Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Leander Tech Park						**2. Regulated Entity No.: not yet assigned**			
3. Customer Name: HIGHWAY 29 COMMERCIAL LLC						**4. Customer No.: not yet assigned**			
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			**8. Site (acres):**		50.787 Acres	
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			Batch Detention			
11. SCS (Linear Ft.):	n/a		**12. AST/UST (No. Tanks):**			n/a			
13. County:	Williamson		**14. Watershed:**			North Fork San Gabriel, South Fork San Gabriel			

Application Distribution

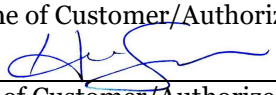
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Hollis Scheffler, P.E.
Print Name of Customer/Authorized Agent
 6/19/2024 Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Hollis Scheffler, P.E.

Date: 5/30/2024

Signature of Customer/Agent:



Regulated Entity Name: Leander Tech Park

Project Information

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

   Contact Person: Brooke Harlander
   Entity: HIGHWAY 29 COMMERCIAL LLC
   Mailing Address: 2560 Lord Baltimore Drive
   City, State: Baltimore, MD Zip: 21244
   Telephone: (512)907-0400 Fax: N/A
   Email Address: BHarlander@sjpi.com

5. Agent/Representative (If any):

Contact Person: Hollis Scheffler, P.E.
Entity: Westwood Professional Services
Mailing Address: 8701 N. Mopac Expwy, Ste 320
City, State: Austin, Texas Zip: 78759
Telephone: 512-485-0831 Fax: _____
Email Address: hollis.scheffler@westwoodps.com

6. Project Location:

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

The site is located at the southwest corner of the W SH 29 & Ronald Reagan Boulevard intersection.

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

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

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

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

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site

☐ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☐ Residential: # of Lots: _____
☐ Residential: # of Living Unit Equivalents: _____
☒ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 50.787 Acres

Total disturbed area: 50.787 Acres

14. Estimated projected population: n/a

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	272,150	÷ 43,560 =	6.247
Parking	122,296	÷ 43,560 =	2.807
Other paved surfaces	281,893	÷ 43,560 =	6.471
Total Impervious Cover	676,339	÷ 43,560 =	15.526

Total Impervious Cover 15.526 **÷ Total Acreage** 50.787 **X 100 =** 30.57**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 120'.

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): 48491C0470F & 48491C0610F Effective(12/20/2019).

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

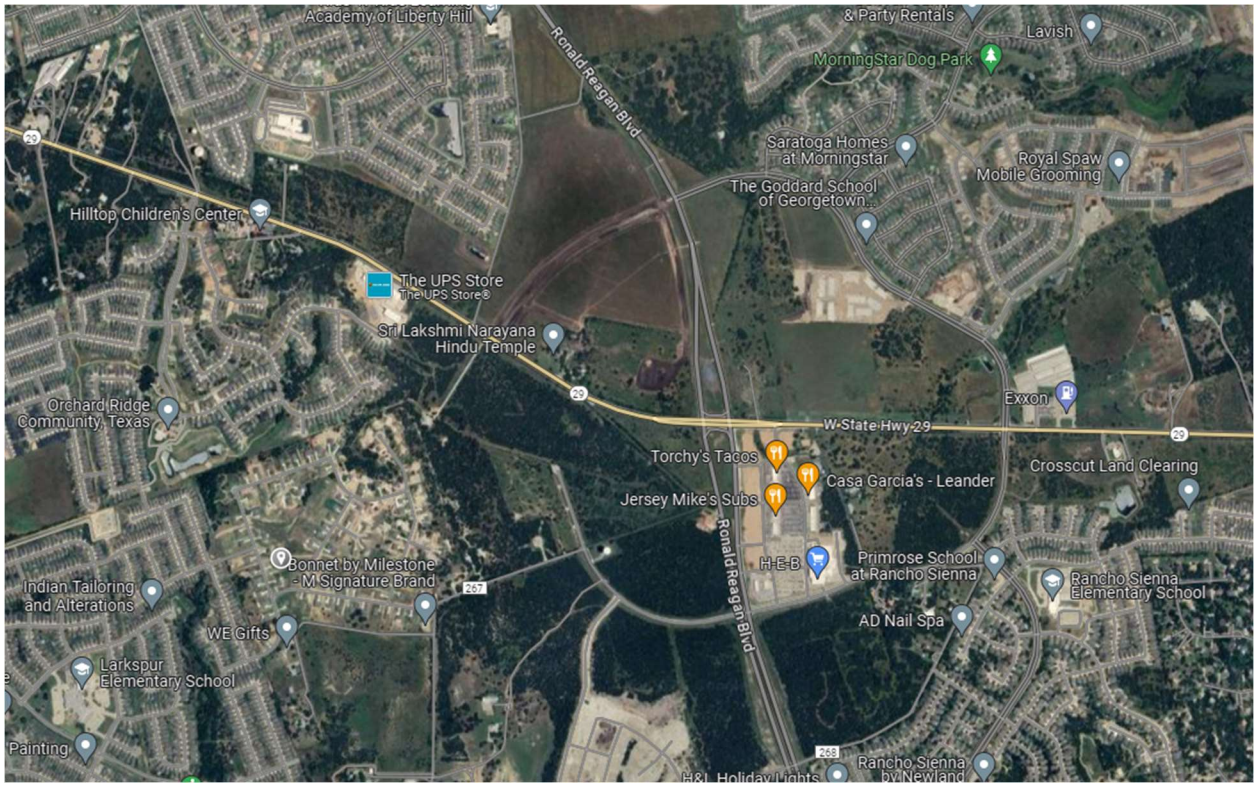
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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.

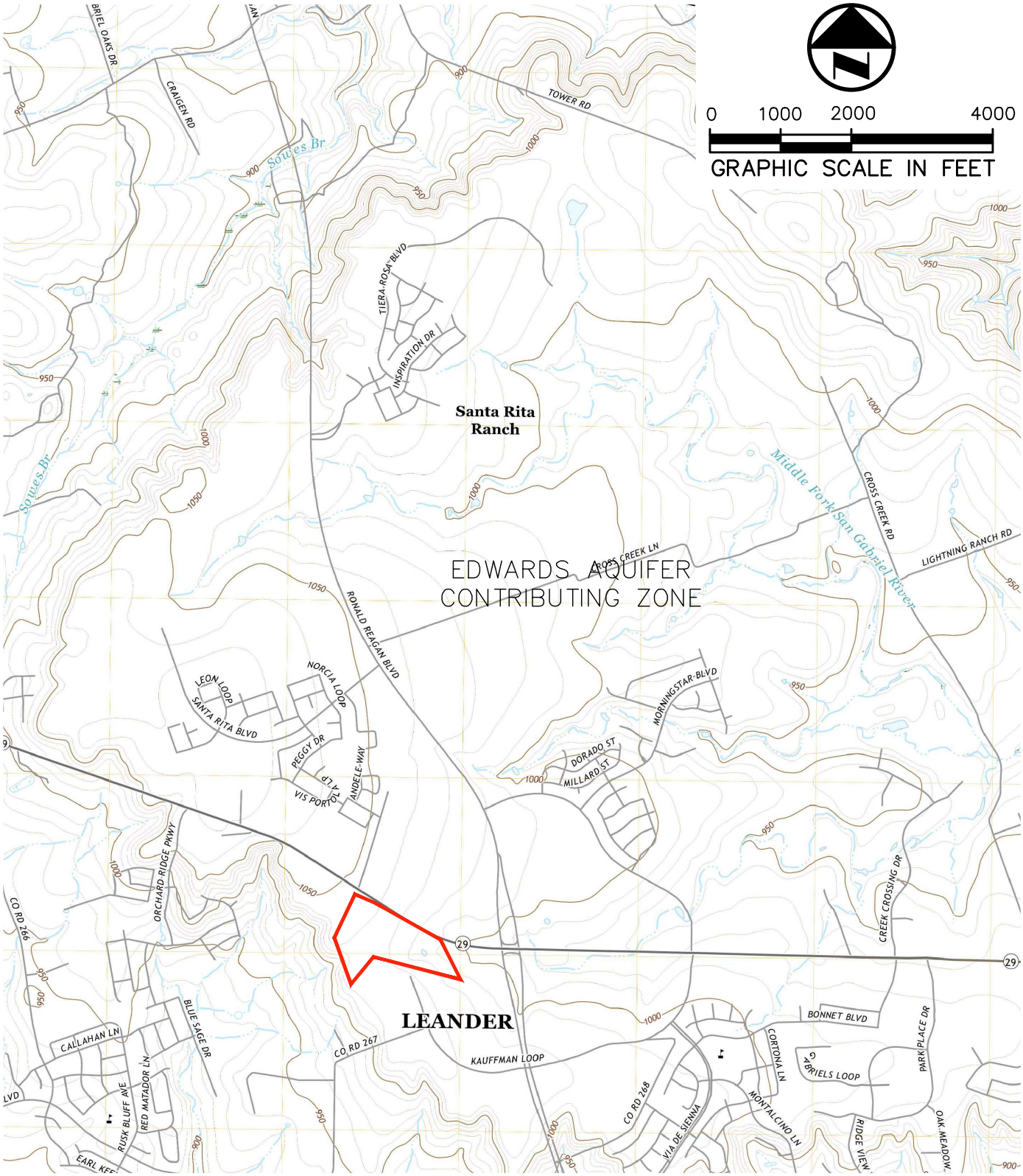
63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements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



Attachment B – USGS / Edwards Contributing Zone Map



ATTACHMENT "B"

USGS/EDWARDS AQUIFER ZONE MAP

7.5-MINUTE TOPO QUADRANGLE
Custom Extent
7.5-MINUTE TOPO

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPWY. STE. 320
AUSTIN, TX 78759 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
HAS	HAS	1"=2000'	6/19/2024	5322-22.270

LEANDER TECH PARK

HASCHEFFLER 6/19/2024 9:15 AM
\\WESTWOODPS.LOCAL\GLOBAL PROJECTS\0044390.00\10 SUBMITTALS\2024-06-19 CZP SUBMITTAL\USGS MAP\QUAD MAP.DWG

Attachment C – Project Description

The proposed development includes the construction of flex office/warehouse buildings and commercial retail pad sites along with all associated grading, drainage, utility, parking, and vehicular conveyance improvements on approximately 50.64 acres of undeveloped land located at Hwy 29, Leander, TX 78628 in the City of Leander full-purpose jurisdiction. The existing site consists mostly of heavy brushy vegetation with thick tree coverage and Class D soil classification. The site is zoned GC (general commercial) and is located in the Edwards Aquifer Contributing Zone. Per FEMA FIRM panel no. 48491C0275E (dated 09/26/2008), the proposed improvements are in the area of minimal flood hazard, Zone X, and not in the 100 year floodplain. There are no springs, streams or buffer zones located on the subject site.

The Lot 1 site generally slopes at ±2.5% sending drainage to the east where it will drain into an existing creek. The adjacent property to the East is undeveloped with no existing buildings, and the adjacent properties to the South and West are primarily undeveloped agricultural land. There are 5 existing single-family lots abutting the southwest edge of the site.

The project will consist of flex office/warehouse buildings and commercial retail pad sites, associated grading, drainage, utility, detention, parking, water quality, and two proposed batch detention ponds as enclosed in this application. The total impervious cover on the site is 15.526 acres. All proposed impervious cover is to be treated with batch detention.

Attachment D – Factors Affecting Surface Water Quality

The following are potential sources of surface and groundwater contamination from construction activities:

- Clearing and grubbing
- Grading and site excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations
- Staging and storage area
- Paving (including curb and gutter)
- Building Construction
- Concrete washout area

Attachment E – Volume and Character of Stormwater

The existing site is composed of two drainage areas. Existing Drainage Area 1 consists of 13.56 acres with the 100 year storm runoff for the drainage area is 82.7 cfs. This area will ultimately outfall into South Fork San Gabriel Watershed. Existing Drainage Area 2 consists of 74.11 acres with the 100 year storm runoff for the drainage area is 366.0 cfs. This area will ultimately outfall into North Fork San Gabriel Watershed. These contain a combined 36.89 acres of contributing offsite area. The existing site flows over approximately 100% grass cover and heavy brush vegetation at roughly 2.5%. The base curve number utilized for the existing site is 80.

The proposed development generates an approximate 932.10 cfs and has a required TSS removal of 85% per TCEQ. The runoff from the site is generated from the streets, building roofs, driveways, parking, and other paved and impervious surfaces. The base curve number utilized for the proposed site is 80. Flow is directed from the previously listed impervious structures into catch basins to be piped into the two proposed batch detention ponds.

Attachment J – BMPs for Upgradient Stormwater

There will be no upstream surface waters running onto the site and will not be treated with the proposed batch detention ponds. The batch detention ponds, and all associated ESC practices are designed for the subject site. The proposed batch detention ponds will be used to receive onsite flows from stormwater coming from the proposed site.

Attachment K – BMPs for On-site Stormwater

The Leander Tech Park entity is proposing two primary batch detention basins based on 50.787 acres of contributing area, encompassing 30.57% impervious cover across the site. The stormwater is diverted off impervious structures and piped into two proposed batch detention basins. The batch detention basins act as the primary treatment for TSS removal.

Attachment L – BMPs for Surface Streams

The Leander Tech Park entity is proposing two primary batch detention basins based on 50.787 acres of contributing area, encompassing 30.57% impervious cover across the site. The stormwater is diverted off impervious structures and piped into the batch detention basins. These basins act as the primary treatment for TSS removal. The aforementioned BMP will provide adequate measure to prevent pollutant removal from entering the aquifer. No surface streams or sensitive features are located on the site.

Attachment M – Construction Plans

HIGHWAY 29 COMMERCIAL SUBDIVISION

SITE DEVELOPMENT PLANS

SD-24-0213

OWNER
HIGHWAY 29 COMMERCIAL LLC
2560 LORD BALTIMORE DR
BALTIMORE. MD 21244
(410) 788-0100

ENGINEER
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

SURVEYOR
MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

PROJECT AGENT
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

PROPERTY ZONING: HIGHWAY 29 COMMERCIAL MINOR PUD GC-3-A

TOTAL ACREAGE: 50.64 AC

SUBMITTAL DATE: APRIL 30, 2024

FUTURE LAND USE CATEGORY: ACTIVITY CENTER

LEGAL DESCRIPTION: AW0453 AW0453 - MONROE, W.H. SUR., ACRES 50.787

PUBLIC IMPROVEMENT PLAN SET:

FINAL PLAT:

HIGHWAY 29 COMMERCIAL - LAND USE SUMMARY

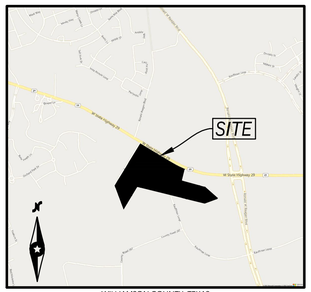
BLOCK	LOT NUMBER	AREA (AC.)	ZONING BASE DISTRICT	PROPOSED LAND USE	TOTAL IMPERVIOUS COVER (SF)	BUILDING IMPERVIOUS COVER (SF)
A	1	2.730	(GC-3-A)	GENERAL COMMERCIAL	4,020	0
A	2	1.420	(GC-3-A)	GENERAL COMMERCIAL	7,414	0
A	3	1.490	(GC-3-A)	GENERAL COMMERCIAL	9,708	0
A	4	3.990	(GC-3-A)	GENERAL COMMERCIAL	107,706	18,850
A	5	7.120	(GC-3-A)	GENERAL COMMERCIAL	150,998	73,680
A	6	6.650	(GC-3-A)	GENERAL COMMERCIAL	117,791	50,120
A	7	3.470	(GC-3-A)	DRAINAGE	13,896	0
B	1	7.600	(GC-3-A)	GENERAL COMMERCIAL	150,917	89,420
B	2	5.370	(GC-3-A)	GENERAL COMMERCIAL	106,661	40,080
B	3	6.750	(GC-3-A)	DRAINAGE	7,228	0

EASEMENT DESCRIPTIONS:

15' WATER EASEMENT (BY PLAT):
10' PUBLIC UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT (BY PLAT):
10' PUBLIC TRAIL EASEMENT (BY PLAT):
2.5' PUBLIC UTILITY EASEMENT (BY PLAT):
20' SANITARY SEWER EASEMENT (BY PLAT):

REVISIONS/CORRECTIONS

REVISION	DESCRIPTION	APPROVAL



WILLIAMSON COUNTY, TEXAS
LOCATION MAP
(1" = 2000')

APPROVED BY:

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

EMILY TRUMAN, P.E., CFM, CITY ENGINEER DATE

MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION DATE

CHIEF JOSHUA DAVIS, FIRE MARSHAL DATE

SD-24-0213

CITY OF LEANDER APPROVAL

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Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

COVER

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 1

OF-82

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6/17/2024 10:22 AM
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GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
3. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
   a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.
   b. REFRESH ALL LOCATES BEFORE 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
   c. REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY -IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.
4. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION.
5. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. LANE CLOSURES ON ARTERIALS AND ANY FULL ROAD CLOSURES REQUIRE MESSAGE BOARDS NOTIFYING THE PUBLIC ONE WEEK PRIOR TO THE CLOSURE.
6. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION. FURTHER, THERE IS A NOISE ORDINANCE IN EFFECT FOR CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
7. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
8. NO STREET LIGHTS OR SIGNS OF ANY KIND ARE TO BE PLACED WITHIN ANY SIDEWALKS.
9. NO BLASTING IS ALLOWED.
10. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. THE CONTRACTOR SHALL GIVE THE CITY OF LEANDER 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
12. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT PLANNING COORDINATOR AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.
13. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE RECORD DRAWINGS FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE 'RECORD DRAWINGS' SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
14. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
15. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
16. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED, THE CONTRACTOR SHALL REPLACE SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED IN DETAILS.
18. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832
19. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
20. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
21. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE MINIMUM THICKNESS OF 2 INCHES WITH NO RECYCLED ASPHALT SHINGLES CONTENT.
22. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY RISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN HIMSELF AND OTHER CONTRACTORS AND UTILITIES IN THE VICINITY OF THE PROJECT. THIS INCLUDES GAS, WATER, WASTEWATER, ELECTRICAL, TELEPHONE, CABLE TV AND STREET DRAINAGE WORK. ONCE THE CONTRACTOR BECOMES AWARE OF A POSSIBLE CONFLICT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER WITHIN TWENTY-FOUR (24) HOURS.
25. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
27. THE CITY OF LEANDER SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
28. AN ENGINEER'S CONCURRENCE LETTER AND RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD '.DWG' FILES, MICROSTATION '.DGN' FILES OR ESRI '.SHP' FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11'X17') WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US SURVEY FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US SURVEY FEET
29. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

1. CALL CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT 259-2640 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL THE ONE CALL CENTER AT 472-2822 FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN CITY OF LEANDER R.O.W.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION/ SEDIMENTATION CONTROL AND TREE PROTECTION MEASURES AS SHOWN WITHIN THESE PLANS.
3. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE.
4. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OF A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEMS MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL (SECTION 8.3) AND/OR THE ENVIRONMENTAL CRITERIA MANUAL (SECTION 1.4.2.K) AS REQUIRED THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRICTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH CUT SHEETS TO THE CITY OF LEANDER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME, EXCEPT AS REQUIRED FOR UTILITY CONSTRUCTON. GEOTECHNICAL ENGINEER TO VERIFY SUBGRADE AND REQUIRED BASE THICKNESS.
8. DELIVER WATER & WASTEWATER CUT SHEETS TO THE CITY OF LEANDER.
9. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT.
10. DELIVER STORM SEWER CUT SHEETS TO CITY OF LEANDER.
11. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS. INSTALL INLET PROTECTION PER PLANS.
12. DELIVER FINAL GRADE CUT SHEETS TO CITY OF LEANDER
13. REGRADE SHEETS TO SUBGRADE.
14. INSURE THAT ALL UNDERGROUND UTILITIES CROSSINGS ARE COMPLETED. LAY FIRST BASE MATERIAL ON ALL STREETS.
15. INSTALL CURB AND GUTTER.
16. LAY FINAL BASE COURSE ON ALL STREETS.
17. LAY ASPHALT.
18. COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
19. COMPLETE FINAL GRADING AND INSTALL SIDEWALK IN R.O.W. ALONG AREAS DESIGNATED. RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE.
20. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
21. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL, INCLUDING CONSTRUCTION SPOILS AREA.
22. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.
23. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTIVE FENCING PRIOR TO ANY WORK (CLEARING, GRUBBING OR EXCAVATION). CONTACT STORMWATER INSPECTOR FOR ON SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
3. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
4. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
5. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
6. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164---WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
7. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
8. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
9. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER NOTES

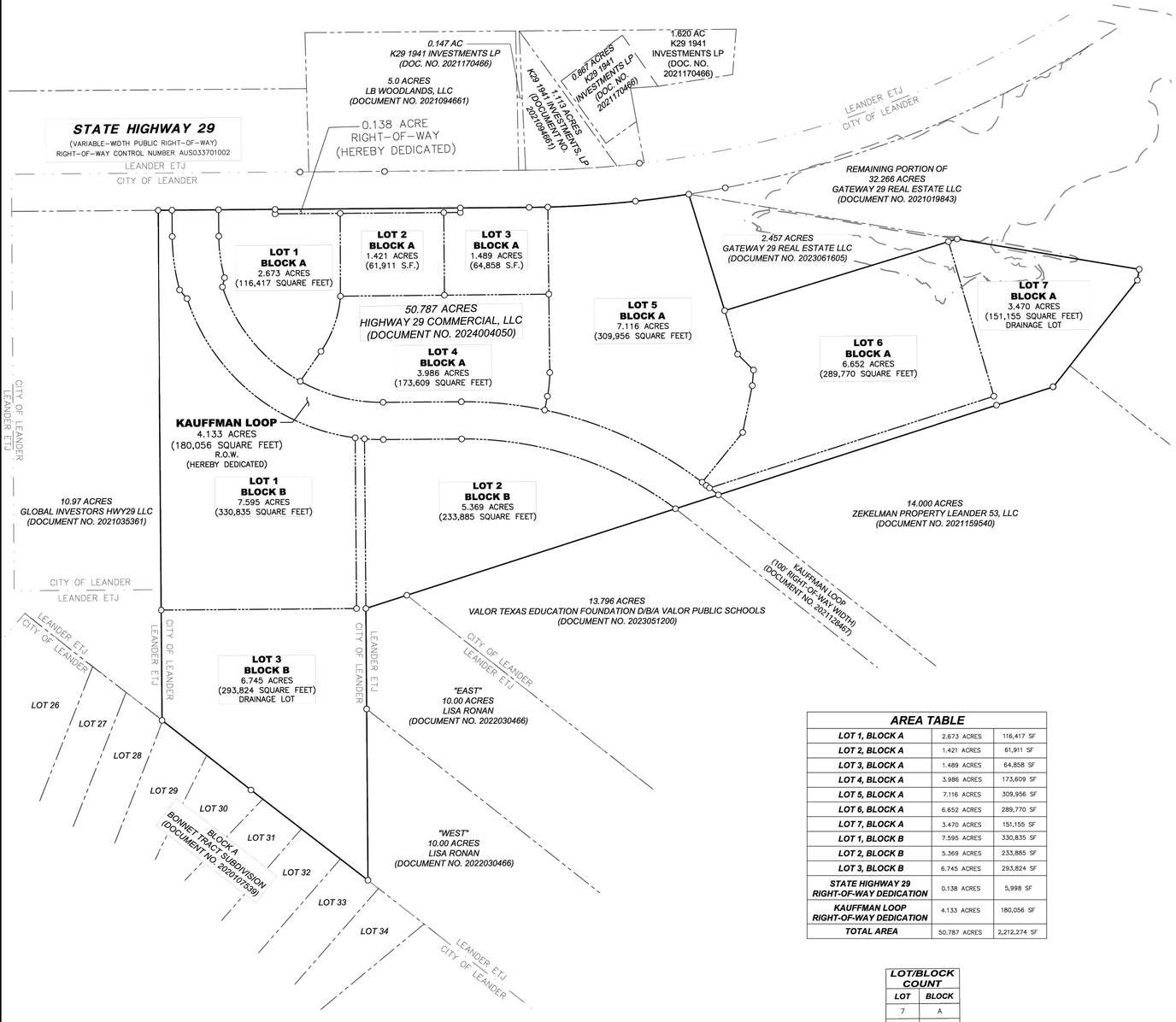
1. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. SIZE ON SIZE TAPS WILL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. BLOCKING SHALL BE INSPECTED PRIOR TO BACKFILL.
2. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
3. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
4. THRUST BLOCKING OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKING AND RESTRAINTS.
5. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE. PER TCEQ, THIS TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
6. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD M61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
7. IN ADDITION TO NORMAL COMPACTION METHODS DURING DRY WEATHER CONDITIONS, TRENCH AND MANHOLE BACKFILL IN AND/OR ADJACENT TO STREETS, STRUCTURES, DRIVEWAYS, ETC., SHOULD BE FLOODED TO PROVIDE ADDITIONAL CONSOLIDATION OF BACKFILL DURING CONSTRUCTION PERIODS THAT DO NOT EXPERIENCE SIGNIFICANT RAINFALL EVENTS PRIOR TO SUBGRADE PREPARATION, FLEXIBLE BASE PLACEMENT, PAVING OPERATIONS.
8. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
   WATER SERVICE 'W' ON TOP OF CURB
   WASTEWATER SERVICE 'S' ON TOP OF CURB
   VALVE 'V' ON TOP OF CURB
9. TOOLS FOR STAMPING THE CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF STAMPING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF STAMPING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LEANDER.
10. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 200 PSI.
11. NO PIPE OR FITTING WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
12. TYPICAL DEPTH OF COVER FOR ALL WASTEWATER LINES SHALL BE 48'MINIMUM, WATER LINES SHALL BE 36'MINIMUM UNDER BOTH PAVEMENT AND NATURAL GROUND. STORM SEWER SHALL BE 24'MINIMUM UNDER NATURAL GROUND.
13. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.
14. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES UNLESS APPROVED WITH PLANS.
15. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
16. ALL DEAD-END WATER MAINS SHALL HAVE THRUST RESTRAINTS INSTALLED ON THE LAST THREE PIPE-LENGTHS (STANDARD 20'LAYING LENGTH), AT MINIMUM, AND THRUST BLOCKS INSTALLED ON THE PLUG. ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATIONS AND/OR CALCULATIONS BY THE ENGINEER OF RECORD.
17. WHERE WATER LINES CROSS WASTEWATER LINES AND THERE IS LESS THAN 9 FEET CLEARANCE BETWEEN LINES, THE WASTEWATER LINE SHALL BE PLACED SO THAT THE WASTEWATER PIPE SECTION IS CENTERED ON THE WATER LINE AND CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTERS 217.53(b) AND 290.44(e).
18. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900-16 MIN. 235 PSI PRESSURE RATING). WATER SERVICES (2'OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, SDR-(9)). DUCTILE IRON PIPE (AWWA C115/C151, MIN. PRESSURE CLASS 250) MAY BE USED FOR WATER MAINS WITH THE EXPRESS APPROVAL OF CITY OF LEANDER ENGINEERING.
19. PIPE FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900-16), GREEN AND MARKED FOR SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR PS115 F679) OR FIBERGLASS WITH PIPE STIFFNESS OF 72 PSI PER COA SPL WW-509.
20. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
21. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
22. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
23. THE CONTRACTOR SHALL CONTACT THE ENGINEERING DEPARTMENT INSPECTOR AT 528-2700 AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING WATER LINES
24. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
25. EXISTING MANHOLES MODIFIED BY CONSTRUCTION ACTIVITY SHALL BE TESTED FOR LEAKAGE BY VACUUM. ANY EXISTING MANHOLE WHICH FAILS TO PASS THE VACUUM TEST SHALL BE CLOSELY EXAMINED BY THE INSPECTOR AND THE CONTRACTOR TO DETERMINE IF THE MANHOLE CAN BE REPAIRED. THEREAFTER, THE CONTRACTOR SHALL EITHER REPAIR OR REMOVE AND REPLACE THE MANHOLE AS DIRECTED.
26. PIPE CONNECTIONS TO EXISTING MANHOLES AND JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATION 506.5.F.
27. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
28. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL CONSTRUCTED POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LEANDER PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LEANDER TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LEANDER.
29. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
30. TESTING SHALL BE PERFORMED FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE OWNER'S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTS, OR PRESSURE TESTS. A CITY OF LEANDER INSPECTOR SHALL BE PRESENT FOR ALL TESTS AND SHALL BE PAID FOR BY THE OWNER/CONTRACTOR. THESE SERVICES ARE PAID FOR AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
31. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVE UNLESS AUTHORIZED BY THE CITY OF LEANDER.
32. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
33. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.
34. ALL WATER METER BOXES SHALL BE:
    a. SINGLE, 1'METER AND BELOW DFW37F-12-1CA, OR EQUAL
    b. DUAL, 1'METERS AND BELOW DFW39F-12-1CA, OR EQUAL
    c. 1.5'SINGLE METER DFW65C-14-1CA, OR EQUAL
    d. 2'SINGLE METER DFW1730F-12-1CA, OR EQUAL
    e.
35. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

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

36. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM.
37. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 30 TAC CHAPTER 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LEANDER SPECIFICATION CONFLICT, THE MORE STRINGENT SHALL APPLY.
38. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (KEVEN 405 OR SPRAYWALL).
39. DENSITY TESTING FOR TRENCH BACKFILL LOCATED WITHIN THE LIMITS OF THE PAVED AREA IS TO BE DONE IN 12'LIFTS EVERY 500 AND AT LEAST ONCE PER LINE SEGMENT.
40. ALL GRAVITY WASTEWATER MAINS TO BE TESTED BY CAMERA AND PAID FOR BY THE CONTRACTOR. CAMERA TESTING FOR WASTEWATER LINES IN ROADWAY SHALL OCCUR BEFORE CONTRACTOR SHALL PROVIDE THE CITY WITH A DVD COPY OF THE FULL CAMERA INSPECTION.
41. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.

STREET AND DRAINAGE NOTES

1. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
2. PRIOR TO ACCEPTANCE THE ENGINEER SHALL SUBMIT DOCUMENTATION THAT THE IMPROVEMENTS WERE INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
3. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT AT 528-2700 NO LESS THAN 48 HOURS PRIOR TO ANY TESTING.
4. 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
5. 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.
6. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36'BELOW SUBGRADE.
7. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼'PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT ¼'PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
8. BARRICADES BUILT TO THE CITY OF LEANDER STANDARDS SHALL BE ERECTED ON



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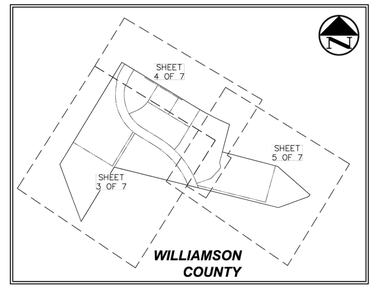
HORIZONTAL SCALE IN FEET
1" = 200'



MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

- MONUMENT FOUND / SET (AS NOTED)
- PROPERTY LINE – SUBJECT
- LOT LINE – SUBJECT
- PROPERTY LINE – ADJOINER
- CITY OF LEANDER CITY LIMITS
- EXISTING A14 100-YR FP & BUFFER ZONE
- PROPOSED A14 100-YR FP & BUFFER ZONE

S.F. SQUARE FEET
R.O.W. RIGHT-OF-WAY

AREA TABLE

LOT 1, BLOCK A	2.673 ACRES	116,417 SF
LOT 2, BLOCK A	1.421 ACRES	61,911 SF
LOT 3, BLOCK A	1.489 ACRES	64,858 SF
LOT 4, BLOCK A	3.986 ACRES	173,609 SF
LOT 5, BLOCK A	7.116 ACRES	309,956 SF
LOT 6, BLOCK A	6.652 ACRES	289,770 SF
LOT 7, BLOCK A	3.470 ACRES	151,155 SF
LOT 1, BLOCK B	7.595 ACRES	330,835 SF
LOT 2, BLOCK B	5.369 ACRES	233,885 SF
LOT 3, BLOCK B	6.745 ACRES	293,824 SF
STATE HIGHWAY 29 RIGHT-OF-WAY DEDICATION	0.138 ACRES	5,998 SF
KAUFFMAN LOOP RIGHT-OF-WAY DEDICATION	4.133 ACRES	180,056 SF
TOTAL AREA	50.787 ACRES	2,212,274 SF

LOT/BLOCK COUNT

LOT	BLOCK
7	A
3	B

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 7

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=200'	05/06/2024	0044390.00

SD-24-0213

CITY OF LEANDER APPROVAL

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NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

FINAL PLAT SHEET 1 OF 6

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
3

OF-82

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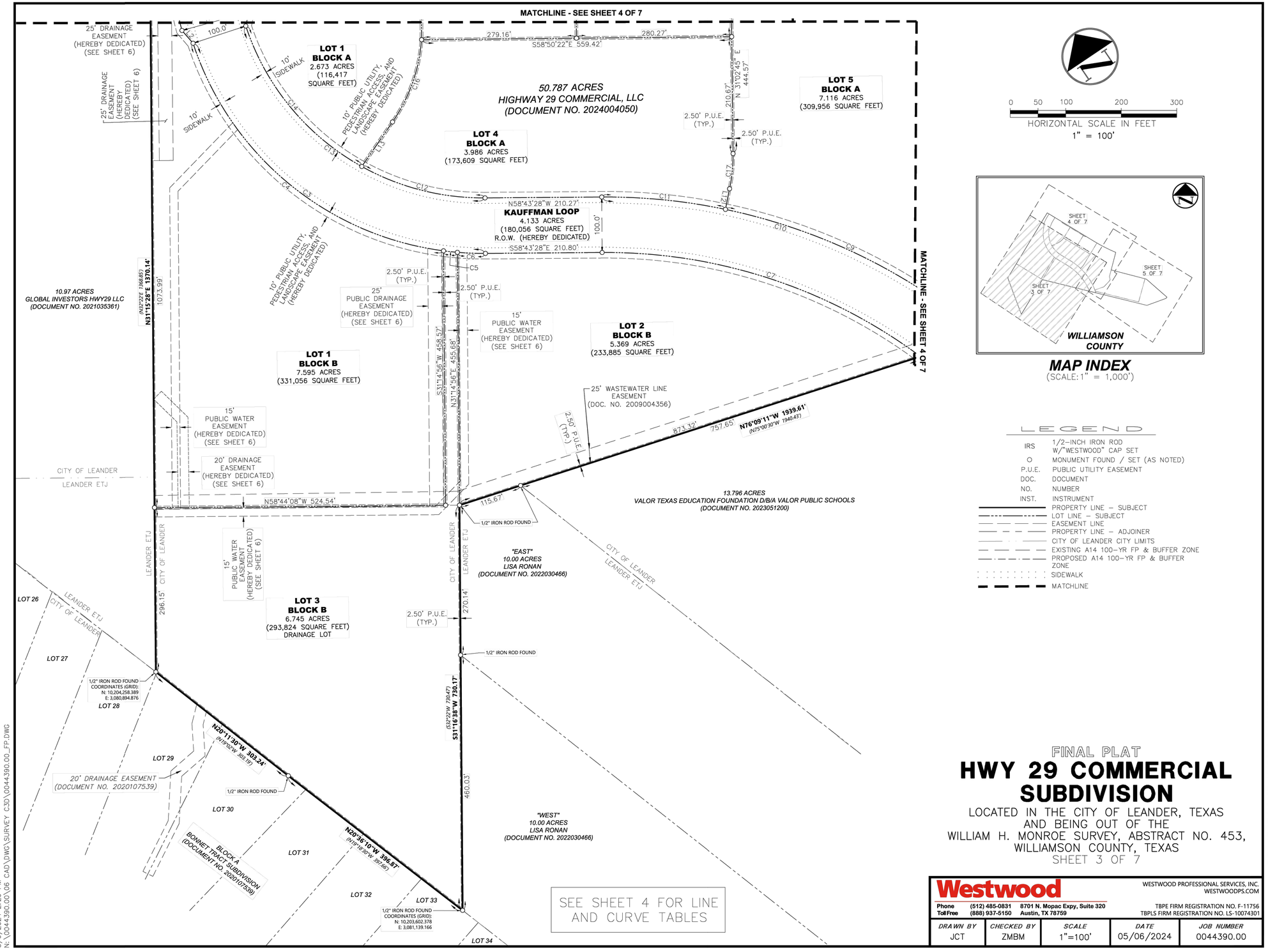

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HORIZONTAL SCALE IN FEET
1" = 100'

MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

IRS	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
O	MONUMENT FOUND / SET (AS NOTED)
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
INST.	INSTRUMENT
	PROPERTY LINE – SUBJECT
	LOT LINE – SUBJECT
	EASEMENT LINE
	PROPERTY LINE – ADJOINER
	CITY OF LEANDER CITY LIMITS
	EXISTING A14 100-YR FP & BUFFER ZONE
	PROPOSED A14 100-YR FP & BUFFER ZONE
	SIDEWALK
	MATCHLINE

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 7

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=100'	05/06/2024	0044390.00

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

FINAL PLAT SHEET 2 OF 6

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
4

OF-82

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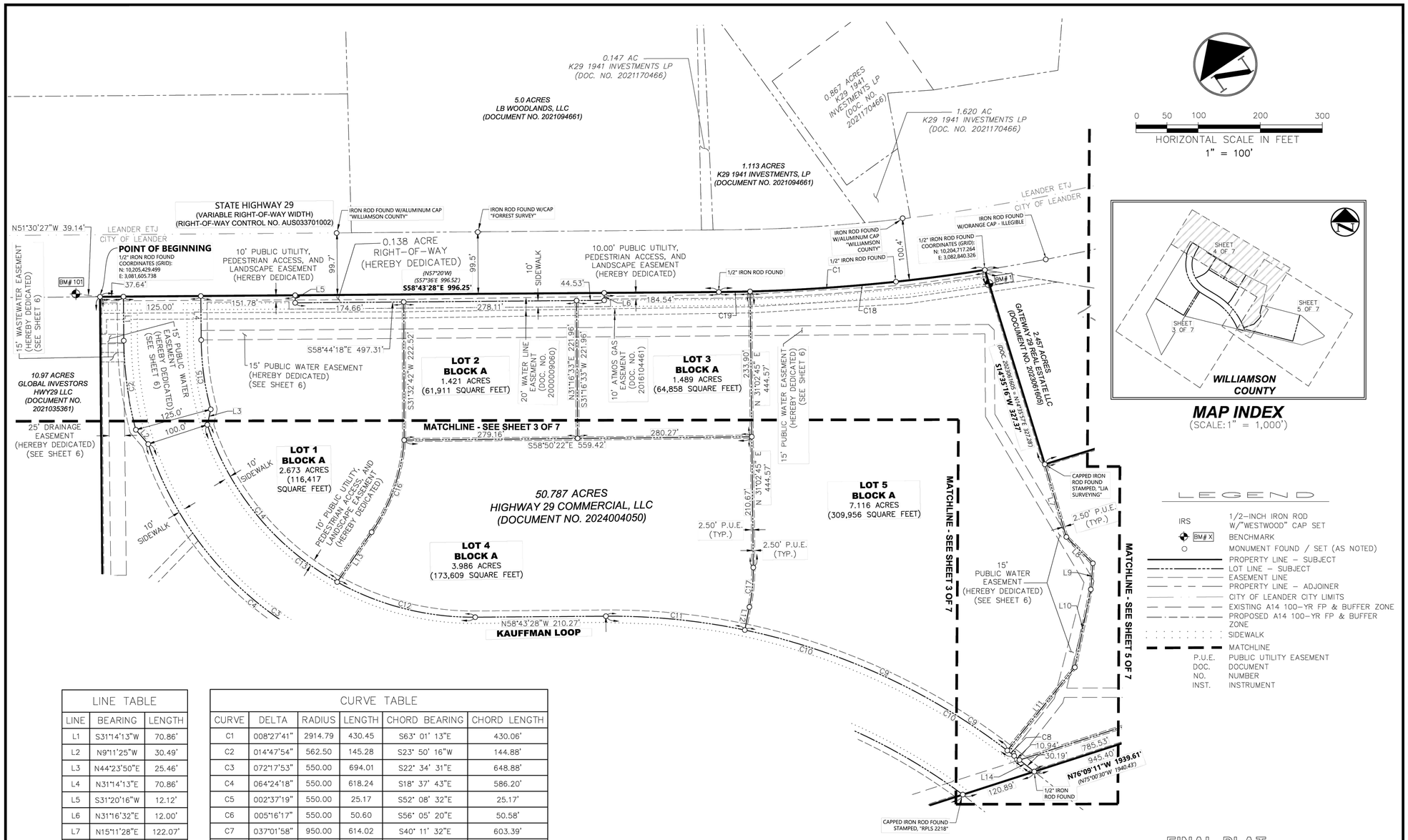

MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

IRS	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
BM# X	BENCHMARK
	MONUMENT FOUND / SET (AS NOTED)
	PROPERTY LINE – SUBJECT
	LOT LINE – SUBJECT
	EASEMENT LINE
	PROPERTY LINE – ADJOINER
	CITY OF LEANDER CITY LIMITS
	EXISTING A14 100-YR FP & BUFFER ZONE
	PROPOSED A14 100-YR FP & BUFFER ZONE
	SIDEWALK
	MATCHLINE
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
INST.	INSTRUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°14'13"W	70.86'
L2	N9°11'25"W	30.49'
L3	N44°23'50"E	25.46'
L4	N31°14'13"E	70.86'
L5	S31°20'16"W	12.12'
L6	N31°16'32"E	12.00'
L7	N15°11'28"E	122.07'
L8	N13°21'36"W	60.19'
L9	N36°05'50"E	42.07'
L10	N43°17'36"E	128.20'
L11	N70°48'55"E	172.45'
L12	N43°01'02"E	37.89'
L13	S66°20'22"W	97.53'
L14	N20°13'59"W	41.13'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	008°27'41"	2914.79	430.45	S63° 01' 13"E	430.06'
C2	014°47'54"	562.50	145.28	S23° 50' 16"W	144.88'
C3	072°17'53"	550.00	694.01	S22° 34' 31"E	648.88'
C4	064°24'18"	550.00	618.24	S18° 37' 43"E	586.20'
C5	002°37'19"	550.00	25.17	S52° 08' 32"E	25.17'
C6	005°16'17"	550.00	50.60	S56° 05' 20"E	50.58'
C7	037°01'58"	950.00	614.02	S40° 11' 32"E	603.39'
C8	000°46'02"	1050.00	14.06	N20° 27' 29"W	14.06'
C9	025°36'05"	1050.00	469.17	N33° 38' 33"W	465.28'
C10	038°38'59"	1050.00	708.30	N39° 23' 58"W	694.94'
C11	012°16'53"	1050.00	225.07	N52° 35' 01"W	224.64'
C12	029°30'24"	450.00	231.74	N43° 58' 16"W	229.19'
C14	042°47'30"	450.00	336.08	N7° 49' 19"W	328.33'
C15	014°47'54"	437.50	113.00	N23° 50' 16"E	112.68'
C16	030°22'15"	300.00	159.02	S51° 09' 14"W	157.17'
C17	012°11'54"	300.00	63.87	N37° 22' 29"E	63.75'
C18	007°28'24"	2914.79	380.19	S63° 30' 48"E	379.92'
C19	000°59'17"	2914.79	50.26	S59° 17' 23"E	50.26'

BENCHMARK LIST

BM# 1: SET 1/2-INCH IRON ROD W/ CAP STAMPED "WESTWOOD PROFESSIONAL SERVICES". ON THE SOUTH SIDE OF STATE HIGHWAY 29, BEING ±23.2' SOUTHWEST OF A 1/2-INCH IRON ROD FOUND FOR A NORTHEASTERLY PROPERTY CORNER OF SUBJECT TRACT,

GRID NORTHING = 10,204,694.827
GRID EASTING = 3,082,834.360
ELEVATION = 1,013.61'

BM# 101: " ☒ " CUT ON THE WESTERN MOST CONCRETE HEADWALL OF A 18-INCH REINFORCED CONCRETE PIPE STRUCTURE, ON THE SOUTH SIDE OF STATE HIGHWAY 29, BEING ±39.1' NORTHWEST OF A FOUND IRON ROD FOR THE MOST NORTHERLY PROPERTY CORNER OF THE SUBJECT TRACT, AND BEING ±46.0' NORTH OF A SANITARY SEWER MANHOLE.

GRID NORTHING = 10,205,453.856
GRID EASTING = 3,081,575.109
ELEVATION = 1,045.15'

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
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SHEET 4 OF 7

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=100'	05/06/2024	0044390.00

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

SD-24-0213

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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

FINAL PLAT SHEET 3 OF 6

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
5

OF-82

JTESS
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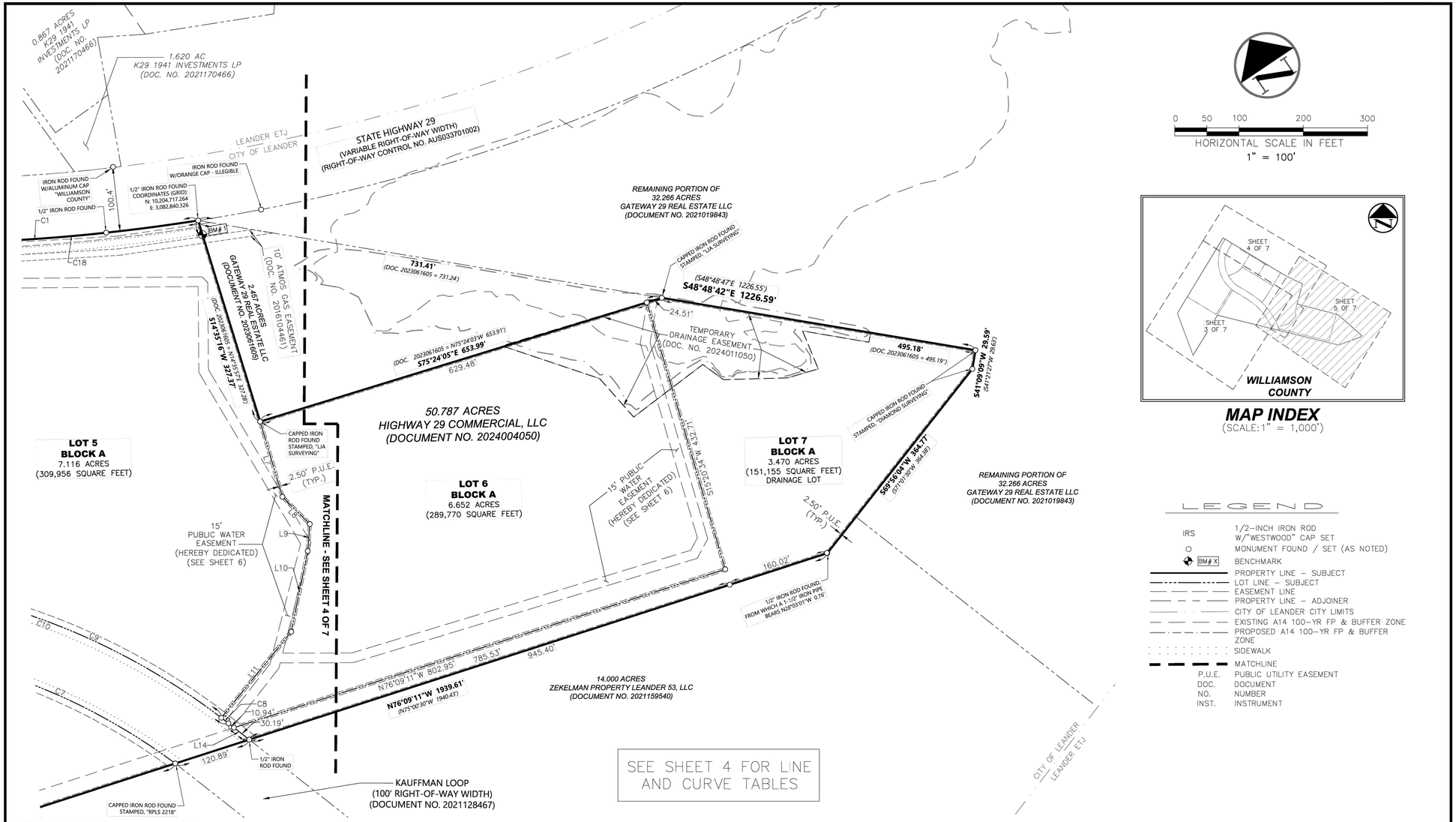

DESCRIPTION OF PROPERTY SURVEYED

50.787 Acres (2,212,274 square feet) of land out of the William H. Monroe Survey, Abstract No. 453, being described as all of that certain tract of land described in a deed to Highway 29 Commercial, LLC, dated January 18, 2024, recorded in Document No. 2024004050 of the Official Public Records of Williamson County, Texas, said 50.787 Acres being more particularly described as follows:

BEGINNING at the northwest corner of said 52.35 Acres, same being the northeast corner of a 10.97 Acre tract of land described in a deed to Global Investors Hwy29, LLC, dated March 10, 2021, and recorded in Document No. 2021035361 of the Official Public Records of Williamson County, Texas, same being a point in the southwesterly line of State Highway 29, a variable-width public right-of-way, said corner being marked by a found 1/2" iron rod;

THENCE S 58°43'28" E 996.25' with the northeast line of said 52.35 Acres and the southwest line of said Highway 29 to the beginning of a curve to the left, said corner being marked by a found 1/2" iron rod;

THENCE with the curving southwest line of said Highway 29, said curve having an **ARC LENGTH** of **430.45'**, a **RADIUS** of **2914.79'**, a **CHORD BEARING** of **S 63°01'13" E**, and a **CHORD LENGTH** of **430.06'**, at an arc length of 286.18' passing the northeast corner of said 52.35 Acres and the northwest corner of said 0.881 Acres, said corner being marked by a found 1/2" Iron Rod, and continuing 144.27' to the northeast corner of said 0.881 Acres, same being the northernmost northwest corner of the remaining portion of that certain 32.266 Acre tract of land described in a deed to Gateway 29 Real Estate, LLC, dated February 8, 2021, recorded in Document No. 2021019843 of the Official Public Records of Williamson County, Texas, same being the north corner of that certain 2.457 Acre tract of land described in a deed to Gateway 29 Real Estate LLC, dated July 12, 2023, recorded in Document No. 2023061605 of the Official Public Records of Williamson County, Texas for the northeast corner hereof, said corner being marked by a found 1/2" iron rod;

THENCE S 14°35'16" W 327.37' with the westerly line of said 2.457 Acres and an easterly line of said remaining portions of 52.35 Acres and 0.881 Acres, at 37.89' passing the southwesterly line of said remaining portion of 0.881 Acres and a northeasterly line of said 52.35 Acres, continuing to the southwest corner of said 2.457 Acres, for an interior corner hereof, said corner being marked by an iron rod found with plastic identifier cap stamped, "LJA SURVEYING";

THENCE S 75°24'05" E 653.99' with the southerly line of said 2.457 Acres and a northerly line of said remaining portions of 52.35 Acres and 0.881 Acres, at 589.91' passing a northeasterly line of said remaining portion of 52.35 Acres and the southwesterly line of said remaining portion of 0.881 Acres, continuing to a point in the southwesterly line of said remaining portion of 32.266 Acres for the southeast corner of said 2.457 Acres and a northeast corner hereof, said corner being marked by an iron rod found with plastic identifier cap stamped, "LJA SURVEYING";

THENCE S 48°48'42" E 495.18' with the northeast line of said 0.881 Acres and a southwest line of said 32.266 Acres to the southeast corner of said 0.881 Acres, for the southeast corner hereof, said corner being marked by an iron rod found with identifier cap stamped, "DIAMOND SURVEYING";

THENCE S 41°09'09" W 29.59' with the southeast line of said remaining portion of 0.881 Acres and a northwest line of said remaining portion of 32.266 Acres, to the southwest corner of said remaining portion of 0.881 Acres and the southeast corner of said remaining portion of 52.35 Acres, said corner being marked by an iron rod found with identifier cap stamped, "DIAMOND SURVEYING";

THENCE S 69°56'04" W 364.77' with a southeasterly line of said remaining portion of 52.35 Acres to a south corner of said tract, said corner being marked by a found 1/2" iron rod, and from which a 1-1/2" iron pipe found marking an interior corner of a 14.000 Acre tract described in a deed to Zekelman Property Leander 53, LLC, dated October 15, 2021, recorded under Document No. 2021159540 of the Official Public Records of Williamson County, Texas, bears N 28°03'01" W 0.76'

THENCE N 76°09'11" W 1939.61' with a southwest line of said remaining portion of 52.35 Acres, at 945.57' passing 0.24' to the left of a 1/2" iron rod found marking the northwest corner of said 14.000 Acres, same being the northeast corner of Kauffman Loop, a 100'-wide public right-of-way recorded in Document No. 2021128467 of the Official Public Records of Williamson County, Texas; at 1066.34' passing an iron rod with identifier cap stamped, "RPLS 2218", found marking the northwest corner of said Kauffman Loop; at 1823.95' passing a found 1/2" iron rod; and continuing to an interior corner of said remaining portion of 52.35 Acres, said corner being marked by a found 1/2" iron rod;

THENCE S 31°16'38" W 730.17' with a southeast line of said remaining portion of 52.35 Acres, at 270.08' passing a found 1/2" iron rod, and continuing to the southernmost southwest corner of said remaining portion of 52.35 Acres, same being a point in the northeast line of Lot 33, Block A of Bonnet Tract Subdivision, a subdivision located in the City of Leander, according to the map or plat thereof, recorded in Document No. 2020107539 of the Official Public Records of Williamson County, Texas, said corner being marked by a found 1/2" iron rod;

THENCE with a southwest line of said remaining portion of 52.35 Acres and the northeast line of said Bonnet Tract Subdivision, the following **TWO (2) COURSES AND DISTANCES**:

- **N 20°36'10" W 396.87'** to a point in said common line between the remaining portion of 52.35 Acres and Bonnet Tract, said corner being marked by a found 1/2" iron rod;
- **N 20°11'30" W 303.24'** to the westernmost southwest corner of said remaining portion of 52.35 Acres, same being the southeast corner of said 10.97 Acres, for the westerly-most southwest corner hereof, said corner being marked by a found 1/2" iron rod;

THENCE N 31°15'28" E 1370.14' with the northwest line of said remaining portion of 52.35 Acres and the southeast line of said 10.97 Acres to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing **50.787 Acres (2,212,274 Square Feet)**, more or less. Bearings are relative to the State Plane Coordinate System, North American Datum of 1983(2011), Texas Central Zone (4203). Distances and areas reflect the application of a combined scale factor of 1.00012 and thus represent surface measurements.

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 7

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=100'	05/06/2024	0044390.00

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

SD-24-0213

CITY OF LEANDER APPROVAL

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LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

FINAL PLAT SHEET 4 OF 6

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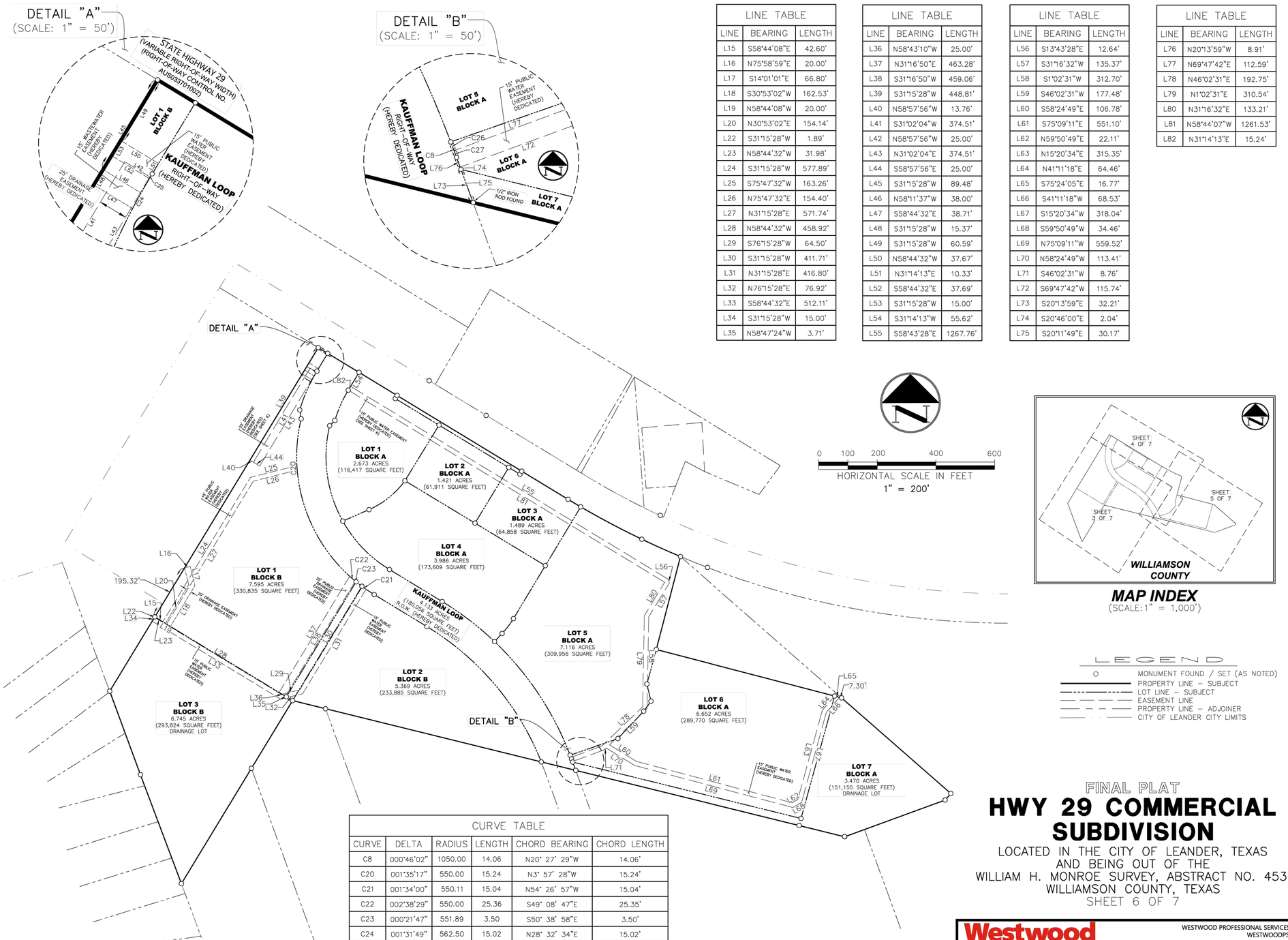

MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

- MONUMENT FOUND / SET (AS NOTED)
- PROPERTY LINE – SUBJECT
- LOT LINE – SUBJECT
- EASEMENT LINE
- PROPERTY LINE – ADJOINER
- CITY OF LEANDER CITY LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L15	S58°44'08"E	42.60'
L16	N75°58'59"E	20.00'
L17	S14°01'01"E	66.80'
L18	S30°53'02"W	162.53'
L19	N58°44'08"W	20.00'
L20	N30°53'02"E	154.14'
L22	S31°15'28"W	1.89'
L23	N58°44'32"W	31.98'
L24	S31°15'28"W	577.89'
L25	S75°47'32"W	163.26'
L26	N75°47'32"E	154.40'
L27	N31°15'28"E	571.74'
L28	N58°44'32"W	458.92'
L29	S76°15'28"W	64.50'
L30	S31°15'28"W	411.71'
L31	N31°15'28"E	416.80'
L32	N76°15'28"E	76.92'
L33	S58°44'32"E	512.11'
L34	S31°15'28"W	15.00'
L35	N58°47'24"W	3.71'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N58°43'10"W	25.00'
L37	N31°16'50"E	463.28'
L38	S31°16'50"W	459.06'
L39	S31°15'28"W	448.81'
L40	N58°57'56"W	13.76'
L41	S31°02'04"W	374.51'
L42	N58°57'56"W	25.00'
L43	N31°02'04"E	374.51'
L44	S58°57'56"E	25.00'
L45	S31°15'28"W	89.48'
L46	N58°11'37"W	38.00'
L47	S58°44'32"E	38.71'
L48	S31°15'28"W	15.37'
L49	S31°15'28"W	60.59'
L50	N58°44'32"W	37.67'
L51	N31°14'13"E	10.33'
L52	S58°44'32"E	37.69'
L53	S31°15'28"W	15.00'
L54	S31°14'13"W	55.62'
L55	S58°43'28"E	1267.76'

LINE TABLE		
LINE	BEARING	LENGTH
L56	S13°43'28"E	12.64'
L57	S31°16'32"W	135.37'
L58	S1°02'31"W	312.70'
L59	S46°02'31"W	177.48'
L60	S58°24'49"E	106.78'
L61	S75°09'11"E	551.10'
L62	N59°50'49"E	22.11'
L63	N15°20'34"E	315.35'
L64	N41°11'18"E	64.46'
L65	S75°24'05"E	16.77'
L66	S41°11'18"W	68.53'
L67	S15°20'34"W	318.04'
L68	S59°50'49"W	34.46'
L69	N75°09'11"W	559.52'
L70	N58°24'49"W	113.41'
L71	S46°02'31"W	8.76'
L72	S69°47'42"W	115.74'
L73	S20°13'59"E	32.21'
L74	S20°46'00"E	2.04'
L75	S20°11'49"E	30.17'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N20°13'59"W	8.91'
L77	N69°47'42"E	112.59'
L78	N46°02'31"E	192.75'
L79	N1°02'31"E	310.54'
L80	N31°16'32"E	133.21'
L81	N58°44'07"W	1261.53'
L82	N31°14'13"E	15.24'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C8	000°46'02"	1050.00	14.06	N20° 27' 29"W	14.06'
C20	001°35'17"	550.00	15.24	N3° 57' 28"W	15.24'
C21	001°34'00"	550.11	15.04	N54° 26' 57"W	15.04'
C22	002°38'29"	550.00	25.36	S49° 08' 47"E	25.35'
C23	000°21'47"	551.89	3.50	S50° 38' 58"E	3.50'
C24	001°31'49"	562.50	15.02	N28° 32' 34"E	15.02'
C25	000°28'33"	562.50	4.67	S30° 59' 56"W	4.67'
C26	000°26'12"	1050.00	8.00	N20° 37' 25"W	8.00'
C27	000°19'55"	1050.00	6.09	N20° 14' 26"W	6.09'

FINAL PLAT
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AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 6 OF 7

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SITE DEVELOPMENT PLANS

FINAL PLAT SHEET 5 OF 6

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GENERAL PLAT NOTES:

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. 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.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
9. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE 09/26/2008.
10. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF KAUFFMAN LOOP AND THE SUBDIVISION SIDE OF STATE HIGHWAY 29. 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 AND ZONING COMMISSION ON _____.
14. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
15. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
16. TRAFFIC IMPACT ANALYSIS MITIGATION NOTES:
    A. A TRAFFIC IMPROVEMENT AGREEMENT FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF KAUFFMAN LOOP AND SH-29 IS PENDING EXECUTION BETWEEN ST. JOHN PROPERTIES, K9 INVESTMENTS, AND WILLIAMSON COUNTY.
    B. AN EASTBOUND, RIGHT-TURN DECELERATION LANE IS PROPOSED AT THE SITE DRIVEWAY OF SH-29.
    C. INTERSECTION IMPROVEMENTS AT KAUFFMAN LOOP AND CR-267 AS NOTED IN THE FINAL APPROVED TIA.

SURVEYOR'S CERTIFICATE

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

I, MICHAEL J. NEEDHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ___ DAY OF _____, 2024.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 05/06/2024.

_____
MICHAEL J. NEEDHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5183 STATE OF TEXAS

ENGINEER'S CERTIFICATE

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

I, HOLLIS ANN SCHEFFLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS __ DAY OF _____, 2024

_____
HOLLIS ANN SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER
NO. 136049 STATE OF TEXAS

PLANNING AND ZONING COMMISSION

APPROVED THIS THE ____ DAY OF _____, 2024 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 _____ COUNTY.

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

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

OWNER'S CERTIFICATE

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

HIGHWAY 29 COMMERCIAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 50.787 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2024004050, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LAND 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 LEANDER TECHNOLOGY PARK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___ DAY OF _____, 20__.

_____
HIGHWAY 29 COMMERCIAL, LLC,
A MARYLAND LIMITED LIABILITY COMPANY

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED _____ AS _____ OF _____, OF HIGHWAY 29 COMMERCIAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ON BEHALF OF SAID HIGHWAY 29 COMMERCIAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, __M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20_____, A.D., AT ___ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT

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LOCATED IN THE CITY OF LEANDER, TEXAS
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WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
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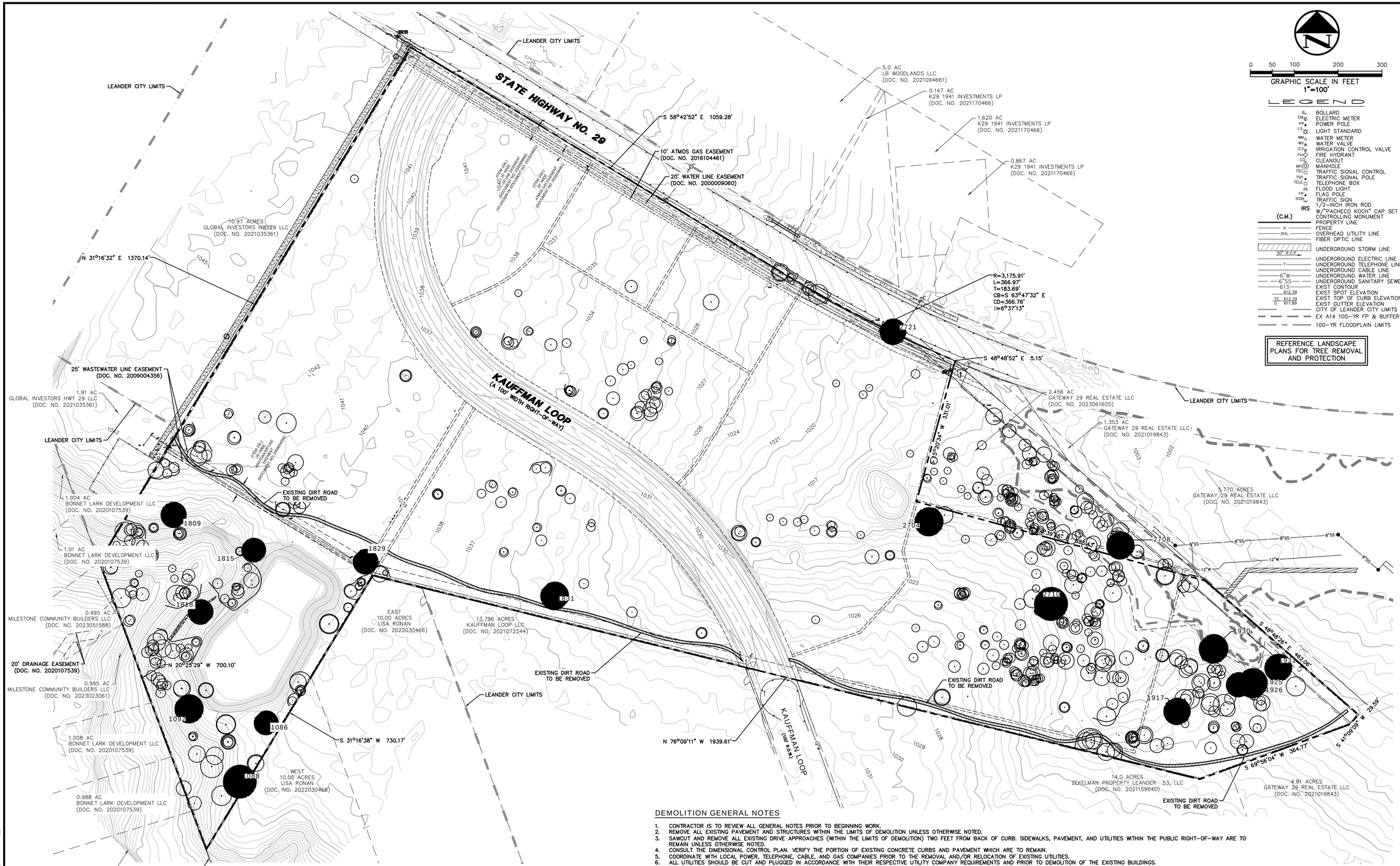

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- BOLLARD
- EM — ELECTRIC METER
- PP — POWER POLE
- LS — LIGHT STANDARD
- WM — WATER METER
- WV — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- FH — FIRE HYDRANT
- CO — CLEANOUT
- MH — MANHOLE
- TSC — TRAFFIC SIGNAL CONTROL
- TSP — TRAFFIC SIGNAL POLE
- TELE — TELEPHONE BOX
- FLOOD LIGHT
- FP — FLAG POLE
- SIGN — TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W."PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- X — FENCE
- OHL — OVERHEAD UTILITY LINE
- FIBER OPTIC LINE
- 30" R.C.P. — UNDERGROUND STORM LINE
- UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 8"SS — UNDERGROUND SANITARY SEWER LINE
- 613 — EXIST CONTOUR
- 612.39 — EXIST SPOT ELEVATION
- TC 612.39 — EXIST TOP OF CURB ELEVATION
- G 611.89 — EXIST GUTTER ELEVATION
- CITY OF LEANDER CITY LIMITS
- EX A14 100-YR FP & BUFFER ZONE
- 100-YR FLOODPLAIN LIMITS

REFERENCE LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION

DEMOLITION GENERAL NOTES

1. CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
4. CONSULT THE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
5. COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
10. ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
11. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
13. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 3:1.
14. AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
15. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
16. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
17. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
19. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
20. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
21. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
22. CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
23. CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTORS' ACTIVITIES, IF APPLICABLE.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

SD-24-0213

CITY OF LEANDER APPROVAL

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

EXISTING CONDITIONS & DEMO PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
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SHEET NO. 9 OF 56

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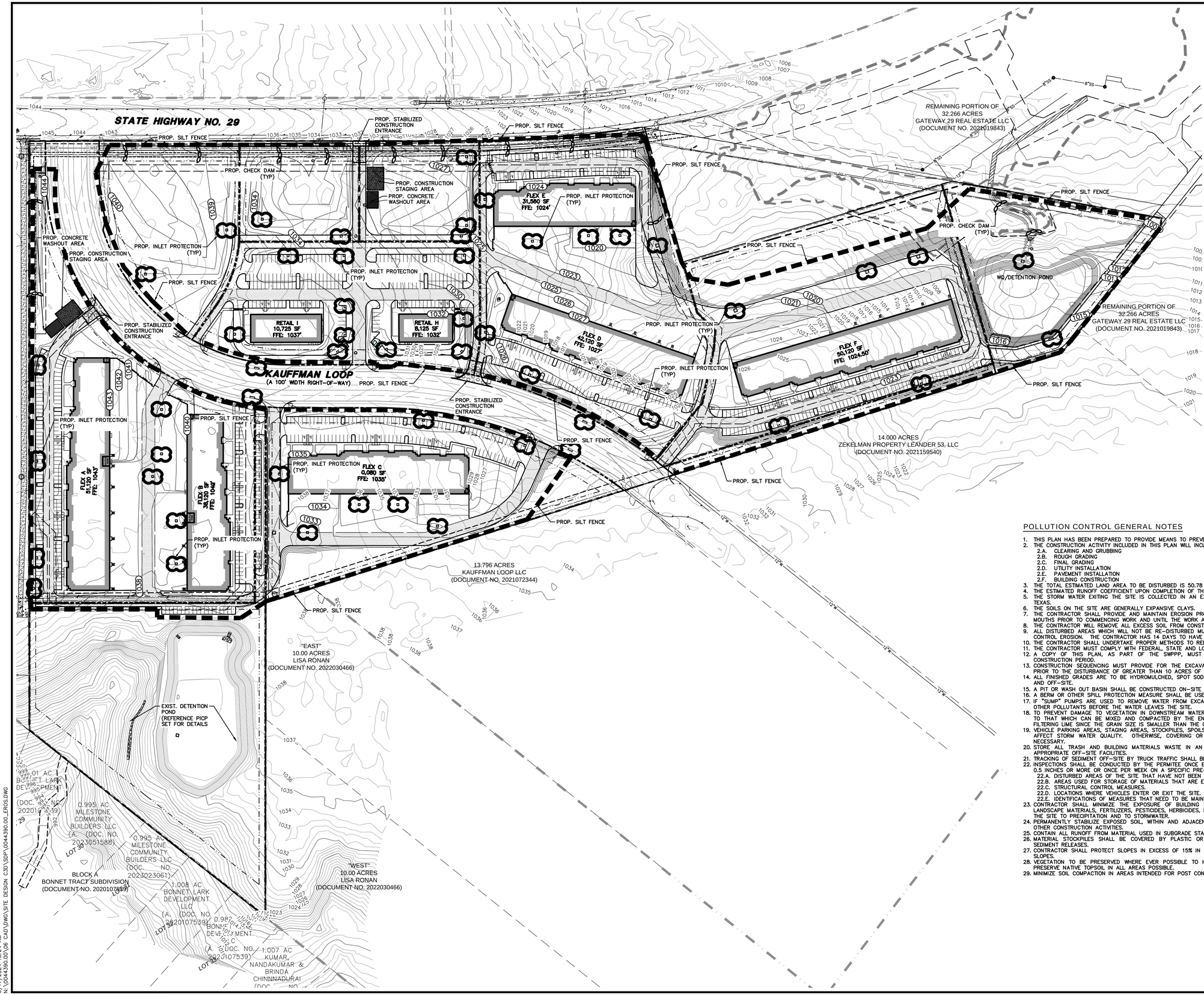

LEGEND

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- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL OVERHEAD UTILITY LINE
- 613 EXIST CONTOUR
- 450 PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SILT FENCE (LIMITS OF DISTURBED AREA)
- CHECK DAM
- 100 YR FLOOD PLAIN EXISTING
- 100 YR FLOOD PLAIN PROPOSED

POLLUTION CONTROL GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
   - 2.A. CLEARING AND GRUBBING
   - 2.B. ROUGH GRADING
   - 2.C. FINAL GRADING
   - 2.D. UTILITY INSTALLATION
   - 2.E. PAVEMENT INSTALLATION
   - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 50.78 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS .97.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF LEANDER, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
   - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
   - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - 22.C. STRUCTURAL CONTROL MEASURES.
   - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
   - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.

