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: Parmer Lane Village					**2. Regulated Entity No.: 03062403**			
3. Customer Name: Morteza Shafinury					**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification		Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST / AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential		**8. Site (acres):**		11.314	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**		Sedimentation / Filtration Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**		N/A			
13. County:	Williamson		**14. Watershed:**		Brushy Creek			

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Diane Bernal (Authorized Agent)
Print Name of Customer/Authorized Agent Diane Bernal 04/23/2024
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):	

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: DIANE BERNAL

Date: 04/23/2024

Signature of Customer/Agent:

DIANE BERNAL

Project Information

1. Current Regulated Entity Name: PARMER LANE VILLAGE
   Original Regulated Entity Name: PARMER LANE VILLAGE
   Assigned Regulated Entity Number(s) (RN): RN 104166897
   Edwards Aquifer Protection Program ID Number(s): 03062403
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☑ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	11.314	0.923
Type of Development	COMMERCIAL	COMMERCIAL
Number of Residential Lots	0	0
Impervious Cover (acres)	6.28	0.923
Impervious Cover (%)	55.51	67.60
Permanent BMPs	YES	YES
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	0	0
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	1	0
Other	N/A	N/A

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

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

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

7. ☐ Acreage has not been added to or removed from the approved plan.
   ☑ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

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

SUBEDAG / WMSN CO / PARMER LANE VILLAGE / 08-15-2003

ATTACHMENT A

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 15, 2003

William B. Pohl
Carolville Ltd.
13809 Research Blvd.
Austin, Texas 78750

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Parmer Lane Village; E. Whitestone Blvd. And Parmer Lane; Cedar Park, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program File No. 03062403

Dear Mr. Pohl:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the referenced project submitted to the Austin Regional Office by Doucet & Associates on behalf of Carolville Ltd. on June 24, 2003. Final review of the CZP submittal was completed after additional material was received on August 11, 2003. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Contributing Zone Plan. A motion for reconsideration must be filed no later than 20 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial development project will be located on 11.314 acres and will consist of a fuel retail building with UST, pharmacy and restaurant. The proposed impervious cover for the development is approximately 6.28 acres (55.51%of the total area of the site).

PERMANENT POLLUTION ABATEMENT MEASURES

A sedimentation/filtration pond will be constructed to treat storm water runoff for 8.89 acres of the 11.314 acre site. The pond will have a water quality volume of 36,999 cubic feet. The additional 2.42 acres will be left in a natural state and storm water runoff will be free released. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

SPECIAL CONDITION

Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.

STANDARD CONDITIONS

1. Pursuant to §26.136 of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project until all regulated activities are completed.

3. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

4. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and

the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

8. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

9. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

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

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

the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TNRCC-10263) is enclosed.

12. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

13. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50% of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

14. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. Curtis Dybala of the Edwards Aquifer Protection Program of the Austin Regional Office at (512)339-2929.

Sincerely,

Margaret Hoffman
Executive Director
Texas Commission on Environmental Quality

MH/cdd

Enclosure: Change in Responsibility for Maintenance on Permanent BMPs-Form TNRCC-10263

cc: Mr. J. Kieth Schauer P.E., Vice President, Doucet & Associates
Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park
The Honorable John Doerfler, County Judge, Williamson County
Mr. Paulo Pinto, R.S., Williamson County & Cities Health District, Georgetown, Texas
Database Manager, TCEQ Central Records , Austin

Project Information
Attachment B
(TCEQ-10259)

Project Description

The proposed project known as the Parmer Village West, located the southeast corner of FM 734 (Parmer Lane) and FM 1431 (E. Whitestone Blvd.) in Cedar Park, Texas as shown in attachment A & B of this application.

The completed project encompassed 11.314 acres of site area with actual development and land disturbed found within 6.28 acres. Development included fuel sales with retail building (c-store), additional retail, pharmacy, drive thru and restaurant. Runoff from the site was routed through a sedimentation / filtration pond built and constructed with this development. Approval for the plan under EAPP File No. 03062403 was received in August 2003. City of Cedar Park also approved the site development permit application SD-03-00025 in late 2003. Construction activities began in 2004 and were completed in 2005.

The attached as-built plan as sealed by the City of Cedar Park indicates that the project was built as permitted. The sheets included with this attachment are dimensional sheet 12 and water quality sheets 15, 16 & pond wall details 30, 31 & 32 of the official record drawings.

Proposed Modification

A proposal and permit application to demolish the Sonic Restaurant that was originally constructed within Lot 4 of the Parmer Village West Subdivision to be replaced with an indoor tennis training facility are under way with a review in the City of Cedar Park for both site development and building permit. The proposed impervious cover shows a net change of 780 SF less than what was originally constructed for the Sonic Restaurant. The existing impervious cover for the Sonic Restaurant was 27,963 SF and the proposed impervious cover for the new tennis facility is 27,183 SF. This information can be found on the proposed drainage area map, sheet 11 and accompanying engineering report. A modification to the existing splitter box is proposed with this development in order to pass the new design storm as defined with ATLAS-14 without overtopping as seen on sheet 27.

DRAINAGE STRUCTURE SCHEDULE

#	TYPE	PIPE SIZE	FLOW LINE	RIM/TOP THROAT	DETAIL #	DETAIL SHEET
J1	GRATE INLET	18" OUT	829.80	833.00	1	8
J2	GRATE INLET	18" IN	829.30	833.40	1	8
		18" OUT	829.20			
J3	GRATE INLET	18" IN	828.60	833.25	1	8
		24" OUT	827.22			
J4	GRATE INLET	18" OUT	835.00	841.40	1	8
J5	GRATE INLET	18" IN	828.00	836.75	1	8
		24" IN	826.63			
		30" OUT	826.53			
J6	10' CURB INLET	18" OUT	832.00	841.50	4	8
J7	10' CURB INLET	30" IN	825.10	832.40	4	8
		18" IN	830.00			
		30" OUT	825.00			
J8	JUNCTION BOX	30" IN	824.50	833.90	2	8
		30" OUT	824.00			
J9	GRATE INLET	18" OUT	832.00	835.45	1	8
J10	5' CURB INLET	18" IN	830.50	833.45	3	8
		18" OUT	829.00			
J11	5' CURB INLET	18" IN	828.00	832.25	3	8
		30" IN	823.00			
		30" OUT	822.50			
J12	10' CURB INLET	18" OUT	822.00	830.90	4	8
J13	10' CURB INLET	18" IN	821.00	824.50	4	8
		30" IN	820.75			
		36" OUT	820.40			
J14	CONCRETE SPLITTER BOX	36" IN	820.00	N/A	X	15
J1	5' CURB INLET	18" OUT	826.00	829.50	3	8
J2	10' CURB INLET	18" IN	825.00	830.25	4	8
		18" OUT	823.00			
J3	CONCRETE SPLITTER BOX	18" IN	821.00	N/A	X	15

DRAINAGE PIPE SCHEDULE

RUN #	LENGTH (LINEAR FEET)	PIPE SIZE	TYPE	% SLOPE
1	83.59	18"	RCP	0.60
2	93.50	18"	RCP	0.64
3	117.31	24"	RCP	0.50
4	233.31	18"	RCP	3.00
5	160.90	30"	RCP	0.89
6	54.88	18"	RCP	3.64
7	76.68	30"	RCP	0.65
8	112.32	30"	RCP	0.89
9	166.99	18"	RCP	0.90
10	73.78	18"	RCP	1.36
11	164.34	30"	RCP	1.06
12	38.63	18"	RCP	2.59
13	99.91	36"	RCP	0.40
1	25.92	18"	RCP	3.86
2	77.37	18"	RCP	2.58

REVISIONS
11-23 R.1: REVISION No.1

Reviewed for Code Compliance 12/3/03

D&A Doucet & Associates, Inc.
7401-B Highway 71 West, Suite 160, Austin, TX 78735
Phone: (512) 583-2600 Fax: 583-2601
Austin, TX Easthampton, MA Sacramento, CA
www.doucetandassociates.com

TRAMMELL CROW

PROPOSED RETAIL DEVELOPMENT
CEDAR PARK, TEXAS
GRADING PLAN

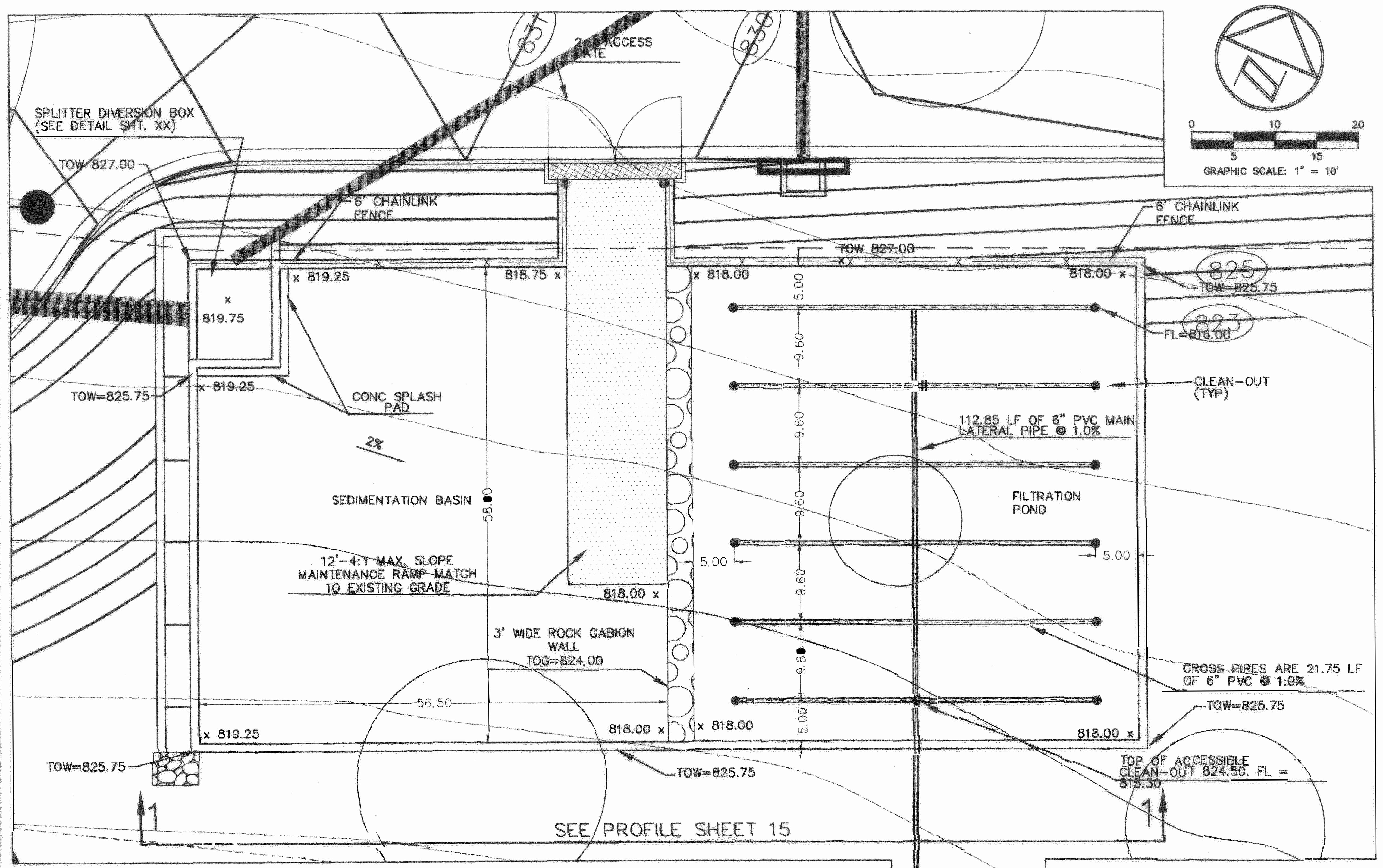
STATE OF TEXAS
J. KEITH SCHAUER
81658
REGISTERED PROFESSIONAL ENGINEER

Scale: AS SHOWN
Date: 11/23/03
Designed by: D&A
Drawn by: D&A
Reviewed by: D&A
Q&A:

SHEET 12 OF 32

Project No.: 029-009

ATTACHMENT C2



TCEQ
PARTIAL SEDIMENTATION/FILTRATION POND CALCULATIONS FOR DEVELOPMENT PERMIT POND

DRAINAGE AREA DATA

Drainage Area to Control 8.72 ac.
Drainage Area Impervious Cover 71.09 %

Background Load Calculation
L=P(Au x 0.54 + Ad x Rv x 38.4)
L = Annual Pollutant Load (lbs)
P = Average Annual Precipitation (in) = 32 in.
Au =Area of previously undeveloped portion of tract = 8.72 ac.
Ad = Area of previously developed portion of tract = 0 ac.
Rv = Runoff Coefficient of previously developed part = na
L = 32(8.72 x 0.54 + 0.0 x Rv x 38.4) = 150.7 lb/yr

Post Development Load
L = A x P x Rv x 38.4
Rv = 0.546(IC)^2 + 0.328(IC) + 0.03 = 0.54
L = 8.72 x 32 x 0.60 x 38.4 = 5776.66 lb/yr

Required Reduction
Req'd Red. = 0.8(postdevelopment - background)
Req'd Red. = 0.8(5889.28 - 153.6) = 4500.78 lb/yr

Lr = Li x F x Fraction of site treated x (TSS Removal Efficiency)
Lr = Load Reduction
Li = Post Development Load
F = Fraction of stormwater load captured
4588.53 = 5889.28 x F x 1.0 x (0.89) = 0.88
(From fig. 3.8 runoff depth for 71.09% IC) = 0.9 in.

Water Quality Volume = runoff depth x site area = 28488 cf
Adjusted Water Quality Volume = 1.2 x WQV = 34186 cf

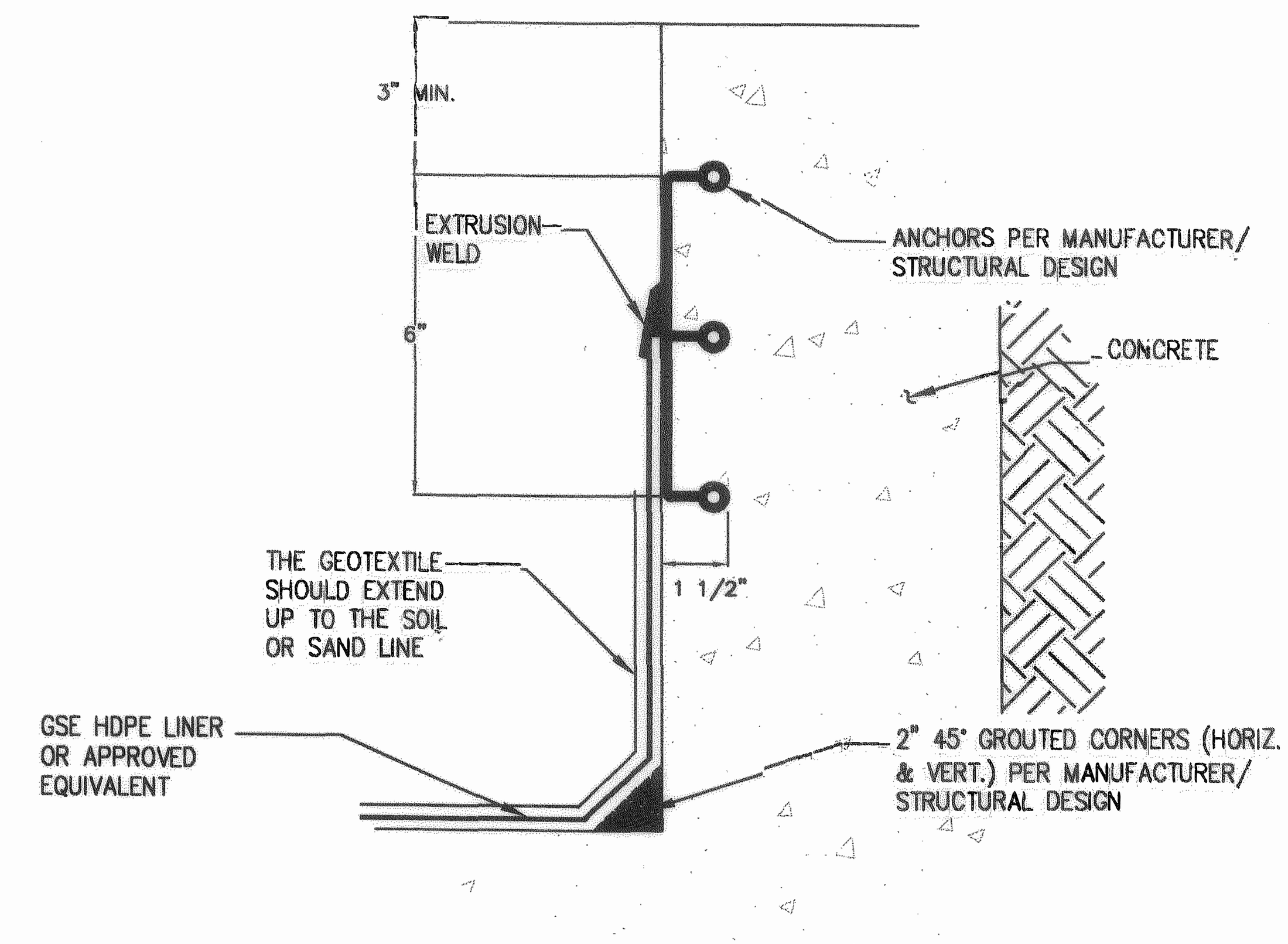
Water Quality Control Calculations

The Water Quality Control is to be PARTIAL — **Sedimentation/Filtration**

	Required	Provided
Site Area Draining to Pond	8.72 ac.	
Total Area Draining to Pond	8.72 ac.	
Design Peak Flow Rate (Q100)	77.71 cfs	
Water Quality Volume (Adjusted)	34186 cf.	36999 cf.
Filtration Pond Area (WQVx1.5/(2(3.25+1.5)2) =	2699 sf.	3103 sf
Filtration Pond Volume	na cf.	20170 cf
Sedimentation Pond Area	na sf.	3027 sf
Sedimentation Pond Volume	na cf.	16830 cf.

Water Quality Elevation 824.5 ft. msl
Elevation of Splitter/Overflow Weir 824.5 ft. msl
Height of Gabion Wall (WQ elev - 0.5') 824 ft. msl

Length of Splitter Weir 22 ft.
Required Head to Pass the Design Flow 1.12 ft. (H = (Q100/(3 x L))^2/3)
Sedimentation Pond Freeboard Provided to Pass Design Flow 0.13 ft.



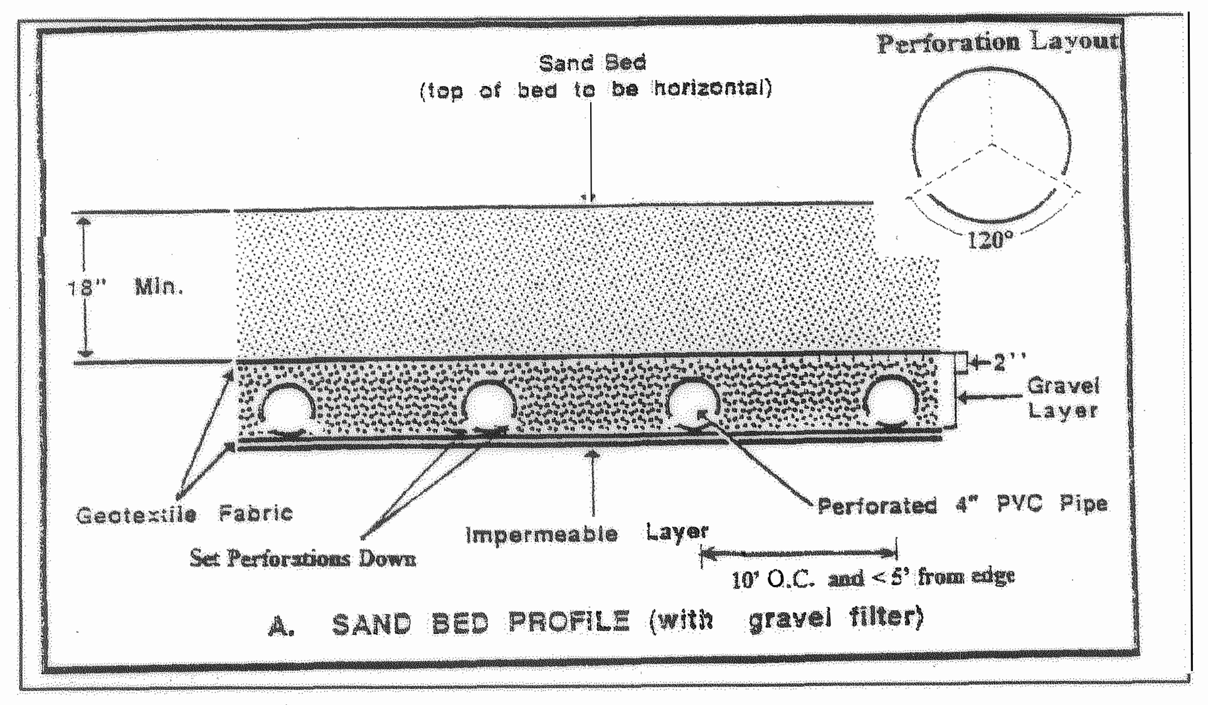
IMPERVIOUS LINER ATTACHMENT
N.T.S.

Sedimentation Chamber

Elev.	Area (sf)	Incr. Vol. (cf)	Storage (cf)
818	0	0	0
819.25	2751	1719.375	1719.375
820	2787	2076.75	3796.125
821	2835	2811	6607.125
822	2883	2859	9466.125
823	2931	2907	12373.125
824	2979	2955	15328.125
824.5	3027	1501.5	16829.625

Filtration Pond

Elev.	Area (sf)	Incr. Vol. (cf)	Storage (cf)
818	3103	0	0
819	3103	3103	3103
820	3103	3103	6206
821	3103	3103	9309
822	3103	3103	12412
823	3103	3103	15515
824	3103	3103	18618
824.5	3103	1551.5	20169.5



A. SAND BED PROFILE (with gravel filter)

DRAINAGE SUMMARY CALCULATIONS - SCS METHODOLOGY

Existing Drainage Areas (from HEC1)

Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
E1	11.31	80	25.89	59	43	32	16

Tc = [.42(Ln)^0.8]/((4.2^0.5)x(S)^0.4)) + L/60V
Tc = [.42(0.3x300)^0.8]/(4.2^0.5 x 0.06^0.4) + 400/(60x2.4) = 25.89 Min

Proposed Drainage Areas (from HEC1)

Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
P1	11.31	91	7	101	79	67	43

FILTRATION BED SPECIFICATIONS

SAND - MINIMUM 18 INCHES OF 0.02-0.04 INCH DIAMETER SAND WHICH CORRESPONDS TO ASTM C-33 CONCRETE SAND (SMALLER SIZE SAND IS NOT ACCEPTABLE)

GRAVEL - 0.5 INCH MIN. TO 1.5 INCH DIAMETER WASHED ROUNDED RIVER GRAVEL WITH A MIN 3 INCH COVER OVER TOP OF UNDERDRAIN LATERAL PIPING

GEOTEXTILE FABRIC - SAND & GRAVEL TO BE SEPARATED BY A LAYER OF GEOTEXTILE FABRIC THE FOLLOWING SPECIFICATIONS:

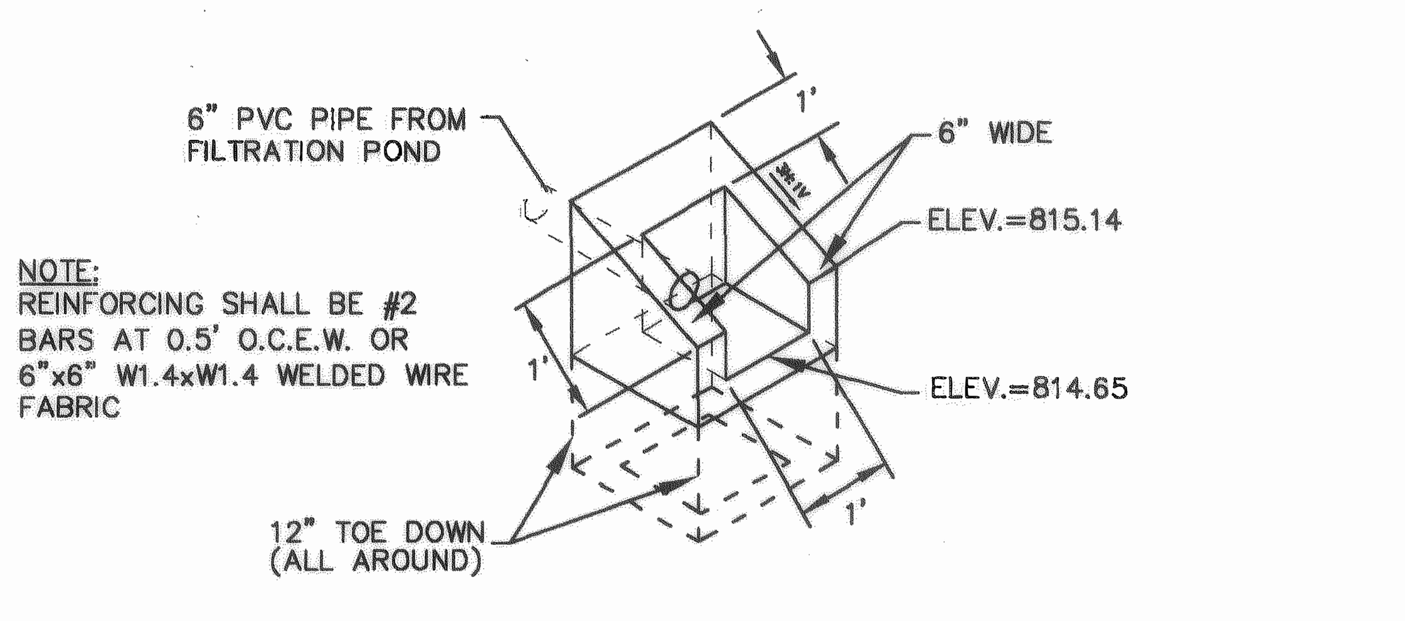
GEOTEXTILE FABRIC SPECIFICATIONS

NONWOVEN GEOTEXTILE FABRIC

	TEST METHOD	UNIT	SPECIFICATION
UNIT WEIGHT		Oz/Sq.Yd.	8 (MIN.)
FILTRATION RATE		IN/SEC	0.08 (MIN.)
PUNCTURE STRENGTH	ASTM D-751 (MODIFIED)	LB.	125 (MIN.)
MULLEN BURST STRENGTH	ASTM D-751	PSI	400 (MIN.)
TENSILE STRENGTH	ASTM D-1682	LB.	200 (MIN.)
EQUIVALENT OPENING SIZE	US STANDARD SIEVE	NO.	80 (MIN)

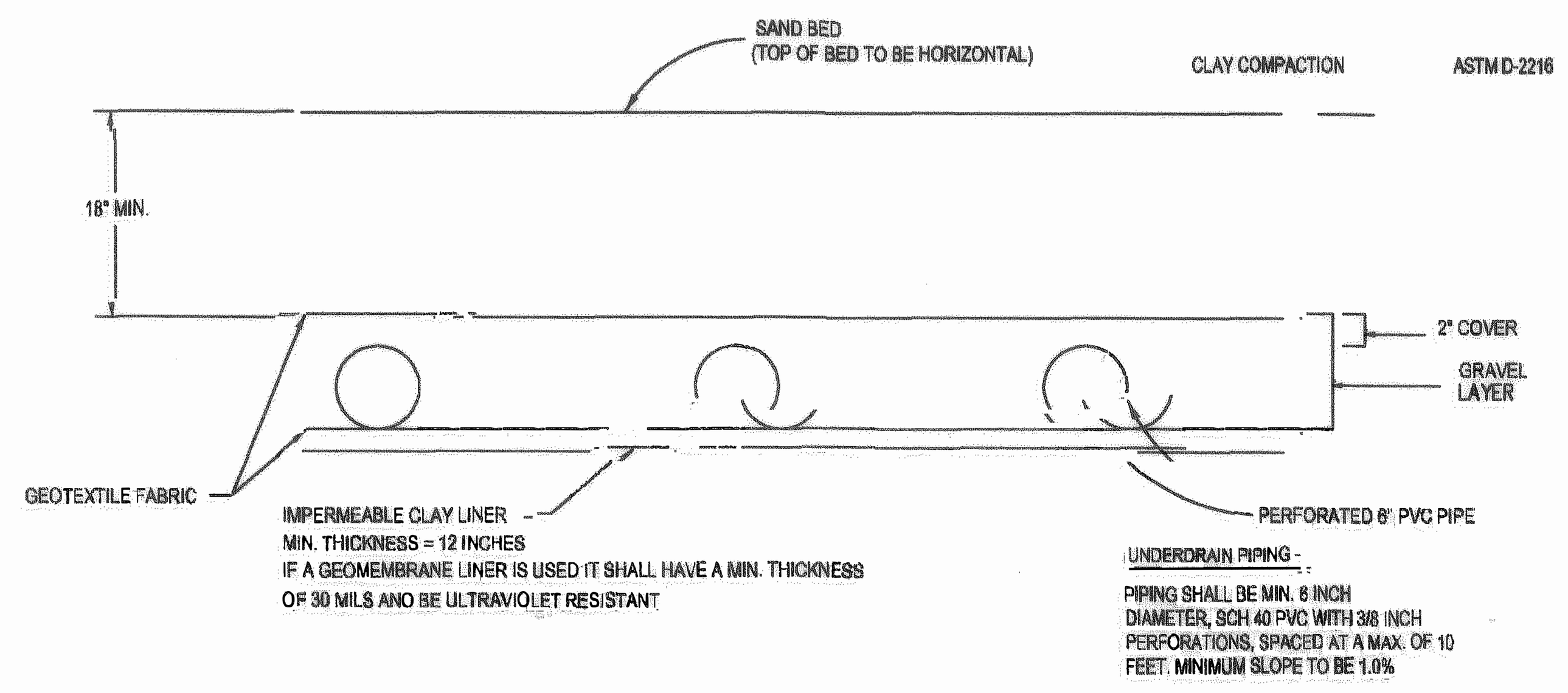
CLAY LINER SPECIFICATIONS

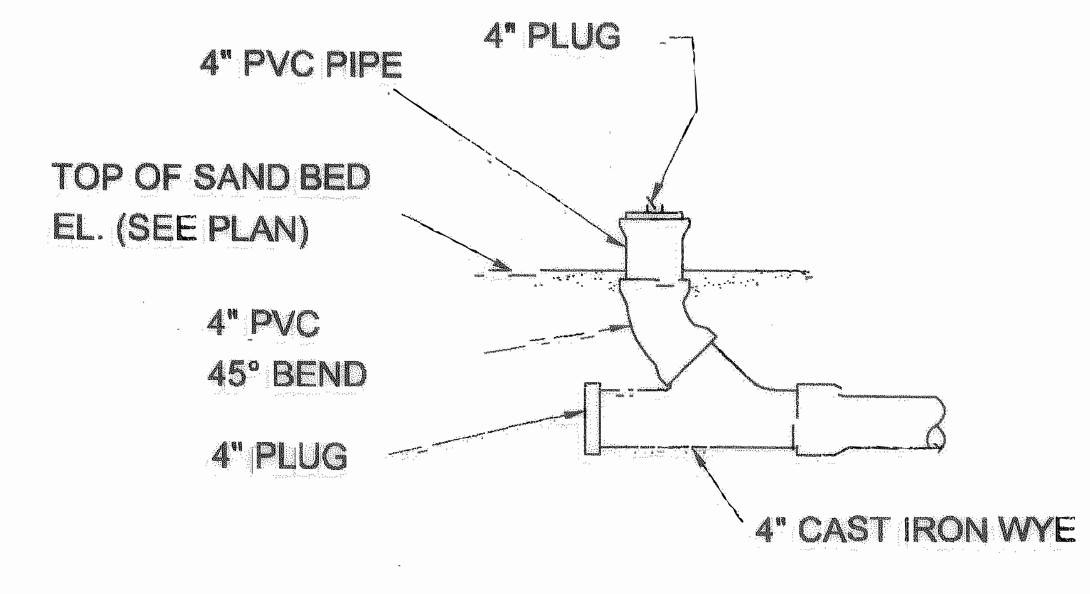
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	CM/SEC	1×10^{-6}
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30
		%	95% OF STANDARD PROCTOR DENSITY



NOTE:
REINFORCING SHALL BE #2 BARS AT 0.5' O.C.E.W. OR 6"x6" W1.4xW1.4 WELDED WIRE FABRIC

6" PVC FILTRATION OUTFLOW PIPE HEADWALL
N.T.S.





