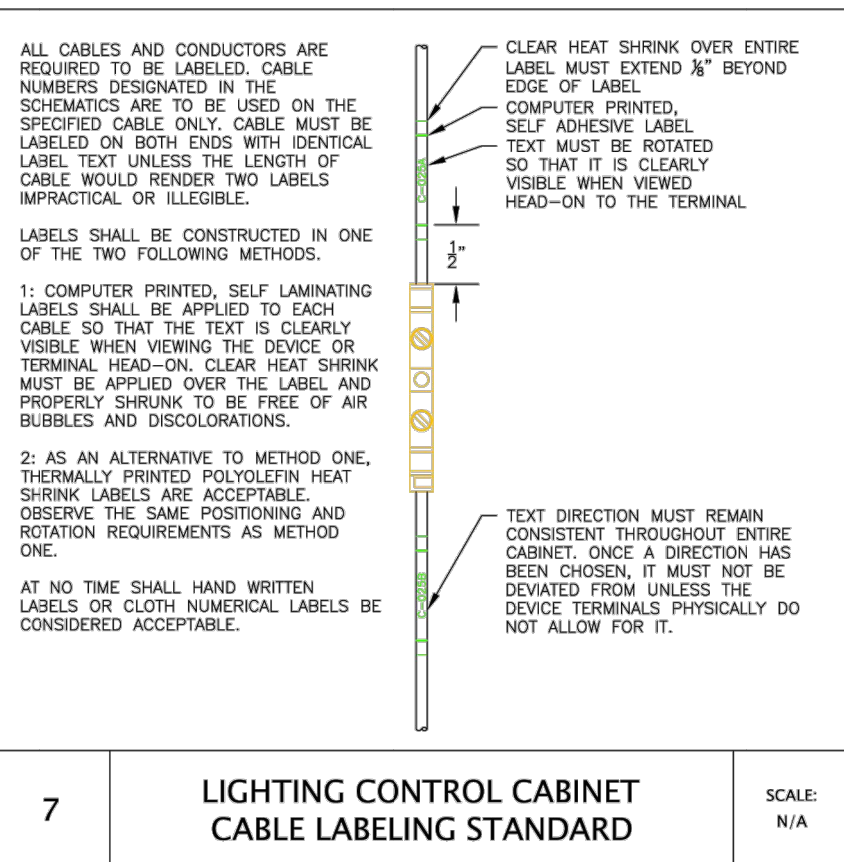
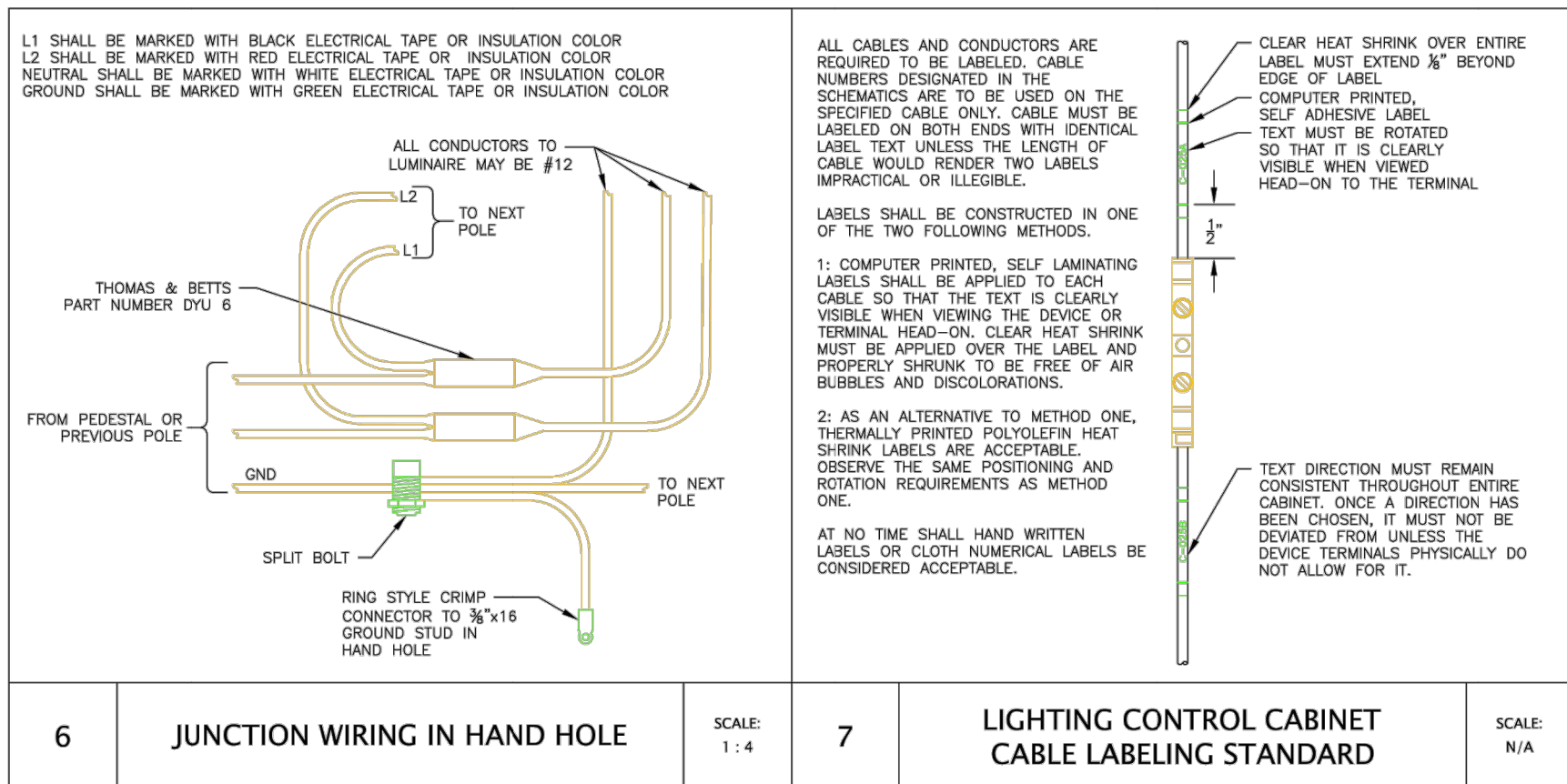
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18001 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512.454.6711  
TYPE FIRM REGISTRATION #0026601