SD-24-0213

CITY OF LEANDER APPROVAL

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NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

EROSION CONTROL PLAN

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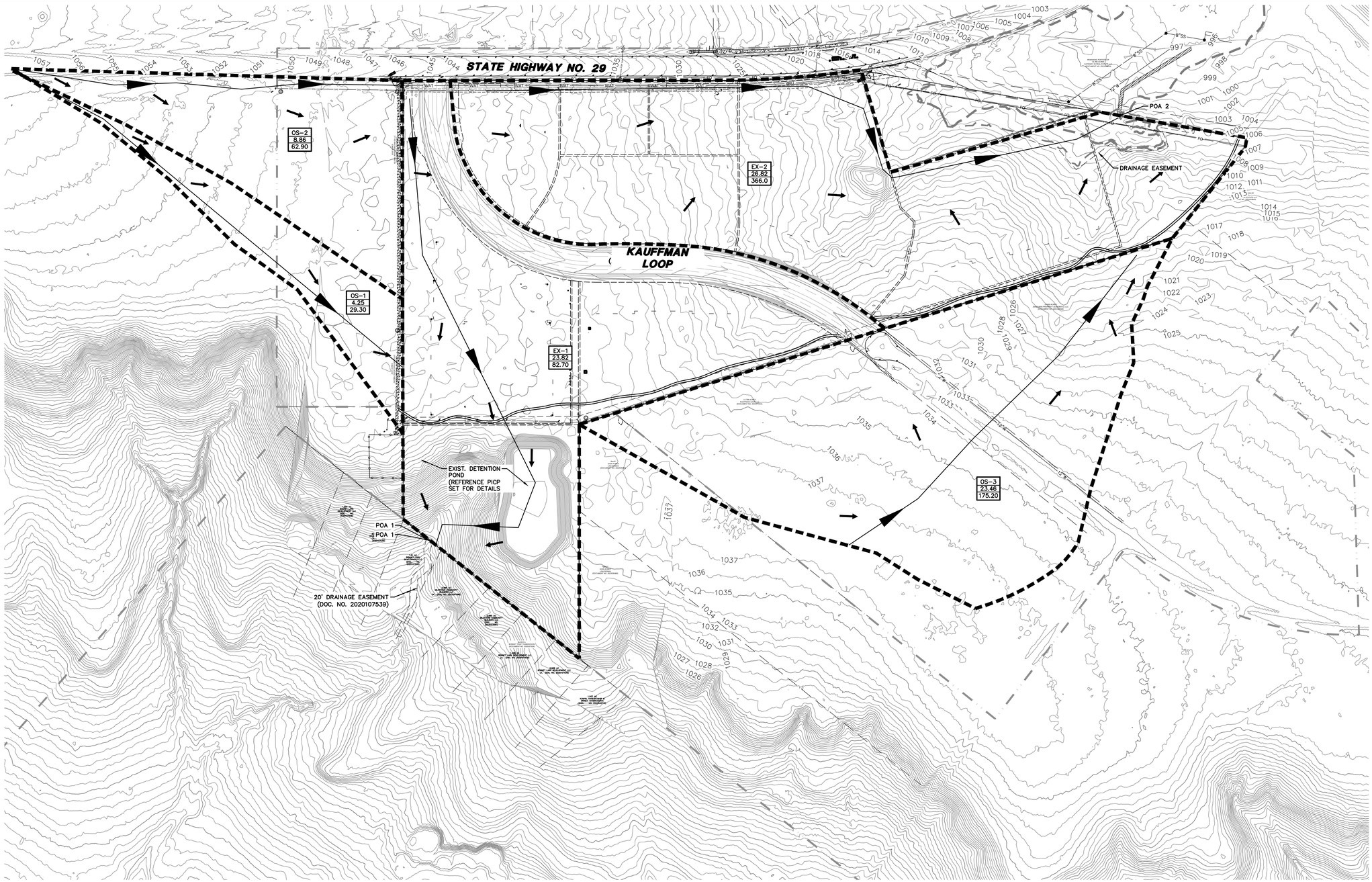

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GRAPHIC SCALE IN FEET
1"=150'

LEGEND

- BOLLARD
- ELECTRIC METER
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- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE DIVIDE
- 100 YR FLOOD PLAIN EXISTING
- 100 YR FLOOD PLAIN PROPOSED
- EX 8 / 1.00 / 7.99 EXISTING DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND

HEC-HMS SUMMARY: EXISTING CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
EX 1	POA 1	23.82	80	19.95		0.00%	22.30		39.10		57.60		82.70	
EX 2	POA 2	26.82	80	29.37		0.00%	97.20		178.70		253.90		366.00	
OS 1	POA 1	4.25	80	15.65		0.00%	7.90		13.60		20.50		29.30	
OS 2	POA 2	8.86	80	14.75		0.00%	17.00		29.00		43.90		62.90	
OS 3	POA 2	23.46	80	13.23		0.00%	47.50		80.40		122.50		175.20	

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

EXISTING DRAINAGE AREA MAP

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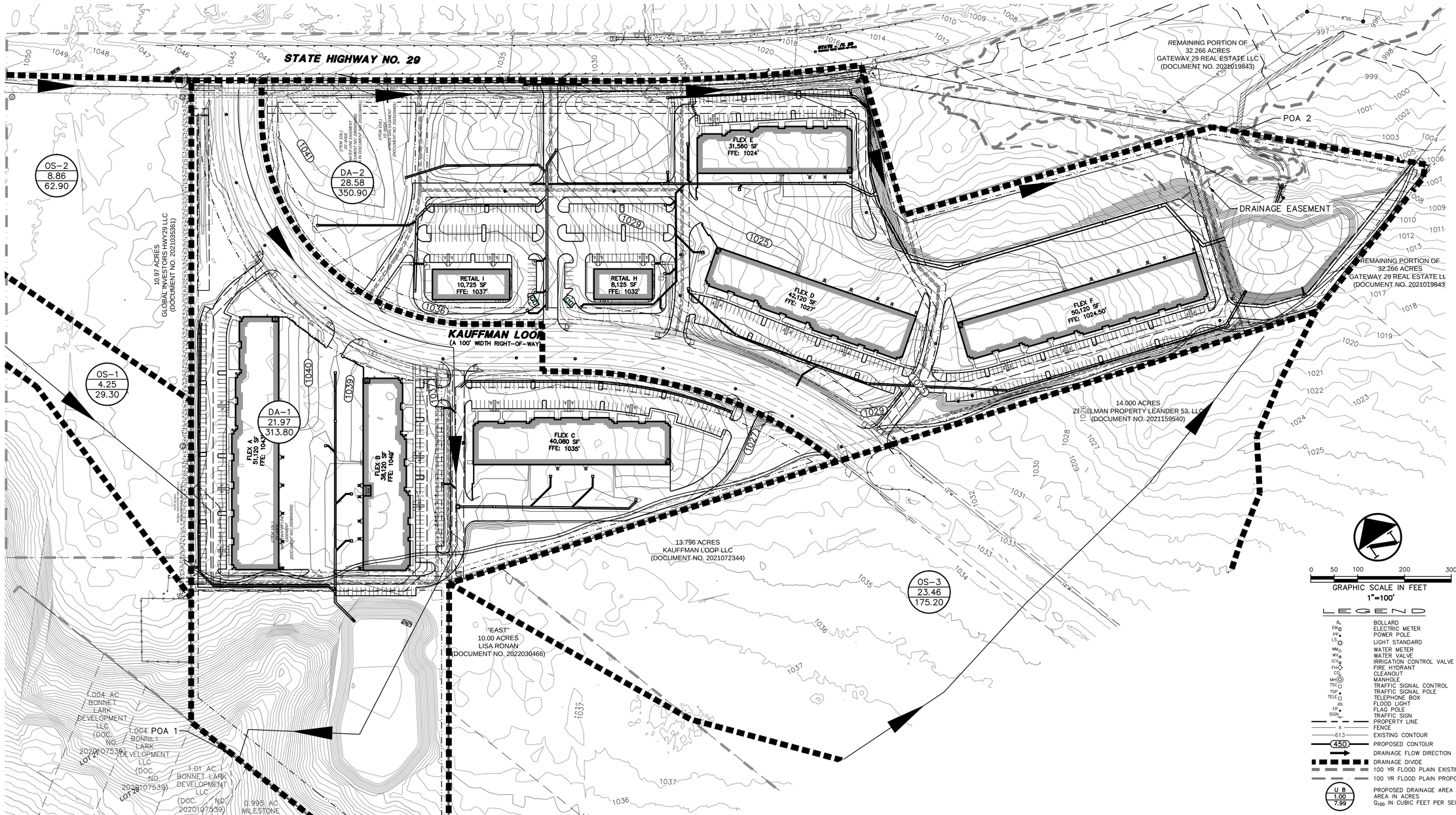

HEC-HMS SUMMARY: DEVELOPED CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
DA 1	POA 1	23.82	80	3.00		57.50%	111.60		173.70		230.10		313.80	
POND 1								17.90		23.70		27.00		31.80
DA 2	POA 2	26.82	80	3.09		57.00%	124.50		193.70		257.20		350.90	
POND 2								31.50		41.70		49.20		59.70
OS-1		4.25	80	15.65		0.00%	7.90		13.60		20.50		29.30	
OS-2		8.86	80	14.75		0.00%	17.00		29.00		43.90		62.90	
OS-3		23.46	80	13.23		0.00%	47.50		80.40		122.50		175.20	

FLOW COMPARISON: EXISTING VS. PROPOSED

Point of Analysis	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)
POA 1	22.30	25.70	39.10	36.50	57.60	46.80	82.70	60.00
POA 2	97.20	95.80	178.70	149.80	253.90	214.50	366.00	296.30

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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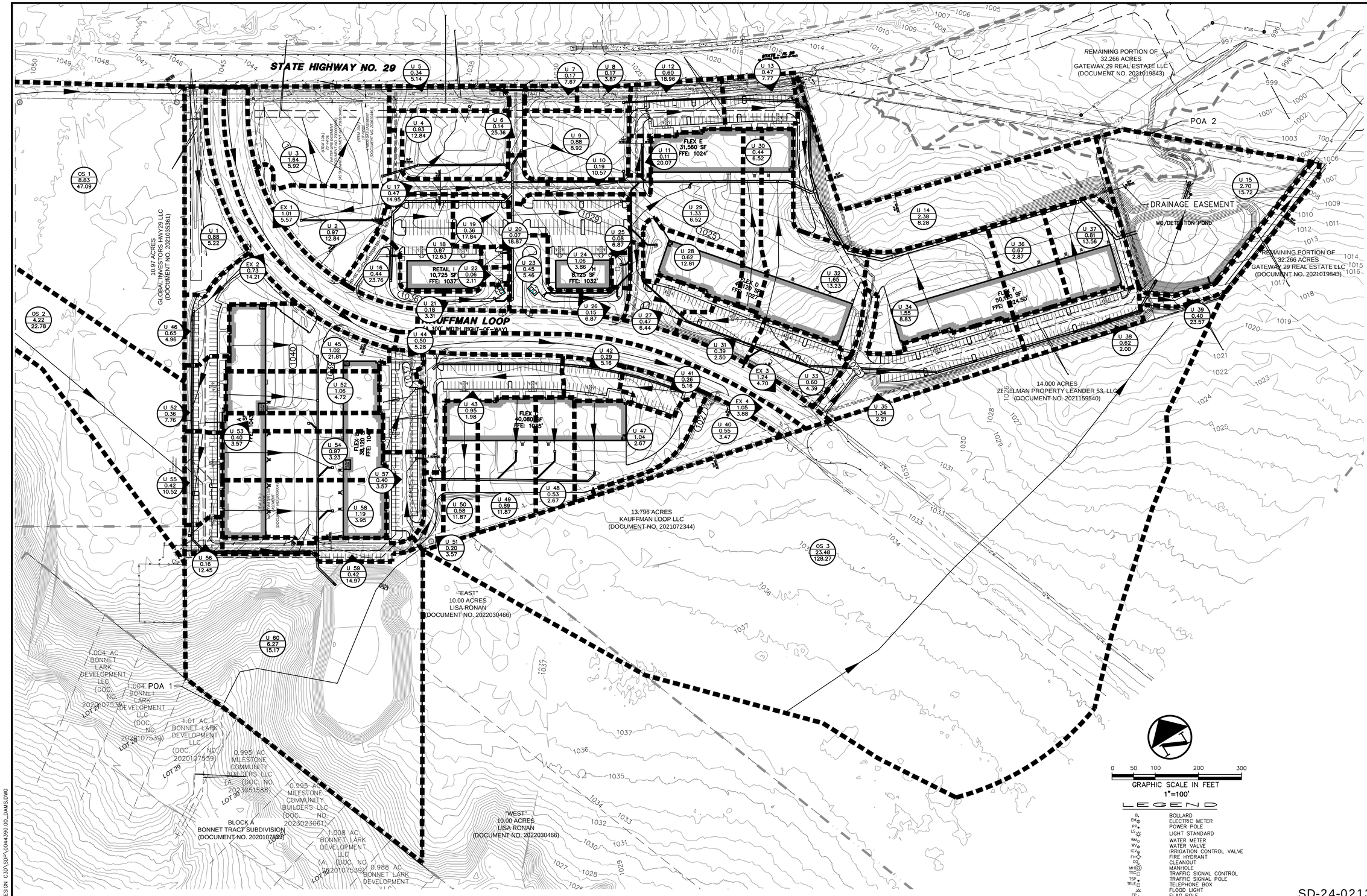

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SITE DEVELOPMENT PLANS

SITE DRAINAGE AREA MAP

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TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C	T_{design}
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_O	Length	Slope	Surface Type	Velocity	*K	T_S	Length	Slope	Type	*K	Velocity	T_{ch}		
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
OS 1	350	50	0.020	SHORT GRASS PRAIRIE	0.168	0.15	4.97	300	0.020	PAVED	2.87	20.3	1.74	0	0.000	36" RCP	94.36	0.0	0.18	6.89	6.89
OS 2	300	50	0.020	SHORT GRASS PRAIRIE	0.168	0.15	4.97	250	0.020	PAVED	2.87	20.3	1.45	0	0.000	36" RCP	94.36	0.0	0.18	6.60	6.60
OS 3	250	50	0.020	SHORT GRASS PRAIRIE	0.168	0.15	4.97	200	0.020	PAVED	2.87	20.3	1.16	0	0.000	36" RCP	94.36	0.0	0.18	6.31	6.31
U 1	387	100	0.030	SHORT GRASS PRAIRIE	0.226	0.15	7.36	200	0.020	PAVED	2.87	20.3	1.16	0	0.000	36" RCP	94.36	0.0	0.18	8.70	8.70
U 2	272	100	0.160	SHORT GRASS PRAIRIE	0.442	0.15	3.77	75	0.021	PAVED	2.94	20.3	0.42	0	0.000	36" RCP	94.36	0.0	0.18	4.37	4.37
U 3	175	100	0.015	SHORT GRASS PRAIRIE	0.172	0.15	9.71	75	0.026	PAVED	3.27	20.3	0.38	0	0.000	36" RCP	94.36	0.0	0.18	10.27	10.27
U 4	190	100	0.015	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.498	0.01	1.11	90	0.026	PAVED	3.27	20.3	0.46	0	0.000	36" RCP	94.36	0.0	0.18	1.75	3.00
U 5	169	100	0.004	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.874	0.01	1.91	69	0.036	PAVED	3.85	20.3	0.30	0	0.000	36" RCP	94.36	0.0	0.18	2.38	3.00
U 6	477	100	0.022	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.752	0.01	0.95	377	0.014	PAVED	2.42	20.3	2.60	0	0.000	36" RCP	94.36	0.0	0.18	3.73	3.73
U 7	123	100	0.012	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.351	0.01	1.23	23	0.007	PAVED	1.70	20.3	0.23	0	0.000	36" RCP	94.36	0.0	0.18	1.64	3.00
U 8	227	100	0.026	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.858	0.01	0.90	127	0.005	PAVED	1.44	20.3	1.47	0	0.000	36" RCP	94.36	0.0	0.18	2.55	3.00
U 9	1136	100	0.020	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.680	0.01	0.99	1036	0.020	PAVED	2.87	20.3	6.01	0	0.000	36" RCP	94.36	0.0	0.18	7.18	7.18
U 10	243	100	0.149	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	3.753	0.01	0.44	143	0.000	PAVED	0.20	20.3	11.74	0	0.000	36" RCP	94.36	0.0	0.18	12.36	12.36
U 11	508	100	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.318	0.01	1.26	172	0.014	PAVED	2.44	20.3	1.18	0	0.000	36" RCP	94.36	0.0	0.18	2.62	3.00
U12	238	100	0.017	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.589	0.01	1.05	138	0.005	PAVED	1.44	20.3	1.60	0	0.000	36" RCP	94.36	0.0	0.18	2.83	3.00
U13	368	100	0.025	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.831	0.01	0.91	268	0.004	PAVED	1.28	20.3	3.48	0	0.000	36" RCP	94.36	0.0	0.18	4.57	4.57
U14	224	100	0.015	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.514	0.01	1.10	124	0.019	PAVED	2.80	20.3	0.74	0	0.000	36" RCP	94.36	0.0	0.18	2.02	3.00
U15	196	100	0.009	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.221	0.01	1.37	96	0.055	PAVED	4.76	20.3	0.34	0	0.000	36" RCP	94.36	0.0	0.18	1.88	3.00
U16	247	100	0.004	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.837	0.01	1.99	147	0.041	PAVED	4.11	20.3	0.60	0	0.000	36" RCP	94.36	0.0	0.18	2.76	3.00
U17	199	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	99	0.034	PAVED	3.74	20.3	0.44	0	0.000	36" RCP	94.36	0.0	0.18	1.37	3.00
U18	166	100	0.006	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.038	0.01	1.61	66	0.028	PAVED	3.40	20.3	0.32	0	0.000	36" RCP	94.36	0.0	0.18	2.11	3.00
U19	177	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	77	0.014	PAVED	2.44	20.3	0.53	0	0.000	36" RCP	94.36	0.0	0.18	1.46	3.00
U20	178	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	78	0.018	PAVED	2.72	20.3	0.48	0	0.000	36" RCP	94.36	0.0	0.18	1.41	3.00
U21	348	100	0.034	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.078	0.01	0.80	248	0.034	PAVED	3.73	20.3	1.11	0	0.000	36" RCP	94.36	0.0	0.18	2.09	3.00
U22	134	100	0.009	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.221	0.01	1.37	34	0.006	PAVED	1.57	20.3	0.36	0	0.000	36" RCP	94.36	0.0	0.18	1.90	3.00
U23	178	100	0.002	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.707	0.01	2.36	5	0.014	PAVED	2.40	20.3	0.03	0	0.000	36" RCP	94.36	0.0	0.18	2.57	3.00
U24	142	100	0.019	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.653	0.01	1.01	42	0.012	PAVED	2.22	20.3	0.31	0	0.000	36" RCP	94.36	0.0	0.18	1.50	3.00
U 25	210	100	0.042	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.261	0.01	0.74	110	0.046	PAVED	4.37	20.3	0.42	0	0.000	36" RCP	94.36	0.0	0.18	1.33	3.00
U 26	91	91	0.049	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.360	0.01	0.64	0	0.000	PAVED	0.20	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	0.82	3.00
U 27	83	83	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.227	0.01	1.13	0	0.000	PAVED	0.20	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.30	3.00
U 28	85	85	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.233	0.01	1.15	0	0.020	PAVED	2.87	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.33	3.00
U 29	240	100	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.337	0.01	1.25	140	0.009	PAVED	1.87	20.3	1.25	0	0.000	36" RCP	94.36	0.0	0.18	2.67	3.00
U 30	364	100	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.323	0.01	1.26	264	0.007	PAVED	1.65	20.3	2.67	0	0.000	36" RCP	94.36	0.0	0.18	4.10	4.10
U 31	143	100	0.008	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.165	0.01	1.43	43	0.008	PAVED	1.86	20.3	0.39	0	0.000	36" RCP	94.36	0.0	0.18	1.99	3.00
U 32	353	100	0.001	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.507	0.01	3.29	253	0.008	PAVED	1.86	20.3	2.27	0	0.000	36" RCP	94.36	0.0	0.18	5.73	5.73
U 33	111	100	0.022	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.746	0.01	0.95	11	0.010	PAVED	2.03	20.3	0.09	0	0.000	36" RCP	94.36	0.0	0.18	1.22	3.00
U 34	178	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.273	0.01	1.31	78	0.051	PAVED	4.59	20.3	0.28	0	0.000	36" RCP	94.36	0.0	0.18	1.77	3.00
U 35	112	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.279	0.01	1.30	12	0.008	PAVED	1.76	20.3	0.11	0	0.000	36" RCP	94.36	0.0	0.18	1.59	3.00
U 36	81	81	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.215	0.01	1.11	0	0.000	PAVED	0.06	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.29	3.00
U 37	187	100	0.006	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.059	0.01	1.57	87	0.050	PAVED	4.54	20.3	0.32	0	0.000	36" RCP	94.36	0.0	0.18	2.07	3.00
U 38	65	65	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.200	0.01	0.90	0	0.000	PAVED	0.20	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.08	3.00
U 39	182	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	82	0.023	PAVED	3.08	20.3	0.44	0	0.000	36" RCP	94.36	0.0	0.18	1.37	3.00
U 40	130	100	0.020	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.680	0.01	0.99	30	0.020	PAVED	2.87	20.3	0.17	0	0.000	36" RCP	94.36	0.0	0.18	1.34	3.00
U 41	249	100	0.039	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.197	0.01	0.76	149	0.020	PAVED	2.87	20.3	0.87	0	0.000	36" RCP	94.36	0.0	0.18	1.80	3.00
U 42	202	100	0.005	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.988	0.01	1.69	102	0.010	PAVED	2.07	20.3	0.82	0	0.000	36" RCP	94.36	0.0	0.18	2.68	3.00
U 43	73	73	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.238	0.01	0.98	0	0.000	PAVED	0.06	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.16	3.00
U 44	183	100	0.041	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.230	0.01	0.75	83	0.023	PAVED	3.10	20.3	0.45	0	0.000	36" RCP	94.36	0.0	0.18	1.37	3.00
U 45	594	100	0.021	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.713	0.01	0.97	494	0.005	PAVED	1.39	20.3	5.94	0	0.000	36" RCP	94.36	0.0	0.18	7.09	7.09
U 46	678	100	0.117	SHORT GRASS PRAIRIE	0.391	0.15	4.27	578	0.047	PAVED	4.40	20.3	2.19	0	0.000	36" RCP	94.36	0.0	0.18	6.64	6.64

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

SITE DRAINAGE AREA MAP CALCS

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	JAS	OCT 2023

SHEET NO.
14

OF-82

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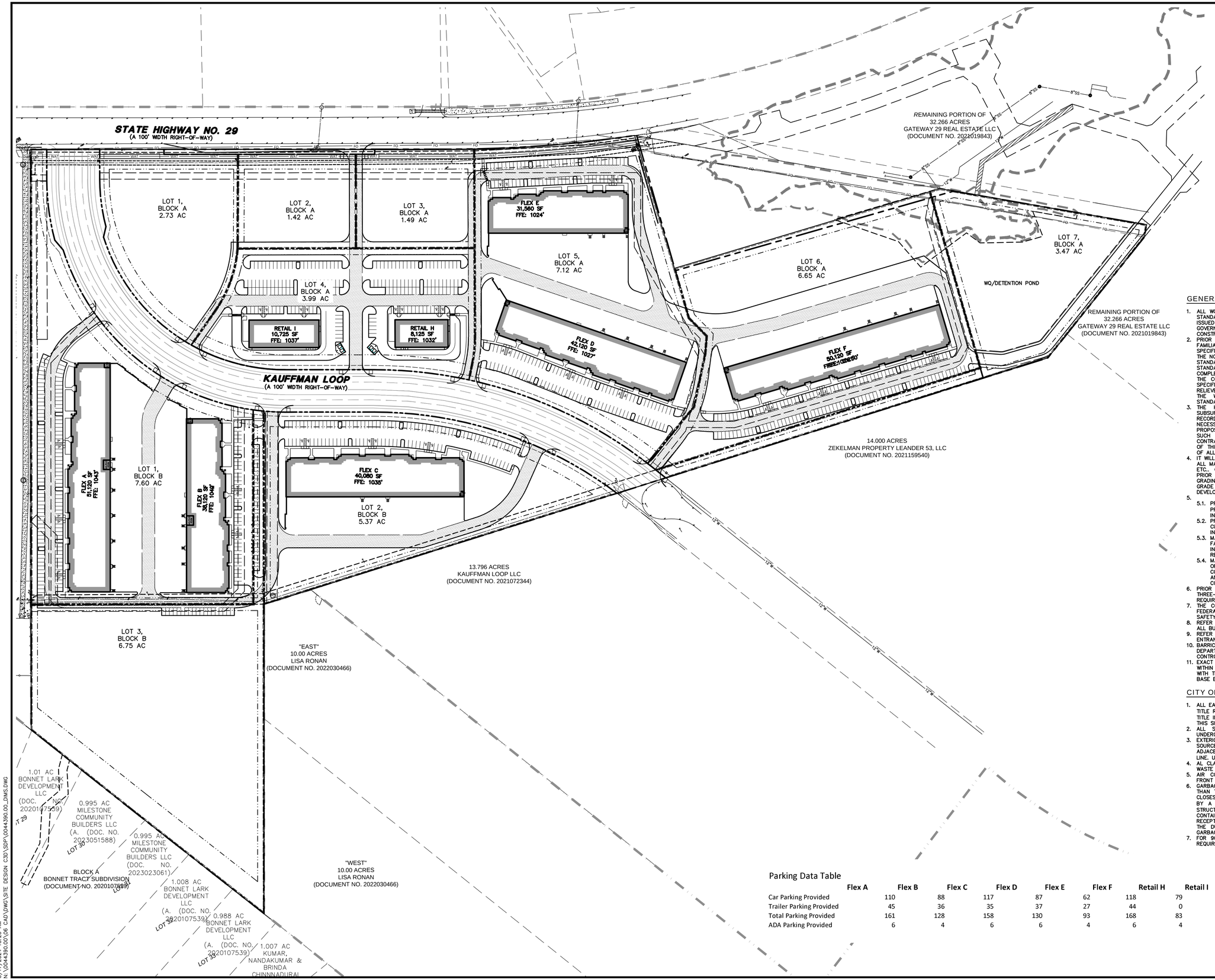

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- (#) COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- 100 YR FLOOD PLAIN EXISTING
- 100 YR FLOOD PLAIN PROPOSED
- FIRE LANE

GENERAL NOTES

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF LEANDER STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC.. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5.
   - 5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
   - 5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
   - 5.3. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;
   - 5.4. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

CITY OF LEANDER SITE PLAN NOTES:

1. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 01/10/2024, CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
2. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
3. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
4. AL CLAWSON DISPOSAL INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
5. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
6. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
7. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

Parking Data Table

	Flex A	Flex B	Flex C	Flex D	Flex E	Flex F	Retail H	Retail I	
Car Parking Provided	110	88	117	87	62	118	79	89	
Trailer Parking Provided	45	36	35	37	27	44	0	0	
Total Parking Provided	161	128	158	130	93	168	83	93	
ADA Parking Provided	6	4	6	6	4	6	4	4	

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

OVERALL SITE PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 15

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STATE HIGHWAY NO. 29

(A 100' WIDTH RIGHT-OF-WAY)

MATCH LINE - SEE SHEET 17

MATCH LINE - SEE SHEET 18

KAUFFMAN LOOP

(A 100' WIDTH RIGHT-OF-WAY)

BM# 101

PROP. 15' P.U.E. ESMT. (DOC. NO._____)

PROP. 15' DRAINAGE ESMT. (DOC. NO._____)

PROP. 15' PUBLIC WATER ESMT. (DOC. NO._____)

10' ATMOS GAS EASEMENT (DOC. NO. 2016104461)

20' WATER LINE EASEMENT (DOC. NO. 2000009060)

10.97 ACRES
GLOBAL INVESTORS HWY29 LLC
(DOCUMENT NO. 2021035061)

LOT 1, BLOCK A 2.73 AC

LOT 2, BLOCK A 1.42 AC

LOT 3, BLOCK A 1.49 AC

LOT 4, BLOCK A 3.99 AC

LOT 1, BLOCK B 7.60 AC

LOT 2, BLOCK B 5.37 AC

RETAIL I 10,725 SF FFE: 1037'

RETAIL H 8,125 SF FFE: 1032'

EXISTING STORM SEWER MANHOLE (TYP)

PROP. INLET (TYP)

EXISTING CURB INLET (TYP)

EXISTING SIDEWALK

PROP. SCREEN WALL (TYP)

PROP. ADA RAMP SEE DETAIL 432S-2B SHEET 55

PROP. ADA RAMP (TYP)

TYPE II COMMERCIAL DRIVEWAY SEE DETAIL 433S-2

DUMPSTER ENCLOSURE

10.0' PUBLIC UTILITY, PEDESTRIAN ACCESS & LANDSCAPE ESMT.

15.0' SETBACK

10.0' SETBACK

35.0' SETBACK

34.5' SETBACK

2.5' P.U.E (TYP.)

FIRE LANE

100.0' R.O.W.

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- 100 YR FLOOD PLAIN EX
- 100 YR FLOOD PLAIN PR
- FIRE LANE

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Westwood Professional Services, Inc.
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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

DIMENSIONAL CONTROL PLAN 1 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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CITY OF LEANDER APPROVAL

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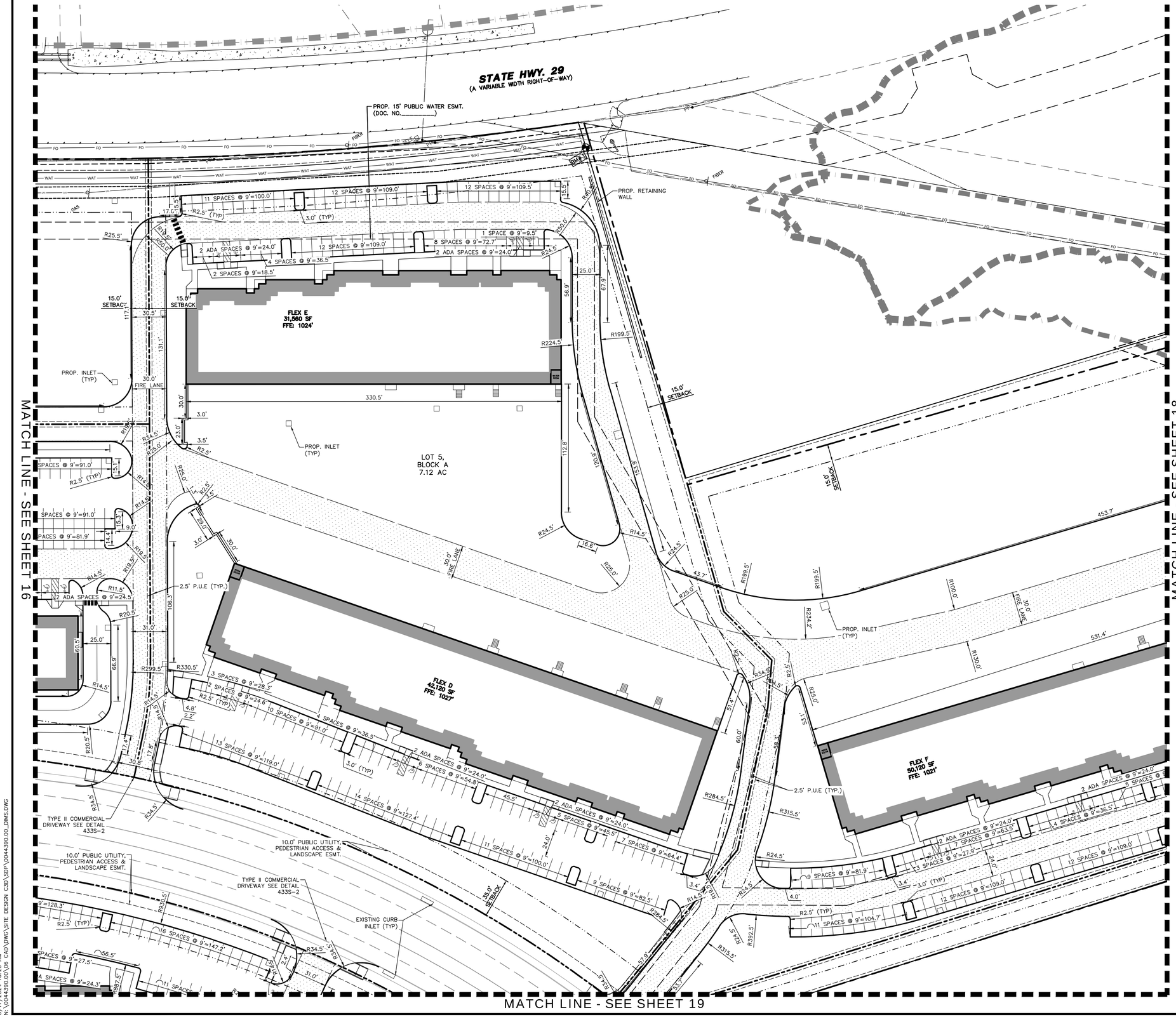

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
x	FENCE
#	COORDINATE DESIGNATION
X	PROPOSED FENCE
	FIRE LANE
	100 YR FLOOD PLAIN EX
	100 YR FLOOD PLAIN PR
	FIRE LANE

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

DIMENSIONAL CONTROL PLAN 2 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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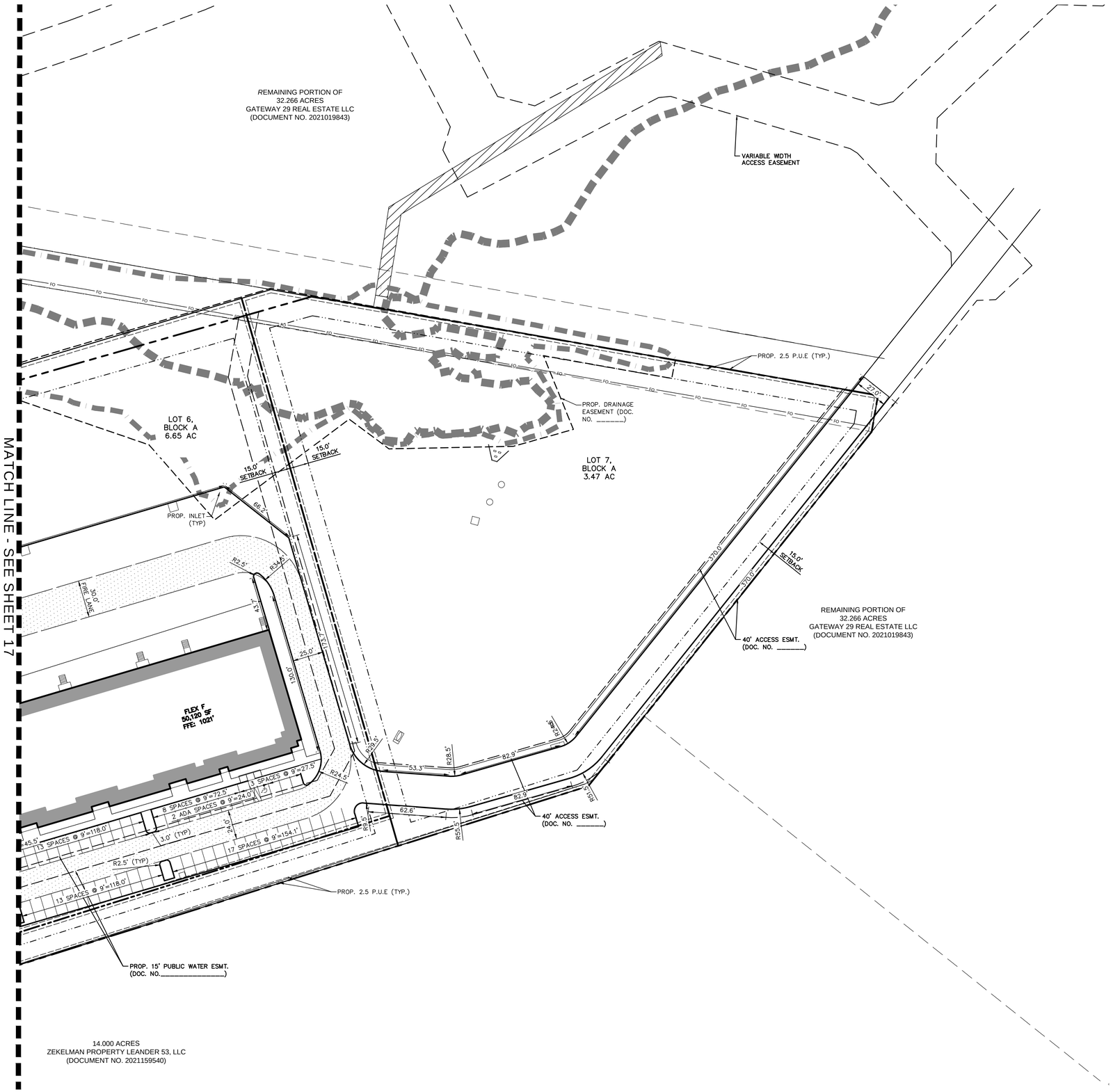

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
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FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
	COORDINATE DESIGNATION
X	PROPOSED FENCE
	FIRE LANE
	100 YR FLOOD PLAIN EX
	100 YR FLOOD PLAIN PR
	FIRE LANE

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

DIMENSIONAL CONTROL PLAN 3 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
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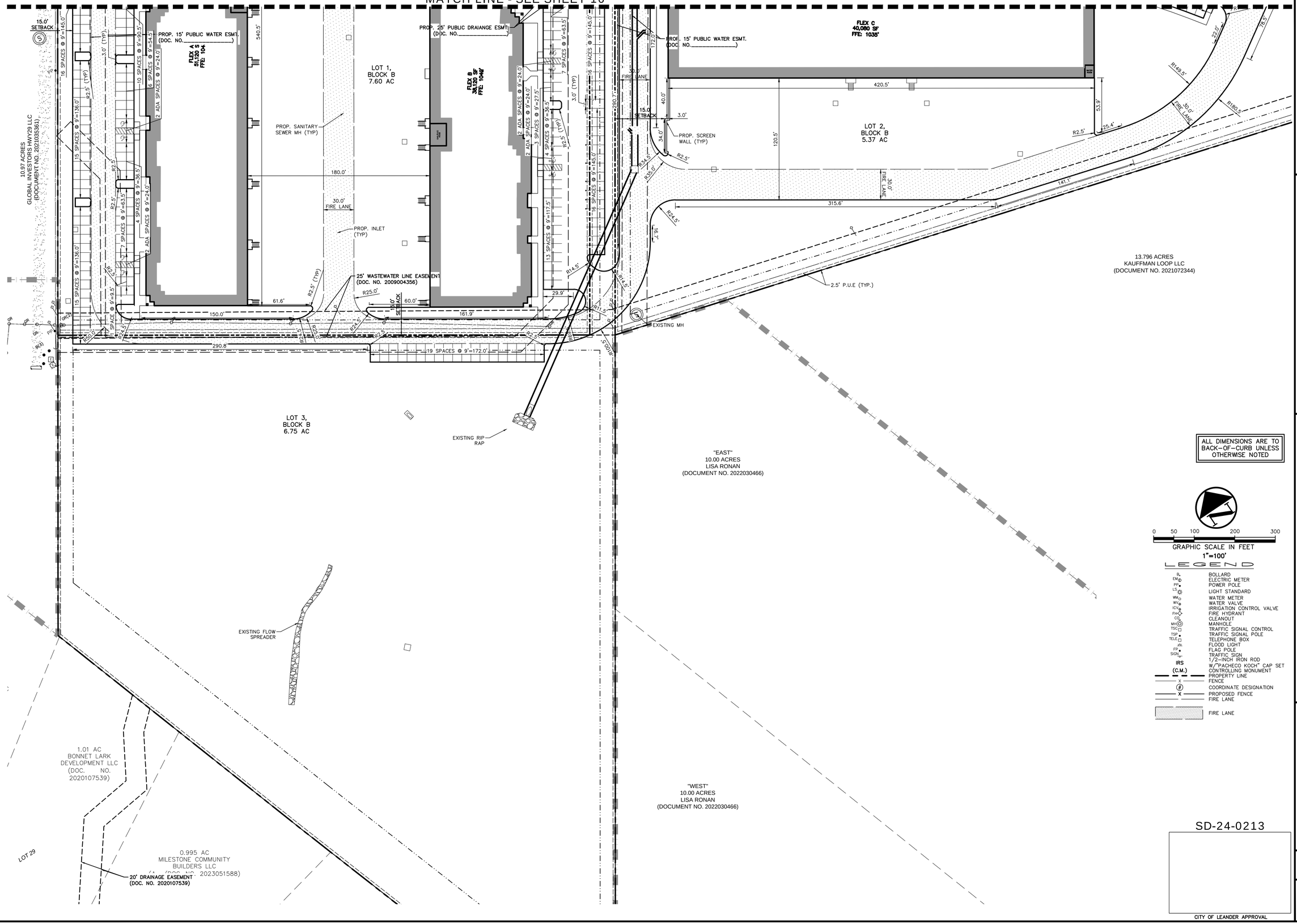
MATCH LINE - SEE SHEET 16



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GRAPHIC SCALE IN FEET

1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
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TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
(#)	COORDINATE DESIGNATION
X	PROPOSED FENCE
	FIRE LANE
	FIRE LANE

SD-24-0213

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

DIMENSIONAL CONTROL PLAN 4 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
06/17/2024

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STATE HIGHWAY NO. 29

LOT 1, BLOCK A 2.73 AC

LOT 2, BLOCK A 1.42 AC

LOT 3, BLOCK A 1.49 AC

PHASE 2

REATAIL I 10,275 SF

RETAIL H 8,125 SF

KAUFFMAN LOOP
(A 100' WIDTH RIGHT-OF-WAY)

FLEX C 40,080 SF

FLEX E 31,560 SF

PHASE 3

LOT 5, BLOCK A 7.12 AC

FLEX D 42,120 SF

FLEX F 50,120 SF

PHASE 3

LOT 6, BLOCK A 6.65 AC

LOT 7, BLOCK A 3.47 AC

WQ/DETENTION POND

PHASE 2

REMAINING PORTION OF 32.266 ACRES
GATEWAY 29 REAL ESTATE LLC
(DOCUMENT NO. 2021019843)

REMAINING PORTION OF 32.266 ACRES
GATEWAY 29 REAL ESTATE LLC
(DOCUMENT NO. 2021019843)

LOT 1, BLOCK B 7.60 AC

PHASE 1

FLEX A 50,639 SF

FLEX B 38,120 SF

LOT 2, BLOCK B 5.37 AC

PHASE 2

PHASE 1

14.000 ACRES
ZEKELMAN PROPERTY LEANDER 53, LLC
(DOCUMENT NO. 2021159540)

13.796 ACRES
KAUFFMAN LOOP LLC
(DOCUMENT NO. 2021072344)

LOT 3, BLOCK B 6.75 AC

"EAST"
10.00 ACRES
LISA RONAN
(DOCUMENT NO. 2022030466)

"WEST"
10.00 ACRES
LISA RONAN
(DOCUMENT NO. 2022030466)

1.01 AC BONNET LARK DEVELOPMENT LLC (DOC. NO. 2020107539)

0.995 AC MILESTONE COMMUNITY BUILDERS LLC (A. (DOC. NO. 2023051588)

0.995 AC MILESTONE COMMUNITY BUILDERS LLC (DOC. NO. 2023023061)

BLOCK A
BONNET TRACT SUBDIVISION
(DOCUMENT NO. 202010783)

1.008 AC BONNET LARK DEVELOPMENT LLC (A. (DOC. NO. 2020107539)

0.988 AC BONNET LARK DEVELOPMENT LLC (A. (DOC. NO. 2020107539)

1.007 AC KUMAR, NANDAKUMAR & BRINDA CHINNNADURAI

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

0 50 100 200 300
GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
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TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
LIC	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
#	COORDINATE DESIGNATION
X	PROPOSED FENCE
	100 YR FLOOD PLAIN EX
	100 YR FLOOD PLAIN PR
	PHASE 1
	PHASE 2
	PHASE 3

SD-24-0213

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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

PHASING PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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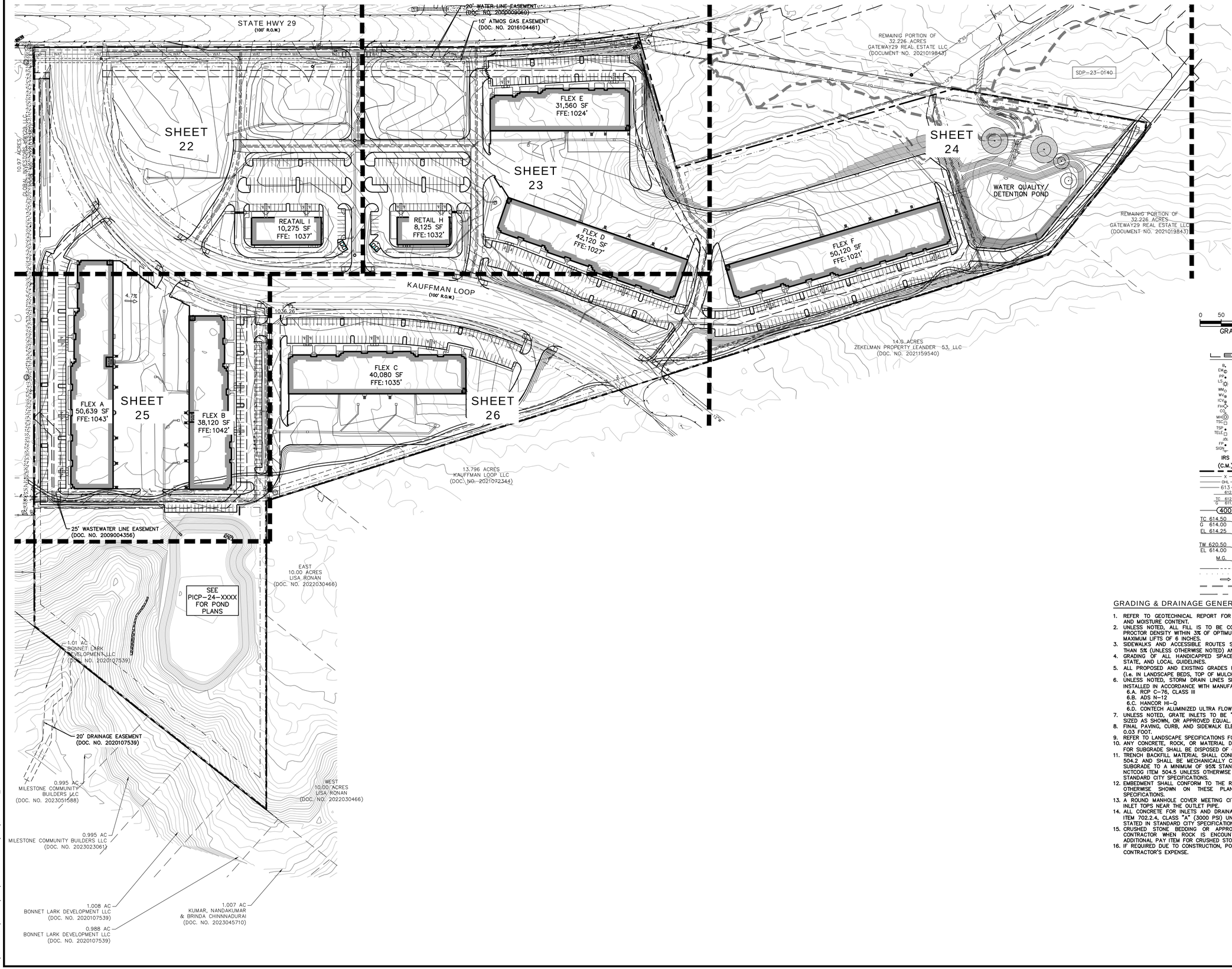

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
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WV	WATER VALVE
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SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	EX A14 100-YR FP & BUFFER ZONE
	PR A14 100-YR FP & BUFFER ZONE

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   - 6.A. RCP C-76, CLASS III
   - 6.B. ADS N-12
   - 6.C. HANCOR HI-Q
   - 6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

SD-24-0213

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

OVERALL GRADING PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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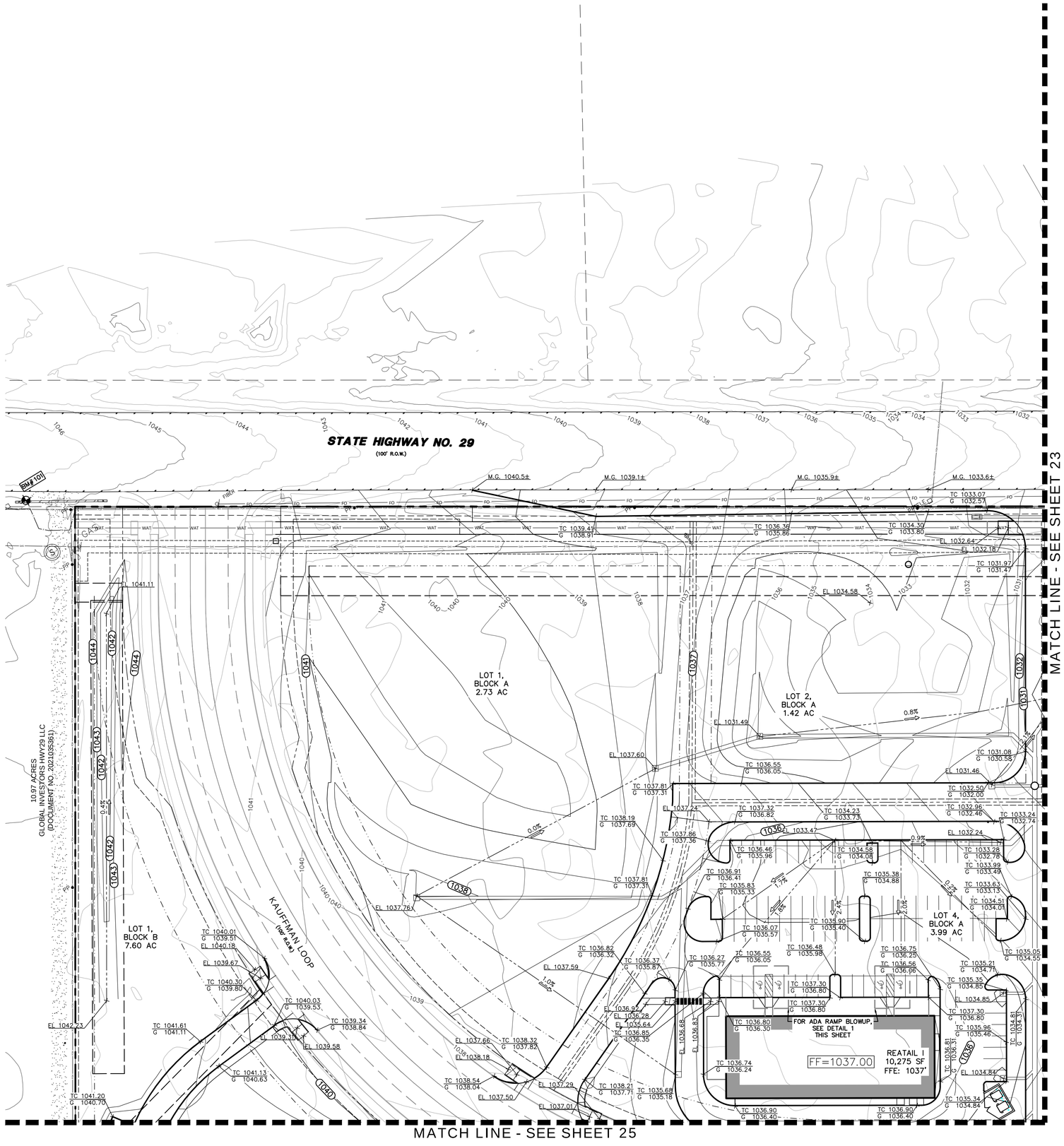

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GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BOLLARD	
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
	LOT LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
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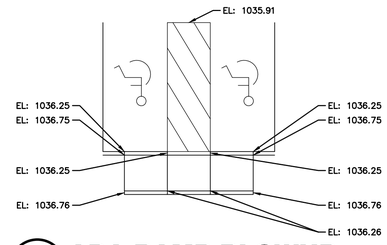
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION



1 **ADA RAMP BLOWUP**
1"=10'

SD-24-0213

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

GRADING PLAN 1 OF 5

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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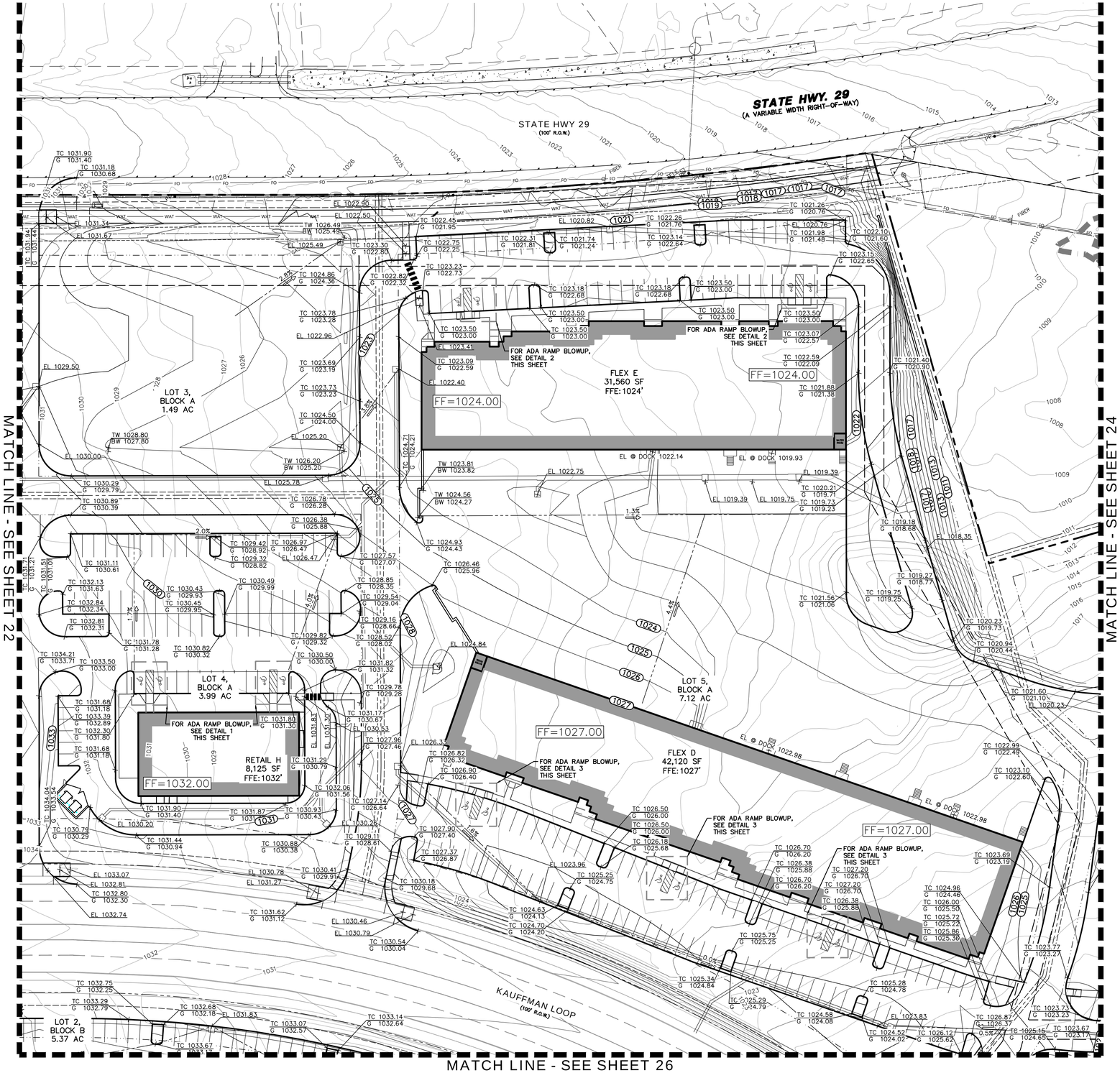
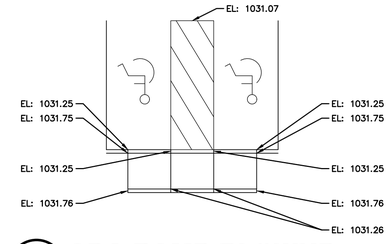


0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/ "PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- LOT LINE
- FENCE
- OHL — OVERHEAD UTILITY LINE
- 613 — EXIST CONTOUR
- 612.39 — EXIST SPOT ELEVATION
- TC 612.39 / G 611.89 — EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- 400 — PROPOSED CONTOUR
- TC 614.50 / G 614.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EL 614.25 — PROPOSED SPOT ELEVATION
- TW 620.50 / EL 614.00 — PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- M.G. — MATCH EXISTING GRADE
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION



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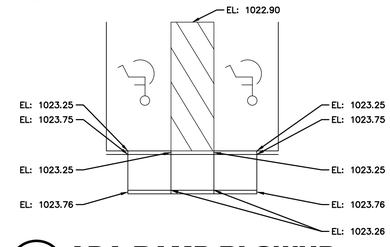
1"=10'



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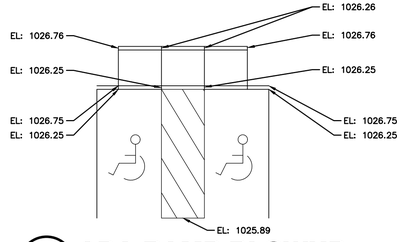

3 ADA RAMP BLOWUP
1"=10'

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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

GRADING PLAN 2 OF 5

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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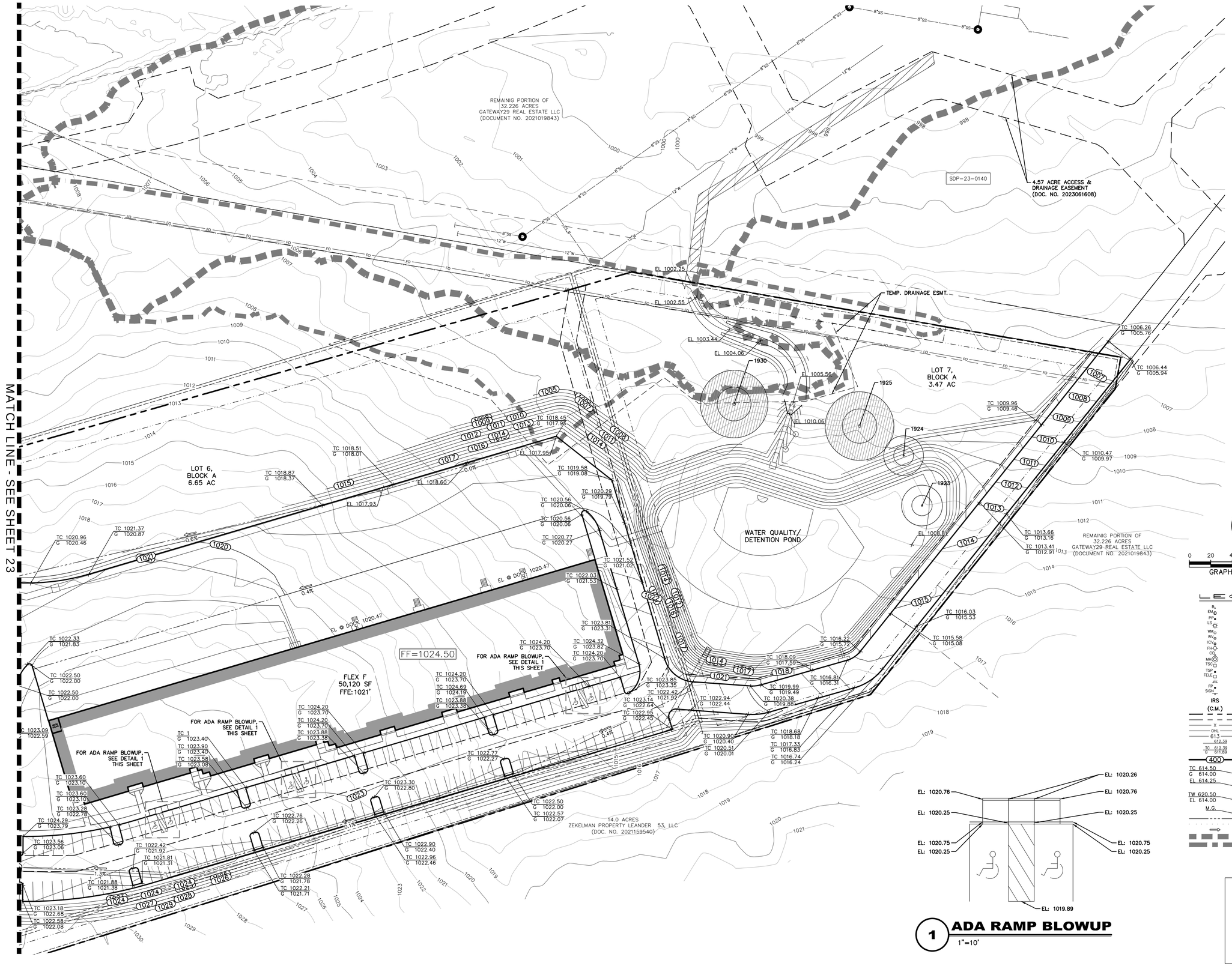

1 **ADA RAMP BLOWUP**
1"=10'

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	LOT LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 / G 611.89	EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 / G 614.00	PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 / EL 614.00	PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	EX A14 100-YR FP & BUFFER ZONE
	PR A14 100-YR FP & BUFFER ZONE

SD-24-0213

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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

GRADING PLAN 3 OF 5

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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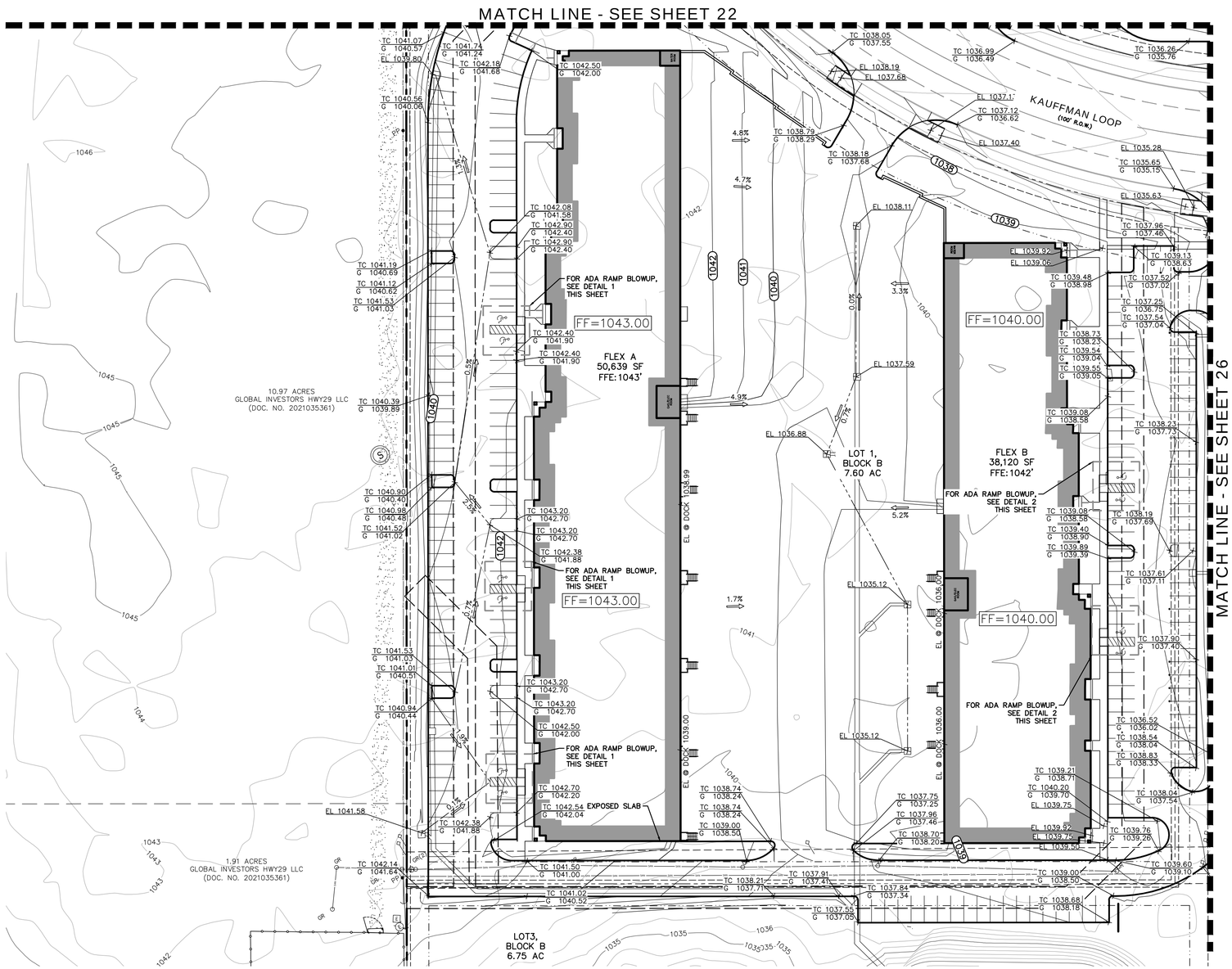

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/ "PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
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- FENCE
- OHL — OVERHEAD UTILITY LINE
- 613 — EXIST CONTOUR
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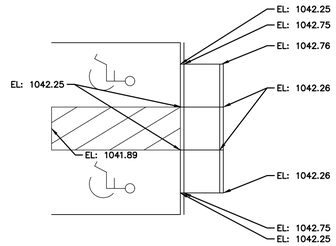
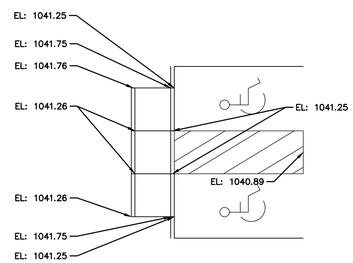
- TC 612.39 / G 611.89 — EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- 400 — PROPOSED CONTOUR
- TC 614.50 / G 614.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EL 614.25 — PROPOSED SPOT ELEVATION
- TW 620.50 / EL 614.00 — PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- M.G. — MATCH EXISTING GRADE
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION



1 ADA RAMP BLOWUP
1"=10'



2 ADA RAMP BLOWUP
1"=10'

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

GRADING PLAN 4 OF 5

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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MATCH LINE - SEE SHEET 23

MATCH LINE - SEE SHEET 25

KAUFFMAN LOOP
(A 100' WIDTH RIGHT-OF-WAY)

KAUFFMAN LOOP
(100' R.O.W.)

FLEX C
40,080 SF
FFE:1035'

FF=1035.00

FF=1035.00

LOT 2,
BLOCK B
5.37 AC

FLEX D
42,120 SF
FFE:1027'

FF=1027.00

LOT 5,
BLOCK A
7.12 AC

EL @ DOCK 1031.00

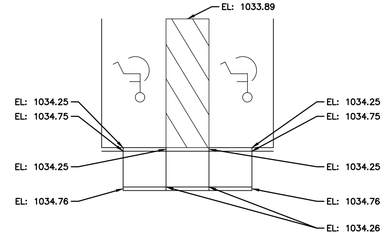
EL @ DOCK 1031.00

13.796 ACRES
KAUFFMAN LOOP LLC
(DOC. NO. 2021072344)

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
	LOT LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION



1 ADA RAMP BLOWUP
1"=10'

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TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

GRADING PLAN 5 OF 5

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
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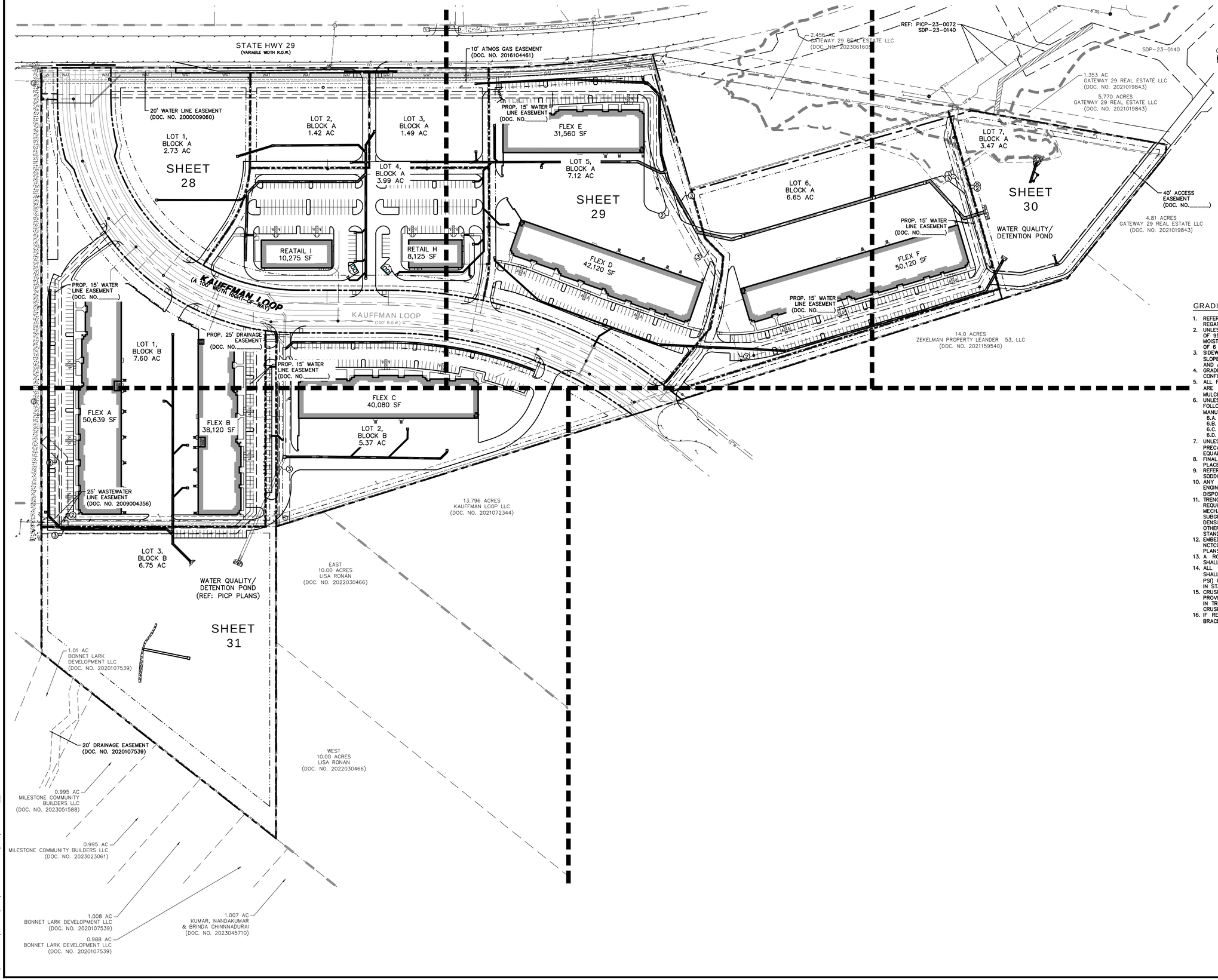

0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET
	100 YR FLOOD PLAIN EX
	100 YR FLOOD PLAIN PR

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   - 6.A. RCP C-76, CLASS III
   - 6.B. ADS N-12
   - 6.C. HANCOR HI-Q
   - 6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

SD-24-0213

CITY OF LEANDER APPROVAL

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NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

OVERALL STORM SEWER PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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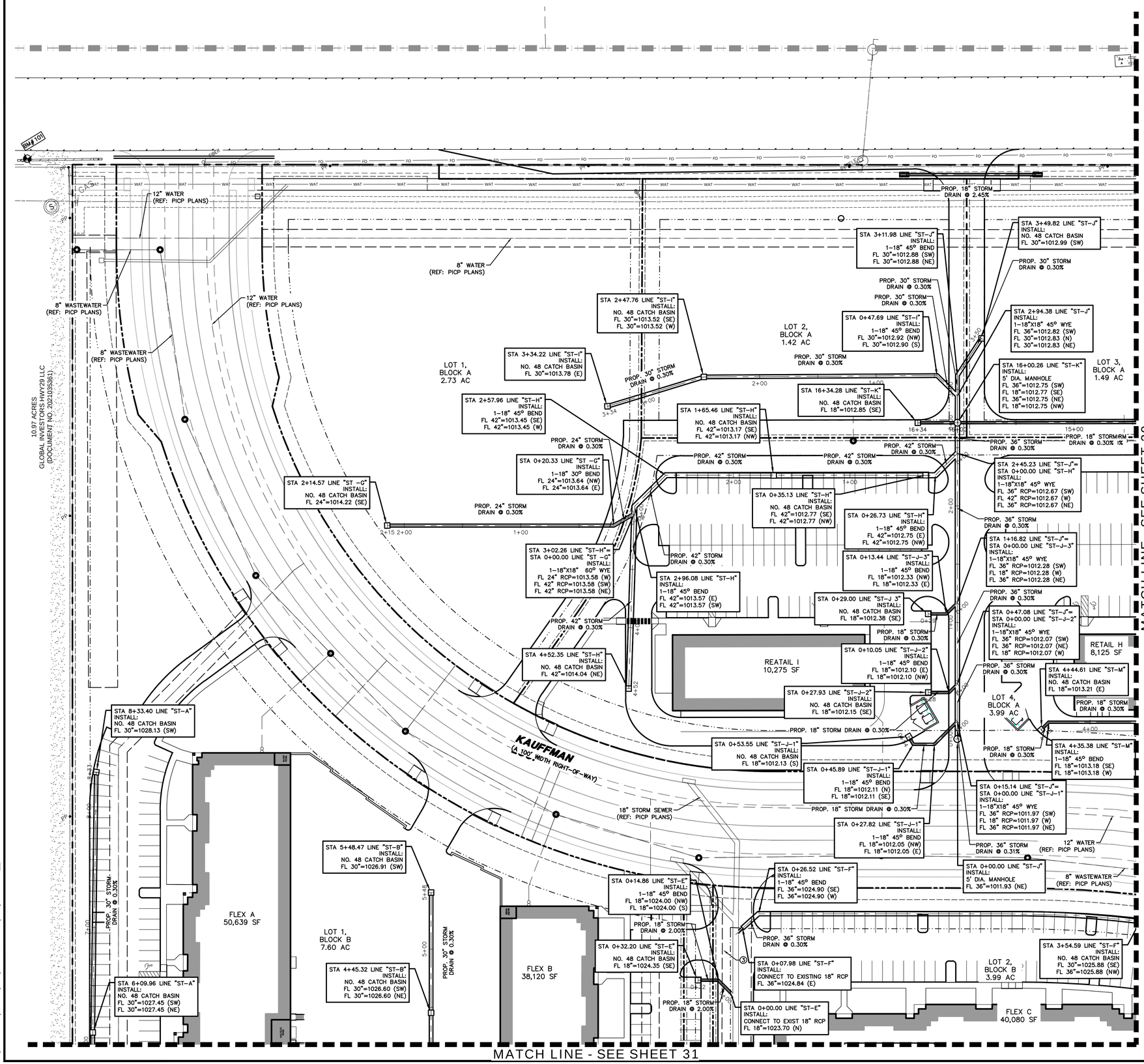

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GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- 30" R.C.P. EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W UNDERGROUND WATER LINE
- 6"SS UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TOP OF INLET

① !!!CAUTION!!! WATER & WASTEWATER CROSSING
② !!!CAUTION!!! STORM & WASTEWATER CROSSING
③ !!!CAUTION!!! WATER & STORM CROSSING

SD-24-0213

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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PLAN 1 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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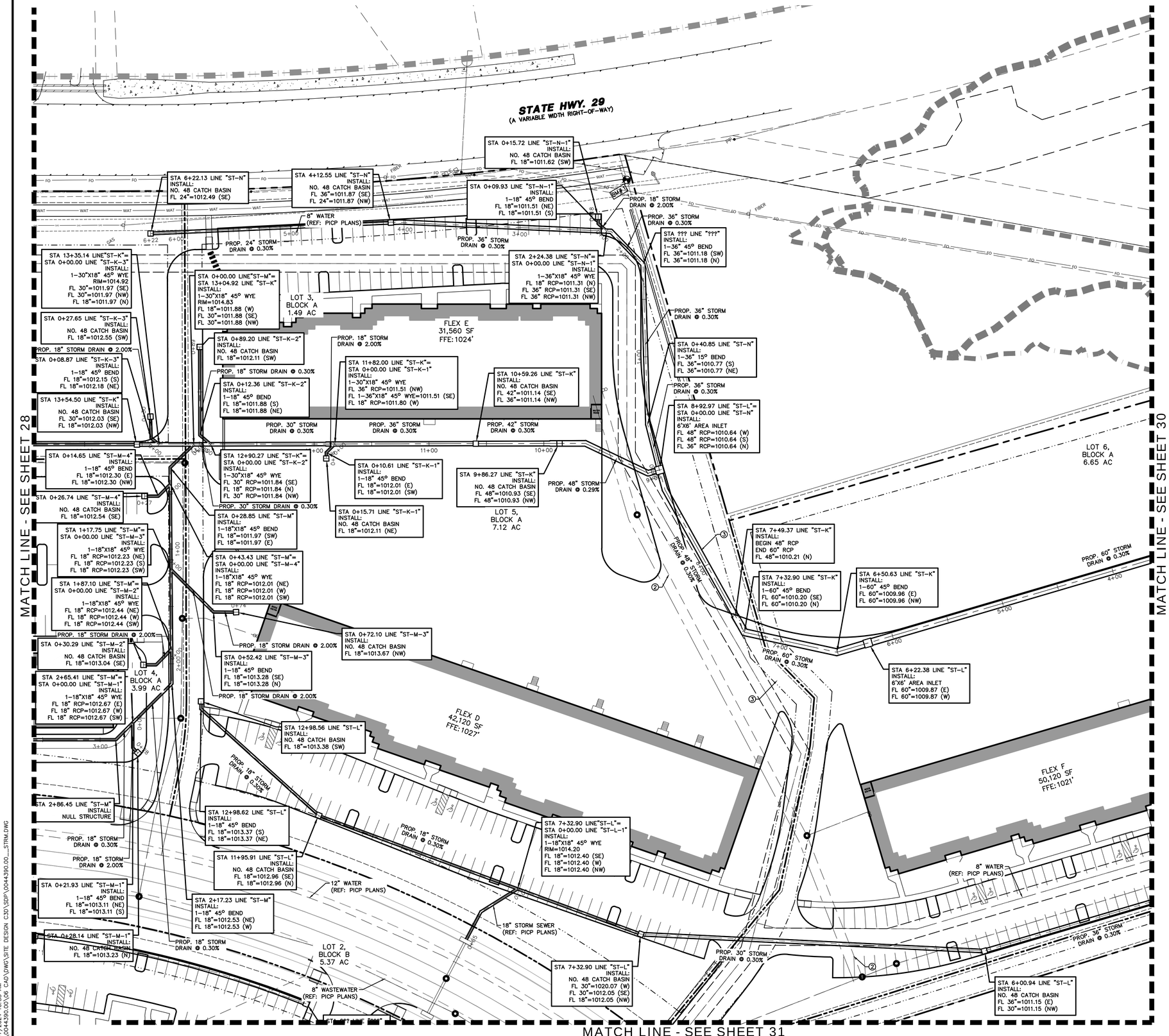

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
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- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TOP OF INLET
- 100 YR FLOOD PLAIN EX
- 100 YR FLOOD PLAIN PR

① !!!CAUTION!!! WATER & WASTEWATER CROSSING
② !!!CAUTION!!! STORM & WASTEWATER CROSSING
③ !!!CAUTION!!! WATER & STORM CROSSING

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PLAN 2 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISON OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SD-24-0213

CITY OF LEANDER APPROVAL

DESIGN	DRAWN	DATE
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SHEET NO.
29
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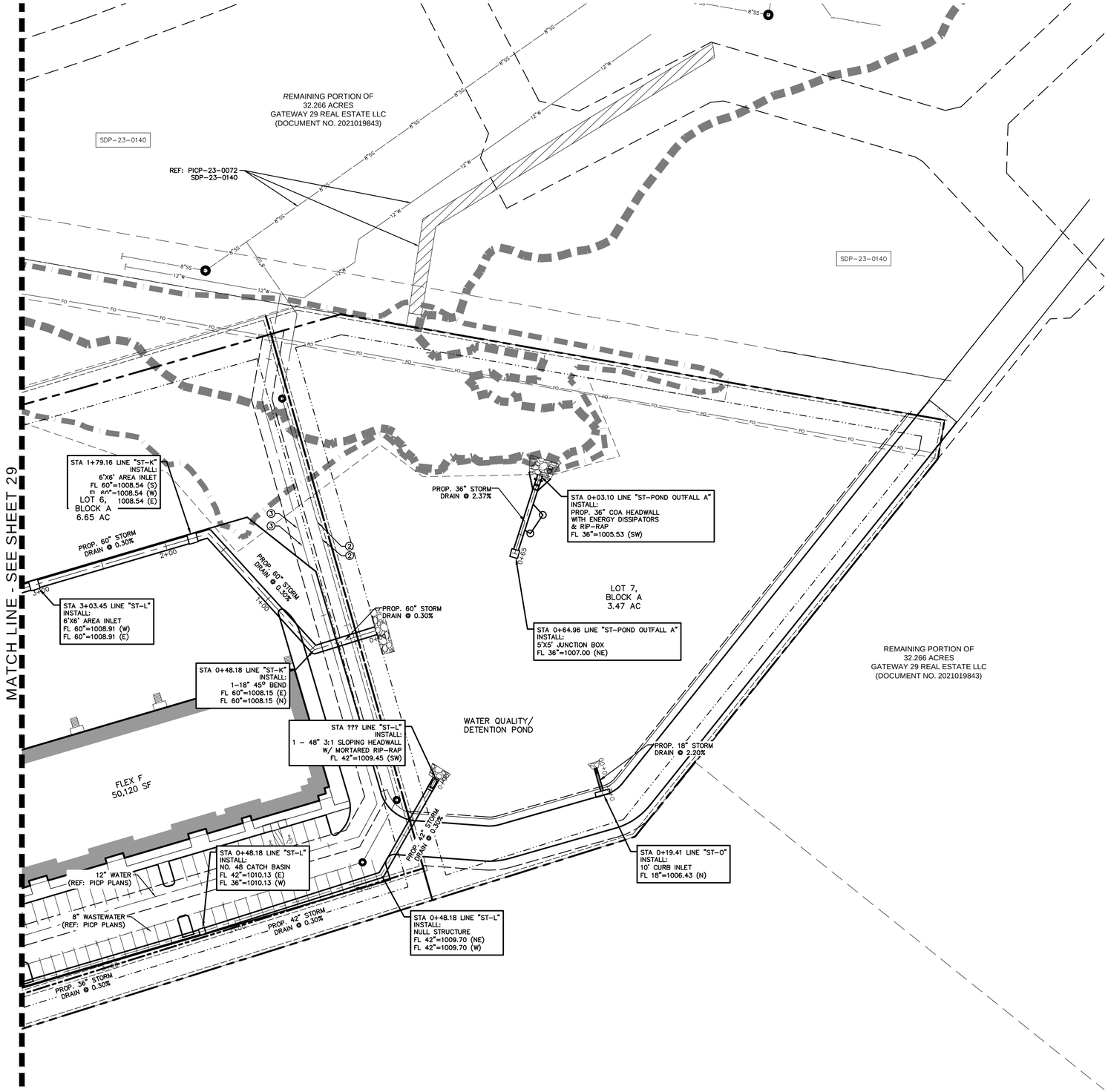

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- X — FENCE
- OHL — OVERHEAD UTILITY LINE
- 30" R.C.P. — EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 6"SS — UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TI — TOP OF INLET
- 100 YR FLOOD PLAIN EX
- 100 YR FLOOD PLAIN PR

① !!!CAUTION!!! WATER & WASTEWATER CROSSING

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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PLAN 3 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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MATCH LINE - SEE SHEET 28

10.97 ACRES
GLOBAL INVESTORS HWY29 LLC
(DOCUMENT NO. 2021035361)

FLEX A
50,639 SF

FLEX B
38,120 SF

FLEX C
40,080 SF

STA 0+26.82 LINE "ST-B-3"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1027.05 (SE)

STA 0+21.11 LINE "ST-B-3"
INSTALL:
1-18" 45° BEND
FL 18"=1026.95 (NW)
FL 18"=1026.95 (S)

STA 3+77.75 LINE "ST-B"=
STA ??? LINE "ST-B 3"
INSTALL:
1-24"X18" 45° WYE
FL 18" RCP=1026.53 (N)
FL 30" RCP=1026.39 (SW)
FL 30" RCP=1026.39 (NE)

STA 0+32.01 LINE "ST-B-2"
INSTALL:
1-18" 45° BEND
FL 18"=1026.85 (SE)
FL 18"=1026.85 (W)

STA 2+67.20 LINE"ST-B"=
STA ??? LINE "ST-B 2"
INSTALL:
1-24"X18" 45° WYE
FL 30"=1026.06 (SW)
FL 30"=1026.06 (NE)
FL 18"=1026.20 (E)

STA 0+43.77 LINE "ST-B-2"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1027.09 (NW)

STA 0+31.94 LINE "ST-B-1"
INSTALL:
1-18" 45° BEND
FL 18"=1026.54 (SE)
FL 18"=1026.54 (W)

STA 0+43.94 LINE "ST-B-1"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1026.78 (NW)

STA 1+66.92 LINE "ST-B"=
STA ??? LINE "ST-B 1"
INSTALL:
1-42"X18" 45° WYE
FL 36" RCP=1025.84 (SW)
FL 18" RCP=1025.90 (E)
FL 36" RCP=1025.84 (NE)

STA 0+18.32 LINE "ST-A"
INSTALL:
1-30" 45° BEND
FL 30"=1025.69 (NW)
FL 30"=1025.69 (S)

STA 0+79.12 LINE"ST-B"=
STA 0+03.15 LINE "ST-A"
INSTALL:
1-30"X42" 45° WYE
FL 30"=1025.62 (N)

STA ??? LINE "???"
INSTALL:
1-42" 45° BEND
FL 36"=1025.58 (S)
FL 36"=1025.58 (NE)

STA 0+00.00 LINE "ST-B"
INSTALL:
1-42" 3:1 SLOPING HEADWALL
W/ MORTARED RIP-RAP
FL 36"=1025.40 (N)

STA 0+30.17 LINE "ST-D"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1024.08 (SE)

STA 0+12.84 LINE "ST-D"
INSTALL:
1-18" 45° BEND
FL 18"=1023.73 (NW)
FL 18"=1023.73 (S)

STA 0+00.00 LINE "ST-D"
INSTALL:
CONNECT TO EXIST 18" RCP
FL 18"=1023.47 (N)

STA 0+84.71 LINE "ST-C-1"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1028.63 (SW)

STA 0+61.93 LINE "ST-C-1"
INSTALL:
NULL STRUCTURE
FL 18"=1028.58 (NE)
FL 18"=1028.58 (W)

STA 0+78.00 LINE "ST-C"
INSTALL:
NO. 48 CATCH BASIN
FL 36"=1023.99 (SE)
FL 36"=1023.99 (NW)

STA 0+00.00 LINE "ST-C"
STA 0+93.35 LINE "ST-A PUBLIC"
INSTALL:
NO. 48 CATCH BASIN
6'X6' JUNCTION BOX
FL 36"=1023.76 (SE)

STA 1+53.33 LINE "ST-C"=
STA 0+00.00 LINE "ST-C-1"
INSTALL:
1-18"X18" 45° WYE
FL 36" RCP=1024.22 (SE)
FL 18" RCP=1024.22 (E)
FL 36" RCP=1024.22 (NW)

STA 2+42.12 LINE"ST-C"=
STA 0+00.00 LINE "ST-C-2"
INSTALL:
1-18"X18" 45° WYE
RIM=1026.28
FL 30"=1024.48 (SE)
FL 18"=1024.48 (E)
FL 36"=1024.48 (NW)

STA 0+86.38 LINE "ST-C-2"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1028.65 (SW)

STA 0+63.60 LINE "ST-C-2"
INSTALL:
NULL STRUCTURE
FL 18"=1028.60 (NE)
FL 18"=1028.60 (W)

STA 3+90.14 LINE "ST-C"
INSTALL:
NO. 48 CATCH BASIN
FL 30"=1024.92 (SW)

STA 3+85.85 LINE "ST-C"
INSTALL:
1-18" 45° BEND
FL 30"=1024.91 (NE)
FL 30"=1024.91 (W)

STA 3+65.11 LINE "ST-C"
INSTALL:
1-18" 45° BEND
FL 30"=1024.85 (E)
FL 30"=1024.85 (NW)

STA 3+84.99 LINE "ST-A"
INSTALL:
NO. 48 CATCH BASIN
FL 30"=1026.78 (SW)
FL 30"=1026.78 (NE)

STA ??? LINE "???"
INSTALL:
1-18"X30" 45° WYE
FL 30"=1026.55 (SW)
FL 18"=1026.24 (N)
FL 30"=1026.55 (NE)

STA 2+63.16 LINE "ST-A"
INSTALL:
1-30" 45° BEND
FL 30"=1026.41 (N)
FL 30"=1026.42 (SE)

STA 3+04.30 LINE "ST-A"
INSTALL:
NULL STRUCTURE

STA 3+14.69 LINE "ST-A"
INSTALL:
1-18" 45° BEND
FL 18"=1026.36 (NW)
FL 18"=1026.36 (S)

STA 3+14.59 LINE "ST-A"
INSTALL:
NO. 48 CATCH BASIN
FL 18"=1026.43 (SE)

PROP. 30" STORM DRAIN @ 0.30%
PROP. 18" STORM DRAIN @ 2.01%
PROP. 18" STORM DRAIN @ 2.04%
PROP. 18" STORM DRAIN @ 2.02%
PROP. 18" STORM DRAIN @ 2.00%
PROP. 36" STORM DRAIN @ 0.27%
PROP. 36" STORM DRAIN @ 0.30%
PROP. 18" STORM DRAIN @ 2.01%
PROP. 18" STORM DRAIN @ 2.00%
PROP. 18" STORM DRAIN @ 0.20%
PROP. 18" STORM DRAIN @ 7.04%
PROP. 18" STORM DRAIN @ 6.48%
PROP. 18" STORM DRAIN @ 0.20%

12" WATER
(REF: PICP PLANS)

42" STORM
(REF: PICP PLANS)

42" STORM
(REF: PICP PLANS)

13.796 ACRES
KAUFFMAN LOOP LLC
(DOCUMENT NO. 2021072344)

"EAST"
10.00 ACRES
LISA RONAN
(DOCUMENT NO. 2022030466)

"WEST"
10.00 ACRES
LISA RONAN
(DOCUMENT NO. 2022030466)

1.01 AC
BONNET LARK
DEVELOPMENT LLC
(DOC. NO.
2020107539)

0.995 AC
MILESTONE COMMUNITY
BUILDERS LLC
(A. (DOC. NO. 2023051588)

LOT 29

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BL	BOLLARD
DM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET

① !!!CAUTION!!! WATER & WASTEWATER CROSSING
② !!!CAUTION!!! STORM & WASTEWATER CROSSING
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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PLAN 4 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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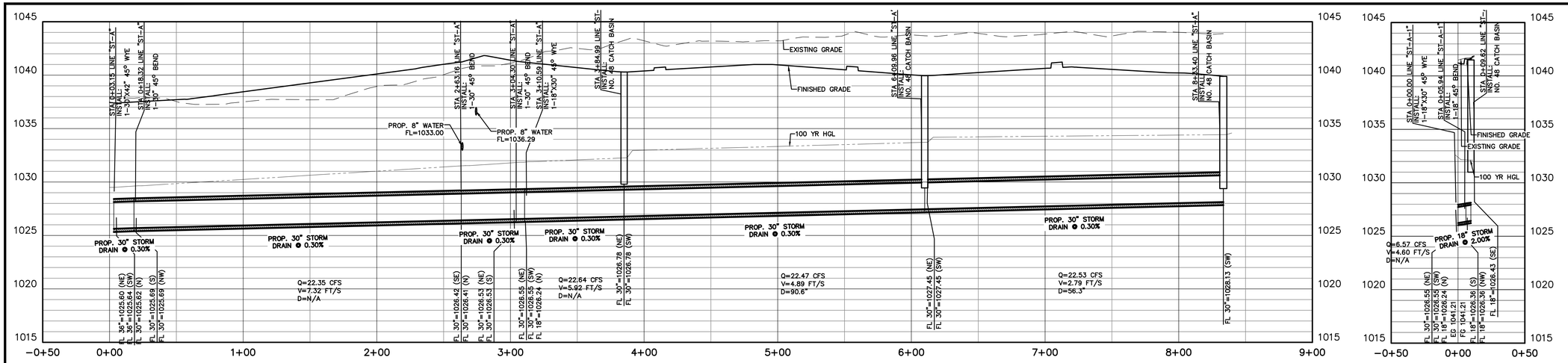
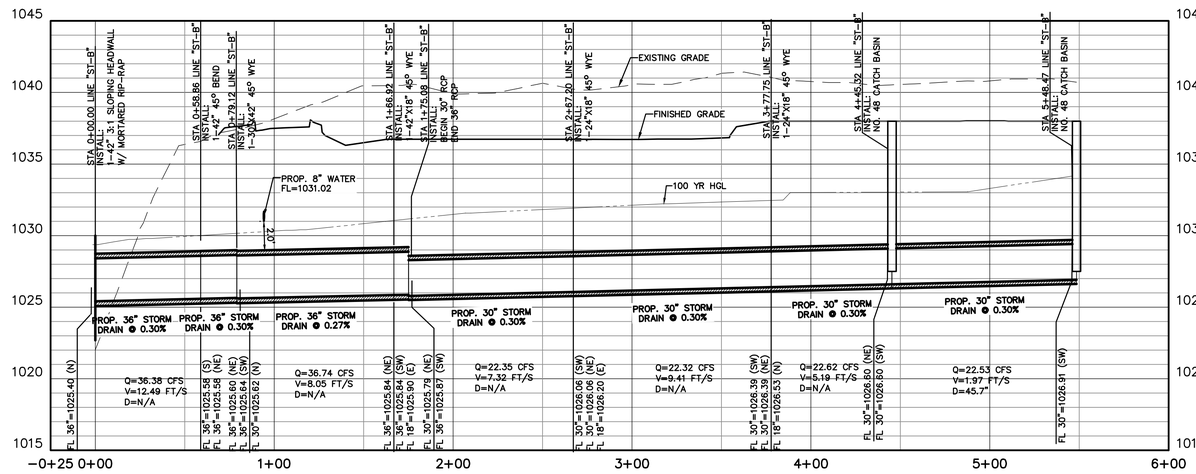


PROFILE: ST-A

PROFILE: ST-A-1



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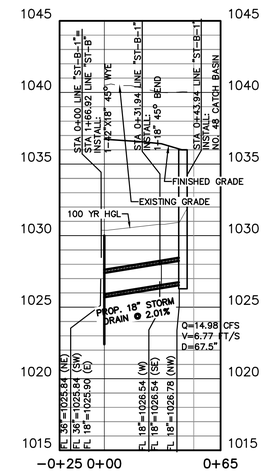

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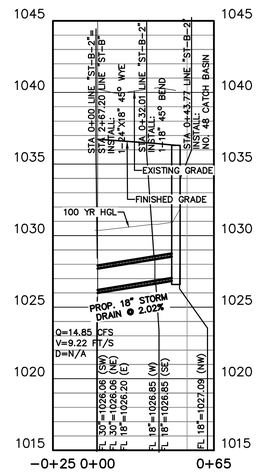

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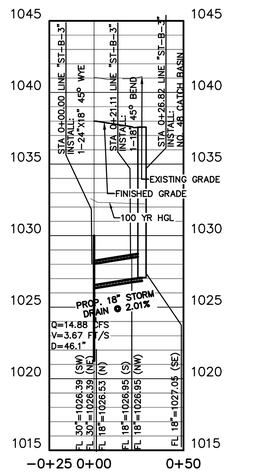

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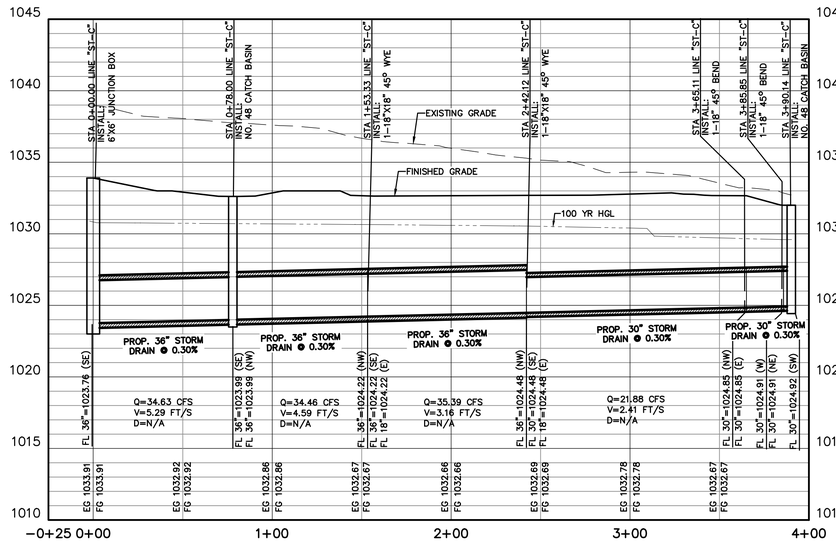
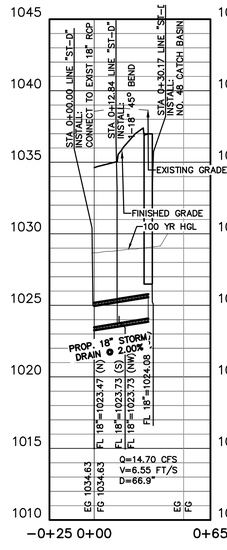


PROFILE: ST-C



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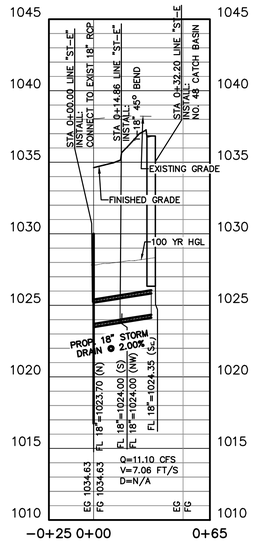

PROFILE: ST-E

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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PROFILE 1 OF 6

0 20 40 80 120
GRAPHIC SCALE IN FEET
OF−32 1"=40'

0 8 16 24
VERTICAL SCALE IN FEET
V: 1"=8'