FILTRATION POND DRAIN PIPE CLEANOUT
N.T.S.

Reviewed for Code Compliance

Doucet & Associates, Inc.
7401-B Highway 71 West, Suite 160, Austin, TX 78735
Phone: (512) 583-2600 Fax: 583-2601
Austin, TX Easthampton, MA Sacramento, CA
www.doucetandassociates.com

TRAMMELL CROW

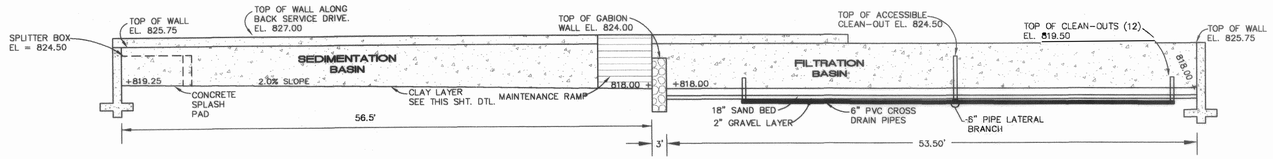
PROPOSED RETAIL DEVELOPMENT
CEDAR PARK, TEXAS
WATER QUALITY POND PLAN

STATE OF TEXAS — KEITH SCHAUER — 81658 — REGISTERED PROFESSIONAL ENGINEER

Scale: AS SHOWN
Date: 09/03/03
Designed by: D&A
Drawn by: D&A
Reviewed by: D&A
Q&A:

SHEET 15 OF 32

Project No.: 029-009



WATER QUALITY PROFILE

N.T.S.

GABION WALL NOTES

N.T.S.

594.1 DESCRIPTION

THIS ITEM SHALL CONSIST OF THE EXCAVATION, FURNISHING AND PLACING OF FILTER FABRIC, GABIONS OR WIRE CONTAINERS OF THE TYPE INDICATED TO THE LINES AND GRADES SPECIFIED AND PLACING STONES IN THE WIRE CONTAINERS.

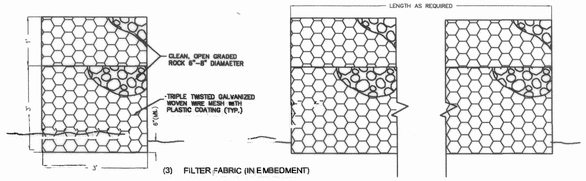
594.2 MATERIALS

(1) STONE

STONE FILL MATERIAL SHALL CONSIST OF HARD, DURABLE, CLEAN STONE OF THE SIZE INDICATED. 5 TO 8 INCHES IN SIZE OR AS APPROVED SY THE ENGINEER AND RESISTANT TO THE ACTION OF AIR AND WATER AND SUITABLE IN ALL RESPECTS FOR THE PURPOSE INTENDED.

(2) WIRE CONTAINERS

WIRE MESH SHALL CONSIST OF PLASTIC COATED (PVC) GALVANIZED WIRE 0.120 INCH IN DIAMETER MINIMUM AND SHALL EQUAL OR EXCEED FEDERAL SPECIFICATION QQ-W-461g, CLASS 3 UNLESS OTHERWISE INDICATED. OPENINGS OF THE MESH SHALL NOT EXCEED APPROXIMATELY 4 INCHES IN THE LONGEST DIMENSION. THE WIRE MESH IS TO BE FABRICATED IN SUCH A MANNER AS TO BE NONRAVELING. TIE AND CONNECTING WIRE SHALL BE OF THE SAME TYPE AND SIZE AS THE BASKETS AND SHALL BE SUPPLIED IN SUFFICIENT QUANTITY FOR SECURELY FASTENING ALL EDGES OF THE GABION AND DIAPHRAMS.



(3) FILTER FABRIC (IN EMBEDMENT)

FILTER FABRIC SHALL BE NONBIODEGRADABLE, ULTRAVIOLET STABILIZED, INERT TO MOST SOIL CHEMICALS, UNAFFECTED BY MOISTURE, WHICH ALLOWS WATER TO PASS THROUGH WHILE RETAINING SOIL PARTICLES AND SHALL CONFORM TO ITEM NO. 620, "FILTER FABRIC".

(4) REINFORCEMENT

DOWELS SHALL BE #5 BARS AND CONFORM TO ITEM NO. 406, "REINFORCING STEEL"

Doucet & Associates, Inc.
7401B Highway 71 West, Suite 160, Austin, TX 78735
Phone : (512) 583-2600 Fax : 583-3601
Austin, TX Easthampton, MA Sacramento, CA
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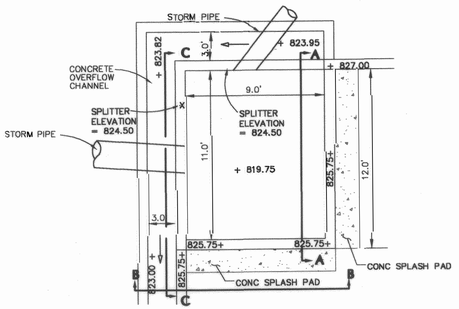
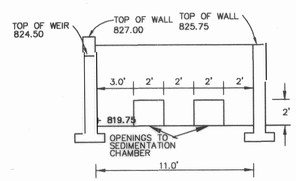
TRAMMELL CROW



SPLITTER BOX DETAIL

N.T.S.

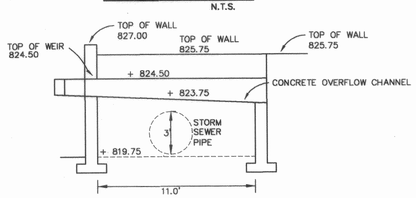


SECTION A-A

N.T.S.

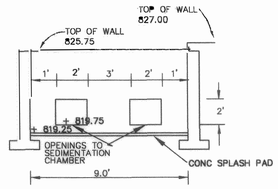
FLOW THROUGH SEDIMENTATION BASIN OPENINGS:

$Q=C(A)(2gH)1/2$
$C=.6,\ g=32.2\ ft/s^2$
$H=3.75ft,\ A=(4)(2')(2')=8ft^2$
$Q=149.19cfs > 77.71cfs\ OK$



SECTION C-C

N.T.S.



SECTION B-B

N.T.S.

SEDIMENTATION BASIN MAINTENANCE:

1. SILT SHOULD BE REMOVED WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SEDIMENT BASINS WITHOUT SEDIMENT TRAPS. IN BASINS WITH SEDIMENT TRAPS, REMOVAL OF SILT SHALL OCCUR WHEN THE ACCUMULATION EXCEEDS FOUR (4) INCHES IN THE BASINS, AND THE SEDIMENT TRAPS SHALL BE CLEANED WHEN FULL.
2. ACCUMULATED PAPER, TRASH AND DEBRIS SHOULD BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY.
3. VEGETATION WITHIN THE BASIN SHOULD NOT BE ALLOWED TO EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT FOR THOSE PROVIDED IN THE DESIGN.
4. THE BASIN SHOULD BE INSPECTED ANNUALLY AND REPAIRS SHOULD BE MADE IF NECESSARY
5. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A SEDIMENTATION BASIN DOES NOT DRAIN THE EQUIVALENT OF THE WATER QUALITY VOLUME WITHIN SIXTY (60) HOURS (I.E. NO STANDING WATER IS ALLOWED).

FILTRATION BASIN MAINTENANCE

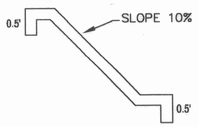
1. ACCUMULATED PAPER, TRASH AND DEBRIS SHOULD BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY.
2. VEGETATION WITHIN THE BASIN SHOULD NOT BE ALLOWED TO EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.
3. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME DRAW-DOWN DOES NOT OCCUR WITHIN THIRTY-SIX (36) HOURS AFTER THE SEDIMENTATION BASIN HAS EMPTIED.
4. THE BASIN SHOULD BE INSPECTED ANNUALLY AND REPAIRS SHOULD BE MADE IF NECESSARY.

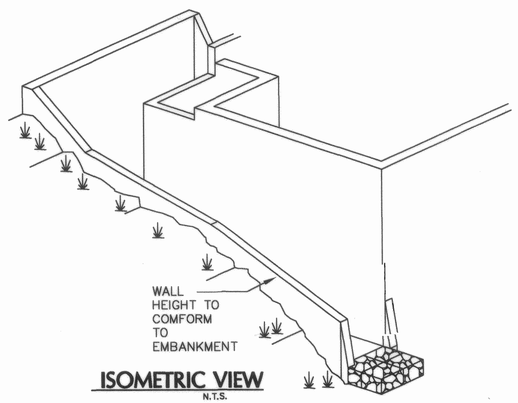
PROPOSED RETAIL DEVELOPMENT
CEDAR PARK, TEXAS
WATER QUALITY POND PROFILE SHEET

CONCRETE OVERFLOW CHANNEL

Section Data

Mannings Coefficient	0.013	
Slope	0.10	ft/ft
Depth	1.50	ft
Bottom Width	3.00	ft
Max Allowable Discharge	134.3	cfs - GOOD





ISOMETRIC VIEW

N.T.S.

STATE OF TEXAS
KEITH SCHAUER
81658
REGISTERED
PROFESSIONAL ENGINEER

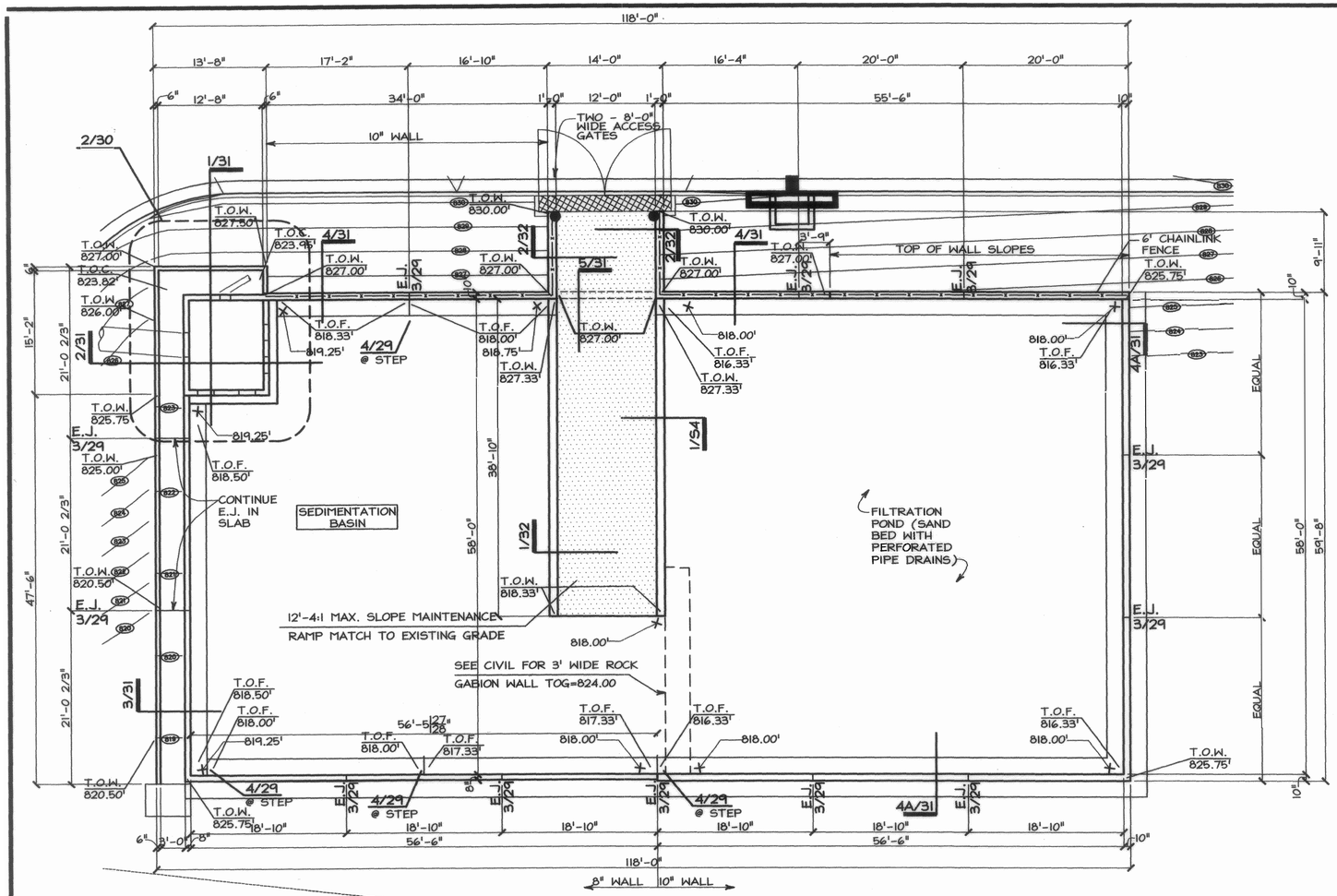
Reviewed for Code Compliance

Scale: AS SHOWN
Date: 09/03/03
Designed by: D&A
Drawn by: D&A
Reviewed by: D&A
Q&A:

SHEET
16
OF 32

Project No.:
029-009

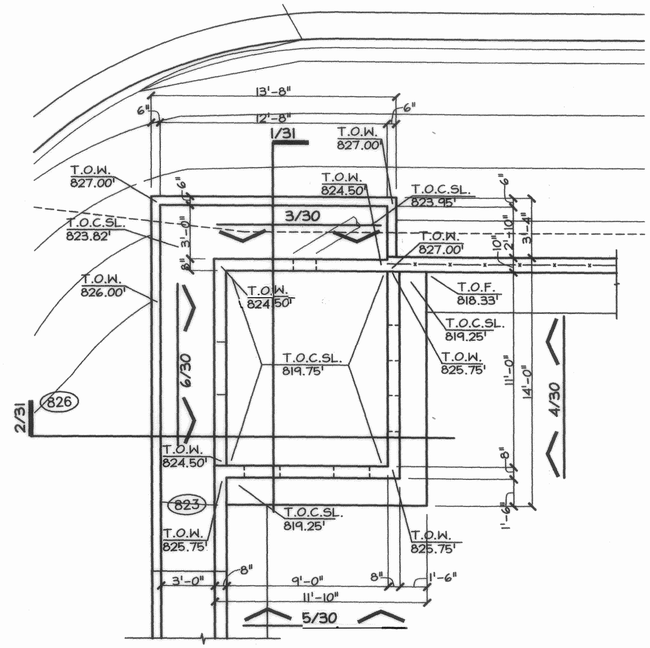
ATTACHMENT C3



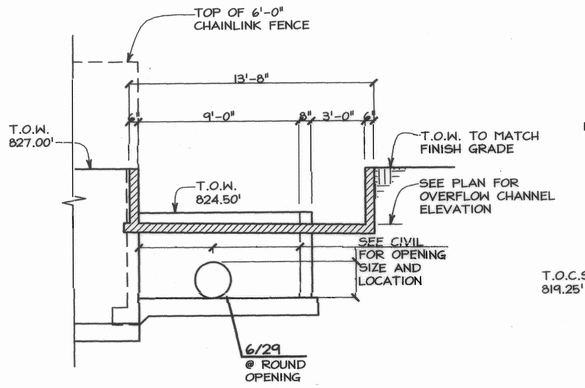
1 DETENTI ON POND PLAN
1/8" = 1'-0"

PLAN NOTES:

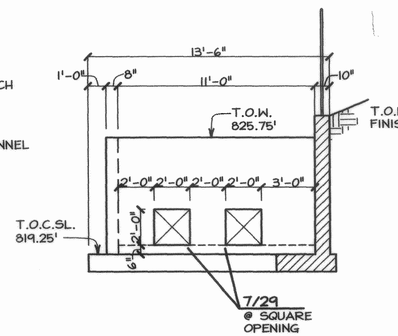
1) RECONFIRM ALL ELEVATIONS AND DIMENSIONS WITH CIVIL PRIOR TO CONSTRUCTION.



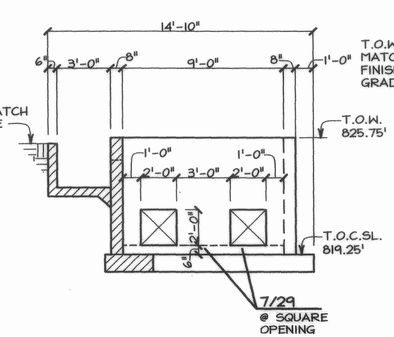
2 PARTIAL DETENTION POND
1/4" = 1'-0"



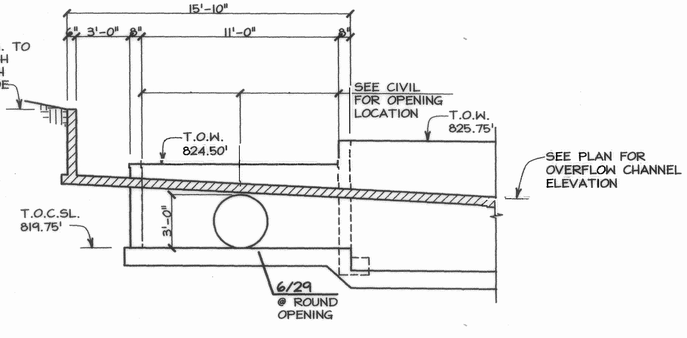
3 WALL ELEVATION
1/4" = 1'-0"



4 WALL ELEVATION
1/4" = 1'-0"



5 WALL ELEVATION
1/4" = 1'-0"



6 WALL ELEVATION
1/4" = 1'-0"

TK CONSULTING ENGINEERS
7621 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
(512) 219-1574 FAX: (512) 219-8189

TRAMMELL CROW

PARMER LANE VILLAGE
CEDAR PARK, TEXAS

STATE OF TEXAS
THOMAS W. KAM
41821
REGISTERED PROFESSIONAL ENGINEER
8.15.03
TK# 0311

Scale: AS SHOWN
Date: 08/15/2003
Designed by: TK
Drawn by: SD
Reviewed by: TK
QA/A:

SHEET 30 OF 32

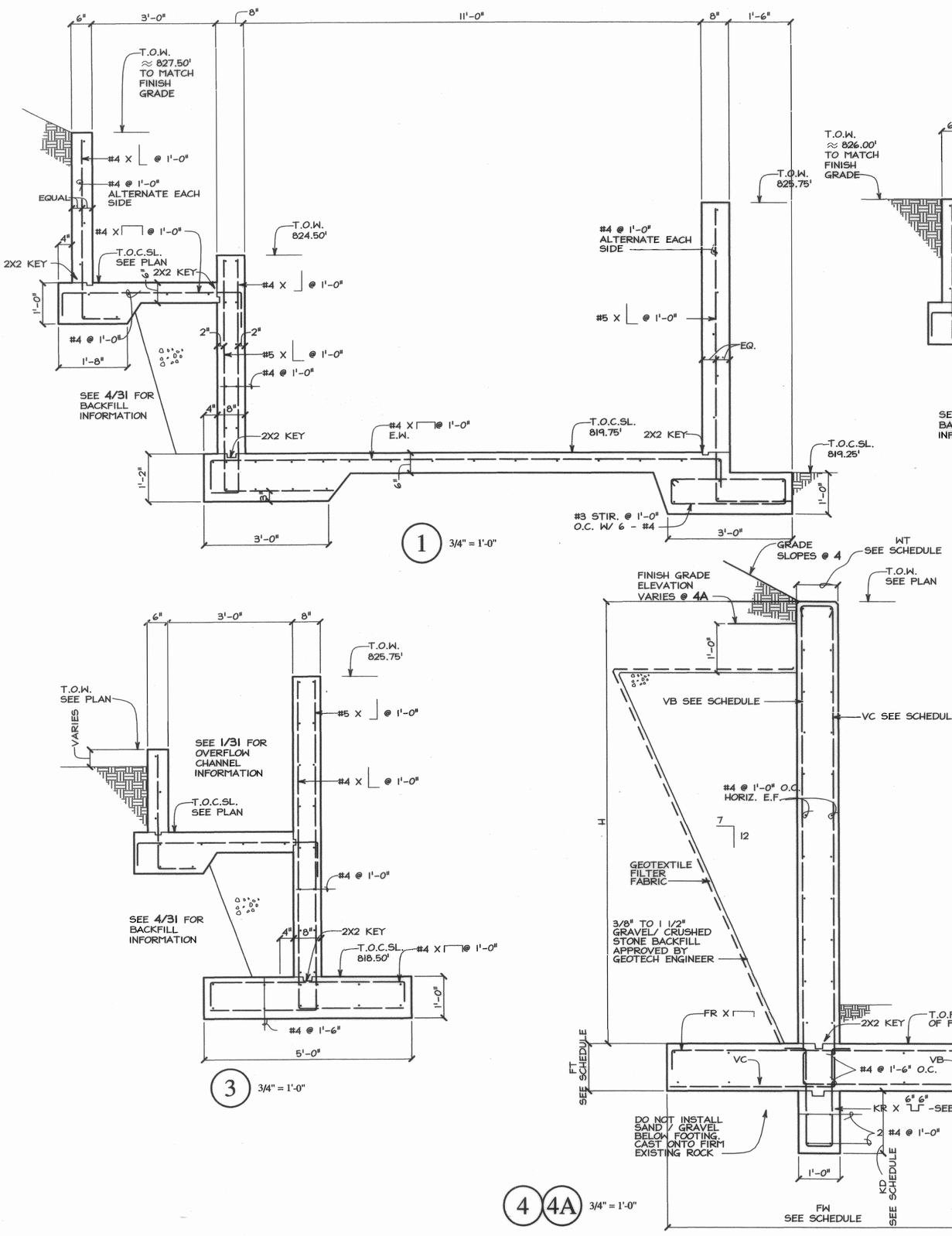
Project No.: 029-009

Reviewed for Code Compliance

Reviewed for Code Compliance

ATTACHMENT C4

ATTACHMENT C5



* SCHEDULE NOTES:

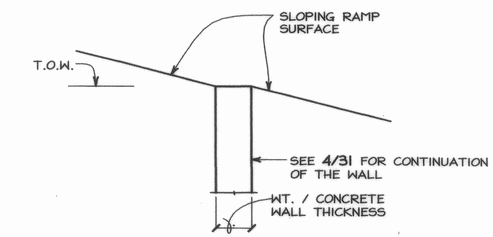
ALTERNATE VERTICAL BARS:

FULL HT. | 5/8 WALL HEIGHT | 3'-0"

TO PRODUCE BAR SPACING SCHEDULED

WALL SCHEDULE

SECTION	(WH) WALL HEIGHT	(WT) WALL THICK	(FW) FOOTING WIDTH	(FT) FOOTING THICKNESS	(KD) KEY DEPTH	(KR) KEY REINFORCEMENT	(VB) WALL/ FOOTING REINFORCEMENT	(FR) TOP FOOTING REINFORCEMENT	(VC) WALL REINFORCEMENT
4/31	8'-6" TO 11'-0"	1'-0"	8'-6"	1'-3"	2'-6"	#5 @ 10" O.C.	#6 @ 7" O.C.*	#5 @ 10" O.C.	#5 @ 1'-0" O.C.
4A/31	6'-1" TO 8'-6"	10"	5'-8"	1'-3"	1'-6"	#4 @ 1'-0" O.C.	#5 @ 1'-0" O.C.	#5 @ 1'-0" O.C.	#6 @ 1'-0" O.C.
4A/31	8'-7" TO 10'-0"	10"	6'-8"	1'-3"	2'-0"	#4 @ 1'-0" O.C.	#6 @ 1'-0" O.C.	#5 @ 1'-0" O.C.	#6 @ 9" O.C.*



5 3/4" = 1'-0"

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AUSTIN, TEXAS 78759
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TRAMMELL CROW

PARMER LANE VILLAGE
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STATE OF TEXAS
THOMAS W. KAN
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REGISTERED PROFESSIONAL ENGINEER
TK# 03117

Scale: AS SHOWN
Date: 08/15/2003
Designed by: TK
Drawn by: SD
Reviewed by: TK
QA/A:

SHEET 31 OF 32

Project No.: 025-009

Reviewed for Code Compliance

ATTACHMENT C6

1010: REINFORCEMENT MATERIAL HANDLING & STORAGE

1] UPON ARRIVAL AT SITE, THE GEOGRID SHOULD BE CHECKED TO ENSURE THE PROPER MATERIAL (STRENGTH) IS RECEIVED.

2] FOR EASE OF INSTALLATION, THE MATERIAL SHOULD BE STORED ABOVE -10 F DURING WINTER MONTHS.

3] CARE SHOULD BE TAKEN TO PREVENT MUD, WET CEMENT, EPOXY, AND LIKE MATERIALS, WHICH MAY PERMANENTLY AFFIX THEMSELVES TO THE GRIDWORK, FROM COMING IN CONTACT WITH THE GEOGRID.

4] THE ROLLED MATERIAL MAY BE LAID FLAT FOR STORAGE AND SHOULD BE COVERED WITH A LIGHT COLORED TARPULIN TO PREVENT LONG TERM EXPOSURE TO SUNLIGHT.

1020: REINFORCEMENT MATERIAL SPECIFICATIONS

1] THE GEOGRID SHALL BE COMPOSED OF POLYESTER YARN ENCAPSULATED IN A PROTECTIVE COATING. THE POLYESTER YARNS SHALL BE JOINED BY KNITTING OR ULTRASONIC WELDING AT EVENLY SPACED JUNCTIONS TO FORM A MINIMUM APERTURE DIMENSION OF 0.8 INCH.

2] THE GEOGRID SHOULD POSSESS TENSION AND CREEP CHARACTERISTICS EQUAL TO GEOGRID TYPE 3T, 5T OR 10T AS MANUFACTURED BY MIRAFI, INC.

1030: REINFORCEMENT PLACEMENT

1] PRIOR TO PLACING THE FOOTING AND WALL REINFORCEMENT, THE EXCAVATION SHALL BE CLEANED OF ALL EXCESS MATERIAL, CHECKED BY A QUALIFIED GEOTECHNICAL ENGINEER OR THE STRUCTURAL ENGINEER OF RECORD AND THEN PROOFROLLED.

2] THE REINFORCEMENT SHALL BE ROLLED OUT, CUT TO LENGTH, AND LAID AT THE PROPER ELEVATION, LOCATION, AND ORIENTATION AS SHWN ON THE CONTRACT DRAWINGS. ORIENTATION OF THE REINFORCEMENT IS OF EXTREME IMPORTANCE SINCE GEOGRIDS VARY IN STRENGTH WITH ROLL DIRECTION. THE ROLL DIRECTION OF MIRAGRID SHOULD BE LAID IN THE DIRECTION OF MAIN REINFORCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT ORIENTATION.

3] REINFORCEMENT SHOULD BE PLACED COINCIDENT WITH THE COMPACTION LIFT NEAREST THE DESIGN ELEVATION ON THE DRAWING. NO PARTIAL OR HALF-LIFT THICKNESS ARE REQUIRED. GEOGRIDS CAN BE PLACED DIRECTLY ON THE EXISTING FILL SURFACE. NO SPECIAL SURFACE TREATMENT, LEVELING OR SMOOTHING, IS REQUIRED. IF A SHEEPSFOOT ROLLER IS UTILIZED, THE IMPRINTS ARE AN ACCEPTABLE SURFACE FOR REINFORCEMENT PLACEMENT.