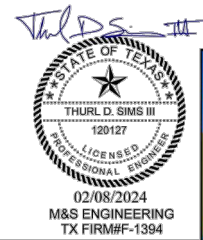
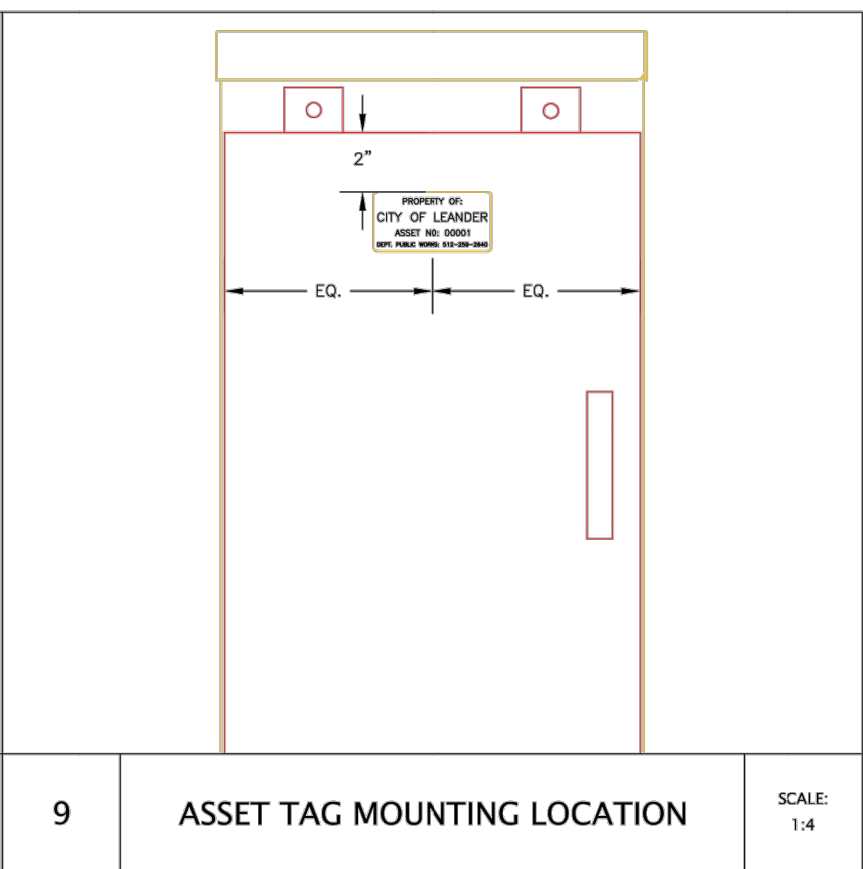
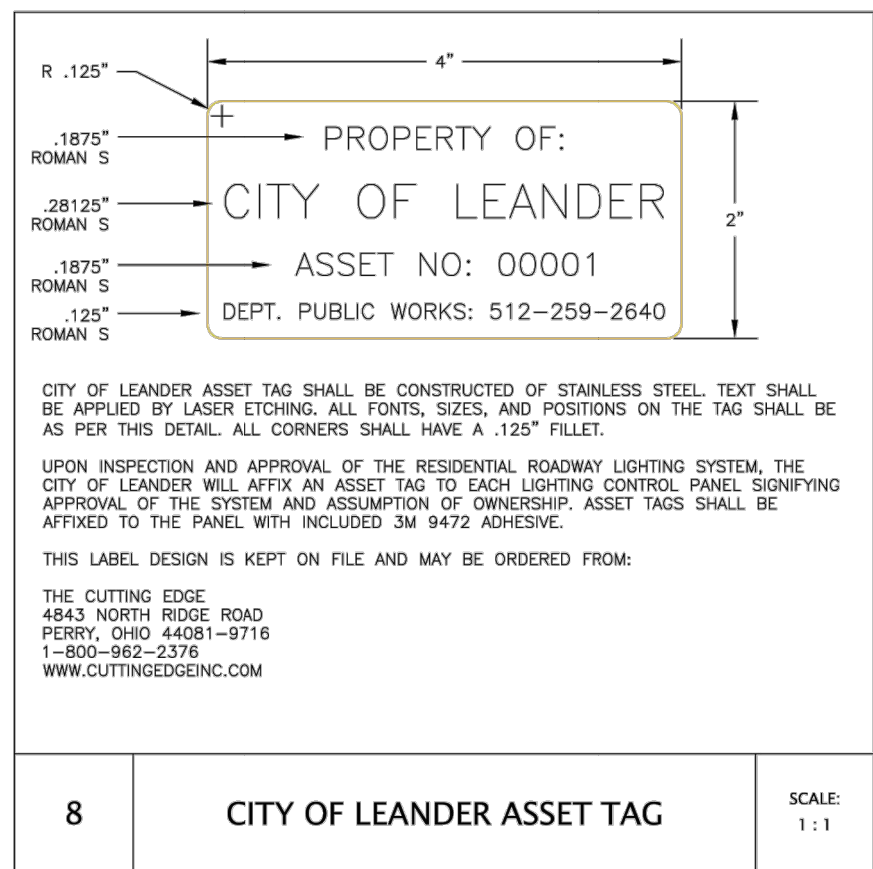




City of Leander, Texas  
DETAIL #402-11  
DETAILS PAGE 3



City of Leander, Texas  
DETAIL #402-12  
DETAILS PAGE 4



City of Leander, Texas  
DETAIL #402-13  
DETAILS PAGE 5



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Texas Firm Registration #7-2587

HAWKES LANDING North - Phase 3  
CITY OF LEANDER

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CITY JOB No. PICP-24-XXXX  
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DESIGNER AS/BA  
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SHEET 68 OF 68

CITY OF LEANDER APPROVAL

PICP-24-XXXX

NO.	REVISION	DATE

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ENGINEERS

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TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

HAWKES LANDING NORTH

PHASE 3

CITY OF LEANDER, TEXAS

PAVING & STREET DETAILS 1 OF 3