SD-24-0213

CITY OF LEANDER APPROVAL

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
06/17/2024

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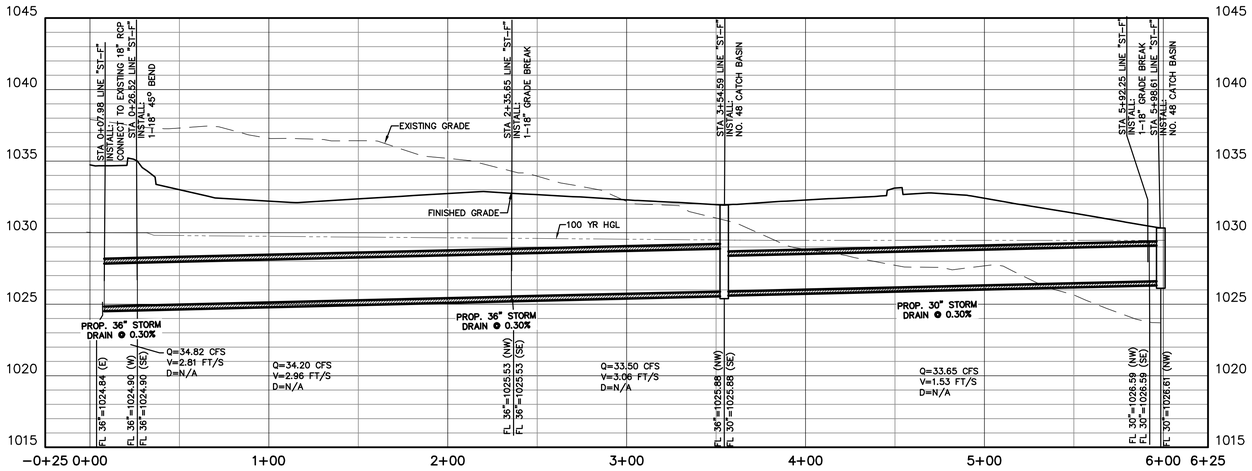

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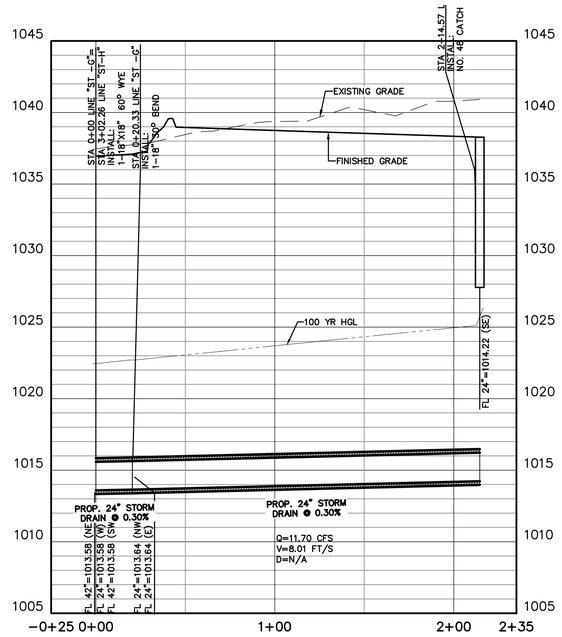

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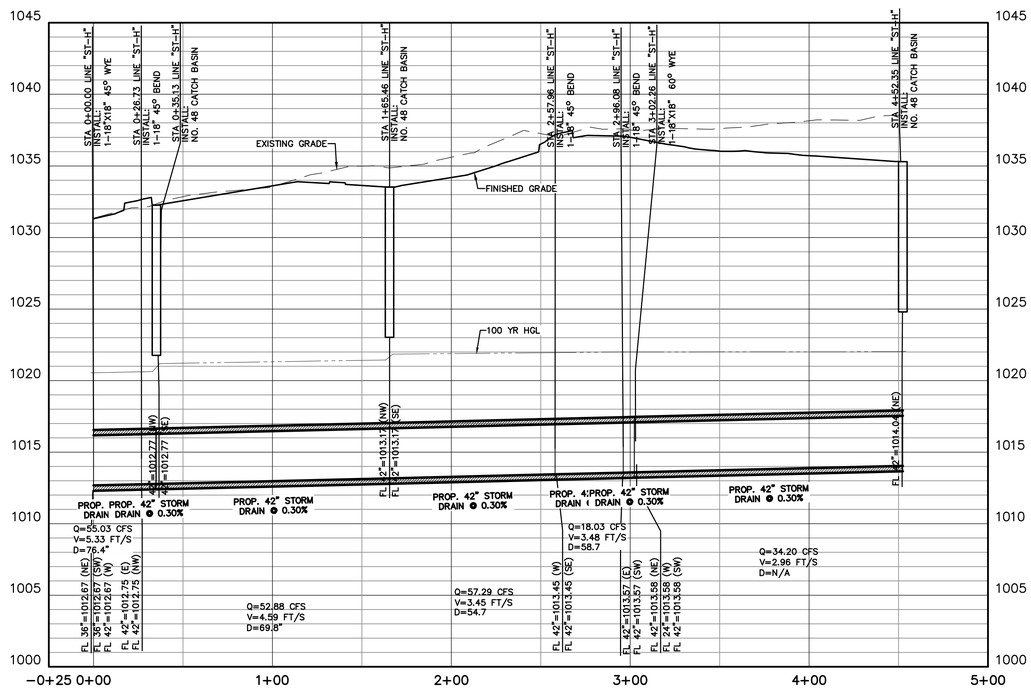

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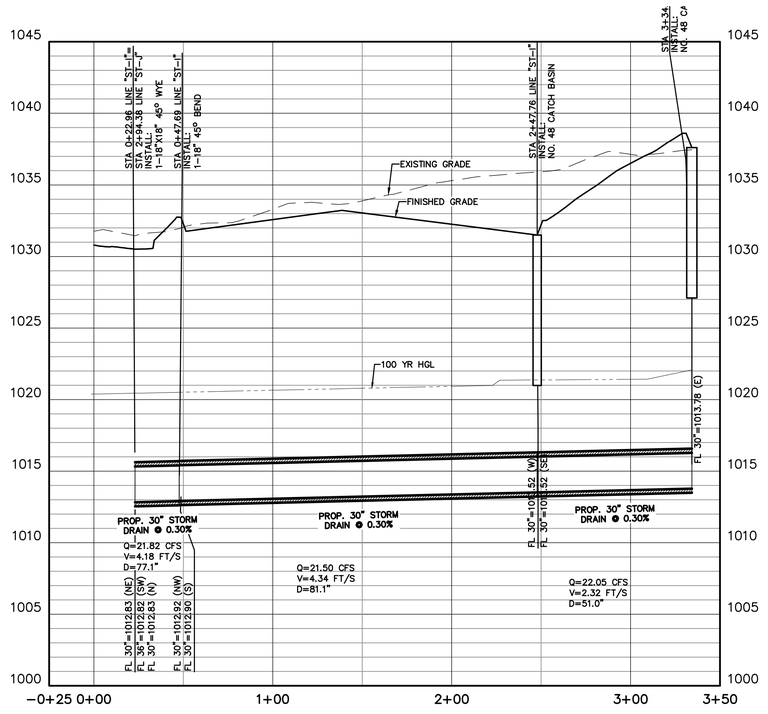

PROFILE: ST-I

0 8 16 24
VERTICAL SCALE IN FEET
V: 1"=8'

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

SD-24-0213

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HIGHWAY 29 COMMERCIAL SUBDIVISION
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SITE DEVELOPMENT PLANS

STORM SEWER PROFILE 2 OF 6

THE STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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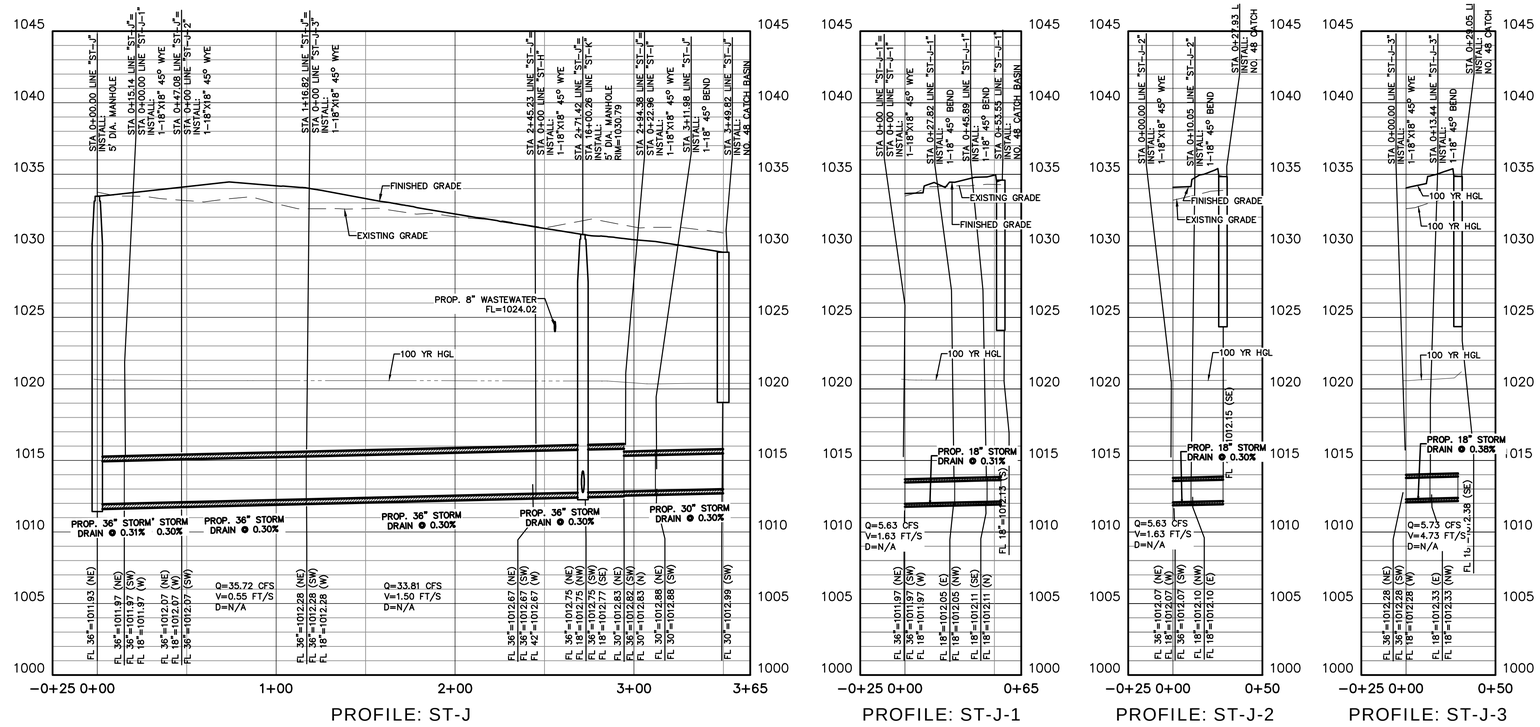
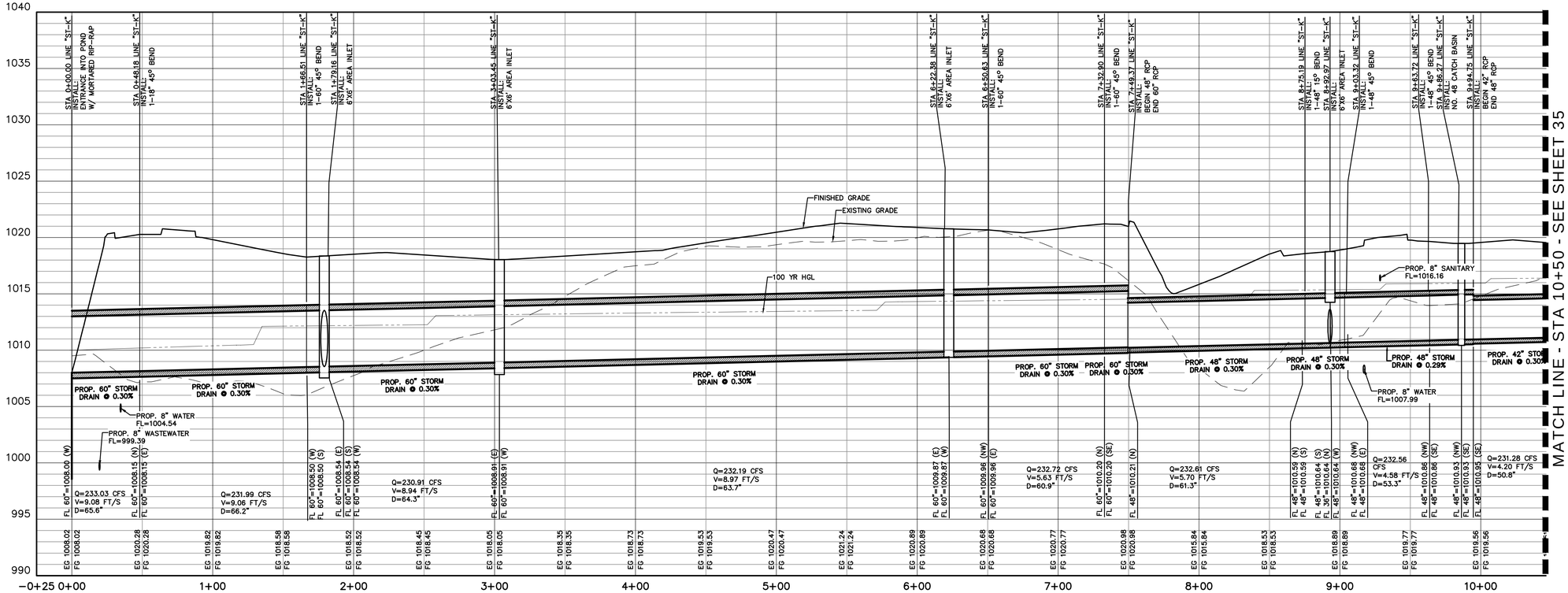


PROFILE: ST-J

PROFILE: ST-J-1

PROFILE: ST-J-2

PROFILE: ST-J-3



PROFILE: ST-K

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LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PROFILE 3 OF 6

VERTICAL SCALE IN FEET
V:1"=8'
0 8 16 24

GRAPHIC SCALE IN FEET
1"=40'
0 20 40 80 120

SD-24-0213

CITY OF LEANDER APPROVAL

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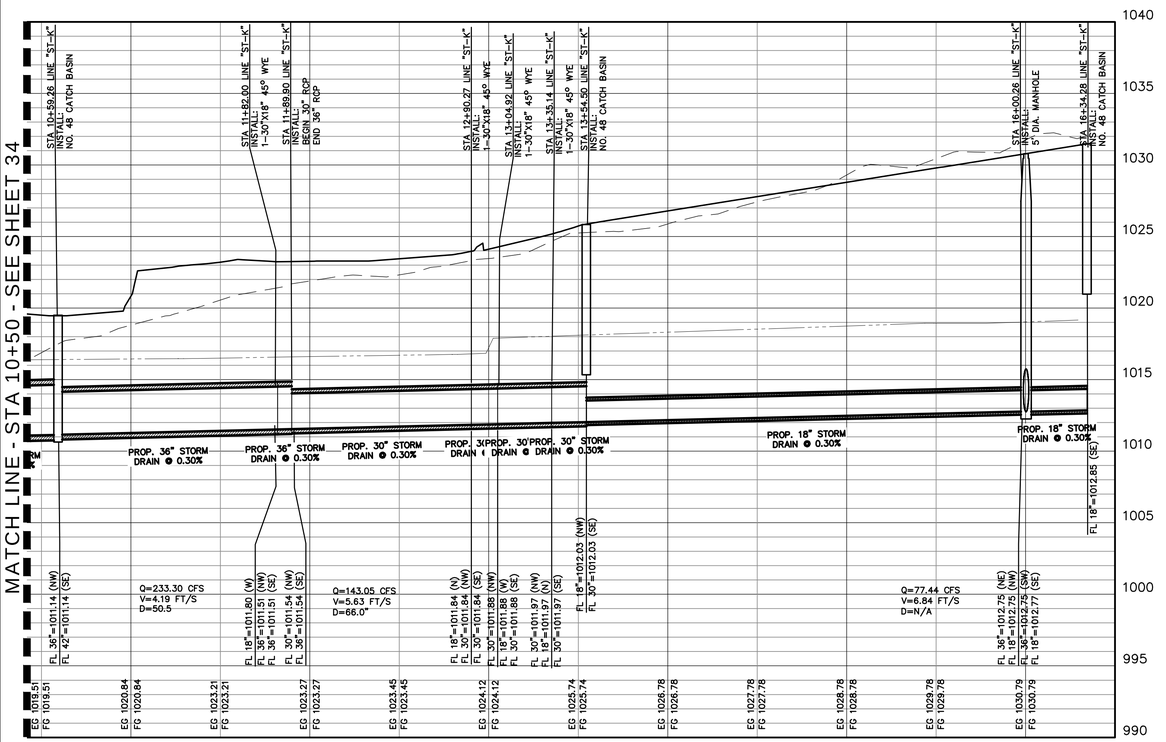

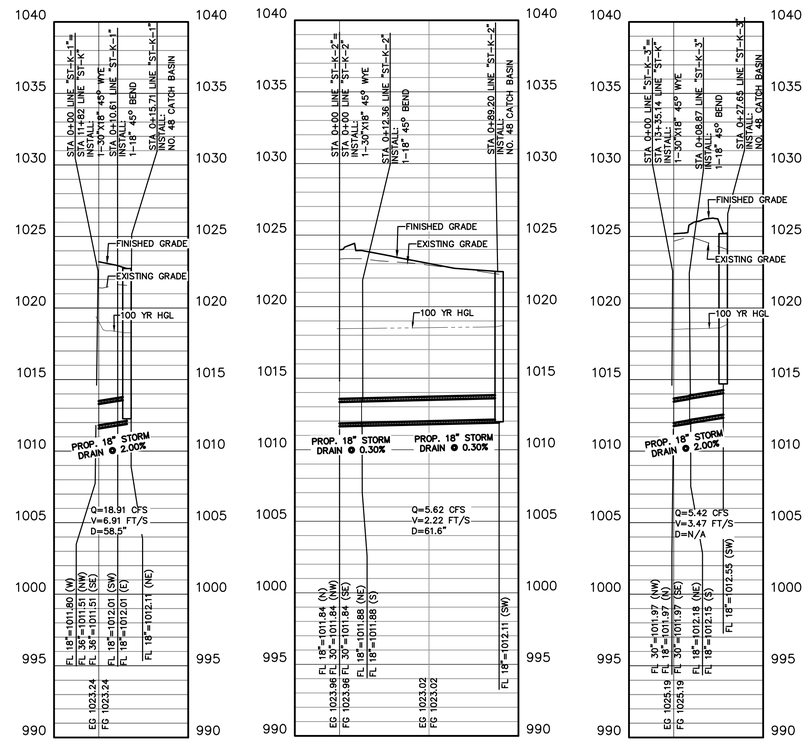

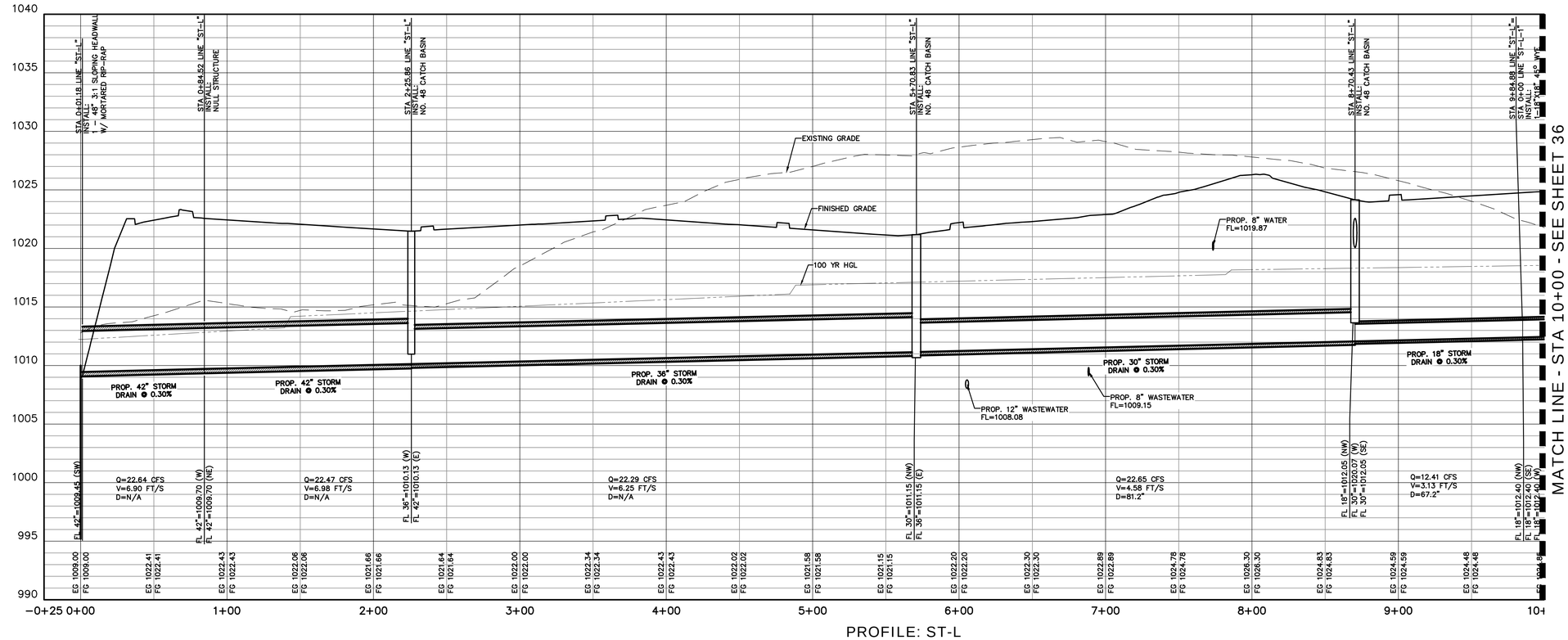

0 8 16 24
VERTICAL SCALE IN FEET
V: 1"=8'

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

SD-24-0213

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PROFILE 4 OF 6

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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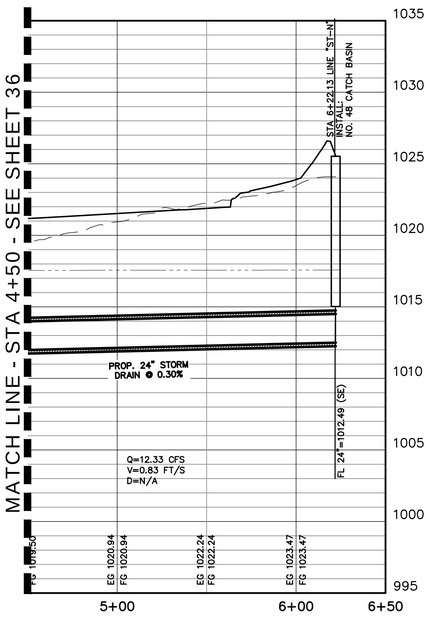
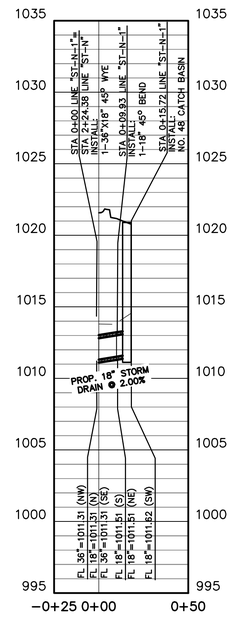
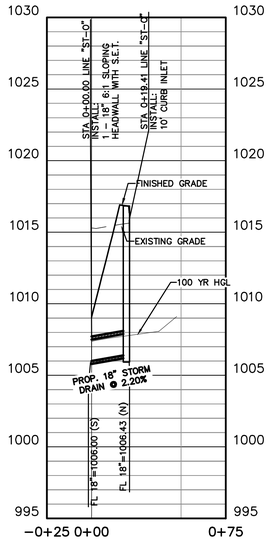
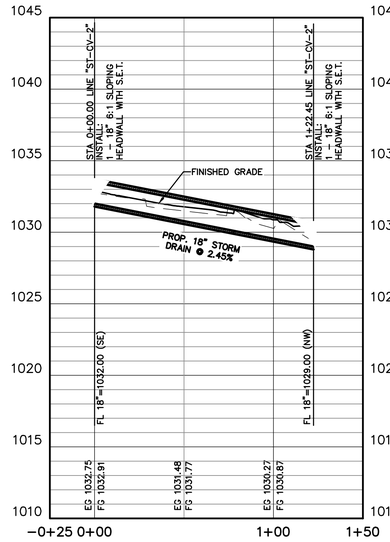




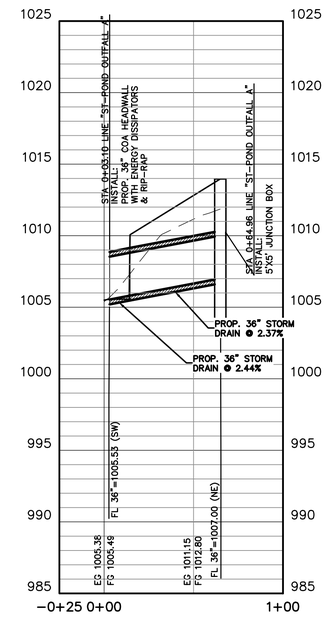
PROFILE: ST-N-1



PROFILE: ST-O



PROFILE: ST-CV-2



PROFILE: ST-POND OUTFALL A

VERTICAL SCALE IN FEET
V: 1"=8'

GRAPHIC SCALE IN FEET
1"=40'

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER PROFILE 6 OF 6

THE STATE OF TEXAS
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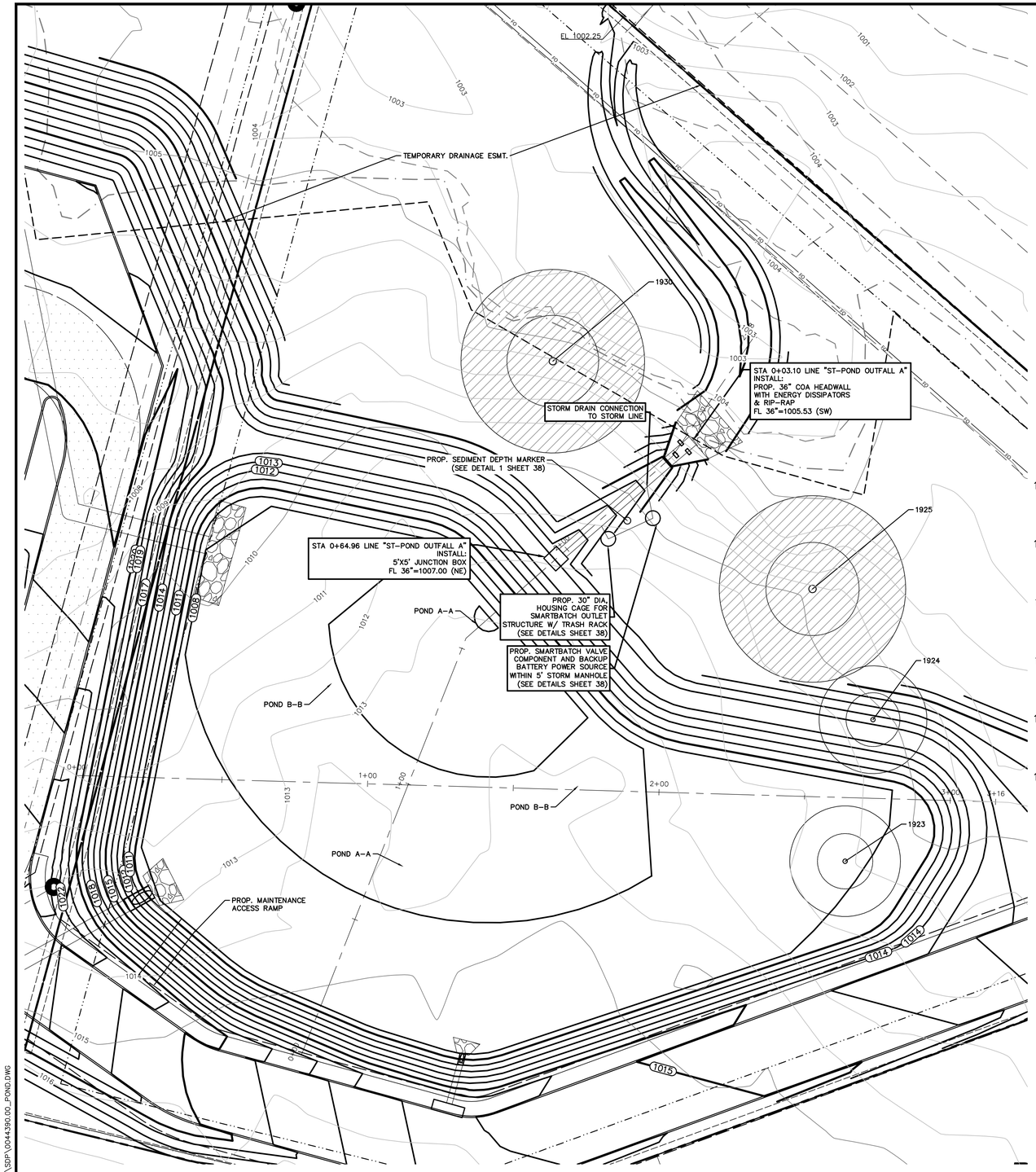
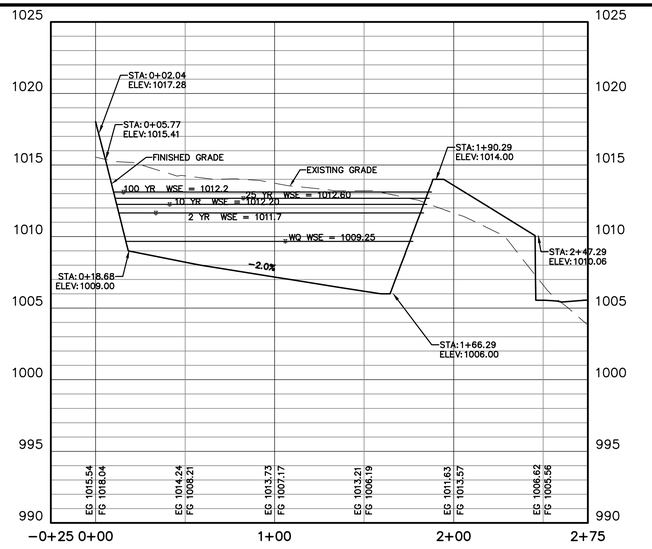
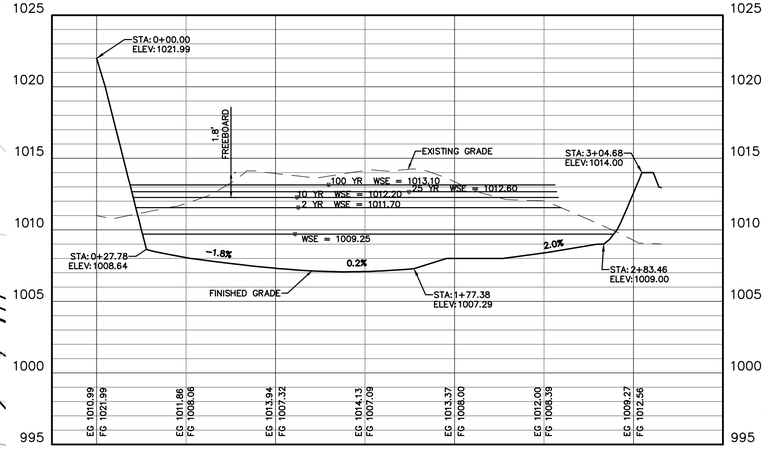




PROFILE: POND A-A



PROFILE: POND B-B

Pond Stage Storage Table						
Water Surface Elevations	Peak Discharge (cfs)	Stage (ft msl)*		Area (sf)	Incremental Volume (cf)	Storage (cf)
					0.00	0.00
		1006.00		39.27	19,752.76	19,752.76
		1007.00		4,800.20	2,419.74	22,172.49
		1008.00		16,794.37	10,797.28	32,969.78
		1009.00		29,975.44	23,384.90	56,354.68
WQE		1009.25		30,511.82	7,560.91	63,915.59
		1010.00		32,480.42	23,622.09	87,537.68
		1011.00		34,317.64	33,399.03	120,936.71
2 YR		1011.70		36,428.64	24,761.20	145,697.91
		1012.00		36,193.89	10,893.38	156,591.29
10 YR		1012.20		36,776.80	7,297.07	163,888.36
25 YR		1012.60		37,953.23	14,946.01	178,834.36
		1013.00		38,109.18	15,212.48	194,046.84
100 YR		1013.10		38,703.99	3,840.66	197,887.50
		1013.60		39,502.56	19,551.64	217,439.14
		1014.00		40,063.52	15,913.22	233,352.36



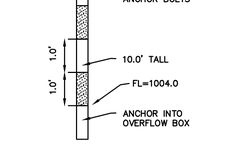
LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELP	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET
	EX A14 100-YR FP & BUFFER ZONE
	100-YR FLOODPLAIN LIMITS

PROFILES:

0 20 40 80 120
HORIZONTAL SCALE IN FEET
1"=40'

0 5 10 15
VERTICAL SCALE IN FEET
V: 1"=5'



1 SEDIMENT MARKER DETAIL
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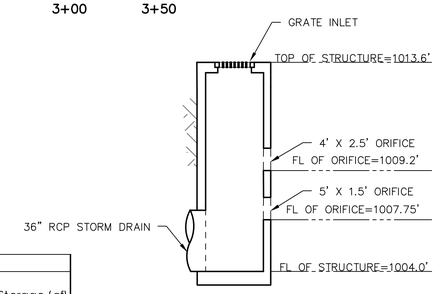

2 OVERFLOW BOX DETAIL
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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

POND PLAN & PROFILE

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: HWY 29 Commercial - SDP
Date Prepared: 6/14/2024

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	50.64	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	30.77	acres
Total post-development impervious cover fraction * =	0.61	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	26782	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	28.58	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	14.25	acres
Post-development impervious fraction within drainage basin/outfall area =	0.50	
$L_{M\ THIS\ BASIN}$ =	12403	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	28.58	acres
A_I =	14.25	acres
A_P =	14.33	acres
L_R =	14583	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 12403 lbs.

F = 0.85

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	1.32	inches
Post Development Runoff Coefficient =	0.36	
On-site Water Quality Volume =	48852	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	9770	
Total Capture Volume (required water quality volume(s) x 1.20) =	58623	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.

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 = 58623 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

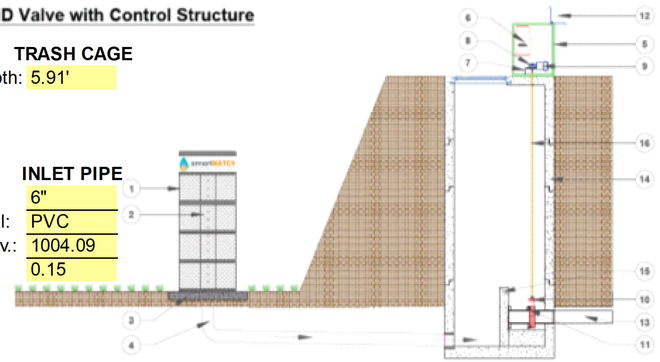
Uptream Storm Structure # Pond [L = 20 FT.}

Downstream Storm Structure # Control Structure [L = 30 FT.]

smartPOND Valve with Control Structure

TRASH CAGE
WQv Depth: 5.91'

INLET PIPE
Dia.: 6"
Material: PVC
Inv. Elev.: 1004.09
Slope: 0.15



CONTROL STRUCTURE
FG: 1014
Material: PVC
Size: 36"
Shape: Round

OUTLET PIPE
Dia.: 6"
Material: PVC
Inv. Elev.: 1003.68
Slope: 0.15

General Project Data	
Name:	Leander Tech Park
Location:	Leander
Engineer:	Hollis Scheffler, P.E.
Date:	4/15/2024
Fail Command	Open

Sediment Load	
Water Quality Vol:	40772 CF
Required Storage Vol:	48926 CF
Sediment Load Calcs	12376 lbs

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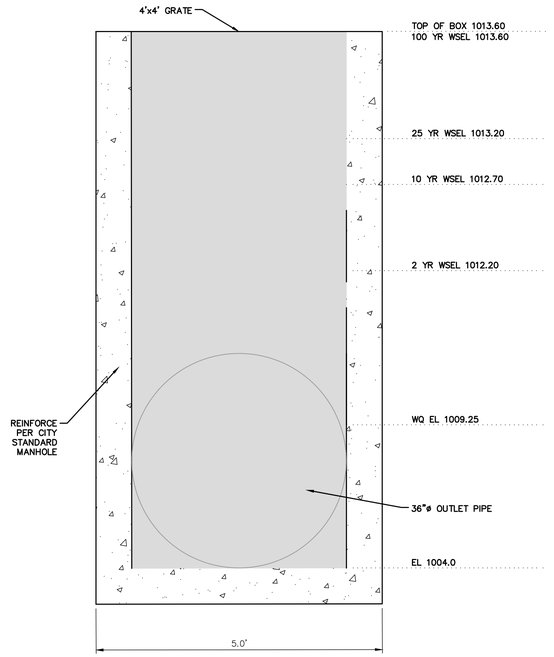
www.ecosvs.com



1 OUTLET STRUCTURE DETAIL
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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

POND DETAILS 1 OF 4

STATE OF TEXAS
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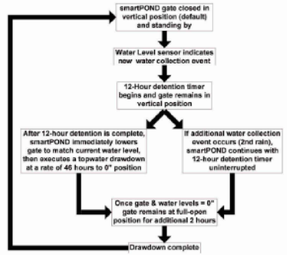
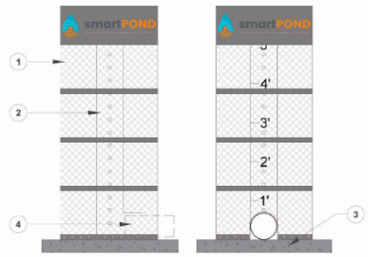
PROGRAMMABLE LOGIC FLOW CHART

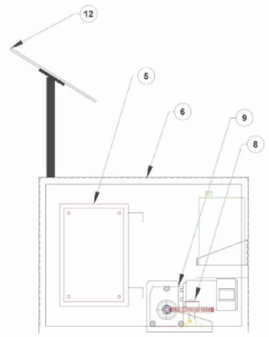


TRASH CAGE WITH PERFORATED RISER PIPE

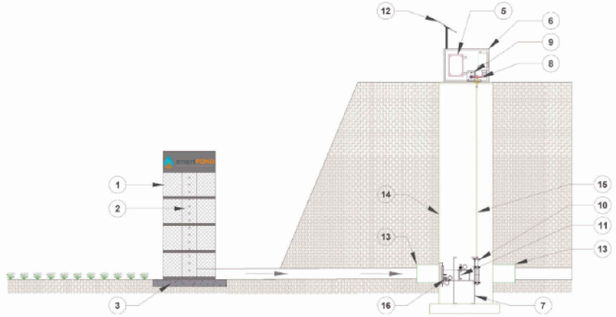


Parts List	
Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{2}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE STEM

CONTROL STRUCTURE DETAILS



smartPOND Valve with Control Structure



smartPOND Valve with Control Structure Details

REVISION NO. 0 DATE 3/11/2022 SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:
- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications
- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-5 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light
- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six-inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trash cage attaches to the perforated riser with a coupling and calder pin. The trash cage will be comprised of steel banding and a 1.5" x 1.5" mesh to prevent floatable's and other contaminants from entering and clogging the perforated riser. The trash cage will sit 0.5" above the bottom of the impoundment to allow the last 0.5" out of the impoundment.

7.3 Valve Stem Extension
The drive shaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve is shipped in a near-fully assembled configuration and should be stored likewise. The systems are transported and stored on pallets and must remain secured via straps or steel bands to said pallet at all times. The solar panel is not installed at times of transport or storage and should not be installed until the unit is ready to begin operation. The battery may be stored inside the electronics box and if removed, should never be stored on a concrete surface.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:
- Always keep hands clear of the valve and motor when unit is in operation.
- Turn the power switch off when doing any electrical work.
- Do not enter the water when the device is actively draining water
- Always use proper PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve
"smartSATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(303) 711-6428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(303) 656-1000
www.ecosvs.com

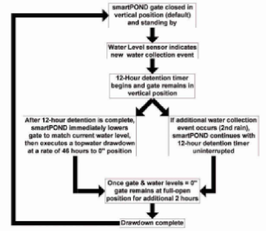
12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site. Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

smartPOND Valve Specifications

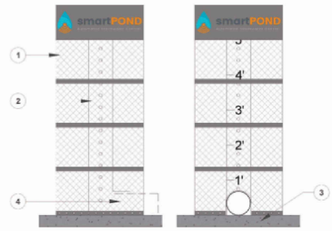
REVISION NO. 0 DATE 3/11/2022 SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

PROGRAMMABLE LOGIC FLOW CHART

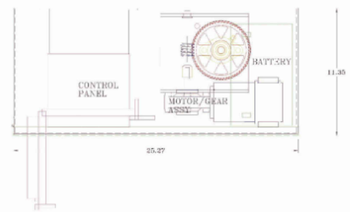


TRASH CAGE WITH PERFORATED RISER PIPE



Parts List	
Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{2}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTPOND



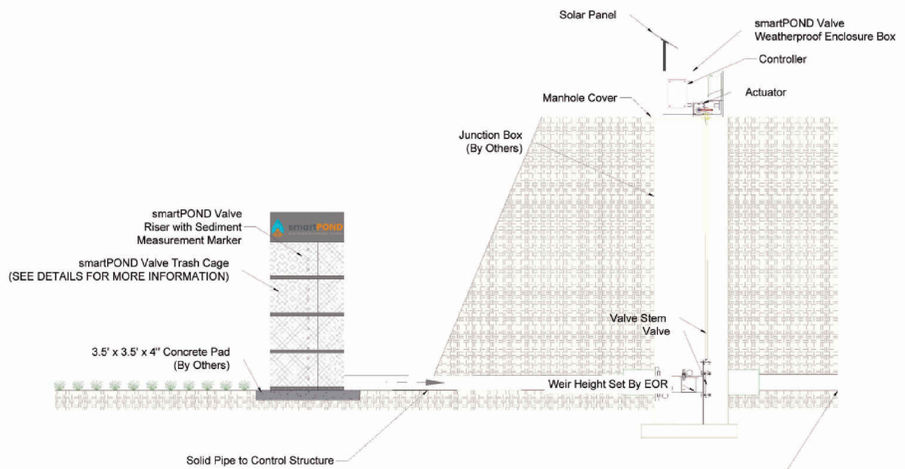
FRONT VIEW OF SMARTPOND



smartPOND Valve with Control Structure Details

REVISION NO. 0 DATE 3/11/2022 SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.



smartPOND Valve with Control Structure

REVISION NO. 0 DATE 3/11/2022 SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

POND DETAILS 2 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 40

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smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:

- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications

- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light

- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trash cage attaches to the perforated riser with a coupling and calder pin. The trash cage will be comprised of steel banding and a 1.5" x 1.5" mesh to prevent floatable's and other contaminants from entering and clogging the perforated riser. The trash cage will sit 0.5" above the bottom of the impoundment to allow the last 0.5" out of the impoundment.

7.3 Valve Stem Extension
The driveshaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve is shipped in a near-fully assembled configuration and should be stored likewise. The systems are transported and stored on pallets and must remain secured via straps or steel bands to said pallet at all times. The solar panel is not installed at times of transport or storage and should not be installed until the unit is ready to begin operation. The battery may be stored inside the electronics box and if removed, should never be stored on a concrete surface.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:

- Always keep hands clear of the valve and motor when unit is in operation.
- Turn the power switch off when doing any electrical work.
- Do not enter the water when the device is actively draining water
- Always use proper PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve
"smartSATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

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www.ecosvs.com

12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site. Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

smartPOND
Automated Stormwater Control.

FOR ADDITIONAL INFORMATION PLEASE CONTACT
CONVERGENT WATER TECHNOLOGIES
1-800-711-5428
www.convergentwater.com

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve Specifications

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

POND DETAILS 3 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

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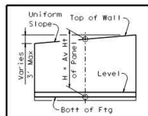
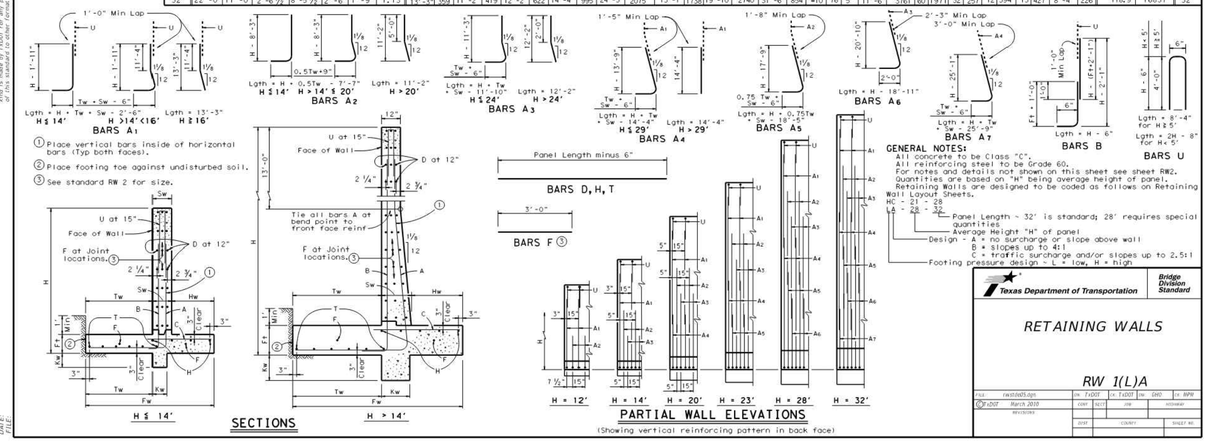
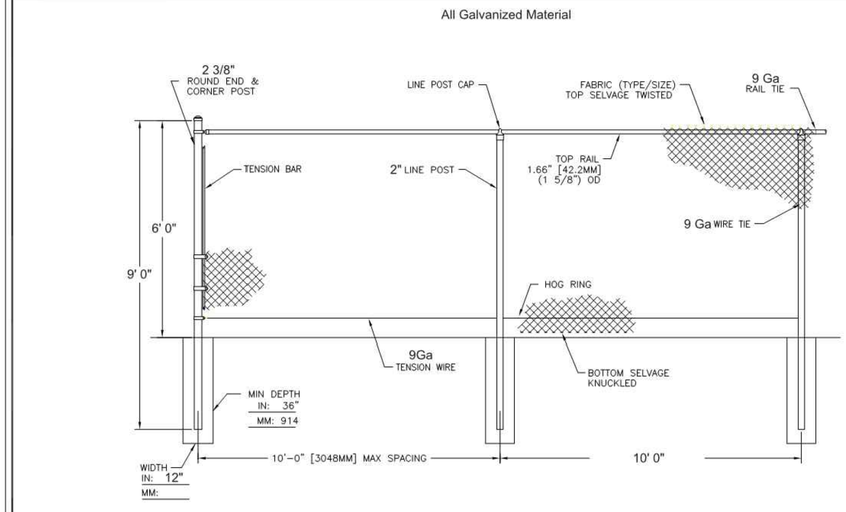


H DEFINITION

Wall Height "H"	PROPERTIES: WALL DIMENSIONS						Max Soil Press	REINFORCING STEEL FOR ONE 32' PANEL (DESIGN A)																								QUANTITY FOR ONE 32' PANEL		Wall Height "H"
								A1 ~ 26 #5 at 15" c-c		A2 ~ 25 #6 at 15" c-c		A3 ~ 25 #7 at 15" c-c		A4 ~ 26 #8 at 15" c-c		A5 ~ 25 #9 at 15" c-c		A6 ~ 25 #11 at 15" c-c		A7 ~ 26 #11 at 15" c-c		B ~ 26 #5 at 15" c-c		C				D (#5) at 12" c-c		Dowel F (#5) at 12" c-c		H (#5) at 12" c-c		T (#5) at 12" c-c		U ~ 26 #5 at 15" c-c		CONC (CY)	REINF (LB)	
(Ft)	Fw	Tw	Sw	Hw	Ft	Kw	T/SF	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Size	No	Spa	Lgth	Wt	No	Wt	No	Wt	No	Wt	No	Wt	Lgth	Wt			
2	1'-8"	8"	1'-0"	0	9"	9"	0.11																					4	131	3	24			2	66	2	66	3'-4"	90	3,6	312	2
3	2'-0"	1'-0"	1'-0"	0	9"	9"	0.15																					6	197	4	32	2	66	2	66	5'-4"	145	5,1	506	3
4	2'-8"	1'-4"	1'-0"	4"	1'-0"	9"	0.21	3'-10"	104															3'-6"	95	#4	26	15"	1'-10"	32	8	263	6	48	2	66	2	66	7'-4"	199	7,4	873	4
5	3'-6"	1'-9"	1'-0"	9"	1'-0"	9"	0.23	5'-3"	142															4'-6"	122	#4	26	15"	2'-3"	39	10	329	7	56	2	66	3	99	8'-4"	226	9,6	1079	5
6	4'-5"	2'-2"	1'-0"	1'-1"	1'-0"	9"	0.24	6'-8"	181															5'-6"	149	#4	26	15"	2'-8"	46	12	394	8	64	3	99	3	99	8'-4"	226	11,6	1259	6
7	5'-0"	2'-6"	1'-0"	1'-6"	1'-0"	9"	0.27	8'-0"	217															6'-6"	176	#4	26	15"	3'-0"	52	14	460	9	72	3	99	3	99	8'-4"	226	13,7	1401	7
8	5'-8"	2'-10"	1'-0"	1'-10"	1'-0"	9"	0.30	9'-4"	253															7'-6"	203	#4	26	15"	3'-4"	58	16	526	10	80	3	99	4	131	8'-4"	226	15,7	1575	8
9	6'-4"	3'-2"	1'-0"	2'-2"	1'-0"	9"	0.33	10'-8"	284															8'-6"	231	#4	26	15"	3'-8"	64	18	591	11	88	3	99	4	131	8'-4"	226	17,7	1714	9
10	7'-0"	3'-6"	1'-0"	2'-6"	1'-0"	9"	0.36	12'-0"	325	4'-2"	156													9'-6"	258	#4	38	10"	4'-0"	102	20	657	12	96	4	131	4	131	8'-4"	226	19,6	2082	10
11	7'-9"	3'-10"	1'-0"	2'-11"	1'-0"	9"	0.39	13'-4"	362	5'-4"	200													10'-6"	285	#6	38	10"	4'-4"	247	22	723	13	104	4	131	5	164	8'-4"	226	21,7	2436	11
12	8'-6"	4'-3"	1'-0"	3'-5"	1'-0"	9"	0.40	14'-9"	400	6'-7"	247													11'-6"	312	#6	38	10"	4'-9"	271	24	789	14	112	4	131	5	164	8'-4"	226	23,8	2651	12
13	9'-2"	4'-7"	1'-0"	3'-7"	1'-0"	9"	0.43	16'-1"	436	7'-8"	288	6'-9"	345											12'-6"	339	#7	38	10"	5'-1"	395	26	854	15	120	5	164	6	197	8'-4"	226	25,8	3364	13
14	9'-10"	4'-11"	1'-0"	3'-11"	1'-0"	9"	0.47	17'-5"	472	8'-11"	335	8'-1"	413											13'-6"	366	#8	38	10"	5'-5"	550	28	920	16	128	5	164	6	197	8'-4"	226	28,2	3771	14
15	10'-6"	5'-3"	1'-1⅜"	4'-1⅜"	1'-0"	9"	0.50	18'-10"	511	10'-1"	379	9'-6"	485											14'-6"	393	#9	38	10"	5'-9"	786	30	966	17	136	6	197	6	197	8'-4"	226	30,3	4253	15
16	11'-2"	5'-7"	1'-2"	4'-5"	1'-3"	1'-3"	0.55	13'-3"	359	11'-2"	419	10'-11"	558	8'-5"	584									15'-6"	420	#9	38	10"	6'-1"	786	32	1051	18	144	6	197	7	230	8'-4"	226	36,0	4974	16
17	11'-10"	5'-11"	1'-3⅜"	4'-7⅜"	1'-3"	1'-3"	0.58	13'-3"	359	12'-5"	466	12'-4"	630	9'-10"	683									16'-6"	447	#9	38	10"	6'-5"	829	34	1117	19	152	7	230	7	230	8'-4"	226	38,5	5369	17
18	12'-6"	6'-3"	1'-4"	4'-11"	1'-4"	1'-4"	0.62	13'-3"	359	13'-5"	503	13'-3"	703	11'-2"	775									17'-6"	475	#9	38	10"	6'-9"	872	34	1117	19	152	7	230	8	263	8'-4"	226	44,3	5682	18
19	13'-3"	6'-7"	1'-5"	5'-3"	1'-6"	1'-6"	0.66	13'-3"	359	14'-9"	554	15'-2"	775	12'-8"	879									18'-6"	502	#9	38	10"	7'-2"	926	36	1183	20	160	7	230	8	263	8'-4"	226	48,1	6057	19
20	13'-10"	6'-11"	1'-6⅛"	5'-4¾"	1'-6"	1'-6"	0.70	13'-3"	359	15'-11"	598	16'-7"	847	14'-1"	978									19'-6"	529	#10	38	10"	7'-5"	1213	38	1248	21	168	8	263	8	263	8'-4"	226	50,9	6692	20
21	14'-6"	7'-3"	1'-7"	5'-8"	1'-9"	1'-9"	0.75	13'-3"	359	16'-7"	647	18'-0"	920	15'-5"	1070	9'-7"	815							20'-6"	556	#10	38	10"	7'-9"	1267	40	1314	22	176	8	263	9	296	8'-4"	226	57,7	7681	21
22	15'-2"	7'-7"	1'-8¼"	5'-10⅞"	1'-9"	1'-6"	0.78	13'-3"	359	17'-2"	419	19'-5"	992	16'-11"	1174	10'-11"	928							21'-6"	583	#10	38	10"	8'-1"	1322	42	1380	23	184	8	263	9	296	8'-4"	226	61,0	8126	22
23	16'-0"	8'-0"	1'-9⅞"	6'-2¾"	1'-9"	1'-6"	0.79	13'-3"	359	11'-2"	419	20'-11"	1069	18'-5"	1278	12'-4"	1048							22'-6"	610	#8	76	5"	8'-6"	1725	44	1446	24	192	9	296	10	329	8'-4"	226	64,8	8997	23
24	16'-6"	8'-3"	1'-10⅛"	6'-4⅛"	2'-0"	1'-6"	0.86	13'-3"	359	11'-2"	419	22'-5"	1131	19'-9"	1371	13'-2"	1155							23'-6"	637	#8	76	5"	8'-9"	1776	46	1511	25	200	9	296	10	329	8'-4"	226	72,4	9416	24
25	17'-3"	8'-7"	1'-11⅛"	6'-8⅜"	2'-0"	1'-6"	0.89	13'-3"	359	11'-2"	419	12'-2"	622	21'-2"	1469	15'-0"	1275	6'-1"	808					24'-6"	664	#8	76	5"	9'-2"	1860	48	1577	26	208	9	296	10	329	8'-4"	226	76,4	10112	25
26	18'-0"	9'-0"	2'-0⅛"	6'-11⅛"	2'-1"	1'-6"	0.93	13'-3"	359	11'-2"	419	12'-2"	622	22'-8"	1574	16'-4"	1388	7'-1"	941					25'-6"	692	#8	76	5"	9'-6"	1928	50	1643	27	217	10	329	11	361	8'-4"	226	85,2	10698	26
27	18'-6"	9'-3"	2'-1⅛"	7'-2⅛"	2'-1"	1'-6"	0.97	13'-3"	359	11'-2"	419	12'-2"	622	24'-1"	1672	17'-5"	1502	8'-1"	1074					26'-6"	719	#8	76	5"	9'-10"	1993	52	1708	28	225	10	329	11	361	8'-4"	226	89,0	11057	27
28	19'-3"	9'-7"	2'-2⅜"	7'-5⅝"	2'-3"	1'-9"	1.00	13'-3"	359	11'-2"	419	12'-2"	622	25'-5"	1764	19'-0"	1615	9'-1"	1206					27'-6"	746	#9	76	5"	10'-1"	2606	54	1774	29	233	10	329	12	394	8'-4"	226	94,5	12293	28
29	20'-0"	10'-0"	2'-3½"	7'-8½"	2'-3"	1'-9"	1.02	13'-3"	359	11'-2"	419	12'-2"	622	27'-0"	1874	20'-5"	1735	10'-1"	1339					28'-6"	775	#9	76	5"	10'-5"	2692	56	1840	30	241	11	361	12	394	8'-4"	226	99,2	12874	29
30	20'-6"	10'-3"	2'-4⅝"	7'-11⅝"	2'-3"	1'-9"	1.06	13'-3"	359	11'-2"	419	12'-2"	622	14'-4"	995	21'-9"	1849	11'-1"	1472	17'-0"	2348	29'-6"	800	#10	76	5"	10'-9"	3516	58	1906	31	249	11	361	12	394	8'-4"	226	105,3	13615	30
31	21'-3"	10'-7"	2'-5⅞"	8'-2⅛"	2'-3"	1'-9"	1.09	13'-3"	359	11'-2"	419	12'-2"	622	14'-4"	995	23'-0"	1955	12'-1"	1605	18'-4"	2533	30'-6"	827	#10	76	5"	11'-2"	3652	60	1971	32	257	11	361	13	427	8'-4"	226	108,2	16209	31
32	22'-0"	11'-0"	2'-6⅝"	8'-5⅝"	2'-6"	1'-9"	1.13	13'-3"	359	11'-2"	419	12'-2"	622	14'-4"	995	24'-5"	2075	13'-1"	1738	19'-10"	2740	31'-6"	854	#10	76	5"	11'-6"	3761	60	1971	32	257	12	394	13	427	8'-4"	226	118,9	16857	32





NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH.

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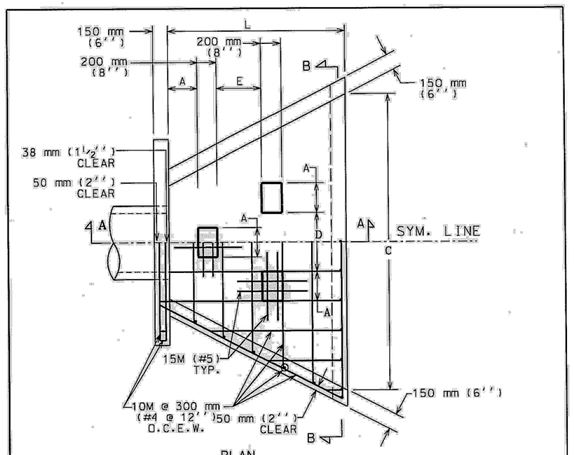
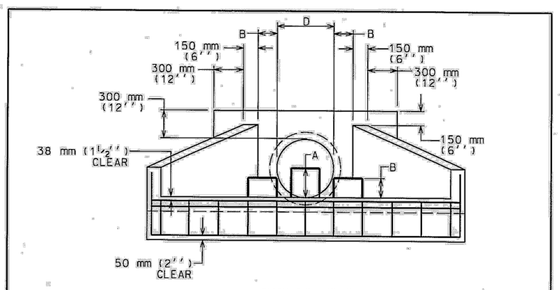
Merchants Metals ®
the first name in fence solutions

TYPICAL FENCE SECTION	BY: FJR	DWG. NO. SDM-134
TYPICAL FENCE ELEVATION TOP RAIL / NO BRACE RAIL	DATE: 05/19/05	SCALE: 1:40
	REV: A	



CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
Bill Bardin 8/20/07
ADOPTED
STANDARD HEADWALL AND ENERGY DISSIPATORS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 508S-13
1 OF 2



SECTION B-B

NOTES:
1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S. CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18'')	533 mm (21'')	610 mm (24'')	685 mm (27'')	765 mm (30'')	838 mm (33'')	914 mm (36'')	.067 m (42'')	.219 m (48'')	.372 m (54'')	.524 m (60'')	
A	225 mm (9'')	250 mm (10'')	300 mm (12'')	350 mm (14'')	375 mm (15'')	400 mm (16'')	450 mm (18'')	525 mm (21'')	600 mm (24'')	675 mm (27'')	750 mm (30'')	
B	150 mm (6'')	175 mm (7'')	200 mm (8'')	225 mm (9'')	250 mm (10'')	275 mm (11'')	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')	
C	2.29 m (90'')	2.67 m (105'')	3.05 m (120'')	343 m (135'')	3.81 m (150'')	4.19 m (165'')	4.57 m (180'')	5.33 m (210'')	6.10 m (240'')	6.86 m (270'')	7.62 m (300'')	
L	1.37 m (54'')	1.60 m (63'')	1.83 m (72'')	2.06 m (81'')	2.29 m (90'')	2.51 m (99'')	2.74 m (108'')	3.20 m (126'')	3.66 m (144'')	4.11 m (162'')	4.57 m (180'')	
E	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')	550 mm (22'')	600 mm (24'')	700 mm (28'')	800m (32'')	900 mm (36'')	1000 mm (40'')	

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
Bill Bardin 8/20/07
ADOPTED
STANDARD HEADWALL AND ENERGY DISSIPATORS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 508S-13
2 OF 2

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

POND DETAILS 4 OF 4

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 42

OF-82

DISCLAIMER:
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by the City of Austin for any purpose whatsoever. The City of Austin shall not be liable for any damages resulting from the incorrect use of this standard or from any misuse or misinterpretation of this standard by other persons or for incorrect results or damages resulting from its use.

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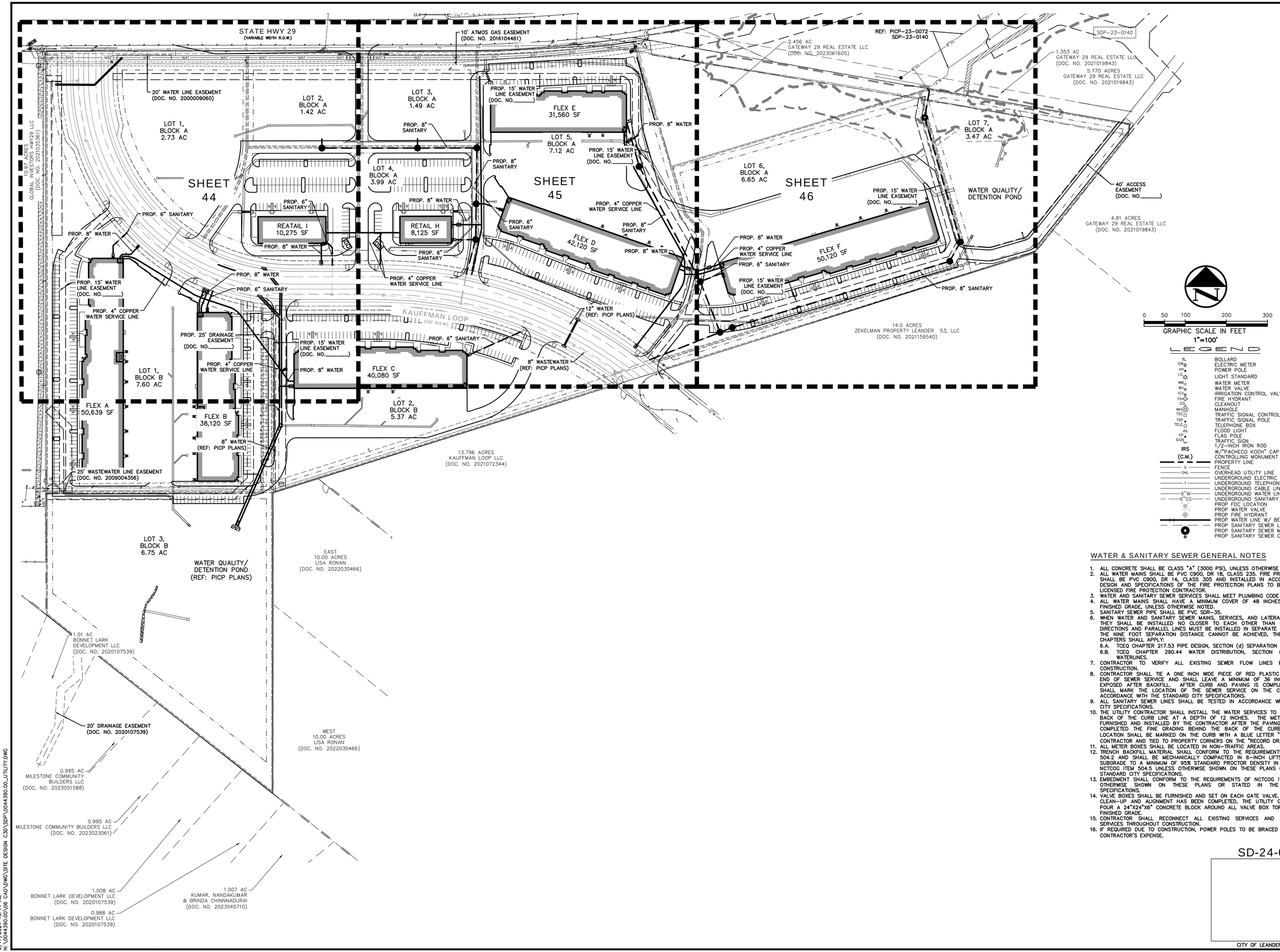

0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BOLLARD	
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
   6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
   6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"X24"X6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

SD-24-0213

CITY OF LEANDER APPROVAL

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

OVERALL UTILITY PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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SHEET NO.
43
OF-82

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6/17/2024 10:44 AM
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PK-0044390.00_UTILITY.DWG

STATE HWY 29
(VARIABLE WIDTH R.O.W.)

20' WATER LINE EASEMENT
(DOC. NO. 2000009060)

10' ATMOS GAS EASEMENT
(DOC. NO. 2016104461)

12" WATER
(REF: PICP PLANS)

8" WASTEWATER
(REF: PICP PLANS)

8" WATER
(REF: PICP PLANS)

LOT 1,
BLOCK A
2.73 AC

LOT 2,
BLOCK A
1.42 AC

LOT 3,
BLOCK A
1.49 AC

LOT 4,
BLOCK A
3.99 AC

10.97 ACRES
GLOBAL INVESTORS HWY29 LLC
(DOC. NO. 2021035361)

STA 0+22.33 LINE "WW- LEAD D"
INSTALL:
1 – 6" CAP
(CONTRACTOR TO END
& CAP 6" WWL)
FL 6"=1025.37 (SW)

6" SEWER @ 1.96%

STA 6+85 LINE" WW-5"=
STA 0+00 LINE" WW- LEAD D
INSTALL:
4' DIA. SSMH
FL 6"=1024.93 (NE)

STA 0+22.33 LINE "WW- LEAD C"
INSTALL:
1 – 6" CAP
(CONTRACTOR TO END
& CAP 6" WWL)
FL 6"=1022.50 (SW)

6" SEWER @ 3.76%

STA 4+53 LINE" WW-5"=
STA 0+00 LINE" WW- LEAD C
INSTALL:
4' DIA. SSMH
FL 8"=1021.66 (NW)
FL 6"=1021.66 (NE)

8" SEWER @ 1.65%

6+85

6+00

5+00

MATCH LINE - SEE SHEET 45

STA 0+00.00 LINE "W-I-D"
[Description]
N: 10205836.37
E: 3082428.99

STA 1+25.07 LINE "W-H-D"
3" DOMESTIC CONNECTION
(CONTRACTOR TO END 5'
FROM BUILDING FACE.
REF: MEP PLANS
FOR CONTINUATION.)
N: 10205811.94
E: 3082469.22

RETAIL H
8,125 SF

STA 0+00.00 LINE "W-H-D"
1 – 4" X 3" REDUCER
1 – 3" GATE VALVE
1 – 2" METER
1 – 2' X 3' (O.D.) HDPE BOX
SEE COL DETAIL #101-1
(CONTRACTOR TO
REMOVE 4" CAP &
TIE INTO 4" WL)
N: 10205787.65
E: 3082399.40

STA 0+00.00 LINE "W-A-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
(CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT)
N: 10206132.44
E: 3081922.69

STA 0+00.00 LINE "W-B-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
(CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT)
N: 10205981.11
E: 3082005.37

STA 0+24.77 LINE "W-B-D"
1 – 4" X 4" CROSS
N: 10205938.81
E: 3081991.04

STA 0+00.00 LINE "W-B-D"
1 – 4" GATE VALVE
1 – 3" DOMESTIC METER
1 – 7' X 10' (O.D.) CONCRETE VAULT
SEE COA DETAIL 520-AW-06
(CONTRACTOR TO REMOVE CAP &
TIE INTO 4" WL STUBOUT)
N: 10205953.55
E: 3082010.94

STA 0+00.00 LINE "WW- LEAD F"
INSTALL:
CONTRATOR TO REMOVE
6" CAP & TIE INTO
WWL STUBOUT
FL 6"=1027.32 (SW)

STA 0+36.53 LINE "WW- LEAD F"
INSTALL:
1–6" 22.5° BEND
FL 6"=1029.15 (NE)
FL 6"=1029.15 (SW)

STA 0+35.00 LINE "W-B-F"
INSTALL:
1 – 8" 22.5° BEND
N: 10205940.41
E: 3081977.14

STA 0+62.08 LINE "W-B-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10205917.27
E: 3081963.09

STA 0+59.05 LINE "W-B-D"
4" DOMESTIC CONNECTION
(CONTRACTOR TO END 5'
FROM BUILDING FACE.
REF: MEP PLANS
FOR CONTINUATION.)
N: 10205915.96
E: 3081965.25

STA 0+54.04 LINE "WW- LEAD F"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATION)
FL 6"=1030.02 (NE)

STA 0+59.32 LINE "WW- LEAD E"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATION)
FL 6"=1028.45 (SE)

STA ??? LINE "W-I-D"
3" DOMESTIC CONNECTION
(CONTRACTOR TO END 5'
FROM BUILDING FACE.
REF: MEP PLANS
FOR CONTINUATION.)
N: 10205903.93
E: 3082317.78

STA 0+51.90 LINE "W-I-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10205906.59
E: 3082303.77

STA 0+56.07 LINE "WW- LEAD E"
INSTALL:
1 – 6" 45° BEND
FL 6"=1028.41 (NW)
FL 6"=1028.40 (S)

STA 0+00.00 LINE "W-I-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
(CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT)
N: 10205862.23
E: 3082276.82

STA 0+41.93 LINE "WW- LEAD E"
INSTALL:
1 – 6" 45° BEND
FL 6"=1028.24 (SW)
FL 6"=1028.26 (N)

STA 0+00 LINE "???"
INSTALL:
CONTRATOR TO REMOVE
6" CAP & TIE INTO
WWL STUBOUT
FL 6"=1027.82 (NE)

REATAIL I
10,275 SF

PROP. 8" WATER

PROP. 3" COPPER
WATER SERVICE LINE

KAUFFMAN LOOP
(100' R.O.W.)

6" SEWER @ 1.00%

6" SEWER @ -1.00%

6" SEWER @ 5.00%

12" WATER
(REF: PICP PLANS)

8" WASTEWATER
(REF: PICP PLANS)

STA 0+23.00 LINE "W-C-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
N: 10205650.96
E: 3082056.20

STA 3+09.02 LINE "W-C-D"
4" DOMESTIC CONNECTION
(CONTRACTOR TO END 5'
FROM BUILDING FACE.
REF: MEP PLANS
FOR CONTINUATION.)
N: 10205655.11
E: 3082073.34

STA 0+35.50 LINE "W-C-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10205644.48
E: 3082066.88

STA 0+00.00 LINE "W-C-F"
INSTALL:
CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT
N: 10205662.90
E: 3082036.54

LOT 2,
BLOCK B
3.99 AC

FLEX C
40,080 SF

PROP. 15' WATER
LINE EASEMENT

PROP. 25' DRAINAGE
EASEMENT

PROP. 4" COPPER
WATER SERVICE LINE

8" WATER
(REF: PICP PLANS)

PROP. 8" WATER

STA 0+00.00 LINE "WW- LEAD H"
INSTALL:
CONTRATOR TO REMOVE
6" CAP & TIE INTO
WWL STUBOUT
FL 6"=1028.66 (W)

6" SEWER @ 6.64%

STA 0+29.35 LINE "W-A-F"
INSTALL:
1 – 8" 45° BEND
N: 10206124.35
E: 3081894.48

STA 0+50.30 LINE "W-A-F"
INSTALL:
1 – 8" 45° BEND
N: 10206135.21
E: 3081876.58

STA 0+44.98 LINE "WW- LEAD H"
INSTALL:
1–6" 45° BEND
FL 6"=1031.65 (E)
FL 6"=1031.65 (SW)

STA 0+76.06 LINE "WW- LEAD H"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATIN)
FL 6"=1033.71 (NE)

STA 0+57.36 LINE "W-A-F"
INSTALL:
1 – 8" 45° BEND
N: 10206133.53
E: 3081869.72

STA 0+62.23 LINE "W-A-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10206129.36
E: 3081867.20

STA 2+32.10 LINE "W-A-D"
4" DOMESTIC CONNECTION
(CONTRACTOR TO END 5'
FROM BUILDING FACE.
REF: MEP PLANS
FOR CONTINUATION.)
N: 10206126.77
E: 3081871.48

PROP. 4" COPPER
WATER SERVICE LINE

PROP. 8" WATER

FLEX A
50,639 SF

FLEX B
38,120 SF

LOT 1,
BLOCK B
7.60 AC

PROP. 15' WATER
LINE EASEMENT

8" WATER
(REF: PICP PLANS)

PROP. 8" WATER

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2--INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

① !!!CAUTION!!! WATER & WASTEWATER CROSSING
② !!!CAUTION!!! STORM & WASTEWATER CROSSING
③ !!!CAUTION!!! WATER & STORM CROSSING

SD-24-0213

CITY OF LEANDER APPROVAL

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Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PLAN 1 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
44
OF-82

TJAHN
6/17/2024 10:44 AM
N:\0044390.00\06 CAD\DWG\SITE DESIGN C3D\SDP\0044390.00_UTILITY.DWG

PK–0044390.00_UTILITY.DWG

STATE HWY 29
(VARIABLE WIDTH R.O.W.)

20' WATER LINE EASEMENT
(DOC. NO. 2000009060)

10' ATMOS GAS EASEMENT
(DOC. NO. 2016104461)

8" WATER
(REF: PICP PLANS)

PROP. 15' WATER LINE EASEMENT
(DOC. NO._____)

LOT 3,
BLOCK A
1.49 AC

LOT 4,
BLOCK A
3.99 AC

LOT 5,
BLOCK A
7.12 AC

LOT 6,
BLOCK A
6.65 AC

LOT 2,
BLOCK B
5.37 AC

FLEX E
31,560 SF
FFE:1024'

FLEX D
42,120 SF
FFE:1027'

FLEX F
50,120 SF
FFE:1021'

FLEX C
40,080 SF

RETAIL H
8,125 SF

KAUFFMAN LOOP
(100' R.O.W.)