4] AFTER BEING ROLLED OUT, THE REINFORCING MATERIAL SHALL BE TENSIONED BY HAND UNTIL IT IS TAUT, FREE OF WRINKLES, AND LYING FLAT. OVERLAPS AS SHOWN ON THE DRAWINGS SHALL BE MAINTAINED. NO OVERLAPS WILL BE ALLOWED IN THE DIRECTION OF STRENGTH. ADJACENT ROLL WIDTHS SHOULD OVERLAP A MINIMUM OF 4 INCHES. MECHANICAL CONNECTIONS BETWEEN ADJACENT ROLLS CAN BE MADE AT THIS TIME, IF REQUIRED. CERTAIN FILL PROPERTIES, FILL PLACEMENT PROCEDURES, AND/OR WEATHER CONDITIONS MAY REQUIRE THE REINFORCEMENT TO BE HELD IN PLACE BY STAPLES, PINS, SAND BAGS, OR FILL, AS DIRECTED BY THE ENGINEER.

5] THE REINFORCING MATERIAL SHALL BE CUT TO LENGTH AS SHOWN ON THE CONTRACT DRAWINGS. A RAZOR BLADE, SCISSORS, OR SHARP KNIFE ARE ACCEPTABLE INSTRUMENTS TO CUT THE MATERIAL. SHOULD IT BE NECESSARY TO SECTION A ROLL WIDTH, A HIGH SPEED, ABRASIVE SAW OR VIBRATING KNIFE EDGE IS ACCEPTABLE.

1040: BACKFILL MATERIAL

1] ALL BACKFILL MATERIAL SHALL BE FREE OF ALL ORGANIC MATERIAL.

2] FLEXIBLE ROAD BASE MATERIAL SHALL CONFORM TO CITY SPECIFICATION #210.

3] BACKFILL SHALL BE PLACED AT 6" INTERVALS AND COMPACTED. REFER TO SECTION 1050 FOR ADDITIONAL BACKFILLING REQUIREMENTS.

4] FILL FOR BLOCKS AND IMMEDIATELY BEHIND BLOCKS SHALL BE "PEA GRAVEL", (ROUNDED RIVER ROCK) IN CONFORMANCE WITH CITY SPECIFICATION 510.2 (5).

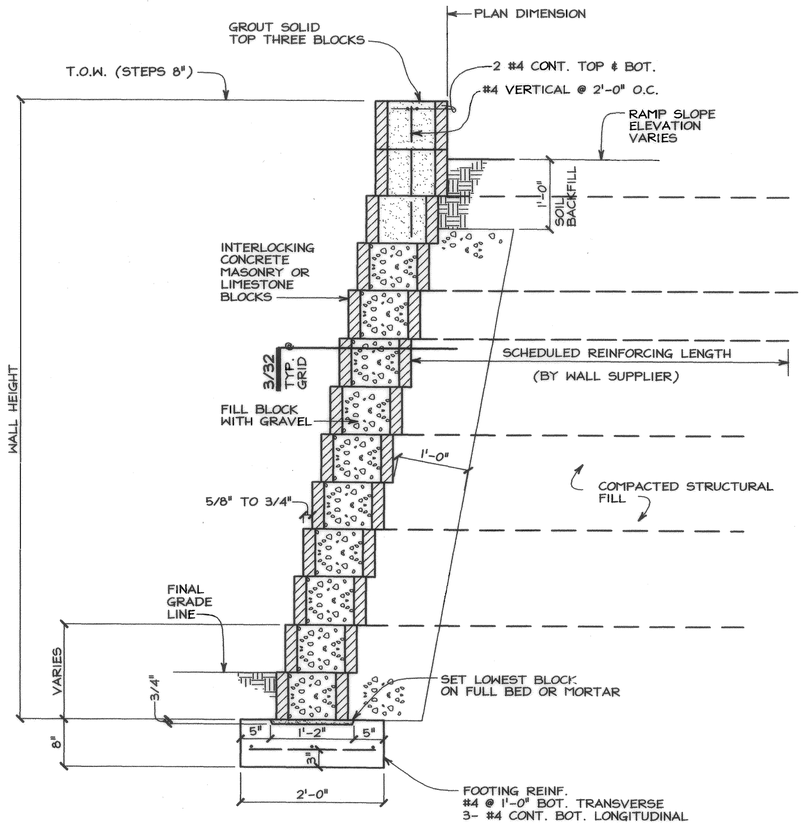
1050: PLACEMENT OF FILL & COMPACTION OVER REINFORCEMENT

1] EXTREME CARE SHALL BE TAKEN TO PREVENT WRINKLE DEVELOPMENT AND/OR SLIPPAGE OF REINFORCEMENT DURING FILL PLACEMENT AND SPREADING. WHEN PRACTICAL, FILL IS TO BE PLACED IN THE DIRECTION IN WHICH THE REINFORCEMENT IS ROLLED OUT, TO AID TENSIONING. HOWEVER, IF FILL MUST BE PLACED TRANSVERSE TO THE ROLL LENGTH DIRECTION, SLIGHT (4-INCH) OVERLAPS BETWEEN ROLL WIDTHS WITH THE TOP PIECE OF REINFORCEMENT BEING THE FIRST TO RECEIVE FILL, WILL PREVENT PERMANENT FOLDING OF REINFORCEMENT.

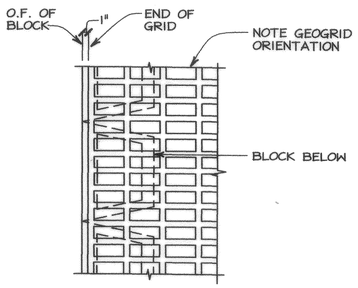
2] RUBBER-TIRED EQUIPMENT IS ALLOWED TO PASS OVER BARE REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH, AND WITHOUT SUDDEN BRAKING. TRACK EQUIPMENT SHALL NOT BE ALLOWED ONTO BARE REINFORCEMENT. TO AVOID DAMAGING THE REINFORCEMENT, THERE MUST BE A MINIMUM OF SIX INCHES OF FILL ON TOP OF THE REINFORCEMENT BEFORE TRACKED EQUIPMENT CAN BE OPERATED.

3] FILL BELOW PAVING SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 WITH THE MOISTURE CONTENT WITHIN 3% OF OPTIMUM.

4] FILL BELOW NON-PAVED AREAS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 WITH THE MOISTURE CONTENT WITHIN 5% OF OPTIMUM.

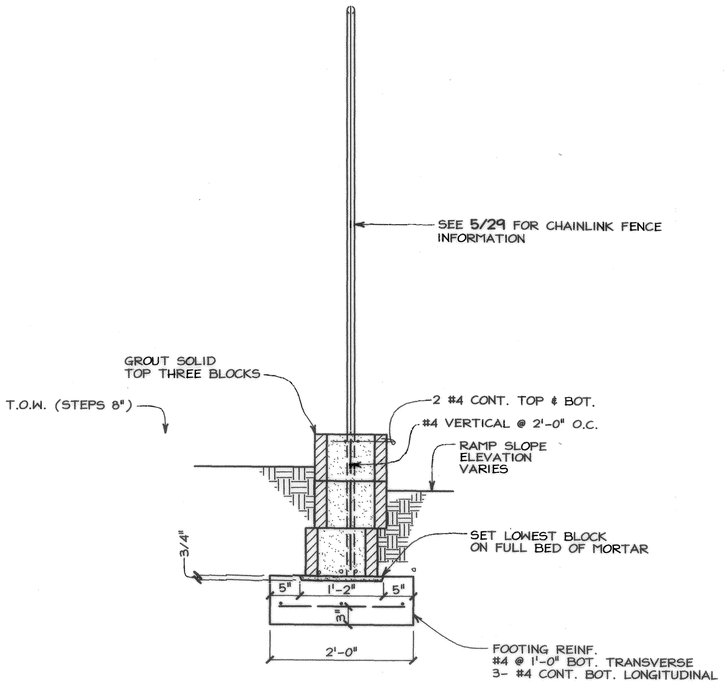


1 RAMP WALL SECTION



PLAN VIEW

3 1" = 1'-0"



2 RAMP WALL SECTION

TK CONSULTING ENGINEERS
7621 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
(512) 219-1574 FAX: (512) 219-8189

TRAMMELL CROW

PARMER LANE VILLAGE
CEDAR PARK, TEXAS

STATE OF TEXAS
THOMAS W. KAM
41821
REGISTERED PROFESSIONAL ENGINEER
8-15-03
TK# 03117

Scale: AS SHOWN
Date: 08/15/2003
Designed by: TK
Drawn by: SD
Reviewed by: TK
QA/A:

SHEET 32 OF 32

Project No.: 029-009

Reviewed for Code Compliance
Reviewed for Code Compliance

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: Diane Bernal

Date: 04/23/2024

Signature of Customer/Agent:

Regulated Entity Name: Parmer Lane Village

Project Information

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

   Contact Person: Morteza Shafinury
   Entity: N/A
   Mailing Address: PO Box 270152
   City, State: Corpus Christi Zip: 78427-0152
   Telephone: 361-765-0030 Fax: N/A
   Email Address: yshafinury@gmail.com

5. Agent/Representative (If any):

Contact Person: Diane Bernal
Entity: DB Land Consulting LLC
Mailing Address: 11917 Oak Knoll Dr., Ste. C
City, State: Austin, Texas Zip: 78759
Telephone: 512-215-1433 Fax: N/A
Email Address: dianejbernal@gmail.com

6. Project Location:

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

Approximately 715 feet east of FM 1431 (E Whitestone Blvd.) and FM 734 (Parmer Lane), Cedar Park Texas (is currently an abandoned Sonic)

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): 0.923 Acres

Total disturbed area: 0.923 Acres

14. Estimated projected population: 0

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	19,136	÷ 43,560 =	0.439
Parking	6,355	÷ 43,560 =	0.146
Other paved surfaces	1,692	÷ 43,560 =	0.039
Total Impervious Cover	27,183	÷ 43,560 =	0.624

Total Impervious Cover 0.624 **÷ Total Acreage** 0.923 **X 100 =** 67.61**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek Regional Wastewater (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" = 40'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firmette 48491C0470F Dated 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.

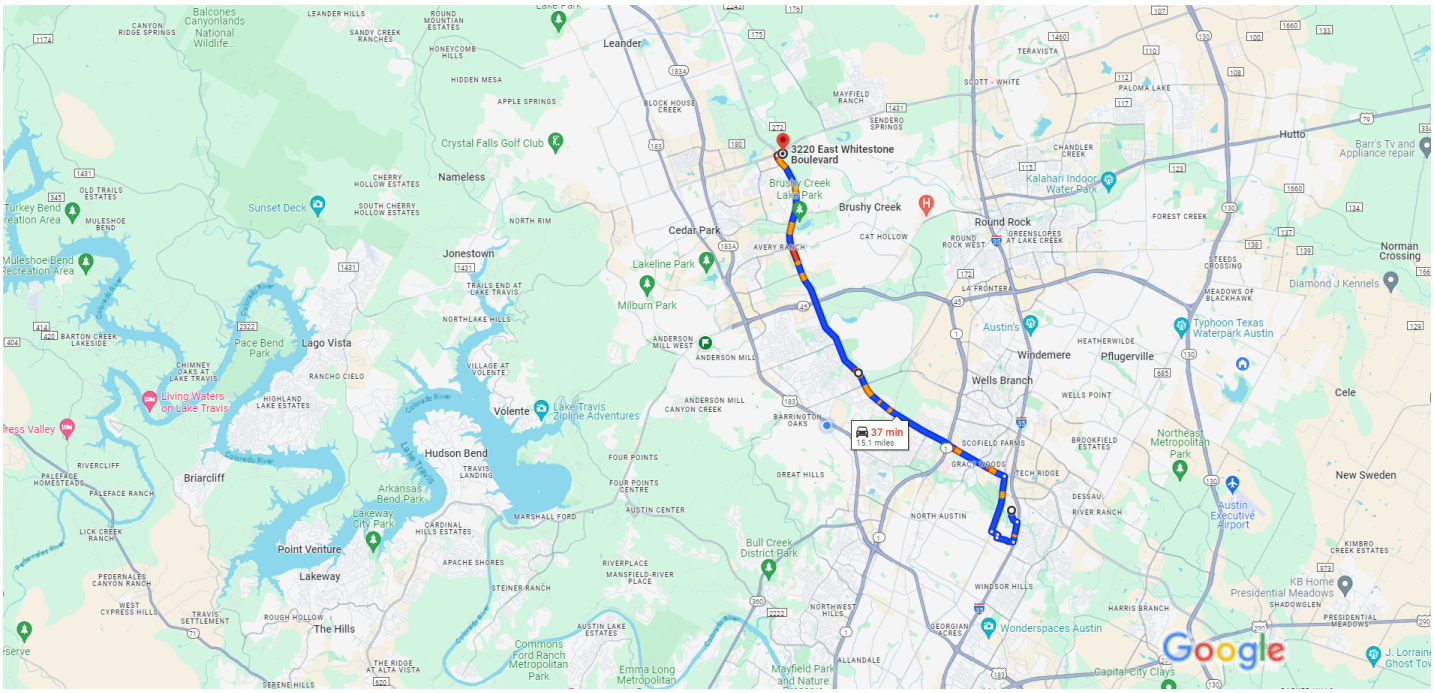
☐ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A

Google Maps

12100 Park 35 Circle, Austin, TX to 3220 E Whitestone Blvd, Cedar Park, TX 78613

Drive 15.1 miles, 37 min



Map data ©2024 Google 2 mi

12100 Park 35 Circle, Austin, TX

Take Park 35 Cir to S I-35 Frontage Rd

2 min (0.4 mi)

1. Head west toward Park 35 Cir

466 ft

2. Turn right onto Park 35 Cir

0.3 mi

Drive from W Parmer Ln to Cedar Park

27 min (14.6 mi)

3. Use the right lane to turn right onto S I-35 Frontage Rd

0.5 mi

4. Turn right onto Covington Dr E

0.5 mi

5. Turn right onto Hornsby St

0.1 mi

6. Continue straight onto W Caddo St

0.2 mi

7. Turn right onto TX-275 Loop N/N Lamar Blvd

1.6 mi

8. Use the left 2 lanes to turn left onto W Parmer Ln

Pass by Taco Bell (on the right in 8.1 mi)

11.6 mi

9. Turn right onto E Whitestone Blvd

0.2 mi

Drive to your destination

55 sec (0.1 mi)

10. Turn right

144 ft

11. Turn left

292 ft

12. Turn left

Destination will be on the left

75 ft

3220 E Whitestone Blvd

3220 E Whitestone Blvd, Cedar F

Show search results for 3220 E White...

FM 1431 / E. Whitestone Blvd.

SITE LOCATION

Edwards Aquifer Contributing Zone

FM 734 / Parmer Lane

100 200ft

75 30.536 Degrees

ATTACHMENT B
USGS QUADRANGLE MAP

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LEANDER QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

Edwards Aquifer Recharge Zone

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone

Edwards Aquifer Recharge Zone

SITE LOCATION

FM 1431 / E WHITESTONE BLVD

FM 734 / PARMER LN

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1962. Field checked 1963. Revised from aerial photographs taken 1985. Field checked 1986. Map edited 1987

Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 17 meters south and 28 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence line

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light-blue pattern are subject to controlled inundation

UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF MAP DIAGRAM IS APPROXIMATE

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

3097–321

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route U. S. Route State Route

LEANDER, TEX.
30097–E7–TF–024
1987
DMA 6445 III SE–SERIES V882

ISBN 0-607-51609-7
9 780607 516098

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective May 1985

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

Project Information
Attachment C
(TCEQ-10257)

Project Description

History / Existing Development

The proposed project known as the Parmer Village West, located the southeast corner of FM 734 (Parmer Lane) and FM 1431 (E. Whitestone Blvd.) in Cedar Park, Texas as shown in attachment A & B of this application.

The completed project encompassed 11.314 acres of site area with actual development and land disturbed found within 6.28 acres. Development included fuel sales with retail building (c-store), additional retail, pharmacy, drive thru and restaurant. Runoff from the site was routed through a sedimentation / filtration pond built and constructed with this development. Construction activities were completed in 2004 following approval of the Contributing Zone Plan application and City of Cedar Park review of this site. The site has since changed ownership and the new ownership is an individual. The change is responsibility (TCEQ F-10263) is included with this attachment for reference.

Proposed Development

A proposal and permit application to demolish the Sonic Restaurant that was originally constructed within Lot 4 of the Parmer Village West Subdivision to be replaced with an indoor tennis training facility are under way with a review submitted into the City of Cedar Park for both site development and building permit. The proposed impervious cover is a net change of 780 SF less than what was originally constructed for the Sonic Restaurant. The existing impervious cover for the Sonic Restaurant was 27,963 SF and the proposed impervious cover for the new tennis facility is 27,183 SF. The total site of this project is 0.923acres (40,206SF) and the area of disturbance for this re-development is acres (27,183SF). The total area of disturbance for this re-development is 0.624 acres (40,206SF) or 67.81% IC. This information can also be found on the proposed drainage area map, sheet 11 and accompanying engineering report.

Types of erosion controls will be in accordance with the City of Austin Development Code as per direction by the City of Cedar Park and their adoption of the Austin Environmental Criteria Manuel. Erosion control details can be found on the construction plan details sheet 24 and the erosion control plan can be found on sheet 8.

The proposed re-development of Lot 4 will utilize the existing partial sand filtration and sedimentation system reviewed and approved and constructed under the Parmer Lane Village CZP approval under EAPP File No. 03062403 and City of Cedar Park permit SD-03-00025. The site falls also within the area studied by the Silverado Drainage Master Plan prepared by Tuner, Collie & Braden (approved by the City of Cedar Park in September of 2001) and is within the area noted as undetained sub-watersheds. No on-site detention is proposed with the project. Drainage Area Maps for existing conditions and proposed conditions are included with this submission. The pond plan from the original approved Parmer Lane Village is included with this application and is showing a proposed modification to the splitter box as included on the Top Spin Construction Plan sheet 27 (reference sheet 30 of 32 for the Parmer Lane Village, SD-03-00025). A modification to the existing splitter box is proposed with this development in order to pass the new design storm as defined with ATLAS-14 without overtopping as seen on sheet 27.

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

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

Customer: William B. Pohl

Regulated Entity Name: Parmer Lane Village

Site Address: 3220 E. Whitestone Blvd (E Whitestone Blvd and Parmer Lane)

City, Texas, Zip: Cedar Park, Texas 78613

County: Williamson County

Approval Letter Date: August 15, 2003

BMPs for the project: Sedimentation / Filtration

New Responsible Party: Shafinury Morteza

Name of contact: Shafinury Morteza

Mailing Address: P.O. Box 270152

City, State: Corpus Christi, Texas Zip: 78427-0152

Telephone: 361-765-0030 FAX: N/A

Signature of New Responsible Party

06/17/2024
Date

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

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

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

CONTRIBUTING ZONE PLAN
Attachments
(TQEQ-10257)

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

The proposed development may include factors that could affect storm and ground water quality:

- Disturbance of vegetated areas.
- Construction spoils
- Leaking oil from parked vehicles.
- Loss of vegetative ground cover due to inadequate watering or mismanagement.
- Over fertilizing vegetative areas.
- The use of roads by automotive traffic and subsequent oil / grease pollutants from normal use.
- The accidental or improper discharge of the following:
  a. Concrete
  b. Cleaning solvents
  c. Detergents
  d. Petroleum based products
  e. Paints
  f. Paint solvents
  g. Acids
  h. Concrete additives
  i. Portable restrooms

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

For the character and volume of the stormwater run-off, please see the accompanying Engineer's analysis.

ATTACHMENT F – SUITABILITY LETTER FROM AUTHORIZED AGENT

This attachment is not applicable to this project as it is tying into an existing sewage collection system from the City of Cedar Park.

ATTACHMENT G – ALTERNATIVE SECONDARY CONTAINMENT METHODS

This attachment is not applicable to this project is not proposing secondary containment methods.

ATTACHMENT H – AST CONTAINMENT STRUCTURE DRAWINGS

This attachment is not applicable to this project is not proposing AST containment structures.

ATTACHMENT I – 20% OR LESS IMPERVIOUS COVER WAIVER

This attachment is not applicable to this project is not requesting a waiver and the site will not be used for multi-family residential developments, schools or small business sites.

ATTACHMENT J – BMPs FOR UPGRADIENT STORMWATER

The Top Spin Tennis Training Facility will have no surface water, ground water, or stormwater that would originate upgradiant from the site.

ATTACHMENT K – BMPs FOR ON-SITE STORMWATER

Water quality pond. There is off-site stormwater quality control utilized for this site as it is a part of a larger development. Water quality ponds are often perceived as a positive aesthetic element in a community and offer significant opportunity for creative pond configuration and landscape design. In this case, a partial sand filtration pond is constructed with the existing Parmer Lane Village site development. Run-off from this site will be discharged to an unnamed branch of Brushy Creek after it has been routed through the sedimentation / filtration pond. Rock rip rap is placed at the point of discharge of the pond to prevent velocity in excess of six feet per second and downstream erosion.

ATTACHMENT L – BMPs FOR SURFACE STREAMS

Sand Filter Systems. Sand filters consist of basins that capture stormwater runoff and then filter the runoff through a bed of sand in the floor of the facility. These facilities were installed at grade to facilitate drying out of the sand between storm events. The objective of sand filters is to remove sediment and the pollutants from the first flush of pavement and impervious area runoff. The filtration of nutrients, organics, and coliform bacteria is enhanced by a mat of bacterial slime that develops during normal operations. (Young et al., 1996).

ATTACHMENT M – CONSTRUCTION PLANS

Spin Tennis Training Facility construction plans are included with this application for review.

SITE DEVELOPMENT PERMIT PLANS

FOR

TOP SPIN ACADEMY
INDOOR TENNIS FACILITY

3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

A 0.923 AC. GENERAL BUSINESS CONSISTING OF AN INDOOR TENNIS PRACTICE FACILITY AT 19,136 SF

OWNER/
DEVELOPER:

PRAVEEN THADAKAM
TOPSPIN TENNIS ACADEMY LLC
109 GROESBECK LANE
LEANDER TX 78641

ARCHITECT:

COL–LAB STUDIO
STEFI SANTACRUZ
STEFI@COL–LABSTUDIO.COM
(C) 915.245.7624
WWW.COL–LABSTUDIO.COM

SURVEYOR:

DELTA LAND SURVEYING
2106 LIVE OAK CIRCLE
ROUND ROUCK, TEXAS 78683
512–781–9800

CIVIL ENGINEER:

FLAKE ENGINEERING
TRAVIS FLAKE, P.E.
TRAVIS@FLAKEENGINEERING.COM
(512)–468–6248

LANDSCAPE ARCHITECT:

BLAIR LANDSCAPE ARCHITECTURE, LLC
WILL BLAIR, PRESIDENT, PLA, LEED AP
100 CONGRESS AVE, STE 2000,
AUSTIN, TX 78701
WILL@BLAIRLA.COM
(512) 522–8998

Site Data Table				
Total Site Area	40,206	SF	0.923	AC.
Zoning	GB: GENERAL BUSINESS			
Proposed Use	INDOOR SPORTS TRAINING FACILITY			
Gross Floor Area (Commercial)	19,136	SF		
Total Gross Floor Area	19,136	SF		
Building Coverage	19,136	SF	48%	
Impervious Cover	27,183	SF	68%	
Floor-To-Area Ratio (FAR)	0.48			
Building Height (Commercial)	32'-11 3/16"		1	story
Building Type	Type IIB			
Foundation Type and Finished Floor Elevation	Slab on grade		834.4	FFE

FLOODPLAIN INFORMATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF CEDAR PARK, TEXAS, MAP NO. 48491C0470F, EFFECTIVE DATED 12/20/2019. A PORTION OF THE PROJECT SITE IS NOT LOCATED WITHIN THE 100–YEAR FLOODPLAIN.

EDWARDS AQUIFER INFORMATION:

THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

TCEQ EDWARD AQUIFER PROTECTION PROGRAM ID NO. 03062403

TABS REGISTRATION NUMBER:

TABS2024011317

LIST OF CONTACTS

WATER SERVICE PROVIDED BY:
CITY OF CEDAR PARK
ENGINEERING DEPT.
450 CYPRESS CREEK ROAD, BLDG.1 CEDAR PARK,
TEXAS 78613 PH: (512) 401–5000

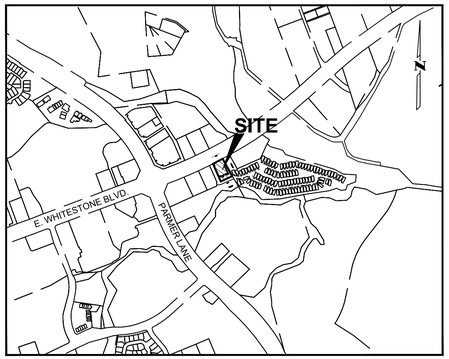
WASTE WATER SERVICE PROVIDED BY:
CITY OF CEDAR PARK
ENGINEERING DEPT.
450 CYPRESS CREEK ROAD, BLDG.1 CEDAR PARK,
TEXAS 78613 PH: (512) 401–5000

ELECTRIC SERVICE BY:
PEDERNALES ELECTRIC COOP,
1949 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
PH. (512) –331–8683

BUILDING INSPECTIONS DEPARTMENT
CITY OF CEDAR PARK
450 CYPRESS CREEK ROAD, BLDG.1 CEDAR PARK,
TEXAS 78613 PH: (512) 401–5100

STORM SEWER
CITY OF CEDAR PARK
ENGINEERING DEPT.
450 CYPRESS CREEK ROAD, BLDG.1 CEDAR PARK,
TEXAS 78613 PH: (512) 401–5000

FIRE DEPARTMENT
CITY OF CEDAR PARK
LIEUTENANT PAT FLYNN
450 CYPRESS CREEK ROAD, BLDG.1 CEDAR PARK,
TEXAS 78613 PH: (512) 401–5200



VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION:

S8383 – Parmer Lane Village Sub, BLOCK A,
Lot 4, ACRES 0.923

CEDAR PARK

REVIEWED FOR CODE COMPLIANCE
SIGNATURE REQUIRED FROM ALL DEPARTMENTS

PLANNING:_____ DATE:_____

ENGINEERING SERVICES:_____ DATE:_____

INDUSTRIAL PRETREATMENT:_____ DATE:_____

FIRE PREVENTION:_____ DATE:_____

LANDSCAPE PLANNER:_____ DATE:_____

ADDRESSING:_____ DATE:_____

SITE DEVELOPMENT PERMIT NUMBER:_____

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.) %	CITY OF CEDAR PARK APPROVAL–DATE	DATE IMAGED

SHEET INDEX

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, TRAVIS FLAKE, P.E., DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.

STATE OF TEXAS
Travis Flake
109871
REGISTERED
PROFESSIONAL ENGINEER

6/6/24
DATE

ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER

Note: Per Williamson County Flood Damage Prevention Order, Article 5, section B, (8), Commercial/industrial, and multifamily development must be in accordance with Williamson County Subdivision Regulations, whether platting or not.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL APPROVAL.

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

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

COVER SHEET

STATE OF TEXAS
Travis Flake
109871
REGISTERED
PROFESSIONAL ENGINEER
6/6/24

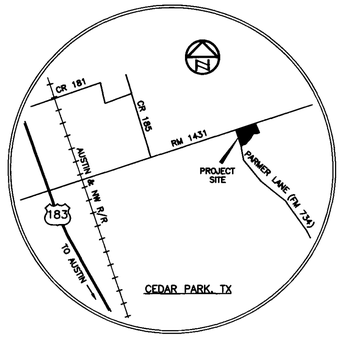
PRO. NO. -

SHEET 1 OF 27

2024-6-SD

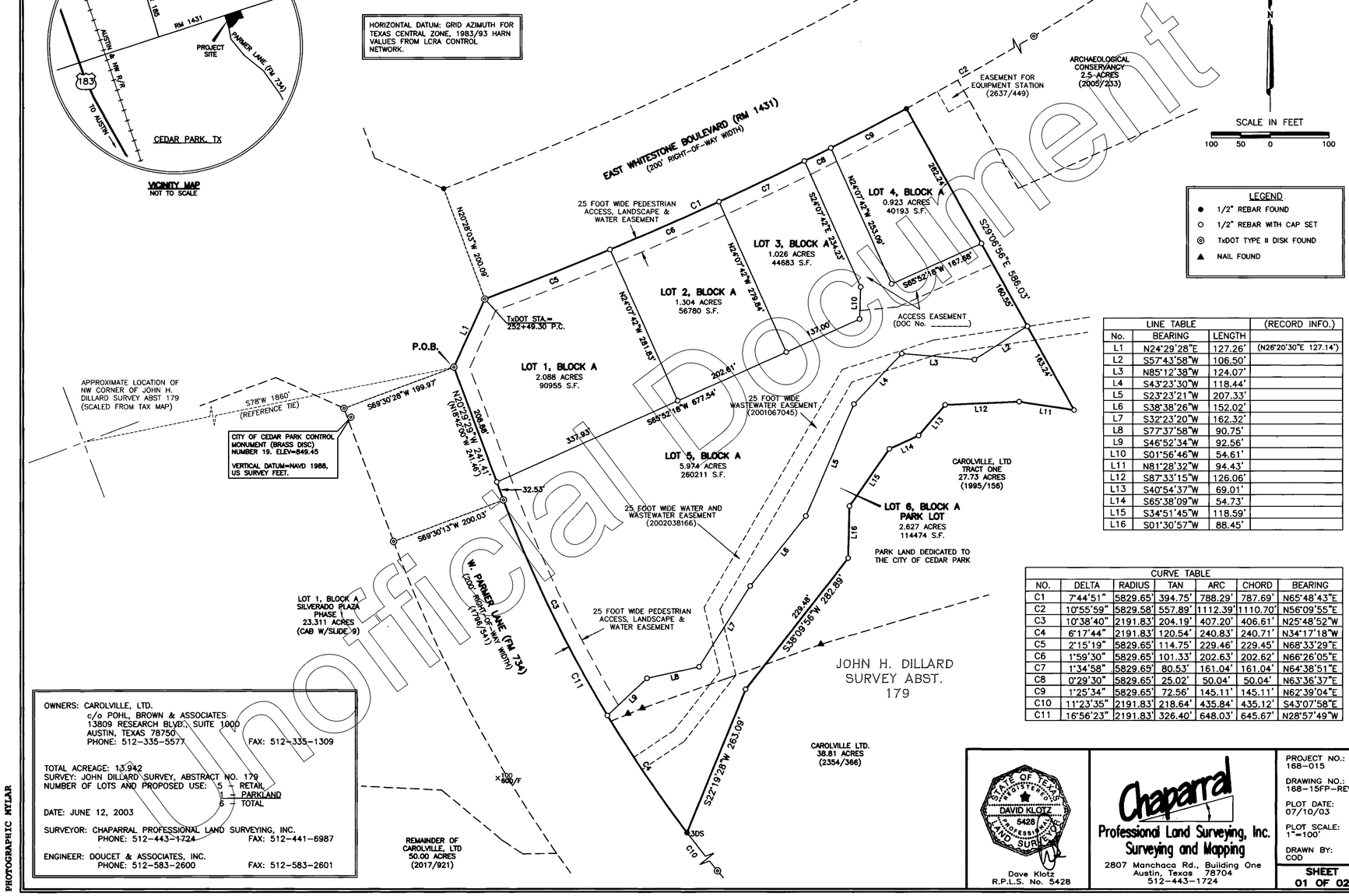
Cabinet X Slide 392 Document # 2003084227

PARMER LANE VILLAGE SUBDIVISION
CITY OF CEDAR PARK



VICINITY MAP
NOT TO SCALE

HORIZONTAL DATUM: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.



LEGEND
- ● 1/2" REBAR FOUND
- ○ 1/2" REBAR WITH CAP SET
- ◎ TxDOT TYPE II DISK FOUND
- ▲ NAIL FOUND

LINE TABLE			(RECORD INFO.)
No.	BEARING	LENGTH	
L1	N24°29'28"E	127.26'	(N26°20'30"E 127.14')
L2	S57°43'58"W	106.50'	
L3	N85°12'38"W	124.07'	
L4	S43°23'30"W	118.44'	
L5	S23°23'21"W	207.33'	
L6	S38°38'26"W	152.02'	
L7	S32°23'20"W	162.32'	
L8	S77°37'58"W	90.75'	
L9	S46°52'34"W	92.56'	
L10	S01°56'46"W	54.61'	
L11	N81°28'32"W	94.43'	
L12	S87°33'15"W	126.06'	
L13	S40°54'37"W	69.01'	
L14	S65°38'09"W	54.73'	
L15	S34°51'45"W	118.59'	
L16	S01°30'57"W	88.45'	

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	7°44'51"	5829.65'	394.75'	788.29'	787.69'	N65°48'43"E
C2	10°55'59"	5829.58'	557.89'	1112.39'	1110.70'	N56°09'55"E
C3	10°38'40"	2191.83'	204.19'	407.20'	406.61'	N25°48'52"W
C4	6°17'44"	2191.83'	120.54'	240.83'	240.71'	N34°17'18"W
C5	2°15'19"	5829.65'	114.75'	229.46'	229.45'	N68°33'29"E
C6	1°59'30"	5829.65'	101.33'	202.63'	202.62'	N66°26'05"E
C7	1°34'58"	5829.65'	80.53'	161.04'	161.04'	N64°38'51"E
C8	0°29'30"	5829.65'	25.02'	50.04'	50.04'	N63°36'37"E
C9	1°25'34"	5829.65'	72.56'	145.11'	145.11'	N62°39'04"E
C10	11°23'35"	2191.83'	218.64'	435.84'	435.12'	S43°07'58"E
C11	16°56'23"	2191.83'	326.40'	648.03'	645.67'	N28°57'49"W

OWNERS: CAROLVILLE, LTD.
c/o POHL, BROWN & ASSOCIATES
13809 RESEARCH BLVD., SUITE 1000
AUSTIN, TEXAS 78750
PHONE: 512-335-5577 FAX: 512-335-1309

TOTAL ACREAGE: 13.942
SURVEY: JOHN DILLARD SURVEY, ABSTRACT NO. 179
NUMBER OF LOTS AND PROPOSED USE: 5 – RETAIL
1 – PARKLAND
6 – TOTAL

DATE: JUNE 12, 2003

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
PHONE: 512-443-1724 FAX: 512-441-6987

ENGINEER: DOUCET & ASSOCIATES, INC.
PHONE: 512-583-2600 FAX: 512-583-2601

PHOTOGRAPHIC MYLAR

STATE OF TEXAS REGISTERED DAVID KLOTZ 5428 PROFESSIONAL LAND SURVEYOR
Dave Klotz
R.P.L.S. No. 5428

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building One
Austin, Texas 78704
512-443-1724

PROJECT NO.: 168-015
DRAWING NO.: 168-15FP-REV
PLOT DATE: 07/10/03
PLOT SCALE: 1"=100'
DRAWN BY: COD

SHEET 01 OF 02

811 Know what's below. Call before you dig.
CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO. | REVISION | DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

FINAL PLAT

STATE OF TEXAS REGISTERED Travis Flake 109871 PROFESSIONAL ENGINEER
6/6/24

PRO. NO. _____-
SHEET 2 OF 27

2024-6-SD

Cabinet X Slide 393

PARMER LANE VILLAGE SUBDIVISION
CITY OF CEDAR PARK

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS: THAT CAROLVILLE, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THAT 13.942 ACRES (607,301 S.F.) OF LAND OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT No. 179, BEING A PORTION OF A 27.73 ACRE TRACT CONVEYED TO CAROLVILLE, LTD., BY SPECIAL WARRANTY DEED DATED JANUARY 1, 1991, RECORDED IN VOLUME 1995, PAGE 156, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 38.81 ACRE TRACT CONVEYED TO CAROLVILLE, LTD., BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 12, 1993, RECORDED IN VOLUME 2354, PAGE 366, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 13.942 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS "PARMER LANE VILLAGE SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, EASEMENTS AND PARK LOTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 16th DAY OF June, 2003, A.D.

OWNER:

CAROLVILLE, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: CAROLVILLE, LTD., A TEXAS LIMITED PARTNERSHIP
ITS: GENERAL PARTNER

BY: _____
NAME: William B. Pohl
TITLE: General Partner

ADDRESS: CAROLVILLE, LTD.
c/o POHL, BROWN & ASSOCIATES
13809 RESEARCH BLVD., SUITE 1000
AUSTIN, TEXAS 78750
ATTN.: WILLIAM B. POHL

STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William B. Pohl, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF June, 2003, A.D.

_____
NOTARY PUBLIC IN AND FOR Travis COUNTY, TEXAS.

Gina M Tingley
PRINTED NAME

MY COMMISSION EXPIRES : _____

GINA M. TINGLEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-22-2005

LIEN HOLDER:

CUMMINGS ENTERPRISES, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: _____
NAME: VEIGH CUMMINGS
ITS: MANAGER

ADDRESS:
CUMMINGS ENTERPRISES
c/o CC INVESTMENTS
722 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032

STATE OF Utah
COUNTY OF Wasatch

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VEIGH CUMMINGS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE LEGAL REPRESENTATIVE OF THE LIEN HOLDER FOR THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF June, 2003, A.D.

Dawna Watkins
NOTARY PUBLIC IN AND FOR Wasatch COUNTY, Utah.

PRINTED NAME: Dawna Watkins
MY COMMISSION EXPIRES : 10/2/2006

NOTARY PUBLIC STATE OF UTAH
My Commission Expires October 02, 2006
DAWNA WATKINS
722 West 100 South Suite #
Heber City Utah 8403

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DAVID KLOTZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT: THIS PLAT COMPLIES WITH CHAPTER 8, ARTICLE 9.300, SECTION 9.306 OF THE CITY CODE OF CEDAR PARK AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY ARE SHOWN HEREON; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYING: _____ 06/13/03
DATE

DAVID KLOTZ,
STATE OF TEXAS #5428
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
2807 MANCHACA ROAD, BUILDING ONE
AUSTIN, TEXAS 78704
PH 512-443-1724

STATE OF TEXAS REGISTERED DAVID KLOTZ 5428 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

NO PORTION OF THIS SUBDIVISION IS WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. #48491C0225 D, FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, DATED NOVEMBER 2, 1995.

ENGINEERING BY: _____ 6/16/03
DATE

J. KEITH SCHAUER, P.E.
STATE OF TEXAS #81658
DOUCET & ASSOCIATES, INC.
7401 B HWY 71 W, STE. 160
AUSTIN, TX 78735
PH 512-583-2600

STATE OF TEXAS J. KEITH SCHAUER 81658 LICENSED PROFESSIONAL ENGINEER

PHOTOGRAPHIC MYLAR

GENERAL NOTES:
1. BASIS OF BEARING: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.)

2. A 1/2 INCH IRON ROD WITH A CAP MARKED "CHAPARRAL BOUNDARY" HAS BEEN SET AT ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE AND TANGENT, EXCEPT AS SHOWN.

3. EASEMENTS OF RECORD ARE SHOWN OR NOTED AS THEY AFFECT THIS TRACT.
ZONING ORDINANCE.

4. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT, IN WHICH CASE THE FIVE (5) FOOT PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

5. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK
6. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.

7. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

8. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

9. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF EAST WHITESTONE BOULEVARD (R.M. 1431) & WEST PARMER LANE (F.M. 734) THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. SIDEWALKS ALONG PARMER LANE AND EAST WHITESTONE BLVD. MUST BE APPROVED BY TxDOT.

10. PHT PAYMENTS PER THE ACCEPTED TRAFFIC IMPACT ANALYSIS STUDY FINAL REPORT FOR THE SILVERADO MASTER PLANNED COMMUNITY, REVISED AUGUST 30, 2001, SHALL BE MADE TO THE CITY OF CEDAR PARK PRIOR TO BUILDING PERMIT ISSUANCE.

11. THE DEVELOPMENT ON THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE RECOMMENDATIONS AND FINDINGS OF THE SILVERADO TIA AS ACCEPTED BY THE CITY, INCLUDING ANY PAYMENT OF FEES TOWARD TRANSPORTATION IMPROVEMENTS, WHICH WILL BE PAID AT THE TIME OF SITE DEVELOPMENT/BUILDING PERMIT OF EACH PHASE. SUCH CONSTRUCTION IMPROVEMENTS DO NOT HAVE TO BE COMPLETED PRIOR TO ISSUANCE OF SITE DEVELOPMENT/BUILDING PERMITS EXCEPT THAT CONSTRUCTION OF POSSIBLE DECELERATION LANES OR SIMILAR TRAFFIC IMPROVEMENTS SPECIFICALLY ASSOCIATED WITH THIS TRACT SHALL BE TIED TO THE ISSUANCE OF PERMITS.

12. DRIVEWAY LOCATIONS ON F.M. 1431 & F.M. 734 SUBJECT TO APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).

13. ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS FROM TIME TO TIME EXISTING WITHIN THE LOTS COVERED BY THIS SUBDIVISION PLAT.

14. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE SILVERADO MASTER PARKLAND AGREEMENT, AS AMENDED FROM TIME TO TIME.

15. THE MASTER TIA FOR THE SILVERADO PROJECTS REQUIRES FISCAL OF 126.26 DOLLARS PER VEHICLE TRIPS PER DAY. FISCAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
16. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.

17. PRIOR TO APPROVAL OF A SITE DEVELOPMENT PERMIT, RECORDED ACCESS EASEMENT(S) SHALL BE PROVIDED TO ASSURE ACCESS THROUGH LOT 5 TO LOTS 1-4 AND TO THE ADJACENT PARCEL TO THE EAST.

18. DRIVEWAY ACCESS IS PROHIBITED FROM LOT1, BLOCK A TO PARMER LANE.

19. DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 1, 2, 3 AND 4 TO E. WHITESTONE BLVD. EXCEPT AS IDENTIFIED BY ACCESS EASEMENT ON THIS PLAT THROUGH LOT 5.

20. THE 6 FOOT CORRIDOR TRAIL SHALL BE BUILT DURING CONSTRUCTION OF THE PLATTED LOT. SETBACKS FOR THE CORRIDOR TRAIL SHALL BE MAINTAINED BY THE PROPERTY OWNER.

21. FUTURE TEMPORARY CONSTRUCTION EASEMENT (TCE) TO BE GRANTED AS NEEDED TO ALLOW EASEMENT: TCE TO REMAIN IN PLACE UNTIL SUCH TIME AS ACCESS ROAD TIE-IN CONSTRUCTION IS COMPLETE.

PUBLIC WORKS DEPARTMENT STANDARD PLAT NOTES
1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. DETENTION WILL NOT BE REQUIRED PER THE MASTER DETENTION STUDY FOR SILVERADO SPRINGS PREPARED BY TURNER, COLLIE & BRADEN INC. APPROVED BY THE CITY OF CEDAR PARK 07/11/2002.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION,

8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.

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

12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

13. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

14. DEVELOPER RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C 0225 D FOR WILLIAMSON COUNTY, EFFECTIVE NOVEMBER 2, 1995.

16. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

17. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. WATER QUALITY FACILITIES WILL BE PROVIDED PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 213, SUBCHAPTER B, "EDWARDS AQUIFER RULES".

18. WASTEWATER AND DRAINAGE FOR LOTS 1 THROUGH 4 WILL BE PROVIDED THROUGH LOT 5. WATER FOR LOTS 1 THROUGH 5 WILL BE PROVIDED FROM THE LINE ACROSS F.M. 1431 OR PARMER LANE.

19. FIRE HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE EQUIPPED WITH A TESTABLE BACKFLOW PREVENTION ASSEMBLY.

20. OWNER OF LOT 5 IS RESPONSIBLE FOR WATER QUALITY POND MAINTENANCE.

LEGAL DESCRIPTION:
A DESCRIPTION OF 13.942 ACRES (607,301 S.F.) OF LAND OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT No. 179, BEING A PORTION OF A 27.73 ACRE TRACT CONVEYED TO CAROLVILLE, LTD., BY SPECIAL WARRANTY DEED DATED JANUARY 1, 1991, RECORDED IN VOLUME 1995, PAGE 156, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 38.81 ACRE TRACT CONVEYED TO CAROLVILLE, LTD., BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 12, 1993, RECORDED IN VOLUME 2354, PAGE 366, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 13.942 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a Texas Department of Transportation (TxDOT) Type II Disk found for a northwest corner of the 27.73 acre tract, being also in the intersecting cutback for the southeast right-of-way line of East Whitestone Boulevard (R.M. 1431) (200' right-of-way width) and the northeast right-of-way line of West Parmer Lane (F.M. 734) (200' right-of-way width) as conveyed by a Donation Deed described in Volume 1796, Page 541 of the Deed Records of Williamson County, Texas, from which a (TxDOT) Type II Disk found bears South 69°30'28" West, a distance of 199.97 feet;

THENCE North 24°29'28" East, with the said cutback, and the northwest line of the 27.73 acre tract, a distance of 127.26 feet to a (TxDOT) Type II Disk found, being also the beginning of a non-tangent curve to the left, from which a 1/2" rebar with cap found bears North 20°28'03" West, a distance of 200.09 feet;

THENCE along the common line of the southeast right-of-way line of East Whitestone Boulevard (R.M. 1431) and the northwest line of the 27.73 acre tract, 788.29 feet along the arc of said curve to the left, having a radius of 5,829.65 feet, and through a central angle of 07°44'51", the chord of which bears North 65°48'43" East, a distance of 787.69 feet, to a 1/2" rebar with cap found for the northeast corner of the herein described tract, from which a (TxDOT) Type II Disk found bears on a chord North 56°09'55" East, a distance of 1110.70 feet;

THENCE leaving the southeast right-of-way line of East Whitestone Boulevard (R.M. 1431), over and across the 27.73 acre tract, for the following nine (9) courses:

1. South 29°06'56" East, a distance of 586.03 feet to a 1/2" rebar with cap set;
2. North 81°28'32" West, a distance of 94.43 feet to a 1/2" rebar with cap set;
3. South 87°33'15" West, a distance of 126.06 feet to a 1/2" rebar with cap set;
4. South 40°54'37" West, a distance of 69.01 feet to a 1/2" rebar with cap set;
5. South 65°38'09" West, a distance of 54.73 feet to a 1/2" rebar with cap set,
6. South 34°51'45" West, a distance of 118.59 feet to a 1/2" rebar with cap set,
7. South 01°30'57" West, a distance of 88.45 feet to a 1/2" rebar with cap set;
8. South 38°09'56" West, passing at 229.48 feet the south line of the 27.73 acre tract, being also the north line of the 38.81 acre tract, continuing over the 38.81 acre tract for a total a distance of 282.89 feet to a 1/2" rebar with cap set;
9. South 22°19'28" West, over and across the 38.81 acre tract, a distance of 263.09 feet to a 1/2" rebar found in the southwest line of the 38.81 acre tract, being also in the northwest right-of-way line of West Parmer Lane (F.M. 734) and the beginning of a non-tangent curve to the right, from which a (TxDOT) Type II Disk found bears on a chord South 43°07'58" East, a distance of 435.12 feet;

THENCE along the northeast right-of-way line of West Parmer Lane (F.M. 734), the southwest line of the 38.81 acre tract, and the southwest line of the 27.73 acre tract 648.03 feet along the arc of said curve to the right, having a radius of 2,191.83 feet, and through a central angle of 16°56'23", the chord of which bears North 25°57'49" West, a distance of 645.67 feet to a (TxDOT) Type II Disk found, from which a (TxDOT) Type II Disk found bears South 69°30'13" West, a distance of 200.03 feet;

THENCE North 20°29'29" West, along the common line of the northeast right-of-way line of West Parmer Lane (F.M. 734) and the southwest line of the 27.73 acre tract, a distance of 241.41 feet to the POINT OF BEGINNING, containing an area of 13.942 acres of land, more or less.

APPROVED THIS THE 15th DAY OF JULY, 2003, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
MICHAEL PEREZ; CHAIRPERSON TERRY DOANE; SECRETARY

I, BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZE AND APPROVE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

APPROVED: _____ ATTEST: _____
BOB YOUNG, MAYOR
CITY OF CEDAR PARK, TX.
LEANN M. QUINN, CITY SECRETARY
CITY OF CEDAR PARK, TX.

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 THIS THE 26th DAY OF August 2003, A.D., AT 4:13 O'CLOCK P.M., AND DULY RECORDED THIS THE 28th DAY OF August 2003, A.D., AT 1:37 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET X, SLIDES 392 and 393.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

_____
BY: DEPUTY

COUNTY COURT WILLIAMSON COUNTY, TEXAS

PLOT DATE
06-13-03

SHEET
02 OF 02

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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

NO. | REVISION | DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

FINAL PLAT

STATE OF TEXAS Travis Flake 109871 REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 3 OF 27

2024-6-SD

Construction Notes for Subdivisions & Site Plans City of Cedar Park
Revised April 2, 2024

General Notes:

1.General Contractor shall call for all utility locates prior to any construction. Contractor shalldelineate areas of excavation using white paint (white lining) in accordance with 16 TAC 18.3.Water & wastewater owned by the City of Cedar Park can be located by calling Texas 811 at 1-800-344-8377. Allow three business days for utility locates by the City of Cedar Park.

2.All construction shall be in accordance with the latest City of Austin Standard Specifications. Cityof Austin standards shall be used unless otherwise noted.

3.Design procedures shall be in general compliance with the City of Austin Drainage CriteriaManual. All variances to the manual are listed below: <enter here>

4.Benchmarks should be tied to the City of Cedar Park benchmarks and be correctly "geo- referenced" to state plane coordinates. A list of the City's benchmarks can be found at:http://www.cedarparktexas.gov/index.aspx?page=793.

5.Prior to issuance of a certificate of occupancy for a site development permit, the right of waybetween the property line and edge of pavement / back of curb shall be revegetated accordingto COA specification 602S and 606S. Prior to City acceptance of subdivision improvements allgraded and disturbed areas shall be re-vegetated in accordance with the City of AustinSpecification Item #604 native seeding unless non- native is specifically approved.

6.The Contractor shall provide the City of Cedar Park copies of all test results prior to acceptanceof subdivision improvements.

7.City, owner, engineer, contractor, representatives of all utility companies, and a representativefrom the testing lab shall attend pre-construction conference prior to start of construction. Thecontractor shall schedule the meeting with the City of Cedar Park Engineering Department aminimum of 48 hours prior to this pre-construction meeting (512-401-5000). Final constructionplans shall be delivered to Engineering a minimum of seven business days prior to requesting apre-construction meeting.

8.Excess soil shall be removed at the contractor's expense. Notify the City of Cedar Park if thedisposal site is inside the City's jurisdictional boundaries.

9.Burning is prohibited.

10.Any changes or revisions to these plans must first be submitted to the City by the designengineer for review and written approval prior to construction of the revision. All changes andrevisions made to the design of utilities or impacts utilities shall use revision clouds to highlightall revisions or changes with each submittal. Revision triangles shall be used to mark revisions.All clouds and triangle markers from previous revisions may be removed. Revision informationshall be updated in the appropriate areas of the Title Block.

11.Minimum setback requirements for existing and newly planted trees from the edge of pavementto conform to the requirements as shown in Table 6-1 of the City of Austin's TransportationCriteria Manual.

12.The Contractor will reimburse the City for all cost incurred as a result of any damage to any Cityutility or any infrastructure within the Right-of-Way by the Contractor, regardless of these plans.

13. An engineer's concurrence letter and electronic 22"x34" record drawings shall be submitted to the Engineering Department prior to the issuance of certificate of occupancy or subdivision acceptance. The Engineer and Contractor shall verify that all final revisions and changes have been made to record drawings prior to City submittal. Record construction drawings, including roadway and all utilities, shall be provided to the City in AutoCad ".dwg"files and ".PDF"format on a CD or DVD. Line weights, line types and text size shall be such that if half-size prints (11"x 17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2) control points referenced to the State Plane Grid Coordinate System - Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.

14. The City of Cedar Park has not reviewed these plans for compliance with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.

15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

16. No blasting is allowed on this project.

17. A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic control plans shall be site specific and seal by a registered professional engineer.

18. The contractor shall keep the site clean and maintained at all times, to the satisfaction of the City. The subdivision will not be accepted (or Certificate of Occupancy issued) until the site has been cleaned to the satisfaction of the City.

19. Signs are not permitted in Public Utility Easements, Set Backs or Drainage Easements.

20. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary. A stop work order and/or fine may be imposed if the erosion controls are not maintained.

21. A final certificate of occupancy will not be issued on commercial sites until all disturbed areas have been re-vegetated. Substantial grass cover, as determined by Engineering Department, must be achieved prior to the issuance of a final certificate of occupancy. All erosion controls must remain in place and maintained until all disturbed areas have been re-vegetated to the acceptance of the City of Cedar Park Engineering Department. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S.

22. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site. Failure to comply with this requirement may result in a stop work order or a fine.

23. All wet utilities shall be installed and all densities must have passed inspection(s) prior to the installation of dry utilities.

24. A minimum of seven days of cure time is required for HMAC prior to the introduction of vehicular traffic to any streets.

25. Prior to plan approval, the Engineer shall submit to the Engineering Department documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision/site construction plans with Texas Architectural Barriers Act (TABA).

26. Prior to subdivision/site acceptance, the engineer/developer-owner shall submit to the Engineering Department documentation that the subdivision/site was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision/site is in compliance with the requirements of the TABA.

27. All construction and construction related activities shall be performed Monday thru Friday from 7:00 A.M. to 6:00 P.M. However, construction activities within one hundred feet (100') of a dwelling or dwelling unit shall be performed between the hours of 8:00
a.m. and 6:00 p.m. Otherwise all construction and construction related activities shall conform to City of Cedar Park Code of Ordinances, specifically ARTICLE 8.08.

28. Approval for construction activities performed on Owner's Holidays, and/or Saturdays, outside of Monday through Friday 8 am to 5 pm, or in excess of 8 hours per day shall be obtained in writing 48 hours in advance, and inspection fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities performed on Sunday. The City reserves the right to require the contractor to uncover all work performed without City inspection.

29. All poles to be approved by City and PEC, no conduit shall be installed down lot lines / between homes. All conduit shall be located in the public ROW or in an easement adjacent to and parallel to the public ROW.

30. Dry utilities shall be installed after subgrade is cut and before first course base. No trenching of compacted base. If necessary dry utilities installed after first course base shall be bored across the full width of the ROW.

31. No ponding of water shall be allowed to collect on or near the intersection of private driveway(s) and a public street. Reconstruction of the driveway approach shall be at the Contractor's expense.

32. All driveway approaches shall have a uniform two percent slope within the ROW unless approved in writing by the Engineering Department.

33. Contractors on site shall have an approved set of plans at all times. Failure to have an approved set may result in a stop work order.

34. Contractor to clear five feet beyond all right of way to prevent future vegetative growth into the sidewalk areas.

35. There shall be no water or wastewater appurtenances, including but not limited to, valves, fittings, meters, clean-outs, manholes, or vaults in any driveway, sidewalk, traffic or pedestrian area.

36. Sidewalks shall not use curb inlets as a partial walking surface. Sidewalks shall not use traffic control boxes, meter or check valve vaults, communication vaults, or other buried or partially buried infrastructure as a vehicular or pedestrian surface.

Street Notes:

1. No trenching of compacted base will be allowed. A penalty and/or fine may be imposed to the general contractor if trenching of compacted base occurs without City approval, regardless of who performed the trenching.

2. All sidewalks shall comply with the Americans With Disabilities Act. The City of Cedar Park has NOT reviewed these plans for compliance with the Americans With Disabilities Act, or any other accessibility legislation, and does not warranty or approve these plans for any accessibility standards.

3. Street barricades shall be installed on all dead end streets and as necessary during construction to maintain job safety.

4. Any damage caused to existing pavement, curbs, sidewalks, ramps, etc., shall be
repaired by the contractor to the satisfaction of the City prior to acceptance of the subdivision.

5. At intersections, which have valley drainage, the crown to the intersecting street will be culminated at a distance of 40 ft. from the intersecting curb line unless otherwise noted.

6. The subgrade material was tested by Professional Service Industries, Inc. (PSI), 2600 McHale Court, Suite 125, Austin, Texas 78758, (512) 491-0200 on February 5, 2024 the pavement sections were designed accordingly.
The pavement sections are to be constructed as follows:

Material	Section	
Traffic Type	Light	Heavy
Hot Mix Asphaltic Concrete	2"	3"
Import Flexible Base	6"	9"
Portland Cement Concrete	5"	6.5"
Compacted Subgrade 8-inch compaction on soil (or proof-roll if on marl/limestone)		

7. Density testing of compacted subgrade material, first course and second course compacted base, shall be made at 500 foot intervals.

8. All density testing is the responsibility of the owner or contractor and shall be witnessed by the City of Cedar Park's project representative. The contractor is to notify the City 48 hours prior to scheduled density testing.

9. Traffic control signs and pavement markings shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and installed as directed by the City of Cedar Park prior to City acceptance of the Subdivision.

10. Slope of natural ground adjacent to the right-of-way shall not exceed 3:1. If a 3:1 slope is not possible, a retaining wall or some other form of slope protection approved by the City shall be placed in a location acceptable to the City.

11. The City, engineer, contractor, and a representative from the asphalt testing lab shall attend a pre-paving conference prior to the start of HMAC paving. The contractor shall give the City a minimum of 48 hours notice prior to this meeting (512-401-5000).

12. The Contractor or owner is responsible for conducting tests on asphalt pavement in accordance with the requirements set forth in the City of Austin Standard Specification No. 340. Any re-testing of the asphalt pavement shall be conducted under the supervision of the engineer and the City of Cedar Park. Re-testing of the asphalt pavement shall be limited to one retest per project.

13. All pavement markings and signage shall comply with MUTCD standards. Street name letter sizing shall be in accordance with MUTCDTable2D-2.Pavement markings shall be thermoplastic unless otherwise noted.

14. All street name signs shall be high intensity retro grade.

15. No Fencing or Wall is allowed to be constructed so that it obstructs the sight lines of drivers from an intersecting public roadway or from an intersecting private driveway. Sight lines are to be maintained as described in City Code Section 14.05.007. Installing a fence or wall which does not comply with the City's Sight Distance Requirements or Fencing Regulations is a violation of the City's Ordinance and may be punishable pursuant to Section 1.01.009 of City Code.

16. Temporary rock crushing operations are not allowed. All sources for flexible base material are required to be approved by the City. Prior to base placement all current triaxial test reports for the proposed stockpiles are to be submitted to the City's project representative for review and approval.

17. Utility service boxes or other utility facilities shall not be installed within areas determined to be required sight lines of two intersecting public streets or within sight lines of a private driveway. Sight lines are to be maintained compliant with Table 1-1 of the Austin Transportation Criteria Manual. Utilities determined by the Director of Engineering to be placed within required sight lines may be required to be relocated at the expense of the contractor prior to the City issuing a Certificate of Occupancy or prior to the City's Acceptance of the Project Improvements.

18. All lane closures shall occur only between the hours of 9 AM and 4 PM. Any night time lane closures require approval by the Director of Engineering and shall occur between the hours of 8 PM and 6 AM. Lane closures observed by City during the peak hours of 6 AM to 9 AM, or 4 PM to 8 PM will be subject to fine per Chapter 1 of City Ordinance, and/or subsequent issuance of Work Stoppage.
19. Improvements that include reconstruction of an existing Type II driveway shall be done in a manner which retains operations of not less than half of the driveway at all times. Full closure of such driveway can be considered with written authorization retained by the Contractor from the property owner(s) or access easement right holder(s) of the driveway allowing full closure of the driveway.
20. Trees must not overhang within 10' vertically of a sidewalk, or 18' vertically of a roadway or driveway.

Wastewater Notes:

1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.

2. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with the City approval. All utility adjustments shall be completed prior to final paving construction.

3. The location of any existing utility lines shown on these plans may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor. The contractor shall locate all utilities prior to bidding the project.

4. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.

5. All water mains, wastewater mains and service lines shall meet City of Austin minimum cover specifications. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.

6. Where 48-inches of cover below subgrade cannot be achieved for wastewater service lines alternate materials may be used. A minimum of 36-inches of cover below subgrade shall be achieved. Any wastewater service line with cover between 36-inch and 48- inches shall be SDR-26 PVC pressure pipe.

7. Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC pressure pipe or C-900.

8. Pipe materials to be used for construction of utility lines:
Wastewater- SDR-26 PVC
Force Main- N/A
(Note: If using PVC, SDR-26 is required, SDR-35 WW is not allowed. Forcemains shall be epoxy lined ductile iron)

9. All sanitary sewers, excluding service lines, shall be mandrel tested per TCEQ (Texas Commission on Environmental Quality) criteria. A mandrel test will not be performed until backfill has been in place for a minimum of 30 days.