MATCH LINE - SEE SHEET 44

MATCH LINE - SEE SHEET46

STA ??? LINE "W-1-PRIVATE"
INSTALL:
CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT
N: 10206047.13
E: 3082839.35

STA 0+73.69 LINE "W-H-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10205781.73
E: 3082597.13

STA 3+08.02 LINE "WW-5"
INSTALL:
4' DIA. SSMH
FL 8"=1019.07 (SW)
FL 8"=1019.17 (NW)

8" SEWER @ 1.65%

8" SEWER @ 0.31%

STA 0+50.02 LINE "W-H-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
N: 10205769.45
E: 3082617.36

STA 1+72 LINE" WW-5"=
STA 0+00 LINE" WW- LEAD B
INSTALL:
4' DIA. SSMH
FL 8"=1018.66 (NE)
FL 6"=1018.66 (SE)

6" SEWER @ 3.50%

6" SEWER @ 3.73%

STA 1+72.89 LINE "WW-5"
INSTALL:
1-6" 22.5° BEND
FL 6"=1019.37 (NW)
FL 6"=1019.37 (SE)

STA 0+69.07 LINE "WW- LEAD B"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATIN)

STA 1+24.19 LINE "W-1-PRIVATE"
INSTALL:
1 – 8" X 8" TEE
2 – 8" GATE VALVES
N: 10205743.48
E: 3082660.11

STA 1+13.99 LINE "W-1-PRIVATE"
INSTALL:
1 – 8" 11.5° BEND
N: 10205734.76
E: 3082654.81

6" SEWER @ 0.37%

STA 0+85.43 LINE "WW-5"
INSTALL:
4' DIA. SSMH
RIM=1027.03
FL 8"=1018.13 (SW)
FL 8"=1018.23 (NE)
FL 6"=1018.23 (NW)

6" SEWER @ 6.92%

8" SEWER @ 0.33%

STA 0+00 LINE "WW-5"
INSTALL:
1 – 8" CAP
(CONTRACTOR TO END
& CAP 8" WW.)
FL 8"=1017.85 (SW)

STA 0+59.19 LINE "WW- LEAD A"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATIN)
FL 6"=1022.33 (SE)

STA 0+00.00 LINE "WW- LEAD I"
INSTALL:
1 – 6" 45° BEND
CONTRATOR TO REMOVE
6" CAP & TIE INTO
WWL STUBOUT
FL 6"=1017.13 (W)

6" S.S. @ 3.0%

STA 1+41.79 LINE "WW- LEAD I"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATION)
FL 6"=1022.68 (E)

STA 0+51.67 LINE "W-E-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10205755.14
E: 3083073.48

STA 6+00.38 LINE "W-E-D"
4" DOMESTIC CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE.
REF: MEP PLANS
FOR CONTINUATION.)
N:10205755.66
E:3083072.63

STA 0+28.37 LINE "W-E-F"
INSTALL:
1 – 8" 45° BEND
N: 10205734.93
E: 3083062.38

STA 0+30.35 LINE "W-E-F"
INSTALL:
1 – 8" 45° BEND
N: 10205736.92
E: 3083062.42

STA 0+23.90 LINE "W-E-F"
INSTALL:
1 – 8" 45° BEND
N: 10205731.72
E: 3083065.48

STA 0+00.00 LINE "W-E-D"
1 – 4" GATE VALVE
1 – 3" DOMESTIC METER
1 – 7' X 10' (O.D.) CONCRETE VAULT
SEE COA DETAIL 520-AW-06
(CONTRACTOR TO REMOVE CAP &
TIE INTO 4" WL STUBOUT)
N:10205294.53
E:3082822.28

STA ??? LINE "WW-4"
INSTALL:
6" DOUBLE CLEANOUT
FL 6"=1016.80 (S)

STA 0+00.00 LINE "W-E-F"
INSTALL:
CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT
N: 10205731.28
E: 3083089.38

STA 0+11.26 LINE "W-E-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
N: 10205731.49
E: 3083078.12

6" SEWER @ 1.00%

STA 4+50.72 LINE "WW-4"
INSTALL:
4' DIA. SSMH
FL 6"=1015.67 (S)
FL 6"=1015.67 (N)

STA 0+13.65 LINE "W-F-D"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
(CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT)
N: 10205387.52
E: 3083037.45

STA 0+00.00 LINE "W-F-F"
INSTALL:
CONTRACTOR TO REMOVE
8" CAP AND TIE INTO
WL STUBOUT
N: 10205376.72
E: 3083047.87

STA 0+03.74 LINE "W-F-F"
INSTALL:
1 – 8" 45° BEND
N: 10205374.03
E: 3083050.46

STA 0+26.93 LINE "W-F-F"
INSTALL:
1 – 8" DCDA
1 – 7' X 10' (O.D.) CONCRETE VAULT
N: 10205368.48
E: 3083072.98

STA 0+59.22 LINE "W-F-F"
INSTALL:
8" FIRE CONNECTION
(CONTRACTOR TO END
5' FROM BUILDING FACE. REF:
MEP PLANS FOR CONTINUATION)
N: 10205360.75
E: 3083104.33

STA 0+89.77 LINE "W-F-D"
4" DOMESTIC CONNECTION
(CONTRACTOR TO END
FROM 5' FROM BUILDING
FACE. REF: MEP PLANS
FOR CONTINUATION)
N:10205352.45
E:3083102.16

6" SEWER @ 2.00%

STA 0+57.49 LINE "WW-3"
INSTALL:
6" DOUBLE CLEANOUT
CONTRACTOR TO END 5' FROM
BUILDING FACE (REFER TO MEP
PLANS FOR CONTINUATION)
FL 6"=1013.08 (W)

8" SEWER @ 1.00%

8" SEWER @ 1.00%

STA 9+92.57 LINE "WW-1"
INSTALL:
4' DIA. SSMH
RIM=1021.90
FL 8"=1008.52 (E)
FL 8"=1008.52 (W)

8" SEWER @ 1.00%

STA 1+32.60 LINE "WW-4"
INSTALL:
4' DIA. SSMH
FL 8"=1010.17 (S)
FL 6"=1012.49 (N)
FL 6"=1011.93 (E)

STA 10+24.57 LINE "WW-1"
INSTALL:
4' DIA. SSMH
RIM=1022.18
FL 8"=1008.84 (E)
FL 8"=1008.84 (W)
FL 8"=1008.84 (N)

8" SEWER @ 2.00%

STA 12+07.19 LINE "WW-1"
INSTALL:
CONTRACTOR TO REMOVE
8" CAP & TIE INTO 8" WWL
FL 8"=1012.49 (E)

PROP. 4" COPPER
WATER SERVICE LINE

PROP. 8" WATER

12" WATER
(REF: PICP PLANS)

8" WASTEWATER
(REF: PICP PLANS)

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
- PROP WATER LINE W/ BEND
- PROP SANITARY SEWER LINE
- PROP SANITARY SEWER MANHOLE
- PROP SANITARY SEWER CLEANOUT
- EX A14 100-YR FP & BUFFER ZONE
- 100-YR FLOODPLAIN LIMITS

① !!!CAUTION!!! WATER & WASTEWATER CROSSING
② !!!CAUTION!!! STORM & WASTEWATER CROSSING
③ !!!CAUTION!!! WATER & STORM CROSSING

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
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Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PLAN 2 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
45
OF-82

TJAHN
6/17/2024 10:44 AM
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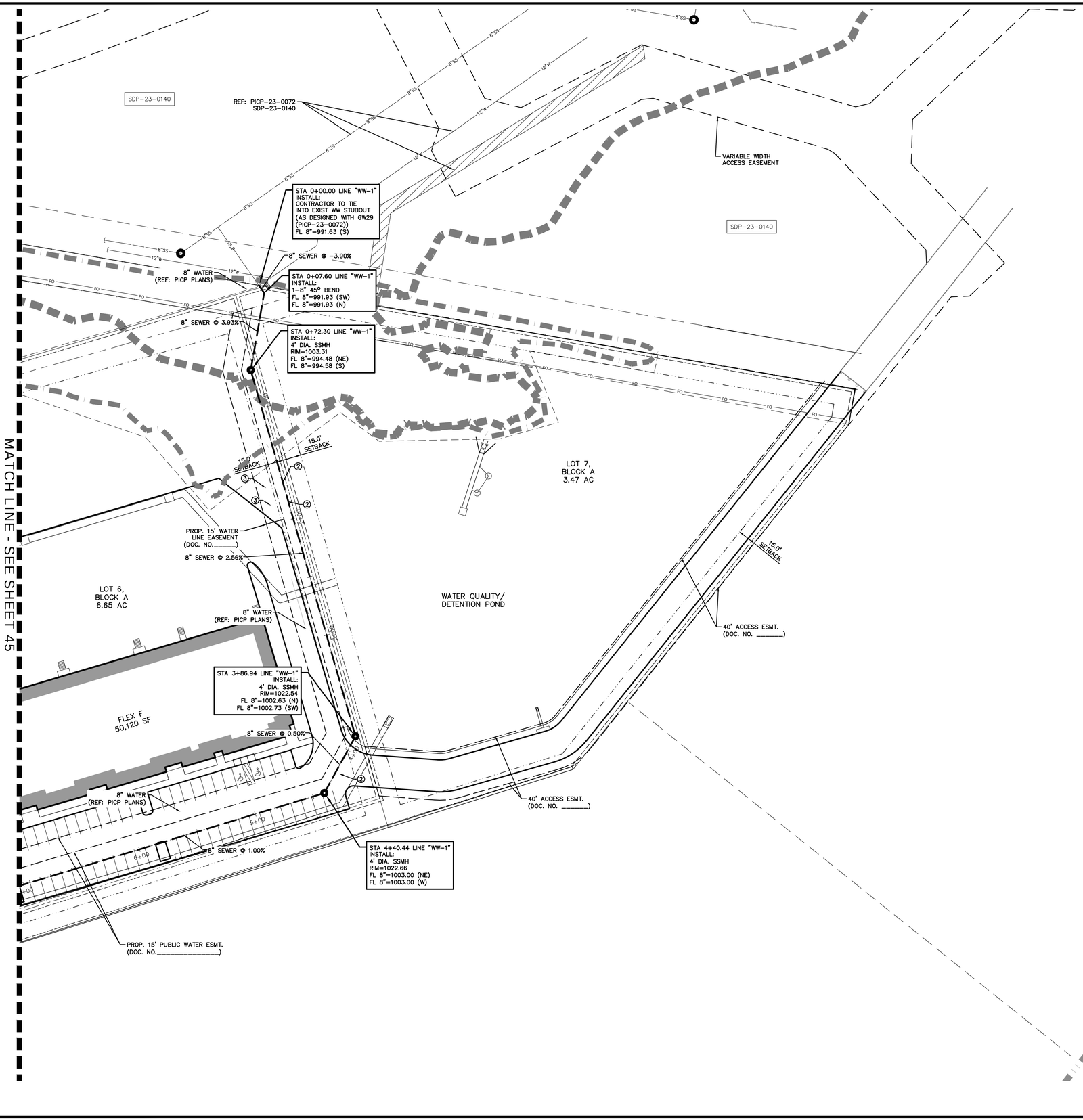
PK–0044390.00_UTILITY.DWG



0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT
	EX A14 100-YR FP & BUFFER ZONE
	100-YR FLOODPLAIN LIMITS

① !!!CAUTION!!! WATER & WASTEWATER CROSSING
② !!!CAUTION!!! STORM & WASTEWATER CROSSING
③ !!!CAUTION!!! WATER & STORM CROSSING

SD-24-0213

CITY OF LEANDER APPROVAL

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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PLAN 3 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
46
OF-82

TJAHN
6/17/2024 10:44 AM
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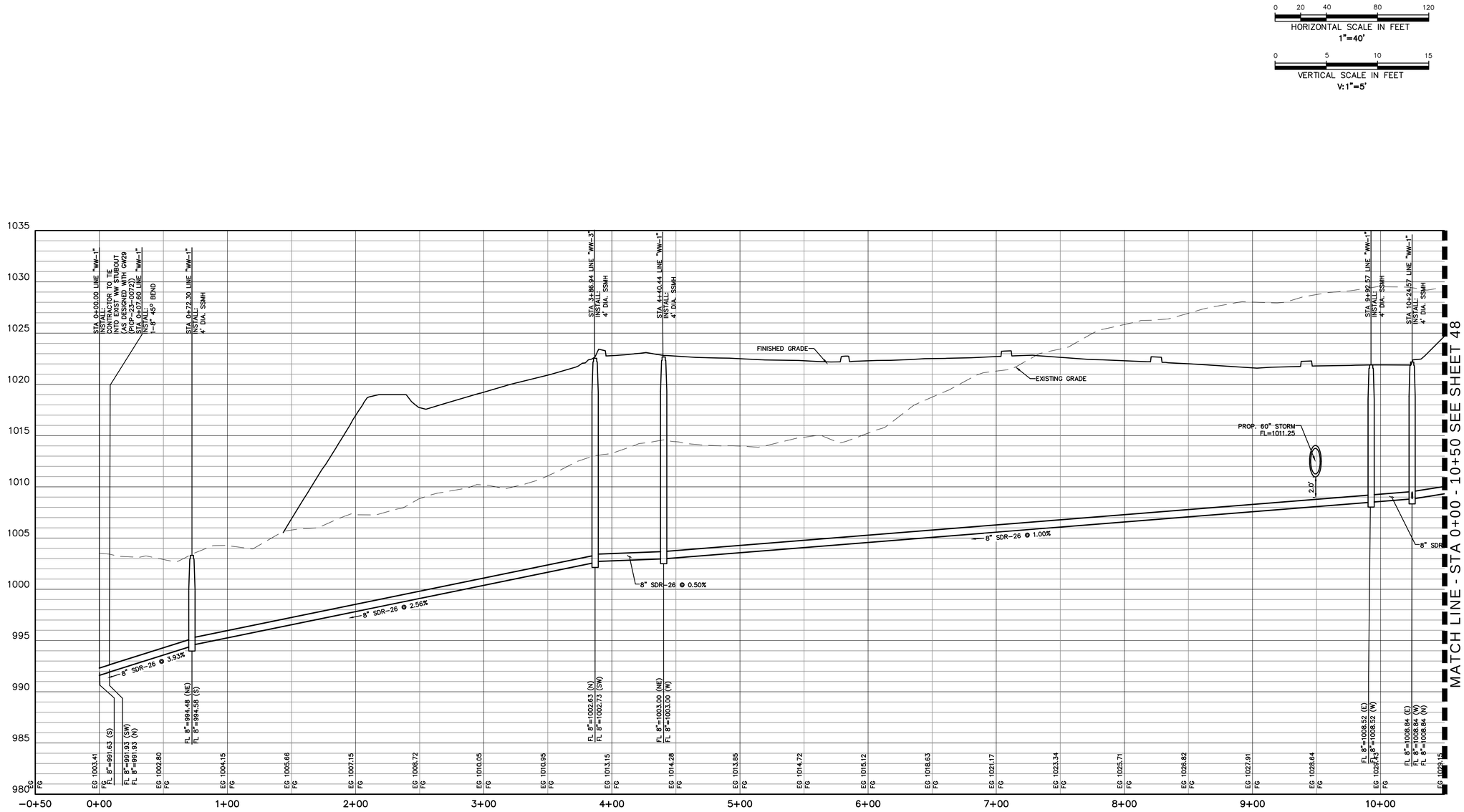
PK-0044390.00_UTILITY.DWG



PROFILE: WW-1

SD-24-0213

CITY OF LEANDER APPROVAL

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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PROFILES 1 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
47
OF-82

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PK-0044390.00_UTILITY.DWG

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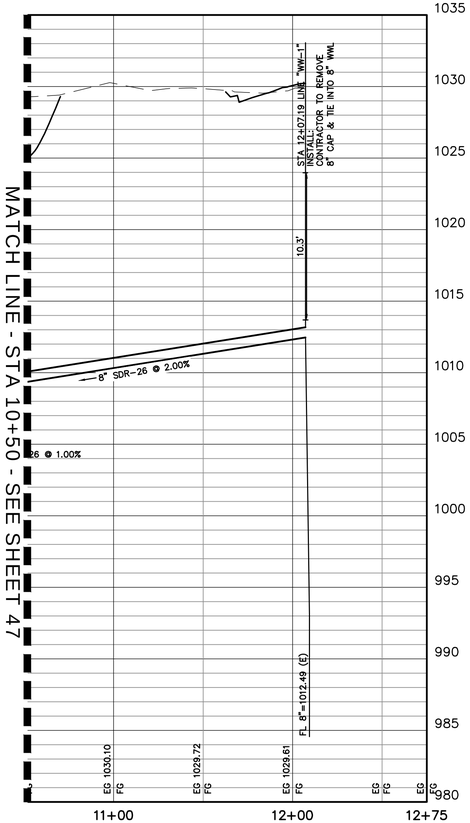
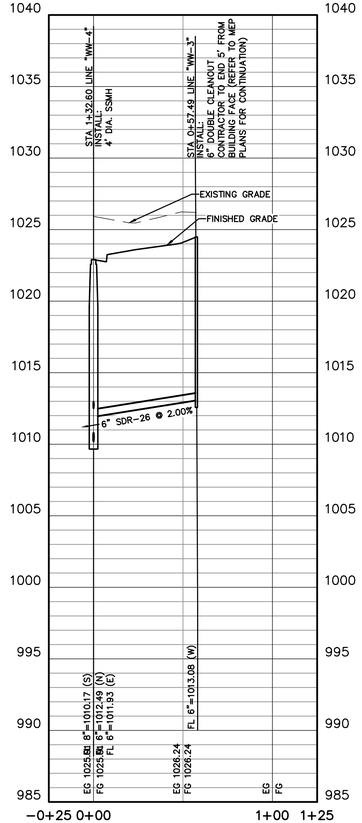
HORIZONTAL SCALE IN FEET
1"=40'

0 5 10 15
VERTICAL SCALE IN FEET
V: 1"=5'



PROFILE: WW-1



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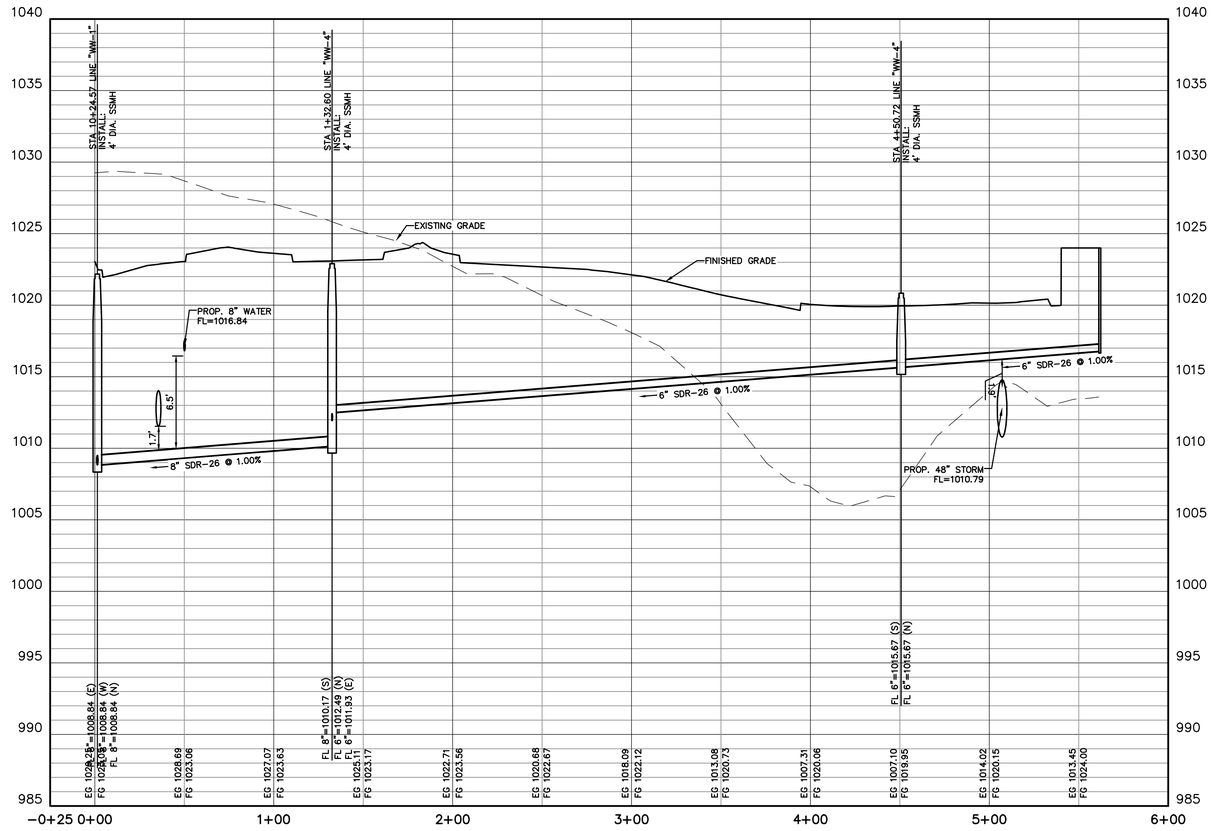

PROFILE: WW-4

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PROFILES 2 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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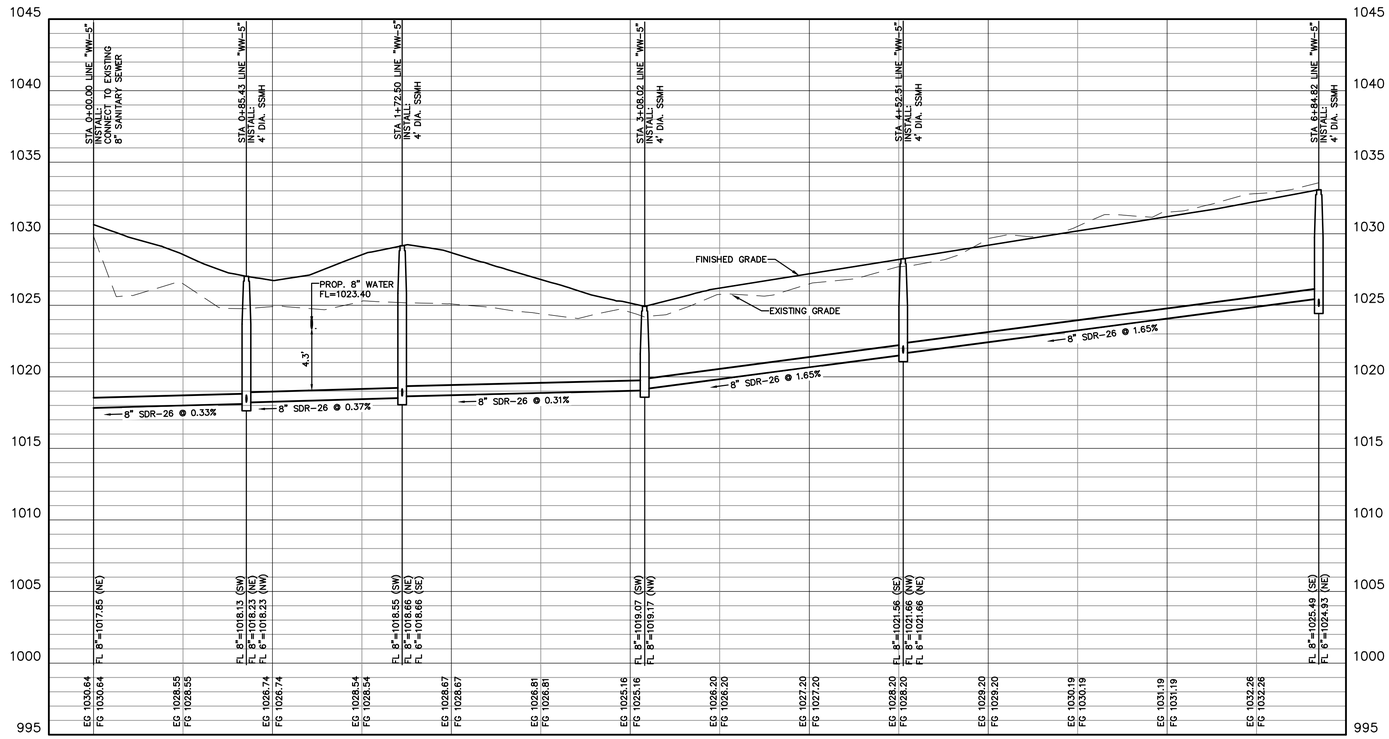

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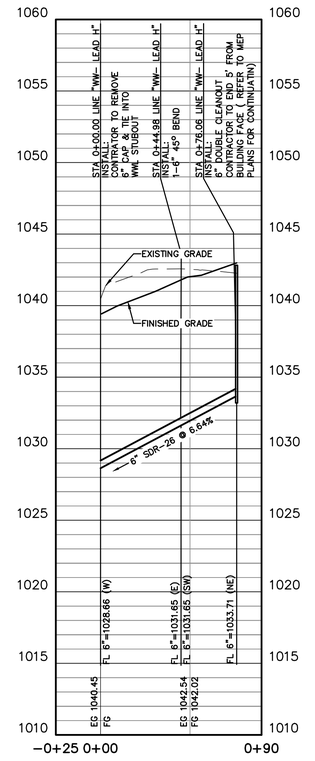
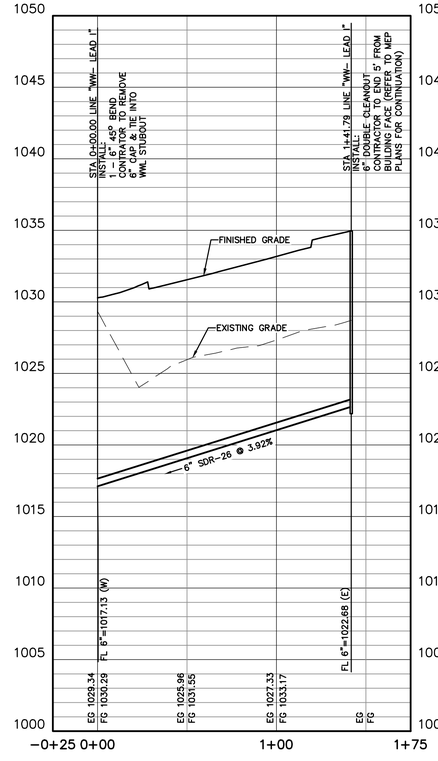


PROFILE: WW- LEAD H



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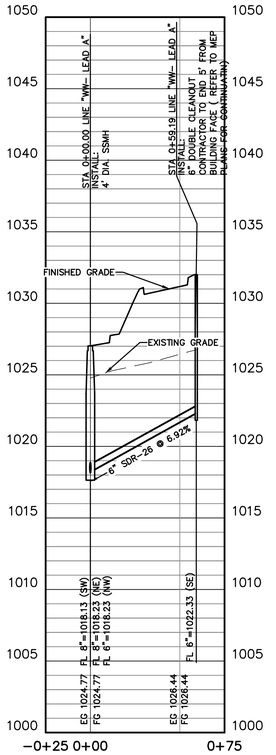

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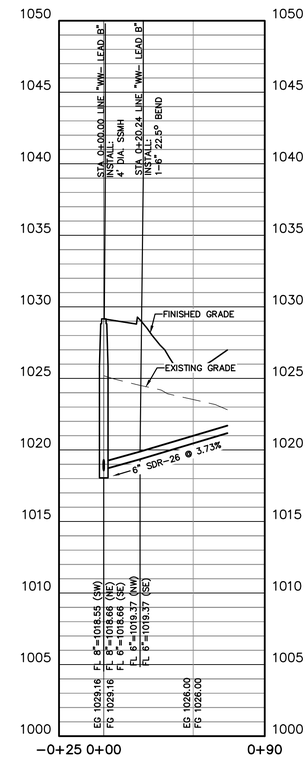

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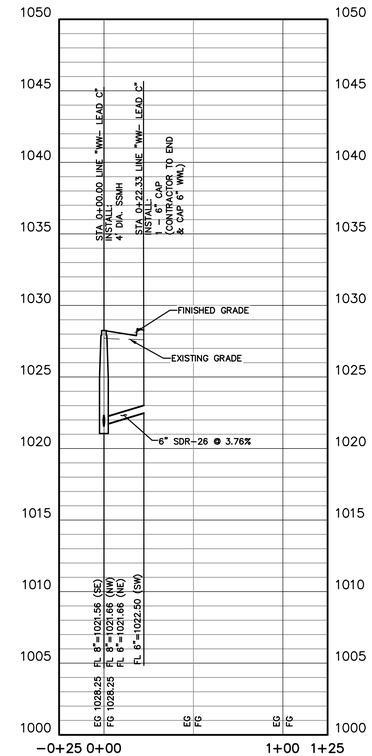

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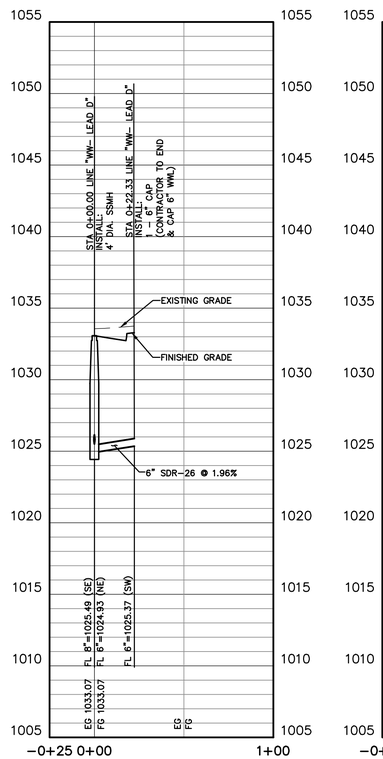

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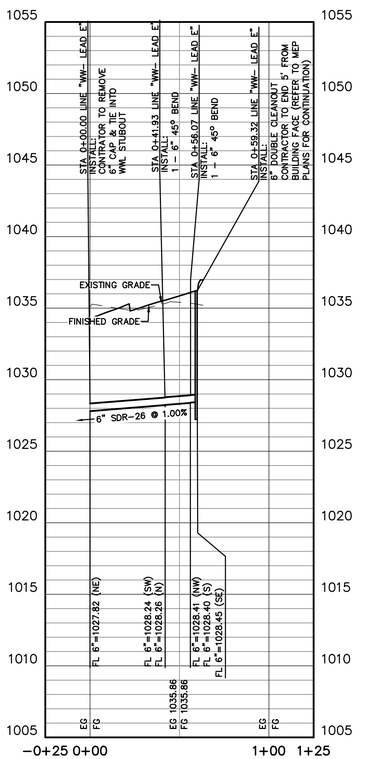

PROFILE: WW- LEAD E

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HORIZONTAL SCALE IN FEET
1"=40'

0 5 10 15
VERTICAL SCALE IN FEET
V: 1"=5'

SD-24-0213

CITY OF LEANDER APPROVAL

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westwoodps.com
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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PROFILES 3 OF 4

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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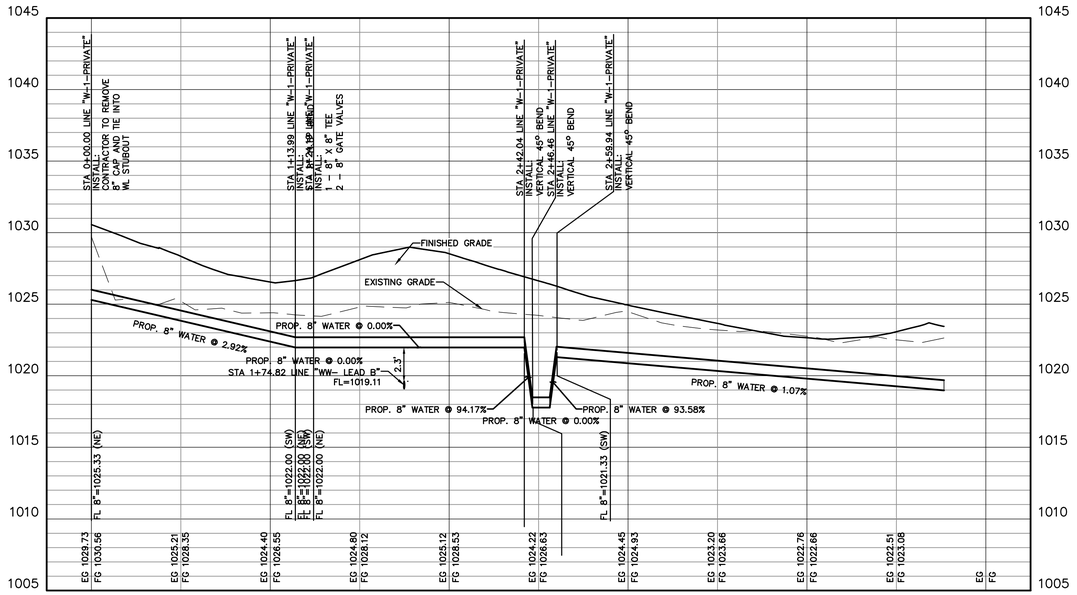
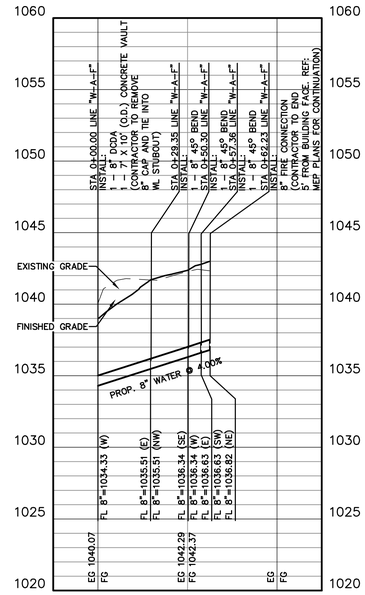
HORIZONTAL SCALE IN FEET
1"=40'

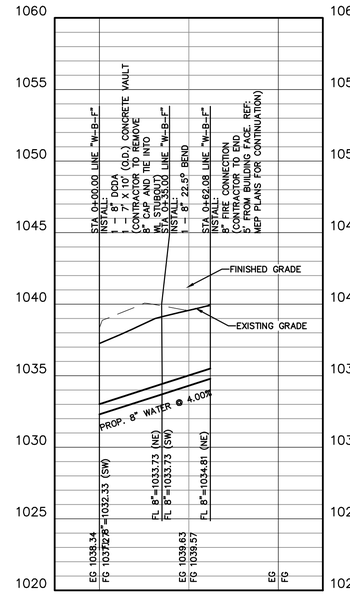
VERTICAL SCALE IN FEET
V: 1"=5'



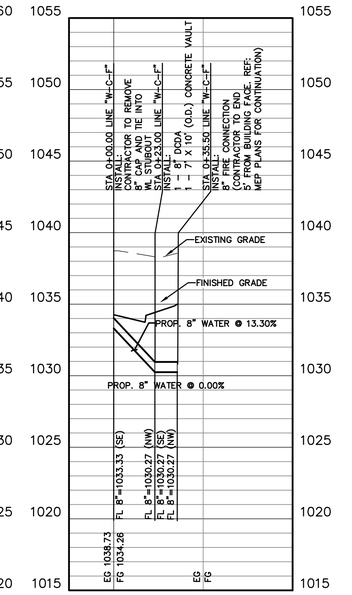
PROFILE: W-1-PRIVATE



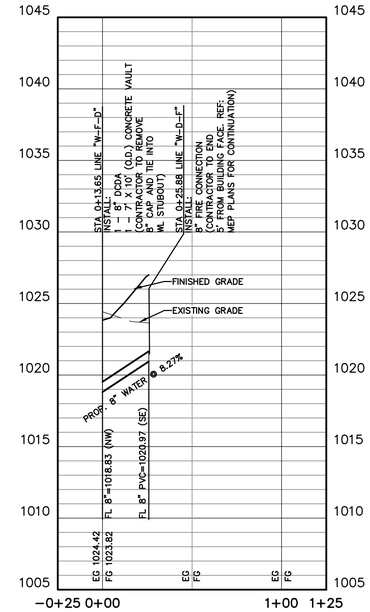
PROFILE: W-A-F



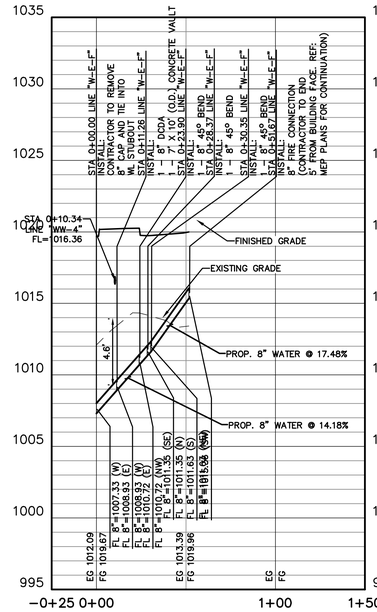
PROFILE: W-B-F



PROFILE: W-C-F



PROFILE: W-D-F



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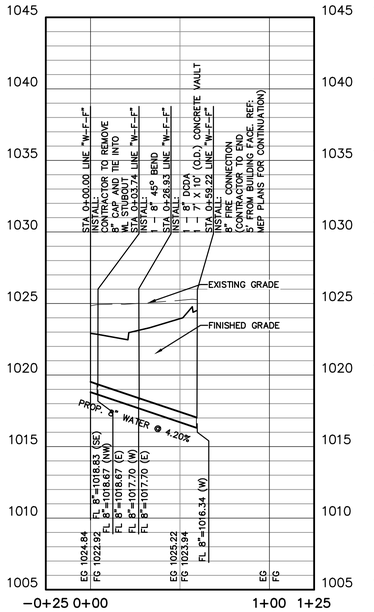

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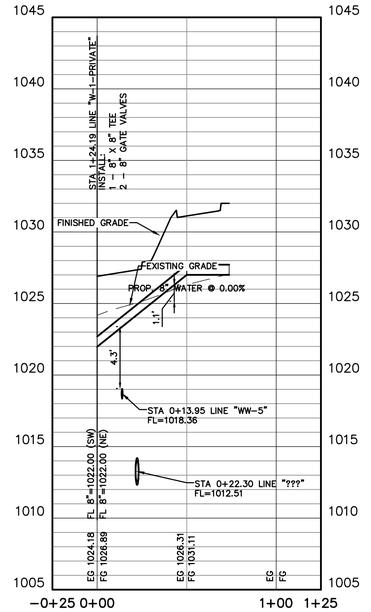

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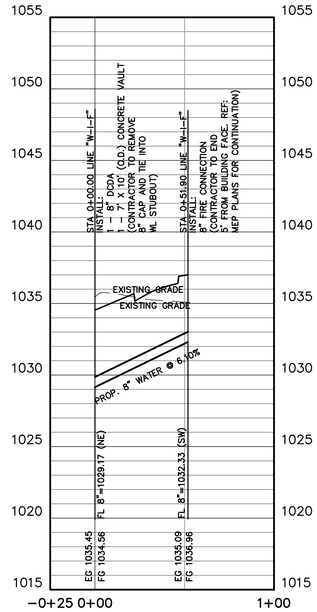

PROFILE: W-I-F

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
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Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY PROFILES 4 OF 4

HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

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DESIGN	DRAWN	DATE
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SHEET NO.
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STATE HIGHWAY NO. 29

LOT 1, BLOCK A 2.73 AC

LOT 2, BLOCK A 1.42 AC

LOT 3, BLOCK A 1.49 AC

LOT 4, BLOCK A 3.99 AC

LOT 5, BLOCK A 7.12 AC

LOT 6, BLOCK A 6.65 AC

LOT 7, BLOCK A 3.47 AC

RETAIL I 10,725 SF FFE: 1037'

RETAIL H 8,125 SF FFE: 1032'

FLEX E 31,560 SF FFE: 1024'

FLEX D 42,120 SF FFE: 1027'

FLEX F 50,120 SF FFE: 1024.50'

WQ/DETENTION POND

KAUFFMAN LOOP
(A 100' WIDTH RIGHT-OF-WAY)

FLEX A 51,000 SF FFE: 1043'

FLEX B 35,000 SF FFE: 1042'

FLEX C 40,080 SF FFE: 1038'

FLEX C 40,080 SF FFE: 1035'

LOT 1, BLOCK B 7.60 AC

LOT 2, BLOCK B 5.37 AC

LOT 3, BLOCK B 6.75 AC

REMAINING PORTION OF 32.266 ACRES GATEWAY 29 REAL ESTATE LLC (DOCUMENT NO. 2021019843)

REMAINING PORTION O 32.266 ACRES GATEWAY 29 REAL ESTATE (DOCUMENT NO. 2021019

14.000 ACRES ZEKELMAN PROPERTY LEANDER 53, LLC (DOCUMENT NO. 2021159540)

13.796 ACRES KAUFFMAN LOOP LLC (DOCUMENT NO. 2021072344)

"EAST" 10.00 ACRES LISA RONAN (DOCUMENT NO. 2022030466)

"WEST" 10.00 ACRES LISA RONAN (DOCUMENT NO. 2022030466)

1.01 AC BONNET LARK DEVELOPMENT LLC (DOC. NO. 2020107539)

0.995 AC MILESTONE COMMUNITY BUILDERS LLC (A. (DOC. NO. 2023051588)

0.995 AC MILESTONE COMMUNITY BUILDERS LLC (DOC. NO. 2023023061)

1.008 AC BONNET LARK DEVELOPMENT LLC (A. (DOC. NO. 2020107539)

0.988 AC BONNET LARK DEVELOPMENT LLC (A. (DOC. NO. 2020107539)

1.007 AC KUMAR, NANDAKUMAR & BRINDA CHINNNADURAI

BLOCK A BONNET TRACT SUBDIVISION (DOCUMENT NO. 202010753

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	BUILDING SETBACK LINE
X	FENCE
	FIRE LANE
	100 YR FLOOD PLAIN EX
	100 YR FLOOD PLAIN PR
	4" REINFORCED CONCRETE (CLASS "A", 3000 PSI)
	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	REINFORCED CONCRETE PAVING (CLASS "C", 3600 PSI)

PAVING GENERAL NOTES

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL CONFORM TO NCTCOG ITEM 303.3.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
3. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
4. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
5. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
6. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
7. ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
9. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
10. BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
11. ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
12. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
13. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%

SD-24-0213

CITY OF LEANDER APPROVAL

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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

PAVING PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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SHEET NO.
51

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6/17/2024 10:46 AM
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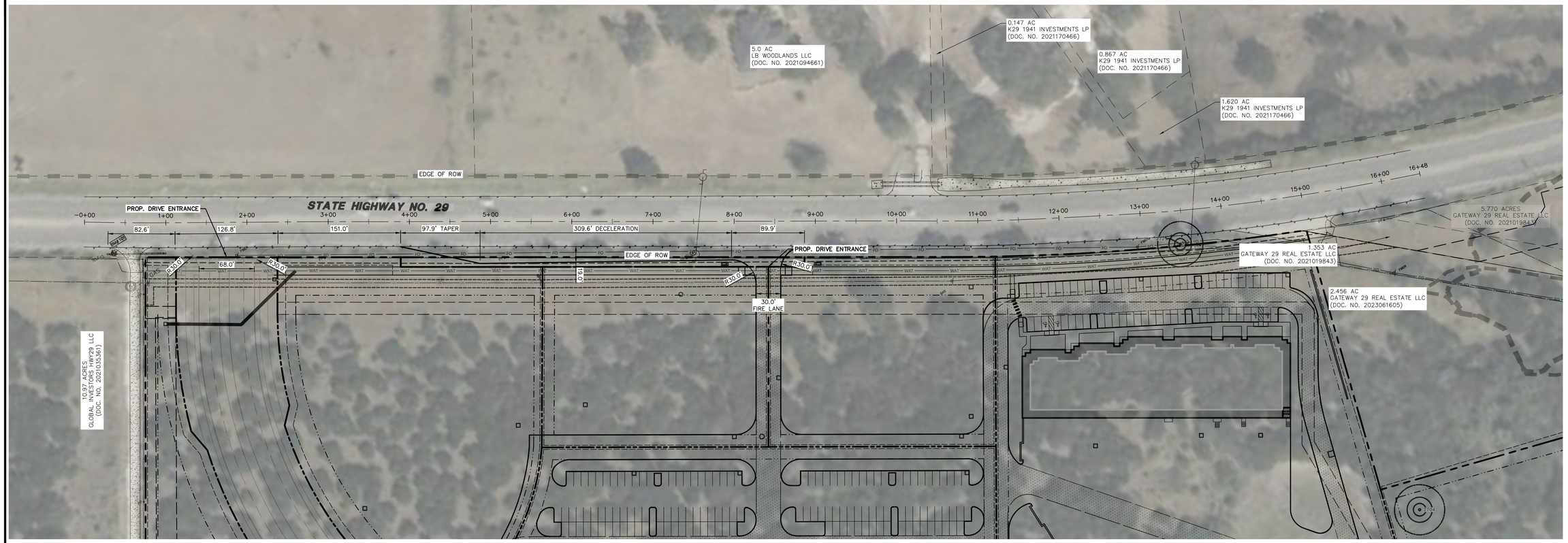
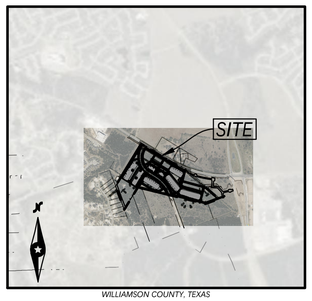




WILLIAMSON COUNTY, TEXAS

LOCATION MAP

(1" = 2000')

0 20 40 80 120

GRAPHIC SCALE IN FEET

1"=40'

LEGEND

BOLLARD	
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FF	FLOOD LIGHT
SIGN	FLAG POLE
IRS	TRAFFIC SIGN
(C.M.)	1/2-INCH IRON ROD
	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
#	COORDINATE DESIGNATION
X	PROPOSED FENCE
	FIRE LANE

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

TRAFFIC MARKING NOTES

1. ANY METHODS, STREET MARKING AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. LATEST EDITION.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS. STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. LATEST EDITIONS.

GENERAL NOTES

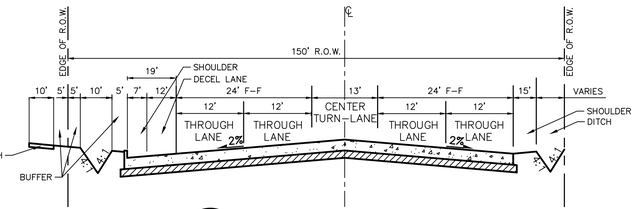
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LEANDER UNIFIED DEVELOPMENT CODE.
2. NOTIFY SHANE BROWN AT (512) 930-6011 48 HOURS PRIOR TO BEGINNING LANE CLOSURE. CLOSURE HOURS SHALL BE 9:00 AM - 4:00 PM MONDAY THROUGH FRIDAY.
3. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC. NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
5. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
6. THE CONTRACTOR SHALL GIVE THE CITY OF GEORGETOWN 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (512) 930-3652 (CITY MANAGER).
7. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING AT THE CONTRACTORS OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
8. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF GEORGETOWN, HIMSELF, OR HERSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
9. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS.
10. THE AUSTIN CITY COUNCIL SHALL NOT BE PETITION FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
11. WHEN CONSTRUCTION IS BEING CARRIED OUT WITH EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.
12. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
13. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT AR AS FOLLOWS:

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED. SHORED. SHEETED. BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT SUCH AS A LADDER OR STEPS MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. SUBSEQUENT TO COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY SEED ALL DISTURBED AREAS WITH A SEED MIXTURE AS DICTATED BY TXDOT. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO ESTABLISH 70% PERMANENT PERENNIAL VEGETATION IN THESE AREAS AND TO PROTECT THOSE DISTURBED AREAS FROM EROSION UNTIL SUCH GROWTH OCCURS.
2. TXDOT SHALL ENSURE THE RE-VEGETATION ESTABLISHMENT REQUIREMENTS ARE MET WITHIN TXDOT R.O.W. PRIOR TO FINAL ACCEPTANCE.
3. SW3P SHALL NOT BE REMOVED WITHIN THE R.O.W. WITHOUT TXDOT APPROVAL.
4. TXDOT COMPOSTED MANUFACTURED TOPSOIL SHALL BE USED UN THE LAST LIFT (6") OF ALL TRENCHES, USING 4" OF TOPSOIL AND 2" OF COMPOST TO MAKE THE COMPOSTED MANUFACTURED TOPSOIL COMPLY WITH TXDOT SPECIAL SPECIFICATIONS ITEM 1027-FURNISHING AND PLACING COMPOST.
5. ALL OTHER AREAS DISTURBED BY THE CONTRACTOR SHALL RECIEVE 2 INCHES OF COMPOST, TO BE INCORPORATED INTO THE EXISTING TOPSOIL PER TXDOT SPECIAL SPECIFICATIONS ITEM 1027-FURNISHING AND PLACING COMPOST.
6. BEST MANAGEMENT PRACTICES IS A REQUIREMENT OF THE PERMIT. IF DISTURBED AREAS HAVE NOT BEEN ACTIVE FOR 14 DAYS AND WORK IS NOT SCHEDULED WITHIN 21 DAYS, THEN TEMPORARY STABILIZATION CONTROL MEASURES SHALL BE IMPLEMENTED.
7. ANY SW3P FEATURE REMOVED DURING THAT DAY'S WORK SHALL BE REPLACED AS SOON AS POSSIBLE AND IN ALL CASES BEFORE THE END OF THAT DAY'S WORK. IF ADDITIONAL SW3P MEASURES ARE REQUIRED DUE TO CHANGING SITE CONDITIONS, THE ADDITIONAL SW3P CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE END OF THE DAY.



1 **TYPICAL SECTION**

NOT TO SCALE

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood

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westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

OVERALL TXDOT PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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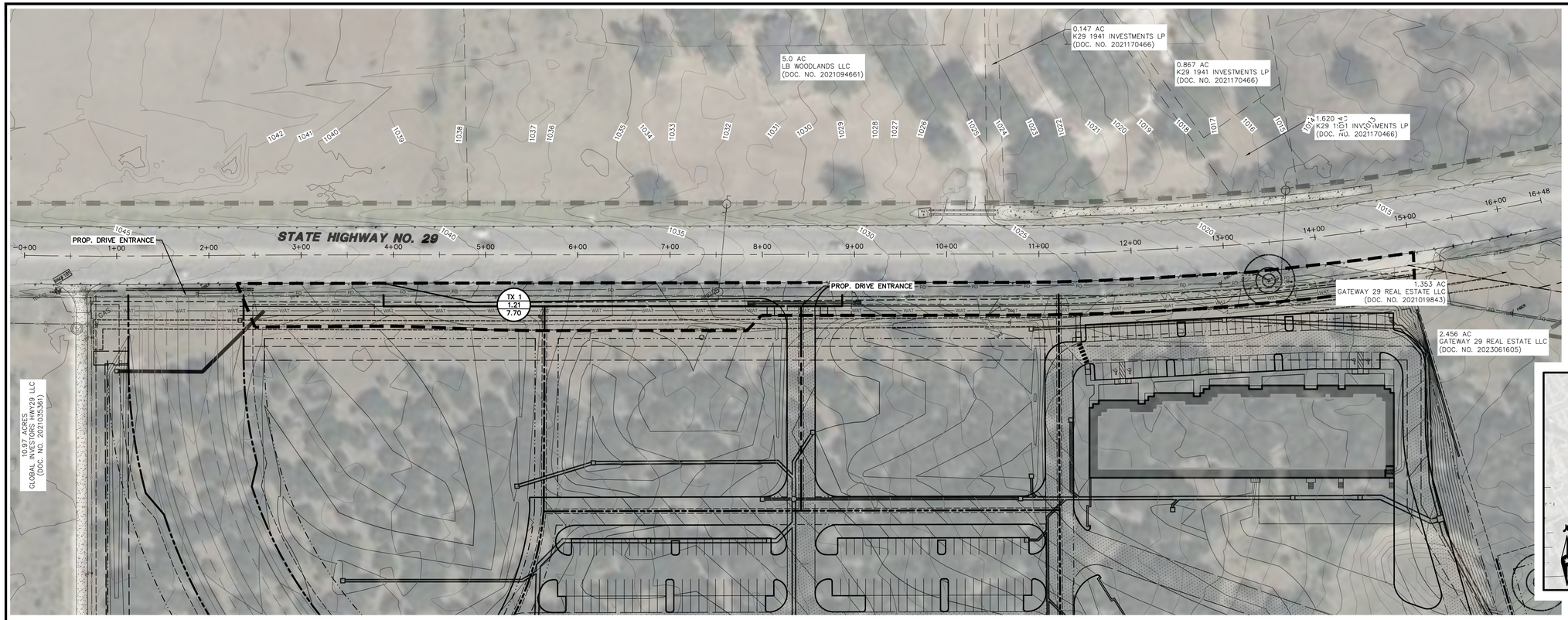
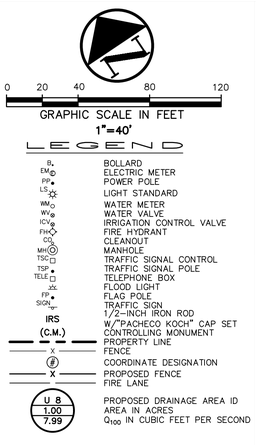
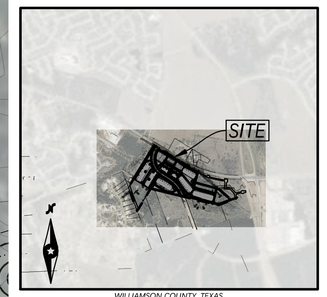






WILLIAMSON COUNTY, TEXAS

LOCATION MAP

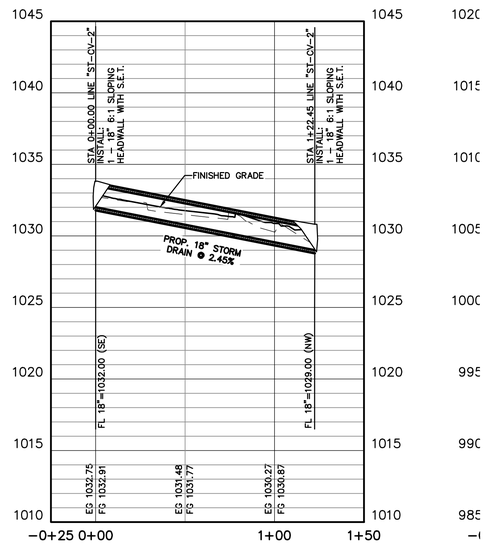
(1" = 2000')

1 TX-DOT DRAINAGE PLAN

1"=60'

CULVERT DRAINAGE CALCULATIONS
ATLAS 14 (Rational Method)

Area	1.21 acres
C_2	0.22
C_5	0.24
C_{10}	0.26
C_{25}	0.30
C_{50}	0.33
C_{100}	0.57
T_C	10.00 min
I_2	4.51 in/hr
I_5	6.01 in/hr
I_{10}	7.17 in/hr
I_{25}	8.74 in/hr
I_{50}	9.97 in/hr
I_{100}	11.23 in/hr
Q_2	1.19 cfs
Q_5	1.74 cfs
Q_{10}	2.25 cfs
Q_{25}	3.17 cfs
Q_{50}	3.98 cfs
Q_{100}	7.70 cfs



PROFILE: ST-CV-2

PR(

SD-24-0213

CITY OF LEANDER APPROVAL

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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

TXDOT DRAINAGE PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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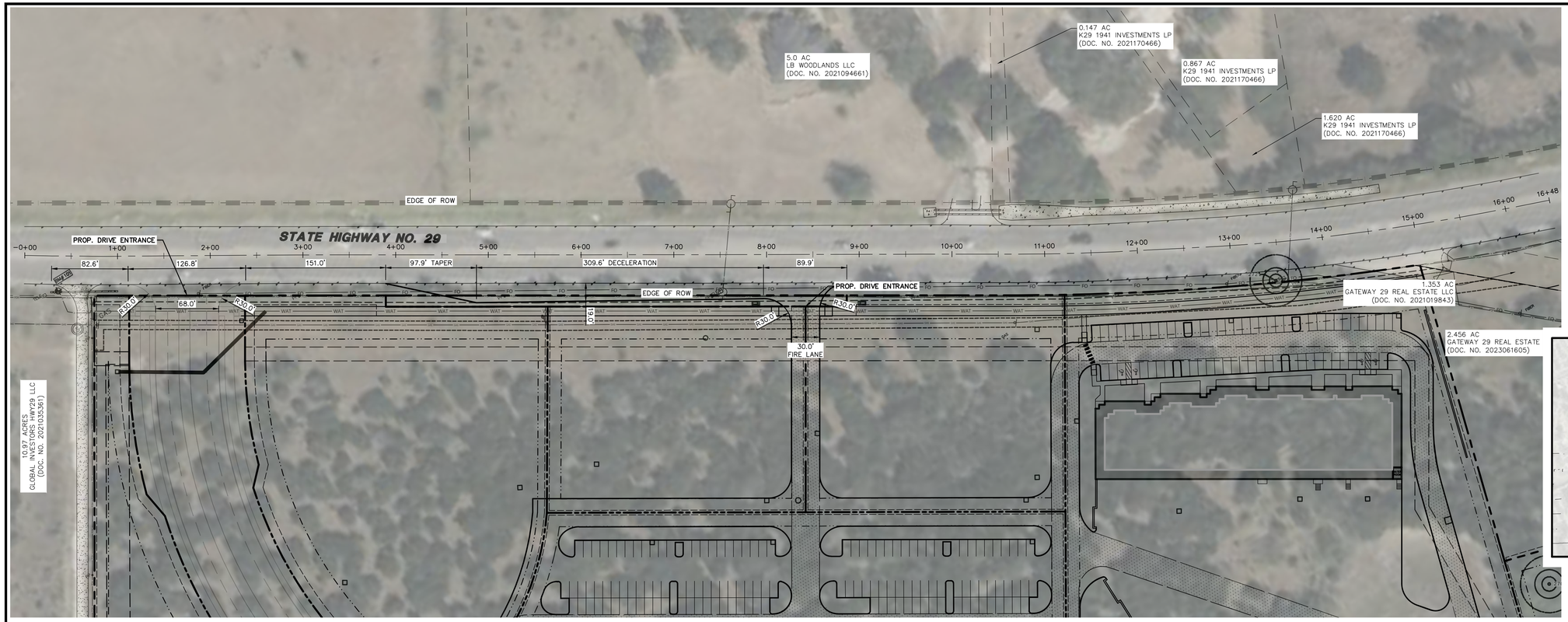
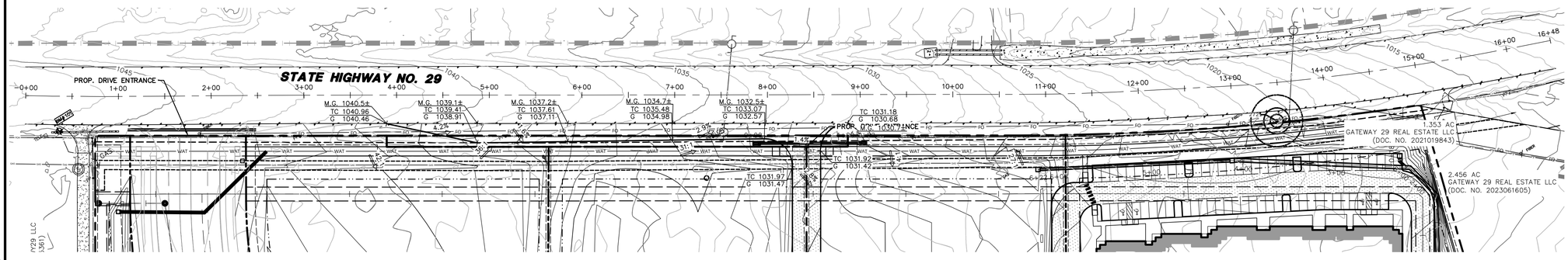


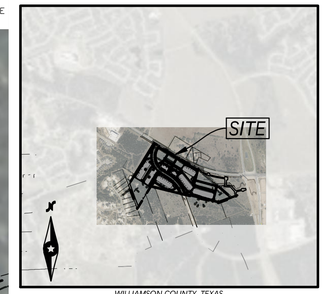
1 TX-DOT DIMENSIONAL CONTROL & STRIPING PLAN

1"=60'



2 TX-DOT GRADING PLAN

1"=60'



WILLIAMSON COUNTY, TEXAS

LOCATION MAP

(1" = 2000')

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

SD-24-0213

CITY OF LEANDER APPROVAL

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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

TXDOT DRIVEWAY PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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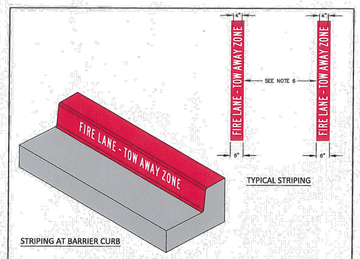


TYPICAL STRIPING

STRIPING AT BARRIER CURB

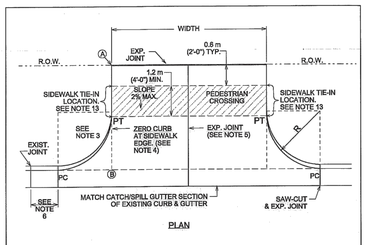
NOTES:

1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE - TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") TYPE D WHITE BLOCK LETTERS AT TWENTY-FIVE FOOT (25') INTERVALS, OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "FIRE LANE - TOW AWAY ZONE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTERS STATING "FIRE LANE - NO PARKING - TOW-AWAY ZONE." FIRE LANE STRIPING SHALL EXTEND BEHIND ALL PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

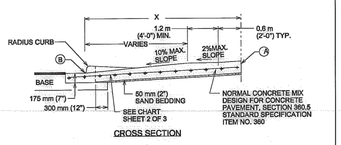
CAPITAL AREA EMERGENCY SERVICE DISTRICT — 10-01-25 — FIRE MARSHAL

City of Leander, Texas — DETAIL PG01-5 — FIRE LANE STRIPING



PLAN

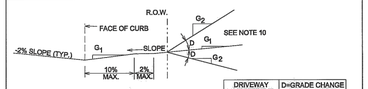
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



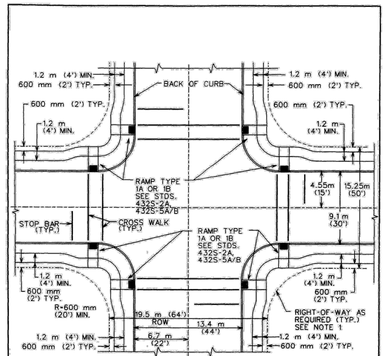
ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE RTD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:

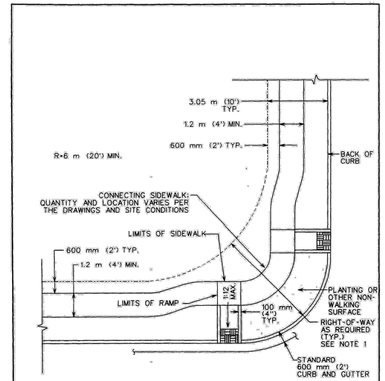
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION (B) IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE, OR 7.5 METERS (25 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND %2B IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH. SEE NOTE 6.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



TYPICAL PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1A/1B CURB RAMPS- FULL INTERSECTION	
3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3B 1 OF 3



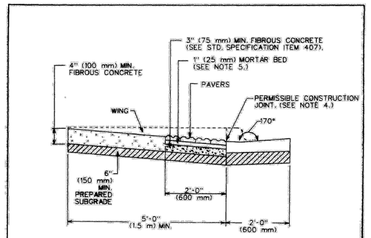
TYPICAL PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1A/1B CURB RAMPS- FULL INTERSECTION	
3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3B 2 OF 3

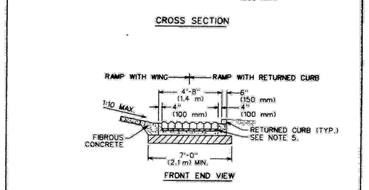
GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 6 m (20') RADIUS, LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING LANDING, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B). WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (E) ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 1:12 IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 600 mm (2') OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WINGS ARE REQUIRED ONLY IF PEDESTRIANS WOULD NORMALLY CROSS THE RAMP.
7. LANDINGS SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 1:20. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 1.2 m (4') FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA, AN OPENING SHALL BE PROVIDED IN THE MEDIAN THE SAME WIDTH AS THE CURB RAMP.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 3.0 m (10') OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH TRANSITION TO RAMPS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1A/1B CURB RAMPS- FULL INTERSECTION	
3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3B 3 OF 3



CROSS SECTION



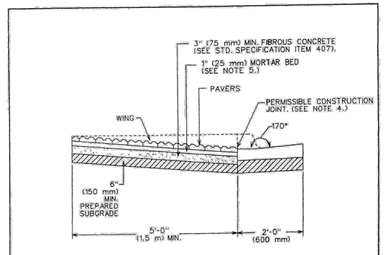
FRONT END VIEW

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

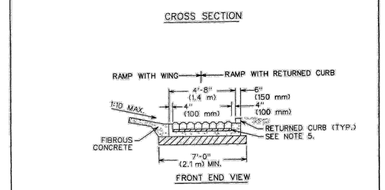
GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5. MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2



CROSS SECTION



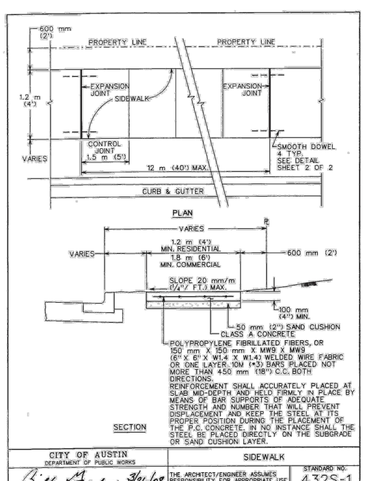
FRONT END VIEW

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2B 1 OF 2

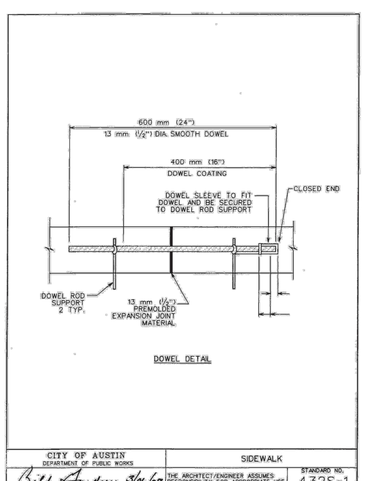
GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN PRIVATE PROPERTY ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5. MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)	
6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2B 2 OF 2

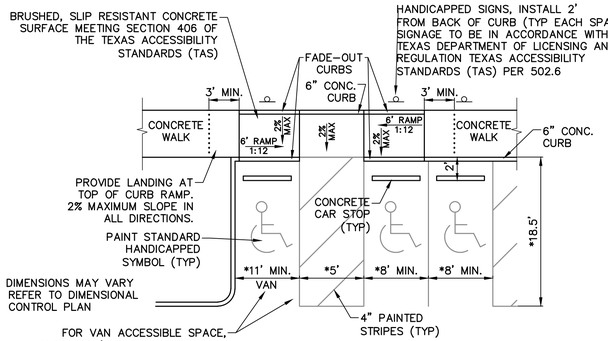


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3



DOWEL DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



NOTES:

1. MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%; MAXIMUM CROSS SLOPE IS 2%; FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE (MAX) MUST BE MAINTAINED.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

1 90° HANDICAP PARKING & TWO-WAY CURB RAMP

NOT TO SCALE (PRIVATE ONLY)

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 486-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoods.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

PAVING DETAILS

STATE OF TEXAS — HOLLIS ANN SCHEFFLER — 136049 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	JAS	OCT 2023

SHEET NO. 55

OF-82

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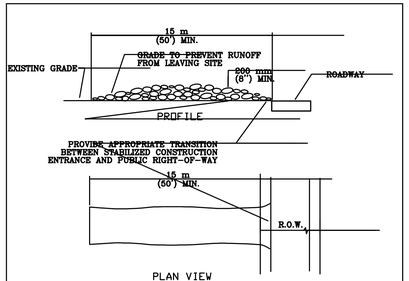
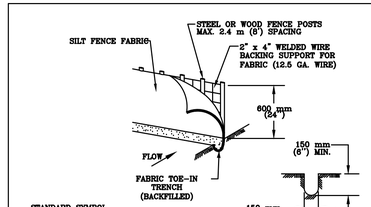


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



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

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

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

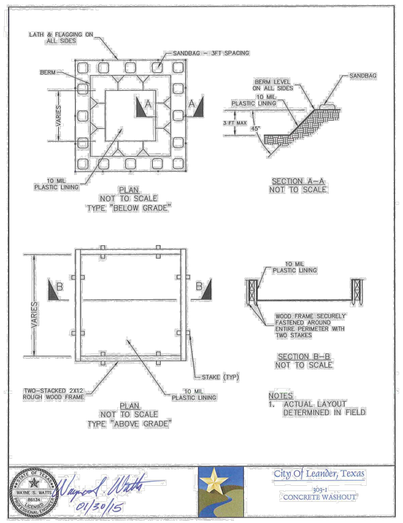
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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

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

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

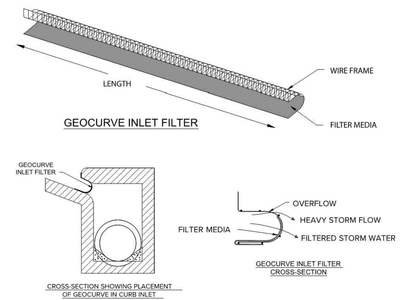
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



GeoCurve Product Data Sheet

GEOCURVE
STORMWATER CURB INLET FILTER

The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic and pedestrians.



GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040
(713) 714-8243 | www.geocurve.net

EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING

CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND STONE OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.

II. UTILITY INSTALLATION

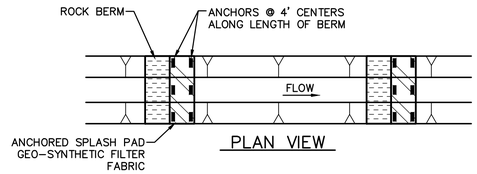
ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.

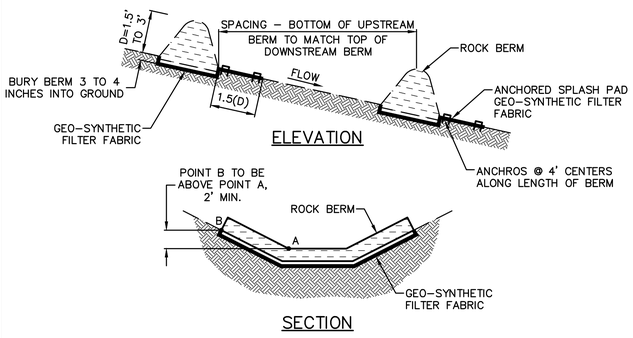
III. PAVING

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.

IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING

ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.





1 CHECK DAMS
NOT TO SCALE

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

EROSION CONTROL DETAILS

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

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56
OF-82

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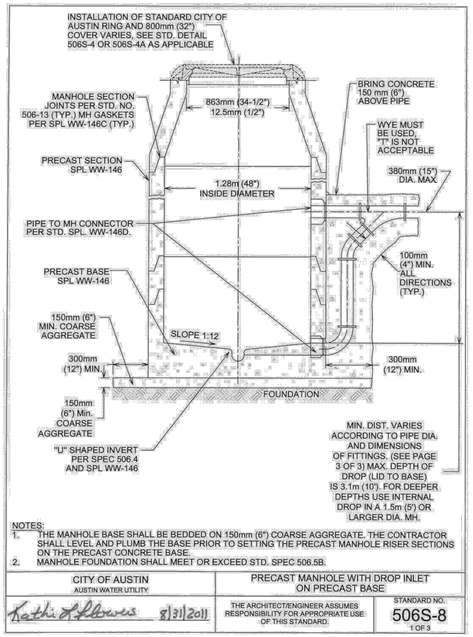
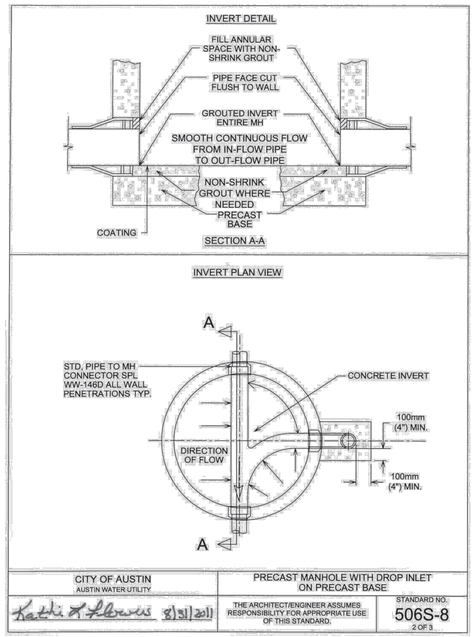
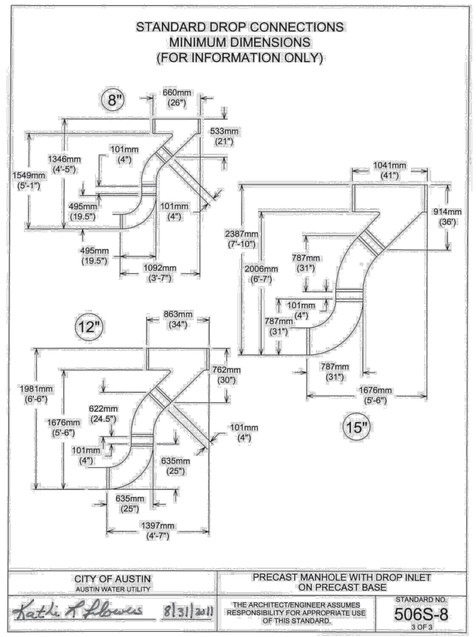


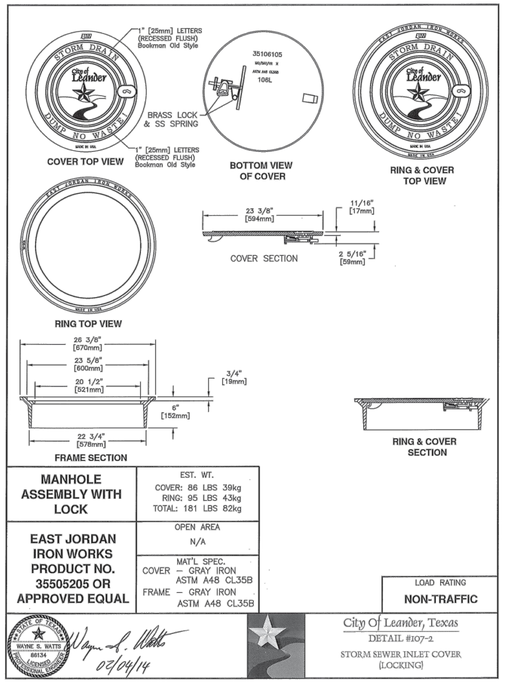
CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
Kathi A Sowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-8 1 OF 3



CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
Kathi A Sowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-8 2 OF 3



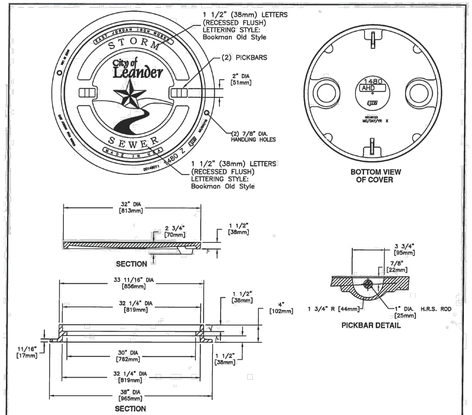
CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
Kathi A Sowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-8 3 OF 3



MANHOLE ASSEMBLY WITH LOCK	EST. WT. COVER: 86 LBS 39kg RING: 95 LBS 43kg TOTAL: 181 LBS 82kg
EAST JORDAN IRON WORKS PRODUCT NO. 35505205 OR APPROVED EQUAL	OPEN AREA N/A
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B
	LOAD RATING NON-TRAFFIC

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER 07/04/14

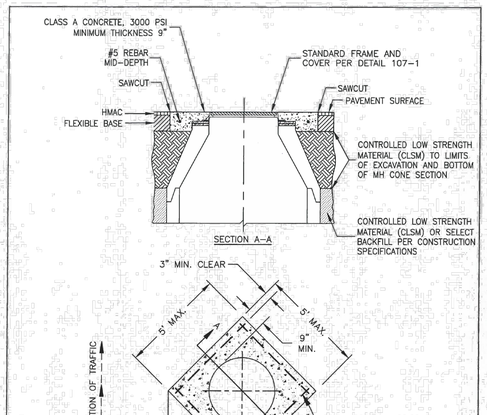
City Of Leander, Texas
DETAIL #107-2
STORM SEWER INLET COVER (LOCKING)



MANHOLE ASSEMBLY	EST. WT. COVER: 200 LBS 91kg FRAME: 155 LBS 70kg UNIT: 355 LBS 161kg
EAST JORDAN IRON WORKS PRODUCT NO. 00148105 OR NEENAH FOUNDRY DF-1274 LEANDER STORM	OPEN AREA N/A
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B
	LOAD RATING HEAVY DUTY (H20)

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER 02/22/16

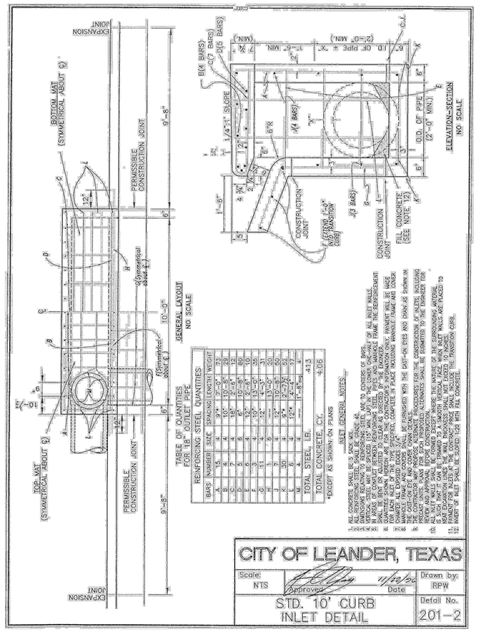
City Of Leander, Texas
DETAIL #107-3
STORM SEWER MANHOLE COVER (HEAVY DUTY)

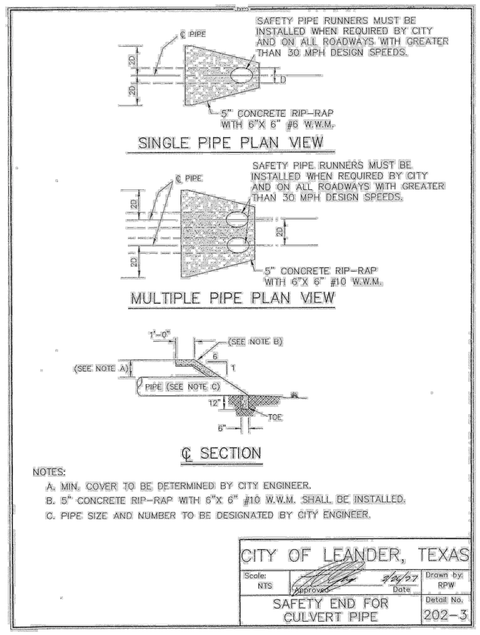


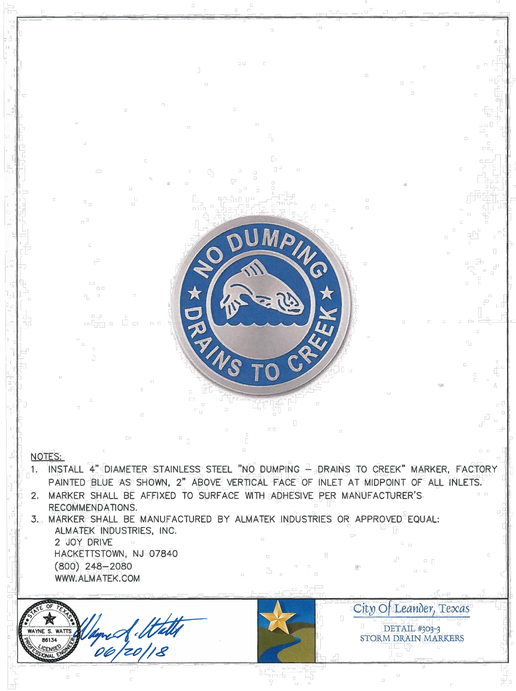
NOTES:
1. CONCRETE SHALL BE CLASS A, 3000 PSI MINIMUM AND SHALL BE REINFORCED WITH #5 BARS AS SHOWN. THE CONCRETE SHALL EXTEND TO SAW CUT PAVEMENT EDGE.
2. PLACEMENT OF CLSM SHALL BE BELOW FLEXIBLE BASE LAYER TO LIMITS OF EXCAVATION.
3. INSTALLATION OF HMAC OVER CONCRETE ADJUSTMENT SHALL NOT BE ALLOWED.
4. INSTALLATION OF CONCRETE CASTING ADJUSTMENT IS REQUIRED FOR ALL TYPES OF MANHOLES TO BE LOCATED IN THE ROADWAY.

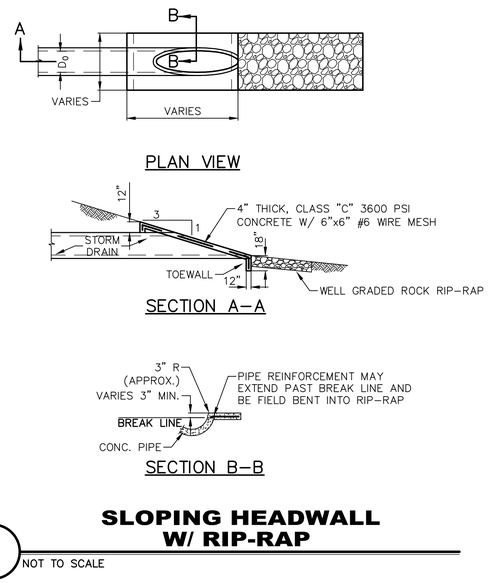
STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER 02/22/17

City Of Leander, Texas
DETAIL #107-4
MANHOLE CASTING ADJUSTMENT


JUNCTION
BOTTOM MAT (SYMMETRICAL ABOUT ℄)
PERMISSIBLE CONSTRUCTION JOINT
#4 BARS @ 12" O.C.
#4 BARS @ 12" O.C.
#4 BARS @ 12" O.C.
#4 BARS @ 12" O.C.
1'-0" MIN.
1'-0" MIN.
1'-0" MIN

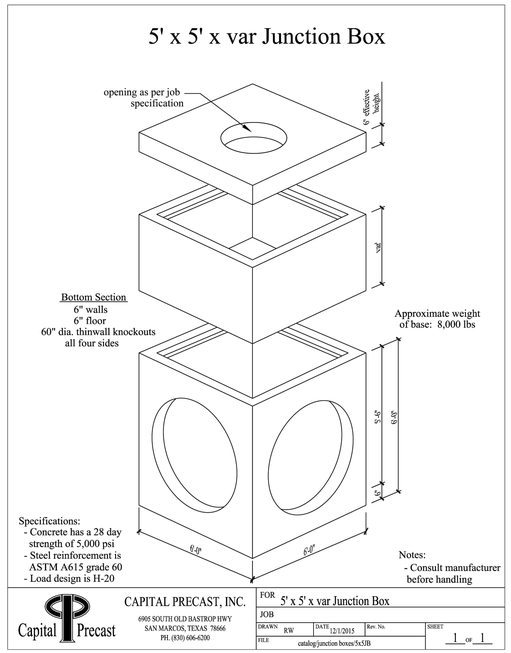






SLOPING HEADWALL W/ RIP-RAP

1 NOT TO SCALE



SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

STORM SEWER DETAILS 2 OF 2

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
06/17/2024

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
58

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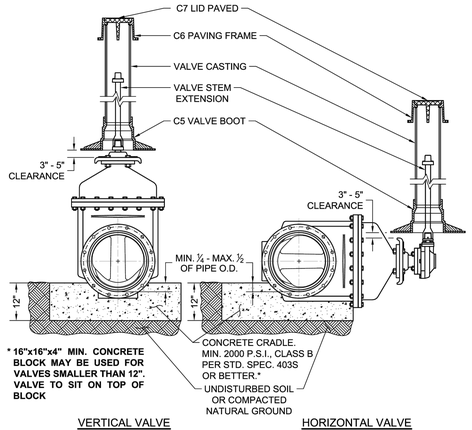


VERTICAL VALVE

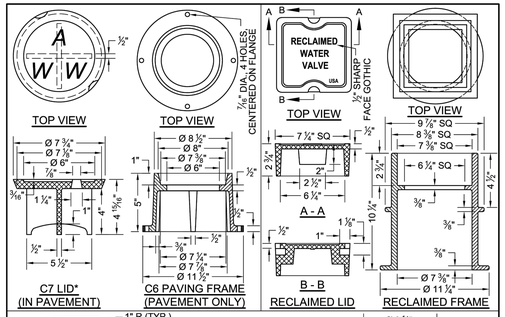
HORIZONTAL VALVE
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

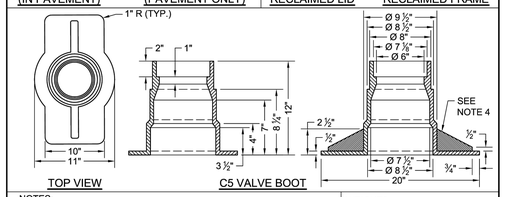
NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4





NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

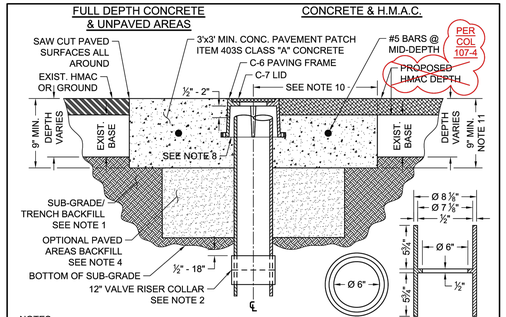
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 ½" 2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4

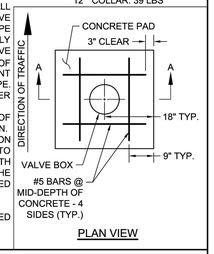
FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.



SECTION A - A

12" VALVE RISER COLLAR
* 12" COLLAR: 39 LBS



PLAN VIEW

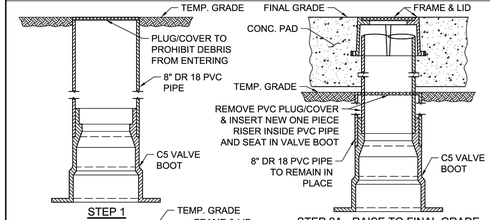
NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4

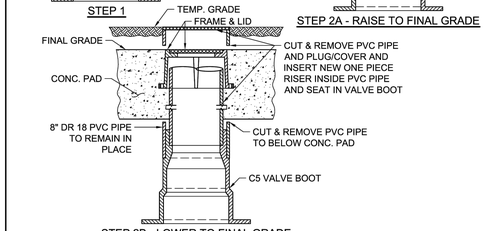
NOTES (CON'T):

8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



STEP 1

STEP 2A - RAISE TO FINAL GRADE

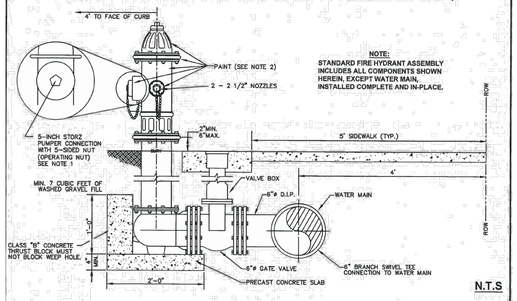


STEP 2B - LOWER TO FINAL GRADE

OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 4 OF 4

FIRE HYDRANTS LACKING INTEGRAL STORZ CONNECTOR SHALL BE REJECTED (NO STORZ ADAPTERS ALLOWED)



NOTES:

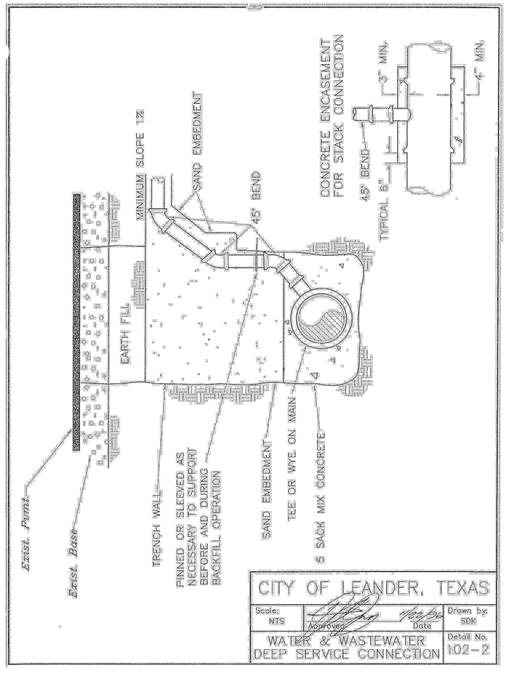
1. FIRE HYDRANT SHALL BE CLOW MEDALLION F2545, AMERICAN DARLING B-84-B-5, MUELLER SUPER CENTURION, EJ 5CD250 WATERMASTER, KENNEDY K81D GUARDIAN, AVK 2780, OR APPROVED EQUAL VIA SUBMITTAL PROCESS. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5-INCH STORZ PUMPER NOZZLE; 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE FACTORY PAINTED WITH FLYNT ALUMINUM SILVER PAINT OR SHERWIN WILLIAMS SILVER B59S11. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY OR IF PAINT IS FLAT IN APPEARANCE.
3. ALL DUCTILE OR CAST IRON FITTINGS AND/OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL. ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6" (SIX INCHES) FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED. AT INTERSECTIONS, MARKERS SHALL BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:

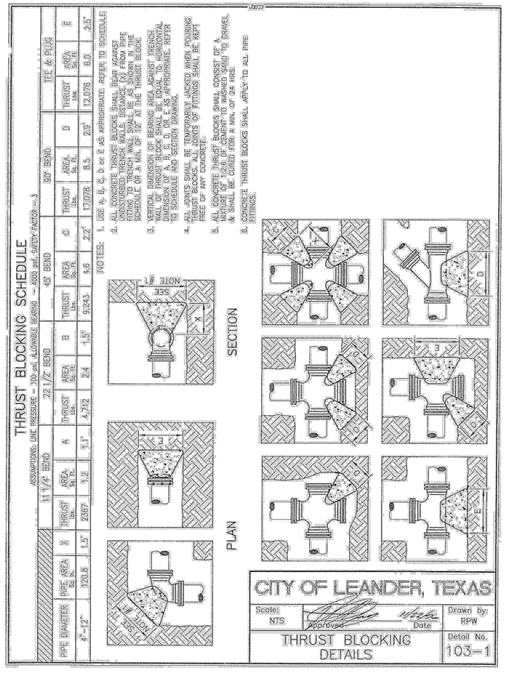
6. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE)
7. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF TEN FEET (10') FROM RADIUS TANGENT POINT
8. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN THREE FEET (3') IN ALL DIRECTIONS FROM F.H.
9. 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED.

STATE OF TEXAS · WAYNE S. WATTS · 88134 · LICENSED PROFESSIONAL ENGINEER · 02/05/19

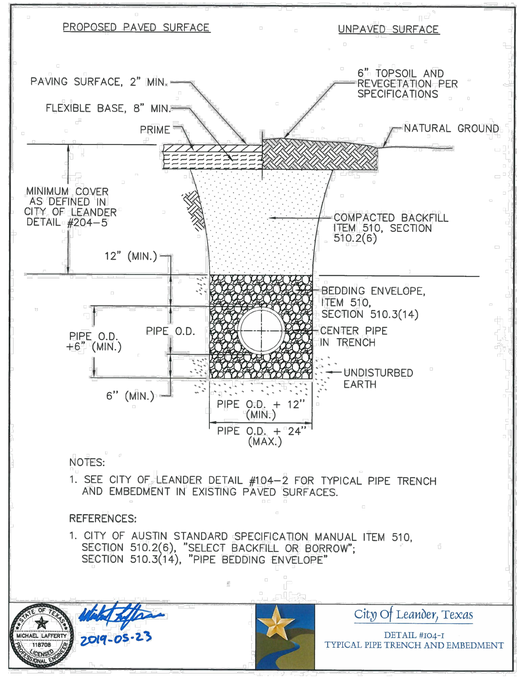
City Of Leander, Texas
DETAIL #101-4
STANDARD FIRE HYDRANT ASSEMBLY



CITY OF LEANDER, TEXAS
Scale: NTS
Approved / Date
Drawn by: SDK
WATER & WASTEWATER DEEP SERVICE CONNECTION
Detail No. 102-2



CITY OF LEANDER, TEXAS
Scale: NTS
Approved / Date
Drawn by: RPW
THRUST BLOCKING DETAILS
Detail No. 103-1



NOTES:

1. SEE CITY OF LEANDER DETAIL #104-2 FOR TYPICAL PIPE TRENCH AND EMBEDMENT IN EXISTING PAVED SURFACES.

REFERENCES:

1. CITY OF AUSTIN STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

STATE OF TEXAS · MICHAEL LAFFERTY · 118708 · LICENSED PROFESSIONAL ENGINEER · 2019-05-23

City Of Leander, Texas
DETAIL #104-1
TYPICAL PIPE TRENCH AND EMBEDMENT

SD-24-0213

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 486-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY DETAILS 1 OF 3

STATE OF TEXAS · HOLLIS ANN SCHEFFLER · 136049 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
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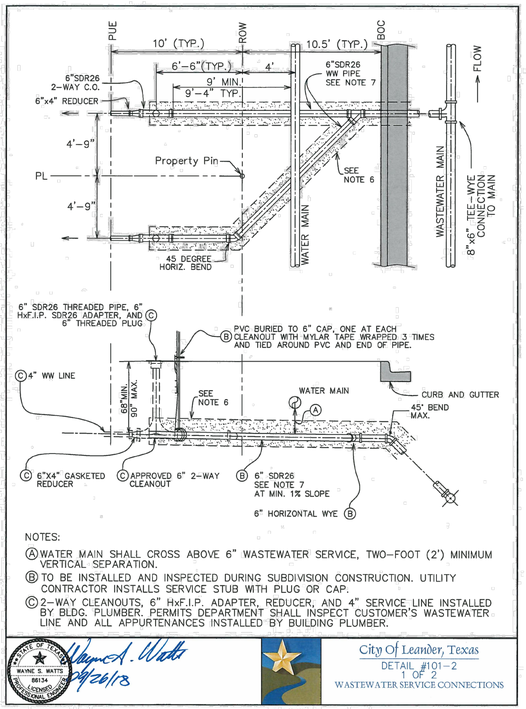


NOTES:

Ⓐ WATER MAIN SHALL CROSS ABOVE 6" WASTEWATER SERVICE, TWO-FOOT (2') MINIMUM VERTICAL SEPARATION.

Ⓑ TO BE INSTALLED AND INSPECTED DURING SUBDIVISION CONSTRUCTION. UTILITY CONTRACTOR INSTALLS SERVICE STUB WITH PLUG OR CAP.

Ⓒ 2-WAY CLEANOUTS, 6" HxF.I.P. ADAPTER, REDUCER, AND 4" SERVICE LINE INSTALLED BY BLDG. PLUMBER. PERMITS DEPARTMENT SHALL INSPECT CUSTOMER'S WASTEWATER LINE AND ALL APPURTENANCES INSTALLED BY BUILDING PLUMBER.

STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED PROFESSIONAL ENGINEER · 09/26/18

City Of Leander, Texas
DETAIL #101-2
1 OF 2
WASTEWATER SERVICE CONNECTIONS

NOTES:

1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER CONNECTION TO MAIN, 6" HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH, AND PLUG(S) FOR 6" SERVICE BRANCH STUB. CONTRACTOR TIES MYLAR TAPE TO END OF 6" STUB, WRAPS 3 TIMES AROUND LENGTH OF PVC BURIED TO THE DEPTH OF THE 6" STUB AND TIES TO TOP OF PVC EXTENDING A MINIMUM OF 2 FEET ABOVE GROUND.

   ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SHALL SLOPE DOWNWARD TO MAIN 1% (1/8" PER FOOT) MINIMUM TO 45° MAXIMUM. DEPTH OF SERVICE STUB AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER. IF GREATER THAN 8', OTHERWISE THE INSTALLED DEPTH WILL TYPICALLY BE 6' TO 8'. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, REFER TO DETAIL 520-6. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY CITY OF LEANDER CONSTRUCTION INSPECTION PERSONNEL.

2. CUSTOMER REMOVES PLUG FROM 6" SERVICE LINE STUB, INSTALLS 6" 2-WAY CLEANOUT, 6" BY 4" REDUCER, RISER FOR CLEANOUT, 6" HxF.I.P. ADAPTER, 6" THREADED PLUG, AND 4" SERVICE LINE TO STRUCTURE. IF WASTEWATER WILL NOT SATISFACTORILY FLOW BY GRAVITY FROM STRUCTURE TO SEWER SERVICE STUB & WASTEWATER MAIN, PUMP EQUIPMENT MUST BE PROVIDED BY THE CUSTOMER AS PART OF CUSTOMER'S WASTEWATER SYSTEM.

3. CUSTOMER IS RESPONSIBLE FOR PUBLIC PIPING SYSTEM UNTIL WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIAL. CUSTOMER ALSO HAS THE RESPONSIBILITY TO ASSURE THAT ALL 2-WAY-CLEANOUTS REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.

4. CITY OF LEANDER ACTIVITY IS LIMITED TO INSPECTION OF CONNECTIONS TO THE CITY'S WASTEWATER SYSTEM. FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE CUSTOMER'S WASTEWATER CONNECTION TO THE 2-WAY-CLEANOUT.

5. PIPING AND TUBING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIAL AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION SECTION 510.3 (14) UNLESS OTHERWISE NOTED ON THIS DETAIL. MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MINIMUM COVER BELOW FINAL STREET GRADE OF 42". ANY EXCEPTION MUST BE SPECIFICALLY APPROVED BY THE ENGINEER.

6. ALL SANITARY SEWER PIPE WITHIN 9' OF WATER MAINS SHALL BE BEDDED IN CEMENT STABILIZED SAND PER TCEQ CHAPTER 217 & 290 REQUIREMENTS. BEDDING SHALL EXTEND A MINIMUM OF 12" ABOVE PIPE, 4" BELOW PIPE, AND 12" BEYOND JOINTS AT EACH END.

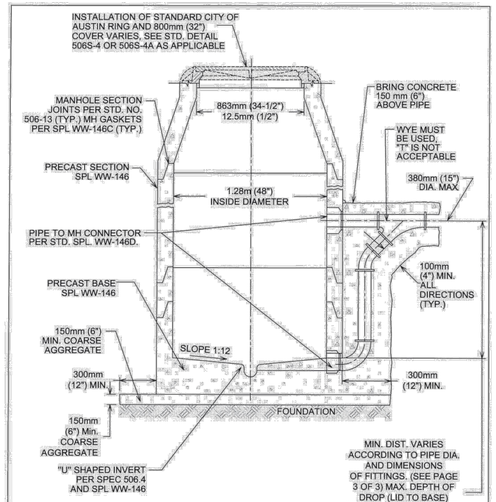
7. PIPE MATERIAL FOR WASTEWATER SERVICES SHALL BE 6" SDR-26 PVC D2241 160 PSI RATED.

8. NO METER BOX OR CLEAN OUT SHALL BE SET IN SIDEWALK OR DRIVEWAY AREA WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEERING DEPT.

9. NO JOINTS SHALL BE PERMITTED BETWEEN THE 6"x6" HORIZONTAL WYE AND THE 6" 2-WAY CLEANOUT EXCEPT FOR THE 6" 45-DEGREE BEND REQUIRED FOR DOUBLE SERVICES.

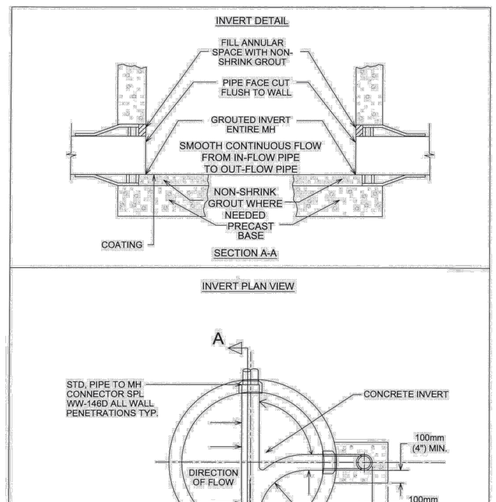
STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED PROFESSIONAL ENGINEER · 09/26/18

City Of Leander, Texas
DETAIL #101-2
2 OF 2
WASTEWATER SERVICE CONNECTIONS

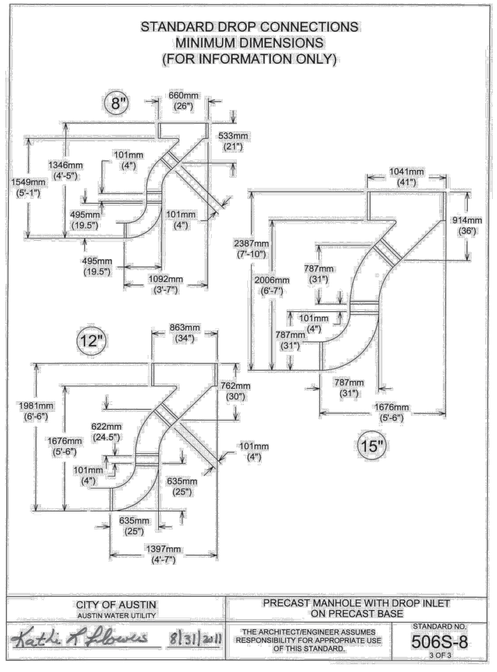


NOTES:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MANHOLE FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B.

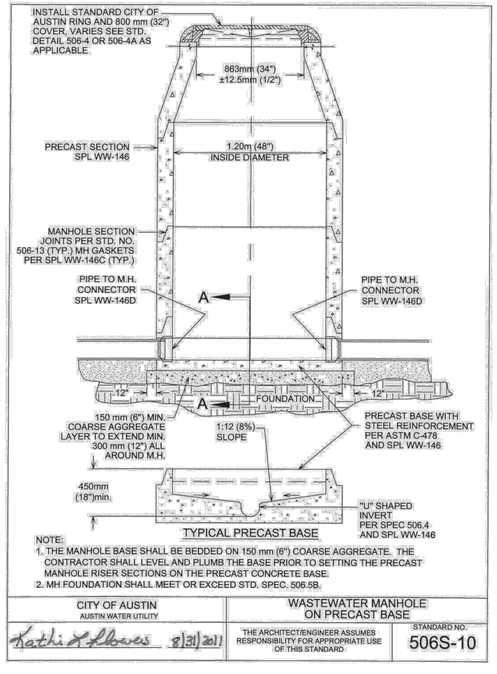
CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
Kathi K Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-8 1 OF 3



CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
Kathi K Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-8 2 OF 3

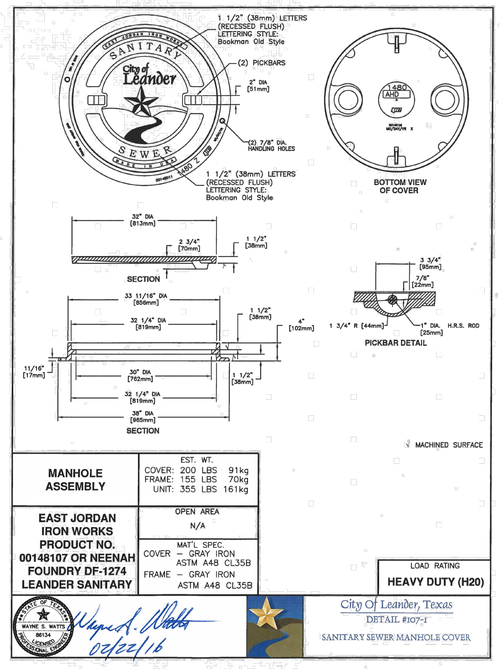


CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
Kathi K Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-8 3 OF 3



NOTE:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

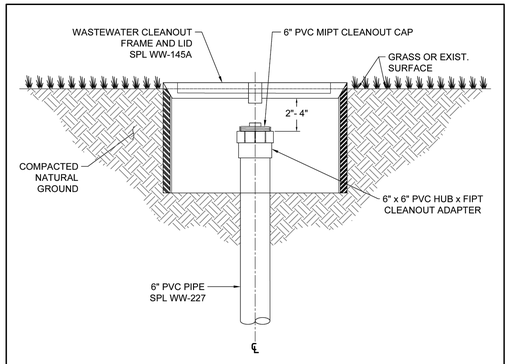
CITY OF AUSTIN AUSTIN WATER UTILITY	WASTEWATER MANHOLE ON PRECAST BASE	
Kathi K Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	STANDARD NO. 506S-10



MANHOLE ASSEMBLY	EST. WT. COVER: 200 LBS 91kg FRAME: 155 LBS 70kg UNIT: 355 LBS 161kg	
EAST JORDAN IRON WORKS PRODUCT NO. 00148107 OR NEENAH FOUNDRY DF-1274 LEANDER SANITARY	OPEN AREA N/A	LOAD RATING HEAVY DUTY (H20)
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B	

STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED PROFESSIONAL ENGINEER · 06/22/16

City Of Leander, Texas
DETAIL #107-1
SANITARY SEWER MANHOLE COVER



NOTE:

1. WASTEWATER CLEANOUT FRAME AND LID SHALL NOT BE PLACED IN PAVED AREAS, INCLUDING SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEANOUT FRAME AND LID	
JEFF A. KYLE 08/16/2019 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-03 1 OF 1

SD-24-0213

CITY OF LEANDER APPROVAL

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY DETAILS 2 OF 3

STATE OF TEXAS · HOLLIS ANN SCHEFFLER · 136049 · LICENSED PROFESSIONAL ENGINEER · 06/17/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 60

TJAHN
6/17/2024 10:49 AM
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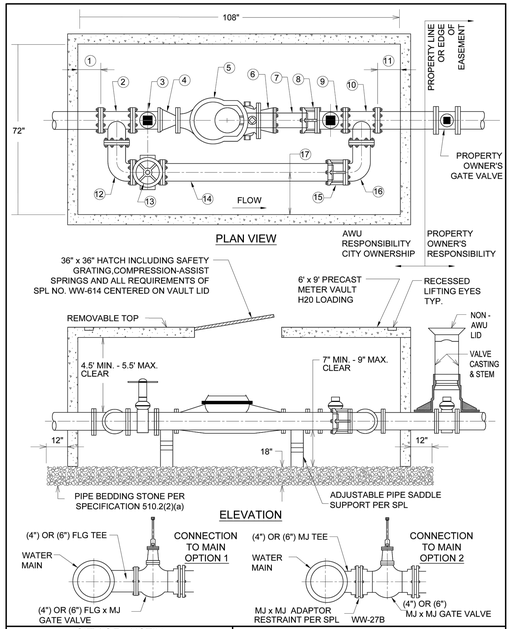


CITY OF AUSTIN AUSTIN WATER UTILITY		3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	
RECORD COPY SIGNED BY KATHI L. FLOWERS	11/19/2015 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-06 1 OF 2

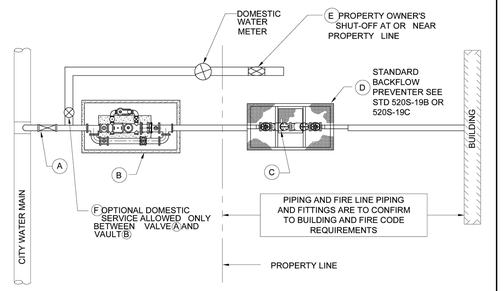
LARGE METER INSTALLATIONS

DIMENSIONS IN INCHES		3" TURBINE	3" COMPOUND	4" TURBINE	4" COMPOUND	6" TURBINE	8" COMPOUND
No.	METER LINE	4" BYPASS	4" BYPASS	6" BYPASS	6" BYPASS	8" BYPASS	8" BYPASS
1	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"	6"
2	FLANGED TEE	13"	13"	13"	13"	16"	16"
3	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
4	3" X 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	--	--	--	--
5	METER	17"	19"	20"	23"	24"	27"
6	3" X 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	--	--	--	--
7+8	(7) FLANGED X PLAIN END DI PIPE + (8) RESTRAINED FLANGE COUPLING ADAPTER (RFCA) OR (7) FLANGE X DI PIPE + (8) DISMANTLING JOINT (DJ)	17"	15"	20"	17"	19"	16"
9	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
10	FLANGED TEE	13"	13"	13"	13"	16"	16"
11	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"	6"
	TOTAL (INCHES)	108.0"	108.0"	108.0"	108.0"	108.0"	108.0"
	BYPASS LINE						
1	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"	6"
	1/2 TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
12	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
13	BYPASS GATE VALVE WITH HAND WHEEL	9"	9"	9"	9"	10 1/2"	10 1/2"
14+15	(14) FLANGED X PLAIN END DI PIPE + (15) RESTRAINED FLANGE COUPLING ADAPTOR (RFCA) OR (14) FLANGE X FLANGE DI PIPE + (15) DISMANTLING JOINT (DJ)	57"	57"	49"	49"	53 1/2"	53 1/2"
16	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
	1/2 TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
11	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"	6"
	TOTAL (INCHES)	108.0"	108.0"	108.0"	108.0"	108.0"	108.0"
17	CLEARANCE FROM INSIDE WALL TO CENTER OF BYPASS LINE	23"	23"	23"	23"	20"	20"

NOTES:

1. METER VAULT MUST BE PLACED AT THE PROPERTY LINE WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A DEDICATED WATER METER EASEMENT. METER SHALL NOT BE PLACED IN THE PATH OF VEHICULAR TRAFFIC INCLUDING ROADWAYS, DRIVEWAYS AND PARKING LOTS. METERS MAY NOT BE PLACED IN SIDEWALKS UNLESS SPECIFICALLY APPROVED BY AUSTIN WATER. METERS MUST BE ACCESSIBLE TO SERVICE VEHICLES AND SHALL NOT BE ENCLOSED WITHIN PROPERTY FENCES.
2. ALL PIPE AND FITTINGS FROM MAIN TO CUSTOMER VALVE SHALL BE RESTRAINED.
3. FACTORY NOTCHES WHERE PIPING GOES THROUGH VAULT WALL SHALL BE FILLED WITH NON-SHRINK GROUT PER SPL NO. WW-704A.

CITY OF AUSTIN AUSTIN WATER UTILITY		3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	
RECORD COPY SIGNED BY KATHI L. FLOWERS	11/19/2015 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-06 2 OF 2



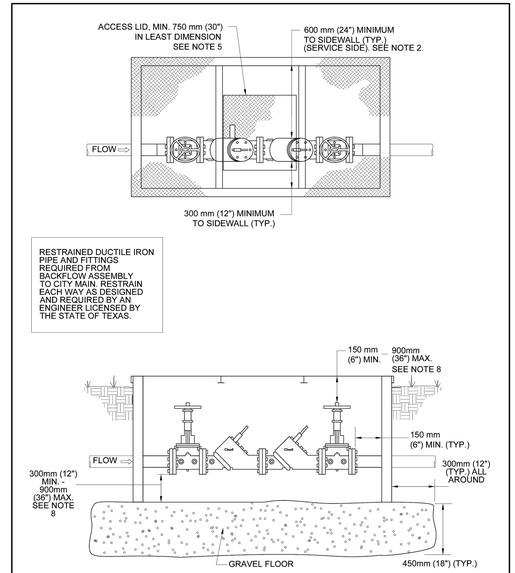
MATERIALS:

- (A) TAPPING, RESTRAINED OR FLANGED VALVE (GATE, IRON BODY WITH MJ OUTLET). SEE SPL WW-243, WW-27, WW-27A, AND/OR WW-27B.
- (B) FIRELINE OR MASTER METER, SEE STD. DETAIL 520S-17.
- (C) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVEL EQUAL.
- (D) VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
- (E) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
- (F) DOMESTIC WATER SERVICE LINE VALVE.

NOTES:

1. FIRE LINE SHALL BE A MINIMUM OF 150 mm (6") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. FOR STD. DETAILS 520S-19A, 19B, AND 19C, MASTER METER MEANS METER FOR FIRE AND DOMESTIC SERVICE. 5. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY		STANDARD FIRE LINE INSTALLATION WITH OR WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19A 1 OF 1

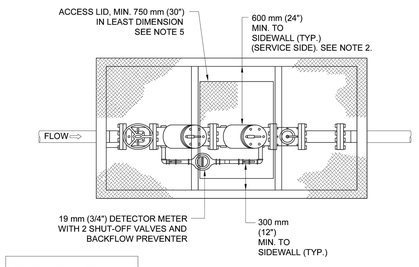


CITY OF AUSTIN AUSTIN WATER UTILITY		STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19B 1 OF 2

NOTES:

1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY		STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19B 2 OF 2



CITY OF AUSTIN WATER AND WASTEWATER UTILITY		STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19C 1 OF 2

NOTES:

1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19C 2 OF 2

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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

UTILITY DETAILS 3 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 61

SD-24-0213

CITY OF LEANDER APPROVAL

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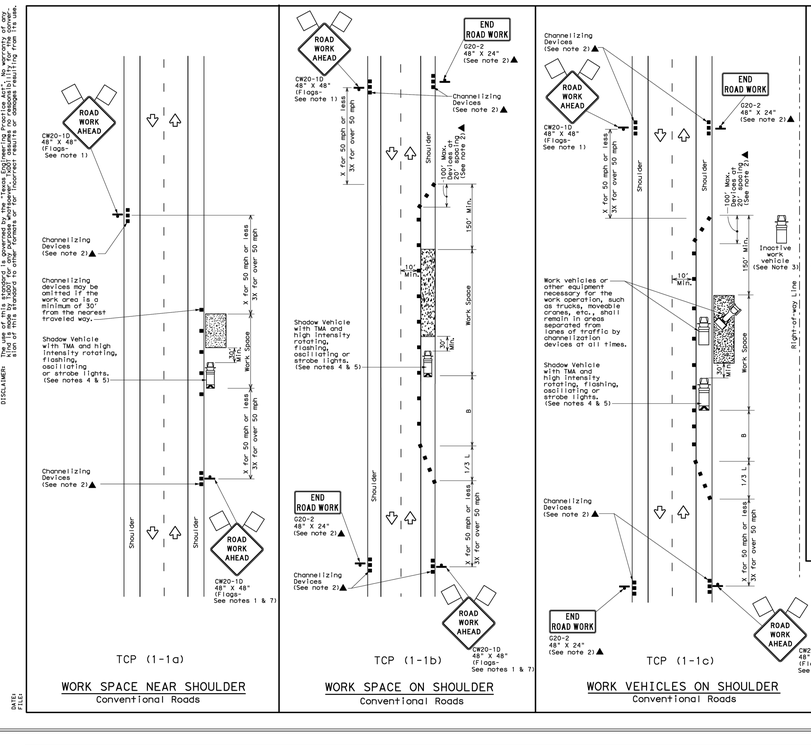


TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads

TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads

TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Taper

Posted Speed *	Formula	Minimum Desirable Taper Lengths *,** Offset	Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing ** Distance	Suggested Longitudinal Buffer Space "Bs"
30		150'	165'	180'	30'	60'	120'	90'
35	L= WS²/60	205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55	L=WS	550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES
1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

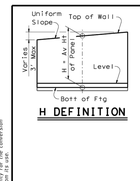
Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-12

© TxDOT December 1985	DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
REVISIONS	CONT	SECT	JOB	HIGHWAY
2-94 2-12	DIST	COUNTY		SHEET NO.
8-95				
1-97				
4-98				
151				

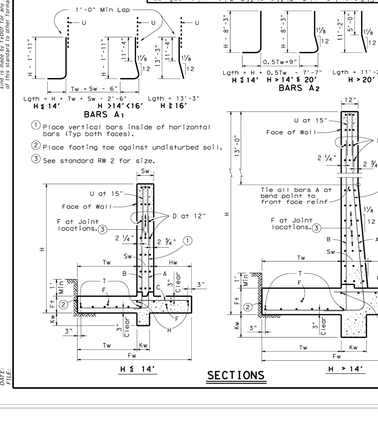
DATE:
FILE:



H DEFINITION

REINFORCING STEEL FOR ONE 32' PANEL (DESIGN A)

Wall Height "H"	PROPERTIES WALL DIMENSIONS Fw	Tw	Sw	Hw	Ft	Kw	Max Soil Press at 15° c-c/at 15° c-c	A1- 26 #5 at 15° c-c/at 15° c-c	A2 - 25 #6 at 15° c-c/at 15° c-c	A3 - 25 #7 at 15° c-c/at 15° c-c	A4 - 26 #8 at 15° c-c/at 15° c-c	A5 - 25 #9 at 15° c-c/at 15° c-c	A6 - 25 #11 at 15° c-c/at 15° c-c	A7 - 26 #11 at 15° c-c/at 15° c-c	B - 26 #5 at 15° c-c	C	D (#5) at 12° c-c	Dowel F at 12° c-c	H (#5) at 12° c-c	T (#5) at 12° c-c	U - 26 #5 at 15° c-c	QUANTITY FOR ONE 32' PANEL CONC (CY)	REINF (LB)	Wall Height "H"
(Ft)							T/SF	Lgth. Wt	Lgth. Wt	Lgth. Wt	Lgth. Wt	Lgth. Wt	Lgth. Wt	Lgth. Wt	Lgth. Wt	S1	Zie No	Spa	Lgth. Wt	No. Wt	No. Wt	No. Wt	No. Wt			(Ft)
2	1'-8"	8"	1'-0"	0	9"	9"	0.11													4	131	3	24	2	66	3'-4"	90	3.6	312	2
3	2'-0"	1'-0"	1'-0"	0	9"	9"	0.15													6	197	4	32	2	66	5'-4"	145	5.1	506	3
4	2'-8"	1'-4"	1'-0"	4"	1'-0"	9"	0.21	3'-10"	104											6	263	6	48	2	66	7'-4"	199	7.4	873	4
5	3'-6"	1'-9"	1'-0"	9"	1'-0"	9"	0.23	5'-3"	142											6	263	7	56	2	66	9'-6"	256	9.6	1079	5
6	4'-3"	2'-2"	1'-0"	1'-1"	1'-0"	9"	0.24	6'-8"	181											6	263	8	64	3	99	8'-4"	226	11.6	1259	6
7	5'-0"	2'-6"	1'-0"	1'-6"	1'-0"	9"	0.27	8'-0"	217											6	263	9	72	3	99	8'-4"	226	13.7	1401	7
8	5'-8"	2'-10"	1'-0"	1'-10"	1'-0"	9"	0.30	9'-4"	253											7	263	10	80	3	99	8'-4"	226	15.7	1575	8
9	6'-4"	3'-2"	1'-0"	2'-2"	1'-0"	9"	0.33	10'-8"	284											7	263	11	88	3	99	8'-4"	226	17.7	1714	9
10	7'-0"	3'-6"	1'-0"	2'-6"	1'-0"	9"	0.36	12'-0"	325	4'-2"	156									9	263	12	96	4	131	8'-4"	226	19.6	2082	10
11	7'-9"	3'-10"	1'-0"	2'-11"	1'-0"	9"	0.39	13'-4"	362	5'-4"	200									10	263	13	104	4	131	8'-4"	226	21.7	2436	11
12	8'-5"	4'-2"	1'-0"	3'-3"	1'-0"	9"	0.42	14'-8"	400	6'-1"	247									11	263	14	112	4	131	8'-4"	226	23.8	2651	12
13	9'-2"	4'-7"	1'-0"	3'-7"	1'-0"	9"	0.43	16'-1"	436	7'-8"	288	6'-9"	345							12	263	15	120	5	164	8'-4"	226	25.8	3364	13
14	9'-10"	4'-11"	1'-0"	3'-11"	1'-0"	9"	0.47	17'-5"	472	9'-1"	335	8'-0"	413							13	263	16	128	5	164	8'-4"	226	28.2	3771	14
15	10'-6"	5'-3"	1'-1"	4'-3"	1'-1"	9"	0.50	18'-10"	511	10'-1"	379	9'-6"	485							14	263	17	136	6	197	8'-4"	226	30.3	4253	15
16	11'-2"	5'-7"	1'-2"	4'-7"	1'-3"	9"	0.55	13'-3"	359	11'-2"	419	10'-11"	558	8'-5"	584					15	263	18	144	6	197	7'-2"	230	8'-4"	226	36.0	4974	16
17	11'-10"	5'-11"	1'-3"	4'-11"	1'-3"	9"	0.58	13'-3"	359	11'-5"	466	11'-4"	630	9'-10"	683					16	263	19	152	7	230	7'-2"	230	8'-4"	226	38.5	5369	17
18	12'-6"	6'-3"	1'-4"	4'-11"	1'-4"	9"	0.63	13'-3"	359	13'-7"	510	13'-9"	703	11'-2"	775					17	263	20	160	7	230	8'-1"	263	8'-4"	226	41.1	5787	18
19	13'-3"	6'-7"	1'-5"	5'-3"	1'-5"	9"	0.66	13'-3"	359	14'-9"	554	15'-2"	775	12'-8"	879					18	263	21	168	7	230	8'-1"	263	8'-4"	226	43.6	6257	19
20	13'-10"	6'-11"	1'-6"	5'-7"	1'-6"	9"	0.70	13'-3"	359	15'-11"	598	16'-7"	847	14'-1"	978					19	263	22	176	8	263	8'-1"	263	8'-4"	226	46.1	6692	20
21	14'-6"	7'-3"	1'-7"	5'-9"	1'-7"	9"	0.74	13'-3"	359	17'-2"	419	18'-0"	920	15'-5"	1070	9'-3"	815			20	263	23	184	8	263	8'-1"	263	8'-4"	226	48.6	7127	21
22	15'-2"	7'-7"	1'-8"	6'-1"	1'-8"	9"	0.78	13'-3"	359	17'-2"	419	19'-5"	992	16'-11"	1174	10'-11"	928			21	263	24	192	8	263	8'-1"	263	8'-4"	226	51.0	7561	22
23	15'-10"	7'-11"	1'-9"	6'-3"	1'-9"	9"	0.79	13'-3"	359	17'-2"	419	20'-11"	1069	18'-5"	1278	12'-4"	1048			22	263	25	200	8	263	8'-1"	263	8'-4"	226	53.5	8000	23
24	16'-6"	8'-3"	1'-10"	6'-7"	1'-10"	9"	0.86	13'-3"	359	17'-2"	419	22'-3"	1137	19'-9"	1371	13'-7"	1155			23	263	26	208	9	296	10	329	8'-4"	226	56.0	8439	24
25	17'-3"	8'-7"	1'-11"	6'-11"	1'-11"	9"	0.89	13'-3"	359	17'-2"	419	12'-2"	622	21'-1"	1469	15'-0"	1275	6'-1"	808	24	263	27	216	9	296	10	329	8'-4"	226	76.4	10112	25
26	18'-0"	9'-0"	2'-0"	7'-3"	2'-0"	9"	0.93	13'-3"	359	17'-2"	419	12'-2"	622	22'-8"	1574	16'-4"	1388	7'-1"	941	25	263	28	224	9	296	10	329	8'-4"	226	85.2	10698	26
27	18'-6"	9'-4"	2'-1"	7'-7"	2'-1"	9"	0.97	13'-3"	359	17'-2"	419	12'-2"	622	24'-1"	1672	17'-8"	1502	8'-1"	1074	26	263	29	232	9	296	10	329	8'-4"	226	89.0	11757	27
28	19'-3"	9'-7"	2'-2"	7'-11"	2'-2"	9"	1.00	13'-3"	359	17'-2"	419	12'-2"	622	25'-5"	1764	19'-0"	1615	9'-1"	1206	27	263	30	240	10	329	12	394	8'-4"	226	94.5	12293	28
29	20'-0"	10'-0"	2'-3"	8'-3"	2'-3"	9"	1.02	13'-3"	359	17'-2"	419	12'-2"	622	27'-0"	1874	20'-5"	1735	10'-1"	1339	28	263	31	248	10	329	12	394	8'-4"	226	99.2	12874	29
30	20'-6"	10'-4"	2'-4"	8'-7"	2'-3"	9"	1.06	13'-3"	359	17'-2"	419	12'-2"	622	14'-4"	995	21'-9"	1849	11'-1"	1472	17'-0"	2348	29'-6"	800	10	76	5"	10'-9"	3516	58	1906	31	249	11	361	12	394	8'-4"	226	103.3	15515	30
31	21'-3"	10'-7"	2'-5"	8'-11"	2'-3"	9"	1.09	13'-3"	359	17'-2"	419	12'-2"	622	14'-4"	995	23'-0"	1955	12'-1"	1605	18'-0"	2533	30'-6"	827	10	76	5"	11'-2"	3652	60	1977	32	257	11	361	13	427	8'-4"	226	108.2	16209	31
32	22'-0"	11'-0"	2'-6"	9'-3"	2'-3"	9"	1.13	13'-3"	359	17'-2"	419	12'-2"	622	14'-4"	995	24'-5"	2075	13'-1"	1738	19'-0"	2740	31'-6"	855	10	76	5"	11'-7"	3781	60	1977	32	257	12	394	13	427	8'-4"	226	116.9	16837	32



Texas Department of Transportation — Bridge Division Standard

RETAINING WALLS

RW 1(L)A

FILE: rwsta05.dgn	DN: TxDOT	CK: TxDOT	DW: CHO	CK: WPW
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REVISIONS	DIST	COUNTY		SHEET NO.

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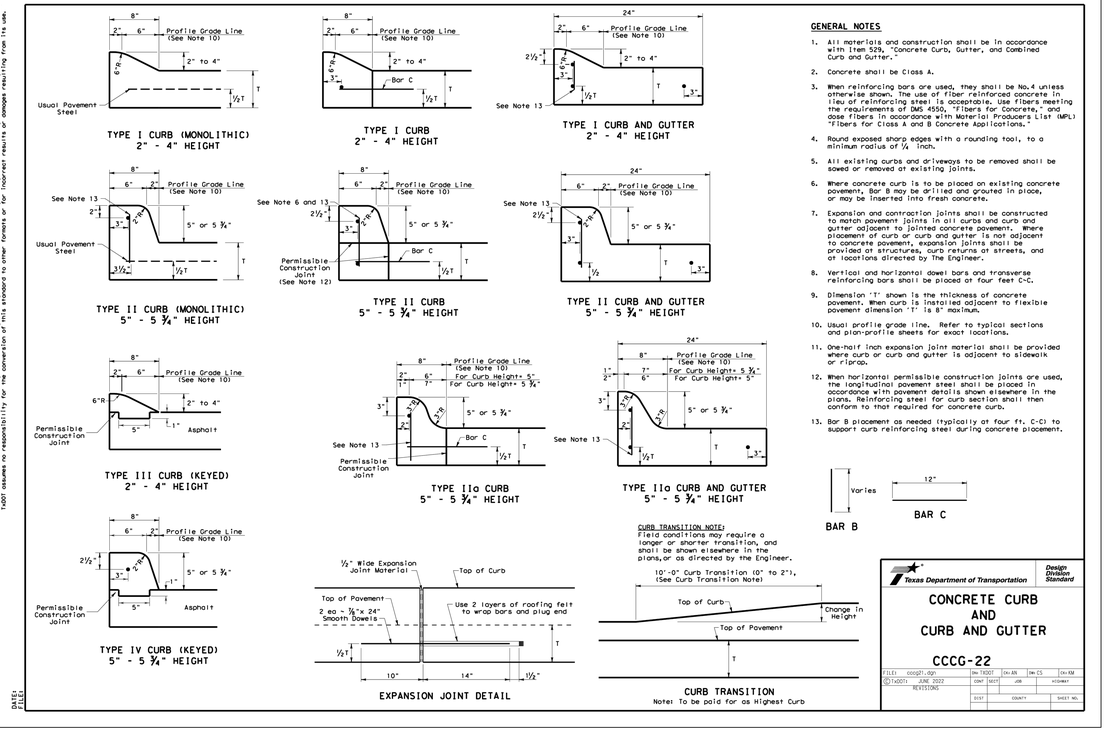

GENERAL NOTES

1. All materials and construction shall be in accordance with Item 529, "Concrete Curb, Gutter, and Combined Curb and Gutter."
2. Concrete shall be Class A.
3. When reinforcing bars are used, they shall be No.4 unless otherwise shown. The use of fiber reinforced concrete in lieu of reinforcing steel is acceptable. Use fibers meeting the requirements of DMS 4550, "Fibers for Concrete," and dose fibers in accordance with Material Producers List (MPL) "Fibers for Class A and B Concrete Applications."
4. Round exposed sharp edges with a rounding tool, to a minimum radius of ¼ inch.
5. All existing curbs and driveways to be removed shall be sawed or removed at existing joints.
6. Where concrete curb is to be placed on existing concrete pavement, Bar B may be drilled and grouted in place, or may be inserted into fresh concrete.
7. Expansion and contraction joints shall be constructed to match pavement joints in all curbs and curb and gutter adjacent to jointed concrete pavement. Where placement of curb or curb and gutter is not adjacent to concrete pavement, expansion joints shall be provided at structures, curb returns at streets, and at locations directed by The Engineer.
8. Vertical and horizontal dowel bars and transverse reinforcing bars shall be placed at four feet C-C.
9. Dimension "T" shown is the thickness of concrete pavement. When curb is installed adjacent to flexible pavement dimension "T" is 8" maximum.
10. Usual profile grade line. Refer to typical sections and plan-profile sheets for exact locations.
11. One-half inch expansion joint material shall be provided where curb or curb and gutter is adjacent to sidewalk or riprap.
12. When horizontal permissible construction joints are used, the longitudinal pavement steel shall be placed in accordance with pavement details shown elsewhere in the plans. Reinforcing steel for curb section shall then conform to that required for concrete curb.
13. Bar B placement as needed (typically at four ft. C-C) to support curb reinforcing steel during concrete placement.

CURB TRANSITION NOTE:
Field conditions may require a longer or shorter transition, and shall be shown elsewhere in the plans,or as directed by the Engineer.

10'-0" Curb Transition (0" to 2"), (See Curb Transition Note)

Texas Department of Transportation — Design Division Standard

CONCRETE CURB AND CURB AND GUTTER

CCCG-22

FILE: cccg21.dgn	DN: TxDOT	CK: AN	DW: CS	CK: KM
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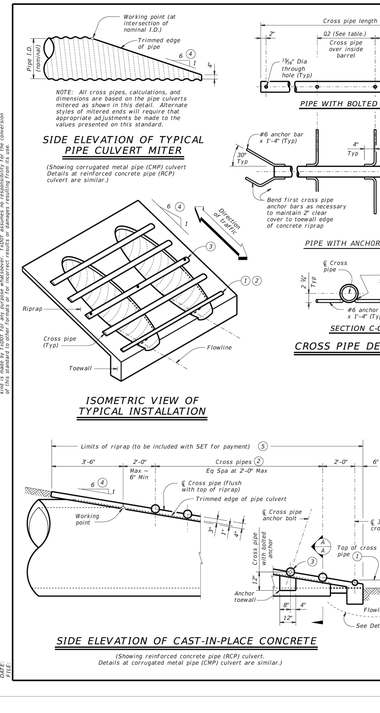

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES ②

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

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

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

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

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

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

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

MATERIAL NOTES:
Synthetic Fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide cross pipes that meet the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 (Gr B), or API 5L/X52.
Provide ASTM A307 bolts and nuts.
Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:
Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.
Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.
Provide concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap".
Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Texas Department of Transportation — Bridge Division Standard

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

SET-PD

FILE: setpdtie-19.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
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SD-24-0213

CITY OF LEANDER APPROVAL

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

TXDOT DETAILS 1 OF 3

STATE OF TEXAS — HOLLIS ANN SCHEFFLER — 136049 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO. 62

OF-82

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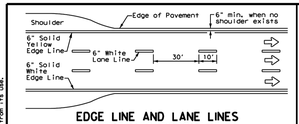
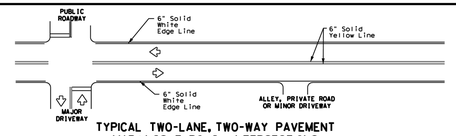
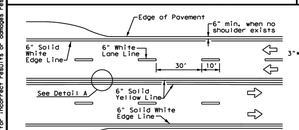
EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS

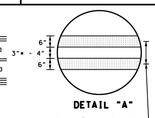


TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS



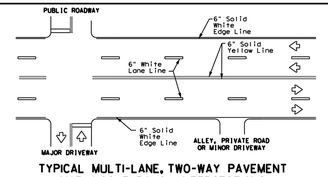


DETAIL "A"

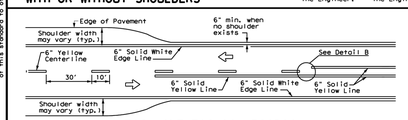
9'** min. - 10' typ. (18' max. for traveled way greater than 48' only)

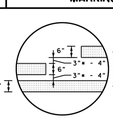
* 2' minimum for restripe projects when approved by the Engineer.
** 8' minimum for restripe projects when approved by the Engineer.

TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

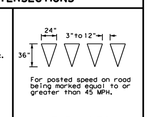




DETAIL "B"

* 2' minimum for restripe projects when approved by the Engineer.

18' min., 20' max. (16' minimum for restripe projects when approved by the Engineer.)



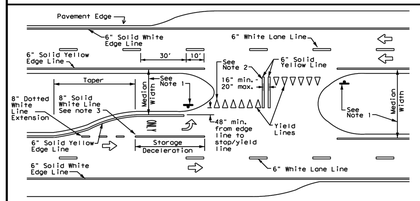
YIELD LINES

For posted speed on road being marked equal to or greater than 45 MPH.



For posted speed on road being marked equal to or less than 40 MPH.

FOUR LANE DIVIDED ROADWAY CROSSOVERS



NOTES

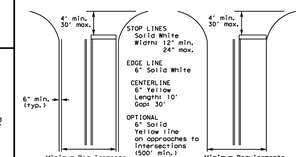
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sideswalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation — Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

FILE:	pm1-22.dgn	DN:	CK:	DW:	CK:
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REVISIONS					
11-78	8-00 6-20				
8-95	3-03 12-22	DIST	COUNTY		SHEET NO.
5-00	2-12				
7-13					

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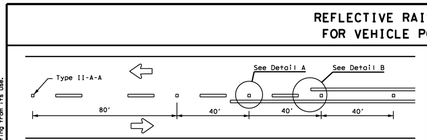
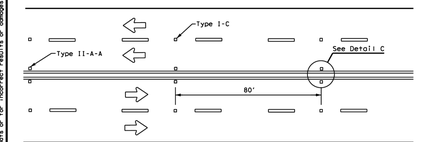
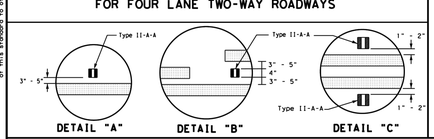
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE



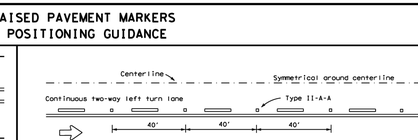
CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS



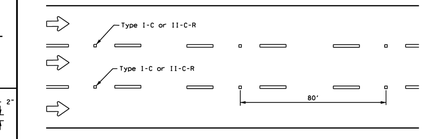
CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS



DETAIL "A" **DETAIL "B"** **DETAIL "C"**



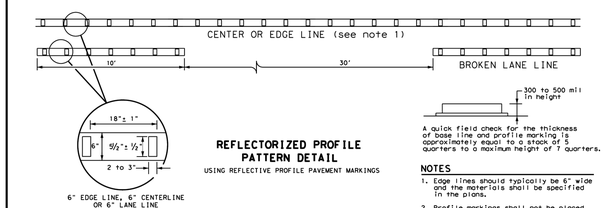
CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

NOTES

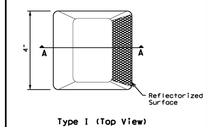
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

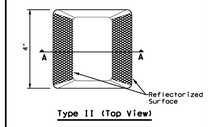
1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

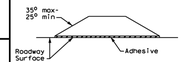
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

Texas Department of Transportation — Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS RELECTORIZED PROFILE MARKINGS PM(2)-22

FILE:	pm2-22.dgn	DN:	CK:	DW:	CK:
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4-77	8-00 6-20				
5-82	2-10 12-22	DIST	COUNTY		SHEET NO.
5-00	2-12				
7-13					

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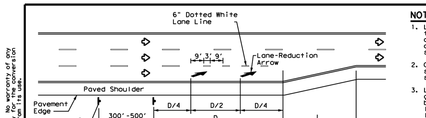
TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

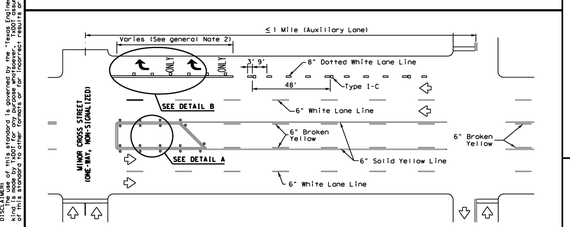


LANE REDUCTION

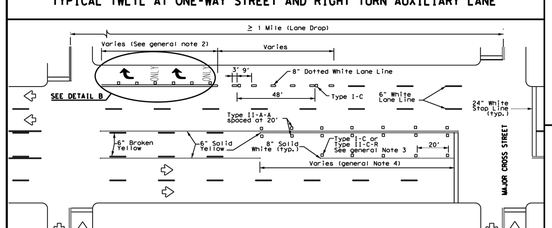
NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking lane that would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS21(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

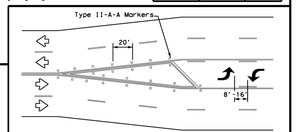
ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	L = $\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	



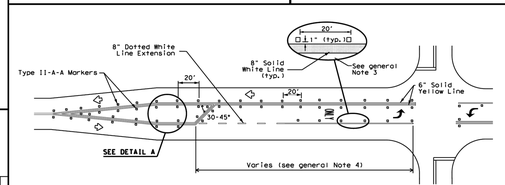
TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



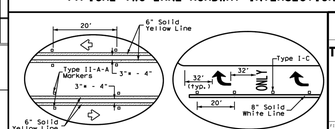
TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



* 2" minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation — Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

PM(3)-22

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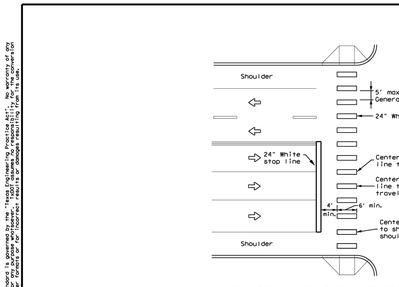


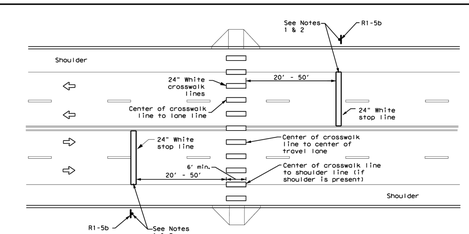
HIGH-VISIBILITY LONGITUDINAL CROSSWALK AT CONTROLLED APPROACH

GENERAL NOTES

1. Longitudinal crosswalk lines should not be placed in the wheel path of vehicles. Center the crosswalk lines on travel lanes, lane lines, and shoulder lines (if present).
2. A minimum 6' clear distance shall be provided to the curb face. If the last crosswalk line falls into this distance it must be omitted.
3. For divided roadways, adjustments in spacing of the crosswalk lines should be made in the median so that the crosswalk lines are maintained in their proper location across the travel portion of the roadway.
4. At skewed crosswalks, the crosswalk lines are to remain parallel to the lane lines.
5. Each crosswalk shall be a minimum of 6' wide.
6. The High-Visibility Longitudinal Crosswalk is the preferred crosswalk pattern on State Highways. Other crosswalk patterns as shown in the "Texas Manual on Uniform Traffic Control Devices" may be used. All crosswalk designs and dimension shall comply with the "Texas Manual on Uniform Traffic Control Devices."
7. Final placement of Stop Bar and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



UNSIGNALIZED MIDBLOCK HIGH-VISIBILITY LONGITUDINAL CROSSWALK

NOTES:

1. Use stop bars with Stop Here For Pedestrians (R1-5a) signs at unsignalized midblock cross walks.
2. Use stop bars with STOP HERE ON RED (R10-6 or R10-6a) signs at mid block crosswalks controlled by traffic signals or pedestrian hybrid beacons.

Texas Department of Transportation — Traffic Safety Division Standard

CROSSWALK PAVEMENT MARKINGS

PM(4)-22A

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SD-24-0213

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		REVISIONS	

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

TXDOT DETAILS 2 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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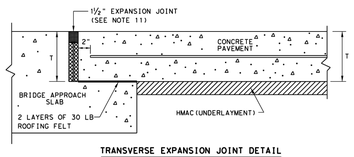
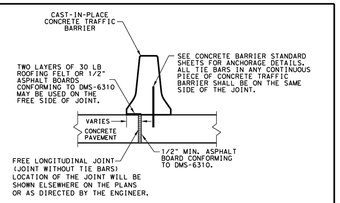
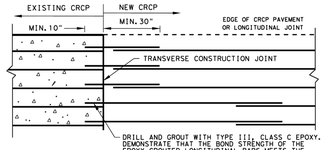


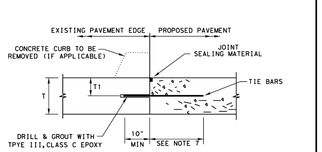
TRANSVERSE EXPANSION JOINT DETAIL
AT BRIDGE APPROACH



CENTERLINE FREE LONGITUDINAL JOINT DETAIL

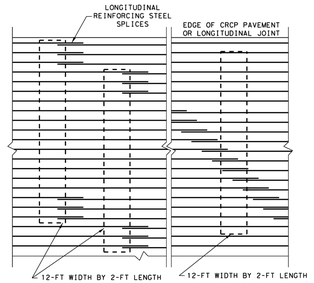


OPTION A: DRILL AND EPOXY
PLAN VIEW (NOT TO SCALE)



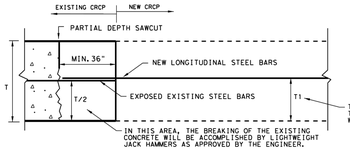
1. BEFORE CONCRETE PLACEMENT, PERFORM PULL-OUT TESTS ON EPOXY-GROUTED TIE BARS IN ACCORDANCE WITH ITEM 360.
2. SPACE TIE BARS AT 24" SPACING. USE #6 TIE BARS FOR 8" AND THICKER PAVEMENTS, USE #5 TIE BARS FOR LESS THAN 8" THICK PAVEMENTS.

LONGITUDINAL WIDENING JOINT DETAIL



STAGGER THE LAP LOCATIONS SO THAT NO MORE THAN 1/3 OF THE LONGITUDINAL STEEL IS SPLICED IN ANY GIVEN 12-FT. WIDTH AND 2-FT. LENGTH OF THE PAVEMENT. ANY OTHER LAP CONFIGURATION MEETING THIS REQUIREMENT WILL BE ALLOWED.

EXAMPLES OF LAP CONFIGURATION
PLAN VIEW (NOT TO SCALE)



OPTION B: BREAKBACK AND LAP

TRANSVERSE TIE JOINT DETAIL
NEW CRCP TO EXISTING CRCP

SHEET 2 OF 2

Texas Department of Transportation | Design Division Standard

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT

ONE LAYER STEEL BAR PLACEMENT
T - 7 to 13 INCHES

CRCP(1)-23

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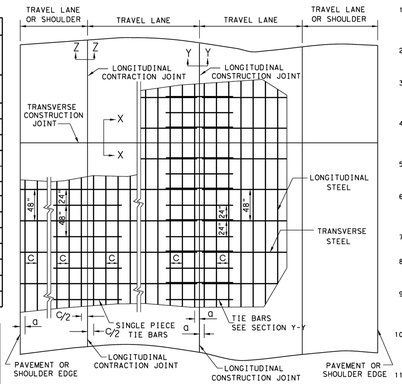
TABLE NO. 1 LONGITUDINAL STEEL

SLAB THICKNESS AND BAR SIZE		LONGITUDINAL STEEL BARS		FIRST SPACING AT EDGE OR JOINT	LONG. STEEL VERTICAL POSITION FROM BOTTOM OF PAVEMENT
T (IN.)	BAR SIZE	SPACING C (IN.)		SPACING a (IN.)	T1 (IN.)
7.0	#5	6.5		3 TO 4	3.5
7.5	#5	6.0		3 TO 4	3.75
8.0	#6	9.0		3 TO 4	4.0
8.5	#6	8.5		3 TO 4	4.25
9.0	#6	8.0		3 TO 4	4.5
9.5	#6	7.5		3 TO 4	4.75
10.0	#6	7.0		3 TO 4	5.0
10.5	#6	6.75		3 TO 4	5.5
11.0	#6	6.5		3 TO 4	6.0
11.5	#6	6.25		3 TO 4	6.5
12.0	#6	6.0		3 TO 4	7.0
12.5	#6	5.75		3 TO 4	7.5
13.0	#6	5.5		3 TO 4	8.0

TABLE NO. 2 TRANSVERSE STEEL AND TIE BARS

SLAB THICKNESS (IN.)	TRANSVERSE STEEL		TIE BARS AT LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z)		TIE BARS AT LONGITUDINAL CONSTRUCTION JOINT (SECTION Y-Y)	
	BAR SIZE	SPACING (IN.)	BAR SIZE	SPACING (IN.)	BAR SIZE	SPACING (IN.)
7.0 - 7.5	#5*	48	#5*	48	#5*	24
8.0 - 13.0	#5*	48	#6	48	#6	24

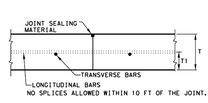
*CONTRACTOR MAY USE #6 REINFORCING STEEL INSTEAD OF #5 REINFORCING STEEL OR COMBINATION OF EACH SIZE



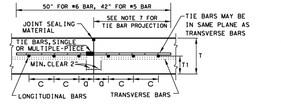
TYPICAL PAVEMENT LAYOUT
PLAN VIEW (NOT TO SCALE)

GENERAL NOTES

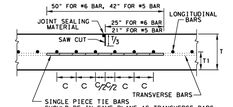
1. DETAILS FOR PAVEMENT WIDTH, PAVEMENT THICKNESS AND THE CROWN CROSS-SLOPE SHALL BE SHOWN ELSEWHERE IN THE PLANS. FOR PAVEMENTS WIDER THAN 100 FT. WITHOUT A FREE LONGITUDINAL JOINT, ADDITIONAL DETAIL MAY BE SHOWN ELSEWHERE IN THE PLANS.
2. USE COARSE AGGREGATES WITH A RATED COEFFICIENT OF THERMAL EXPANSION (CoTE) OF NOT MORE THAN 5.5 X 10^{-6} IN/IN/ °F AS LISTED IN THE CONCRETE RATED SOURCE QUALITY CATALOG (CRSQC).
3. ALL THE REINFORCING STEEL AND TIE BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A 615 (GRADE 60) OR ASTM A 996 (GRADE 60) OR ABOVE. STEEL BAR SIZES AND SPACINGS SHALL CONFORM TO TABLE NO.1 AND TABLE NO.2.
4. STEEL BAR PLACEMENT TOLERANCE SHALL BE +/- 1 IN. HORIZONTALLY AND +/- 0.5 IN. VERTICALLY. CALCULATED AVERAGE BAR SPACING (CONCRETE PLACEMENT WIDTH / NUMBER OF LONGITUDINAL BARS) SHALL CONFORM TO TABLE NO.1.
5. ADJUST REINFORCING STEEL VERTICALLY USING SHIMS OR OTHER METHODS, AS APPROVED, TO MEET VERTICAL TOLERANCES PRIOR TO CONCRETE PLACEMENT.
6. PAVEMENT WIDTHS OF MORE THAN 15 FT. SHALL HAVE A LONGITUDINAL JOINT (SECTION Z-Z OR SECTION Y-Y). THESE JOINTS SHALL BE LOCATED WITHIN 6 IN. OF THE LANE LINE UNLESS THE JOINT LOCATION IS SHOWN ELSEWHERE ON THE PLANS.
7. THE MINIMUM PROJECTION OF TIE BARS INTO THE ADJACENT PLACEMENT IS 22.5 IN. FOR #6 BARS AND 18.5 IN. FOR #5 BARS.
8. SEE STANDARD SHEET "CONCRETE CURB AND CURB AND GUTTER," FOR DETAILS WHEN TYING CONCRETE CURB OR CURB GUTTER AT A LONGITUDINAL JOINT.
9. REPLACE MISSING OR DAMAGED TIE BARS WITHOUT ADDITIONAL COMPENSATION BY DRILLING MIN.10 IN. DEEP AND GROUTING TIE BARS WITH TYPE III, CLASS C EPOXY. MEET THE PULL-OUT TEST REQUIREMENTS IN ITEM 361.
10. OMIT TIE BARS LOCATED WITHIN 18-IN. OF THE TRANSVERSE CONSTRUCTION JOINTS (SECTION X-X). USE HAND-OPERATED IMMERSION VIBRATORS TO CONSOLIDATE THE CONCRETE ADJACENT TO ALL FORMED JOINTS.
11. THE DETAIL FOR THE JOINT SEALANT AND RESERVOIR IS SHOWN ON STANDARD SHEET "CONCRETE PAVING DETAILS, JOINT SEALS."



TRANSVERSE CONSTRUCTION JOINT
SECTION X - X



LONGITUDINAL CONSTRUCTION JOINT
SECTION Y - Y



LONGITUDINAL CONTRACTION JOINT
SECTION Z - Z

SHEET 1 OF 2

Texas Department of Transportation | Design Division Standard

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT

ONE LAYER STEEL BAR PLACEMENT
T - 7 to 13 INCHES

CRCP(1)-23

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LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

TXDOT DETAILS 3 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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HIGHWAY 29 COMMERCIAL SUBDIVISION

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

PICP-24-0133

APPROVED BY:

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

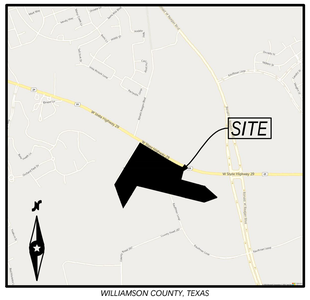
EMILY TRUMAN, P.E., CFM, CITY ENGINEER DATE

MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION DATE

GINA ELLISON, P.E., PUBLIC WORKS DIRECTOR DATE

CHIEF JOSHUA DAVIS, FIRE MARSHAL DATE

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



WILLIAMSON COUNTY, TEXAS

LOCATION MAP

(1" = 2000')

PROPERTY ZONING: HIGHWAY 29 COMMERCIAL MINOR PUD GC-3-A

TOTAL ACREAGE: 50.64 AC

SUBMITTAL DATE: APRIL 30, 2024

FUTURE LAND USE CATEGORY: ACTIVITY CENTER

LEGAL DESCRIPTION: AW0453 AW0453 - ,MONROE, W.H. SUR., ACRES 50.787

SITE DEVELOPMENT PERMIT PLANS:

FINAL PLAT:

EASEMENT DESCRIPTIONS:

15' WATER EASEMENT (BY THIS PLAT):
10' PUBLIC UTILITY, LANDSCAPE AND PEDESTRIAN
ACCESS EASEMENT (BY THIS PLAT):
10' PUBLIC TRAIL EASEMENT (BY THIS PLAT):
2.5' PUBLIC UTILITY EASEMENT (BY THIS PLAT):
20' SANITARY SEWER EASEMENT (BY THIS PLAT):

HIGHWAY 29 COMMERCIAL SUBDIVISION - LOT INFORMATION

BLOCK	LOT NUMBER	AREA (AC.)	ZONING BASE DISTRICT	PROPOSED LAND USE
A	1	2.730	PUD (GC-3-A)	GENERAL COMMERCIAL
A	2	1.420	PUD (GC-3-A)	GENERAL COMMERCIAL
A	3	1.490	PUD (GC-3-A)	GENERAL COMMERCIAL
A	4	3.990	PUD (GC-3-A)	GENERAL COMMERCIAL
A	5	7.116	PUD (GC-3-A)	GENERAL COMMERCIAL
A	6	6.652	PUD (GC-3-A)	GENERAL COMMERCIAL
A	7	3.470	PUD (GC-3-A)	DRAINAGE
B	1	7.595	PUD (GC-3-A)	GENERAL COMMERCIAL
B	2	5.370	PUD (GC-3-A)	GENERAL COMMERCIAL
B	3	6.745	PUD (GC-3-A)	DRAINAGE

REVISIONS/CORRECTIONS

REVISION #	DESCRIPTION	APPROVAL

OWNER

HIGHWAY 29 COMMERCIAL LLC
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244
(410) 788-0100

ENGINEER

Westwood Professional Services, Inc.
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

SURVEYOR

Westwood Professional Services, Inc.
MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

PROJECT AGENT

Westwood Professional Services, Inc.
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

DRAWING SHEET INDEX

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16	KAUFFMAN LOOP PLAN AND PROFILE STA 9+00 – END
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33	WATER LINE PLAN AND PROFILE LINE 2 9+00 TO END
34	WATER LINE PLAN AND PROFILE LINE 3 0+00 TO 7+50
35	WATER LINE PLAN AND PROFILE LINE 3 7+50 TO 16+00
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PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

COVER

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 6/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO. 1

1 OF 56

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6/18/2024 4:14 PM
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GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

2. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.

3. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
   a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.
   b. REFRESH ALL LOCATES BEFORE 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.
   TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
   c. REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY -IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.

4. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION.

5. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. LANE CLOSURES ON ARTERIALS AND ANY FULL ROAD CLOSURES REQUIRE MESSAGE BOARDS NOTIFYING THE PUBLIC ONE WEEK PRIOR TO THE CLOSURE.

6. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION. FURTHER, THERE IS A NOISE ORDINANCE IN EFFECT FOR CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.

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

8. NO STREET LIGHTS OR SIGNS OF ANY KIND ARE TO BE PLACED WITHIN ANY SIDEWALKS.

9. NO BLASTING IS ALLOWED.

10. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. THE CONTRACTOR SHALL GIVE THE CITY OF LEANDER 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.

12. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT PLANNING COORDINATOR AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.

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

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

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

16. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED, THE CONTRACTOR SHALL REPLACE SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.

17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED IN DETAILS.

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

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

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

21. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE MINIMUM THICKNESS OF 2 INCHES WITH NO RECYCLED ASPHALT SHINGLES CONTENT.

22. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY RISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT

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

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN HIMSELF AND OTHER CONTRACTORS AND UTILITIES IN THE VICINITY OF THE PROJECT. THIS INCLUDES GAS, WATER, WASTEWATER, ELECTRICAL, TELEPHONE, CABLE TV AND STREET DRAINAGE WORK. ONCE THE CONTRACTOR BECOMES AWARE OF A POSSIBLE CONFLICT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER WITHIN TWENTY-FOUR (24) HOURS.

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

26. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

27. THE CITY OF LEANDER SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.

28. AN ENGINEER'S CONCURRENCE LETTER AND RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD .DWG' FILES, MICROSTATION .DGN' FILES OR ESRI .SHP' FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11'X17') WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US SURVEY FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US SURVEY FEET

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

CONSTRUCTION SEQUENCE NOTES

1. CALL CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT 259-2640 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL THE ONE CALL CENTER AT 472-2822 FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN CITY OF LEANDER R.O.W.

2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION/ SEDIMENTATION CONTROL AND TREE PROTECTION MEASURES AS SHOWN WITHIN THESE PLANS.

3. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE.

4. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING.

5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OF A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEMS MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL (SECTION 8.3) AND/OR THE ENVIRONMENTAL CRITERIA MANUAL (SECTION 1.4.2.K) AS REQUIRED THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRICTION UNTIL FINAL RESTORATION IS ACHIEVED.

6. DELIVER APPROVED ROUGH CUT SHEETS TO THE CITY OF LEANDER PRIOR TO CLEARING AND GRUBBING.

7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME, EXCEPT AS REQUIRED FOR UTILITY CONSTRUCTON. GEOTECHNICAL ENGINEER TO VERIFY SUBGRADE AND REQUIRED BASE THICKNESS.

8. DELIVER WATER & WASTEWATER CUT SHEETS TO THE CITY OF LEANDER.

9. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT.

10. DELIVER STORM SEWER CUT SHEETS TO CITY OF LEANDER.

11. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS. INSTALL INLET PROTECTION PER PLANS.

12. DELIVER FINAL GRADE CUT SHEETS TO CITY OF LEANDER

13. REGRADE SHEETS TO SUBGRADE.

14. INSURE THAT ALL UNDERGROUND UTILITIES CROSSINGS ARE COMPLETED. LAY FIRST BASE MATERIAL ON ALL STREETS.

15. INSTALL CURB AND GUTTER.

16. LAY FINAL BASE COURSE ON ALL STREETS.

17. LAY ASPHALT.

18. COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.

19. COMPLETE FINAL GRADING AND INSTALL SIDEWALK IN R.O.W. ALONG AREAS DESIGNATED. RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE.

20. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.

21. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL, INCLUDING CONSTRUCTION SPOILS AREA.

22. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

23. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTIVE FENCING PRIOR TO ANY WORK (CLEARING, GRUBBING OR EXCAVATION). CONTACT STORMWATER INSPECTOR FOR ON SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.

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

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

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

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

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

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

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

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

WATER AND WASTEWATER NOTES

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

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

3. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.

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

5. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE. PER TCEQ, THIS TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.

6. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD M61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.

7. IN ADDITION TO NORMAL COMPACTION METHODS DURING DRY WEATHER CONDITIONS, TRENCH AND MANHOLE BACKFILL IN AND/OR ADJACENT TO STREETS, STRUCTURES, DRIVEWAYS, ETC., SHOULD BE FLOODED TO PROVIDE ADDITIONAL CONSOLIDATION OF BACKFILL DURING CONSTRUCTION PERIODS THAT DO NOT EXPERIENCE SIGNIFICANT RAINFALL EVENTS PRIOR TO SUBGRADE PREPARATION, FLEXIBLE BASE PLACEMENT, PAVING OPERATIONS.

8. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
   WATER SERVICE 'W' ON TOP OF CURB
   WASTEWATER SERVICE 'S' ON TOP OF CURB
   VALVE 'V' ON TOP OF CURB

9. TOOLS FOR STAMPING THE CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF STAMPING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF STAMPING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LEANDER.

10. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 200 PSI.

11. NO PIPE OR FITTING WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.

12. TYPICAL DEPTH OF COVER FOR ALL WASTEWATER LINES SHALL BE 48' MINIMUM, WATER LINES SHALL BE 36' MINIMUM UNDER BOTH PAVEMENT AND NATURAL GROUND. STORM SEWER SHALL BE 24' MINIMUM UNDER NATURAL GROUND.

13. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.

14. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES UNLESS APPROVED WITH PLANS.

15. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

16. ALL DEAD-END WATER MAINS SHALL HAVE THRUST RESTRAINTS INSTALLED ON THE LAST THREE PIPE-LENGTHS (STANDARD 20' LAYING LENGTH), AT MINIMUM, AND THRUST BLOCKS INSTALLED ON THE PLUG. ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATIONS AND/OR CALCULATIONS BY THE ENGINEER OF RECORD.

17. WHERE WATER LINES CROSS WASTEWATER LINES AND THERE IS LESS THAN 9 FEET CLEARANCE BETWEEN LINES, THE WASTEWATER LINE SHALL BE PLACED SO THAT THE WASTEWATER PIPE SECTION IS CENTERED ON THE WATER LINE AND CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTERS 217.53(b) AND 290.44(e).

18. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900-16 MIN. 235 PSI PRESSURE RATING). WATER SERVICES (2' OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, SDR-(9)). DUCTILE IRON PIPE (AWWA C115/C151, MIN. PRESSURE CLASS 250) MAY BE USED FOR WATER MAINS WITH THE EXPRESS APPROVAL OF CITY OF LEANDER ENGINEERING.

19. PIPE FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900-16), GREEN AND MARKED FOR SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR PS115 F679) OR FIBERGLASS WITH PIPE STIFFNESS OF 72 PSI PER COA SPL WW-509.

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

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

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

23. THE CONTRACTOR SHALL CONTACT THE ENGINEERING DEPARTMENT INSPECTOR AT 528-2700 AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING WATER LINES

24. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.

25. EXISTING MANHOLES MODIFIED BY CONSTRUCTION ACTIVITY SHALL BE TESTED FOR LEAKAGE BY VACUUM. ANY EXISTING MANHOLE WHICH FAILS TO PASS THE VACUUM TEST SHALL BE CLOSELY EXAMINED BY THE INSPECTOR AND THE CONTRACTOR TO DETERMINE IF THE MANHOLE CAN BE REPAIRED. THEREAFTER, THE CONTRACTOR SHALL EITHER REPAIR OR REMOVE AND REPLACE THE MANHOLE AS DIRECTED.

26. PIPE CONNECTIONS TO EXISTING MANHOLES AND JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATION 506.5.F.

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

28. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL CONSTRUCTED POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LEANDER PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LEANDER TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LEANDER.

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

30. TESTING SHALL BE PERFORMED FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE OWNER'S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTS, OR PRESSURE TESTS. A CITY OF LEANDER INSPECTOR SHALL BE PRESENT FOR ALL TESTS AND SHALL BE PAID FOR BY THE OWNER/CONTRACTOR. THESE SERVICES ARE PAID FOR AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.

31. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVE UNLESS AUTHORIZED BY THE CITY OF LEANDER.

32. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.

33. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

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

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

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

36. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM.

37. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 30 TAC CHAPTER 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LEANDER SPECIFICATION CONFLICT, THE MORE STRINGENT SHALL APPLY.

38. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL).

39. DENSITY TESTING FOR TRENCH BACKFILL LOCATED WITHIN THE LIMITS OF THE PAVED AREA IS TO BE DONE IN 12' LIFTS EVERY 500 AND AT LEAST ONCE PER LINE SEGMENT.

40. ALL GRAVITY WASTEWATER MAINS TO BE TESTED BY CAMERA AND PAID FOR BY THE CONTRACTOR. CAMERA TESTING FOR WASTEWATER LINES IN ROADWAY SHALL OCCUR BEFORE CONTRACTOR SHALL PROVIDE THE CITY WITH A DVD COPY OF THE FULL CAMERA INSPECTION.

41. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.

STREET AND DRAINAGE NOTES

1. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.

2. PRIOR TO ACCEPTANCE THE ENGINEER SHALL SUBMIT DOCUMENTATION THAT THE IMPROVEMENTS WERE INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.

3. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT AT 528-2700 NO LESS THAN 48 HOURS PRIOR TO ANY TESTING.

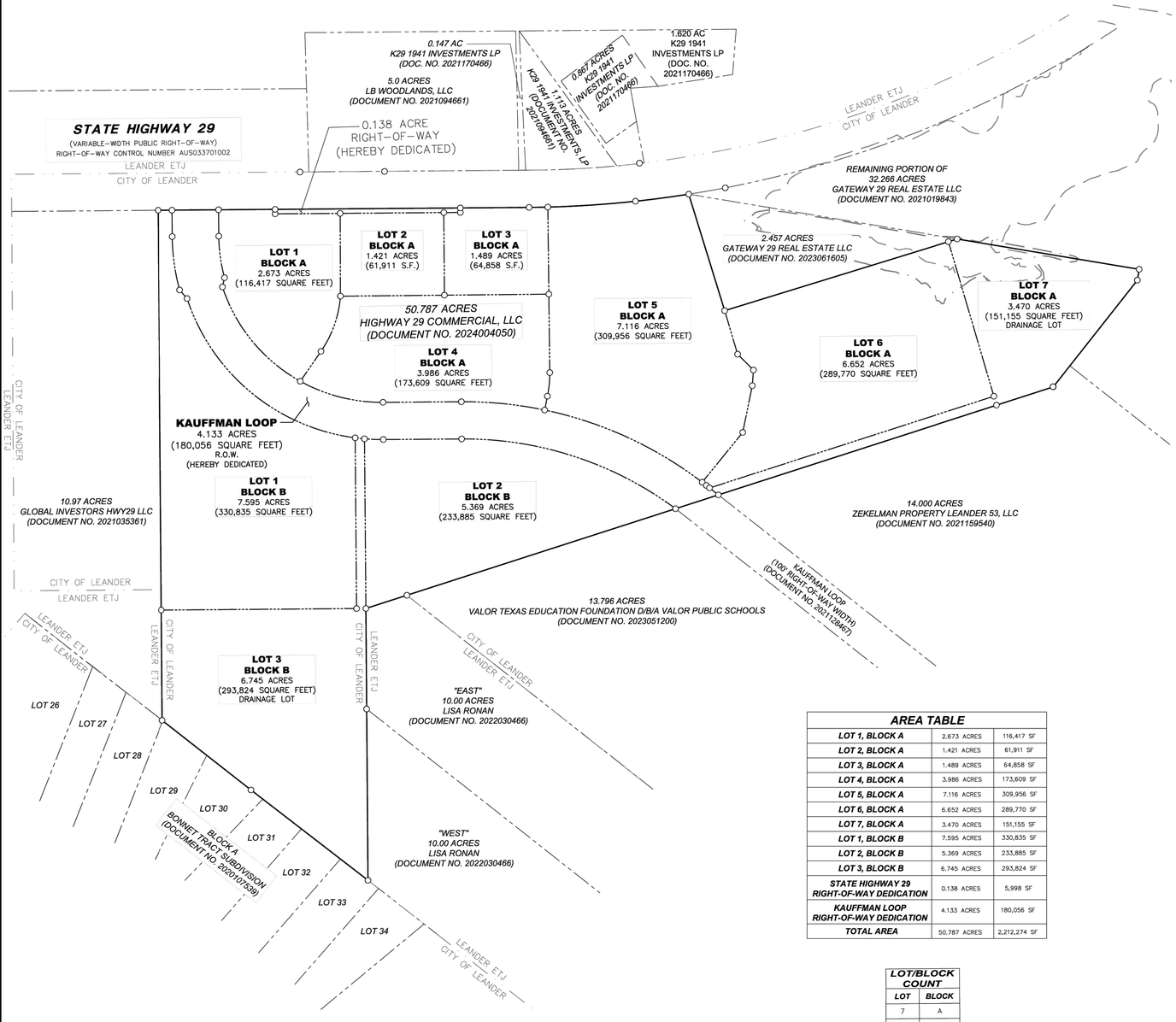
4. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6' OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6' IN THE GREATEST DIMENSION. THE REMAINING 6' SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING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

5. 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.

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

7. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼' PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT ¼' PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

8. BARRICADES BUILT TO THE CITY OF LEANDER STANDARDS SHALL BE ERECTED ON



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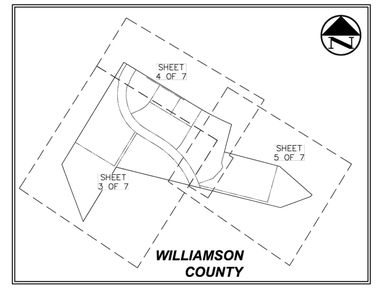
HORIZONTAL SCALE IN FEET
1" = 200'



MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

- MONUMENT FOUND / SET (AS NOTED)
- PROPERTY LINE – SUBJECT
- LOT LINE – SUBJECT
- PROPERTY LINE – ADJOINER
- CITY OF LEANDER CITY LIMITS
- EXISTING A14 100-YR FP & BUFFER ZONE
- PROPOSED A14 100-YR FP & BUFFER ZONE

S.F. SQUARE FEET
R.O.W. RIGHT-OF-WAY

AREA TABLE

LOT 1, BLOCK A	2.673 ACRES	116,417 SF
LOT 2, BLOCK A	1.421 ACRES	61,911 SF
LOT 3, BLOCK A	1.489 ACRES	64,858 SF
LOT 4, BLOCK A	3.986 ACRES	173,609 SF
LOT 5, BLOCK A	7.116 ACRES	309,956 SF
LOT 6, BLOCK A	6.652 ACRES	289,770 SF
LOT 7, BLOCK A	3.470 ACRES	151,155 SF
LOT 1, BLOCK B	7.595 ACRES	330,835 SF
LOT 2, BLOCK B	5.369 ACRES	233,885 SF
LOT 3, BLOCK B	6.745 ACRES	293,824 SF
STATE HIGHWAY 29 RIGHT-OF-WAY DEDICATION	0.138 ACRES	5,998 SF
KAUFFMAN LOOP RIGHT-OF-WAY DEDICATION	4.133 ACRES	180,056 SF
TOTAL AREA	50.787 ACRES	2,212,274 SF

LOT/BLOCK COUNT

LOT	BLOCK
7	A
3	B

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 7

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=200'	05/06/2024	0044390.00

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

PICP-24-0133

CITY OF LEANDER APPROVAL

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

FINAL PLAT SHEET 1 OF 6

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
3

3 OF 56

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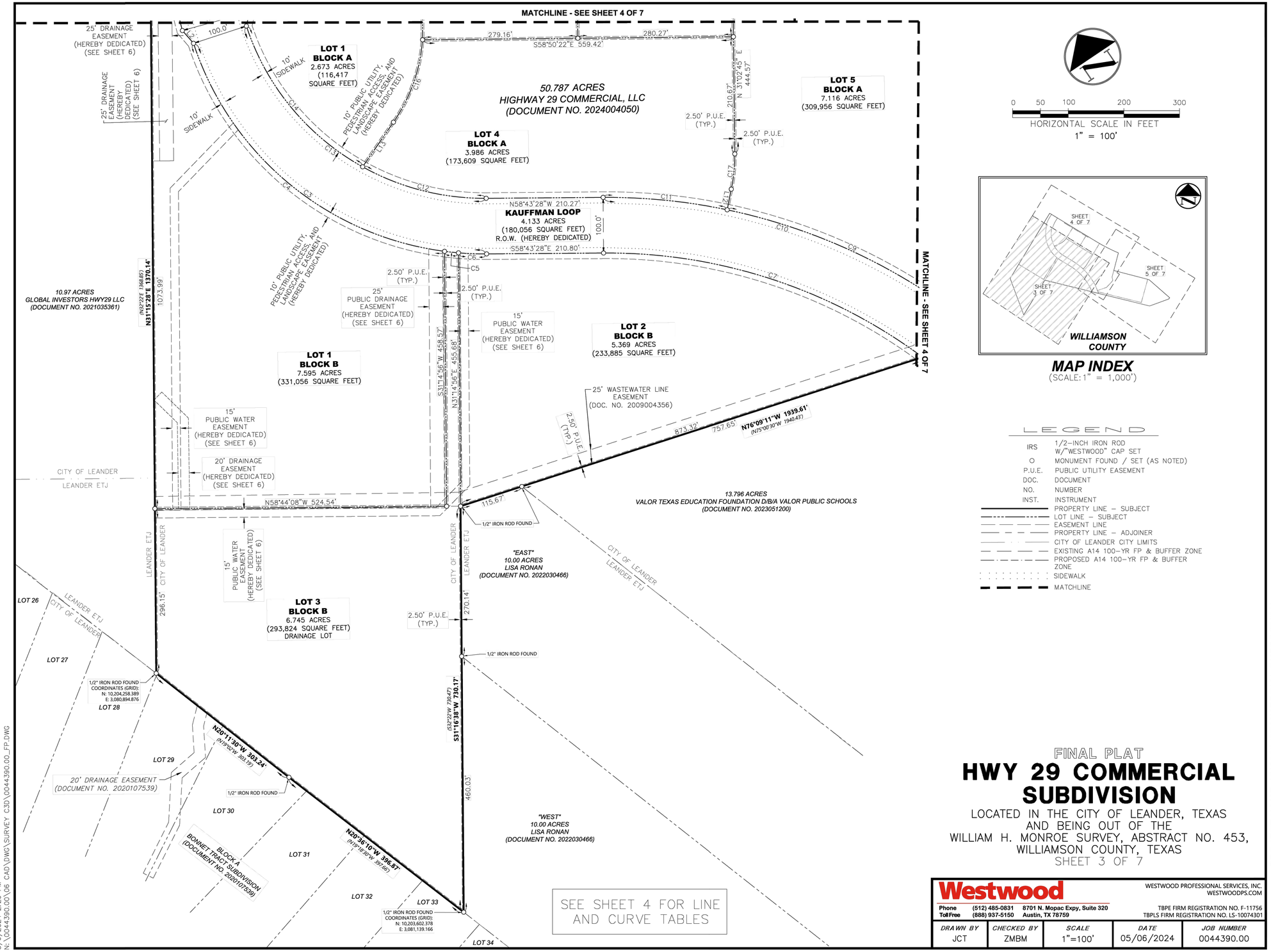

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HORIZONTAL SCALE IN FEET
1" = 100'

MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

IRS	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
O	MONUMENT FOUND / SET (AS NOTED)
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
INST.	INSTRUMENT
	PROPERTY LINE – SUBJECT
	LOT LINE – SUBJECT
	EASEMENT LINE
	PROPERTY LINE – ADJOINER
	CITY OF LEANDER CITY LIMITS
	EXISTING A14 100-YR FP & BUFFER ZONE
	PROPOSED A14 100-YR FP & BUFFER ZONE
	SIDEWALK
	MATCHLINE

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 7

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=100'	05/06/2024	0044390.00

PICP-24-0133

CITY OF LEANDER APPROVAL

REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

FINAL PLAT SHEET 2 OF 6

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
4

4 OF 56

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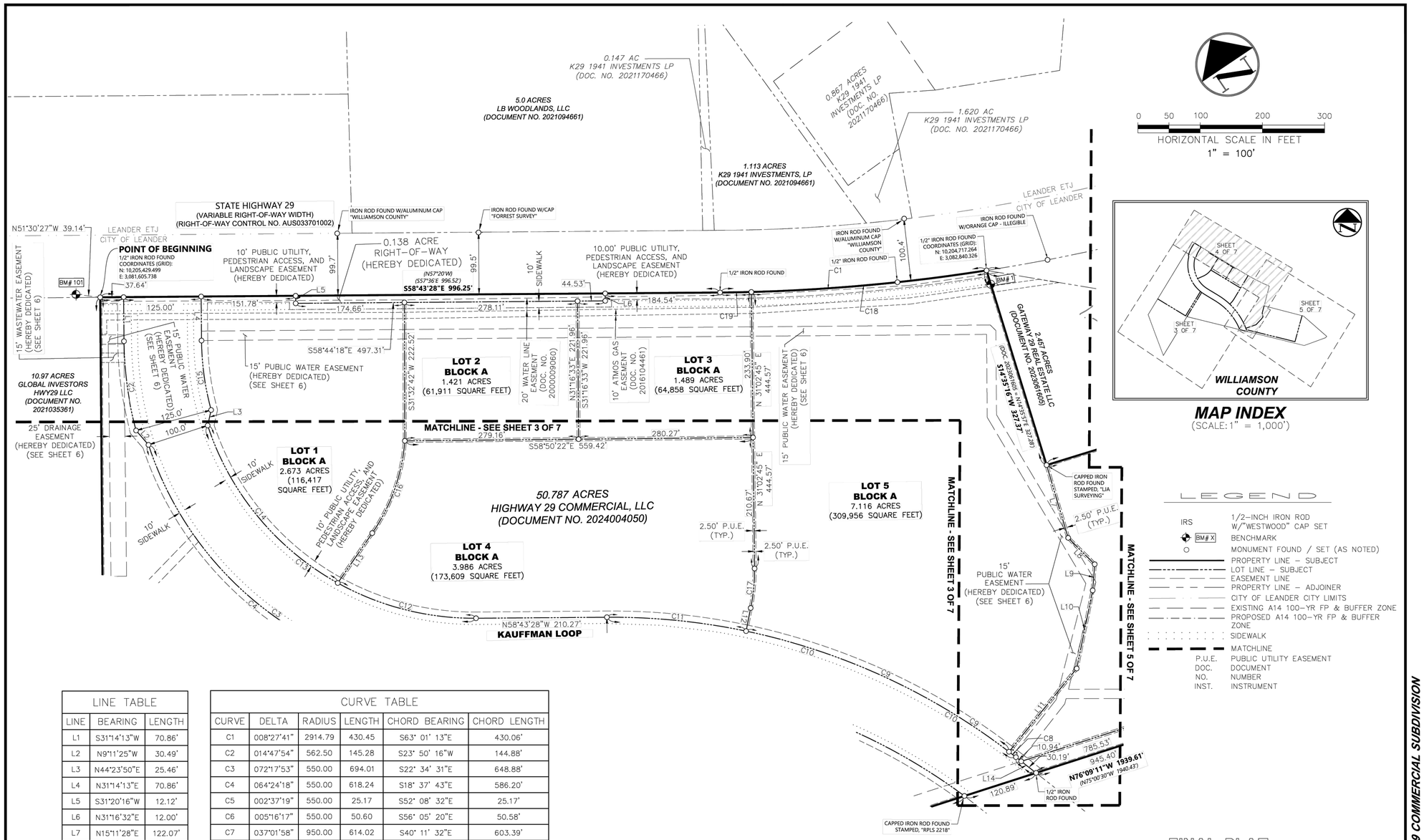

MAP INDEX
(SCALE: 1" = 1,000')

LEGEND

IRS	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
BM# X	BENCHMARK
	MONUMENT FOUND / SET (AS NOTED)
	PROPERTY LINE – SUBJECT
	LOT LINE – SUBJECT
	EASEMENT LINE
	PROPERTY LINE – ADJOINER
	CITY OF LEANDER CITY LIMITS
	EXISTING A14 100-YR FP & BUFFER ZONE
	PROPOSED A14 100-YR FP & BUFFER ZONE
	SIDEWALK
	MATCHLINE
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
INST.	INSTRUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°14'13"W	70.86'
L2	N9°11'25"W	30.49'
L3	N44°23'50"E	25.46'
L4	N31°14'13"E	70.86'
L5	S31°20'16"W	12.12'
L6	N31°16'32"E	12.00'
L7	N15°11'28"E	122.07'
L8	N13°21'36"W	60.19'
L9	N36°05'50"E	42.07'
L10	N43°17'36"E	128.20'
L11	N70°48'55"E	172.45'
L12	N43°01'02"E	37.89'
L13	S66°20'22"W	97.53'
L14	N20°13'59"W	41.13'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	008°27'41"	2914.79	430.45	S63° 01' 13"E	430.06'
C2	014°47'54"	562.50	145.28	S23° 50' 16"W	144.88'
C3	072°17'53"	550.00	694.01	S22° 34' 31"E	648.88'
C4	064°24'18"	550.00	618.24	S18° 37' 43"E	586.20'
C5	002°37'19"	550.00	25.17	S52° 08' 32"E	25.17'
C6	005°16'17"	550.00	50.60	S56° 05' 20"E	50.58'
C7	037°01'58"	950.00	614.02	S40° 11' 32"E	603.39'
C8	000°46'02"	1050.00	14.06	N20° 27' 29"W	14.06'
C9	025°36'05"	1050.00	469.17	N33° 38' 33"W	465.28'
C10	038°38'59"	1050.00	708.30	N39° 23' 58"W	694.94'
C11	012°16'53"	1050.00	225.07	N52° 35' 01"W	224.64'
C12	029°30'24"	450.00	231.74	N43° 58' 16"W	229.19'
C14	042°47'30"	450.00	336.08	N7° 49' 19"W	328.33'
C15	014°47'54"	437.50	113.00	N23° 50' 16"E	112.68'
C16	030°22'15"	300.00	159.02	S51° 09' 14"W	157.17'
C17	012°11'54"	300.00	63.87	N37° 22' 29"E	63.75'
C18	007°28'24"	2914.79	380.19	S63° 30' 48"E	379.92'
C19	000°59'17"	2914.79	50.26	S59° 17' 23"E	50.26'

BENCHMARK LIST

BM# 1: SET 1/2-INCH IRON ROD W/ CAP STAMPED "WESTWOOD PROFESSIONAL SERVICES". ON THE SOUTH SIDE OF STATE HIGHWAY 29, BEING ±23.2' SOUTHWEST OF A 1/2-INCH IRON ROD FOUND FOR A NORTHEASTERLY PROPERTY CORNER OF SUBJECT TRACT,

GRID NORTHING = 10,204,694.827
GRID EASTING = 3,082,834.360
ELEVATION = 1,013.61'

BM# 101: " ☒ " CUT ON THE WESTERN MOST CONCRETE HEADWALL OF A 18-INCH REINFORCED CONCRETE PIPE STRUCTURE, ON THE SOUTH SIDE OF STATE HIGHWAY 29, BEING ±39.1' NORTHWEST OF A FOUND IRON ROD FOR THE MOST NORTHERLY PROPERTY CORNER OF THE SUBJECT TRACT, AND BEING ±46.0' NORTH OF A SANITARY SEWER MANHOLE.