10. All wastewater lines 10" and larger shall be video inspected in accordance with City of Cedar Park Public Works Department Utility Policy and Standard Specifications Manual Appendix E: Requirements for Video Inspection of Wastewater Lines at the Contractor's expense. No separate pay unless noted on the bid form.

11. All sanitary sewers, including service lines, shall be air tested per City of Austin Standard Specifications.

12. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.

13. City shall be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.

14.Where a water or wastewater line crosses above (or below) a storm sewer structure and thebottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure,the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of theditch line of the utility structure or the storm sewer. Concrete encasement will not berequired for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psi rated PVC insizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches.Concrete encasement shall conform to C.O.A. standard detail 505-1.

15.The allowable (maximum) adjustment for a manhole shall be 12" (inches) or less.

16.Where a sewer line crosses a water line, the sewer line shall be one 20 ft. joint of 150 psirated PVC centered on crossing.

17.All manhole and inlet covers shall read "City of Cedar Park".

18.Contractor to notify, and obtain approval from, the City of Cedar Park 48 hours prior toconnecting to existing City utilities.

19.All pipe bedding material shall conform to City of Austin Standard Specifications.

20.Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~28-days), and all reinforcing steel to be ASTM A615 60.

21.All wastewater manholes to be coated with organic materials and procedures listed in Cityof Austin Qualified Products List No. WW-511 (WW-511A and WW-511B are not allowedunless manhole is being structurally rehabilitated with approval by Public Works). Allmanholes will be pre-coated or coated AFTER testing.

22.Polybrid Coatings on wastewater manholes will not be allowed. Any other productappearing on the COA SPL WW-511 is acceptable.

23.All penetrations of existing wastewater manholes are required to be re-coated inaccordance with the specifications listed in Note 20.

24.All manholes will be vacuum tested only.

25.Tracer tape AND marking tape shall be installed on all water and wastewater mains inaccordance with City of Austin Standards, regardless of the type of pipe.

26.All pressure pipe shall have mechanical restraint and concrete thrust blocking at allvalves, bends, tees, plugs, and other fittings.

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

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

GENERAL NOTES - SHEET 1

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 4 OF 27

2024-6-SD

Construction Notes for Subdivisions & Site Plans City of Cedar Park

Revised April 2, 2024

Water Notes:

1.Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.

2.The top of valve stems shall be at least 18", and no more than 36", below finishedgrade. Valve stem risers shall be welded on each end to the City's satisfaction.

3.Fire hydrant leads to be ductile iron, Class 350, and installed per City of Austin standardspecifications and detail.

4.Prior to installation of fire hydrants, the engineer will provide the Contractor one (1) cut froma hub pin, establishing the elevation of the bury line.

5.The engineer shall provide cuts for all water lines at all storm sewer crossings to the City ofCedar Park.

6. Pipe materials to be used for construction of utility lines:
- Water – C900 DR–14 (Fire), Polyethylene (Domestic & Irrigation)
  Copper pipe and fittings are not permitted within the Right–of–Way.
  Minimum DR–14 12" dia and smaller. Minimum class 250 DI larger than 12" dia.

7.Approved 5 ¼" fire hydrants:
- American Flow Control, B84B
- Mueller Company, Super Centurion 250
- Clow Medallion Hydrant– Requirements for private fire hydrants (Behind Double Check Backflow Prevention Assembly): Must be in accordance with City of Austin specifications.
- All fire hydrants must meet City of Cedar Park thread specifications (National Thread)
- Blue reflector markers shall be located on the centerline of the pavement across fromall fire hydrants. Pavement markers at intersections shall be four–sided.

8.Should a Tapping Saddle be approved by Public Works, the saddle shall be Smith–Blair 662 Stainless Steel Tapping Sleeves with all stainless hardware, or approved equal. Requestsfor alternate providers shall be made to the City of Cedar Park Public Works. No tap exceeding 2"in diameter will be approved.

9.All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testingis to be the responsibility of the contractor, and the contractor may be required to re–test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing. Initial water line disinfection must meet a chlorine residual of 50ppm, and a chlorine residual of 25 ppm after a 24 hour detention period. Sections that are 20 – 30 feet can use granular or tablet disinfection, but anything beyond that must be liquid disinfection to evenly clean the pipe.

10.All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State. Public Works will require a contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation.

11.Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.

12.Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512–401–5000)

13.ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.•SINGLE G–148–233•DUAL DG–148–243•1" METER YL111 – 444•1 ½" – 2" METER 1730–R (LID) & 1730–12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER

14.Manhole frames and covers and water valve boxes shall be raised to finished pavement grade, when in public streets, at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.

15.The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.

16.All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.

17.All water mains, wastewater mains and service lines shall meet City of AustinSpecifications for minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.

18.City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.

19.Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concreteencasement will not be required for ductile iron (thickness Class 50), AWWA C–900 (SDR– 18) 150 psi rated PVC in sizes to 12 inches or AWWA C–905 (SDR–25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505–1.

20. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.

21. All pipe bedding material shall conform to City of Austin Standard Specifications.

22. Tracer tape shall be installed on all water and wastewater mains regardless of the type of pipe or depth of pipe installed.

23. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28–days), and all reinforcing steel to be ASTM A615 60.

24. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined $500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.

25. All water valves over 24" in size shall have a by–pass line and valve installed. By–pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.

26. All water valves, including those over 12" in size, shall be gate valves.

27. A double check backflow device in a vault shall be installed at the property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SRII 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detail.

28. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre–approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.

29. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Storm Sewer Notes:

1. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction. Contractor shall backfill around manholes and junction boxes with Class A concrete.

2. All manhole lids shall be 32" or larger, unless expressly approved in writing by the Engineering Department.

3. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.

4. Pipe materials to be used for construction of utility lines: Unless otherwise specified by the Engineer, all storm sewer RCP shall be Class III. Corrugated Metal Pipe is not permitted.

5. All manhole and inlet covers shall read "City of Cedar Park".

6. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.

7. All pipe bedding material shall conform to City of Austin Standard Specifications.

8. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28–days), and all reinforcing steel to be ASTM A615 60.

9. Contractor to install and maintain geo–textile fabric barrier (inlet protection) around storm sewer leads and inlets to prevent silt and other material from entering the storm sewer collection system.

10. Install concrete safety end treatments to all culverts and ends of drainage pipe.

11. All curb inlets shall have an Almetek 4" Disc "No Dumping Drains to Waterway" marker.

Sequence of Construction Notes:

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.

2. The General Contractor must contact the City Inspector at 512–401–5000, 72 hours prior to the scheduled date of the required on–site preconstruction meeting.

3. The General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.

4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the City of Austin Drainage Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).

5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.

6. Begin site clearing/construction (or demolition) activities.

7. Underground utilities will be installed, including fire hydrants.

8. Fire Department access will be installed where required by approved site plan.

9. Vertical construction may occur after the Pre–vertical Inspection has been cleared by the Fire Marshal.

10. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.

11. Complete construction and start revegetation of the site and installation of landscaping.

12. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the City indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the City Inspector.

13. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the City indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the City Inspector.

14. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

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CAUTION:
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NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

GENERAL NOTES - SHEET 2

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 5 OF 27

2024-6-SD

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
– the name of the approved project;
– the activity start date; and
– the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter onsite.

3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.

7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

8. All excavated material that will be stored on–site must have proper E&S controls.

9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil TCEQ–0592A (Rev. July 15, 2015) Page 2 of 2 stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:
– the dates when major grading activities occur;
– the dates when construction activities temporarily or permanently cease on a portion of the site; and
– the dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
B. any change in the nature or character of the regulated activity from that which was originally approved;
C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office

12100 Park 35 Circle, Building A
Austin, Texas 78753–1808
Phone (512) 339–2929
Fax (512) 339–3795

San Antonio Regional Office

14250 Judson Road
San Antonio, Texas 78233–4480
Phone (210) 490–3096
Fax (210) 545–4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS

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NO.	REVISION	DATE

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TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

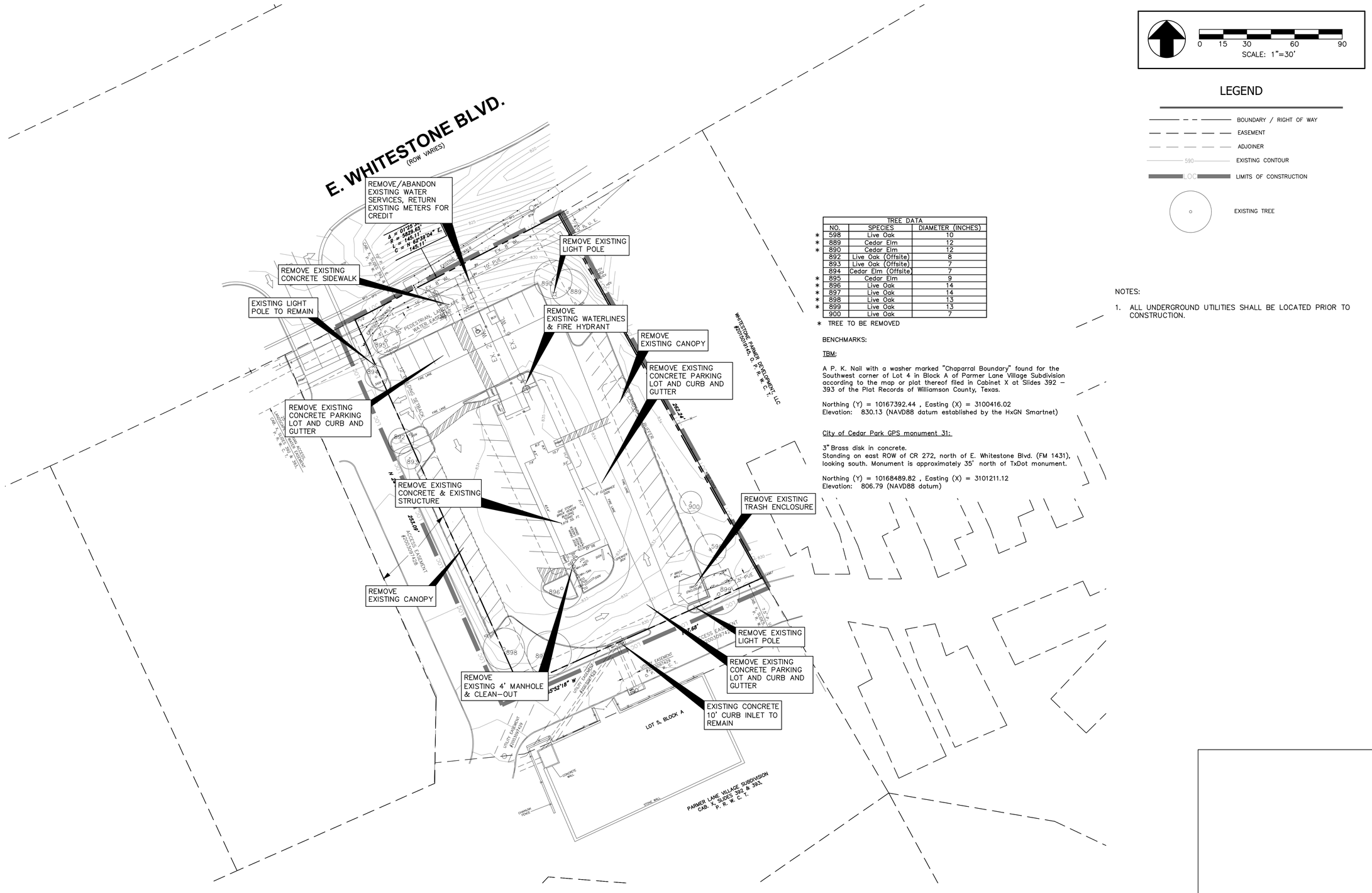
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY NOTES

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 5 OF 27

2024-6-SD



TREE DATA		
NO.	SPECIES	DIAMETER (INCHES)
* 598	Live Oak	10
* 889	Cedar Elm	12
* 890	Cedar Elm	12
892	Live Oak (Offsite)	8
893	Live Oak (Offsite)	7
894	Cedar Elm (Offsite)	7
* 895	Cedar Elm	9
* 896	Live Oak	14
* 897	Live Oak	14
* 898	Live Oak	13
* 899	Live Oak	13
900	Live Oak	7

* TREE TO BE REMOVED

BENCHMARKS:

TBM:

A P. K. Nail with a washer marked "Chaparral Boundary" found for the Southwest corner of Lot 4 in Block A of Parmer Lane Village Subdivision according to the map or plat thereof filed in Cabinet X at Slides 392 – 393 of the Plat Records of Williamson County, Texas.

Northing (Y) = 10167392.44 , Easting (X) = 3100416.02
Elevation: 830.13 (NAVD88 datum established by the HxGN Smartnet)

City of Cedar Park GPS monument 31:

3" Brass disk in concrete.
Standing on east ROW of CR 272, north of E. Whitestone Blvd. (FM 1431), looking south. Monument is approximately 35' north of TxDot monument.

Northing (Y) = 10168489.82 , Easting (X) = 3101211.12
Elevation: 806.79 (NAVD88 datum)

0 15 30 60 90
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- ADJOINER
- 590 EXISTING CONTOUR
- LOC LIMITS OF CONSTRUCTION
- EXISTING TREE

NOTES:

1. ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.

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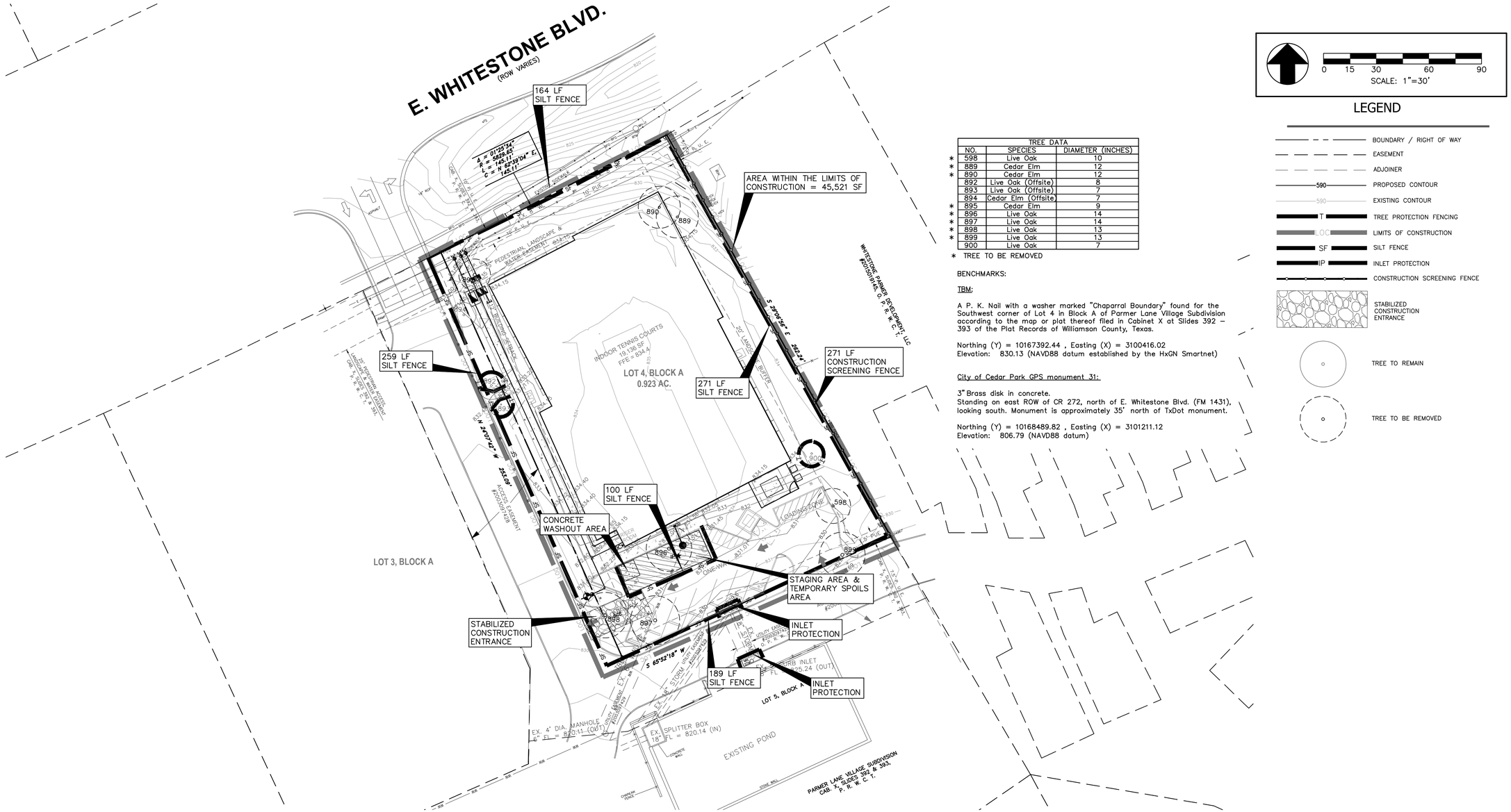
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

EXISTING CONDITIONS & DEMOLITIONS PLAN

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 7 OF 27

2024-6-SD



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* 897	Live Oak	14
* 898	Live Oak	13
* 899	Live Oak	13
900	Live Oak	7

* TREE TO BE REMOVED

BENCHMARKS:

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A P. K. Nail with a washer marked "Chaparral Boundary" found for the Southwest corner of Lot 4 in Block A of Parmer Lane Village Subdivision according to the map or plat thereof filed in Cabinet X at Slides 392 – 393 of the Plat Records of Williamson County, Texas.

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0 15 30 60 90
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- ADJOINER
- 590 PROPOSED CONTOUR
- 590 EXISTING CONTOUR
- T TREE PROTECTION FENCING
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- IP INLET PROTECTION
- CONSTRUCTION SCREENING FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TREE TO REMAIN
- TREE TO BE REMOVED

NOTES:

1. IF A CONCRETE WASHOUT IS TO BE UTILIZED DURING CONSTRUCTION ADD A NOTE ON THE PLAN SHEETS THAT STATES THAT THE LOCATION WILL BE DETERMINED ONCE CONSTRUCTION HAS BEGUN AND WILL BE PROPERLY NOTATED ON THE SITE MAP AT THAT TIME.
2. ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
4. INSTALL SILT FENCE ACCORDINGLY FOR RUN–ON DIVERSION OR OFFSITE SEDIMENT CONTROL DEPENDING ON UP OR DOWN SLOPE, FACING POST SIDE ON THE DOWN GRADIENT SIDE.
5. ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
6. MUD AND OR DIRT TRACKED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
7. EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
8. LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
9. CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
10. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
11. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
12. INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
13. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
14. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
15. COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
16. TEMPORARY ESC'S SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
17. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN OBTAINED.
18. TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
19. PERMITTEE SHALL INSPECT ALL INLET PROTECTION DEVICES AS PART OF THE WEEKLY SWP3 REPORT, UPON RECEIVING A FORECAST CALLING FOR A RAIN EVENT FOR AN EXTENDED PERIOD, MODIFICATION OF INLET PROTECTION SHOULD BE MADE TO PREVENT FLOODING OR PONDING OF WATER IF TRAFFIC OR PROPERTY CONCERNS ARISE. AND
20. A DE–WATERING PLAN FOR THE POND(S) MUST BE APPROVED BY THE COUNTY ENVIRONMENTAL INSPECTOR IF THE TEMPORARY SEDIMENTATION POND IS DE–WATERED AFTER RAINFALL EVENTS. THE DE–WATERING METHOD MUST MINIMIZE THE DISCHARGE OF SUSPENDED SEDIMENTS TO THE GREATEST EXTENT FEASIBLE BY DRAWING WATER FROM THE SURFACE OF THE IMPOUNDMENT.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR PARK'S STORMWATER COORDINATOR, DENNIS NIELSEN AT (512) 401–5359

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DATE | REVISION | NO.

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203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
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TOP SPIN ACADEMY INDOOR TENNIS FACILITY

3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

EROSION & SEDIMENTATION CONTROL PLAN

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 8 OF 27

2024-6-SD

PARMER AND 1431 (STORM SEWER LINE A)
Hydraulic Calculations - 100YR

Storm Frequency = 100 years a= 129 b= 17.83 c= 0.76

PIPE RUN NUMBER	FROM	TO	AREA acres	C	CA	SUM CA	Tc min	I in/hr	Q cfs	SLOPE ft/ft	DIA/W in.	H in. t. Slope	MANNING N VALUE	NUMBER OF PIPES	V ft/s	FS ft/ft	L feet	Tcond min	U.S. FL ELEV	U.S. HGL ELEV.	D.S. FL ELEV.	D.S. HGL ELEV.
	A1	J1	0.84	0.96	0.81		5.00	11.88	9.58													
																		G	833.00	833.11		
1	J1	J2				0.81	5.00	11.88	9.58	0.0080	18	pipe	0.013	1	5.42	0.008324	83.6	0.28	829.80	832.20	829.30	831.50
	A2	J2	0.31	0.92	0.29		5.00	11.88	3.39													
																		G	833.00	833.01		
2	J2	J3				1.09	5.28	11.77	12.85	0.0064	18	pipe	0.013	1	7.27	0.014974	93.5	0.26	829.20	831.50	828.60	830.10
	A3	J3	0.89	0.70	0.62		5.00	11.88	7.40													
																		G	833.25	833.32		
3	J3	J5				1.71	5.54	11.67	20.01	0.0050	24	pipe	0.013	1	6.37	0.007831	117	0.34	827.22	830.09	826.63	829.17
	A4	J4	0.77	0.71	0.55		5.00	11.88	6.49													
																		G	841.40	841.45		
4	J4	J5				0.55	5.00	11.88	6.49	0.0300	18	pipe	0.013	1	9.40	0.003826	233	0.41	835.00	835.62	828.00	829.17
	A5	J5	0.54	0.93	0.50		5.00	11.88	5.97													
																		G	836.75	836.79		
5	J5	J7				2.76	5.98	11.54	31.90	0.0069	30	pipe	0.013	1	9.76	0.006053	161	0.31	826.53	829.17	825.10	828.20
	A6	J6	0.52	0.96	0.50		5.00	11.88	5.93													
																		C	841.50	841.70		
6	J6	J7				0.50	5.00	11.88	5.93	0.0364	18	pipe	0.013	1	9.94	0.00319	54.9	0.09	832.00	832.56	830.00	830.56
	A7	J7	0.62	0.77	0.48		5.00	11.88	5.67													
																		C	832.40	832.59		
7	J7	J8				3.74	6.18	11.43	42.75	0.0065	30	pipe	0.013	1	8.71	0.010873	76.7	0.17	826.00	828.20	824.50	827.37
8	J8	J11				3.74	6.35	11.37	42.53	0.0089	30	pipe	0.013	1	8.66	0.01076	112	0.23	824.00	827.37	823.00	826.16
	A8	J9	0.55	0.75	0.41		5.00	11.88	4.90													
																		G	835.45	835.48		
9	J9	J10				0.41	5.00	11.88	4.90	0.009	18	pipe	0.013	1	5.55	0.002178	167	0.50	832.00	832.75	830.50	831.25
	A9	J10	0.51	0.93	0.47		5.00	11.88	5.63													
																		C	833.45	833.83		
10	J10	J11				0.89	5.50	11.69	10.36	0.0136	18	pipe	0.013	1	7.81	0.009741	73.8	0.16	829.00	830.06	828.00	829.05
	A10	J11	0.10	0.77	0.08		5.00	11.88	0.91													
																		C	832.25	832.31		
11	J11	J13				4.70	6.57	11.29	53.11	0.0106	30	pipe	0.013	1	10.82	0.01678	164	0.28	822.50	826.16	820.75	823.40
	A11	J12	1.02	0.87	0.89		5.00	11.88	10.54													
																		C	830.90	831.25		
12	J12	J13				0.89	5.00	11.88	10.54	0.0268	18	pipe	0.013	1	10.12	0.01068	38.6	0.06	822.00	823.79	821.00	823.40
	A12	J13	0.83	0.73	0.61		5.00	11.88	7.20													
																		C	824.50	824.74		
13	J13	J14				6.20	6.86	11.19	69.36	0.004	36	pipe	0.013	1	9.81	0.010823	99.9	0.21	820.40	823.40	820.00	820.00

PARMER AND 1431 (STORM SEWER LINE B)
Hydraulic Calculations - 100YR

Storm Frequency = 100 years a= 129 b= 17.83 c= 0.76

PIPE RUN NUMBER	FROM	TO	AREA acres	C	CA	SUM CA	Tc min	I in/hr	Q cfs	SLOPE ft/ft	DIA/W in.	H in. t. Slope	MANNING N VALUE	NUMBER OF PIPES	V ft/s	FS ft/ft	L feet	Tcond min	U.S. FL ELEV.	U.S. HGL ELEV.	D.S. FL ELEV.	D.S. HGL ELEV.
	B1	J1	0.06	0.95	0.06		5.00	11.88	0.72													
																		C	829.50	829.55		
1	J1	J2				0.06	5.00	11.88	0.72	0.0396	18	pipe	0.013	1	5.42	4.73E-05	25.9	0.08	826.00	826.19	825.00	825.19
	B2	J2	0.75	0.80	0.60		5.00	11.88	7.13													
																		C	830.25	830.49		
2	J2	J3				0.66	5.08	11.85	7.83	0.0258	18	pipe	0.013	1	9.42	0.00556	77.4	0.14	823.00	823.71	821.00	820.00

NOTE: 25YR HYDRAULIC CALCULATIONS CAN BE FOUND ON THE NEXT SHEET.

Doucet & Associates, Inc.

TRAMMELL CROW

PROPOSED RETAIL DEVELOPMENT
CEDAR PARK, TEXAS
DRAINAGE AREA MAP

KEITH SCHAUER

Scale: AS SHOWN

SHEET 7 OF 32

Project No.: 029-009

Reviewed for Code Compliance

PARMER AND 1431 (STORM SEWER LINE A)
Hydraulic Calculations - 25YR

Storm Frequency = 100 years a= 111.1 b= 17.23 c= 0.76

PIPE RUN NUMBER	FROM	TO	AREA acres	C	CA	SUM CA	Tc min	I in/hr	Q cfs	SLOPE ft/ft	DIA/W in.	H in.	MANNING N VALUE	NUMBER OF PIPES	V ft/s	FS ft/ft	L feet	Tcond min	U.S. FL ELEV.	U.S. HGL ELEV.	D.S. FL ELEV.	D.S. HGL ELEV.
	A1	J1	0.94	0.69	0.74		5.00	10.44	7.71									G	833.00	833.67		
1	J1	J2				0.74	5.00	10.44	7.71	0.0060	18	pipe	0.013	1	5.21	0.005398	93.6	0.27	829.80	831.46	829.30	831.01
	A2	J2	0.31	0.84	0.26		5.00	10.44	2.72									G	833.00	833.01		
2	J2	J3				1.00	5.27	10.34	10.34	0.0064	18	pipe	0.013	1	5.85	0.009692	93.5	0.29	828.20	831.01	828.60	830.10
	A3	J3	0.89	0.62	0.55		5.00	10.44	5.76									G	833.25	833.29		
3	J3	J5				1.55	5.56	10.24	15.69	0.0050	24	pipe	0.013	1	5.81	0.004935	117	0.34	827.22	828.65	825.63	828.26
	A4	J4	0.77	0.63	0.49		5.00	10.44	5.06									G	841.40	841.43		
4	J4	J5				0.49	5.00	10.44	5.06	0.0300	18	pipe	0.013	1	8.86	0.002325	233	0.44	835.00	835.54	828.00	828.54
	A5	J5	0.54	0.85	0.46		5.00	10.44	4.79									G	836.75	836.76		
5	J5	J7				2.50	5.90	10.13	25.27	0.0069	30	pipe	0.013	1	8.32	0.003799	161	0.32	826.53	828.13	825.10	827.52
	A6	J6	0.52	0.88	0.46		5.00	10.44	4.78									C	841.50	841.66		
6	J6	J7				0.46	5.00	10.44	4.78	0.0364	18	pipe	0.013	1	9.31	0.002068	54.9	0.10	832.00	832.50	830.00	830.90
	A7	J7	0.62	0.69	0.43		5.00	10.44	4.46									C	832.40	832.95		
7	J7	J8				3.38	6.22	10.02	33.90	0.0065	30	pipe	0.013	1	7.67	0.006827	76.7	0.17	825.00	827.52	824.50	827.00
8	J8	J11				3.38	6.38	9.97	33.70	0.0069	30	pipe	0.013	1	8.92	0.006754	112	0.21	824.00	825.89	823.00	825.13
	A8	J9	0.55	0.67	0.37		5.00	10.44	3.85									G	835.45	835.47		
9	J9	J10				0.37	5.00	10.44	3.85	0.009	18	pipe	0.013	1	5.30	0.001341	167	0.53	832.00	832.64	830.50	831.14
	A9	J10	0.51	0.85	0.43		5.00	10.44	4.52									C	833.45	833.75		
10	J10	J11				0.80	5.53	10.25	8.22	0.0136	18	pipe	0.013	1	7.40	0.006131	73.8	0.17	828.00	829.90	829.00	829.90
	A10	J11	0.10	0.69	0.07		5.00	10.44	0.72									C	832.25	832.39		
11	J11	J13				4.25	6.59	9.90	42.09	0.0106	30	pipe	0.013	1	9.77	0.010539	164	0.28	822.50	826.13	820.75	823.40
	A11	J12	1.02	0.79	0.81		5.00	10.44	8.41									C	830.90	831.18		
12	J12	J13				0.81	5.00	10.44	8.41	0.0259	18	pipe	0.013	1	9.52	0.006414	38.6	0.07	822.00	823.65	821.00	823.40
	A12	J13	0.63	0.65	0.54		5.00	10.44	5.63									C	824.50	824.69		
13	J13	J14				5.60	6.97	9.81	54.92	0.004	36	pipe	0.013	1	7.77	0.006795	99.9	0.24	820.40	823.40	820.00	820.00