GRID NORTHING = 10,205,453.856
GRID EASTING = 3,081,575.109
ELEVATION = 1,045.15'

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 7

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=100'	05/06/2024	0044390.00

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

PICP-24-0133

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

FINAL PLAT SHEET 3 OF 6

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
5

5 OF 56

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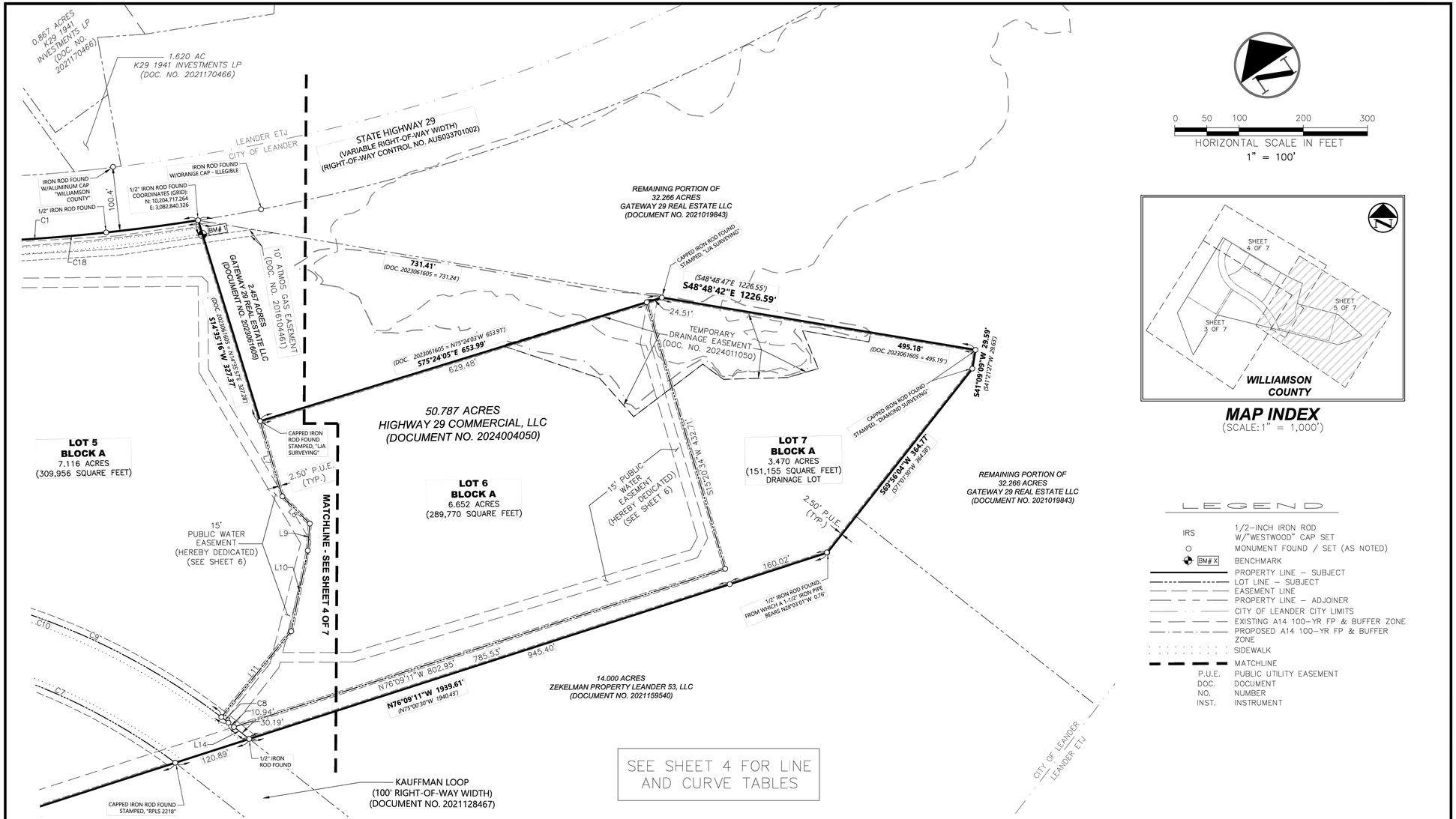

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HORIZONTAL SCALE IN FEET
1" = 100'

MAP INDEX
(SCALE:1" = 1,000')

LEGEND

IRS	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
○	MONUMENT FOUND / SET (AS NOTED)
BM#X	BENCHMARK
	PROPERTY LINE – SUBJECT
	LOT LINE – SUBJECT
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	PROPERTY LINE – ADJOINER
	CITY OF LEANDER CITY LIMITS
	EXISTING A14 100-YR FP & BUFFER ZONE
	PROPOSED A14 100-YR FP & BUFFER ZONE
	SIDEWALK
	MATCHLINE
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
INST.	INSTRUMENT

DESCRIPTION OF PROPERTY SURVEYED

50.787 Acres (2,212,274 square feet) of land out of the William H. Monroe Survey, Abstract No. 453, being described as all of that certain tract of land described in a deed to Highway 29 Commercial, LLC, dated January 18, 2024, recorded in Document No. 2024004050 of the Official Public Records of Williamson County, Texas, said 50.787 Acres being more particularly described as follows:

BEGINNING at the northwest corner of said 52.35 Acres, same being the northeast corner of a 10.97 Acre tract of land described in a deed to Global Investors Hwy29, LLC, dated March 10, 2021, and recorded in Document No. 2021035361 of the Official Public Records of Williamson County, Texas, same being a point in the southwesterly line of State Highway 29, a variable-width public right-of-way, said corner being marked by a found 1/2" iron rod;

THENCE S 58°43'28" E 996.25' with the northeast line of said 52.35 Acres and the southwest line of said Highway 29 to the beginning of a curve to the left, said corner being marked by a found 1/2" iron rod;

THENCE with the curving southwest line of said Highway 29, said curve having an **ARC LENGTH** of **430.45'**, a **RADIUS** of **2914.79'**, a **CHORD BEARING** of **S 63°01'13" E**, and a **CHORD LENGTH** of **430.06'**, at an arc length of 286.18' passing the northeast corner of said 52.35 Acres and the northwest corner of said 0.881 Acres, said corner being marked by a found 1/2" Iron Rod, and continuing 144.27' to the northeast corner of said 0.881 Acres, same being the northernmost northwest corner of the remaining portion of that certain 32.266 Acre tract of land described in a deed to Gateway 29 Real Estate, LLC, dated February 8, 2021, recorded in Document No. 2021019843 of the Official Public Records of Williamson County, Texas, same being the north corner of that certain 2.457 Acre tract of land described in a deed to Gateway 29 Real Estate LLC, dated July 12, 2023, recorded in Document No. 2023061605 of the Official Public Records of Williamson County, Texas for the northeast corner hereof, said corner being marked by a found 1/2" iron rod;

THENCE S 14°35'16" W 327.37' with the westerly line of said 2.457 Acres and an easterly line of said remaining portions of 52.35 Acres and 0.881 Acres, at 37.89' passing the southwesterly line of said remaining portion of 0.881 Acres and a northeasterly line of said 52.35 Acres, continuing to the southwest corner of said 2.457 Acres, for an interior corner hereof, said corner being marked by an iron rod found with plastic identifier cap stamped, "LJA SURVEYING";

THENCE S 75°24'05" E 653.99' with the southerly line of said 2.457 Acres and a northerly line of said remaining portions of 52.35 Acres and 0.881 Acres, at 589.91' passing a northeasterly line of said remaining portion of 52.35 Acres and the southwesterly line of said remaining portion of 0.881 Acres, continuing to a point in the southwesterly line of said remaining portion of 32.266 Acres for the southeast corner of said 2.457 Acres and a northeast corner hereof, said corner being marked by an iron rod found with plastic identifier cap stamped, "LJA SURVEYING";

THENCE S 48°48'42" E 495.18' with the northeast line of said 0.881 Acres and a southwest line of said 32.266 Acres to the southeast corner of said 0.881 Acres, for the southeast corner hereof, said corner being marked by an iron rod found with identifier cap stamped, "DIAMOND SURVEYING";

THENCE S 41°09'09" W 29.59' with the southeast line of said remaining portion of 0.881 Acres and a northwest line of said remaining portion of 32.266 Acres, to the southwest corner of said remaining portion of 0.881 Acres and the southeast corner of said remaining portion of 52.35 Acres, said corner being marked by an iron rod found with identifier cap stamped, "DIAMOND SURVEYING";

THENCE S 69°56'04" W 364.77' with a southeasterly line of said remaining portion of 52.35 Acres to a south corner of said tract, said corner being marked by a found 1/2" iron rod, and from which a 1-1/2" iron pipe found marking an interior corner of a 14.000 Acre tract described in a deed to Zekelman Property Leander 53, LLC, dated October 15, 2021, recorded under Document No. 2021159540 of the Official Public Records of Williamson County, Texas, bears N 28°03'01" W 0.76'

THENCE N 76°09'11" W 1939.61' with a southwest line of said remaining portion of 52.35 Acres, at 945.57' passing 0.24' to the left of a 1/2" iron rod found marking the northwest corner of said 14.000 Acres, same being the northeast corner of Kauffman Loop, a 100'-wide public right-of-way recorded in Document No. 2021128467 of the Official Public Records of Williamson County, Texas; at 1066.34' passing an iron rod with identifier cap stamped, "RPLS 2218", found marking the northwest corner of said Kauffman Loop; at 1823.95' passing a found 1/2" iron rod; and continuing to an interior corner of said remaining portion of 52.35 Acres, said corner being marked by a found 1/2" iron rod;

THENCE S 31°16'38" W 730.17' with a southeast line of said remaining portion of 52.35 Acres, at 270.08' passing a found 1/2" iron rod, and continuing to the southernmost southwest corner of said remaining portion of 52.35 Acres, same being a point in the northeast line of Lot 33, Block A of Bonnet Tract Subdivision, a subdivision located in the City of Leander, according to the map or plat thereof, recorded in Document No. 2020107539 of the Official Public Records of Williamson County, Texas, said corner being marked by a found 1/2" iron rod;

THENCE with a southwest line of said remaining portion of 52.35 Acres and the northeast line of said Bonnet Tract Subdivision, the following **TWO (2) COURSES AND DISTANCES**:

- **N 20°36'10" W 396.87'** to a point in said common line between the remaining portion of 52.35 Acres and Bonnet Tract, said corner being marked by a found 1/2" iron rod;
- **N 20°11'30" W 303.24'** to the westernmost southwest corner of said remaining portion of 52.35 Acres, same being the southeast corner of said 10.97 Acres, for the westerly-most southwest corner hereof, said corner being marked by a found 1/2" iron rod;

THENCE N 31°15'28" E 1370.14' with the northwest line of said remaining portion of 52.35 Acres and the southeast line of said 10.97 Acres to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing **50.787 Acres (2,212,274 Square Feet)**, more or less. Bearings are relative to the State Plane Coordinate System, North American Datum of 1983(2011), Texas Central Zone (4203). Distances and areas reflect the application of a combined scale factor of 1.00012 and thus represent surface measurements.

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 7

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=100'	05/06/2024	0044390.00

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

PICP-24-0133

CITY OF LEANDER APPROVAL

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NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

FINAL PLAT SHEET 4 OF 6

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
6

6 OF 56

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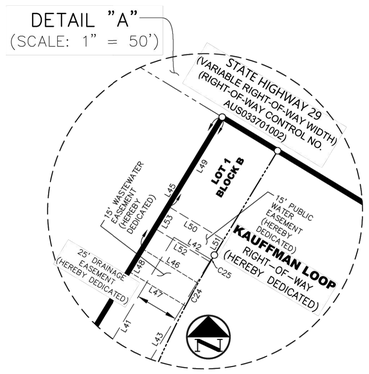

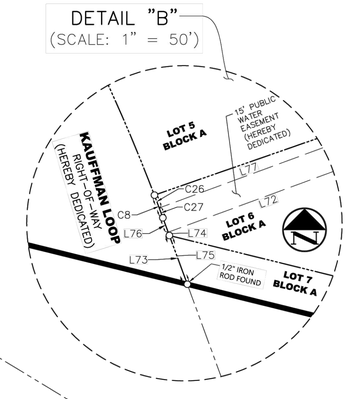



LINE TABLE		
LINE	BEARING	LENGTH
L15	S58°44'08"E	42.60'
L16	N75°58'59"E	20.00'
L17	S14°01'01"E	66.80'
L18	S30°53'02"W	162.53'
L19	N58°44'08"W	20.00'
L20	N30°53'02"E	154.14'
L22	S31°15'28"W	1.89'
L23	N58°44'32"W	31.98'
L24	S31°15'28"W	577.89'
L25	S75°47'32"W	163.26'
L26	N75°47'32"E	154.40'
L27	N31°15'28"E	571.74'
L28	N58°44'32"W	458.92'
L29	S76°15'28"W	64.50'
L30	S31°15'28"W	411.71'
L31	N31°15'28"E	416.80'
L32	N76°15'28"E	76.92'
L33	S58°44'32"E	512.11'
L34	S31°15'28"W	15.00'
L35	N58°47'24"W	3.71'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N58°43'10"W	25.00'
L37	N31°16'50"E	463.28'
L38	S31°16'50"W	459.06'
L39	S31°15'28"W	448.81'
L40	N58°57'56"W	13.76'
L41	S31°02'04"W	374.51'
L42	N58°57'56"W	25.00'
L43	N31°02'04"E	374.51'
L44	S58°57'56"E	25.00'
L45	S31°15'28"W	89.48'
L46	N58°11'37"W	38.00'
L47	S58°44'32"E	38.71'
L48	S31°15'28"W	15.37'
L49	S31°15'28"W	60.59'
L50	N58°44'32"W	37.67'
L51	N31°14'13"E	10.33'
L52	S58°44'32"E	37.69'
L53	S31°15'28"W	15.00'
L54	S31°14'13"W	55.62'
L55	S58°43'28"E	1267.76'

LINE TABLE		
LINE	BEARING	LENGTH
L56	S13°43'28"E	12.64'
L57	S31°16'32"W	135.37'
L58	S1°02'31"W	312.70'
L59	S46°02'31"W	177.48'
L60	S58°24'49"E	106.78'
L61	S75°09'11"E	551.10'
L62	N59°50'49"E	22.11'
L63	N15°20'34"E	315.35'
L64	N41°11'18"E	64.46'
L65	S75°24'05"E	16.77'
L66	S41°11'18"W	68.53'
L67	S15°20'34"W	318.04'
L68	S59°50'49"W	34.46'
L69	N75°09'11"W	559.52'
L70	N58°24'49"W	113.41'
L71	S46°02'31"W	8.76'
L72	S69°47'42"W	115.74'
L73	S20°13'59"E	32.21'
L74	S20°46'00"E	2.04'
L75	S20°11'49"E	30.17'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N20°13'59"W	8.91'
L77	N69°47'42"E	112.59'
L78	N46°02'31"E	192.75'
L79	N1°02'31"E	310.54'
L80	N31°16'32"E	133.21'
L81	N58°44'07"W	1261.53'
L82	N31°14'13"E	15.24'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C8	000°46'02"	1050.00	14.06	N20° 27' 29"W	14.06'
C20	001°35'17"	550.00	15.24	N3° 57' 28"W	15.24'
C21	001°34'00"	550.11	15.04	N54° 26' 57"W	15.04'
C22	002°38'29"	550.00	25.36	S49° 08' 47"E	25.35'
C23	000°21'47"	551.89	3.50	S50° 38' 58"E	3.50'
C24	001°31'49"	562.50	15.02	N28° 32' 34"E	15.02'
C25	000°28'33"	562.50	4.67	S30° 59' 56"W	4.67'
C26	000°26'12"	1050.00	8.00	N20° 37' 25"W	8.00'
C27	000°19'55"	1050.00	6.09	N20° 14' 26"W	6.09'

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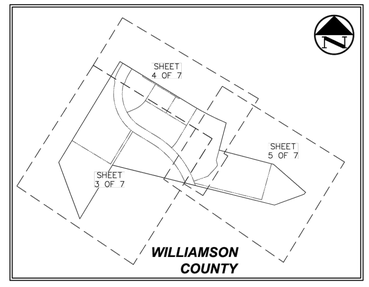
HORIZONTAL SCALE IN FEET
1" = 200'



MAP INDEX
(SCALE: 1" = 1,000')

LEGEND
- MONUMENT FOUND / SET (AS NOTED)
- PROPERTY LINE – SUBJECT
- LOT LINE – SUBJECT
- EASEMENT LINE
- PROPERTY LINE – ADJOINER
- CITY OF LEANDER CITY LIMITS

FINAL PLAT
HWY 29 COMMERCIAL SUBDIVISION
LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 6 OF 7

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	1"=200'	05/06/2024	0044390.00

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

PICP-24-0133

CITY OF LEANDER APPROVAL

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

FINAL PLAT SHEET 5 OF 6

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
7
7 OF 56

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GENERAL PLAT NOTES:

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. 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.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
9. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE 09/26/2008.
10. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF KAUFFMAN LOOP AND THE SUBDIVISION SIDE OF STATE HIGHWAY 29. 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 AND ZONING COMMISSION ON _____.
14. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
15. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
16. TRAFFIC IMPACT ANALYSIS MITIGATION NOTES:
    A. A TRAFFIC IMPROVEMENT AGREEMENT FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF KAUFFMAN LOOP AND SH-29 IS PENDING EXECUTION BETWEEN ST. JOHN PROPERTIES, K9 INVESTMENTS, AND WILLIAMSON COUNTY.
    B. AN EASTBOUND, RIGHT-TURN DECELERATION LANE IS PROPOSED AT THE SITE DRIVEWAY OF SH-29.
    C. INTERSECTION IMPROVEMENTS AT KAUFFMAN LOOP AND CR-267 AS NOTED IN THE FINAL APPROVED TIA.

SURVEYOR'S CERTIFICATE

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

I, MICHAEL J. NEEDHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ___ DAY OF _____, 2024.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 05/06/2024.

_____
MICHAEL J. NEEDHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5183 STATE OF TEXAS

ENGINEER'S CERTIFICATE

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

I, HOLLIS ANN SCHEFFLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS __ DAY OF _____, 2024

_____
HOLLIS ANN SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER
NO. 136049 STATE OF TEXAS

PLANNING AND ZONING COMMISSION

APPROVED THIS THE ____ DAY OF _____, 2024 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 _____ COUNTY.

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

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

OWNER'S CERTIFICATE

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

HIGHWAY 29 COMMERCIAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 50.787 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2024004050, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LAND 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 LEANDER TECHNOLOGY PARK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___ DAY OF _____, 20__.

_____
HIGHWAY 29 COMMERCIAL, LLC,
A MARYLAND LIMITED LIABILITY COMPANY

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20___, PERSONALLY APPEARED _____ AS _____ OF _____, OF HIGHWAY 29 COMMERCIAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ON BEHALF OF SAID HIGHWAY 29 COMMERCIAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, __M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20_____, A.D., AT ___ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT

HWY 29 COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF LEANDER, TEXAS
AND BEING OUT OF THE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453,
WILLIAMSON COUNTY, TEXAS
SHEET 7 OF 7

PROJECT NAME: HWY 29 COMMERCIAL SUBDIVISION

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JCT	ZMBM	NONE	05/06/2024	0044390.00

PICP-24-0133

CITY OF LEANDER APPROVAL

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

FINAL PLAT SHEET 6 OF 6

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 6/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
8

8 OF 56

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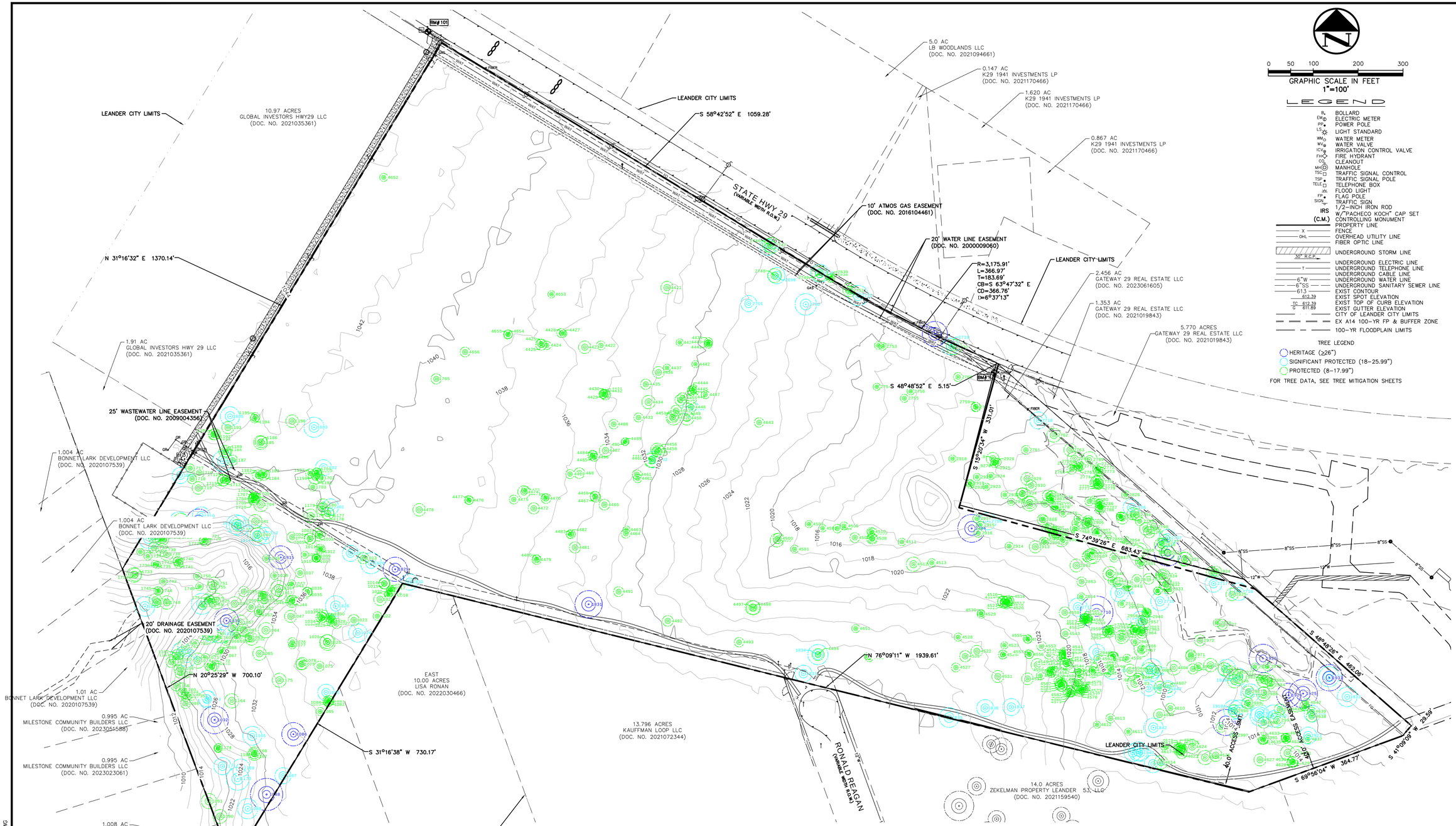

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- IRS W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- X FENCE
- OHL OVERHEAD UTILITY LINE
- FIBER OPTIC LINE
- UNDERGROUND STORM LINE
- 30" R.C.P.
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W UNDERGROUND WATER LINE
- 6"SS UNDERGROUND SANITARY SEWER LINE
- 613 EXIST CONTOUR
- 612.39 EXIST SPOT ELEVATION
- TC 612.39 / G 611.89 EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- CITY OF LEANDER CITY LIMITS
- EX A14 100-YR FP & BUFFER ZONE
- 100-YR FLOODPLAIN LIMITS

TREE LEGEND

- HERITAGE (≥26")
- SIGNIFICANT PROTECTED (18-25.99")
- PROTECTED (8-17.99")

FOR TREE DATA, SEE TREE MITIGATION SHEETS

DEMOLITION GENERAL NOTES

1. CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION, UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION), TWO FEET FROM BACK OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
4. CONSULT THE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
5. COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
10. ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
11. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
13. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 3:1.
14. AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
15. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
16. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
17. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
19. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
20. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
21. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
22. CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
23. CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTORS' ACTIVITIES, IF APPLICABLE.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

PICP-24-0133

CITY OF LEANDER APPROVAL

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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

EXISITNG CONDITIONS & DEMO PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 5/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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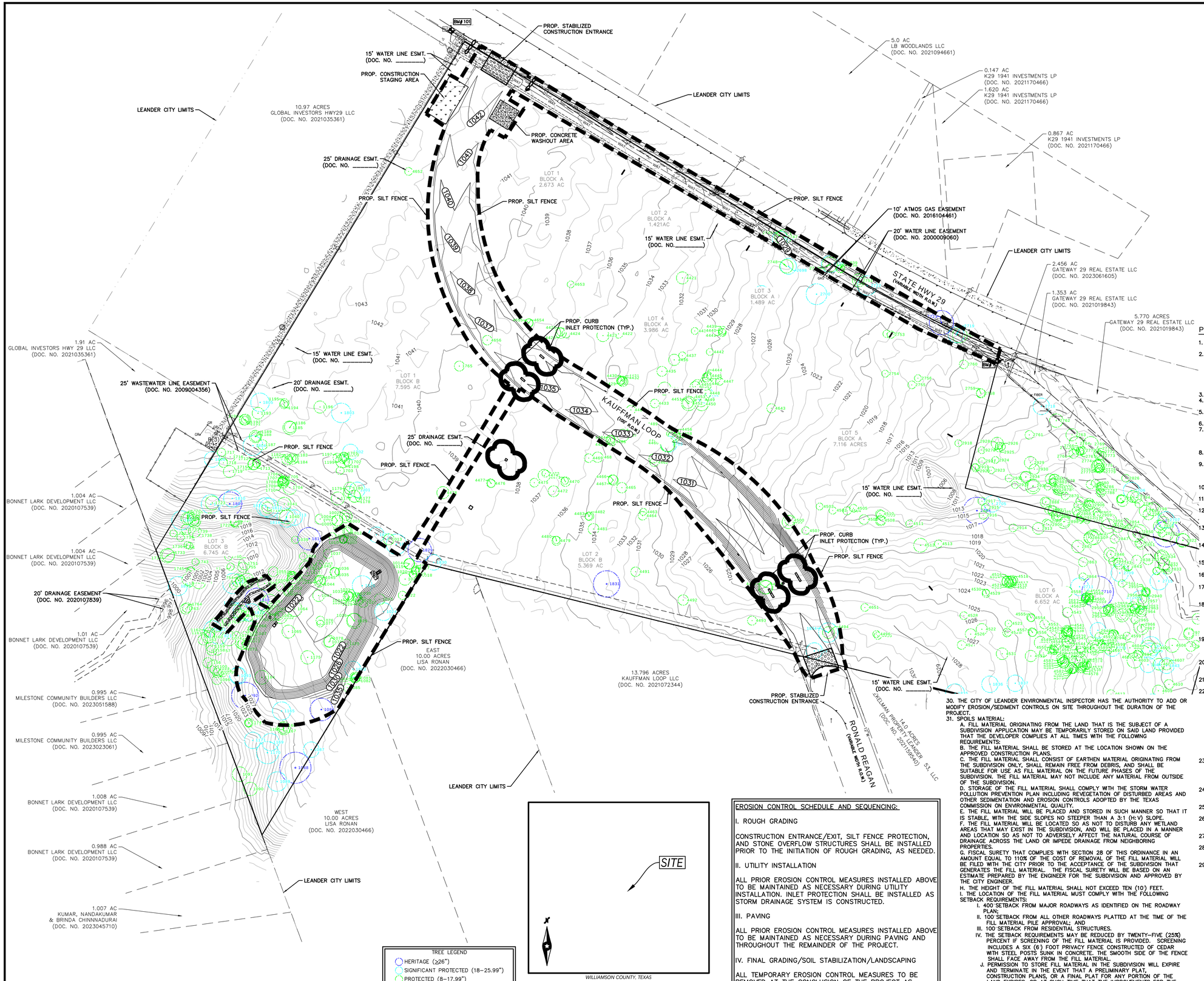

POLLUTION CONTROL GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
   - 2.A. CLEARING AND GRUBBING
   - 2.B. ROUGH GRADING
   - 2.C. FINAL GRADING
   - 2.D. UTILITY INSTALLATION
   - 2.E. PAVEMENT INSTALLATION
   - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 7.60 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.97.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF LEANDER, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
   - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
   - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - 22.C. STRUCTURAL CONTROL MEASURES.
   - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
   - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.
30. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
31. SPOILS MATERIAL:
   - A. FILL MATERIAL ORIGINATING FROM THE LAND THAT IS THE SUBJECT OF A SUBDIVISION APPLICATION MAY BE TEMPORARILY STORED ON SAID LAND PROVIDED THAT THE DEVELOPER COMPLIES AT ALL TIMES WITH THE FOLLOWING REQUIREMENTS:
   - B. THE FILL MATERIAL SHALL BE STORED AT THE LOCATION SHOWN ON THE APPROVED CONSTRUCTION PLANS.
   - C. THE FILL MATERIAL SHALL CONSIST OF EARTHEN MATERIAL ORIGINATING FROM THE SUBDIVISION ONLY, SHALL REMAIN FREE FROM DEBRIS, AND SHALL BE SUITABLE FOR USE AS FILL MATERIAL ON THE FUTURE PHASES OF THE SUBDIVISION. THE FILL MATERIAL MAY NOT INCLUDE ANY MATERIAL FROM OUTSIDE OF THE SUBDIVISION.
   - D. STORAGE OF THE FILL MATERIAL SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN INCLUDING REVEGETATION OF DISTURBED AREAS AND OTHER SEDIMENTATION AND EROSION CONTROLS ADOPTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
   - E. THE FILL MATERIAL WILL BE PLACED AND STORED IN SUCH MANNER SO THAT IT IS STABLE, WITH THE SIDE SLOPES NO STEEPER THAN A 3:1 (H:V) SLOPE.
   - F. THE FILL MATERIAL WILL BE LOCATED SO AS NOT TO DISTURB ANY WETLAND AREAS THAT MAY EXIST IN THE SUBDIVISION, AND WILL BE PLACED IN A MANNER AND LOCATION SO AS NOT TO ADVERSELY AFFECT THE NATURAL COURSE OF DRAINAGE ACROSS THE LAND OR IMPEDE DRAINAGE FROM NEIGHBORING PROPERTIES.
   - G. FISCAL SURETY THAT COMPLIES WITH SECTION 28 OF THIS ORDINANCE IN AN AMOUNT EQUAL TO 110% OF THE COST OF REMOVAL OF THE FILL MATERIAL WILL BE FILED WITH THE CITY PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION THAT GENERATES THE FILL MATERIAL. THE FISCAL SURETY WILL BE BASED ON AN ESTIMATE PREPARED BY THE ENGINEER FOR THE SUBDIVISION AND APPROVED BY THE CITY ENGINEER.
   - H. THE HEIGHT OF THE FILL MATERIAL SHALL NOT EXCEED TEN (10') FEET.
   - I. THE LOCATION OF THE FILL MATERIAL MUST COMPLY WITH THE FOLLOWING SETBACK REQUIREMENTS:
     - I. 400' SETBACK FROM MAJOR ROADWAYS AS IDENTIFIED ON THE ROADWAY PLAN;
     - II. 100' SETBACK FROM ALL OTHER ROADWAYS PLATTED AT THE TIME OF THE FILL MATERIAL PILE APPROVAL; AND
     - III. 100' SETBACK FROM RESIDENTIAL STRUCTURES.
     - IV. THE SETBACK REQUIREMENTS MAY BE REDUCED BY TWENTY-FIVE (25%) PERCENT IF SCREENING OF THE FILL MATERIAL IS PROVIDED. SCREENING INCLUDES A SIX (6') FOOT PRIVACY FENCE CONSTRUCTED OF CEDAR WITH STEEL POSTS SUNK IN CONCRETE. THE SMOOTH SIDE OF THE FENCE SHALL FACE AWAY FROM THE FILL MATERIAL.
   - J. PERMISSION TO STORE FILL MATERIAL IN THE SUBDIVISION WILL EXPIRE AND TERMINATE IN THE EVENT THAT A PRELIMINARY PLAT, CONSTRUCTION PLANS, OR A FINAL PLAT FOR ANY PORTION OF THE LAND EXPIRES, OR AT SUCH TIME THAT THE IMPROVEMENTS FOR THE LAST PHASE OF THE SUBDIVISION ARE ACCEPTED.

EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING

CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND STONE OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.

II. UTILITY INSTALLATION

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.

III. PAVING

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.

IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING

ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

TREE LEGEND
HERITAGE (≥26")
SIGNIFICANT PROTECTED (18-25.99")
PROTECTED (8-17.99")
FOR TREE DATA, SEE TREE MITIGATION SHEETS

SITE

WILLIAMSON COUNTY, TEXAS

LOCATION MAP
(1" = 2000')

CITY OF LEANDER APPROVAL

PICP-24-0133

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
EROSION & SEDIMENTATION CONTROL PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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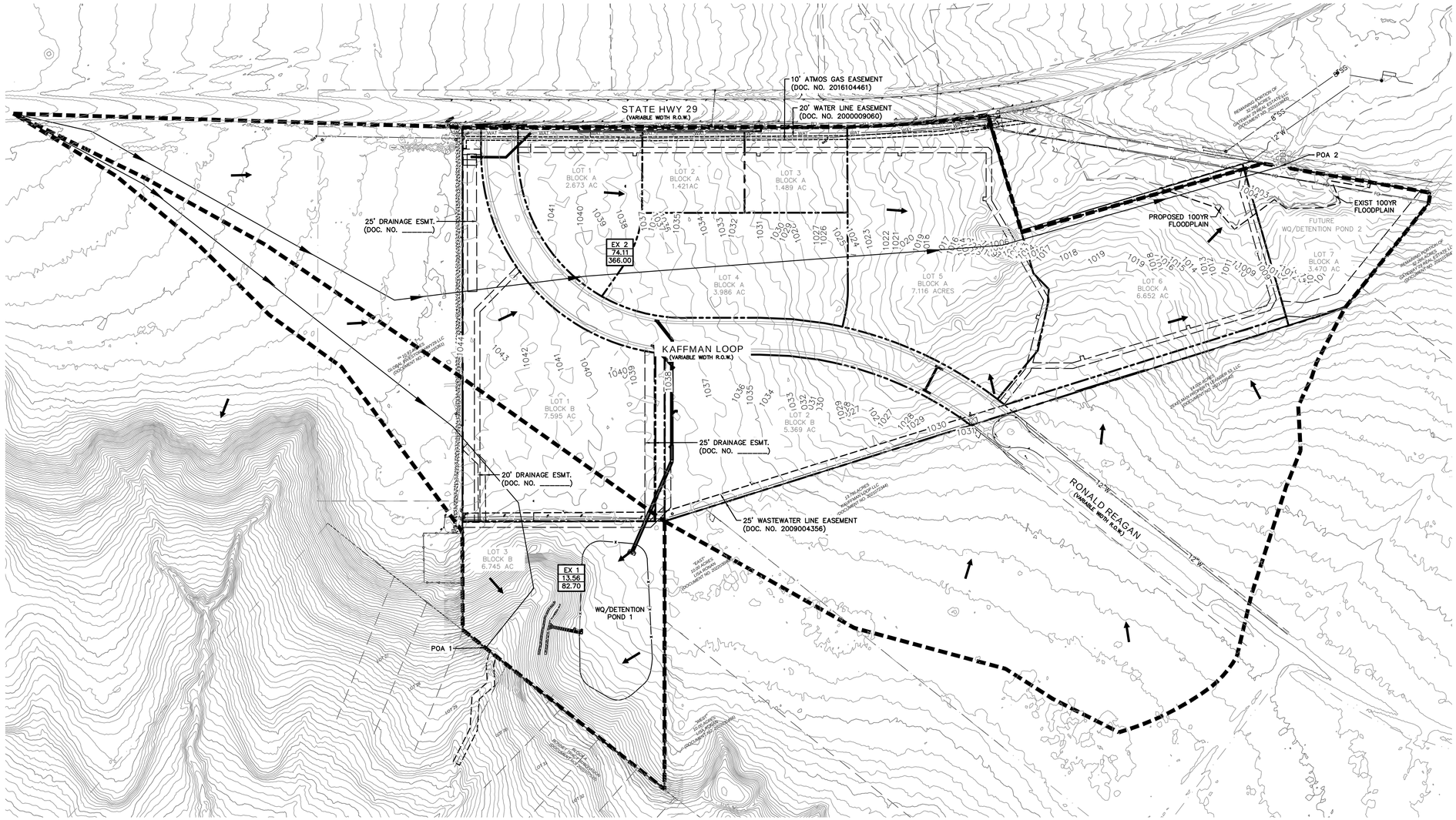



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 — EXISTING CONTOUR
- 450 — PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EX A14 100-YR FP & BUFFER ZONE
- PR A14 100-YR FP & BUFFER ZONE
- DRAINAGE DIVIDE
- EX 8 / 1.00 / 7.99 — EXISTING DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
- TC FLOW PATH & ARROW

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C	T_{design}	T_L
		Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	*Manning's n	T_0 (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	*K	T_S (min)	Length (ft)	Slope (ft/ft)	Type	*K (ft)	Velocity (ft/s)	T_h (min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
EX-1	2208	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	2108	0.010	UNPAVED	1.61	16.1	21.82							33.24	33.24	19.95
EX-2	3726	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	3626	0.010	UNPAVED	1.61	16.1	37.54							48.96	48.96	29.37

HEC-HMS SUMMARY: EXISTING CONDITONS													
							2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
EX 1	**POA 1**	13.56	80	19.95		0.00%	22.30		39.10		57.60		82.70	
EX 2	**POA 2**	74.11	80	29.37		0.00%	97.20		178.70		253.90		366.00	

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

EXISTING DRAINAGE AREA MAP

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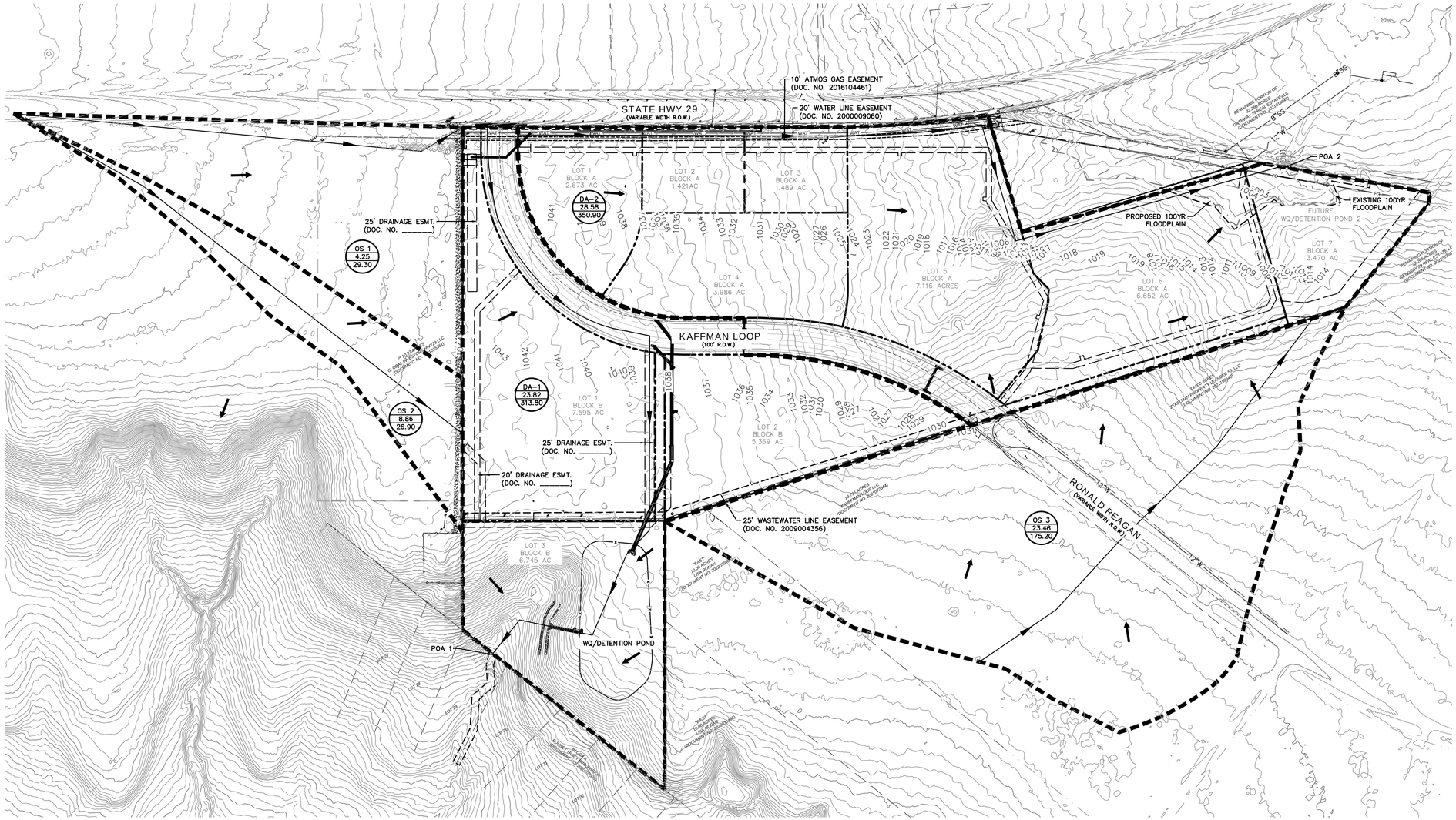

TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C	T_{design}
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_O	Length	Slope	Surface Type	Velocity	*K	T_S	Length	Slope	Type	*K	Velocity	T_h		
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
OS 1	1231	100	0.015	SHORT GRASS PRAIRIE	0.172	0.15	9.71	1131	0.020	PAVED	2.87	20.3	6.57	600	0.020					16.28	16.28
OS 2	1533	100	0.026	SHORT GRASS PRAIRIE	0.214	0.15	7.79	1433	0.020	PAVED	2.87	20.3	8.32	500	0.020					16.11	16.11
OS 3	1282	100	0.005	SHORT GRASS PRAIRIE	0.111	0.15	15.07	1182	0.020	PAVED	2.87	20.3	6.86	500	0.020					21.93	21.93
PR 1	2236	50	0.015	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.208	0.01	0.69	150	0.020	PAVED	2.87	20.3	0.87	2036	0.020	42" RCP	104.57	14.8	2.29	3.86	3.86
PR 2	1733	50	0.005	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.840	0.01	0.99	150	0.020	PAVED	2.87	20.3	0.87	1533	0.020	42" RCP	104.57	14.8	1.73	3.59	3.59

HEC-HMS SUMMARY: DEVELOPED CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
DA 1	**POA 1**	23.82	80	3.00		57.50%	111.60		173.70		230.10		313.80	
POND 1								17.90		23.70		27.00		31.80
DA 2	**POA 2**	26.82	80	3.09		57.00%	124.50		193.70		257.20		350.90	
POND 2								31.50		41.70		49.20		59.70
OS-1		4.25	80	15.65		0.00%	7.90		13.60		20.50		29.30	
OS-2		8.86	80	14.75		0.00%	17.00		29.00		43.90		62.90	
OS-3		23.46	80	13.23		0.00%	47.50		80.40		122.50		175.20	

PICP-24-0133

CITY OF LEANDER APPROVAL

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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HAS	NBB	APRIL 2024

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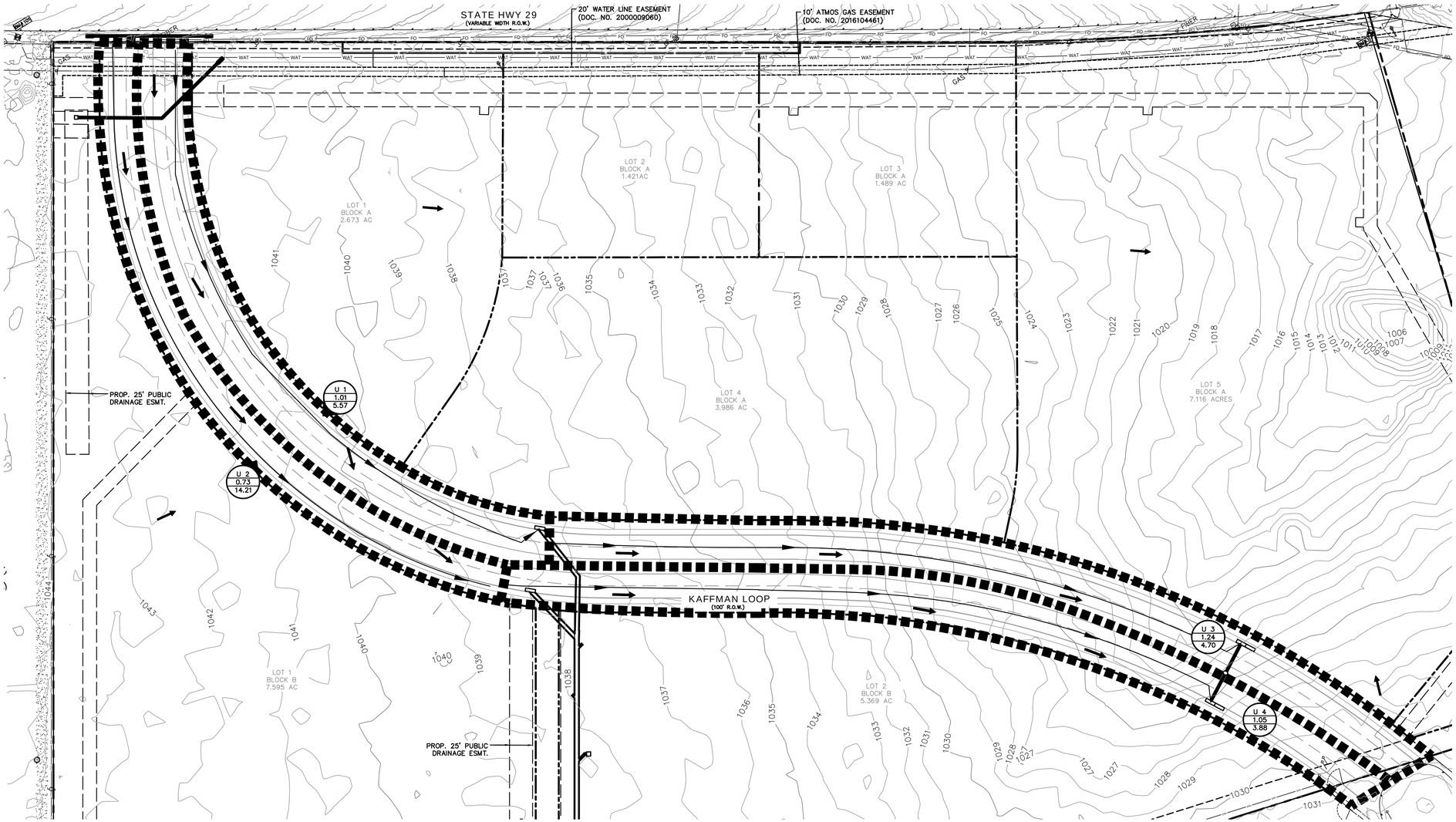

75 150 300 450

GRAPHIC SCALE IN FEET
1"=70'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- 450 PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EX A14 100-YR FP & BUFFER ZONE
- PR A14 100-YR FP & BUFFER ZONE
- DRAINAGE DIVIDE
- U 8 / 1.00 / 7.99 PROPOSED DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
- TC FLOW PATH & ARROW

TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_o	Length	Slope	Surface Type	Velocity	*K	T_s	Length	Slope	Type	*K	Velocity	T_h	
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
U 1	734	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.180	0.01	1.41	609	0.010	PAVED	2.03	20.3	5.00	25	0.010	18" RCP	59.44	5.9	0.07	6.48
U 2	776	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.193	0.15	8.66	676	0.010	PAVED	2.03	20.3	5.55	0	0.020		#N/A	#N/A	#N/A	#N/A
U 3	676	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.180	0.01	1.41	556	0.018	PAVED	2.72	20.3	3.40	20	0.010	18" RCP	59.44	5.9	0.06	4.87
U 4	706	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.193	0.15	8.66	587	0.018	PAVED	2.72	20.3	3.59	19	0.012	18" RCP	59.44	6.5	0.05	12.30

DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	C_2	C_{10}	C_{25}	C_{100}	SHEET FLOW: Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T_{sheet} (min)	SHALLOW CONCENTRATED FLOW: Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	$T_{shallow}$ (min)	CHANNEL FLOW: Length (ft)	Slope (ft/ft)	Type	K (ft) $K=\frac{1.486 \cdot R^{\frac{2}{3}}}{n}$	Velocity (ft/s)	$T_{channel}$ (min)	Tc (min)	INTENSITY: I 2yr (in/hr)	I 10yr (in/hr)	I 25yr (in/hr)	I 100yr (in/hr)	DISCHARGE: Q 2 (cfs)	Q 10 (cfs)	Q 25 (cfs)	Q 100 (cfs)
U 1	U 1	**1.01**	0.31	0.36	0.39	0.46	100	0.030	CONCRETE	1.37	0.02	1.21	200	0.020	PAVED	2.87	20.33	1.16	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	2.03	3.13	3.88	5.52
U 2	U 2	**2.60**	0.31	0.36	0.39	0.46	100	0.020	CONCRETE	1.17	0.02	1.43	200	0.020	PAVED	2.87	20.33	1.16	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	5.22	8.06	9.98	14.21
U 3	U 3	**0.86**	0.31	0.36	0.39	0.46	100	0.070	CONCRETE	1.93	0.02	0.86	60	0.019	PAVED	2.80	20.33	0.36	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	1.73	2.67	3.30	4.70
U 4	U 4	**0.71**	0.31	0.36	0.39	0.46	100	0.011	CONCRETE	0.92	0.02	1.81	75	0.021	PAVED	2.95	20.33	0.42	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	1.43	2.20	2.72	3.88

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

ROADWAY DRAINAGE AREA MAP

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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SHEET NO. 13

13 OF 48

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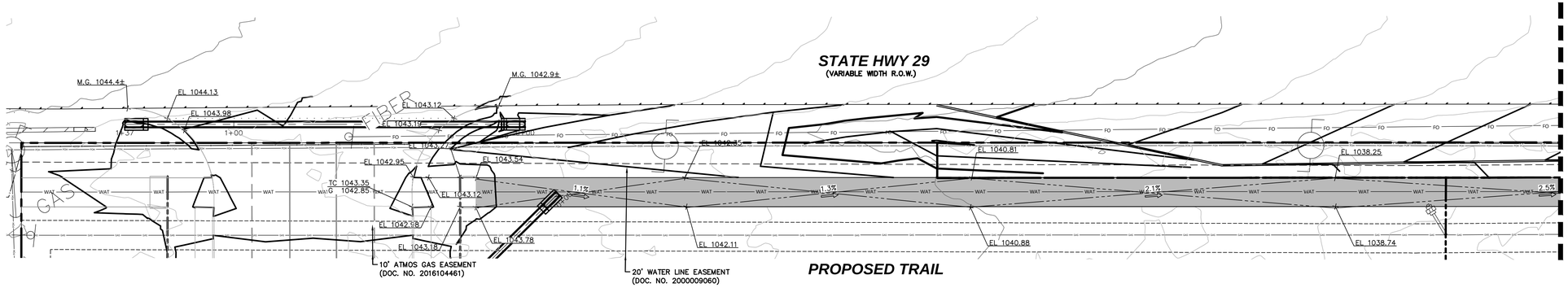

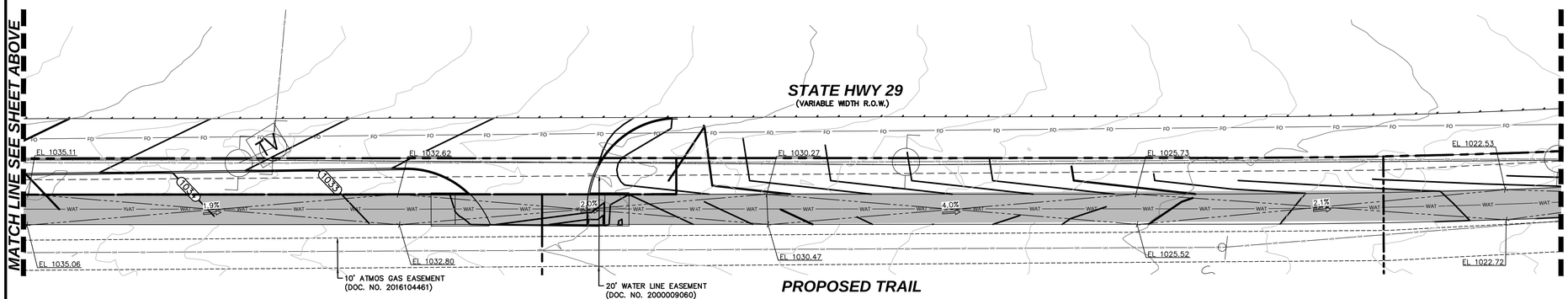

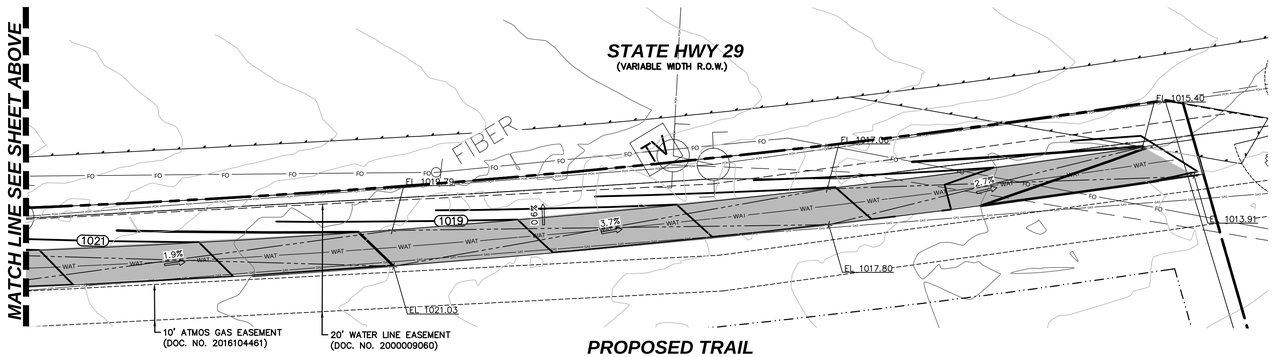

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/ "PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39	EXIST TOP OF CURB ELEVATION
G 611.89	EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50	PROPOSED TOP OF CURB ELEVATION
G 614.00	PROPOSED GUTTER ELEVATION
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TW 620.50	PROPOSED TOP OF WALL ELEVATION
EL 614.00	PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   6.A. RCP C-76, CLASS III
   6.B. ADS N-12
   6.C. HANCOR HI-Q
   6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PICP-24-XXXX

CITY OF LEANDER APPROVAL

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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEANDER TECH PARK
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

TRAIL PLAN SHEET

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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17 OF 56

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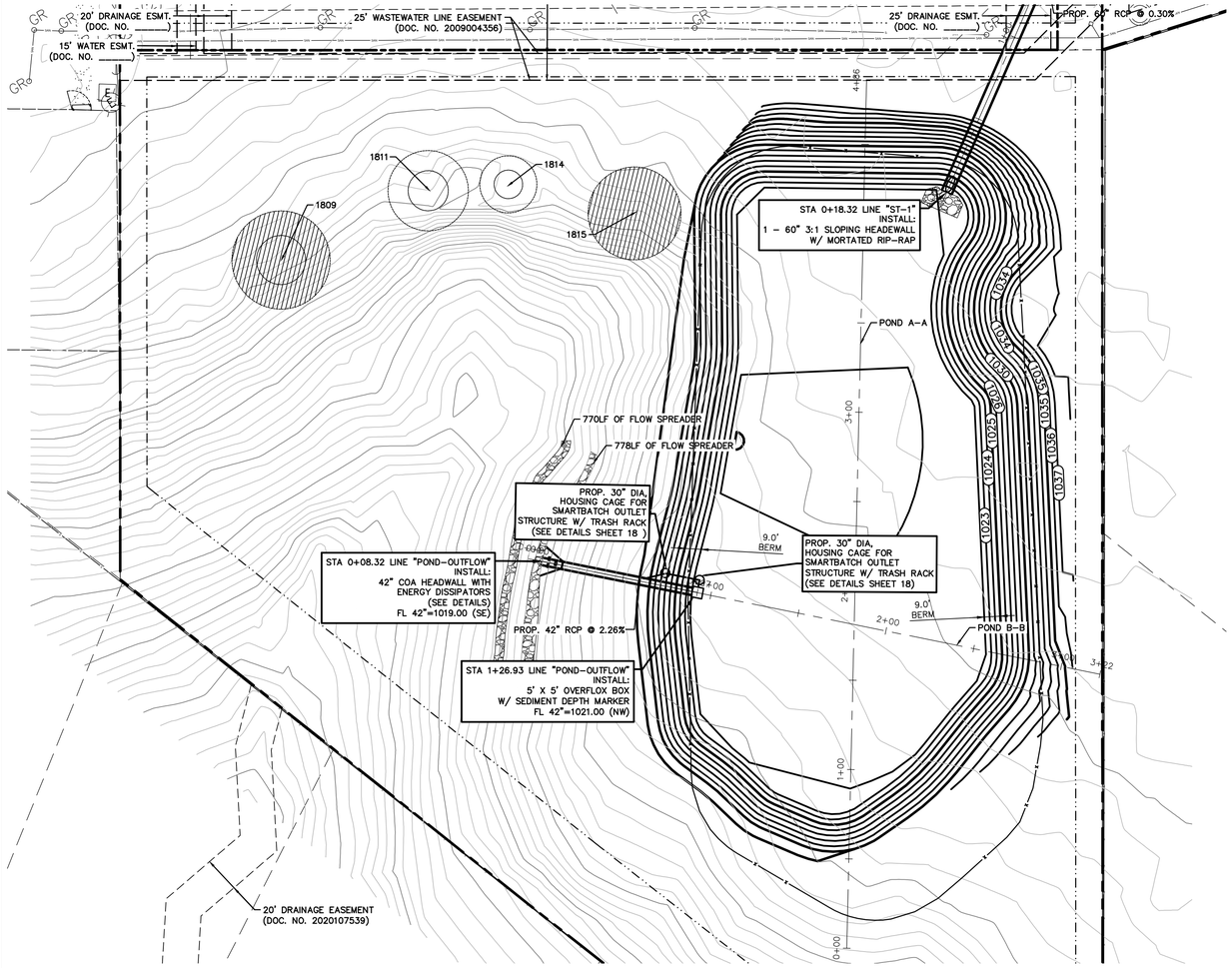
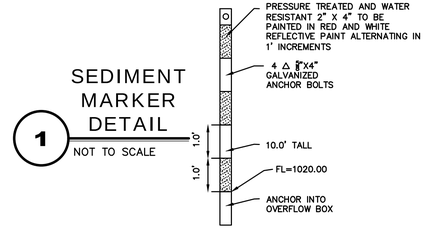
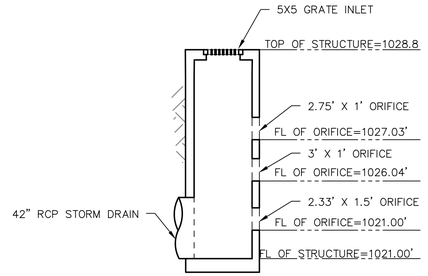


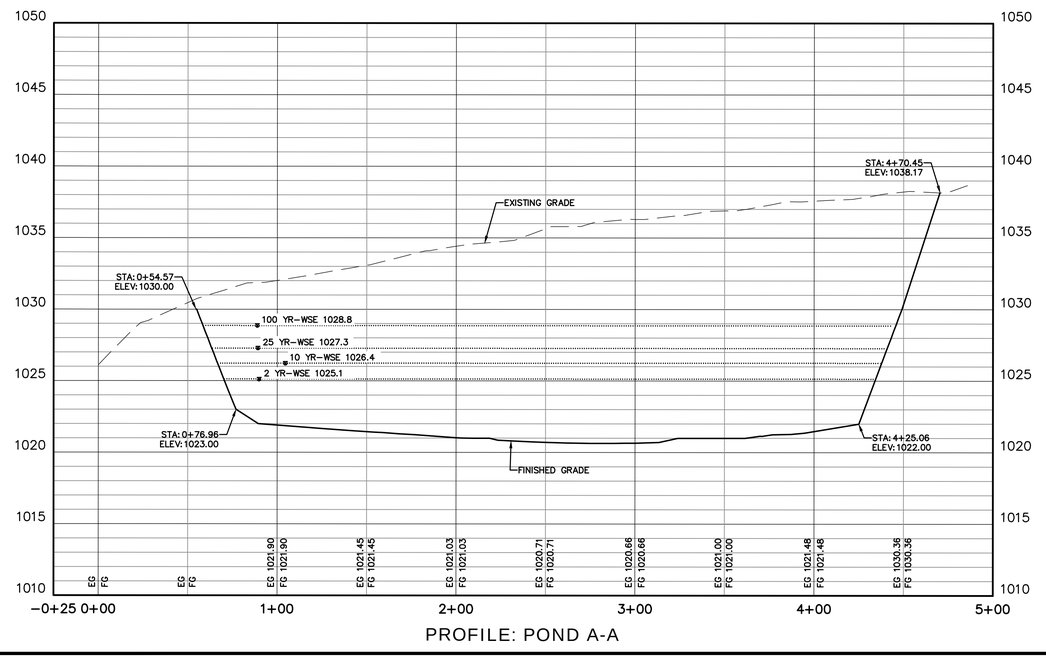


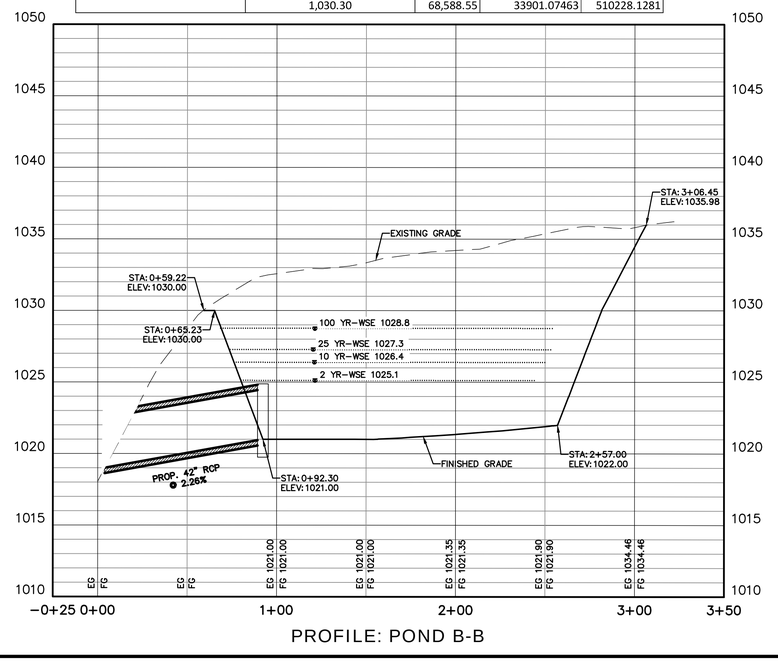


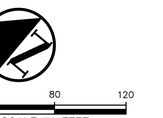
OVERFLOW BOX DETAIL
2
NOT TO SCALE

POND 1 STAGE STORAGE TABLE

WATER SURFACE ELEVATIONS	STAGE (ft msl)*	AREA (SF)	INCREMENTAL VOLUME (CF)	CUMULATIVE VOLUME (CF)
	1020	0	0	0
	1,021.00	18,420.30	9210.1519	9210.1519
	1,022.00	44,820.21	31620.2567	40830.4086
WQE	1,022.25	45,495.06	11289.40904	52119.81764
	1,022.50	46,173.46	11458.56549	63578.38313
	1,023.00	47,853.08	23506.63573	87085.01885
	1,024.00	50,644.78	49248.932	136333.9509
	1,025.00	53,493.03	52068.9069	188402.8578
2 YR WSEL	1,025.10	53,516.09	5350.456075	193753.3138
	1,026.00	56,399.93	49462.20981	243215.5236
10 YR WSEL	1,026.40	57,135.07	22707.00014	265922.5238
25 YR WSEL	1,027.30	59,363.77	52424.47755	318347.0013
	1,028.00	61,622.25	42345.10798	360692.1093
	1,028.30	62,382.15	18600.66024	379292.7695
100 YR WSEL	1,028.80	63,912.54	31573.67325	410866.4428
	1,029.30	65,457.08	32342.40513	443208.8479
	1,029.80	67,015.75	33118.20558	476327.0535
	1,030.30	68,588.55	33901.07463	510228.1281





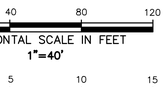


GRAPHIC SCALE IN FEET
1"=40'

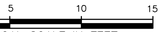
LEGEND

B$_L$	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED 100-YR FLOODPLAIN LIMITS

PROFILES:



HORIZONTAL SCALE IN FEET
1"=40'



VERTICAL SCALE IN FEET
V:1"=5'

PICP-24-XXXX

CITY OF LEANDER APPROVAL

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REVISIONS

NO.	DESCRIPTION	DATE	BY

LEANDER TECH PARK
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

POND PLAN AND PROFILE

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
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SHEET NO.
18
18 OF 56

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: HWY 29 Commercial - SDP
Date Prepared: 6/18/2024

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	50.64	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	30.77	acres
Total post-development impervious cover fraction * =	0.61	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	26782	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	28.58	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	14.25	acres
Post-development impervious fraction within drainage basin/outfall area =	0.50	
$L_{M\ THIS\ BASIN}$ =	12403	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Batch Detention	
Removal efficiency =	91	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	28.58	acres
A_I =	14.25	acres
A_P =	14.33	acres
L_R =	14583	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	12403	lbs.
F =	0.85	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	1.32	inches
Post Development Runoff Coefficient =	0.36	
On-site Water Quality Volume =	48852	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	9770	
Total Capture Volume (required water quality volume(s) x 1.20) =	58623	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.

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 = 58623 cubic feet

CONVERGENT WATER TECHNOLOGIES

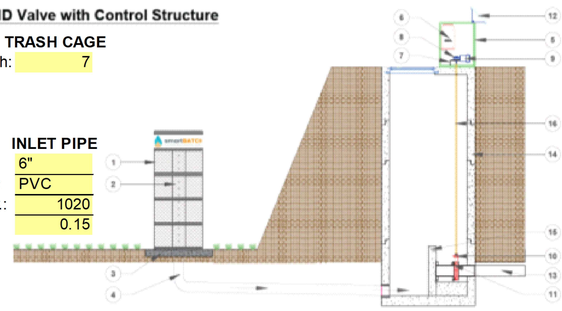
SMARTPOND DESIGN WORKSHEET

Uptream Storm Structure	Downstream Storm Structure
# Pond 1	# Control Structure
[L = 7 FT.}	[L = 34 FT.]

smartPOND Valve with Control Structure

TRASH CAGE
WQv Depth: 7

INLET PIPE
Dia.: 6"
Material: PVC
Inv. Elev.: 1020
Slope: 0.15



CONTROL STRUCTURE
FG: 1029
Material: PVC
Size: 42
Shape: Round

OUTLET PIPE
Dia.: 6"
Material: PVC
Inv. Elev.: 1019
Slope: 0.15

General Project Data	
Name:	San Gabriel Industrial
Location:	Leander
Engineer:	Hollis Scheffler, P.E.
Date:	4/25/2024
Fail Command	Open

Sediment Load		
Water Quality Vol:	45997	CF
Required Storage Vol:	55197	CF
Sediment Load Calcs	13963	lbs

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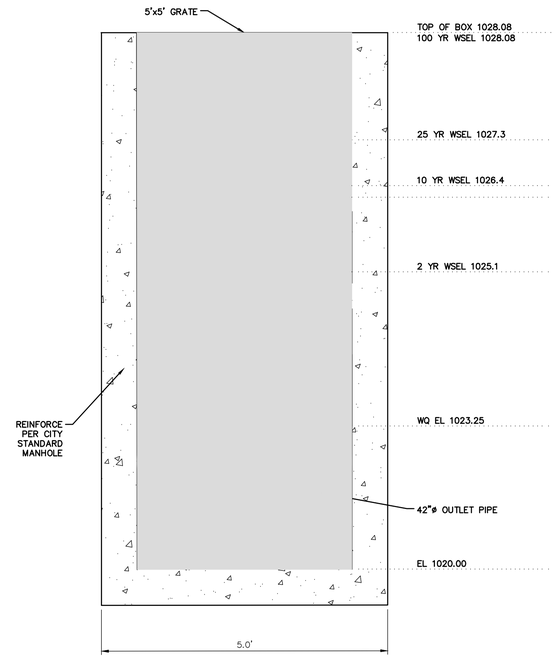

1 OUTLET STRUCTURE DETAIL
NOT TO SCALE



LEGEND

BOLLARD	
EM	ELECTRIC METER
PP	POWER PEDESTAL
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2"-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED 100-YR FLOODPLAIN LIMITS

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Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEANDER TECH PARK
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

POND DETAILS 1 OF 3

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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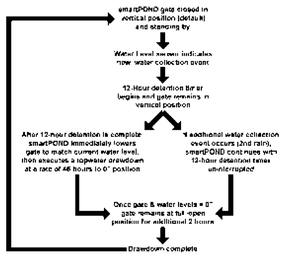
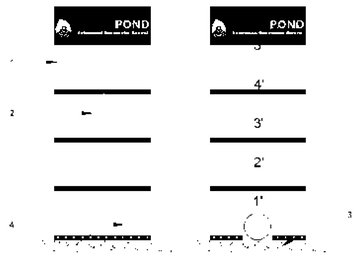
PROGRAMMABLE LOGIC FLOW CHART



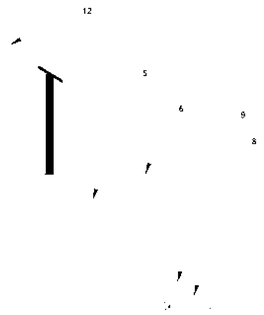
TRASH CAGE WITH PERFORATED RISER PIPE



Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 ¼" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 ½' X 3 ½' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE STEM

CONTROL STRUCTURE DETAILS



smartPOND Valve with Control Structure



smartPOND Valve with Control Structure Details

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3/11/2022

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction

2. smartPOND Valve Applications + Stormwater Management

3. Components

4. Real-Time Monitoring Interface Options

5. Alerts

6. Level of Service

7. Additional Components List

8. Electronics

9. Installation

10. Important Safety Information and Warnings

11. Warranty

12. Quality Assurance and Performance Specifications

smartPOND Valve Specifications

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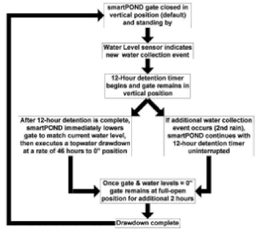
PROGRAMMABLE LOGIC FLOW CHART



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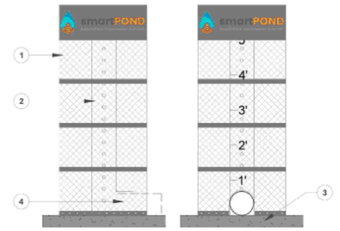

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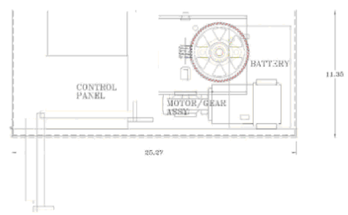
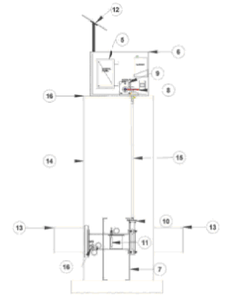
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTPOND



FRONT VIEW OF SMARTPOND



smartPOND Valve with Control Structure Details

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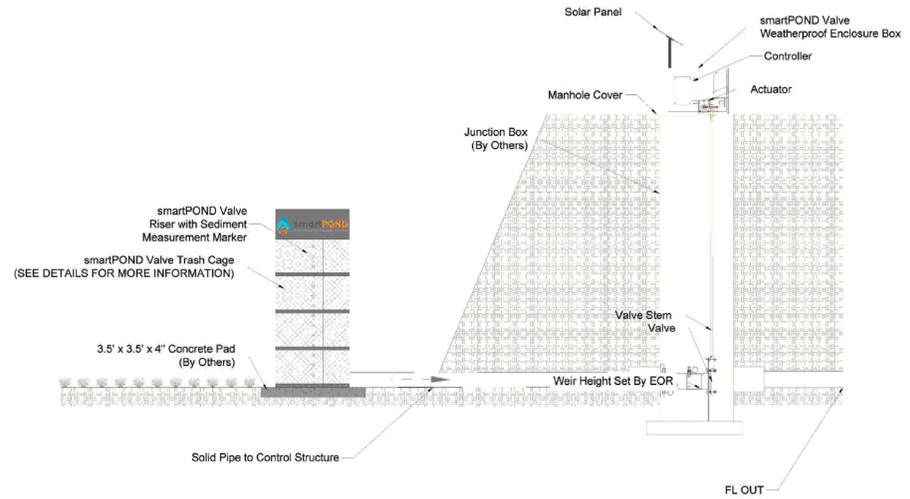

smartPOND Valve with Control Structure

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POND DETAILS 2 OF3

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smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:

- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications

- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-5 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light

- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trashcage attaches to the perforated riser with a coupling and calder pin. The trash cage will be comprised of steel banding and a 1.5" x 1.5" mesh to prevent floatable's and other contaminants from entering and clogging the perforated riser. The trash cage will sit 0.5" above the bottom of the impoundment to allow the last 0.5" out of the impoundment.

7.3 ValveStem Extension
The driveshaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 8 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve is shipped in a near-fully assembled configuration and should be stored likewise. The systems are transported and stored on pallets and must remain secured via straps or steel bands to said pallet at all times. The solar panel is not installed at times of transport or storage and should not be installed until the unit is ready to begin operation. The battery may be stored inside the electronics box and if removed, should never be stored on a concrete surface.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:

- Always keep hands clear of the valve and motor when unit is in operation.
- Turn the power switch off when doing any electrical work.
- Do not enter the water when the device is actively draining water
- Always use proper PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 5 or more years.

A. Acceptable smartPOND Valve
"smartMATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(800)711-5428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(800)456-1000
www.ecosvs.com

12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site.Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND
Automated Stormwater Control.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
CONVERGENT WATER TECHNOLOGIES
1-800-711-5428
www.convergentwater.com

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve Specifications

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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NO.	DATE	DESCRIPTION	BY

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LEANDER, TEXAS 78628
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POND DETAILS 3 OF 3

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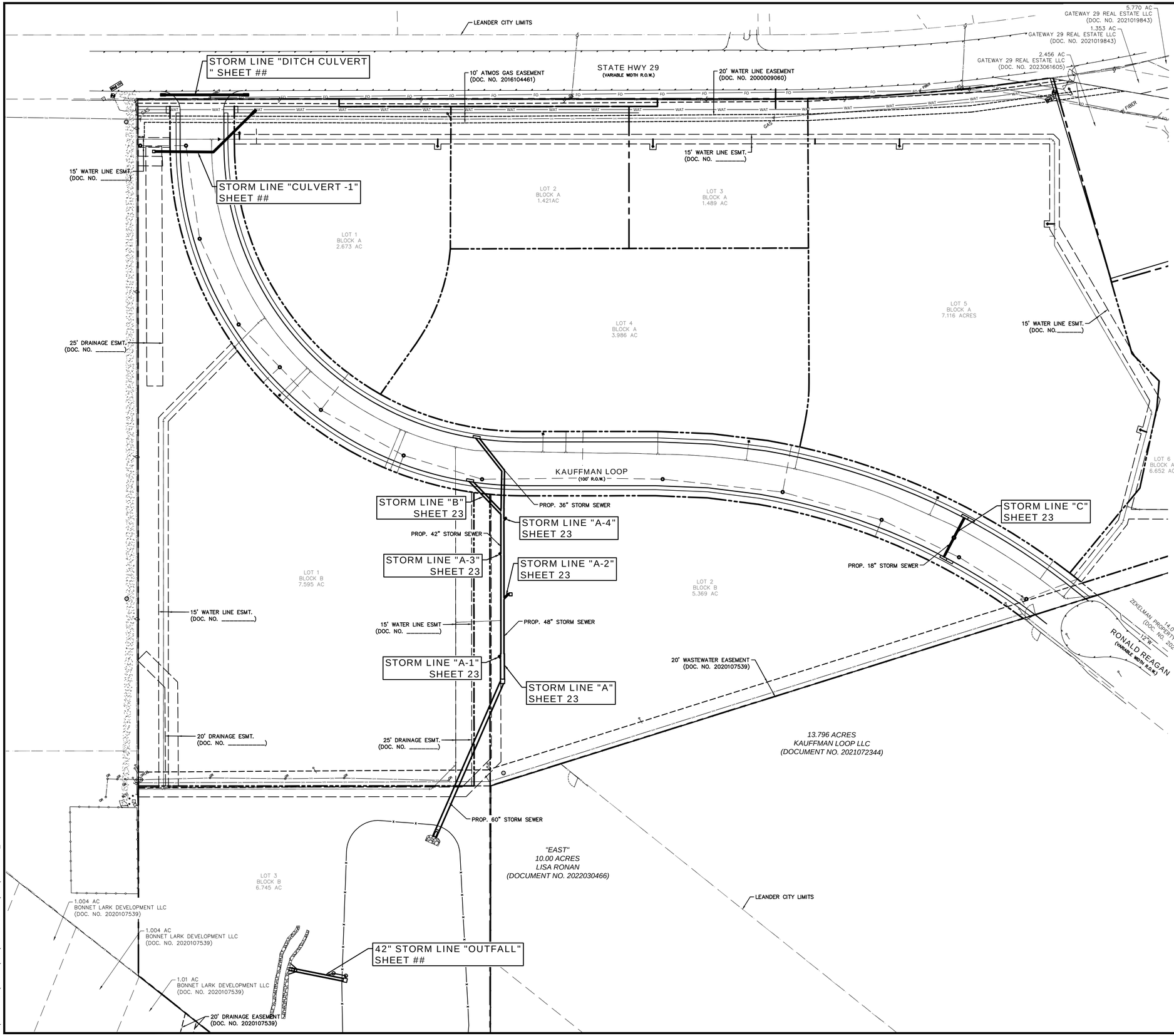

0 35 70 140 210

GRAPHIC SCALE IN FEET
1"=70'

LEGEND

	BOLLARD
BM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   - 6.A. RCP C-76, CLASS III
   - 6.B. ADS N-12
   - 6.C. HANCOR HI-Q
   - 6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
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13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
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Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

OVERALL STORM SEWER PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 6/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APRIL 2024

SHEET NO.
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26 OF 56

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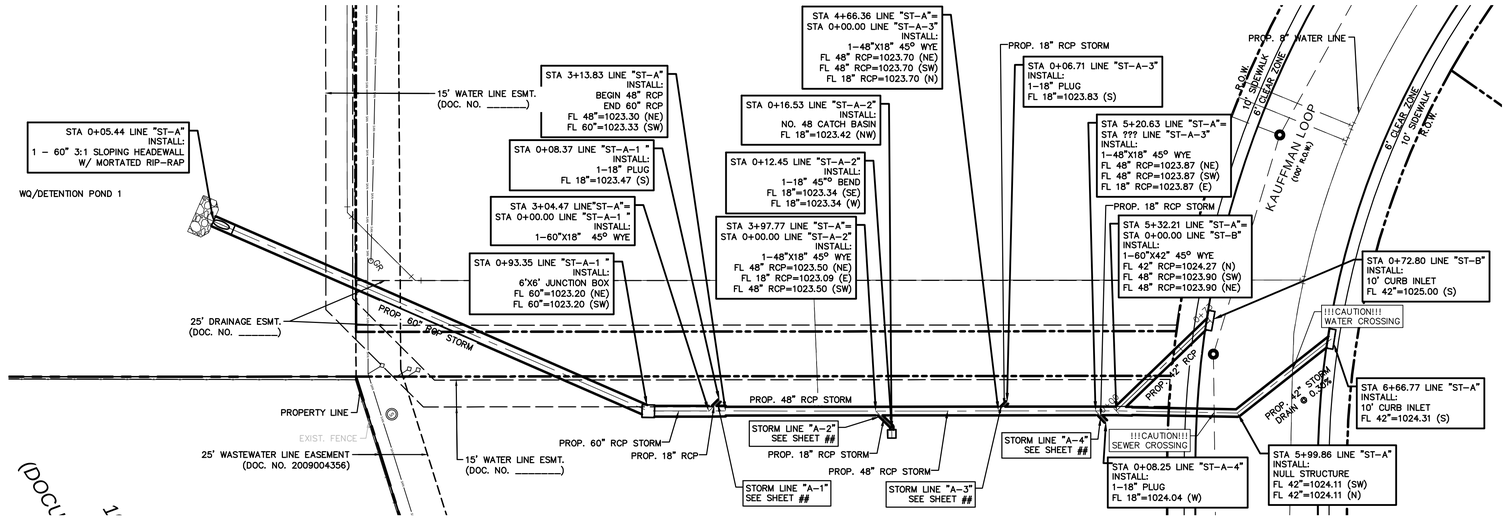

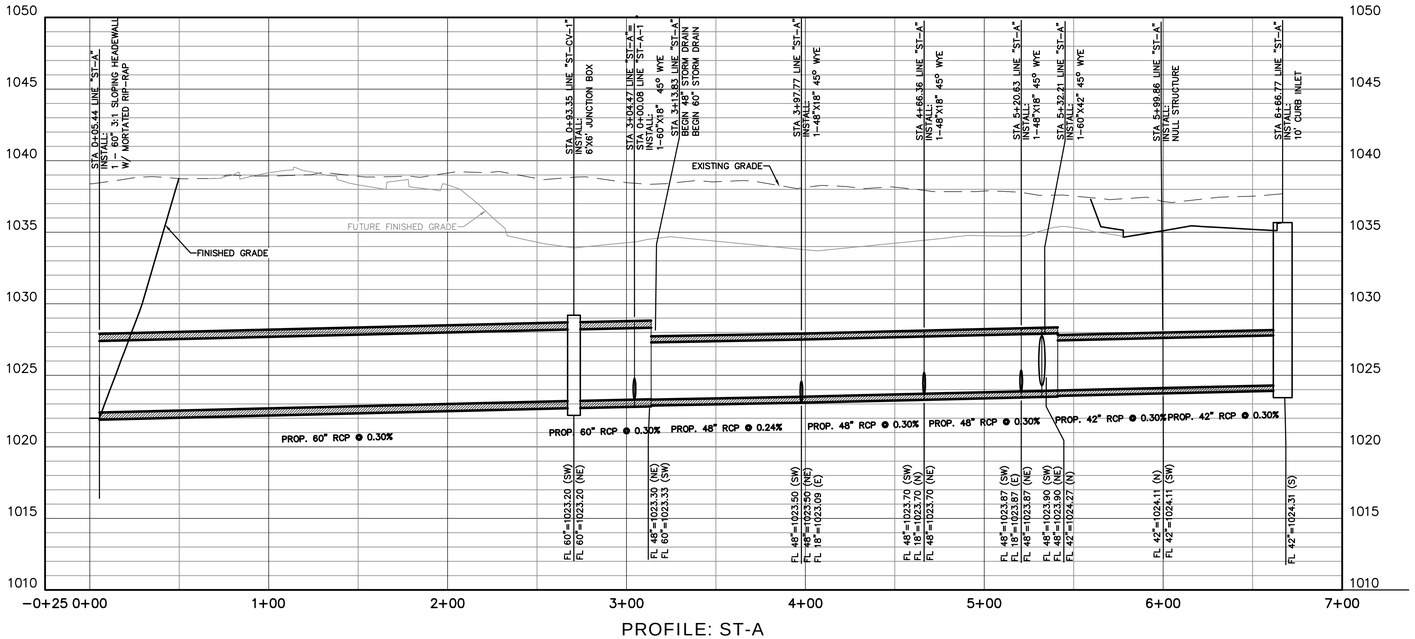

PROFILE: ST-A

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" RCP	EXISTING STORM LINE
T	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET

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PICP-24-0133

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

STORM SEWER PLAN AND PROFILE LINE A 0+00 - END

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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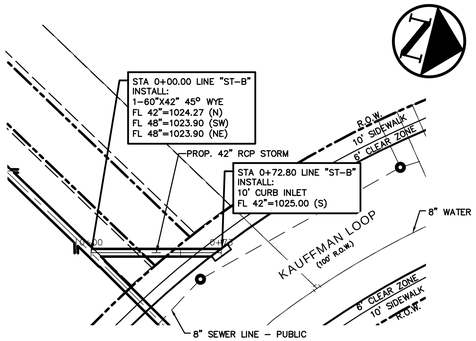
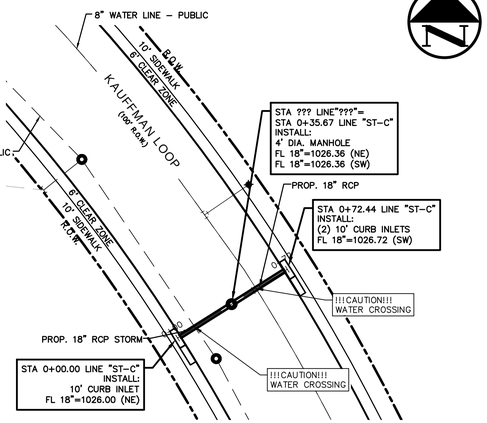
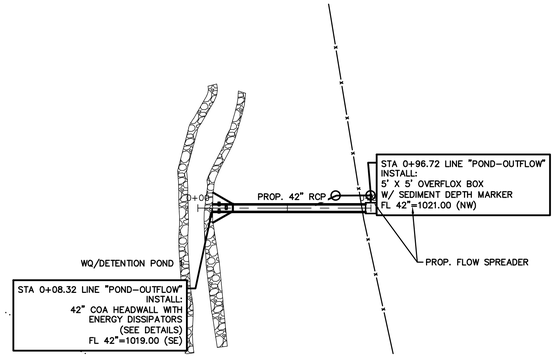
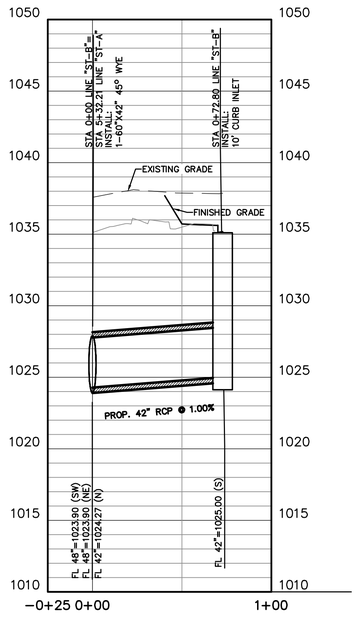
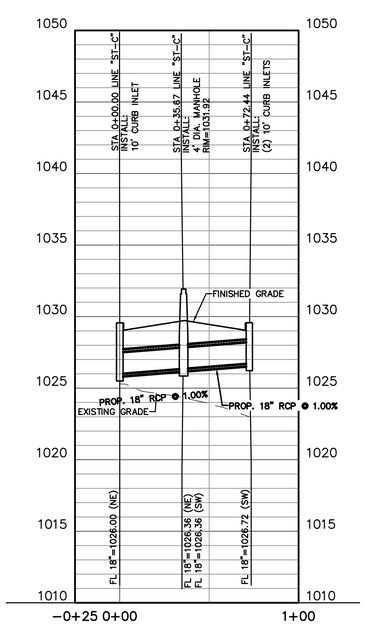








PROFILE: ST-B



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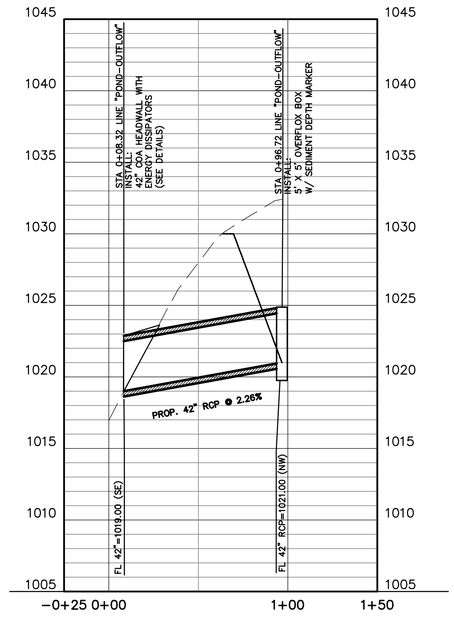

PROFILE: POND-OUTFLOW



GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- IRS W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TOP OF INLET

GRADING & DRAINAGE GENERAL NOTES

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   - 6.B. ADS N-12.
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   - 6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
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PICP-24-0133

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

STORM SEWER PLAN AND PROFILE
LINE B, LINE C, & POND OUTFALL

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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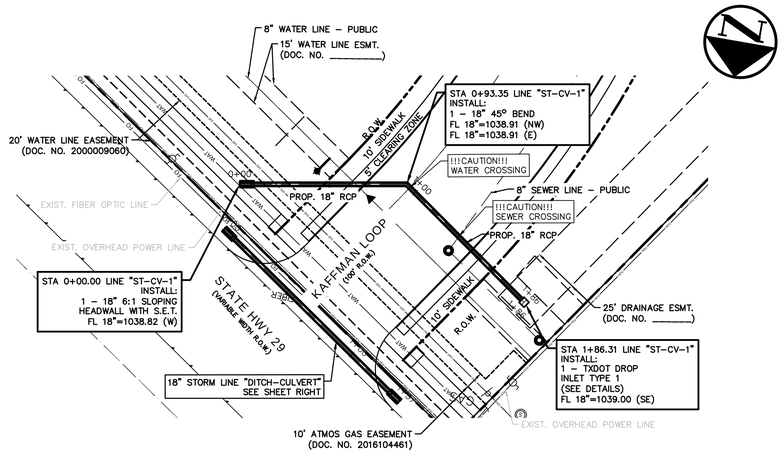

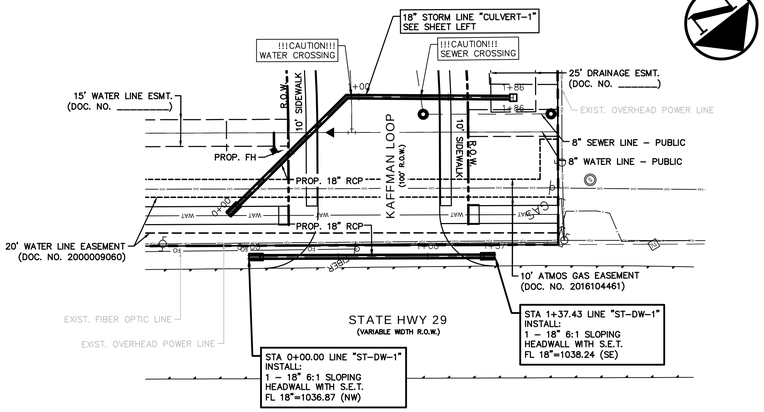

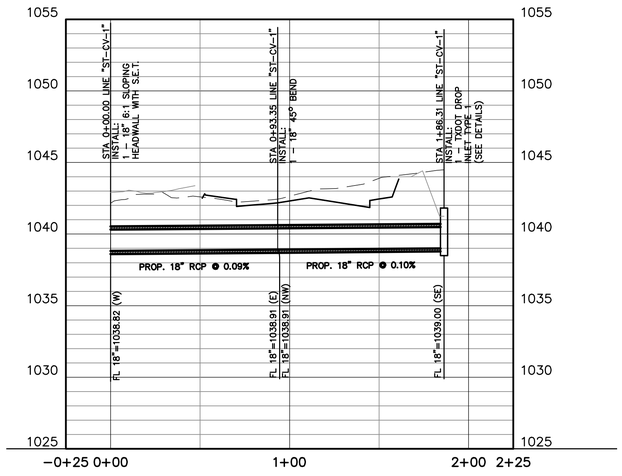

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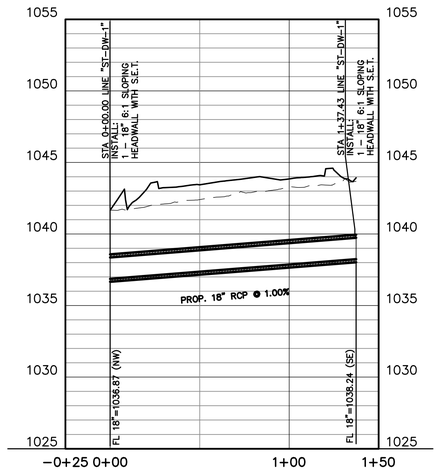
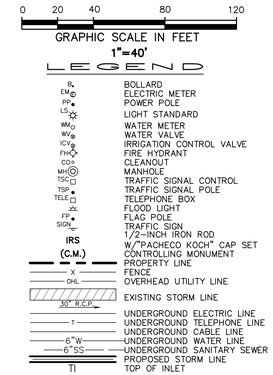


PROFILE: ST-DW-1



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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

STORM SEWER PLAN AND PROFILE
LINE CULVERT-1 & DITCH CULVERT

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APRIL 2024

SHEET NO. 25

25 OF 56

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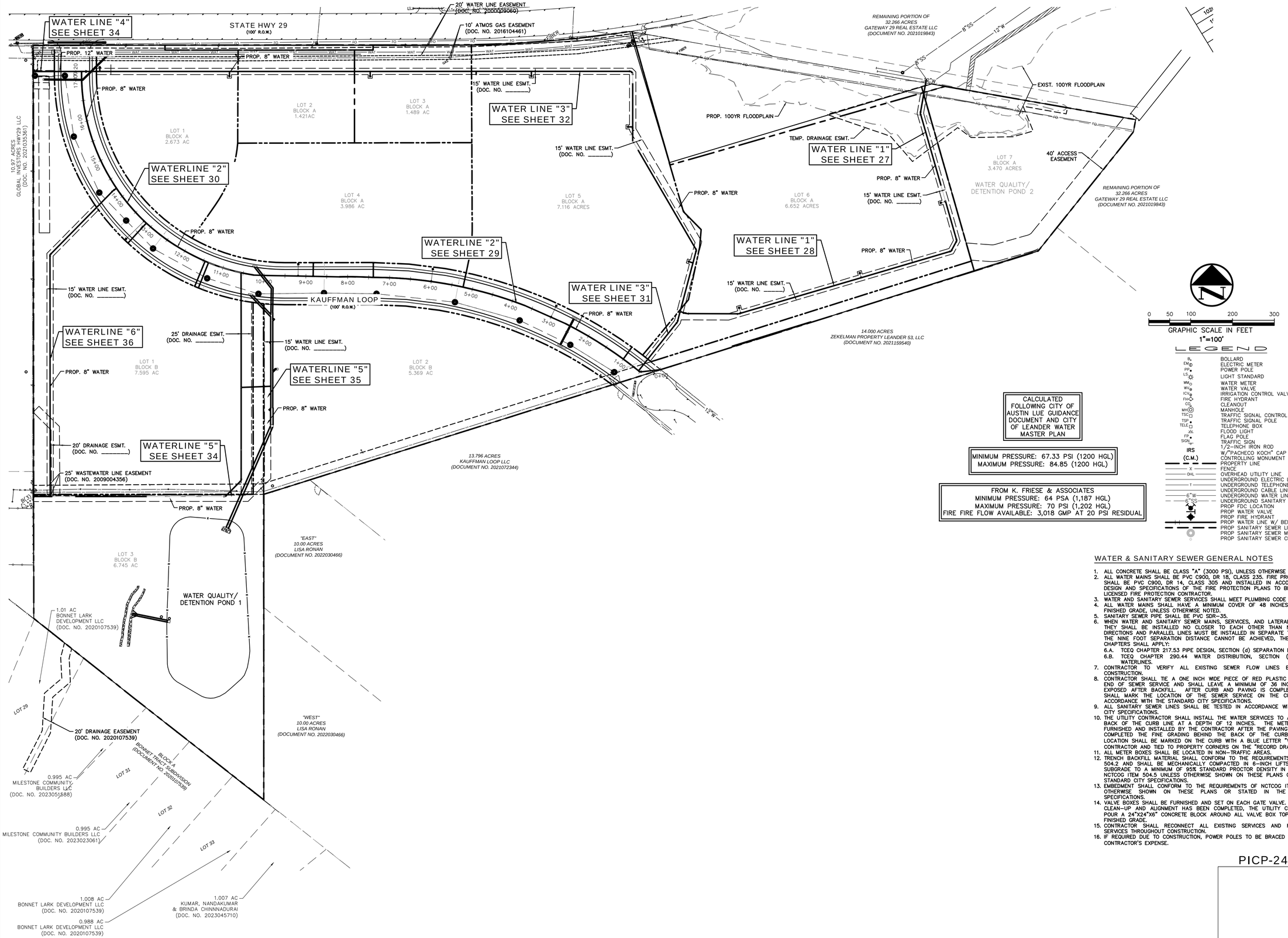

CALCULATED FOLLOWING CITY OF AUSTIN LUE GUIDANCE DOCUMENT AND CITY OF LEANDER WATER MASTER PLAN

MINIMUM PRESSURE: 67.33 PSI (1200 HGL)
MAXIMUM PRESSURE: 84.85 (1200 HGL)

FROM K. FRIESE & ASSOCIATES
MINIMUM PRESSURE: 64 PSA (1,187 HGL)
MAXIMUM PRESSURE: 70 PSI (1,202 HGL)
FIRE FIRE FLOW AVAILABLE: 3,018 GMP AT 20 PSI RESIDUAL

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
- PROP WATER LINE W/ BEND
- PROP SANITARY SEWER LINE
- PROP SANITARY SEWER MANHOLE
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WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
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7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
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15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PICP-24-0133

CITY OF LEANDER APPROVAL

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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

OVERALL WATER LINE PLAN

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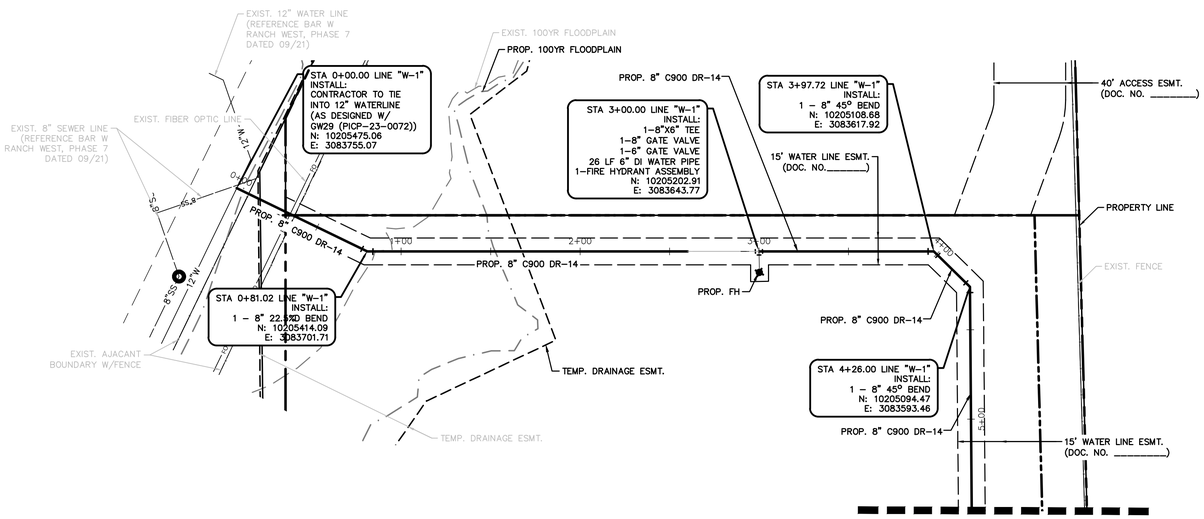

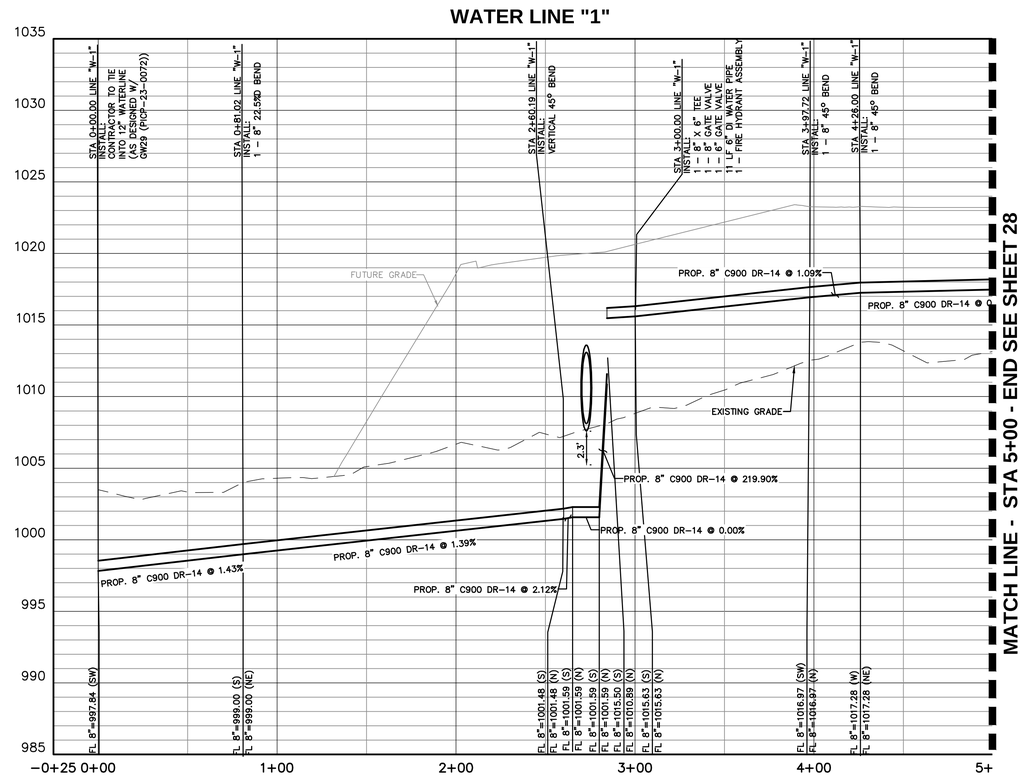



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
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- TRAFFIC SIGNAL POLE
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- FLOOD LIGHT
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- IRS — 1/2-INCH IRON ROD
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- PROPERTY LINE
- FENCE
- OHL — OVERHEAD UTILITY LINE
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- T — UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
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- PROP FDC LOCATION
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- PROP FIRE HYDRANT
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PICP-24-0133

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER PLAN AND PROFILE
LINE 1 0+00 TO 5+00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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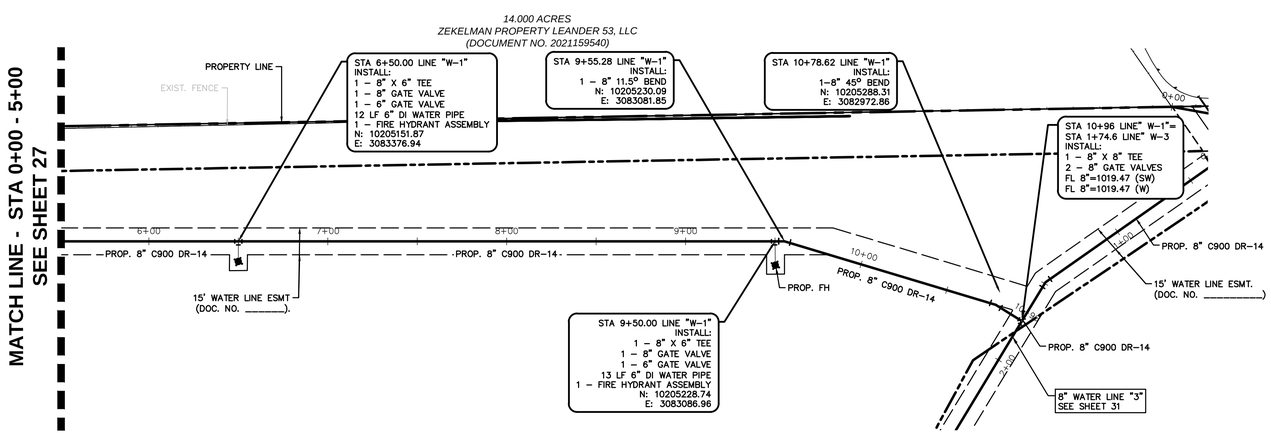

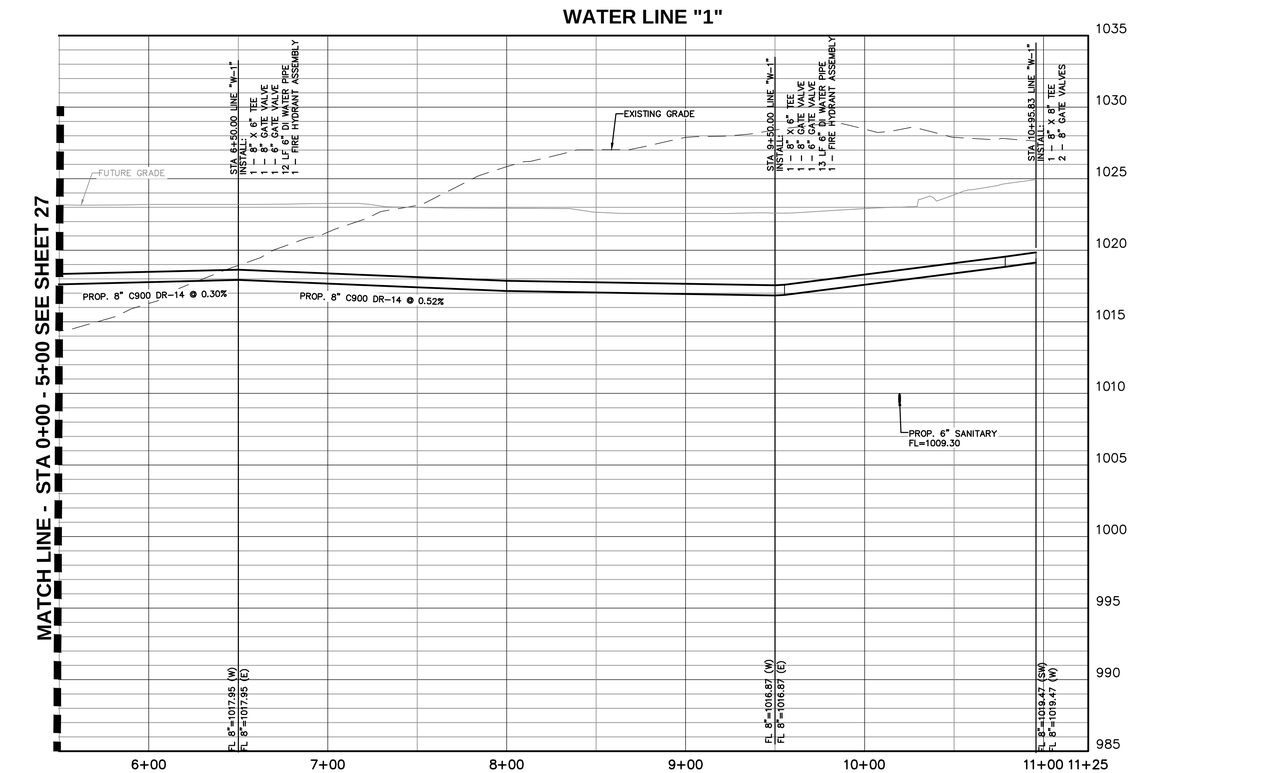



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
T	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
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	PROP SANITARY SEWER MANHOLE
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PICP-24-0133

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 1 5+00 TO END

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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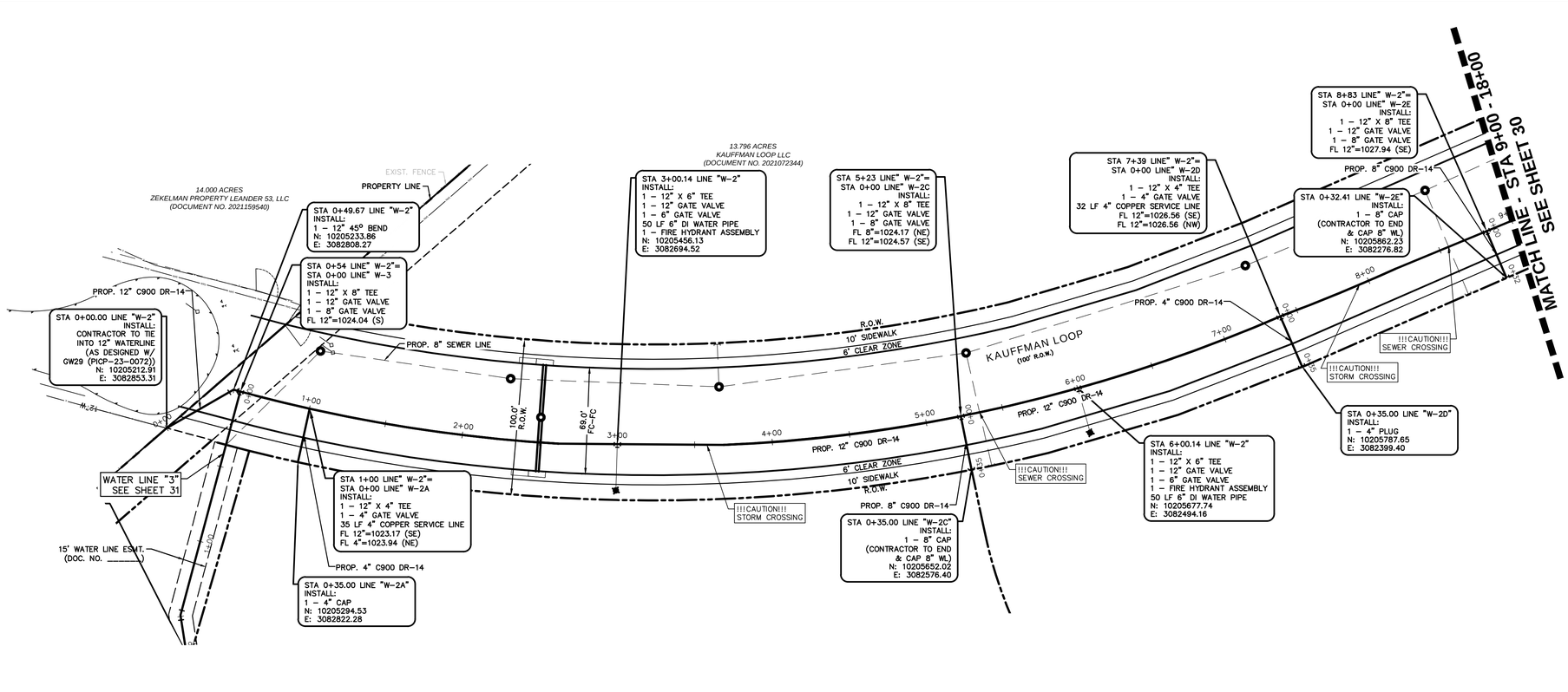

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GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
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6"W	UNDERGROUND WATER LINE
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	PROP FDC LOCATION
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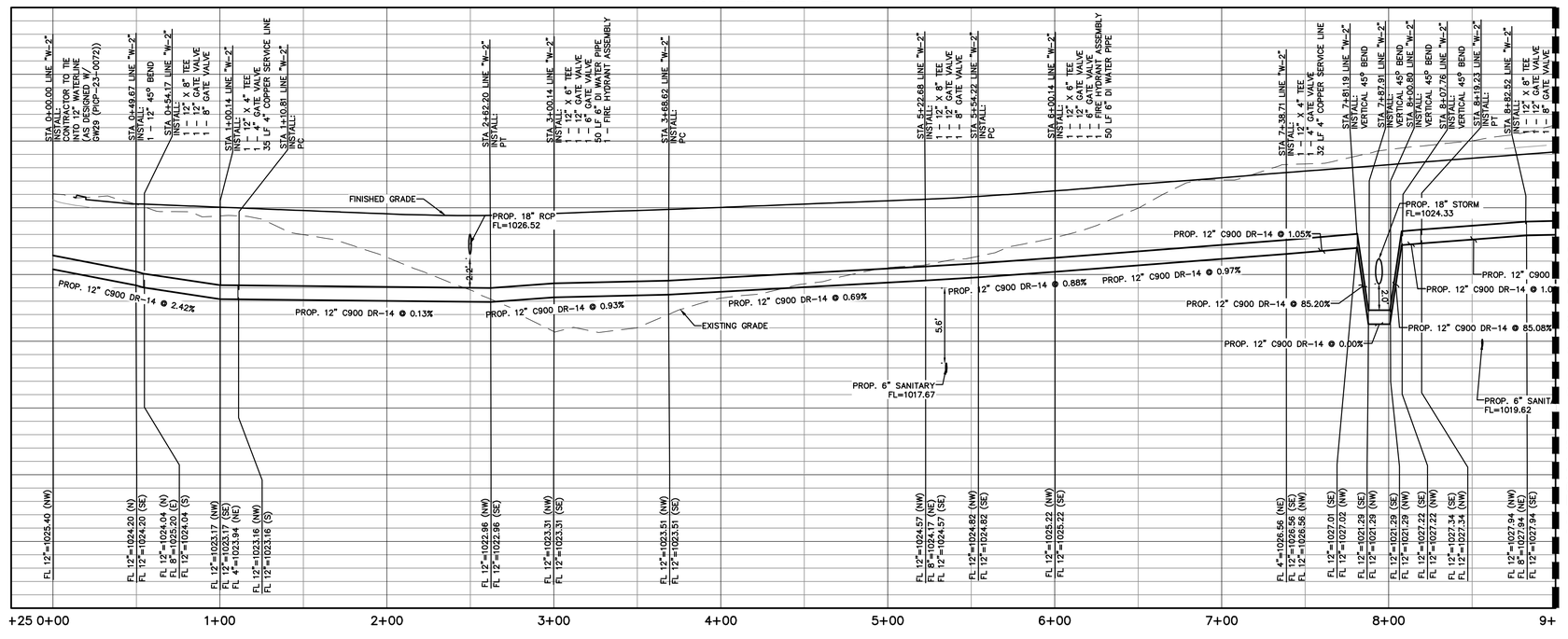
WATER LINE "2"



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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 2 0+00 TO 9+00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 6/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO.
29
29 OF 56

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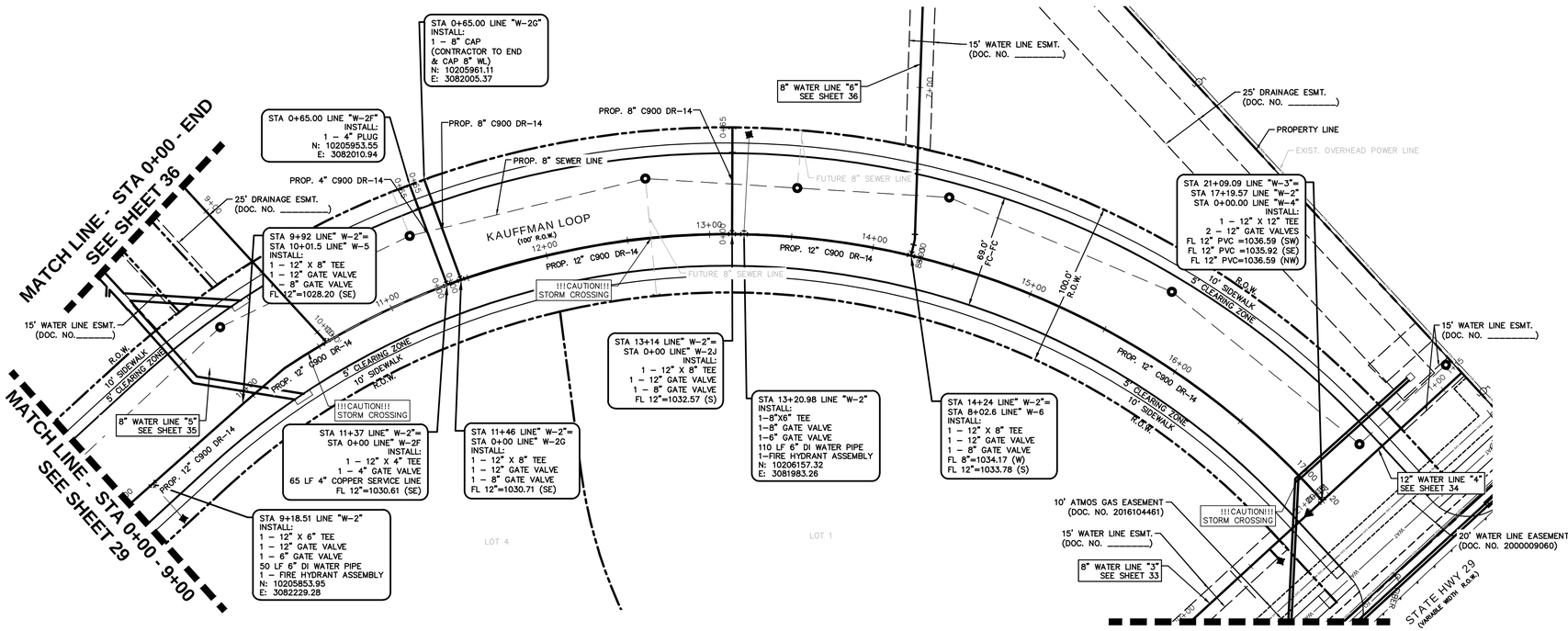

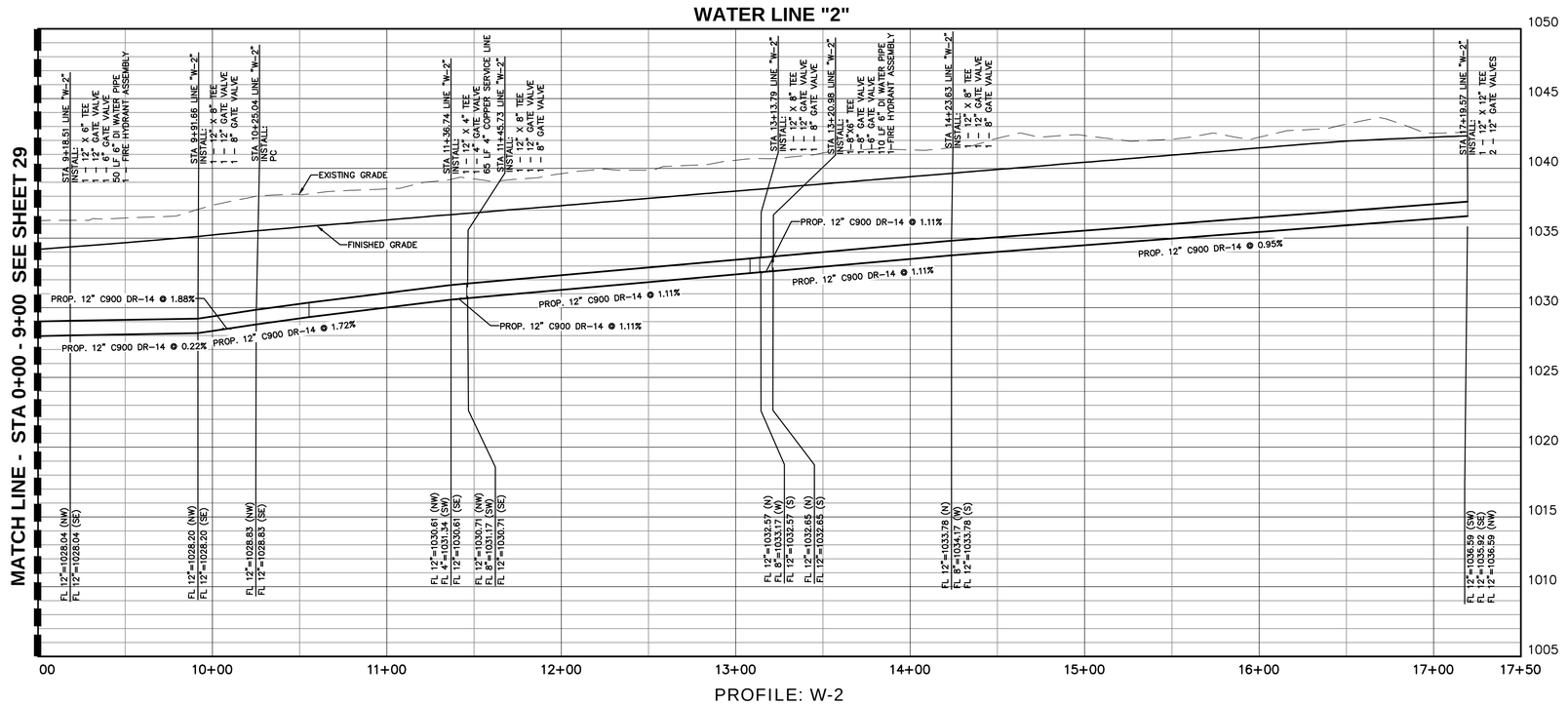

PROFILE: W-2

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
T	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
T	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
   - 6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
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8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
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16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PICP-24-0133

CITY OF LEANDER APPROVAL

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 2 9+00 TO END

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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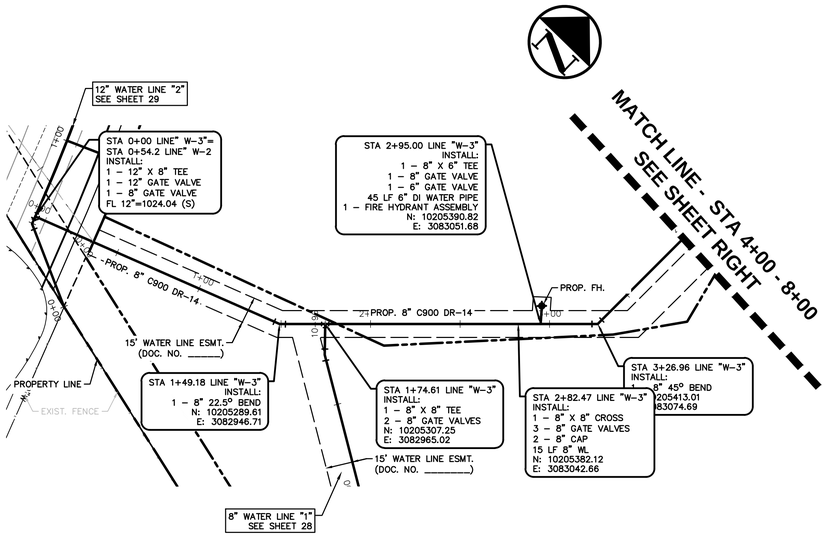

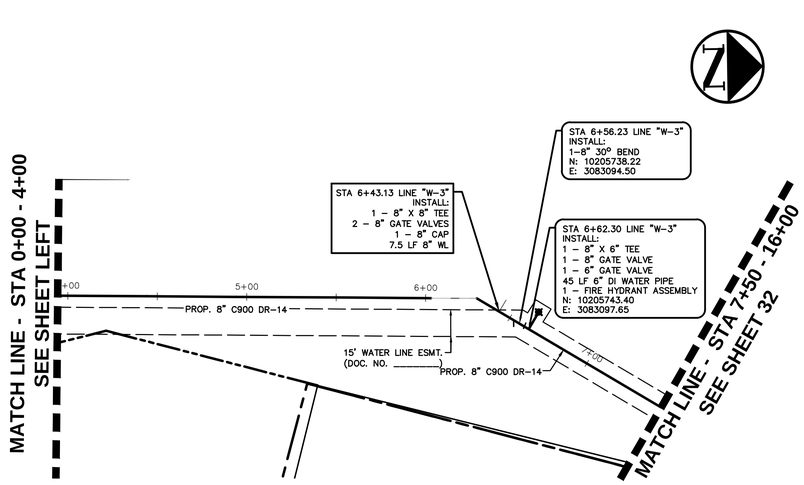

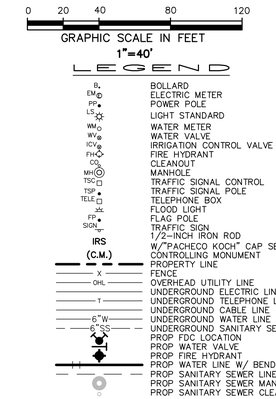

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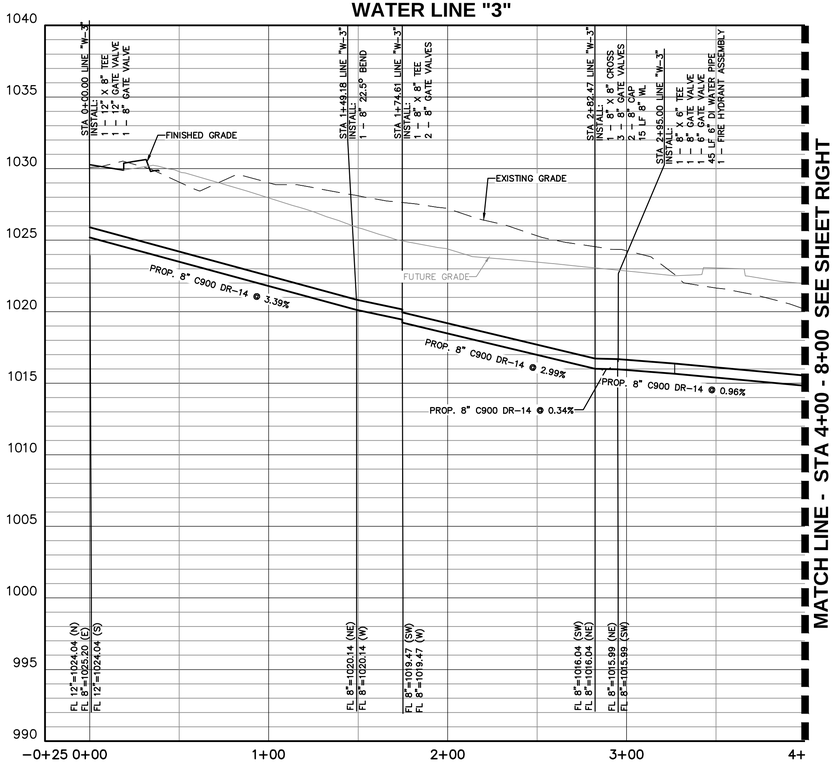

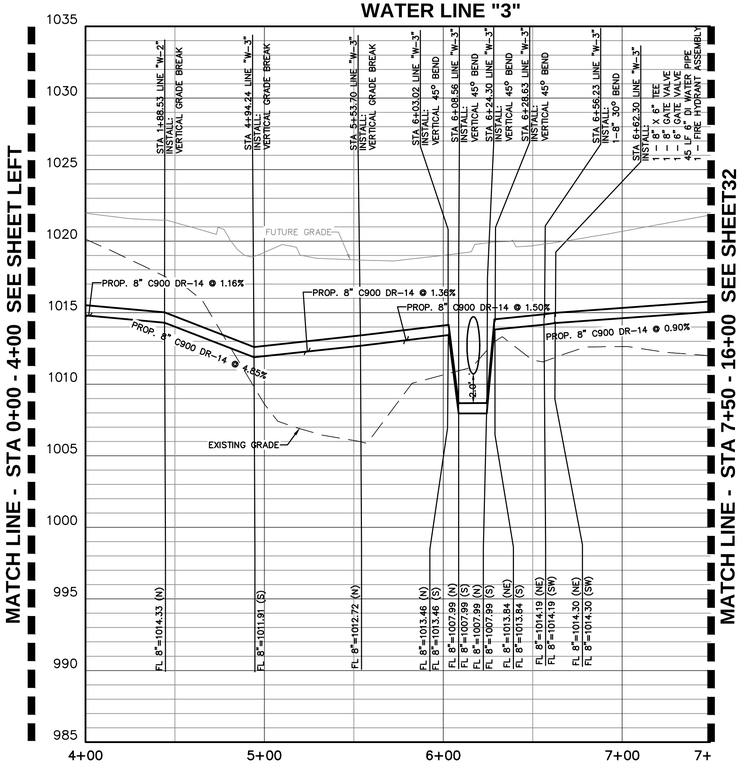

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 3 0+00 TO 7+50

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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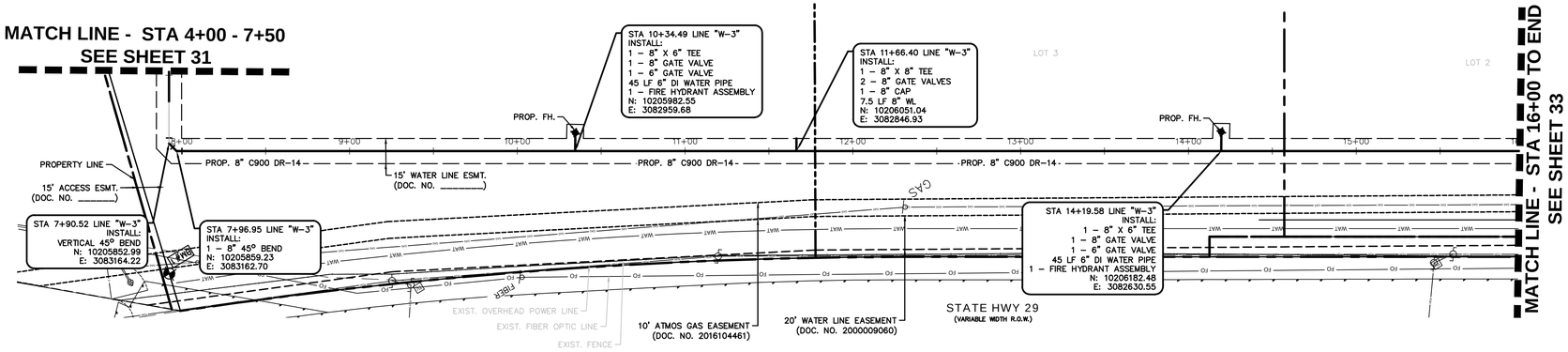
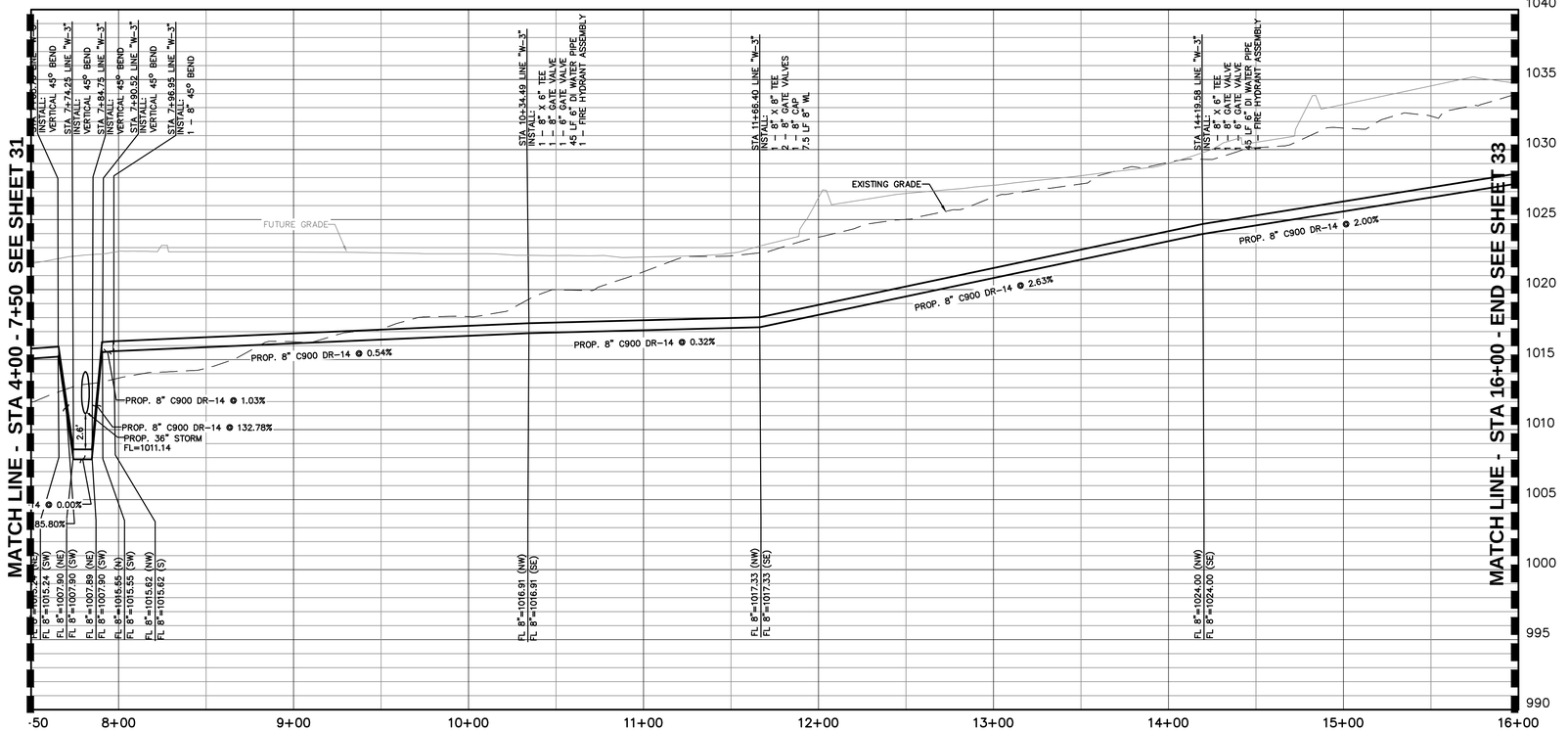


WATER LINE "3"





LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL — OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 6"SS — UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
- PROP WATER LINE W/ BEND
- PROP SANITARY SEWER LINE
- PROP SANITARY SEWER MANHOLE
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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 3 7+50 TO 16+00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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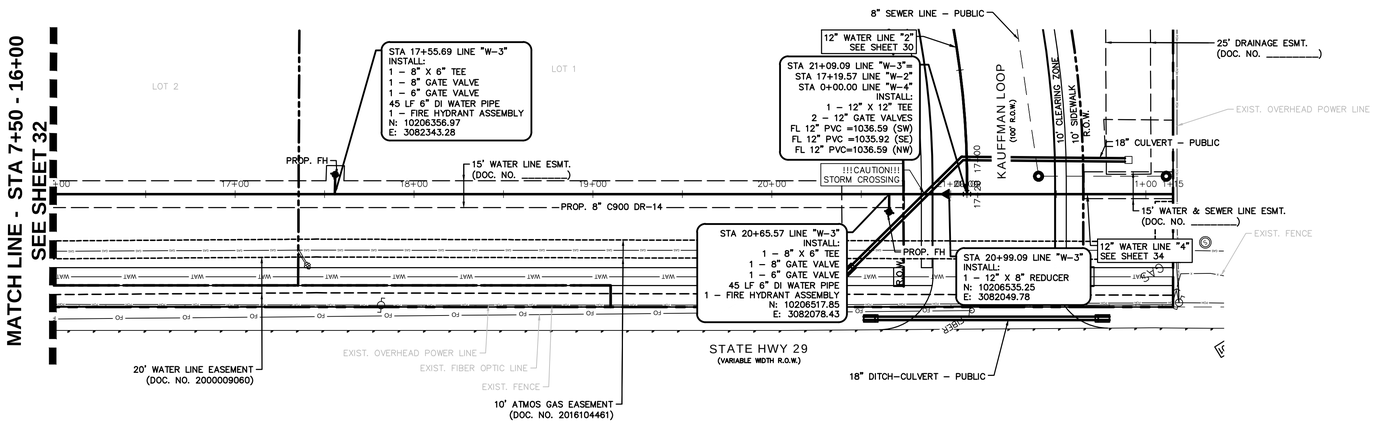
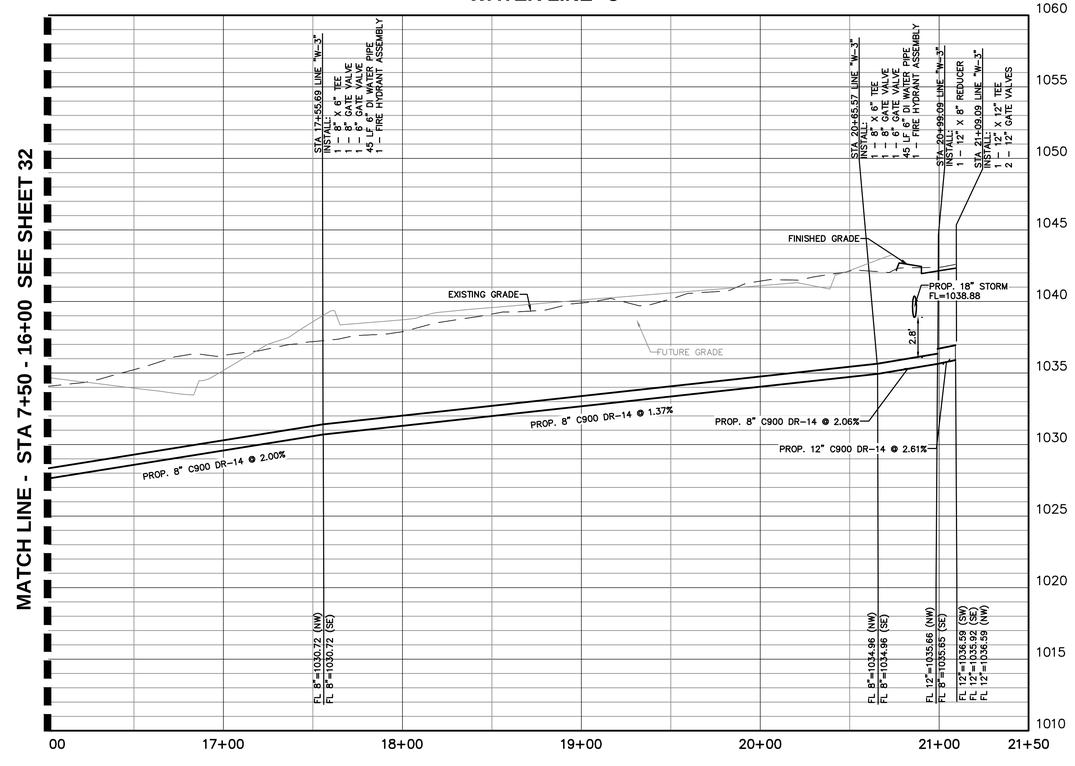


WATER LINE "3"





GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 3 16+00 TO END

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CITY OF LEANDER APPROVAL

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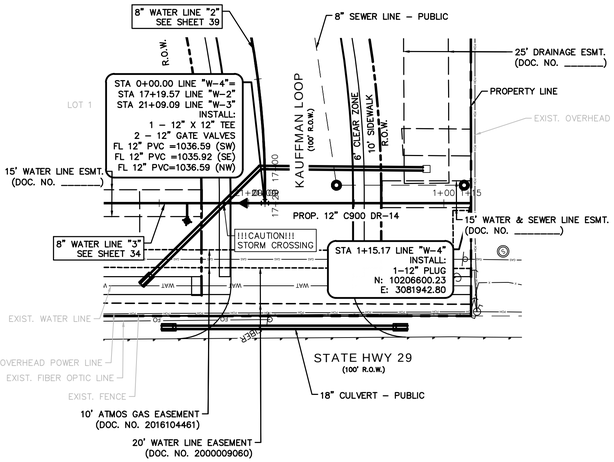

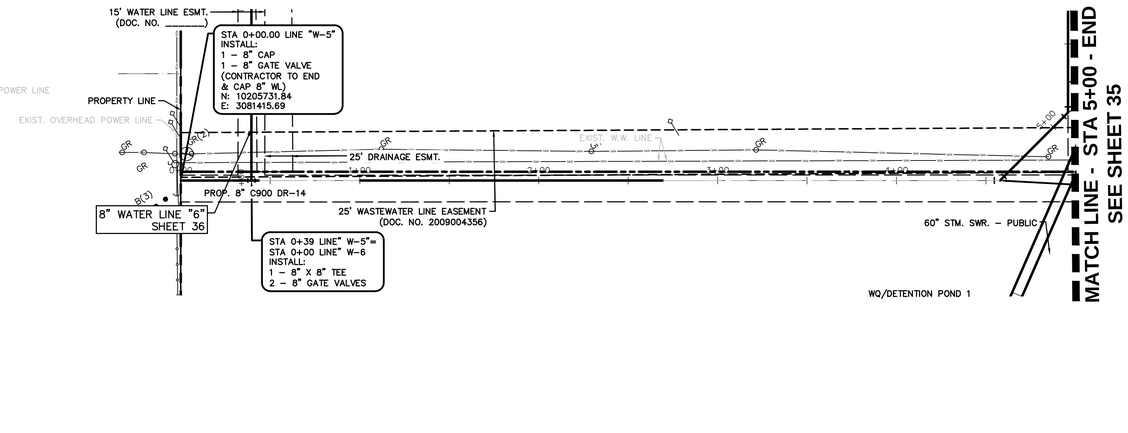

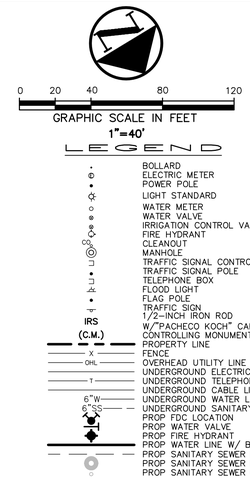

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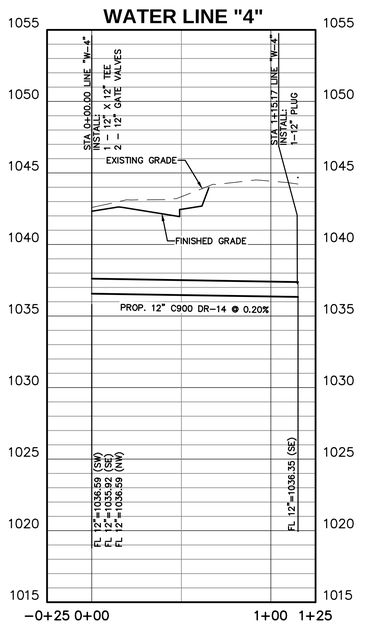

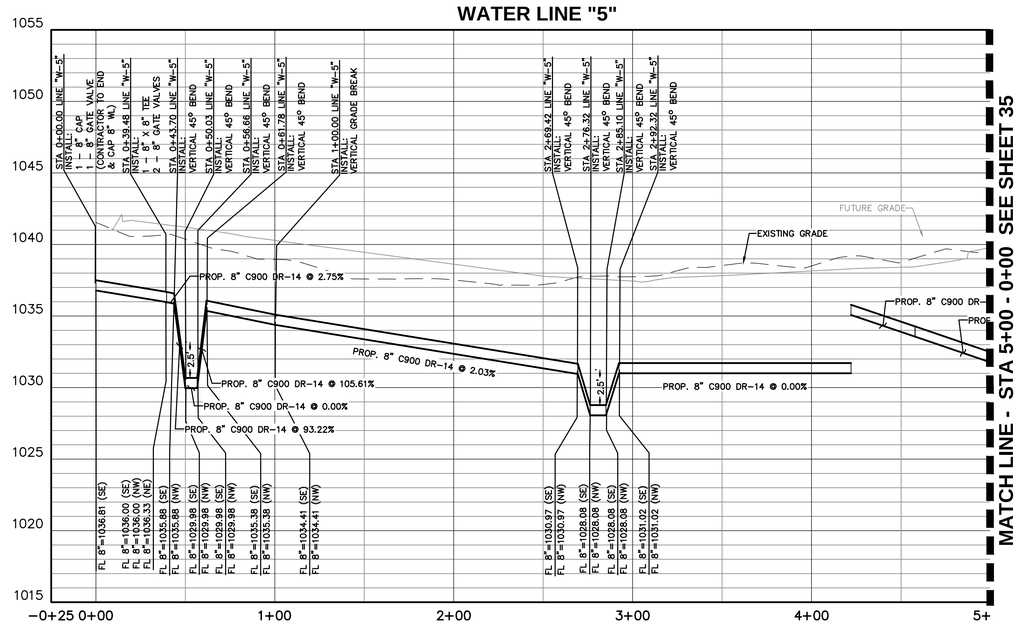

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NO.	DATE	DESCRIPTION	BY

REVISIONS

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE
LINE 4 & LINE 5 0+00 - 5+00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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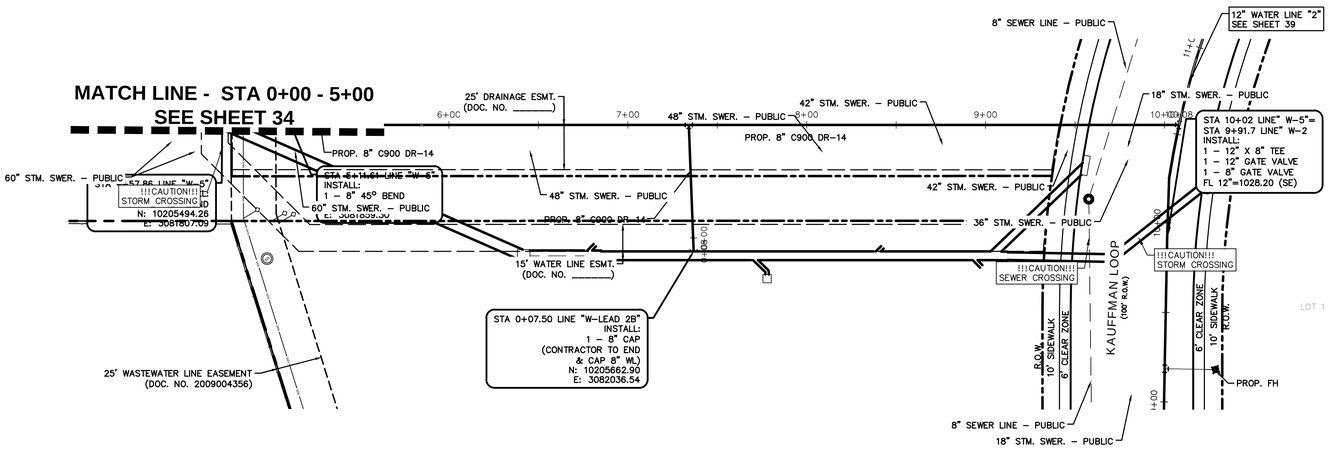

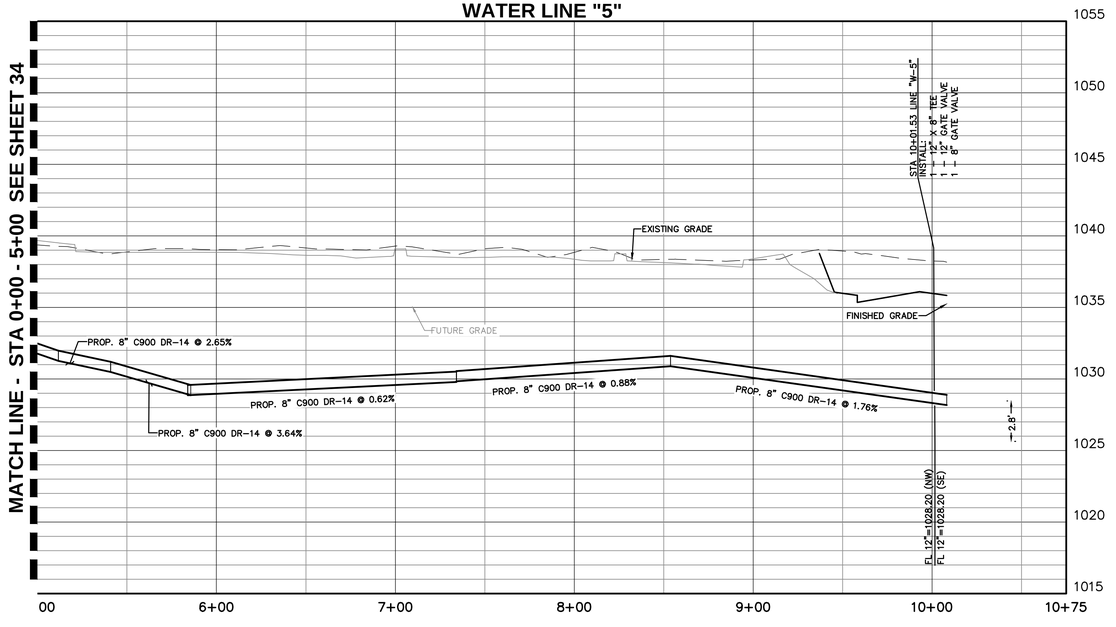



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- IRS (C.M.) W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
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- PROP SANITARY SEWER MANHOLE
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PICP-24-0133

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 5 5+00 TO END



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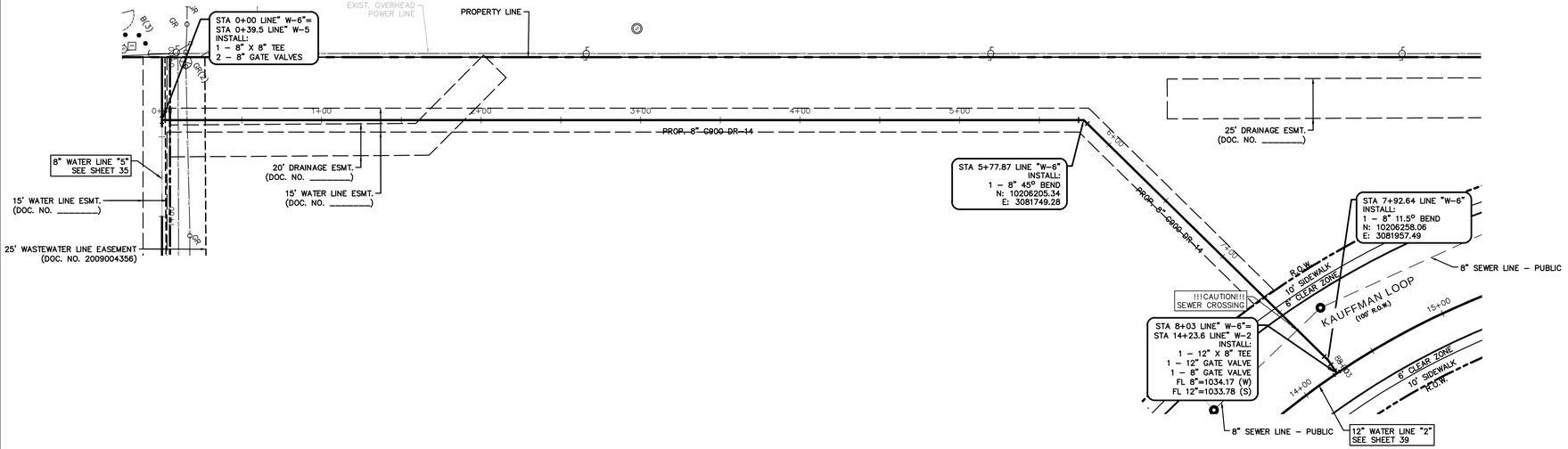



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
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REVISIONS

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HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WATER LINE PLAN AND PROFILE LINE 6 0+00 TO END

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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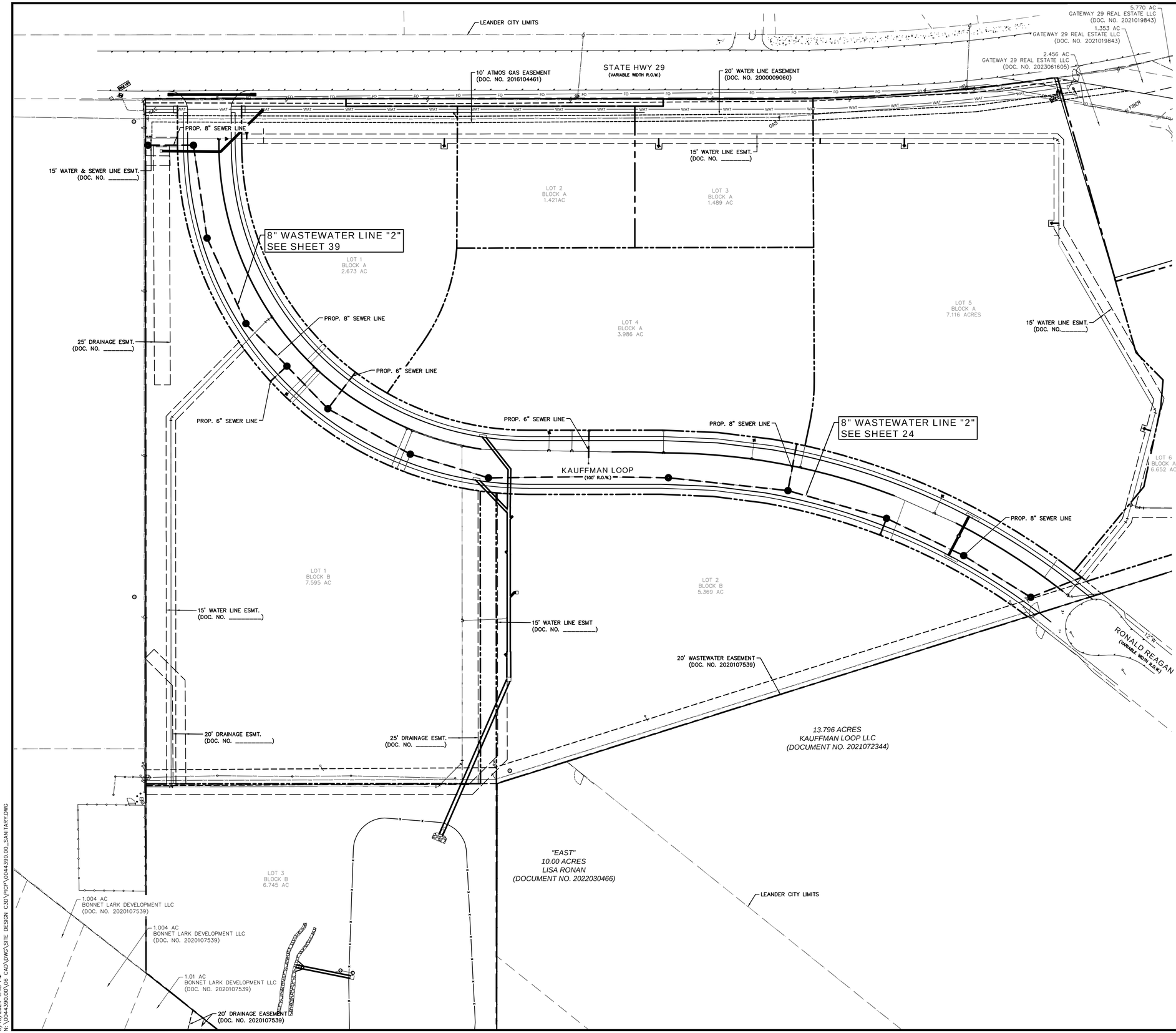

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
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FP	FLAG POLE
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13. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"X24"X6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
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8701 N. Mopac Expy, Suite 320
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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

OVERALL SANITARY SEWER PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
37
37 OF 56

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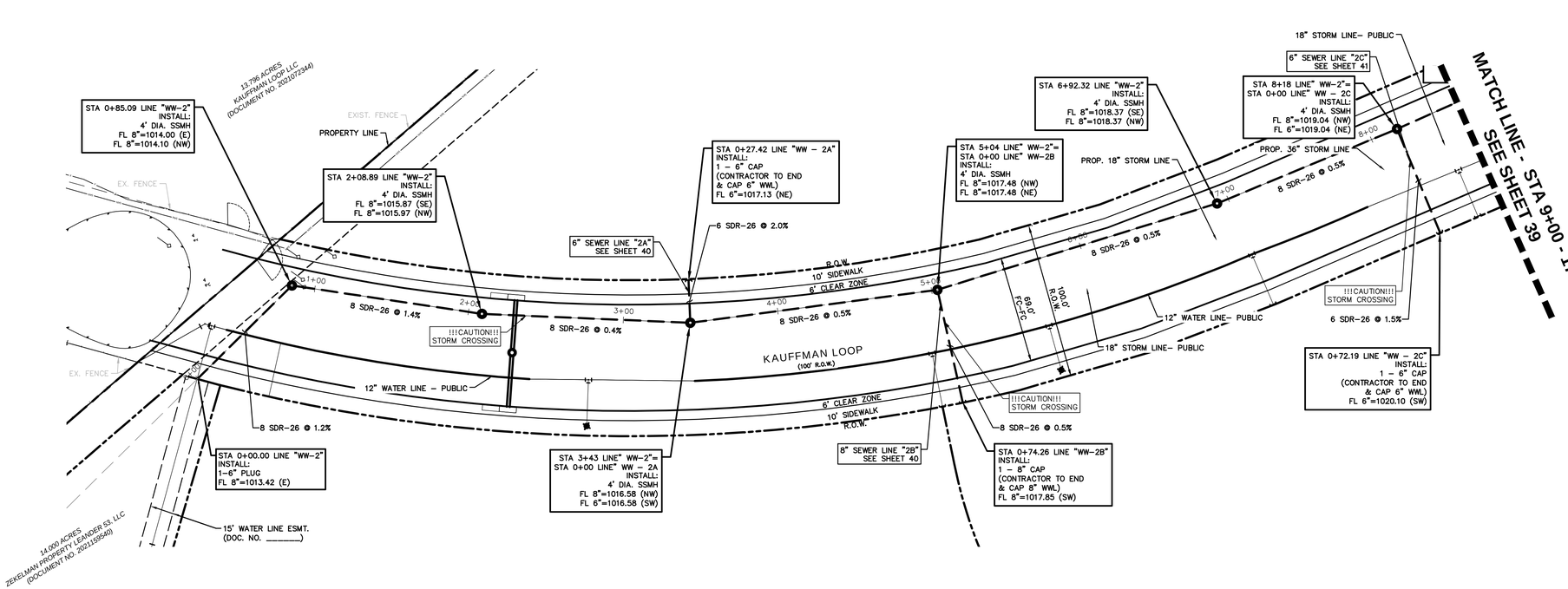

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GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
T	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
T	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
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   - 6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
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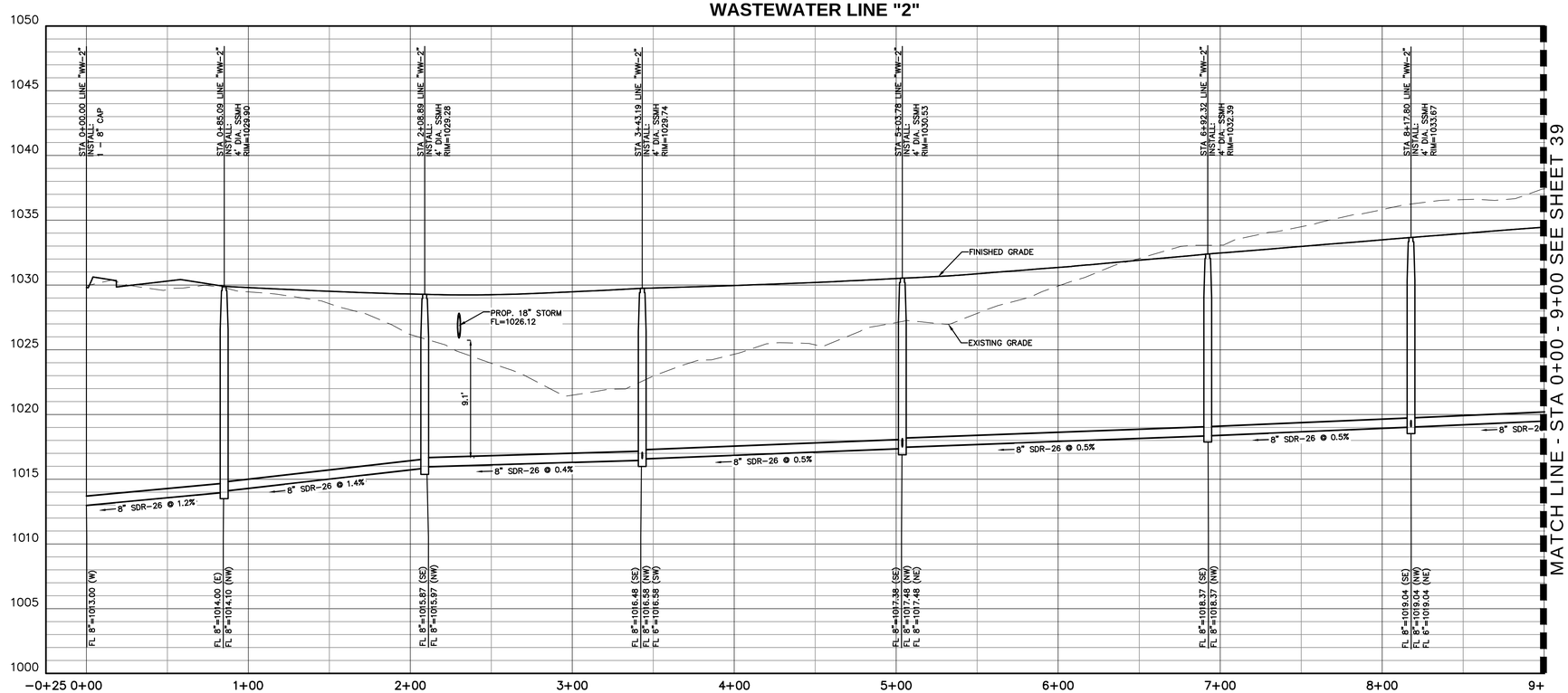
WASTEWATER LINE "2"



PICP-24-0133

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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WASTEWATER PLAN AND PROFILE LINE 2 0+00 TO 9+00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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HAS	TDS	APR 2024

SHEET NO. 38

38 OF 56

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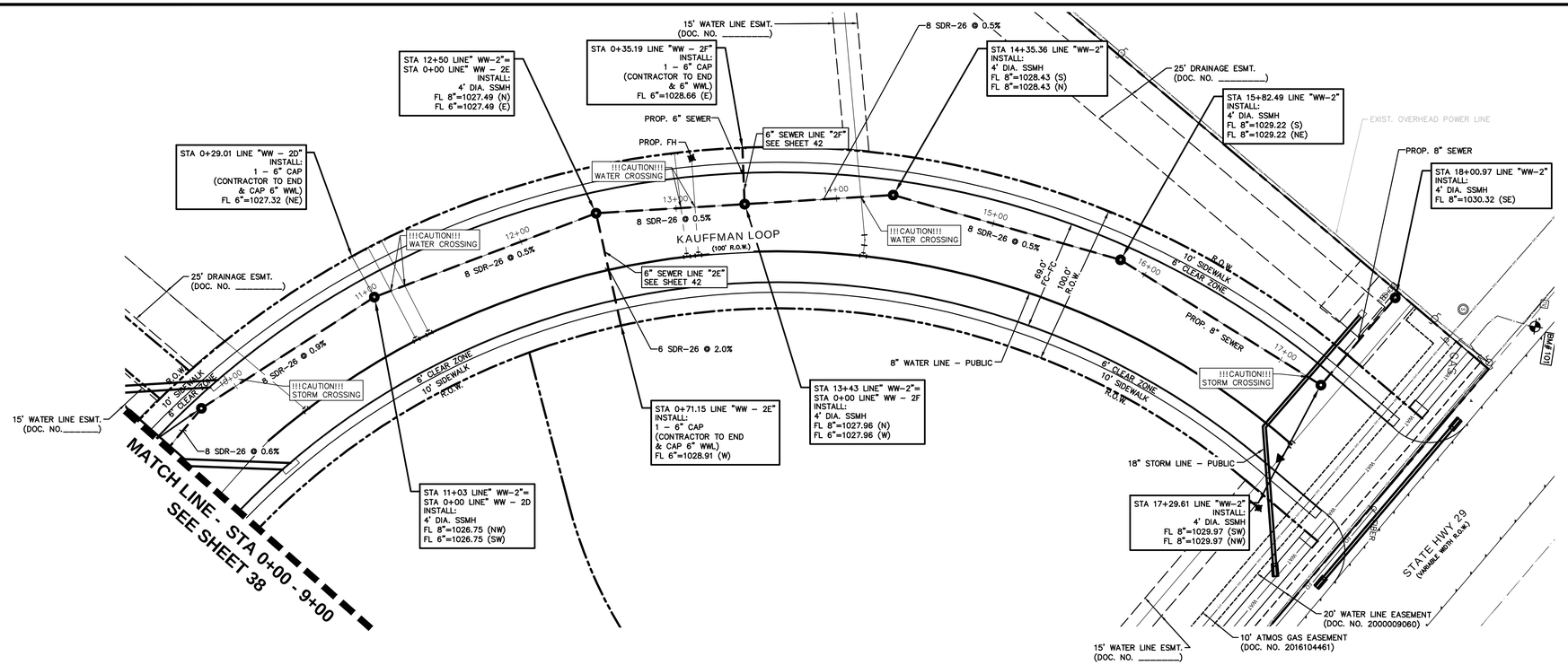
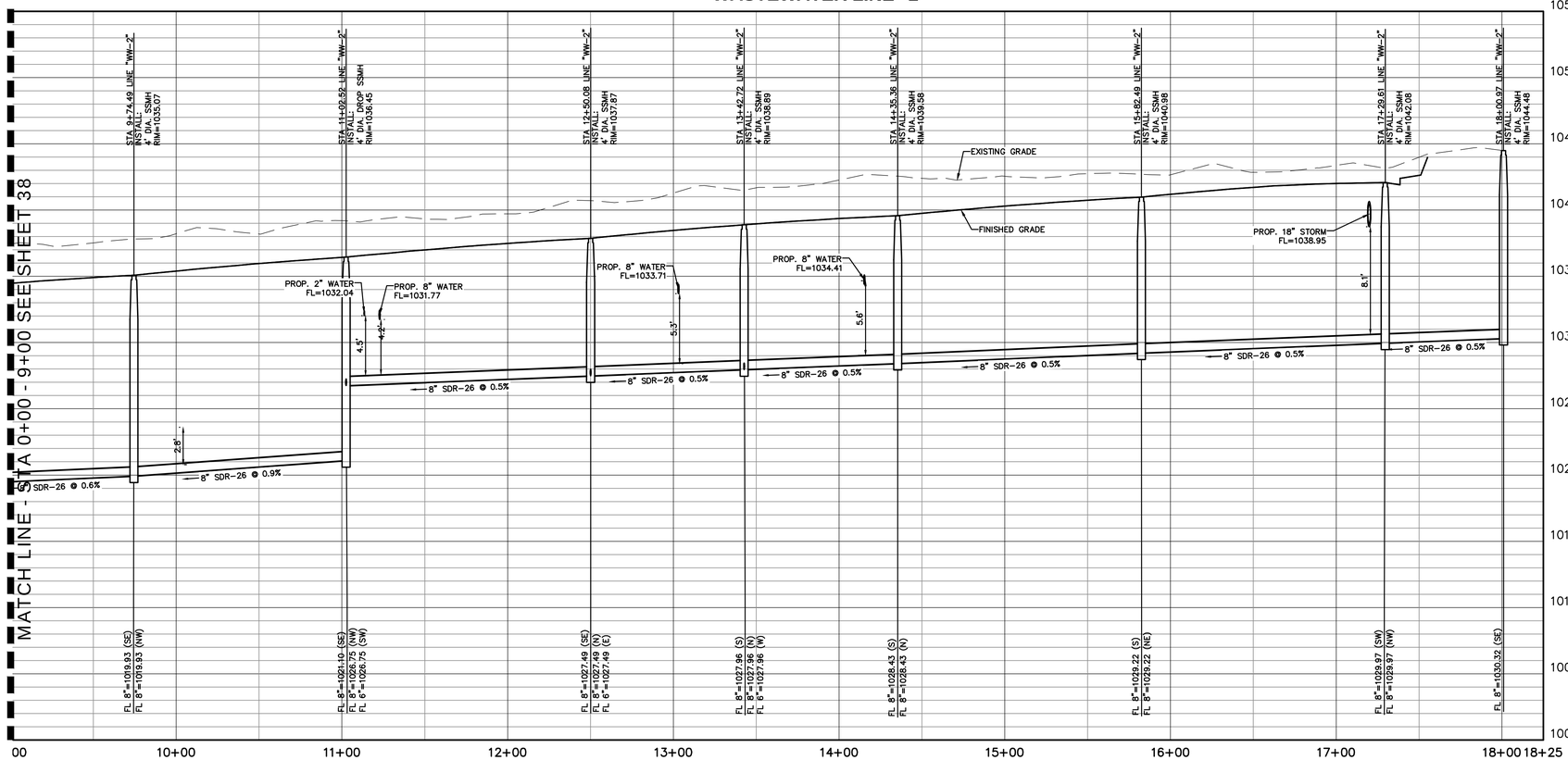


WASTEWATER LINE "2"



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TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WASTEWATER PLAN AND PROFILE LINE 2 9+00 TO END

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
HAS	TDS	APR 2024

SHEET NO. 39

39 OF 56

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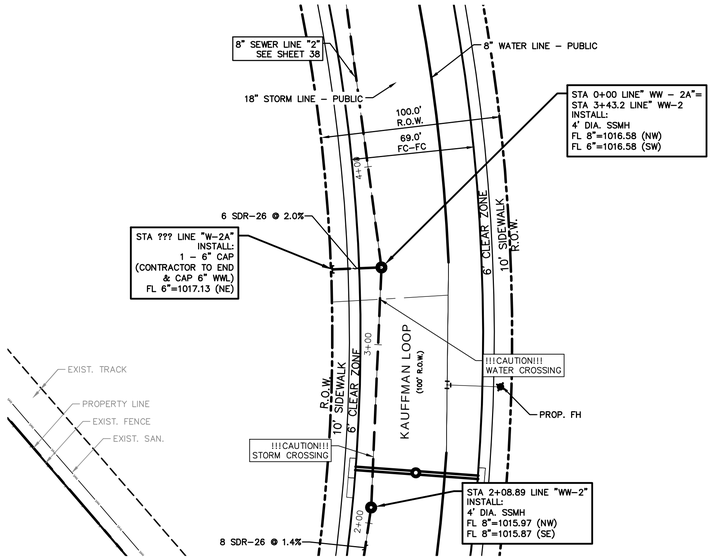
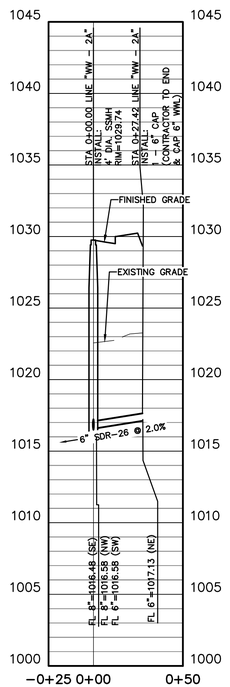
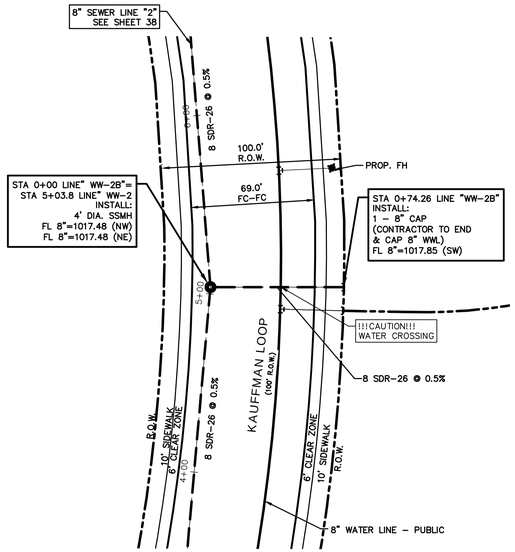


WASTEWATER LINE "2A"





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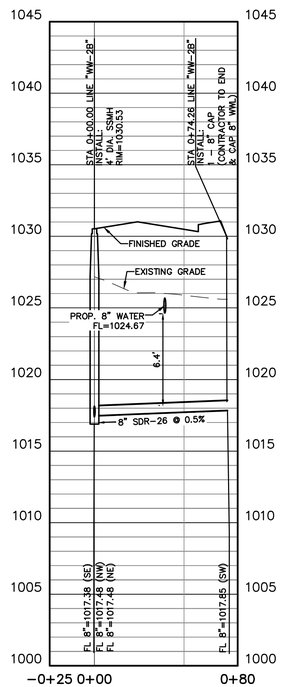

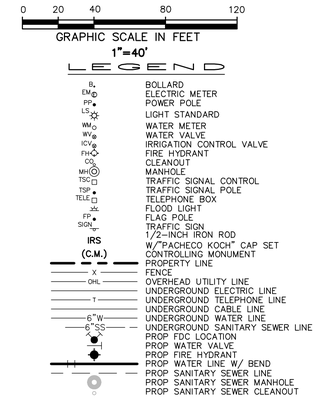

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WASTEWATER PLAN AND PROFILE LINE 2A & LINE 2B

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

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SHEET NO.
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40 OF 56

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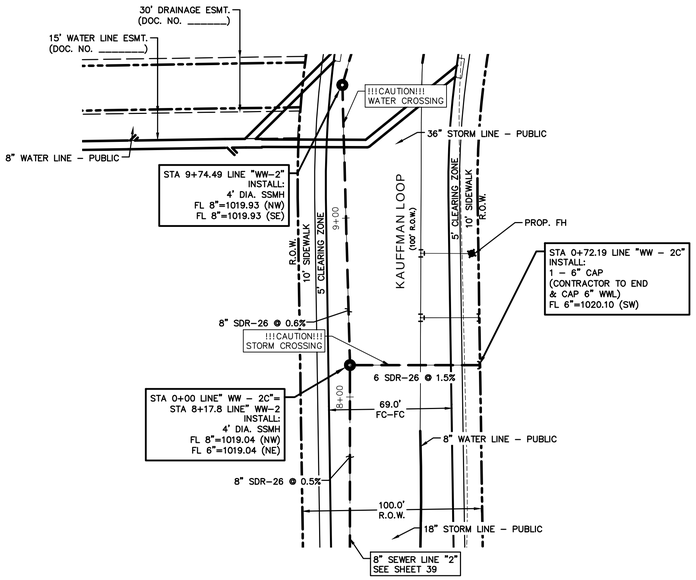

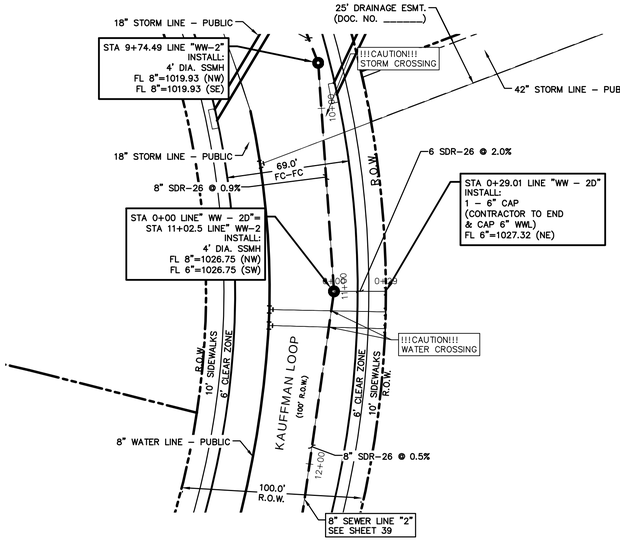

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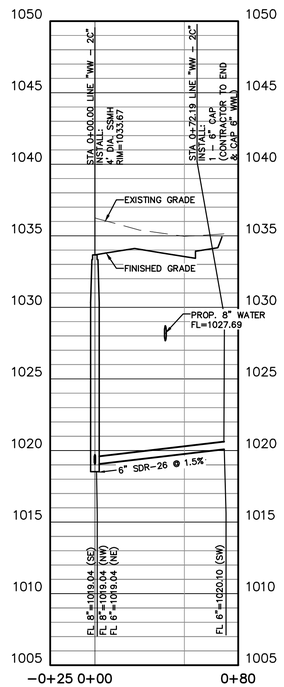

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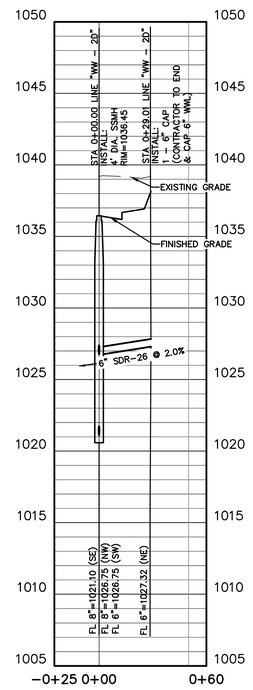

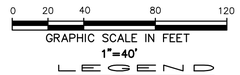

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2–INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL — OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 6"SS — UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
- PROP WATER LINE W/ BEND
- PROP SANITARY SEWER LINE
- PROP SANITARY SEWER MANHOLE
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8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
11. ALL METER BOXES SHALL BE LOCATED IN NON–TRAFFIC AREAS.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6–INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN–UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"X24"X6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WASTEWATER PLAN AND PROFILE LINE 2C AND LINE 2D

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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HAS	TDS	APR 2024

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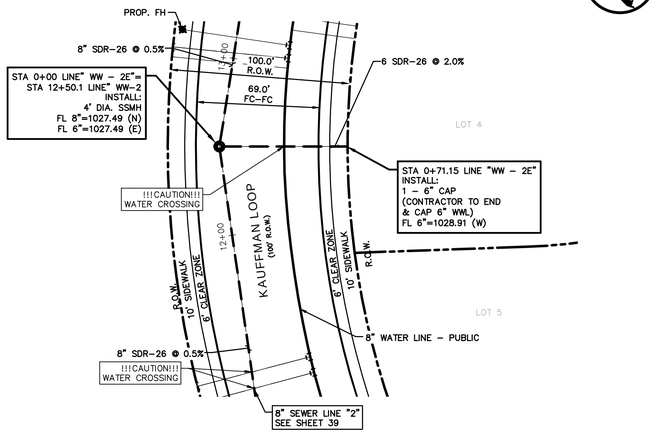

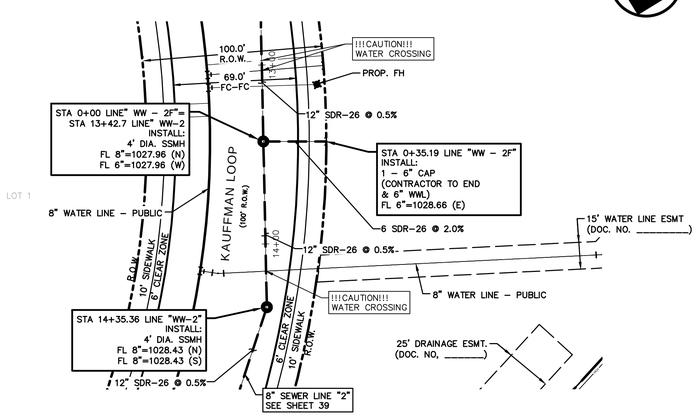

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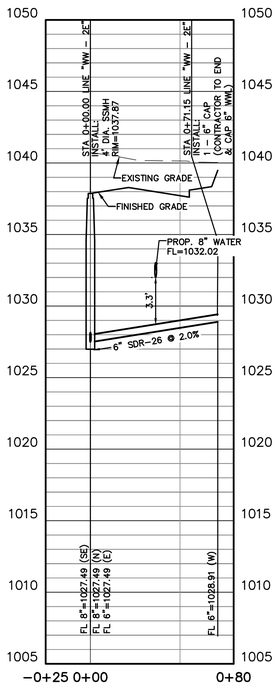

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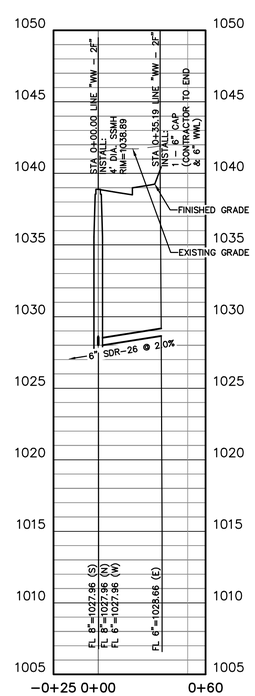

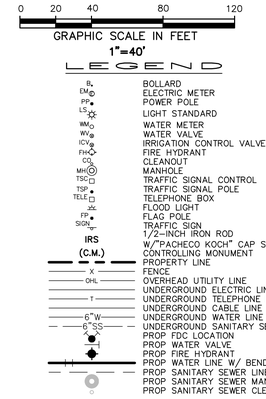

WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
   6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
   6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
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PICP-24-0133

CITY OF LEANDER APPROVAL

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

WASTEWATER PLAN AND PROFILE LINE 2E AND LINE 2F

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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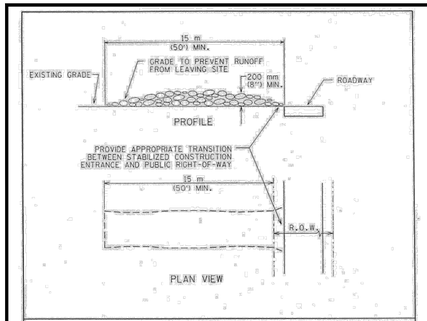
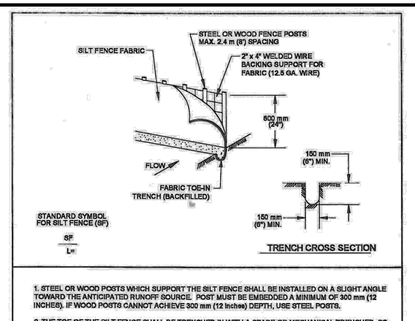


NOTES:
1. STONE SIZE: 75- 125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
ADOPTED 5/23/00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



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

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

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

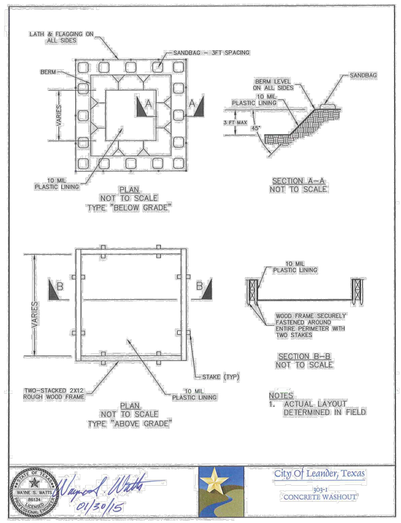
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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

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

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

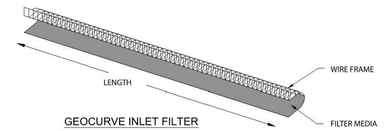
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
ADOPTED 9/1/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



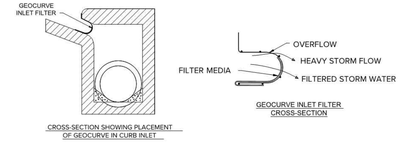
GeoCurve Product Data Sheet

GEOCURVE
STORMWATER CURB INLET FILTER

The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic and pedestrians.