PARMER AND 1431 (STORM SEWER LINE B)
Hydraulic Calculations - 25YR

Storm Frequency = 25 years a= 111.1 b= 17.23 c= 0.78

PIPE RUN NUMBER	FROM	TO	AREA acres	C	CA	SUM CA	Tc min	I in/hr	Q cfs	SLOPE ft/ft	DIA/W in.	H in.	MANNING N VALUE	NUMBER OF PIPES	V ft/s	FS ft/ft	L feet	Tcond min	U.S. FL ELEV.	U.S. HGL ELEV.	D.S. FL ELEV.	D.S. HGL ELEV.
	B1	J1	0.06	0.67	0.06		5.00	9.84	0.55									C	823.50	823.54		
1	J1	J2				0.06	5.00	9.84	0.55	0.0386	18	pipe	0.013	1	5.09	2.72E-05	25.9	0.09	826.00	826.17	825.00	825.17
	B2	J2	0.75	0.72	0.54		5.00	9.84	5.31									C	836.26	836.43		
2	J2	J3				0.60	5.09	9.81	5.84	0.0258	18	pipe	0.013	1	8.67	0.003097	77.4	0.15	823.00	823.91	821.00	820.80

1431 AND PARMER RETAIL

DRAINAGE AREA CALCULATIONS

Drainage Area 1 to Proposed Driveway Culvert = 1.02 Ac
Time of Concentration (Tc) = Ln/(42a^0.5) + Ln/(60s^0.5)
D1 Tc = (300 x 0.15/(42 x 0.023^0.5)) + (166 x 0.15/(60 x 0.036^0.5))= 9.25 min
City of Austin Coefficients
100-yr c = 0.7625
100-yr a = 129.03
100-yr b = 17.83
Intensity (i) = a/(Tc + b)^c = 10.43
Runoff Coefficient © = 0.56
100-yr Flow (Q100) = CIA = (0.56)(10.43)(1.02) =5.96 cfs

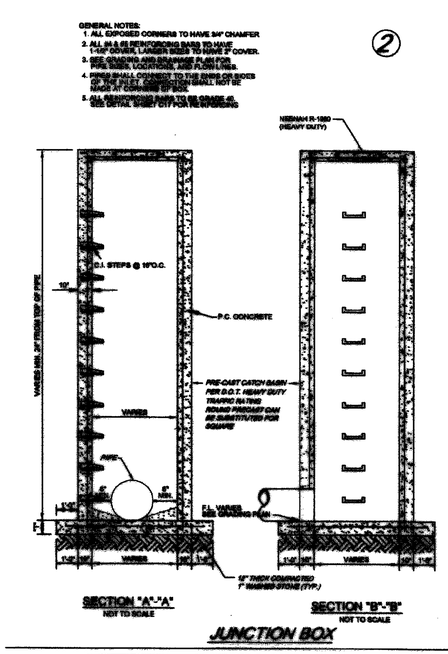
PROPOSED 1 x 18" CMP HYDRAULIC CALCULATIONS

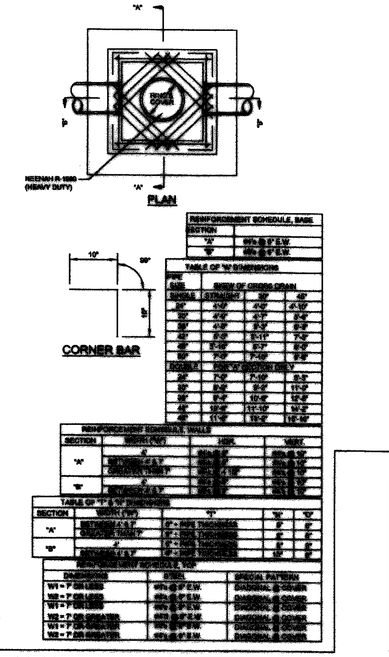
MANNING'S EQUATION
Q = (A)(1.49/n)(R^(2/3))(S^.5)
Area (A) = 1.77 sf
n = 0.024
R = .38
S = .0225 ft/s
Q =6.65 cfs Good

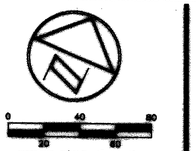
Drainage Area 2 to Proposed Driveway Culvert = 0.73 Ac
Time of Concentration (Tc) = Ln/(42a^0.5) + Ln/(60s^0.5)
D1 Tc = (300 x 0.15/(42 x 0.033^0.5)) + (354 x 0.15/(60 x 0.042^0.5))= 10.22 min
City of Austin Coefficients
100-yr c = 0.7625
100-yr a = 129.03
100-yr b = 17.83
Intensity (i) = a/(Tc + b)^c =10.15
Runoff Coefficient © = 0.56
100-yr Flow (Q100) = CIA = (0.56)(10.15)(0.73) =4.15 cfs

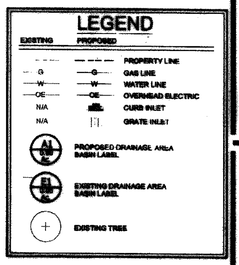
PROPOSED 1 x 18" CMP HYDRAULIC CALCULATIONS

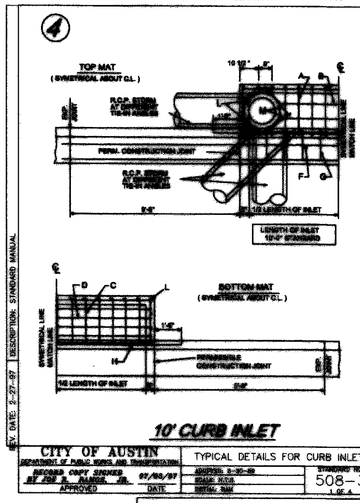
MANNING'S EQUATION
Q = (A)(1.49/n)(R^(2/3))(S^.5)
Area (A) = 1.77 sf
n = 0.024
R = .38
S = .0286 ft/s
Q =6.82 cfs Good

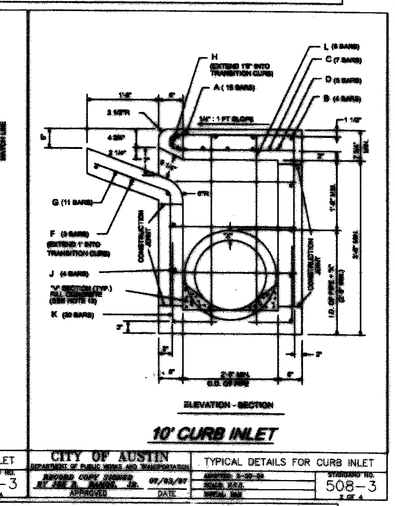


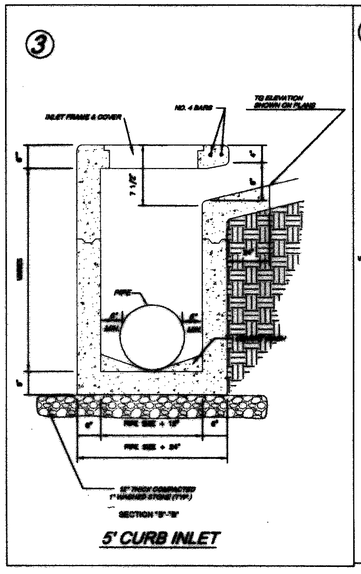


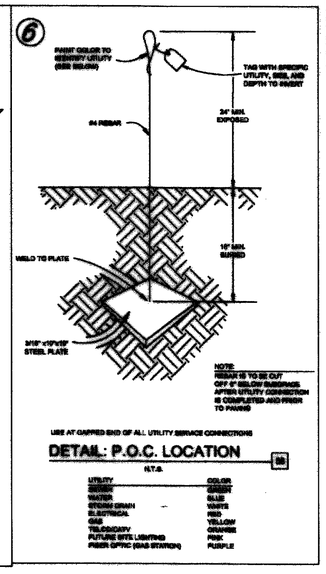


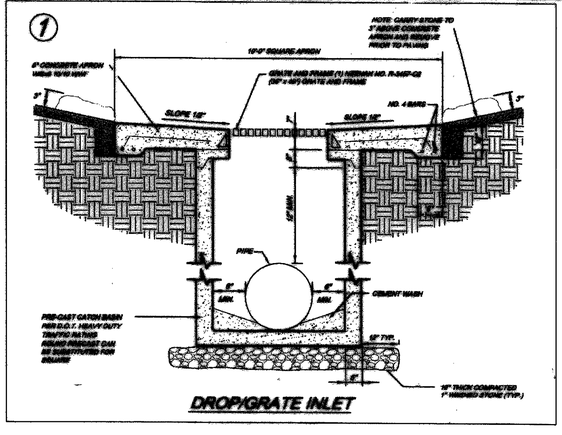


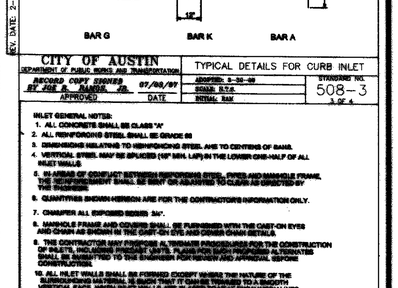












Doucet & Associates, Inc.
7620 N Highway 71 West, Suite 105, Austin, TX 78735
Phone: (512) 583-2600 Fax: 583-2601
Austin, TX Southlake, TX Sacramento, CA

TRAMMELL CROW

PROPOSED RETAIL DEVELOPMENT
CEDAR PARK, TEXAS
DRAINAGE AREA MAP

Scale: AS SHOWN
Date: 08/03/03
Designed by: DAA
Drawn by: DAA
Reviewed by: DAA
QA/C:

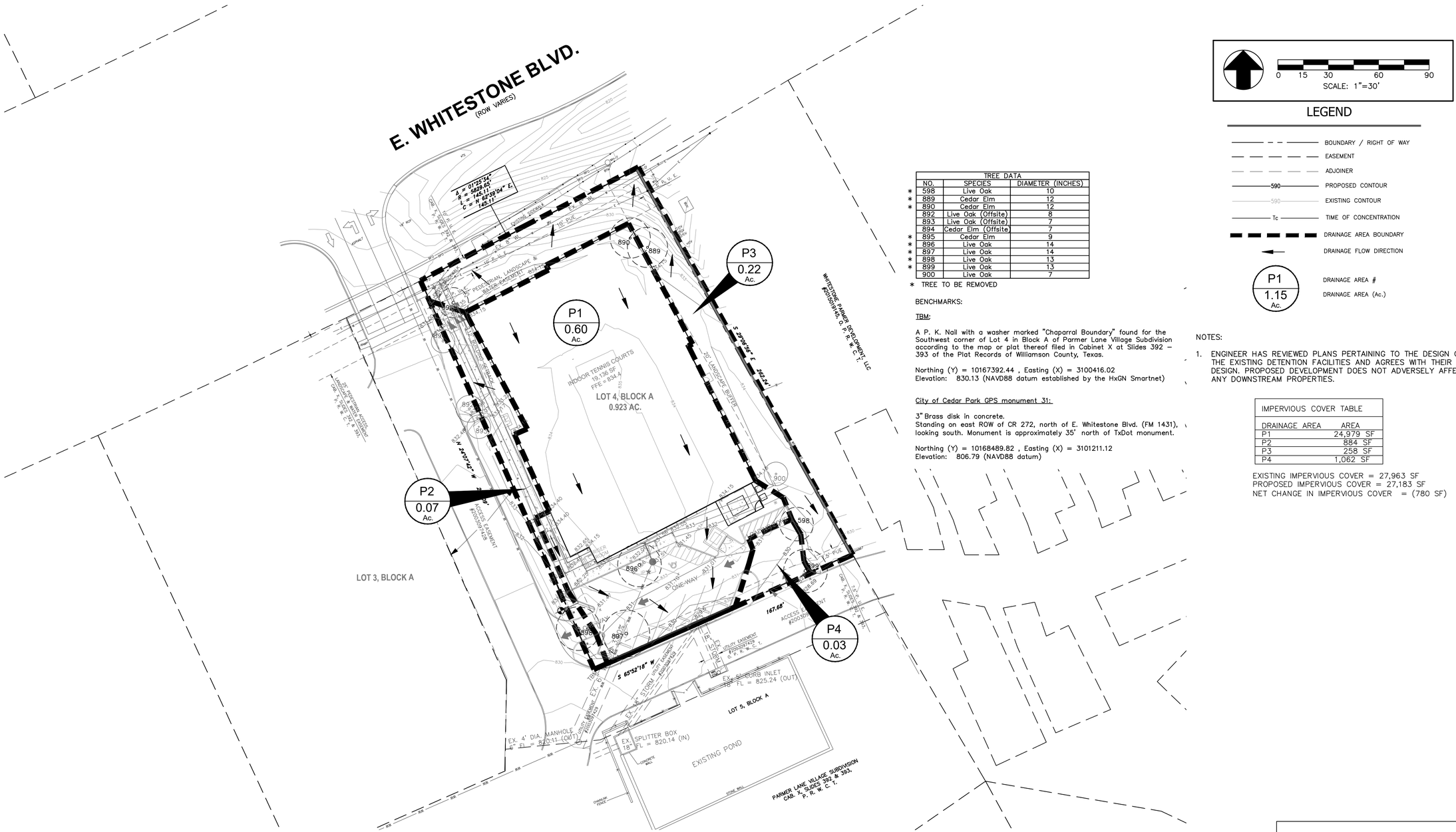
SHEET 8 OF 32

Project No.: 029-009

REV. DATE: 2-27-97 | DESCRIPTION: STANDARD MANUAL

Reviewed for Code Compliance

10 of 27
FOR REFERENCE ONLY



TREE DATA		
NO.	SPECIES	DIAMETER (INCHES)
* 598	Live Oak	10
* 889	Cedar Elm	12
* 890	Cedar Elm	12
892	Live Oak (Offsite)	8
893	Live Oak (Offsite)	7
894	Cedar Elm (Offsite)	7
* 895	Cedar Elm	9
* 896	Live Oak	14
* 897	Live Oak	14
* 898	Live Oak	13
* 899	Live Oak	13
900	Live Oak	7

* TREE TO BE REMOVED

BENCHMARKS:

TBM:

A P. K. Nail with a washer marked "Chaparral Boundary" found for the Southwest corner of Lot 4 in Block A of Parmer Lane Village Subdivision according to the map or plat thereof filed in Cabinet X at Slides 392 – 393 of the Plat Records of Williamson County, Texas.

Northing (Y) = 10167392.44 , Easting (X) = 3100416.02
Elevation: 830.13 (NAVD88 datum established by the HxGN Smartnet)

City of Cedar Park GPS monument 31:

3" Brass disk in concrete.
Standing on east ROW of CR 272, north of E. Whitestone Blvd. (FM 1431), looking south. Monument is approximately 35' north of TxDot monument.

Northing (Y) = 10168489.82 , Easting (X) = 3101211.12
Elevation: 806.79 (NAVD88 datum)

0 15 30 60 90
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- ADJOINER
- 590 PROPOSED CONTOUR
- 590 EXISTING CONTOUR
- Tc TIME OF CONCENTRATION
- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW DIRECTION
- P1 / 1.15 Ac. DRAINAGE AREA # / DRAINAGE AREA (Ac.)

NOTES:

1. ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DESIGN. PROPOSED DEVELOPMENT DOES NOT ADVERSELY AFFECT ANY DOWNSTREAM PROPERTIES.

IMPERVIOUS COVER TABLE	
DRAINAGE AREA	AREA
P1	24,979 SF
P2	884 SF
P3	258 SF
P4	1,062 SF

EXISTING IMPERVIOUS COVER = 27,963 SF
PROPOSED IMPERVIOUS COVER = 27,183 SF
NET CHANGE IN IMPERVIOUS COVER = (780 SF)

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY

3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

PROPOSED DRAINAGE AREA MAP

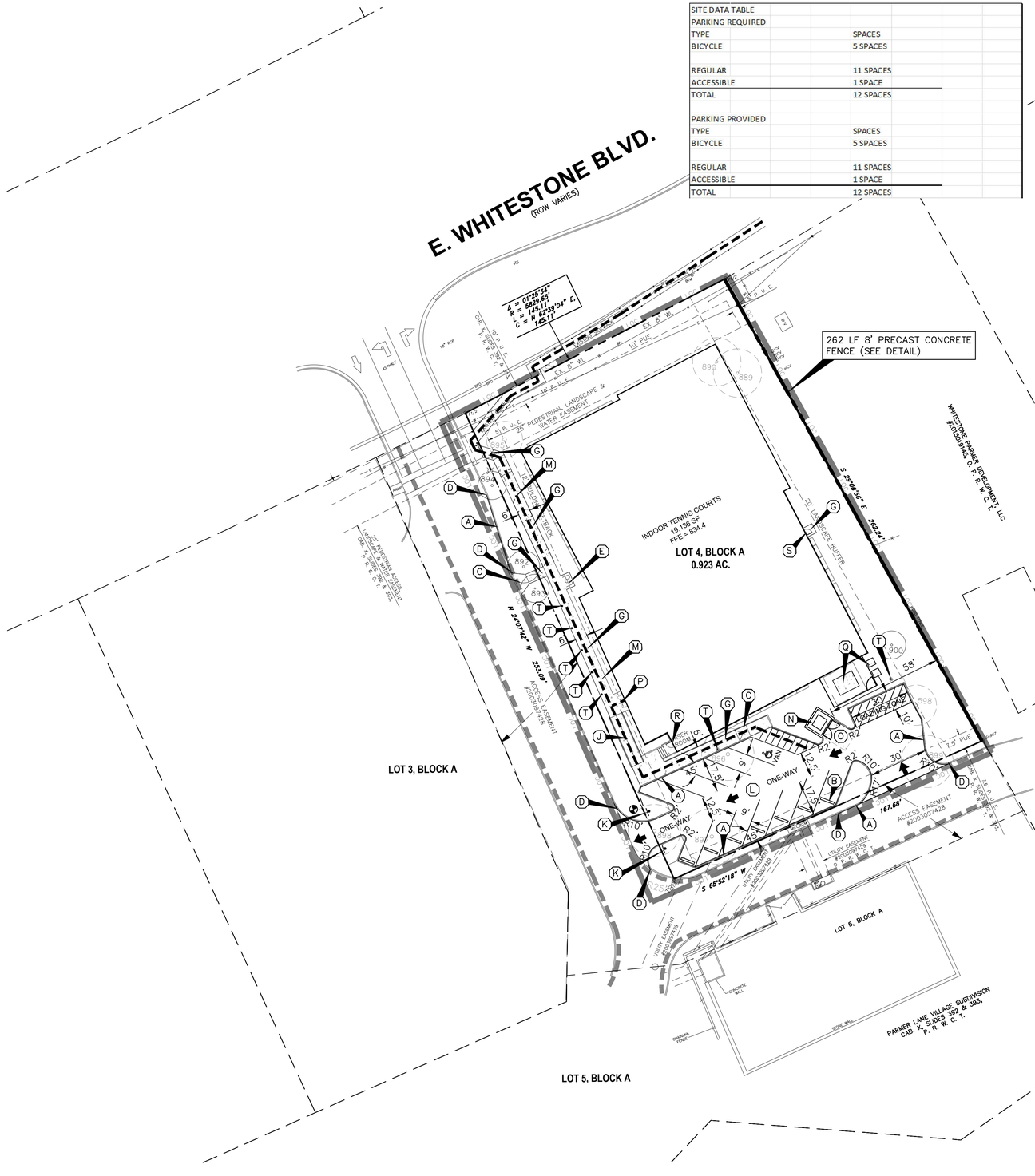
STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 11 OF 27

2024-6-SD

SITE DATA TABLE		
PARKING REQUIRED		
TYPE		SPACES
BICYCLE		5 SPACES
REGULAR		11 SPACES
ACCESSIBLE		1 SPACE
TOTAL		12 SPACES
PARKING PROVIDED		
TYPE		SPACES
BICYCLE		5 SPACES
REGULAR		11 SPACES
ACCESSIBLE		1 SPACE
TOTAL		12 SPACES

Site Data Table				
Total Site Area	40,206	SF	0.923	AC.
Zoning	GB: GENERAL BUSINESS			
Proposed Use	INDOOR SPORTS TRAINING FACILITY			
Gross Floor Area (Commercial)	19,136	SF		
Total Gross Floor Area	19,136	SF		
Building Coverage	19,136	SF	48%	
Impervious Cover	27,183	SF	68%	
Floor-To-Area Ratio (FAR)	0.48			
Building Height (Commercial)	32'-11 3/16"		1	story
Building Type	Type IIB			
Foundation Type and Finished Floor Elevation	Slab on grade		834.4	FFE



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* 895	Cedar Elm	9
* 896	Live Oak	14
* 897	Live Oak	14
* 898	Live Oak	13
* 899	Live Oak	13
900	Live Oak	7

* TREE TO BE REMOVED

BENCHMARKS:

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Northing (Y) = 10168489.82 , Easting (X) = 3101211.12
Elevation: 806.79 (NAVD88 datum)

0 15 30 60 90
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- ADJOINER
- ACCESSIBLE ROUTE
- FIRE LANE
- LOC LIMITS OF CONSTRUCTION
- TREE TO REMAIN

SITE PLAN KEY NOTES

- (A) 6" CONCRETE CURB (TYP.)
- (B) CONCRETE WHEEL STOP
- (C) SIDEWALK RAMP
- (D) END 6" CONCRETE CURB CONNECT TO EXISTING CURB
- (E) BICYCLE PARKING
- (G) PROPOSED CONCRETE SIDEWALK
- (J) SIDEWALK RAMP W/HANDRAILS
- (K) "DO NOT ENTER" SIGN
- (L) ASPHALT PAVING (LIGHT DUTY)
- (M) ACCESSIBLE ROUTE
- (N) TRASH ENCLOSURE
- (O) CONCRETE PAVING (HEAVY DUTY)
- (P) BUILDING ENTRANCE
- (Q) MECHANICAL EQUIPMENT WITH REQUIRED SCREENING
- (R) RISER ROOM DOOR
- (S) EGRESS DOOR
- (T) LIGHTING BOLLARD

NOTES:

1. NO CONSTRUCTION INVOLVING COMBUSTIBLE MATERIALS SHALL TAKE PLACE UNTIL FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS ARE IN INSTALLED.
2. NO OVERHEAD OBSTRUCTIONS SHALL BE LOWER THAN 13 FEET 6 INCHES
3. ALL APPROVED FIRE APPARATUS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS
4. THE MAXIMUM GRADE OF THE FIRE LANE SHALL NOT EXCEED 10%
5. NO PERMANENT STRUCTURES ARE ALLOWED IN THE PUBLIC UTILITY EASEMENTS.
6. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES. LIGHTING FIXTURES SHALL BE NO MORE THAN FIFTEEN (15) FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE WHEN LOCATED WITHIN 50 FEET FROM ANY RESIDENTIAL(SEC. 12.12.021 (A)(6)(8)).
7. NO FENCES OR OTHER IMPEDIMENTS SHALL BE PLACED IN THE LANDSCAPE BUFFERS, PLEASE SEE THE COVENANTS AND RESTRICTIONS, DOC# 2022071869.

Note: Per Williamson County Flood Damage Prevention Order, Article 5, section B, (8), Commercial/industrial, and multifamily development must be in accordance with Williamson County Subdivision Regulations, whether platting or not.

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

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

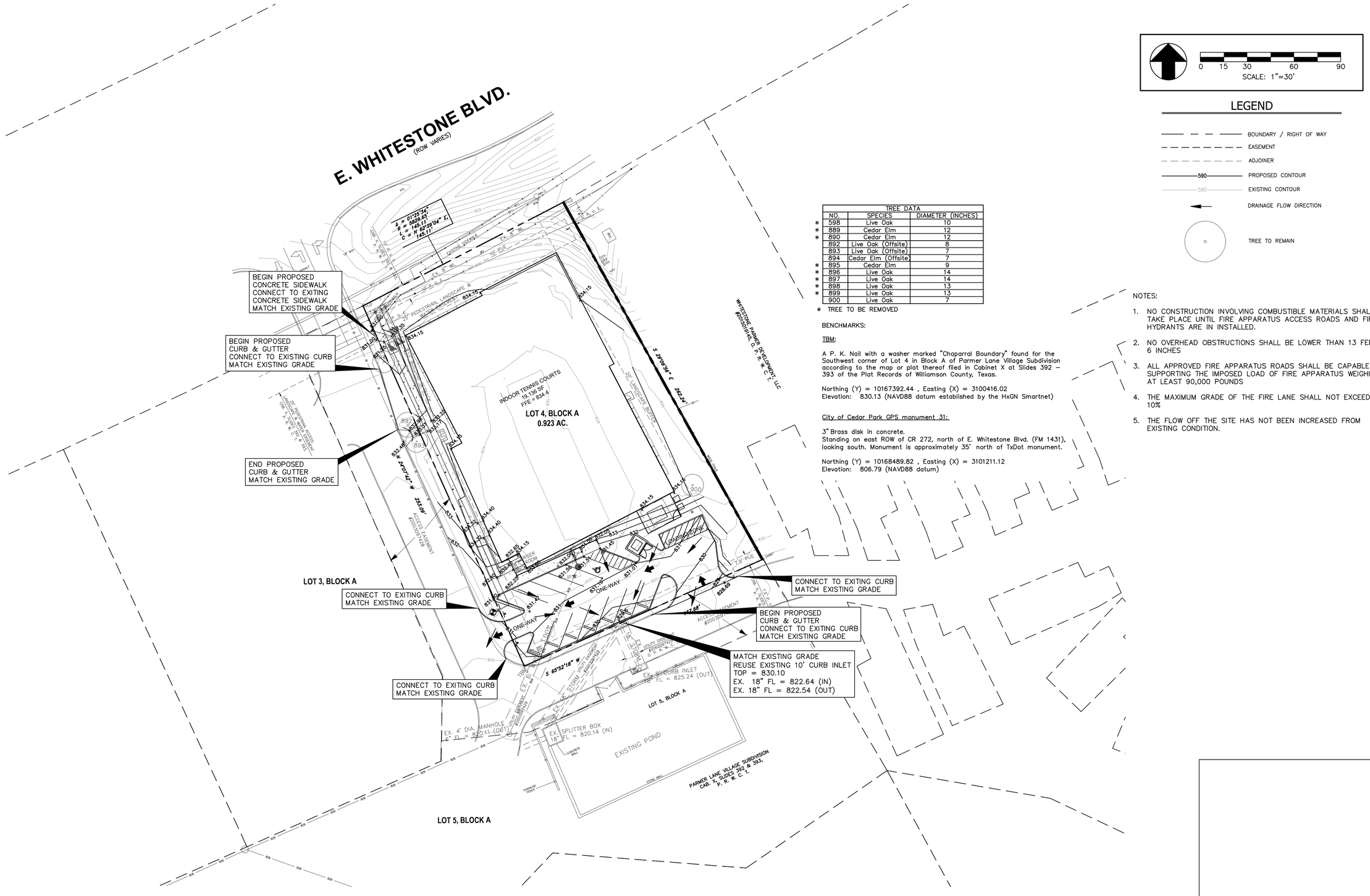
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

SITE PLAN

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 12 OF 27

2024-6-SD



LEGEND

- — — — BOUNDARY / RIGHT OF WAY
- — — — EASEMENT
- — — — ADJOINER
- ——590—— PROPOSED CONTOUR
- ——590—— EXISTING CONTOUR
- ← DRAINAGE FLOW DIRECTION
- ○ TREE TO REMAIN

BEGIN PROPOSED
CONCRETE SIDEWALK
CONNECT TO EXITING
CONCRETE SIDEWALK
MATCH EXISTING GRADE

BEGIN PROPOSED
CURB & GUTTER
CONNECT TO EXISTING CURB
MATCH EXISTING GRADE

END PROPOSED
CURB & GUTTER
MATCH EXISTING GRADE

CONNECT TO EXITING CURB
MATCH EXISTING GRADE

CONNECT TO EXITING CURB
MATCH EXISTING GRADE

CONNECT TO EXITING CURB
MATCH EXISTING GRADE

BEGIN PROPOSED
CURB & GUTTER
CONNECT TO EXITING CURB
MATCH EXISTING GRADE

MATCH EXISTING GRADE
REUSE EXISTING 10' CURB INLET
TOP = 830.10
EX. 18" FL = 822.64 (IN)
EX. 18" FL = 822.54 (OUT)

	TREE DATA		
	NO.	SPECIES	DIAMETER (INCHES)
*	598	Live Oak	10
*	889	Cedar Elm	12
*	890	Cedar Elm	12
	892	Live Oak (Offsite)	8
	893	Live Oak (Offsite)	7
	894	Cedar Elm (Offsite)	7
*	895	Cedar Elm	9
*	896	Live Oak	14
*	897	Live Oak	14
*	898	Live Oak	13
*	899	Live Oak	13
	900	Live Oak	7

* TREE TO BE REMOVED

BENCHMARKS:

TBM:

A P. K. Nail with a washer marked "Chaparral Boundary" found for the Southwest corner of Lot 4 in Block A of Parmer Lane Village Subdivision according to the map or plat thereof filed in Cabinet X at Slides 392 – 393 of the Plat Records of Williamson County, Texas.

Northing (Y) = 10167392.44 , Easting (X) = 3100416.02
Elevation: 830.13 (NAVD88 datum established by the HxGN Smartnet)

City of Cedar Park GPS monument 31:

3" Brass disk in concrete.
Standing on east ROW of CR 272, north of E. Whitestone Blvd. (FM 1431), looking south. Monument is approximately 35' north of TxDot monument.

Northing (Y) = 10168489.82 , Easting (X) = 3101211.12
Elevation: 806.79 (NAVD88 datum)

NOTES:

1. NO CONSTRUCTION INVOLVING COMBUSTIBLE MATERIALS SHALL TAKE PLACE UNTIL FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS ARE IN INSTALLED.
2. NO OVERHEAD OBSTRUCTIONS SHALL BE LOWER THAN 13 FEET 6 INCHES
3. ALL APPROVED FIRE APPARATUS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS
4. THE MAXIMUM GRADE OF THE FIRE LANE SHALL NOT EXCEED 10%
5. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITION.

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

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NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
201 GROVE LANE, BUDA, TX 78610
TRAVIS@FLAKEENGINEERING.COM
(512) 468-6248

TOP SPIN ACADEMY INDOOR TENNIS FACILITY

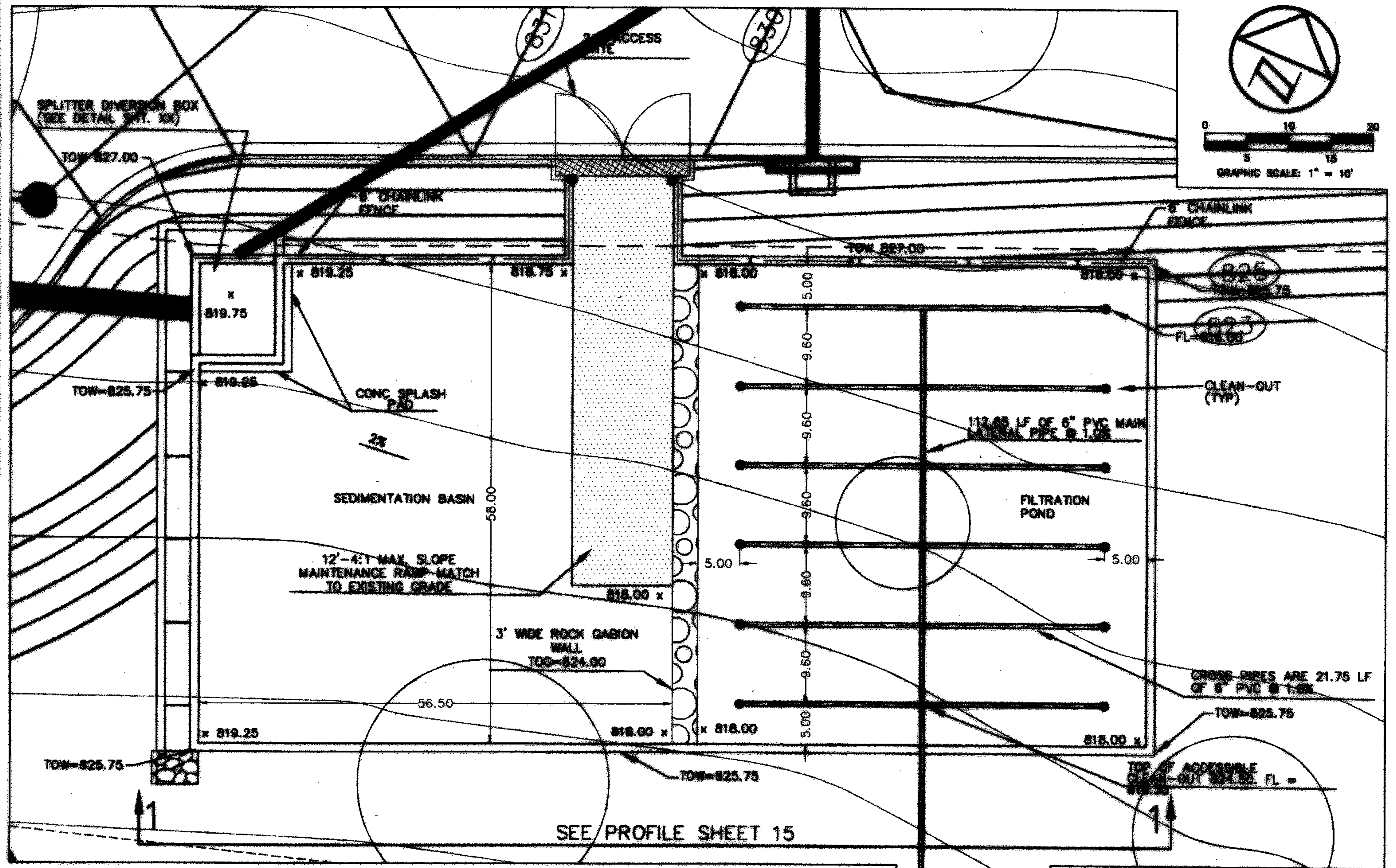
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

GRADING PLAN

Travis Flake
109871
6/6/24

PRO. NO. -
SHEET 14 OF 27

2024-6-SD



TCEQ
PARTIAL SEDIMENTATION/FILTRATION POND CALCULATIONS FOR DEVELOPMENT PERMIT POND

DRAINAGE AREA DATA

Drainage Area to Control	8.72	ac.
Drainage Area Impervious Cover	71.09	%

Background Load Calculation

L=P(Au x 0.54 + Ad x Rv x 38.4)
L = Annual Pollutant Load (lbs)

P = Average Annual Precipitation (in) =	32	in.
Au =Area of previously undeveloped portion of tract =	8.72	ac.
Ad = Area of previously developed portion of tract =	0	ac.
Rv = Runoff Coefficient of previously developed part =	na	
L = 32(8.72 x 0.54 + 0.0 x Rv x 38.4) =	150.7	lb/yr

Post Development Load

L = A x P x Rv x 38.4

Rv = 0.546(IC)^2 + 0.328(IC) + 0.03 =	0.54	
L = 8.72 x 32 x 0.60 x 38.4 =	5776.66	lb/yr

Required Reduction

Req'd Red. = 0.8(postdevelopment - background)

Req'd Red. = 0.8(5889.28 - 153.6) =	4500.78	lb/yr

Lr = Li x F x Fraction of site treated x (TSS Removal Efficiency)
Lr = Load Reduction
Li = Post Development Load
F = Fraction of stormwater load captured

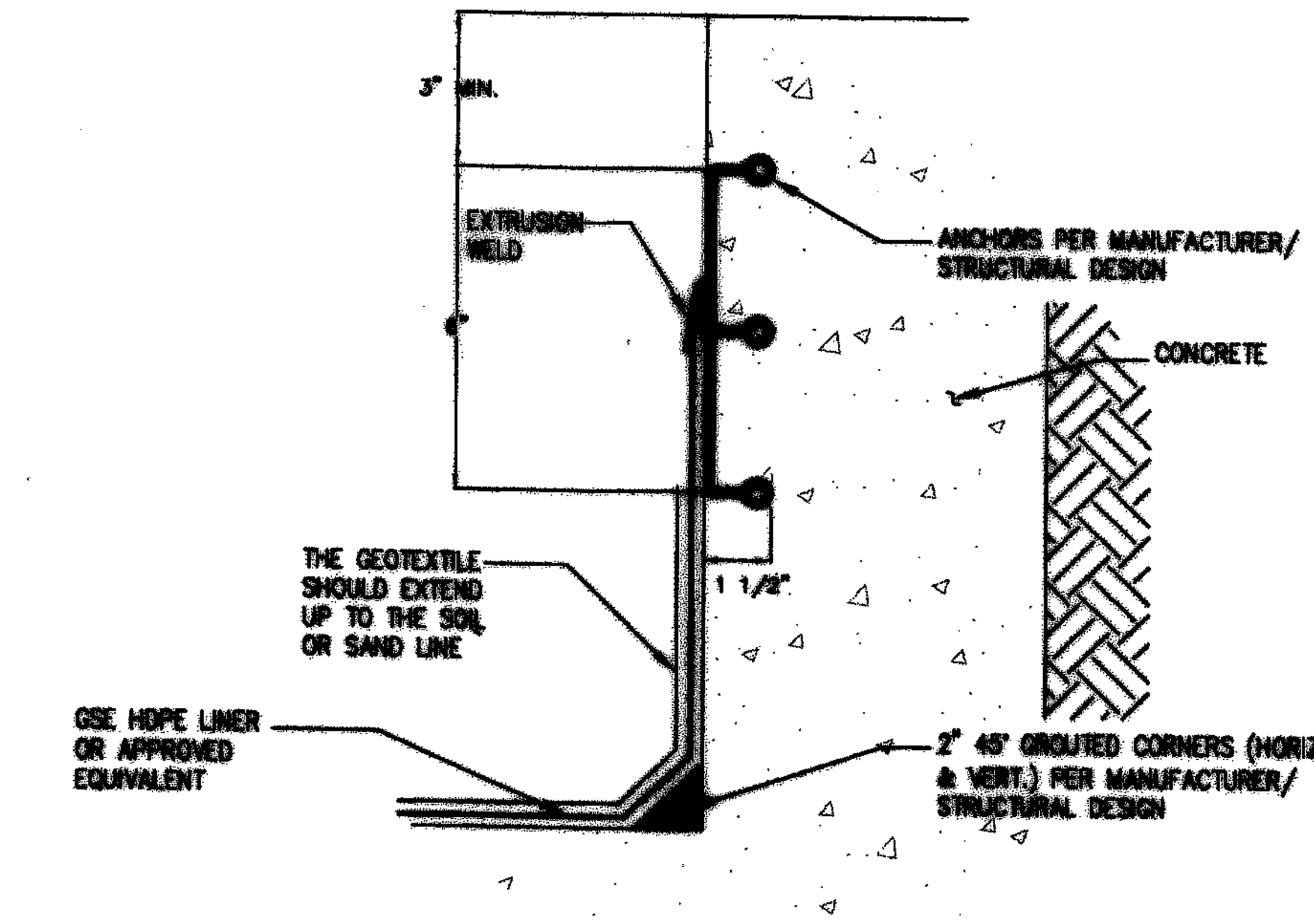
4588.53 = 5889.28 x F x 1.0 x (0.89) =	0.88	
(From fig. 3.8 runoff depth for 71.09% IC) =	0.9	in.
Water Quality Volume = runoff depth x site area =	28488	cf
Adjusted Water Quality Volume = 1.2 x WQV =	34186	cf

Water Quality Control Calculations

The Water Quality Control is to be PARTIAL — **Sedimentation/Filtration**

	Required		Provided	
Site Area Draining to Pond	8.72	ac.		
Total Area Draining to Pond	8.72	ac.		
Design Peak Flow Rate (Q100)	77.71	cfs		
Water Quality Volume (Adjusted)	34186	cf.	36999	cf.
Filtration Pond Area (WQVx1.5/(2(3.25+1.5)2) =	2699	sf.	3103	sf
Filtration Pond Volume	na	cf.	20170	cf.
Sedimentation Pond Area	na	sf.	3027	sf
Sedimentation Pond Volume	na	cf.	16830	cf.

Water Quality Elevation	824.5	ft. msl
Elevation of Splitter/Overflow Weir	824.5	ft. msl
Height of Gabion Wall (WQ elev - 0.5')	824	ft. msl
Length of Splitter Weir	22	ft.
Required Head to Pass the Design Flow	1.12	ft. (H = (Q100/(3 x L))^2/3)
Sedimentation Pond Freeboard Provided to Pass Design Flow	0.13	ft.



IMPERVIOUS LINER ATTACHMENT
N.T.S.

Sedimentation Chamber

Elev.	Area (sf)	Incr. Vol. (cf)	Storage (cf)
818	0	0	0
819.25	2751	1719.375	1719.375
820	2787	2076.75	3796.125
821	2835	2811	6607.125
822	2883	2859	9466.125
823	2931	2907	12373.125
824	2979	2955	15328.125
824.5	3027	1501.5	16829.625

Filtration Pond

Elev.	Area (sf)	Incr. Vol. (cf)	Storage (cf)
818	3103	0	0
819	3103	3103	3103
820	3103	3103	6206
821	3103	3103	9309
822	3103	3103	12412
823	3103	3103	15515
824	3103	3103	18618
824.5	3103	1551.5	20169.5

DRAINAGE SUMMARY CALCULATIONS - SCS METHODOLOGY

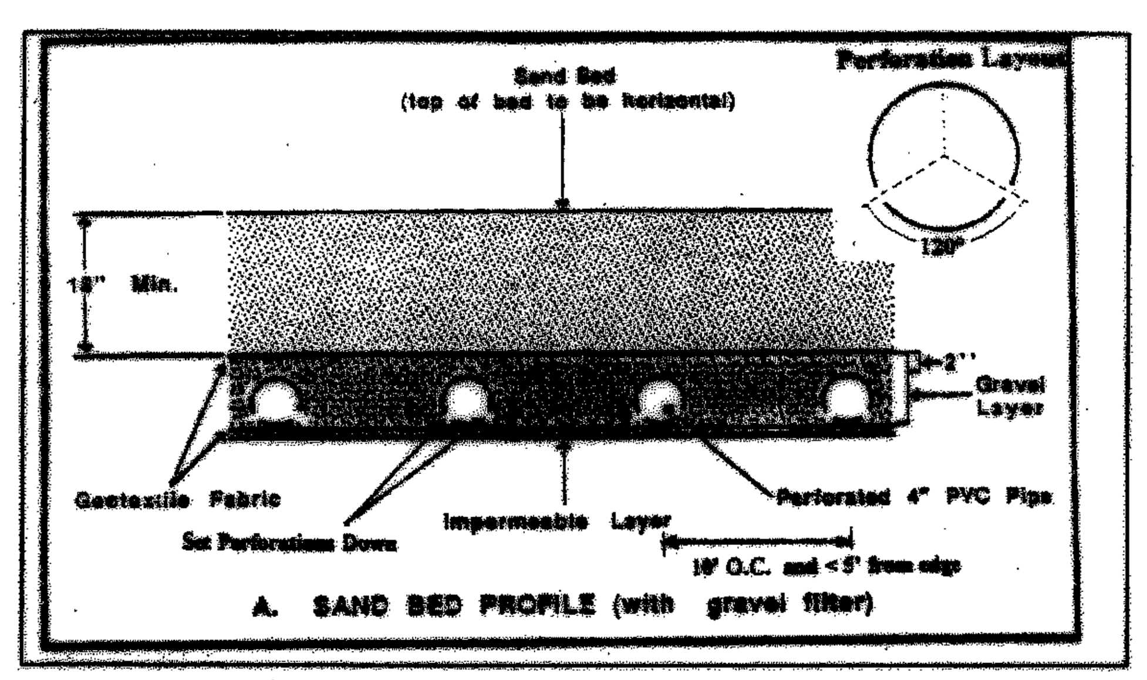
Existing Drainage Areas (from HEC1)

Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
E1	11.31	80	25.89	89	43	32	16

Tc = [.42(Ln)^0.8]/((4.2^0.5)x(S)^0.4)) + L/60V
Tc = [.42(0.3x300)^0.8]/(4.2^0.5 x 0.06^0.4) + 400/(60x2.4) = 25.89 Min

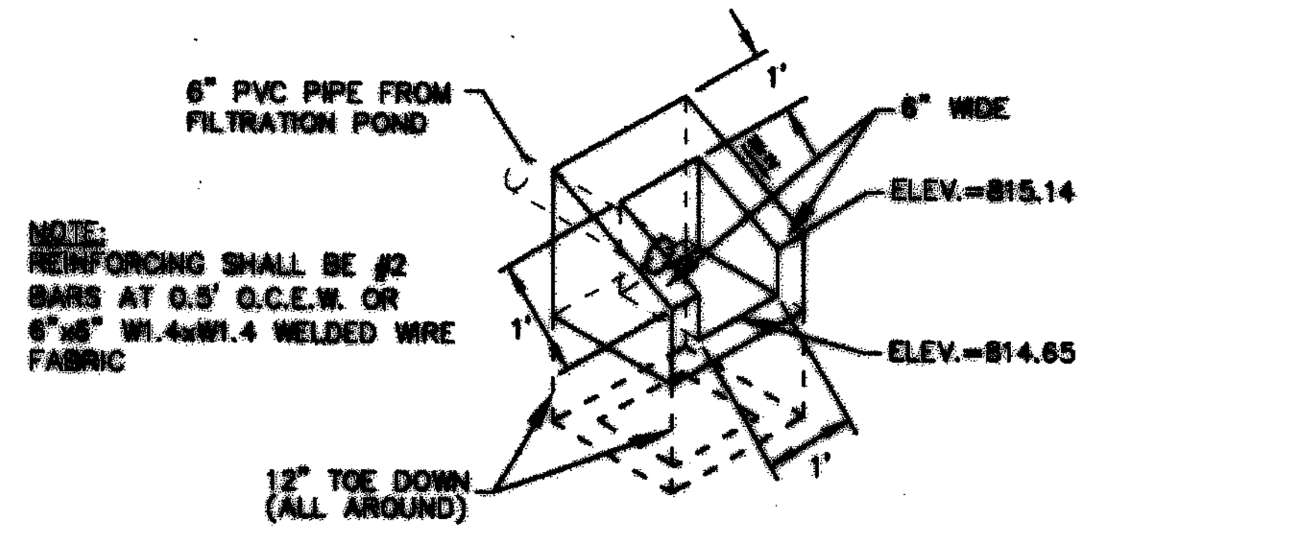
Proposed Drainage Areas (from HEC1)

Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
P1	11.31	91	7	101	79	67	45

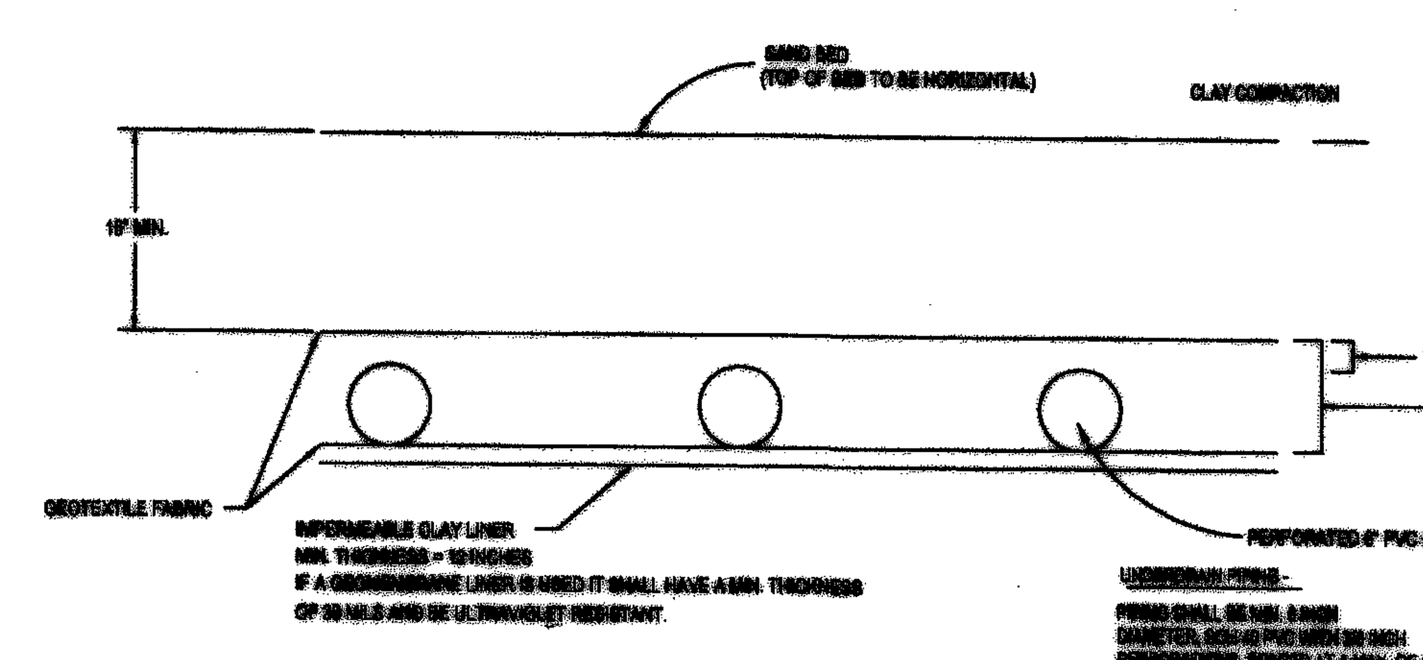


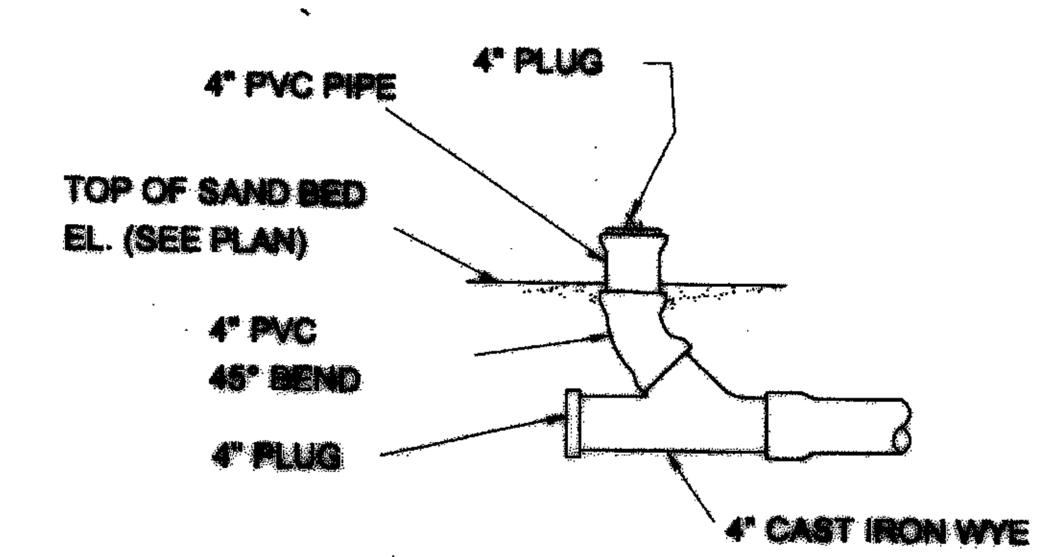
A. SAND BED PROFILE (with gravel filter)

FILTRATION BED SPECIFICATIONS



6" PVC FILTRATION OUTFLOW PIPE HEADWALL
N.T.S.





FILTRATION POND DRAIN PIPE CLEANOUT
N.T.S.

Doucet & Associates, Inc.

TRAMMELL CROW

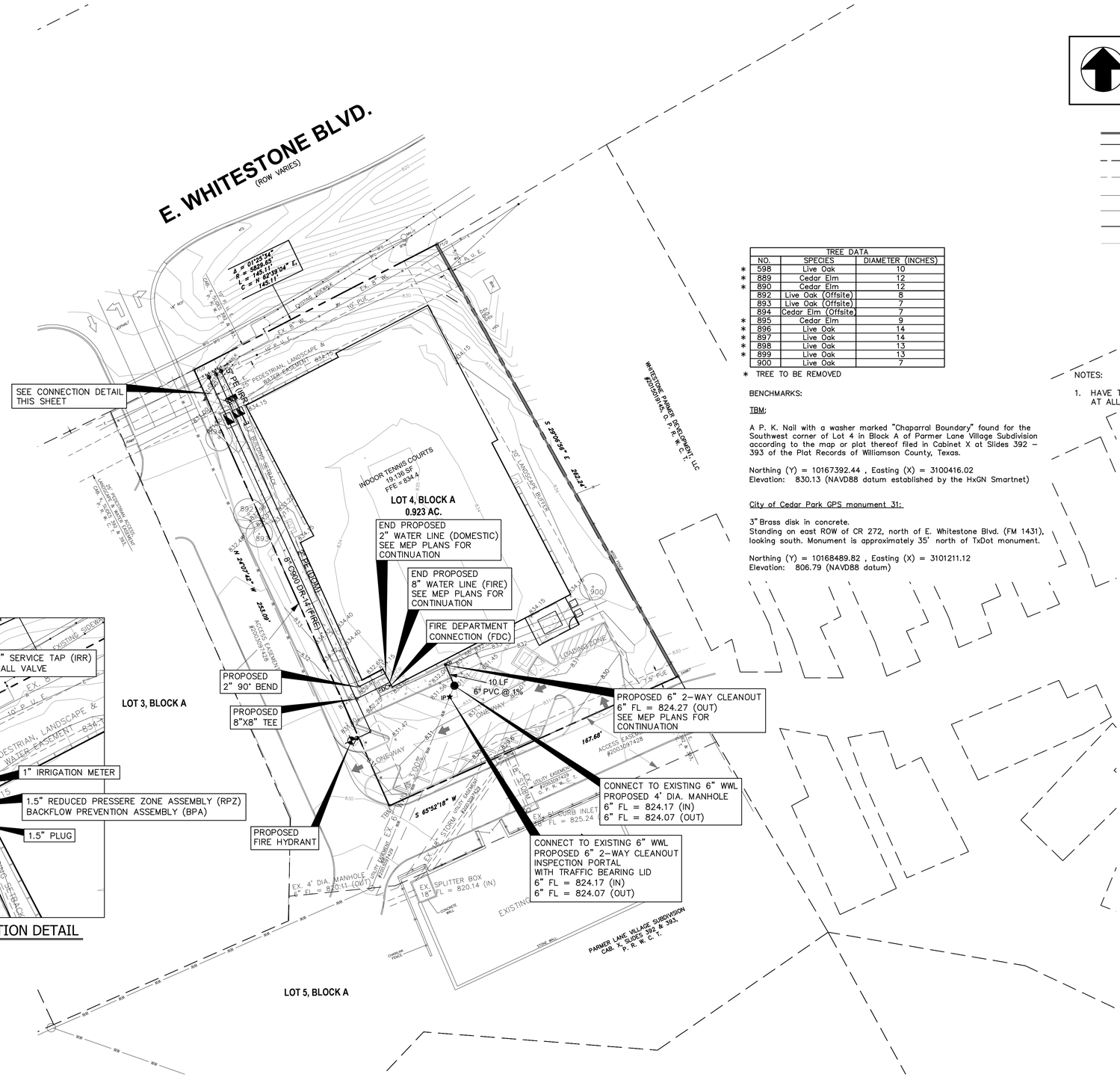
PROPOSED RETAIL DEVELOPMENT
CEDAR PARK, TEXAS
WATER QUALITY POND PLAN

Scale: AS SHOWN

SHEET 15 OF 32

Reviewed for Code Compliance

FOR REFERENCE ONLY



WATER CONNECTION DETAIL

1" = 20'

0 15 30 60 90

SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- ADJOINER
- W/W WASTEWATER SERVICE
- W WATER SERVICE
- 590 PROPOSED CONTOUR
- 590 EXISTING CONTOUR
- FIRE HYDRANT
- TREE TO REMAIN

	TREE DATA		
	NO.	SPECIES	DIAMETER (INCHES)
*	598	Live Oak	10
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*	890	Cedar Elm	12
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BENCHMARKS:

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Elevation: 806.79 (NAVD88 datum)

NOTES:

1. HAVE THE TRENCH BEDDING AND BACKFILL DENSITY TESTED AT ALL UTILITY & STORM CROSSINGS.

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

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NO.	REVISION	DATE

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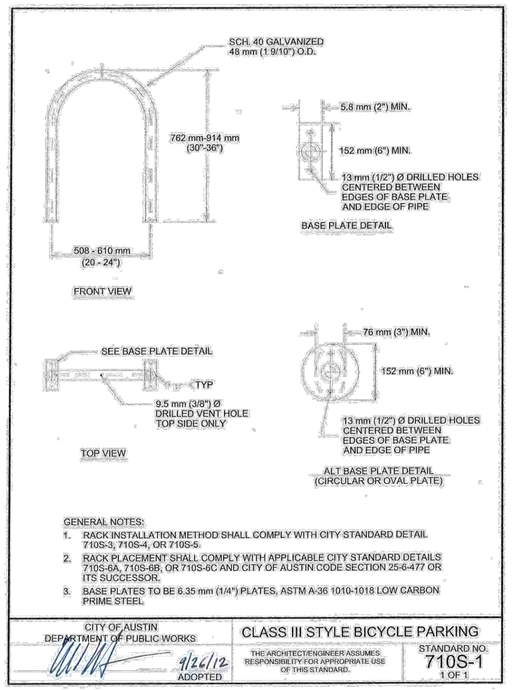
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

UTILITY PLAN

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 16 OF 27

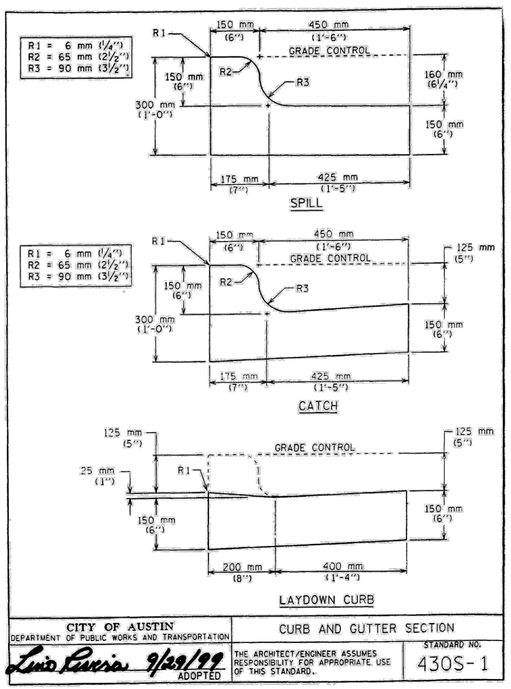
2024-6-SD



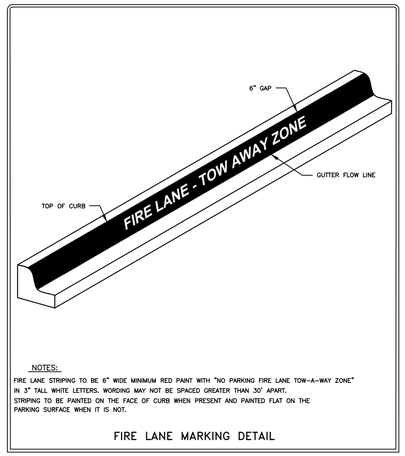
GENERAL NOTES:

1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	STANDARD NO.
9/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	710S-1 1 OF 1



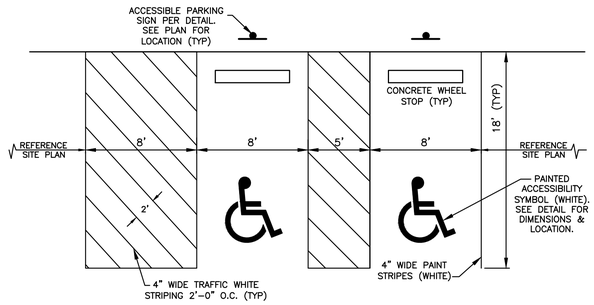
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CURB AND GUTTER SECTION	STANDARD NO.
Luis Parrish 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-1



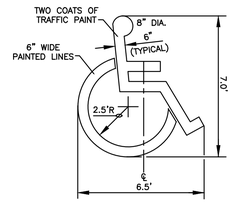
NOTES:

FIRE LANE STRIPING TO BE 6" WIDE MINIMUM RED PAINT WITH "NO PARKING FIRE LANE TOW-A-WAY ZONE" IN 3" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 20' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

FIRE LANE MARKING DETAIL



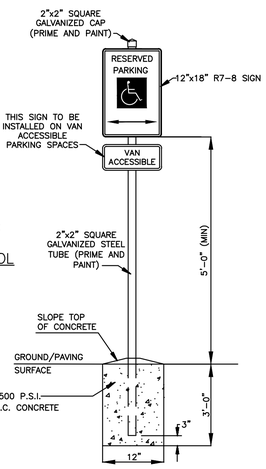
ACCESSIBLE STRIPING DETAIL
N.T.S.