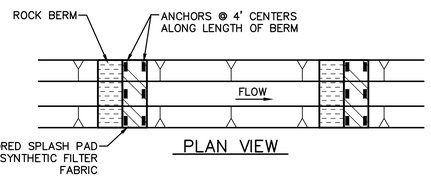
GEOCURVE INLET FILTER

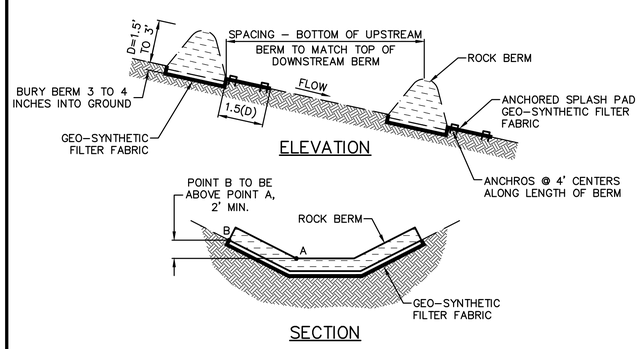


CROSS-SECTION SHOWING PLACEMENT OF GEOCURVE IN CURB INLET

GEOCURVE INLET FILTER CROSS-SECTION

GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040
(713) 714-8243 | www.geocurve.net





1 CHECK DAMS

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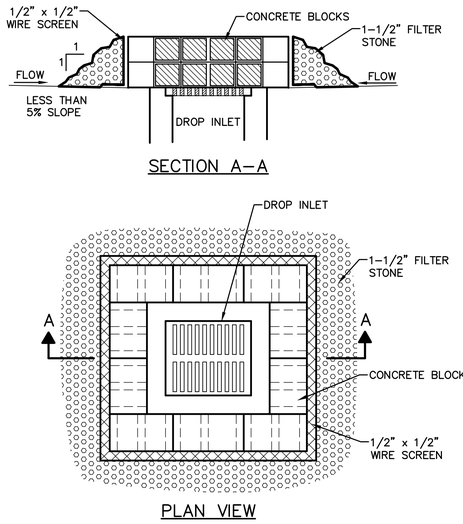

2 DROP INLET PROTECTION

NOT TO SCALE

PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

EROSION & SEDIMENTATION CONTROL DETAILS

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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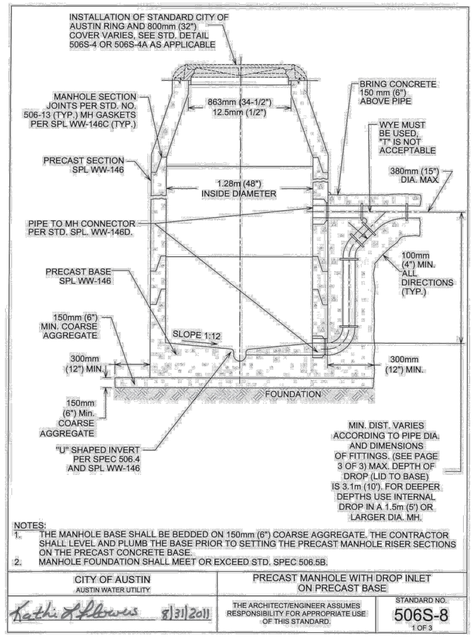
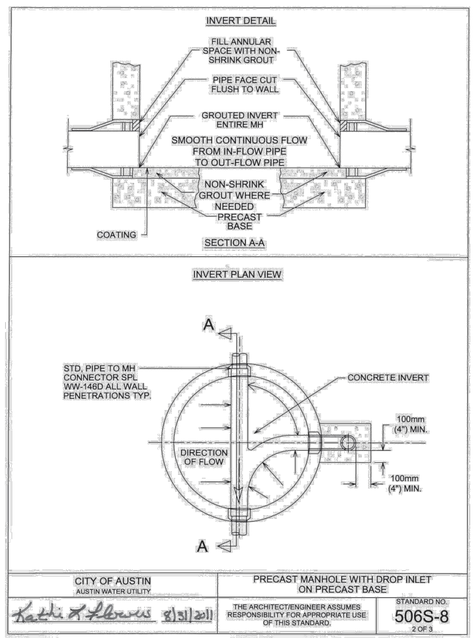
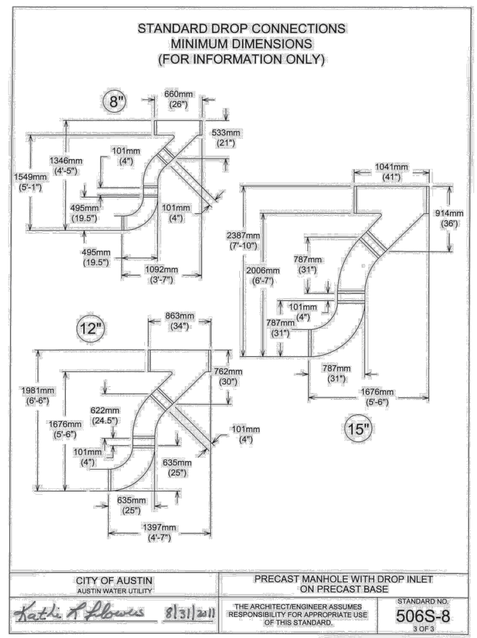


NOTES:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MANHOLE FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B.

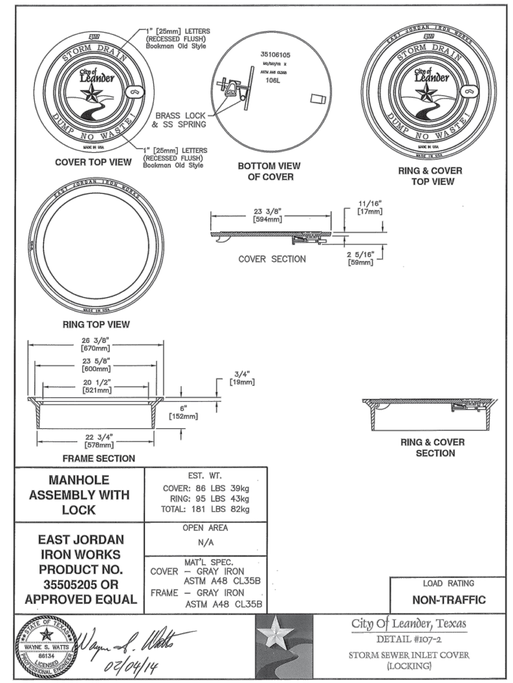
CITY OF AUSTIN, AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE
Kathi K Howes 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. / STANDARD NO. 506S-8 1 OF 3



CITY OF AUSTIN, AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE
Kathi K Howes 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. / STANDARD NO. 506S-8 2 OF 3



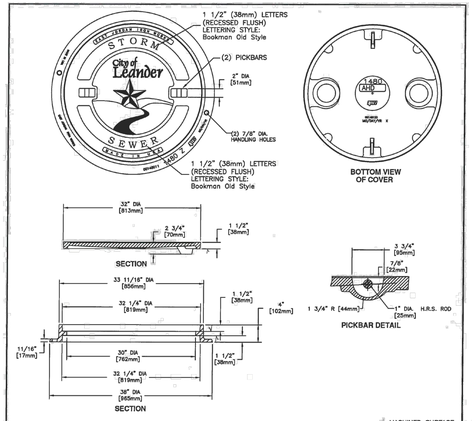
CITY OF AUSTIN, AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE
Kathi K Howes 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. / STANDARD NO. 506S-8 3 OF 3



MANHOLE ASSEMBLY WITH LOCK	EST. WT. COVER: 86 LBS 39kg RING: 95 LBS 43kg TOTAL: 181 LBS 82kg
EAST JORDAN IRON WORKS PRODUCT NO. 35505205 OR APPROVED EQUAL	OPEN AREA N/A
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B
	LOAD RATING NON-TRAFFIC

STATE OF TEXAS WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER 02/04/14

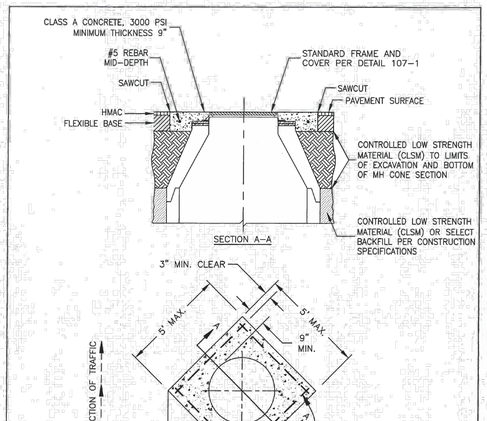
City Of Leander, Texas
DETAIL #107-2
STORM SEWER INLET COVER (LOCKING)



MANHOLE ASSEMBLY	EST. WT. COVER: 200 LBS 91kg FRAME: 155 LBS 70kg UNIT: 355 LBS 161kg
EAST JORDAN IRON WORKS PRODUCT NO. 00148105 OR NEENAH FOUNDRY DF-1274 LEANDER STORM	OPEN AREA N/A
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B
	LOAD RATING HEAVY DUTY (H20)

STATE OF TEXAS WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER 02/22/16

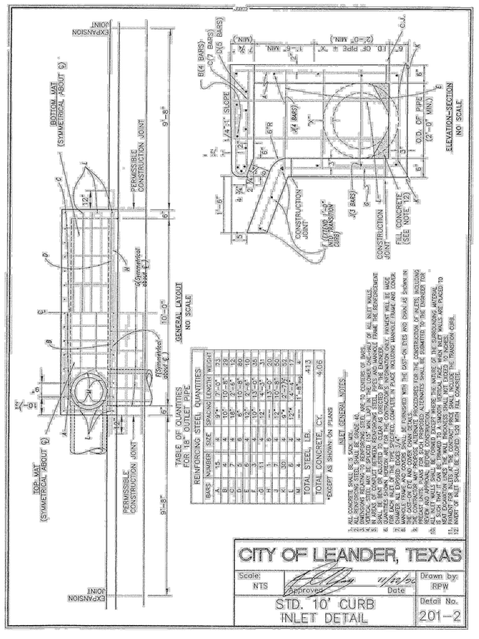
City Of Leander, Texas
DETAIL #107-3
STORM SEWER MANHOLE COVER (HEAVY DUTY)



NOTES:
1. CONCRETE SHALL BE CLASS A, 3000 PSI MINIMUM AND SHALL BE REINFORCED WITH #5 BARS AS SHOWN. THE CONCRETE SHALL EXTEND TO SAW CUT PAVEMENT EDGE.
2. PLACEMENT OF CLSM SHALL BE BELOW FLEXIBLE BASE LAYER TO LIMITS OF EXCAVATION.
3. INSTALLATION OF HMAC OVER CONCRETE ADJUSTMENT SHALL NOT BE ALLOWED.
4. INSTALLATION OF CONCRETE CASTING ADJUSTMENT IS REQUIRED FOR ALL TYPES OF MANHOLES TO BE LOCATED IN THE ROADWAY.

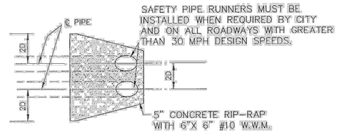
STATE OF TEXAS WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER 02/22/17

City Of Leander, Texas
DETAIL #107-4
MANHOLE CASTING ADJUSTMENT

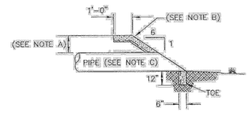

JNIOR NOISNƎMIQ
BOTTOM MAT (SYMMETRICAL ABOUT ℄)
PENNSYLVANIA CONSTRUCTION JOINT
TOP MAT (SYMMETRICAL ABOUT ℄)
GENERAL LAYOUT NO SCALE
TABLE OF QUANTITIES FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES
M. STEEL LBS.
TOTAL CONCRETE, CY.
*EXCEPT AS SHOWN ON PLANS
SEE GENERAL NOTES
SECTION-SECTION NO SCALE
CONSTRUCTION JOINT
FILL CONCRETE (SEE NOTE 6)
CONSTRUCTION JOINT
#3 BARS
CONSTRUCTION JOINT
#4 BARS
#4 BARS
#3 BARS
#4 BARS
#3 BARS
#4 BARS
#3



SINGLE PIPE PLAN VIEW



MULTIPLE PIPE PLAN VIEW



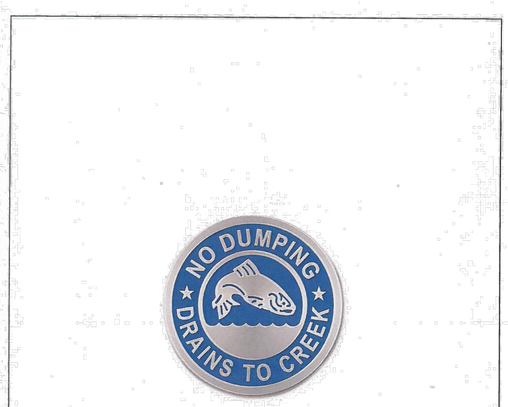
℄ SECTION

NOTES:

A. MIN. COVER TO BE DETERMINED BY CITY ENGINEER.
B. 5" CONCRETE RIP-RAP WITH 6"X 6" #10 W.W.M. SHALL BE INSTALLED.
C. PIPE SIZE AND NUMBER TO BE DESIGNATED BY CITY ENGINEER.

CITY OF LEANDER, TEXAS

Scale: NTS	Approved	Date 4/24/97	Drawn by RPW
SAFETY END FOR CULVERT PIPE			Detail No. 202-3



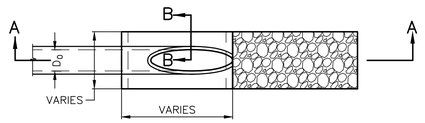
NOTES:

1. INSTALL 4" DIAMETER STAINLESS STEEL "NO DUMPING – DRAINS TO CREEK" MARKER, FACTORY PAINTED BLUE AS SHOWN, 2" ABOVE VERTICAL FACE OF INLET AT MIDPOINT OF ALL INLETS.
2. MARKER SHALL BE AFFIXED TO SURFACE WITH ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS.
3. MARKER SHALL BE MANUFACTURED BY ALMATEK INDUSTRIES OR APPROVED EQUAL:
   ALMATEK INDUSTRIES, INC.
   2 JOY DRIVE
   HACKETTSTOWN, NJ 07840
   (800) 248–2080
   WWW.ALMATEK.COM

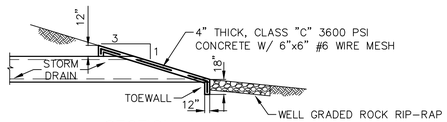
STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED PROFESSIONAL ENGINEER

Wayne S. Watts 06/20/18

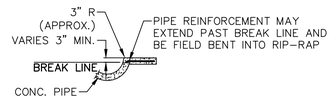
City Of Leander, Texas
DETAIL #503-3
STORM DRAIN MARKERS



PLAN VIEW



SECTION A–A



SECTION B–B

1 **SLOPING HEADWALL W/ RIP-RAP**

NOT TO SCALE

PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

STORM DETAILS 2 OF 2

STATE OF TEXAS · HOLLIS ANN SCHEFFLER · 136049 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 6/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APRIL 2024

SHEET NO. 46

46 OF 56

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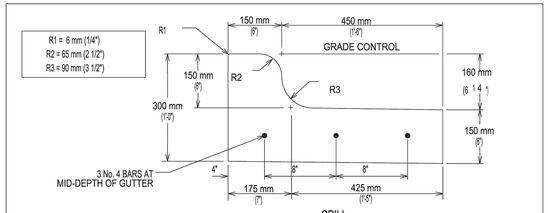
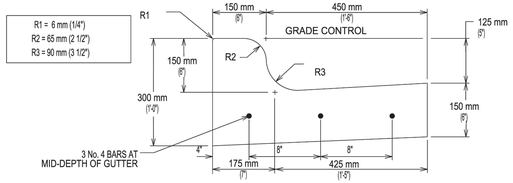
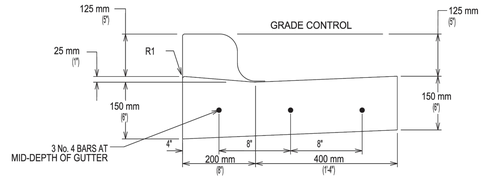


SPILL

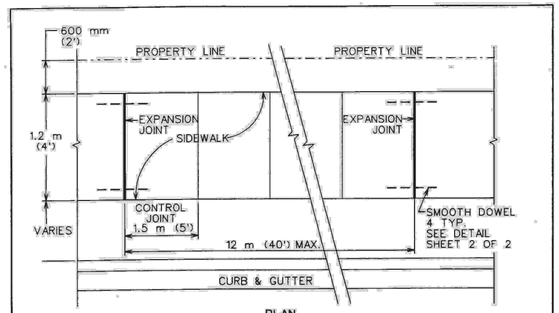


CATCH

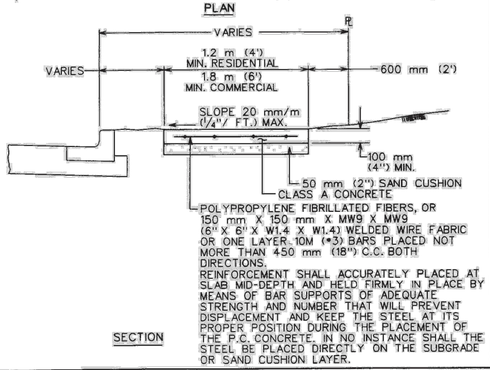


LAYDOWN CURB

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY SAM ANGOORI 01/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2

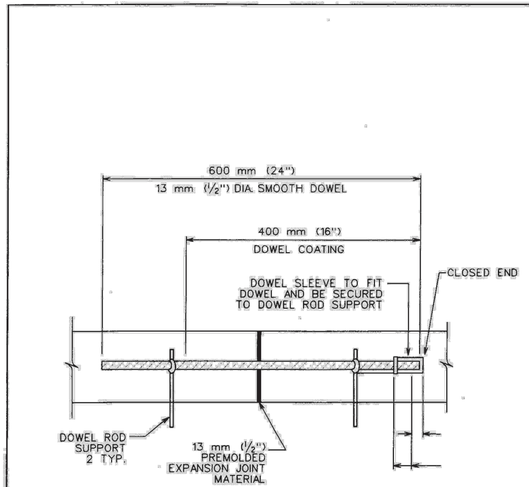


PLAN



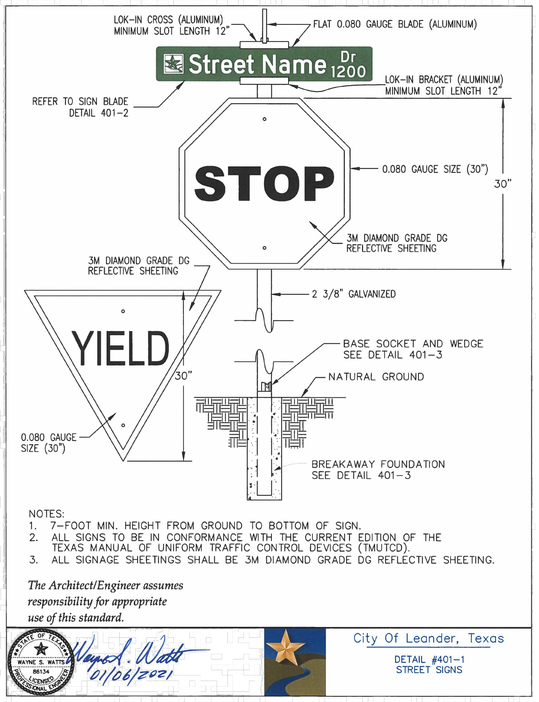
SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3



DOWEL DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



NOTES:
1. 7-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE 3M DIAMOND GRADE DG REFLECTIVE SHEETING.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 01/06/2021

City Of Leander, Texas
DETAIL #401-1
STREET SIGNS

PICP-24-0133

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

CITY PAVING DETAILS

STATE OF TEXAS HOLLIS ANN SCHEFFLER 136049 LICENSED PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
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SHEET NO.
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48 OF 56

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Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

Batch Detention

- 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 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.

Engineer Signature

Hollis Scheffler
Printed Name

Senior Project Manager
Title

6/19/2024
Date

Highway 29 Commercial, LLC, a Maryland limited liability
By: St. John Projects, LLC, Manager
By: Edward St. John, LLC, Manager

Owner Signature

Edward A. St. John
Printed Name

General Manager
Title

6/5/24
Date

Attachment P – Measures for Minimizing Surface Stream Contamination

The Leander Tech Park entity is proposing two primary batch detention basins based on 50.787 acres of contributing area, encompassing 30.57% impervious cover across the site. Throughout construction, silt fencing, inlet protection and rock berms will be utilized to keep sediment out of the surface stream to the north of the site. Post development, the stormwater will be diverted off impervious structures and piped into the batch detention basins. The batch detentions basin acts as the primary treatment for TSS removal.

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: Hollis Scheffler, P.E.

Date: 5/30/2024

Signature of Customer/Agent:



Regulated Entity Name: Leander Tech Park

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

☒ Fuels and hazardous substances will not be stored on the site.

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

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

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

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: San Gabriel

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 – Spill Response Actions

In accordance with the Edwards Aquifer Technical Guidance on Best Management Practices Operators, the following actions will be followed to ensure appropriate measures are taken in the case of a spill:

Education

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

General Measures

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Significant/Hazardous Spills

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Spills, Discharges, and Releases

- Report an environmental emergency, discharge, spill, or air release. Links to rules, law, technical assistance, waste management, State Emergency Response Commission.
- Please contact TCEQ emergencies for reportable quantities using the link below: https://www.tceq.texas.gov/response/spills/spill_rq.html

To report and environmental emergency, discharge, spill, or air release, control:

State

- State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 --- 24 hours a day
- TCEQ Regional Office, Monday-Friday, 8 a.m. – 5 p.m.

Federal

- National Response Center: 1-800-424-8802 (notifying the NRC does not constitute to the state)

Attachment B – Potential Sources of Contamination

The following are potential sources of surface and groundwater contamination from construction activities:

- Clearing and grubbing
- Grading and site excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations
- Staging and storage area
- Paving (including curb and gutter)
- Building Construction
- Concrete washout area

Attachment C – Sequence of Major Activities

The following sequence of construction is included in the construction plans:

1. Temporary erosion controls, silt fencing and tree protection fencing to be installed.
   Estimated area disturbed = 50.787 ac
   Estimated timing = 1 week

2. Pre-construction meeting to be held on-site.
   Estimated area disturbed = n/a ac
   Estimated timing = 1 day

3. Demolition of existing materials.
   Estimated area disturbed = 50.787 ac
   Estimated timing = 6 weeks

4. Site staking and rough grading.
   Estimated area disturbed = 50.787 ac
   Estimated timing = 6 weeks

5. Storm sewers to be installed.
   Estimated area disturbed = 50.787 ac
   Estimated timing = 8 weeks

6. Water, wastewater and paving improvements to begin.
   Estimated area disturbed = 50.787 ac
   Estimated timing = 8 weeks

7. Temporary erosion control measures to be inspected on a regular basis; any sediment buildup to be removed.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

8. Site to be cleaned up and revegetated.
   Estimated area disturbed = 50.787 ac
   Estimated timing = 6 weeks

9. Temporary erosion controls to be removed after permanent restoration of site is established.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

Attachment D – Temporary Best Management Practices and Measures

The following temporary best management practices will be conducted to prevent pollution of surface water, groundwater, and stormwater in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices.

Temporary Vegetation
Vegetation will be used as a temporary stabilization technique for areas disturbed by construction, but not covered by pavement, buildings, or other structures. As a temporary control, vegetation will be used to stabilize stockpiles and barren areas that are inactive for long periods of time.

Dust Control
Dust control will prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards and improve traffic safety. This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Temporary Construction Entrance/Exit
The temporary gravel construction entrance will provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of way, street, alley, sidewalk or parking area. The stabilized construction entrance will reduce or eliminate the tracking or flowing of sediment onto public rights of-way. This practice should be used at all points of construction ingress and egress.

Silt Fence
A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. Proposed silt fences will be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out.

Inlet Protection
All proposed inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types. Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre, and the basin slope is less than five percent. This type of protection is not applicable in paved areas. Block and gravel protection is used when flows exceed 0.5 cubic feet per second, and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas. Wire mesh and gravel protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes: • Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

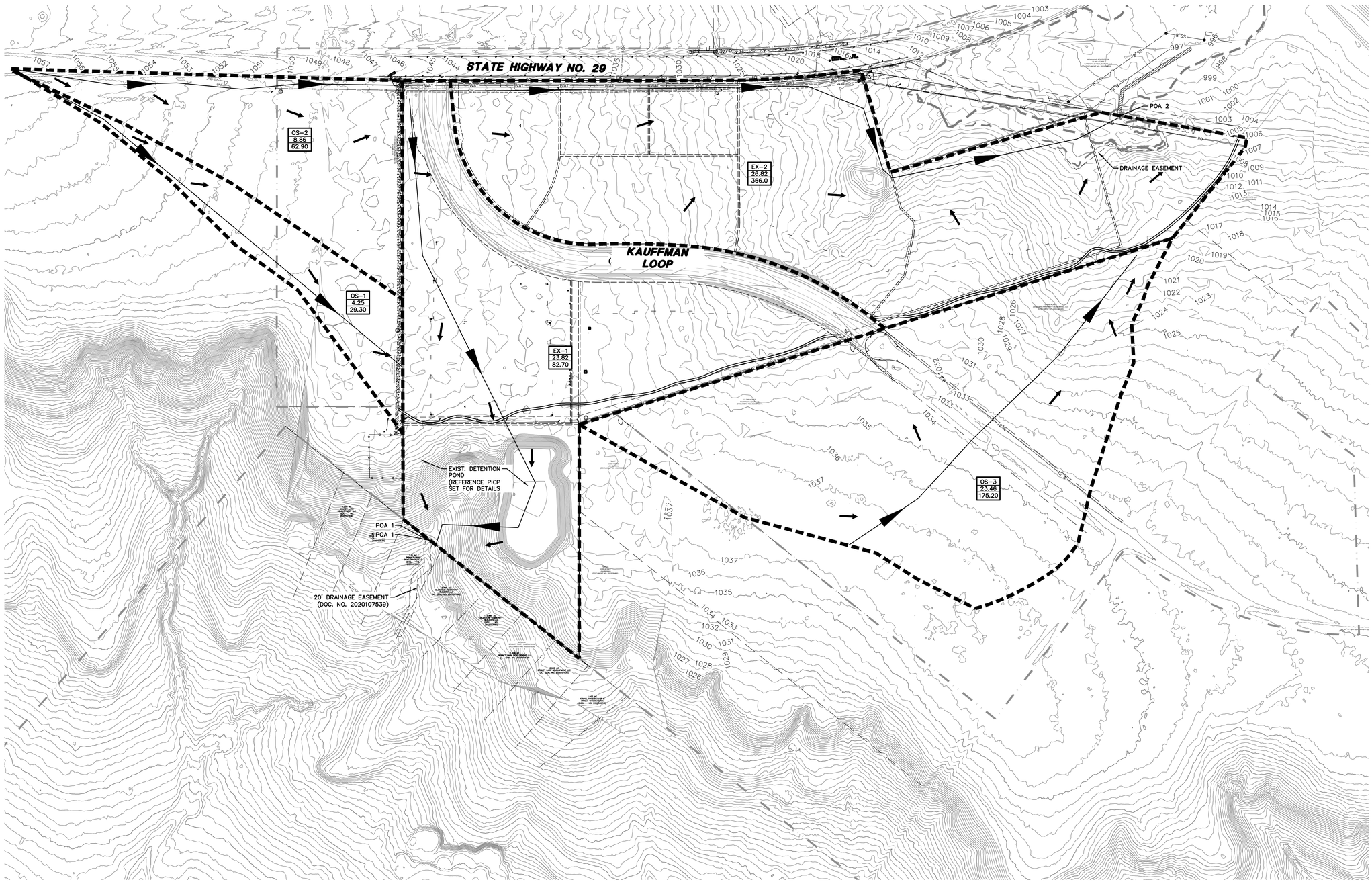
For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Attachment F – Structural Practices

Stormwater will be routed through the proposed silt fence and inlet protection for pollutant removal. The proposed permanent BMPs are to be constructed as to intercept stormwater flowing from the parking lots, streets, building roofs, and other impervious areas. The silt fence will provide temporary sedimentation control during construction prior to the permanent BMPs being finalized. No part of the site or placement of the structural practices will be encumbered by floodplain as shown on FEMA #48491C0275E.

Attachment G – Drainage Area Map



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GRAPHIC SCALE IN FEET
1"=150'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE DIVIDE
- 100 YR FLOOD PLAIN EXISTING
- 100 YR FLOOD PLAIN PROPOSED
- EX 8 / 1.00 / 7.99 EXISTING DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND

HEC-HMS SUMMARY: EXISTING CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
EX 1	POA 1	23.82	80	19.95		0.00%	22.30		39.10		57.60		82.70	
EX 2	POA 2	26.82	80	29.37		0.00%	97.20		178.70		253.90		366.00	
OS 1	POA 1	4.25	80	15.65		0.00%	7.90		13.60		20.50		29.30	
OS 2	POA 2	8.86	80	14.75		0.00%	17.00		29.00		43.90		62.90	
OS 3	POA 2	23.46	80	13.23		0.00%	47.50		80.40		122.50		175.20	

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

EXISTING DRAINAGE AREA MAP

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SD-24-0213

CITY OF LEANDER APPROVAL

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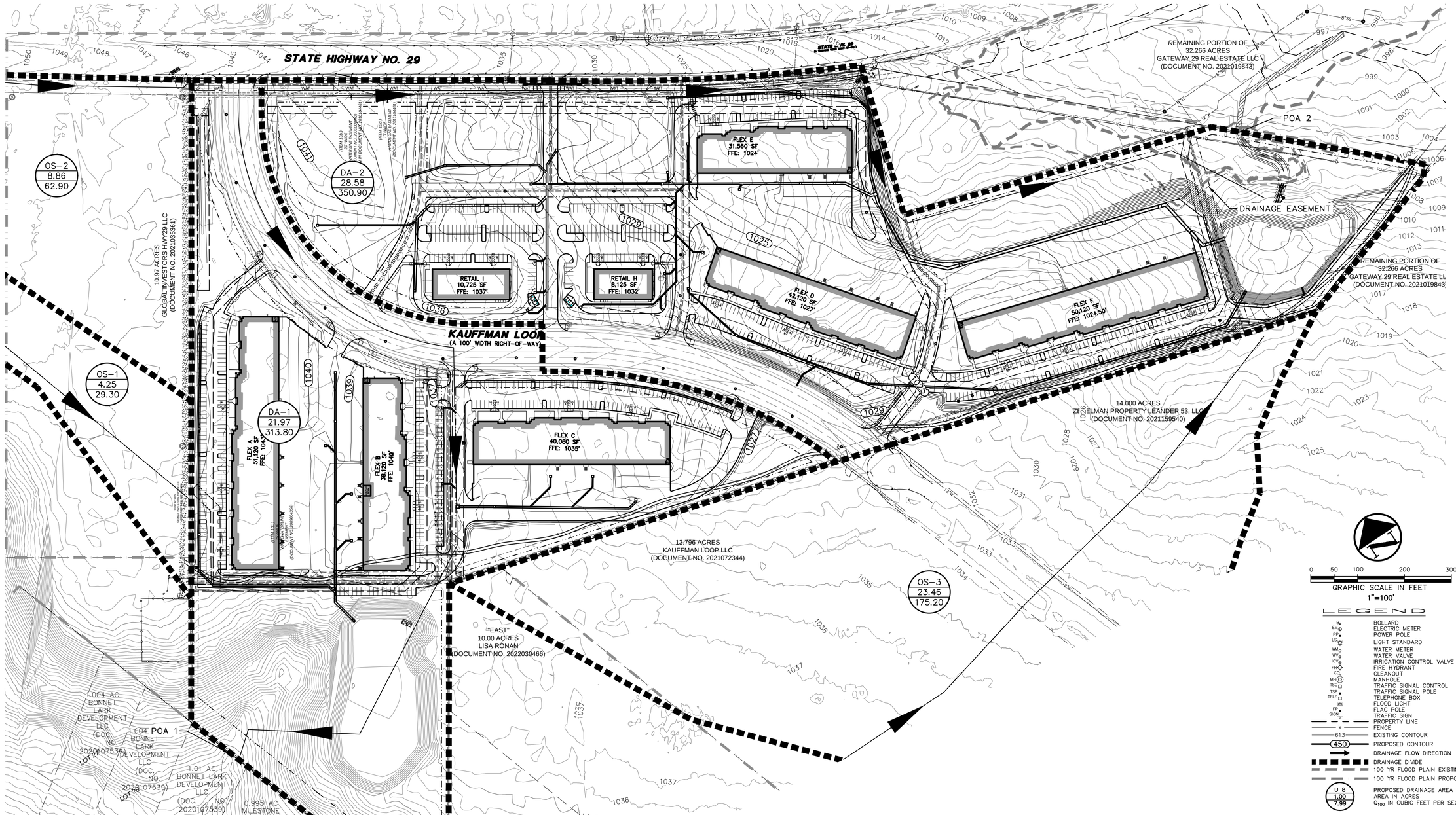

HEC-HMS SUMMARY: DEVELOPED CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
DA 1	POA 1	23.82	80	3.00		57.50%	111.60		173.70		230.10		313.80	
POND 1								17.90		23.70		27.00		31.80
DA 2	POA 2	26.82	80	3.09		57.00%	124.50		193.70		257.20		350.90	
POND 2								31.50		41.70		49.20		59.70
OS-1		4.25	80	15.65		0.00%	7.90		13.60		20.50		29.30	
OS-2		8.86	80	14.75		0.00%	17.00		29.00		43.90		62.90	
OS-3		23.46	80	13.23		0.00%	47.50		80.40		122.50		175.20	

FLOW COMPARISON: EXISTING VS. PROPOSED

Point of Analysis	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)
POA 1	22.30	25.70	39.10	36.50	57.60	46.80	82.70	60.00
POA 2	97.20	95.80	178.70	149.80	253.90	214.50	366.00	296.30

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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PROFESSIONAL ENGINEER

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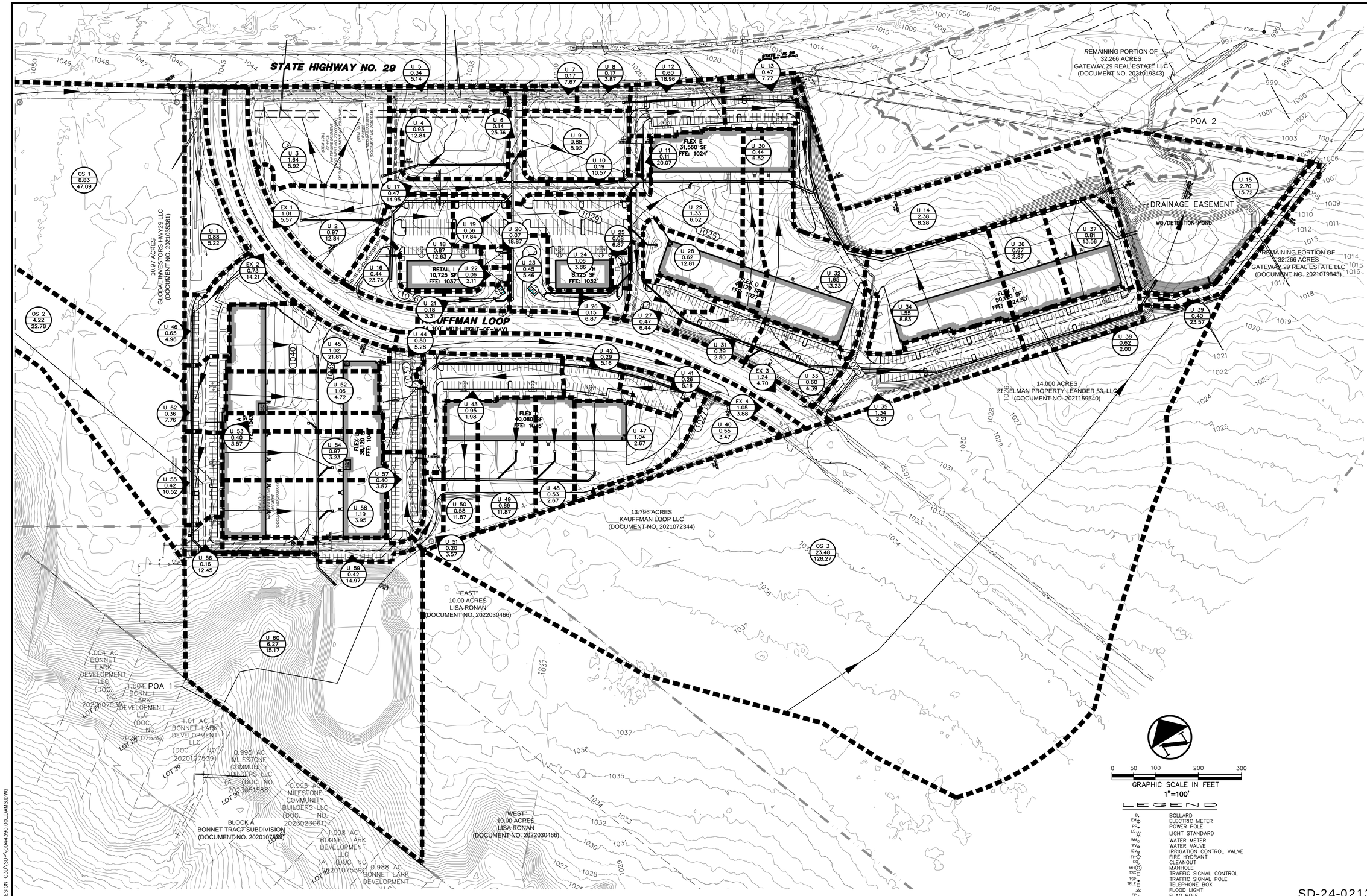

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
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- DRAINAGE DIVIDE
- U 8 / 1.00 / 7.99 — ULTIMATE DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND

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REVISIONS

NO.	DESCRIPTION	DATE	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

SITE DRAINAGE AREA MAP

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C	T_{design}
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_O	Length	Slope	Surface Type	Velocity	*K	T_S	Length	Slope	Type	*K	Velocity	T_{ch}		
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
OS 1	350	50	0.020	SHORT GRASS PRAIRIE	0.168	0.15	4.97	300	0.020	PAVED	2.87	20.3	1.74	0	0.000	36" RCP	94.36	0.0	0.18	6.89	6.89
OS 2	300	50	0.020	SHORT GRASS PRAIRIE	0.168	0.15	4.97	250	0.020	PAVED	2.87	20.3	1.45	0	0.000	36" RCP	94.36	0.0	0.18	6.60	6.60
OS 3	250	50	0.020	SHORT GRASS PRAIRIE	0.168	0.15	4.97	200	0.020	PAVED	2.87	20.3	1.16	0	0.000	36" RCP	94.36	0.0	0.18	6.31	6.31
U 1	387	100	0.030	SHORT GRASS PRAIRIE	0.226	0.15	7.36	200	0.020	PAVED	2.87	20.3	1.16	0	0.000	36" RCP	94.36	0.0	0.18	8.70	8.70
U 2	272	100	0.160	SHORT GRASS PRAIRIE	0.442	0.15	3.77	75	0.021	PAVED	2.94	20.3	0.42	0	0.000	36" RCP	94.36	0.0	0.18	4.37	4.37
U 3	175	100	0.015	SHORT GRASS PRAIRIE	0.172	0.15	9.71	75	0.026	PAVED	3.27	20.3	0.38	0	0.000	36" RCP	94.36	0.0	0.18	10.27	10.27
U 4	190	100	0.015	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.498	0.01	1.11	90	0.026	PAVED	3.27	20.3	0.46	0	0.000	36" RCP	94.36	0.0	0.18	1.75	3.00
U 5	169	100	0.004	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.874	0.01	1.91	69	0.036	PAVED	3.85	20.3	0.30	0	0.000	36" RCP	94.36	0.0	0.18	2.38	3.00
U 6	477	100	0.022	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.752	0.01	0.95	377	0.014	PAVED	2.42	20.3	2.60	0	0.000	36" RCP	94.36	0.0	0.18	3.73	3.73
U 7	123	100	0.012	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.351	0.01	1.23	23	0.007	PAVED	1.70	20.3	0.23	0	0.000	36" RCP	94.36	0.0	0.18	1.64	3.00
U 8	227	100	0.026	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.858	0.01	0.90	127	0.005	PAVED	1.44	20.3	1.47	0	0.000	36" RCP	94.36	0.0	0.18	2.55	3.00
U 9	1136	100	0.020	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.680	0.01	0.99	1036	0.020	PAVED	2.87	20.3	6.01	0	0.000	36" RCP	94.36	0.0	0.18	7.18	7.18
U 10	243	100	0.149	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	3.753	0.01	0.44	143	0.000	PAVED	0.20	20.3	11.74	0	0.000	36" RCP	94.36	0.0	0.18	12.36	12.36
U 11	508	100	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.318	0.01	1.26	172	0.014	PAVED	2.44	20.3	1.18	0	0.000	36" RCP	94.36	0.0	0.18	2.62	3.00
U12	238	100	0.017	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.589	0.01	1.05	138	0.005	PAVED	1.44	20.3	1.60	0	0.000	36" RCP	94.36	0.0	0.18	2.83	3.00
U13	368	100	0.025	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.831	0.01	0.91	268	0.004	PAVED	1.28	20.3	3.48	0	0.000	36" RCP	94.36	0.0	0.18	4.57	4.57
U14	224	100	0.015	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.514	0.01	1.10	124	0.019	PAVED	2.80	20.3	0.74	0	0.000	36" RCP	94.36	0.0	0.18	2.02	3.00
U15	196	100	0.009	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.221	0.01	1.37	96	0.055	PAVED	4.76	20.3	0.34	0	0.000	36" RCP	94.36	0.0	0.18	1.88	3.00
U16	247	100	0.004	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.837	0.01	1.99	147	0.041	PAVED	4.11	20.3	0.60	0	0.000	36" RCP	94.36	0.0	0.18	2.76	3.00
U17	199	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	99	0.034	PAVED	3.74	20.3	0.44	0	0.000	36" RCP	94.36	0.0	0.18	1.37	3.00
U18	166	100	0.006	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.038	0.01	1.61	66	0.028	PAVED	3.40	20.3	0.32	0	0.000	36" RCP	94.36	0.0	0.18	2.11	3.00
U19	177	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	77	0.014	PAVED	2.44	20.3	0.53	0	0.000	36" RCP	94.36	0.0	0.18	1.46	3.00
U20	178	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	78	0.018	PAVED	2.72	20.3	0.48	0	0.000	36" RCP	94.36	0.0	0.18	1.41	3.00
U21	348	100	0.034	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.078	0.01	0.80	248	0.034	PAVED	3.73	20.3	1.11	0	0.000	36" RCP	94.36	0.0	0.18	2.09	3.00
U22	134	100	0.009	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.221	0.01	1.37	34	0.006	PAVED	1.57	20.3	0.36	0	0.000	36" RCP	94.36	0.0	0.18	1.90	3.00
U23	178	100	0.002	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.707	0.01	2.36	5	0.014	PAVED	2.40	20.3	0.03	0	0.000	36" RCP	94.36	0.0	0.18	2.57	3.00
U24	142	100	0.019	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.653	0.01	1.01	42	0.012	PAVED	2.22	20.3	0.31	0	0.000	36" RCP	94.36	0.0	0.18	1.50	3.00
U 25	210	100	0.042	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.261	0.01	0.74	110	0.046	PAVED	4.37	20.3	0.42	0	0.000	36" RCP	94.36	0.0	0.18	1.33	3.00
U 26	91	91	0.049	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.360	0.01	0.64	0	0.000	PAVED	0.20	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	0.82	3.00
U 27	83	83	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.227	0.01	1.13	0	0.000	PAVED	0.20	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.30	3.00
U 28	85	85	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.233	0.01	1.15	0	0.020	PAVED	2.87	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.33	3.00
U 29	240	100	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.337	0.01	1.25	140	0.009	PAVED	1.87	20.3	1.25	0	0.000	36" RCP	94.36	0.0	0.18	2.67	3.00
U 30	364	100	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.323	0.01	1.26	264	0.007	PAVED	1.65	20.3	2.67	0	0.000	36" RCP	94.36	0.0	0.18	4.10	4.10
U 31	143	100	0.008	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.165	0.01	1.43	43	0.008	PAVED	1.86	20.3	0.39	0	0.000	36" RCP	94.36	0.0	0.18	1.99	3.00
U 32	353	100	0.001	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.507	0.01	3.29	253	0.008	PAVED	1.86	20.3	2.27	0	0.000	36" RCP	94.36	0.0	0.18	5.73	5.73
U 33	111	100	0.022	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.746	0.01	0.95	11	0.010	PAVED	2.03	20.3	0.09	0	0.000	36" RCP	94.36	0.0	0.18	1.22	3.00
U 34	178	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.273	0.01	1.31	78	0.051	PAVED	4.59	20.3	0.28	0	0.000	36" RCP	94.36	0.0	0.18	1.77	3.00
U 35	112	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.279	0.01	1.30	12	0.008	PAVED	1.76	20.3	0.11	0	0.000	36" RCP	94.36	0.0	0.18	1.59	3.00
U 36	81	81	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.215	0.01	1.11	0	0.000	PAVED	0.06	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.29	3.00
U 37	187	100	0.006	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.059	0.01	1.57	87	0.050	PAVED	4.54	20.3	0.32	0	0.000	36" RCP	94.36	0.0	0.18	2.07	3.00
U 38	65	65	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.200	0.01	0.90	0	0.000	PAVED	0.20	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.08	3.00
U 39	182	100	0.040	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.217	0.01	0.75	82	0.023	PAVED	3.08	20.3	0.44	0	0.000	36" RCP	94.36	0.0	0.18	1.37	3.00
U 40	130	100	0.020	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.680	0.01	0.99	30	0.020	PAVED	2.87	20.3	0.17	0	0.000	36" RCP	94.36	0.0	0.18	1.34	3.00
U 41	249	100	0.039	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.197	0.01	0.76	149	0.020	PAVED	2.87	20.3	0.87	0	0.000	36" RCP	94.36	0.0	0.18	1.80	3.00
U 42	202	100	0.005	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.988	0.01	1.69	102	0.010	PAVED	2.07	20.3	0.82	0	0.000	36" RCP	94.36	0.0	0.18	2.68	3.00
U 43	73	73	0.011	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.238	0.01	0.98	0	0.000	PAVED	0.06	20.3	0.00	0	0.000	36" RCP	94.36	0.0	0.18	1.16	3.00
U 44	183	100	0.041	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	2.230	0.01	0.75	83	0.023	PAVED	3.10	20.3	0.45	0	0.000	36" RCP	94.36	0.0	0.18	1.37	3.00
U 45	594	100	0.021	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.713	0.01	0.97	494	0.005	PAVED	1.39	20.3	5.94	0	0.000	36" RCP	94.36	0.0	0.18	7.09	7.09
U 46	678	100	0.117	SHORT GRASS PRAIRIE	0.391	0.15	4.27	578	0.047	PAVED	4.40	20.3	2.19	0	0.000	36" RCP	94.36	0.0	0.18	6.64	6.64

SD-24-0213

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

SITE DRAINAGE AREA MAP CALCS

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 17/06/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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HAS	JAS	OCT 2023

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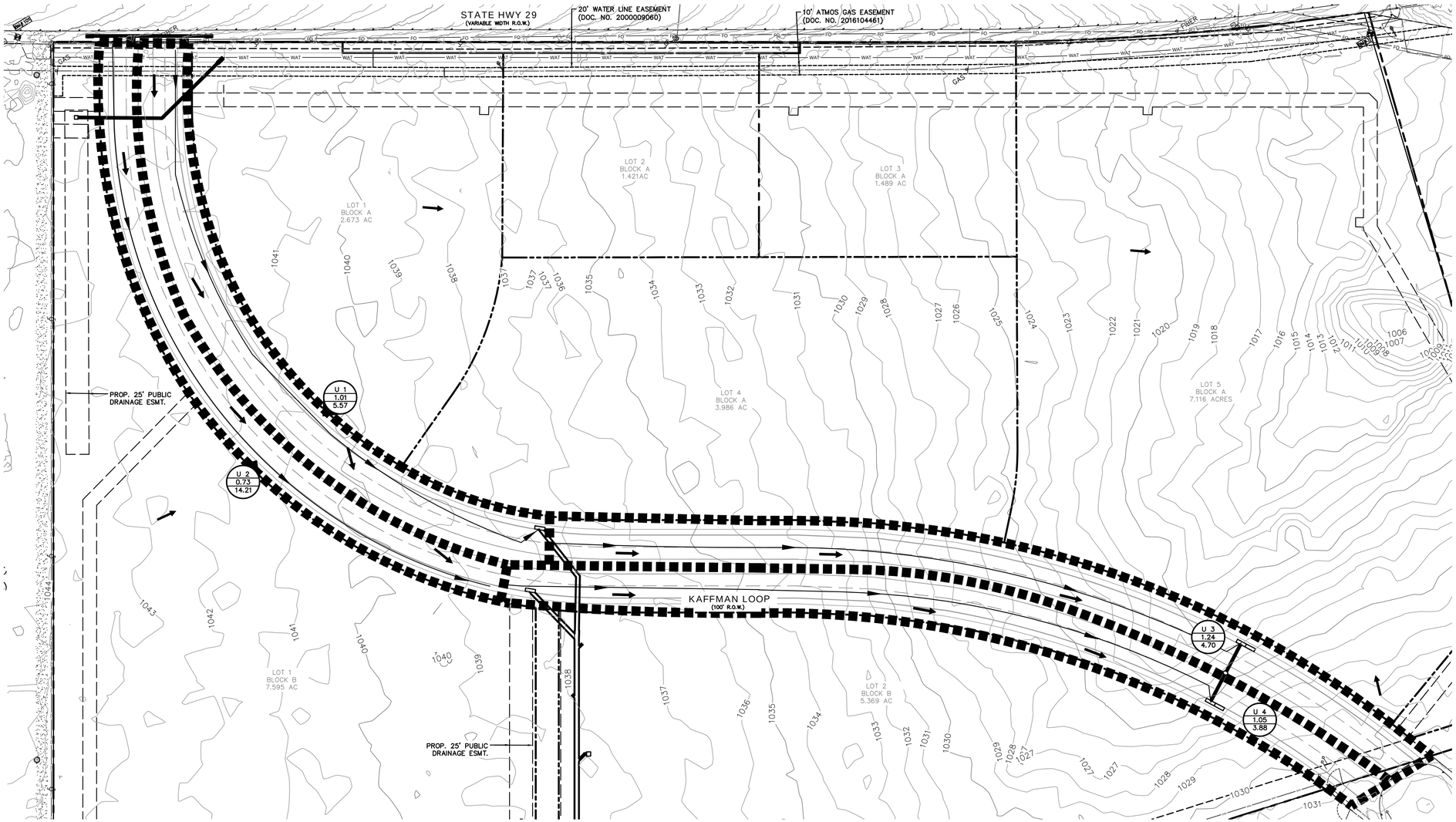

75 150 300 450

GRAPHIC SCALE IN FEET
1"=70'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- 450 PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EX A14 100-YR FP & BUFFER ZONE
- PR A14 100-YR FP & BUFFER ZONE
- DRAINAGE DIVIDE
- U 8 / 1.00 / 7.99 PROPOSED DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
- TC FLOW PATH & ARROW

TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_o	Length	Slope	Surface Type	Velocity	*K	T_s	Length	Slope	Type	*K	Velocity	T_h	
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
U 1	734	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.180	0.01	1.41	609	0.010	PAVED	2.03	20.3	5.00	25	0.010	18" RCP	59.44	5.9	0.07	6.48
U 2	776	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.193	0.15	8.66	676	0.010	PAVED	2.03	20.3	5.55	0	0.020		#N/A	#N/A	#N/A	#N/A
U 3	676	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.180	0.01	1.41	556	0.018	PAVED	2.72	20.3	3.40	20	0.010	18" RCP	59.44	5.9	0.06	4.87
U 4	706	100	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	0.193	0.15	8.66	587	0.018	PAVED	2.72	20.3	3.59	19	0.012	18" RCP	59.44	6.5	0.05	12.30

DRAINAGE NUMBER	INLET NUMBER	AREA (acres)	C_2	C_{10}	C_{25}	C_{100}	SHEET FLOW: Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	Manning's n	T_{sheet} (min)	SHALLOW CONCENTRATED FLOW: Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	K	$T_{shallow}$ (min)	CHANNEL FLOW: Length (ft)	Slope (ft/ft)	Type	K (ft) $K=\frac{1.486 \cdot R^{\frac{2}{3}}}{n}$	Velocity (ft/s)	$T_{channel}$ (min)	Tc (min)	INTENSITY: I 2yr (in/hr)	I 10yr (in/hr)	I 25yr (in/hr)	I 100yr (in/hr)	DISCHARGE: Q 2 (cfs)	Q 10 (cfs)	Q 25 (cfs)	Q 100 (cfs)
U 1	U 1	**1.01**	0.31	0.36	0.39	0.46	100	0.030	CONCRETE	1.37	0.02	1.21	200	0.020	PAVED	2.87	20.33	1.16	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	2.03	3.13	3.88	5.52
U 2	U 2	**2.60**	0.31	0.36	0.39	0.46	100	0.020	CONCRETE	1.17	0.02	1.43	200	0.020	PAVED	2.87	20.33	1.16	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	5.22	8.06	9.98	14.21
U 3	U 3	**0.86**	0.31	0.36	0.39	0.46	100	0.070	CONCRETE	1.93	0.02	0.86	60	0.019	PAVED	2.80	20.33	0.36	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	1.73	2.67	3.30	4.70
U 4	U 4	**0.71**	0.31	0.36	0.39	0.46	100	0.011	CONCRETE	0.92	0.02	1.81	75	0.021	PAVED	2.95	20.33	0.42	0.00	0.000	18" RCP	59.44	0.06	0.00	5.00	6.48	8.62	9.84	11.88	1.43	2.20	2.72	3.88

PICP-24-0133

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

ROADWAY DRAINAGE AREA MAP

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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HAS	NBB	APRIL 2024

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13 OF 48

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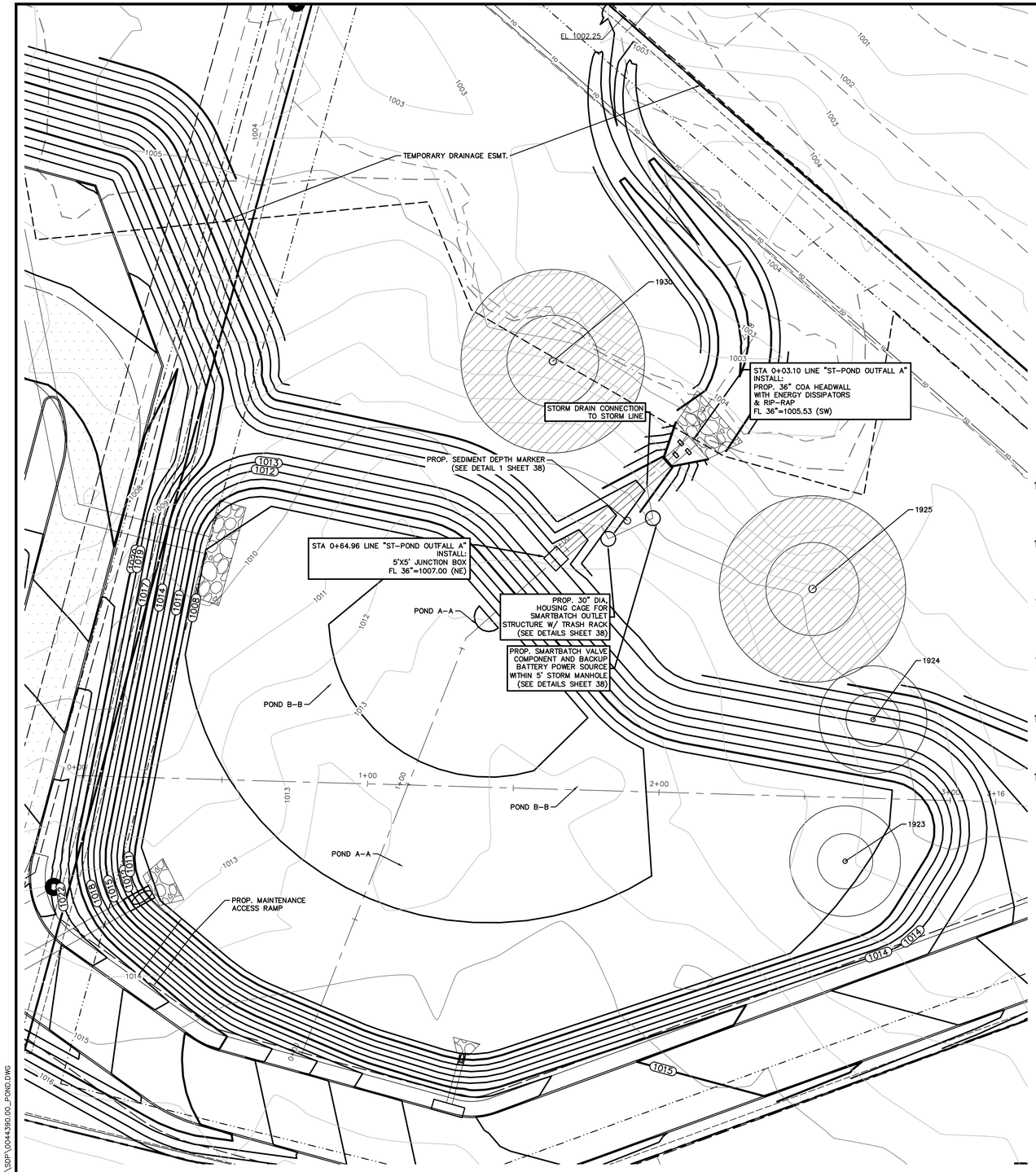
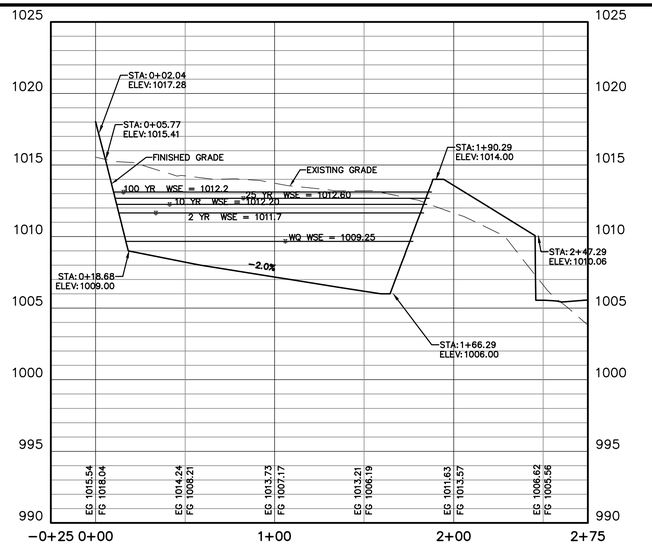
PK-0044390_ULTI DAMS.DWG

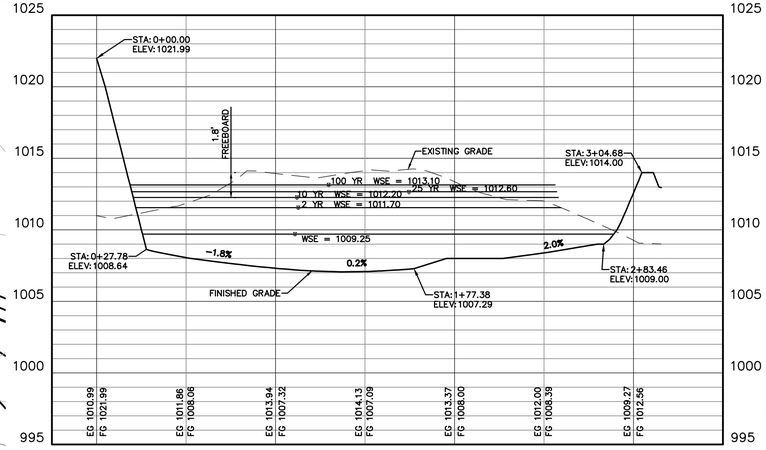
Attachment H – Temporary Sediment Pond Plans and Calculations

A rough cut water quality pond will be utilized for the temporary sedimentation removal on-site and is to be graded in accordance with the following plan sheet provided. Revegetation or placement of underdrain piping shall not be carried out until the site construction phase is complete.





PROFILE: POND A-A



PROFILE: POND B-B

Pond Stage Storage Table						
Water Surface Elevations	Peak Discharge (cfs)	Stage (ft msl)*		Area (sf)	Incremental Volume (cf)	Storage (cf)
					0.00	0.00
		1006.00		39.27	19,752.76	19,752.76
		1007.00		4,800.20	2,419.74	22,172.49
		1008.00		16,794.37	10,797.28	32,969.78
		1009.00		29,975.44	23,384.90	56,354.68
WQE		1009.25		30,511.82	7,560.91	63,915.59
		1010.00		32,480.42	23,622.09	87,537.68
		1011.00		34,317.64	33,399.03	120,936.71
2 YR		1011.70		36,428.64	24,761.20	145,697.91
		1012.00		36,193.89	10,893.38	156,591.29
10 YR		1012.20		36,776.80	7,297.07	163,888.36
25 YR		1012.60		37,953.23	14,946.01	178,834.36
		1013.00		38,109.18	15,212.48	194,046.84
100 YR		1013.10		38,703.99	3,840.66	197,887.50
		1013.60		39,502.56	19,551.64	217,439.14
		1014.00		40,063.52	15,913.22	233,352.36



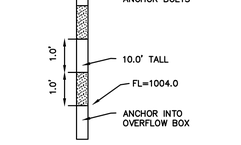
LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELP	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET
	EX A14 100-YR FP & BUFFER ZONE
	100-YR FLOODPLAIN LIMITS

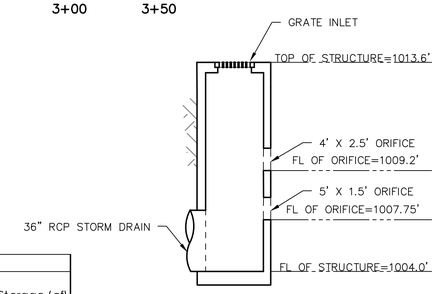
PROFILES:

0 20 40 80 120
HORIZONTAL SCALE IN FEET
1"=40'

0 5 10 15
VERTICAL SCALE IN FEET
V: 1"=5'



1 SEDIMENT MARKER DETAIL
NOT TO SCALE



2 OVERFLOW BOX DETAIL
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SD-24-0213

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REVISIONS

NO.	DATE	DESCRIPTION	BY

HIGHWAY 29 COMMERCIAL SUBDIVISION
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS

POND PLAN & PROFILE

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

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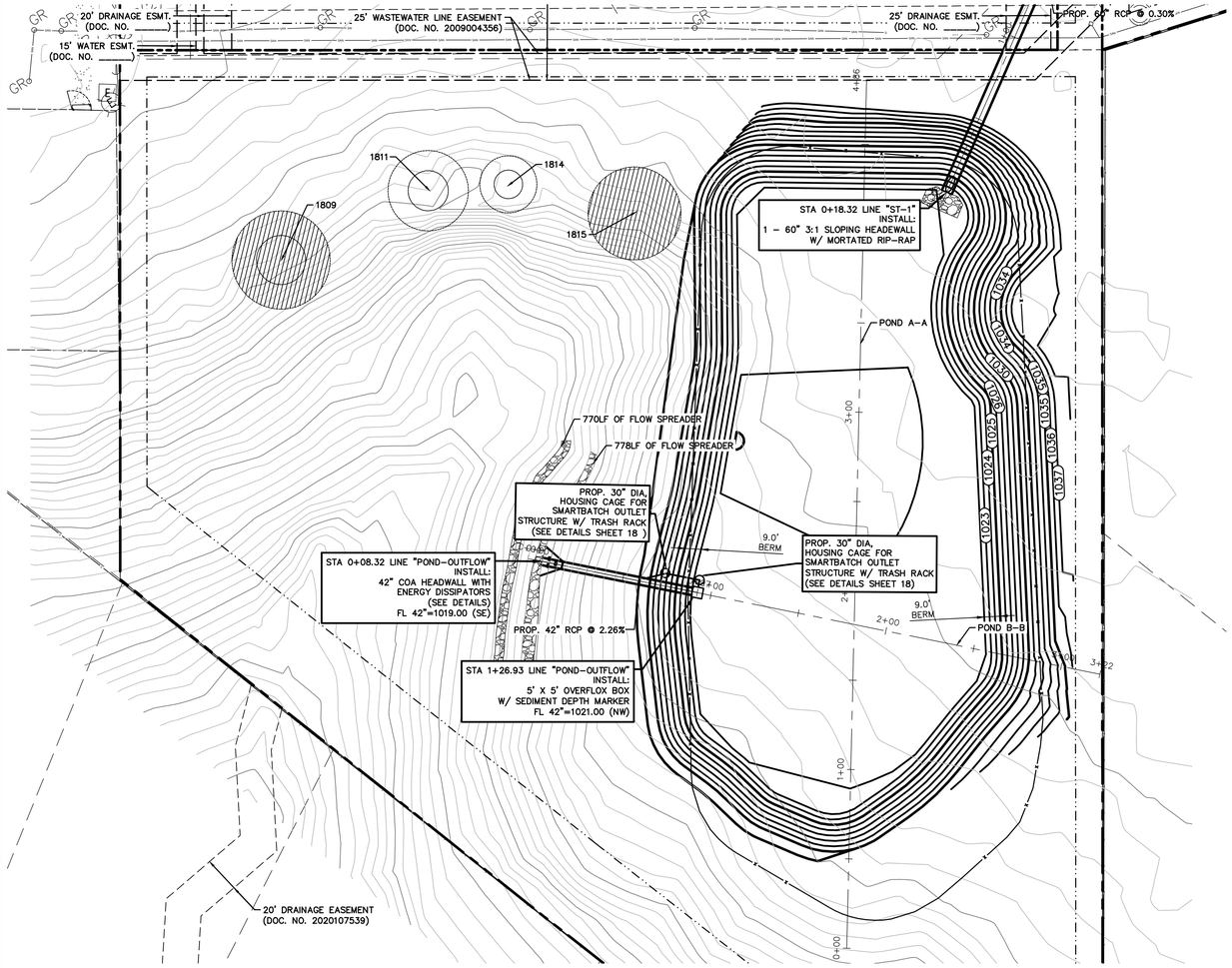
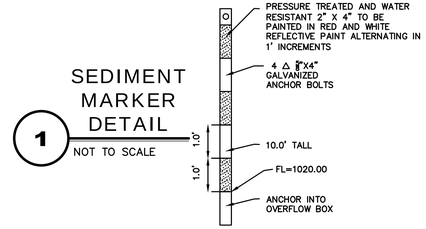
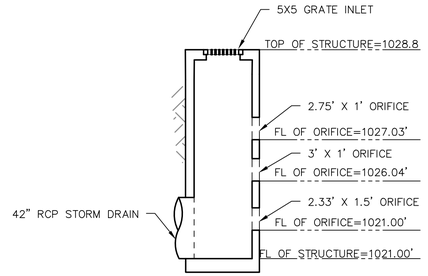


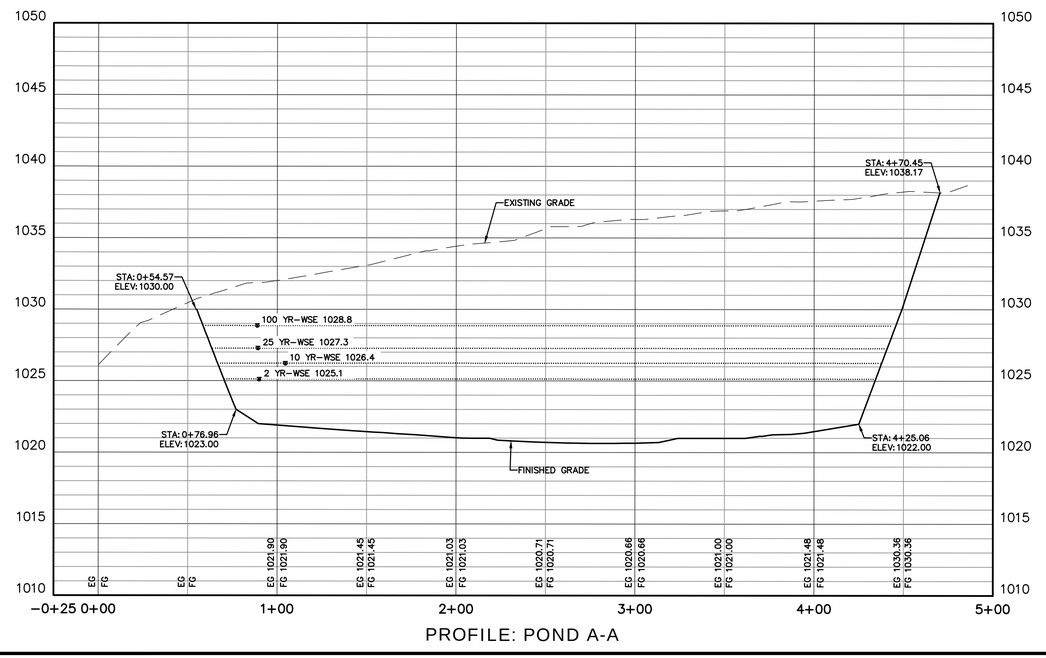


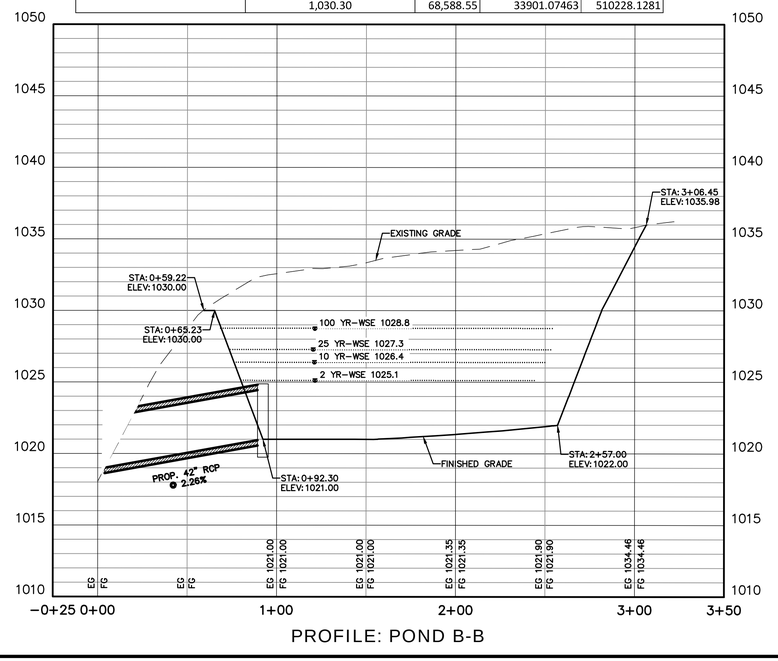


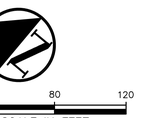
OVERFLOW BOX DETAIL
2
NOT TO SCALE

POND 1 STAGE STORAGE TABLE

WATER SURFACE ELEVATIONS	STAGE (ft msl)*	AREA (SF)	INCREMENTAL VOLUME (CF)	CUMULATIVE VOLUME (CF)
	1020	0	0	0
	1,021.00	18,420.30	9210.1519	9210.1519
	1,022.00	44,820.21	31620.2567	40830.4086
WQE	1,022.25	45,495.06	11289.40904	52119.81764
	1,022.50	46,173.46	11458.56549	63578.38313
	1,023.00	47,853.08	23506.63573	87085.01885
	1,024.00	50,644.78	49248.932	136333.9509
	1,025.00	53,493.03	52068.9069	188402.8578
2 YR WSEL	1,025.10	53,516.09	5350.456075	193753.3138
	1,026.00	56,399.93	49462.20981	243215.5236
10 YR WSEL	1,026.40	57,135.07	22707.00014	265922.5238
25 YR WSEL	1,027.30	59,363.77	52424.47755	318347.0013
	1,028.00	61,622.25	42345.10798	360692.1093
	1,028.30	62,382.15	18600.66024	379292.7695
100 YR WSEL	1,028.80	63,912.54	31573.67325	410866.4428
	1,029.30	65,457.08	32342.40513	443208.8479
	1,029.80	67,015.75	33118.20558	476327.0535
	1,030.30	68,588.55	33901.07463	510228.1281





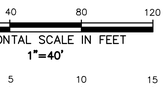


GRAPHIC SCALE IN FEET
1"=40'

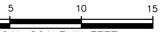
LEGEND

B$_L$	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED 100-YR FLOODPLAIN LIMITS

PROFILES:



HORIZONTAL SCALE IN FEET
1"=40'



VERTICAL SCALE IN FEET
V:1"=5'

PICP-24-XXXX

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

REVISIONS

NO.	DESCRIPTION	DATE	BY

LEANDER TECH PARK
LEANDER, TEXAS 78628
PUBLIC IMPROVEMENT
CONSTRUCTION PLANS

POND PLAN AND PROFILE

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 6/18/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	NBB	APR 2024

SHEET NO.
18
18 OF 56

TJAHN
6/18/2024 4:14 PM
N:\0044390.00\06 CAD\DWG\SITE DESIGN C3D\PICP\0044390.00_GRADING.DWG

PK-0044390.00_GRADING.DWG

Attachment I – Inspection and Maintenance for BMPs

The following inspection and maintenance guidelines for the temporary best management practices will be followed in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices. Inspections of the Temporary BMPs will be documented in an inspection report. Inspection reports will document maintenance activities, sediment removal and modifications to the sediment and erosion controls.

Temporary Vegetation

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

Dust Control

1. When dust is evident during dry weather, reapply dust control BMPs.

Temporary Construction Entrance/Exit

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

Silt Fence

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

Inlet Protection

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

5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout Area

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

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Seeding of the disturbed areas will be on-going after completion of the rough grading process. Temporary seeding will be utilized until permanent landscaping is installed. Seeding will occur on any areas that are undisturbed for a period of 14 days. If construction progress is stopped for a period of 14 days, soil stabilization practices must be initiated by the contractor. Permanent landscaping will be provided as soon as final grades are achieved and the final paving and building operations are completed. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15 Click here to enter text

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN not yet assigned

(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.)

Highway 29 Commercial LLC

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

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

First and Last Name: Brooke Harlander Suffix: Click here to enter text

Title: Regional Partner Credentials: Click here to enter text

Phone Number: 512-907-0400 Fax Number: Click here to enter text

E-mail: BHarlander@sjpi.com

Mailing Address: 2560 Lord Baltimore Drive

City, State, and Zip Code: Baltimore, MD, 21244

Mailing Information if outside USA:

Territory: Click here to enter text

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

d) Indicate the type of customer:

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

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

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

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

☐ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☐ 101-250

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

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: Click here to enter text.

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

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

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☒ No, complete this section

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

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

Title: Senior Project Manager Credential: P.E.

Organization Name: Westwood Professional Services

Phone Number: 512-485-0831 Fax Number: Click here to enter text.

E-mail: hollis.scheffler@westwoodps.com

Mailing Address: 8701 N. Mopac Expwy, Ste. 320

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

City, State, and Zip Code: Austin, Texas, 78759

Mailing information if outside USA:

Territory: Click here to enter text.

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

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

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

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

b) Name of project or site (the name known by the community where it's located): Leander Tech Park

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Six flex office/warehouse buildings and two commercial retail pad sites.

d) County or Counties (if located in more than one): Williamson County

e) Latitude: 30.637936 Longitude: -97.834610

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: The site is located at the southwest corner of the SH 29 & Ronald Reagan Blvd. intersection, surrounding the Kauffman Loop cul-de-sac.

City (or city nearest to) where the site is located: Leander Tech Park

Zip Code where the site is located: 78628

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? 4225

d) What is the Secondary SIC Code(s), if applicable?

e) What is the total number of acres to be disturbed? 57.78

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? August 2024

h) What is the estimated end date of the project? January 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? San Gabriel River

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1214

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

☐ Yes ☒ No

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

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Brooke Harlander

Operator Signatory Title: Regional Partner

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.

Highway 29 Commercial, LLC, a Maryland limited liability
By: St John Projects, LLC, Manager
By: Edward St. John, LLC, Manager

Signature (use blue ink): _____ Date: 6/5/24

Edward A. St. John, General Manager

NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

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

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

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

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

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

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

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

☒ Number of employees.

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

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

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

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

☒ Site/project name and construction activity description

☒ County

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

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

GENERAL CHARACTERISTICS

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

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

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

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

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

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☒ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

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

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

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

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

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

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

Notice of Intent Process:

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

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

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

  or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

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

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

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

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

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

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

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

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

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

d) Secondary SIC Code

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

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

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

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

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

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

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

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

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

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

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

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

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

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

Instructions:

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

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

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

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

Fee Code: GPA General Permit: TXR150000

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

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

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

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

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

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

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

I Brooke Harlander,
Print Name

Regional Partner,
Title - Owner/President/Other

of Highway 29 Commercial LLC,
Corporation/Partnership/Entity Name

have authorized Hollis Scheffler, Senior Project Manager
Print Name of Agent/Engineer

of Westwood Professional Services
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Highway 29 Commercial, LLC, a Maryland limited liability company
By: St. John Projects, LLC, Manager
By: Edward St. John, LLC, Manager

Applicant's Signature

6/6/24
Date

Edward A. St. John, General Manager

THE STATE OF MARYLAND §

County of BALTIMORE §

BEFORE ME, the undersigned authority, on this day personally appeared Edward A. St. John 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 6th day of May, 2024.

NOTARY PUBLIC

MARGARET E GAMMON
Notary Public-Maryland
Howard County
My Commission Expires
May 19, 2027

Margaret E. Gammon
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/19/2027

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

I Shane Rotter,
Print Name

Environmental Project Planner,
Title - Owner/President/Other

of Texas Department of Transportation,
Corporation/Partnership/Entity Name

have authorized Hollis Scheffler, Senior Project Manager
Print Name of Agent/Engineer

of Westwood Professional Services
Print Name of Firm

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

I also understand that:

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

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

SIGNATURE PAGE:

S/ Matt
Applicant's Signature

7/17/24
Date

THE STATE OF _____ §

County of _____ §

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

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

S/L
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Leander Tech Park
Regulated Entity Location: Leander Texas; Williamson County
Name of Customer: Brooke Harlander
Contact Person: Hollis Scheffler, P.E. Phone: 512-485-0831
Customer Reference Number (if issued):CN n/a
Regulated Entity Reference Number (if issued):RN n/a

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	50.787 Acres	$ 8,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 5/30/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Highway 29 Commercial LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0805299590	32092458473		

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:							
	2560 Lord Baltimore Drive						
	City	Baltimore	State	MD	ZIP	21244	ZIP + 4

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 907-0400		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

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

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

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

Leander Tech Park

23. Street Address of the Regulated Entity: *(No PO Boxes)*	2560 Lord Baltimore Drive						
	City	Baltimore	**State**	MD	**ZIP**	21244	**ZIP + 4**
24. County	Williamson						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The site is located at the southwest corner of the SH 29 & Ronald Reagan Blvd. intersection, surrounding the Kauffman Loop cul-de-sac.

26. Nearest City	**State**	**Nearest ZIP Code**

27. Latitude (N) In Decimal:	30.637936° N		**28. Longitude (W) In Decimal:**	-97.834610°W	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	38	16.57	97	50	4.59

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)
4225		493110	

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

General Warehousing

34. Mailing Address:	**2560 Lord Baltimore Drive**						
	City	**Baltimore**	**State**	**MD**	**ZIP**	**21244**	**ZIP + 4**
35. E-Mail Address:	**BHarlander@sjpi.com**						

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 907-400		**( ) -**

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

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

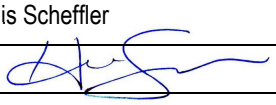
SECTION IV: Preparer Information

40. Name:	Hollis Scheffler	**41. Title:**	Senior Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 485-0831		( ) -	hollis.scheffler@westwoodps.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:	Westwood Professional Services	**Job Title:**	Senior Project Manager
Name *(In Print):*	Hollis Scheffler	**Phone:**	(512) 485- **0831**
Signature:		**Date:**	6/19/2024