LOCATE AT EDGE OF PARKING SPACE

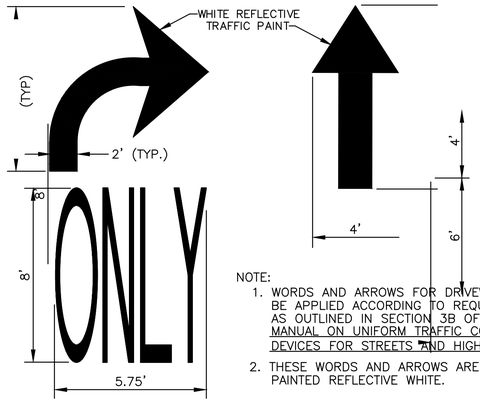
NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

ACCESSIBLE PARKING SYMBOL
N.T.S.



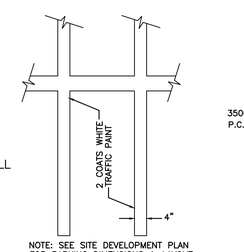
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SIGN MOUNTING
N.T.S.



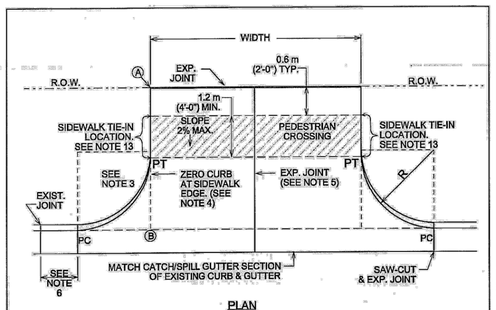
NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

DIRECTIONAL ARROW DETAIL
N.T.S.



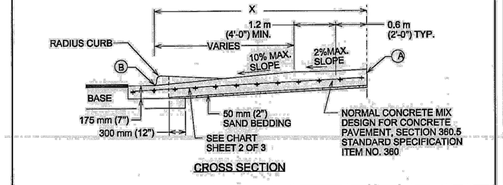
NOTE: SEE SITE DEVELOPMENT PLAN FOR PARKING DIMENSIONS & LAYOUT

PAVEMENT STRIPING DETAIL
N.T.S.



PLAN

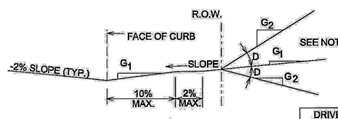
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT(A)ABOVE POINT(B)IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO.
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	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



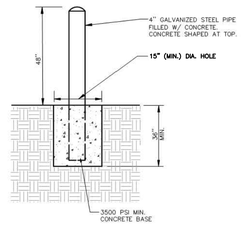
ALLOWABLE GRADES

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

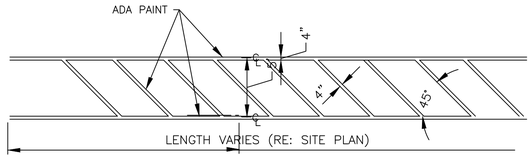
NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/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 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 85% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND %2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO.
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	433S-2 2 OF 2



SITE BOLLARD DETAIL
N.T.S



ADA CROSSWALK STRIPING DETAIL
N.T.S.

1. RE: SITE PLAN FOR LOCATION OF ADA CROSSWALK LOCATIONS (THIS DETAIL IS FOR STRIPING LAYOUT ONLY)
2. STRIPING IS TO BE PAINTED PER THE MANUFACTURER'S RECOMMENDATIONS.

811 Know what's below. Call before you dig

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

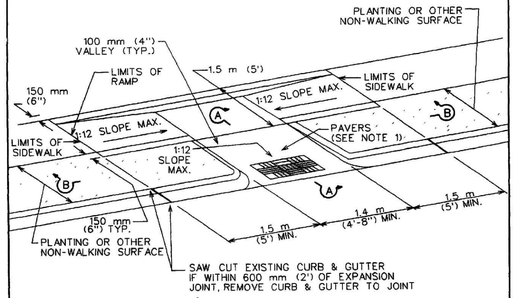
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

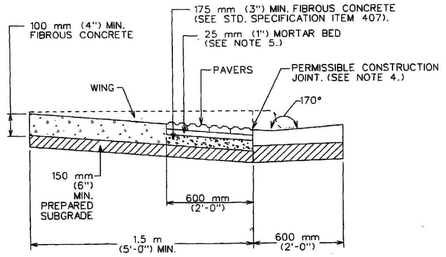
STANDARD DETAILS - SHEET 1

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 21 OF 27

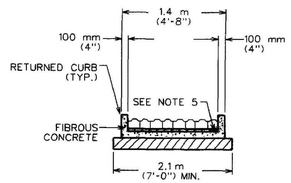
2024-6-SD





SECTION A-A

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS	
Bill Gardner 3/3/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3F 1 OF 2

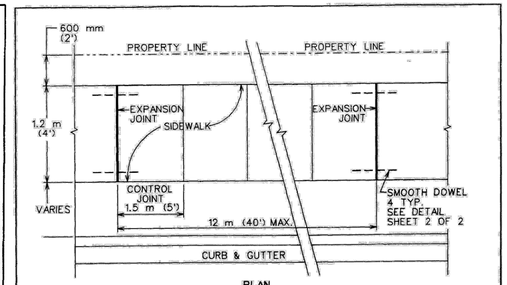


SECTION B-B

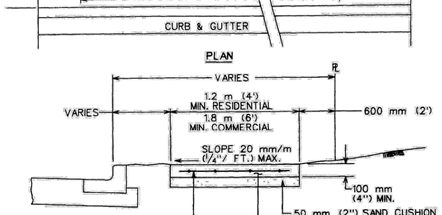
GENERAL NOTES:

1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 23 mm (0.9"), A NOMINAL HEIGHT OF 5 mm (0.2") AND A NOMINAL CENTER TO CENTER SPACING OF 60 mm (2.35") AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. A BASKET WEAVE PAVER PATTERN SHALL BE USED UNLESS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. PAVER PATTERN VARIES PER MANUFACTURER'S RECOMMENDATIONS. REFER TO STANDARD DETAIL 432S-5 FOR PAVER BASE PREPARATION DETAILS.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B).
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIC REQUIREMENTS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 6 mm (1/4") JOINT SIZE. GAPS LARGER THAN 6 mm (1/4") MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH 100 mm (4") CONCRETE VALLEY MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS	
Bill Gardner 3/3/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3F 2 OF 2



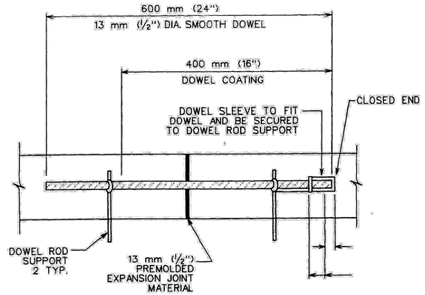
PLAN



POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS. REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

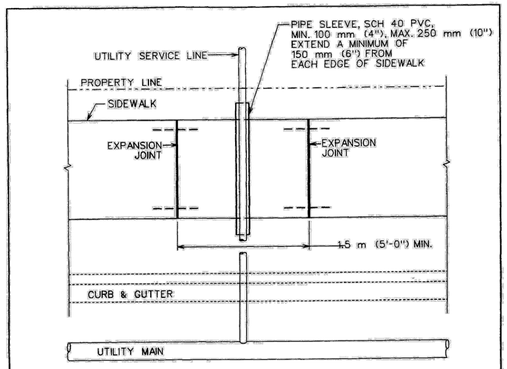
SECTION

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

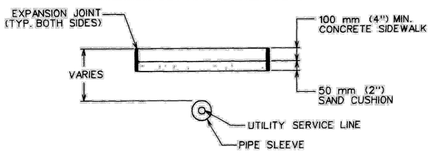


DOWEL DETAIL

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



SIDEWALK OVER UTILITY SERVICE LINE PLAN



SECTION OF SIDEWALK OVER UTILITY SERVICE LINES

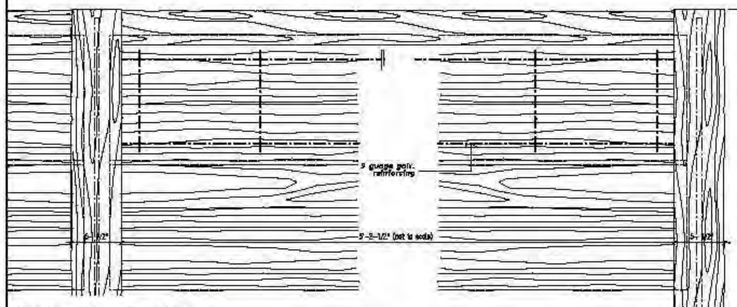
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3

FENCECRETE AMERICA, INC.

manufacturers of precast concrete fencing and masonry wall systems

15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com

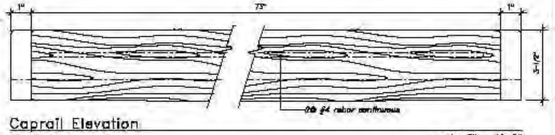


Partial Fence Elevation

scale: 1-1/2" = 1'-0"

Horizontal Board and Batten Style Concrete Fence

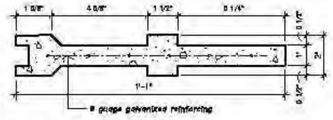
footing: 12" diameter, 24" deep (min.) 3000 p.s.i. concrete, varies according to local soil conditions



Caprail Elevation

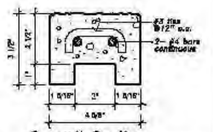
front view

scale: 3" = 1'-0"



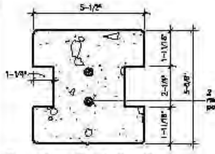
Typical Panel Section

scale: 3" = 1'-0"



Caprail Section

scale: 3" = 1'-0"



Running Post Section

scale: 3" = 1'-0"

NOTE:
Details of additional fence post conditions are similar to those shown on the Wood Style Concrete Fence detail sheet.

notes:

1. Maximum fence height at horizontal panel fences is 10'-0".
2. All concrete shall be 5000 psi.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing - 2 feet deep (min.) footing standard per column, 12" - 18" diameter. Depth and diameter can vary per local soil conditions.
5. Texture: All exposed sides have heavy wood-grained texture.
6. Gates: Shall have additional steel supports adjacent to concrete columns.
7. All steel reinforcement is prevented with steel spacers so as to allow for minimum concrete coverage.
8. A special silicone sealant is used to lock the caprail in place. This sealant requires special tools for removal.

811 Know what's below. Call before you dig

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NO. | REVISION | DATE

FLAKE ENGINEERING
TBPE F-22188
201 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

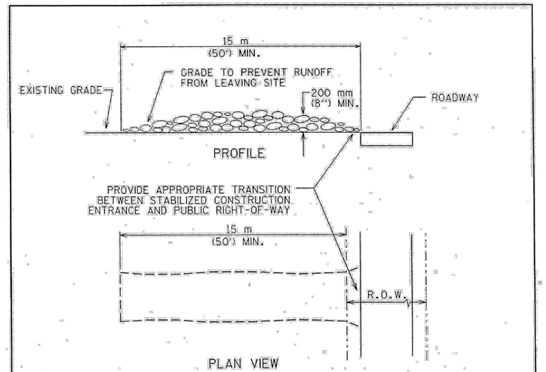
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

STANDARD DETAILS - SHEET 2

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 22 OF 27

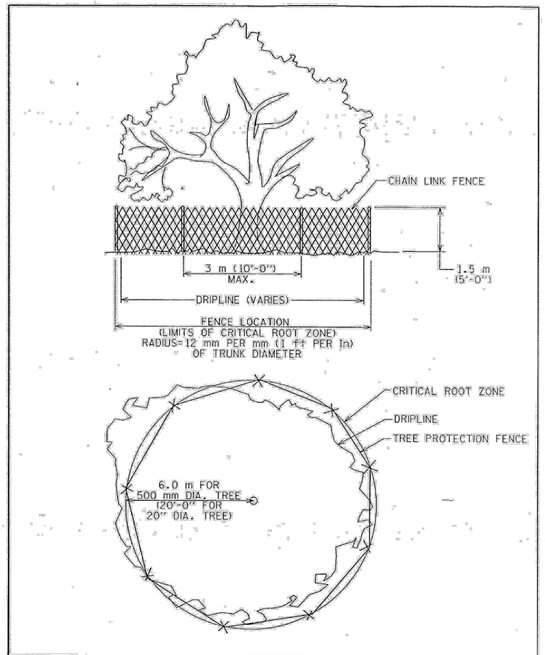
2024-6-SD



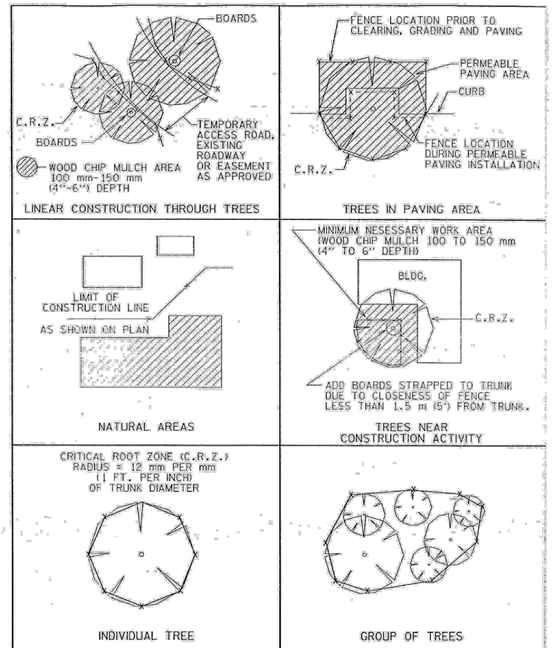
NOTES:

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.

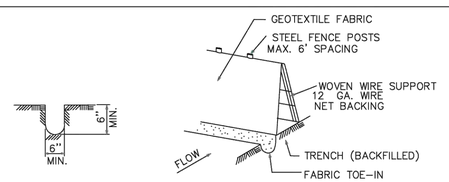
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
Leon Barba 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
11/15/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/15/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



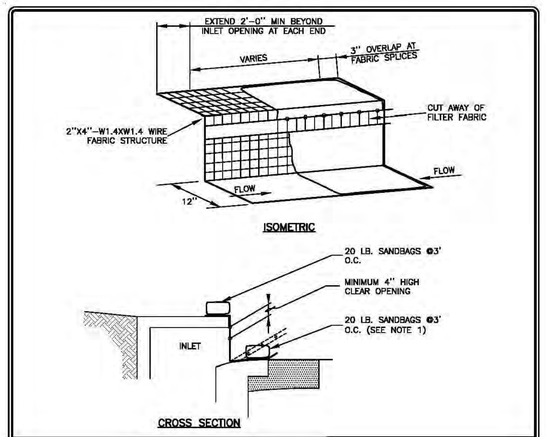
GENERAL NOTES:

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

STANDARD SYMBOL SF L=

REV. DATE: 09/13/01

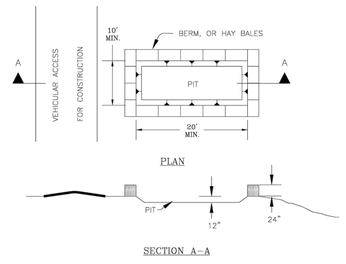
CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE	
DARWIN MARCHELL 09/13/2001 APPROVED DATE	ADOPTED: 09/13/2001 SCALE: N.T.S. INITIAL:	



NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-14
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CURB INLET PROTECTION DETAIL	ROUND ROCK, TEXAS Home Town Pride



CONCRETE WASHOUT NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. IF HAY BALES ARE USED, THEY SHALL BE PLACED IN ACCORDANCE WITH DETAILS SHOWN ON EXHIBIT FOR HAY BALES.
3. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
4. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE WASHOUT AREA
N.T.S.

811 Know what's below. Call before you dig

CAUTION:
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NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

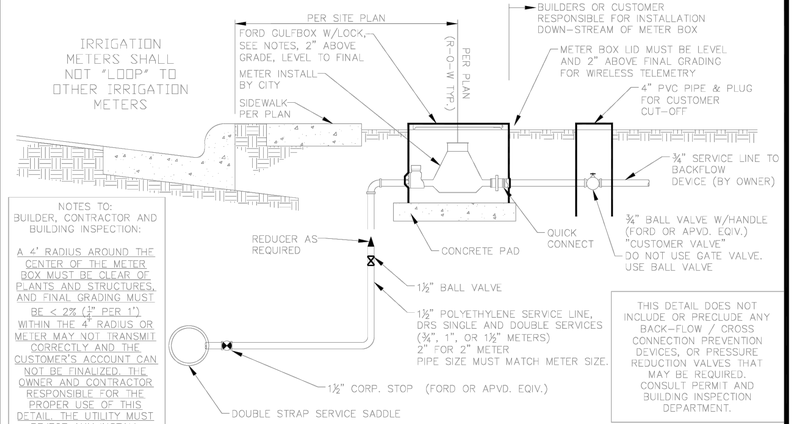
STANDARD DETAILS - SHEET 3

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 24 OF 27

2024-6-SD

IRRIGATION METERS SHALL NOT "LOOP" TO OTHER IRRIGATION METERS



ELEVATION

NOTES TO: BUILDER, CONTRACTOR AND BUILDING INSPECTION:

A 4' RADIUS AROUND THE CENTER OF THE METER BOX MUST BE CLEAR OF PLANTS AND STRUCTURES, AND FINAL GRADING MUST BE < 2% (¼" PER 1') WITHIN THE 4' RADIUS OR METER MAY NOT TRANSMIT CORRECTLY AND THE CUSTOMER'S ACCOUNT CAN NOT BE FINALIZED. THE OWNER AND CONTRACTOR RESPONSIBLE FOR THE PROPER USE OF THIS DETAIL. THE UTILITY MUST REJECT ANY INSTALL REQUEST WHERE COMMUNICATION CAN NOT BE ACHIEVED.

THIS DETAIL DOES NOT INCLUDE OR PRECLUDE ANY BACK-FLOW / CROSS CONNECTION PREVENTION DEVICES, OR PRESSURE REDUCTION VALVES THAT MAY BE REQUIRED. CONSULT PERMIT AND BUILDING INSPECTION DEPARTMENT.

NOTES FOR NON-RESIDENTIAL SERVICES ON EXISTING MAIN:

1. CITY OF CEDAR PARK WATER UTILITY WILL MAKE TAP ON EXISTING MAIN AND PROVIDE ALL PIPE AND APPURTENANCES LISTED IN PARTS LIST ITEMS #1.
2. A METER WILL NOT BE SET UNTIL ALL FINAL WORK IN THE RIGHT OF WAY IS COMPLETE, TESTED AND INSPECTED.

NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:

1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.
4. DELIVER "QUICK CONNECTS" TO INSPECTOR AT FINAL WALK THROUGH FOR RESIDENTIAL CONSTRUCTION WHERE METERS ARE TO BE SET AFTER SUBDIVISION ACCEPTANCE.

PART NUMBERS:

SINGLE FORD METER BOX (12" x 8")
(¾" TUBING)
G148-233

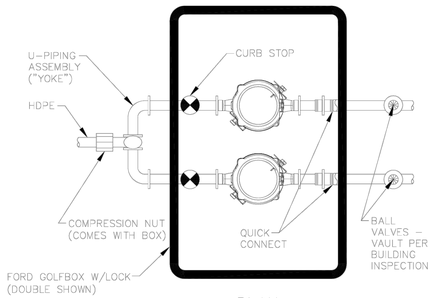
DUAL FORD METER BOX (14¾" x 12")
(1" TUBING)
DG248-243

1" FORD METER BOX (SINGLE) (15"ø)
(1" TUBING)
YL111-444

PARTS LIST:

1. FOR ¾", 1", OR 1½" FORD CORPORATION STOP
   FB1000-6-G-NL, 1½" POLY-HDPE DR9, 1½" BALL VALVE WITH A C84-66-G COUPLING ON INLET SIDE. PROVIDE FORD FITTINGS AS NECESSARY.
2. FOR ¾" SERVICES, ON TOP OF THE BALL VALVE USE A 1½" x ¾" REDUCING BUSHING & COUPLING:
   ¾" MIP x ¾" GRIP JOINT: C84-33-G
3. FOR 1" SERVICES, ON TOP OF THE BALL VALVE USE A 1½" X 1" REDUCING BUSHING & COUPLING:
   1" MIP x 1" GRIP JOINT: C84-44-G
4. ALL METER PARTS BY FORD METER BOX COMPANY OR PRE-APPROVED EQUIVALENT.
5. ALL BRASS VALVES & FITTINGS.
6. USE STAINLESS INSERT STIFFENERS IN POLY TUBING.
7. "G" FOLLOWING THE PART NUMBER DENOTES GRIP JOINT.
8. FOR NEW WATER MAINS, CONTRACTOR RESPONSIBLE FOR PARTS & INSTALLATION TESTING.
9. CITY WILL DRILL HOLE IN LID FOR METER ANTENNA.

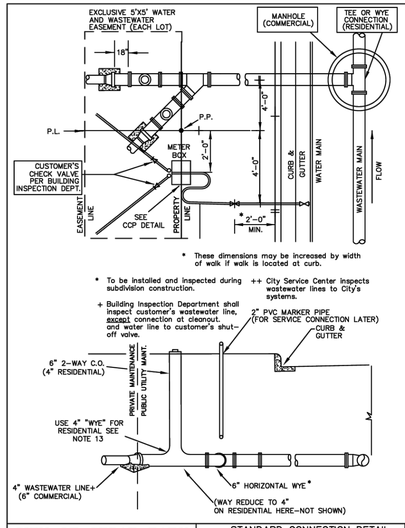
NOTE: NO METERS WILL BE SET IN BOXES PLACED IN SIDEWALKS OR PAVED AREAS



PLAN

CITY OF CEDAR PARK
DEPARTMENT OF PUBLIC WORKS
VER: 201918

STANDARD DETAIL FOR ¾" OR 1" WATER METER SERVICE



CITY OF CEDAR PARK	STANDARD CONNECTION DETAIL FOR WASTE WATER SERVICE
ENGINEERING DEPARTMENT	ADOPTED: 9-18-2020 SCALE: NTS INITIAL: TD

1. UTILITY CONTRACTOR LEAVE ONE 6" HORIZONTAL WYE AS SHOWN FOR DOUBLE SERVICE CONNECTION – OPENINGS PLUGGED. FOR DOUBLE SERVICE AND NEW INSTALLS OF METER BOX, WATER PIPE, FITTINGS AND VALVE TO INLET SIDE OF METER(S) IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DETAIL SHEET. INSTALLATION TO BE COMPLETED DURING SUBDIVISION CONSTRUCTION – INSPECTION BY WATER AND WASTEWATER CONSTRUCTION INSPECTION PERSONNEL.
2. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEMS UNTIL METER IS INSTALLED AND WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIALS. CUSTOMER HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND VERTICAL WYE REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS
3. CITY OF CEDAR PARK ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO THE CITY'S WATER AND WASTEWATER SYSTEMS FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE METER BOX AND AT THE WASTEWATER CONNECTION TO THE HORIZONTAL WYE.
4. ALL WASTEWATER SERVICE LATERALS SHALL SLOPE 1 PERCENT (1/8 INCH PER FOOT) MINIMUM TO MAIN.
5. PIPE IN STREET RIGHT-OF-WAY AND IN EASEMENT AREAS SHALL BE BEDDED WITH MATERIALS REQUIRED BY CITY OF AUSTIN SPECIFICATIONS; AND TO HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES. THE ENGINEERING DEPARTMENT MUST SPECIFICALLY APPROVE ANY EXCEPTION.
6. CUSTOMER TO PROVIDE CLEANOUT WITHIN 5' P.U.E.
7. CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR UNLESS DIRECTED OTHERWISE BY THE CITY UTILITY INSPECTOR.
8. FOR COMMERCIAL SITES, COORDINATE ALL W/WW TAPS WITH THE UTILITY INSPECTOR. 512-401-5550.
9. DO NOT USE DOUBLE WYE OR 4"X6"X4" WYE. SINGLE SERVICES SHALL NOT HAVE ANY WYE INSTALLED.
10. ALL WW FITTINGS UPSTREAM OF THE SERVICE LATERAL FROM THIS POINT TO BE SOLVENT WELD. DO NOT USE GASKET-TYPE OR PUSH ON FITTINGS FOR SERVICE LATERALS.
11. GENERAL CONTRACTOR/HOME OR COMMERCIAL BUILDER/PLUMBER SHALL INSTALL AND MAINTAIN A PLUG ON THE CITY SIDE OF THE SERVICE LATERAL AT ALL TIMES UNTIL FINISHED DEVELOPMENT IS APPROVED AND CONNECTED TO THE WASTE WATER SYSTEM.
12. INSTALL A 6-INCH INSPECTION PORTAL AT EACH SERVICE CONNECTION FOR EACH NON-RESIDENTIAL BUILDING AT LEAST FIVE FEET OFF THE BUILDING. CLEAN OUT REQUIRED AT PROPERTY LINE OF NON-RESIDENTIAL DEVELOPMENT SHALL MEET INSPECTION PORT CRITERIA. DEPICT THE INSPECTION PORTAL AS A SINGLE "STAR" SYMBOL ON THE WASTEWATER LINE. LABEL AS AN "INSPECTION PORTAL". THE INSPECTION PORTAL SHALL NOT BE INSTALLED AT A CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT OF THE SEWER LINE AND NOT ON THE EDGE OF A CURB, SIDEWALK OR OTHER HARDSCAPE. AN INSPECTION PORTAL LOCATED IN A TRAFFIC AREA WILL NEED TO HAVE AN APPROPRIATE TRAFFIC BEARING CAST IRON LID COVERING THE "PVC" THREADED CAP. AN "INSPECTION PORTAL" IS A SINGLE RISER WITH A "TWO-WAY" CLEANOUT AT THE BOTTOM, NOT A DOUBLE CLEANOUT WHICH HAS TWO RISERS.
13. RESIDENTIAL TO USE 4"(MIN) VERTICAL WYE FITTING FACING THE MAIN IN PLACE OF THE 6" 2-WAY CO REQUIRED BY THE IPT PROGRAM AND COMMERCIAL CODE. (NON RESIDENTIAL APPLICATION SHOWN IN SKETCH.)
14. CONNECTIONS CLASSIFIED AS "HEALTH HAZARD" BY INDUSTRIAL PRETREATMENT PROGRAM SHALL HAVE REDUCED PRESSURE ZONE ASSEMBLY (RPZ) AS REQUIRED BY 30 TAC 290.47(f) REF TO 18.09.
15. SITE THAT UTILIZES AN AUXILIARY WATER SOURCE (WELL, RAINWATER HARVESTER, ETC.) ARE CLASSIFIED AS HIGH HAZARD AND SHALL INSTALL AN RPZ ON ALL WATER SERVICES TO THE SITE (DOMESTIC AND IRRIGATION). WELLS SHALL BE PLUGGED IN ACCORDANCE WITH 16 TAC SECTION 17.104 AND LISTED IN THE STATE WELL DATABASE.
16. COMMERCIAL DEVELOPMENT REQUIRING A GRINDER PUMP SHALL LOCATE THE GRINDER PUMP INSIDE THE BUILDING.
17. ALL PIPE DOWNSTREAM OF THE C.O. NEAR THE R-O-W, IS CITY-MAINTAINED. CONTACT CITY FOR PUBLIC UTILITY ISSUE AT 512-401-5550
18. NO METER, CLEAN-OUT, VALVE, VAULT, OR UTILITY APPURTENANCE, MAY BE UNDER OR WITHIN A DRIVEWAY, SIDEWALK, OR IMPERVIOUS HARDSCAPE.
19. NO SIGNS SHALL BE PERMITTED IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY.

811 Know what's below. Call before you dig

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO. | REVISION | DATE

FLAKE ENGINEERING
TBPE F-22188
201 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

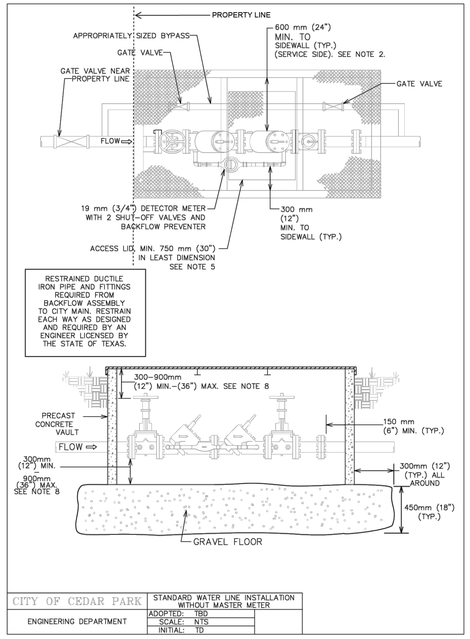
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

STANDARD DETAILS - SHEET 4

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 25 OF 27

2024-6-SD

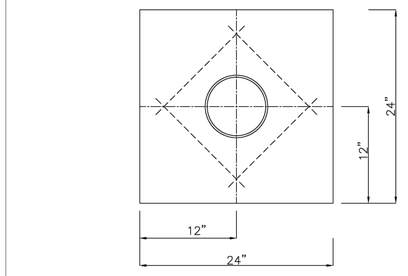


CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: TBD SCALE: NTS INITIAL: TD

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.
14. Detector water meter shall be a Sensus SR II 3/4" meter with AMI radio read capability. The City of Cedar Park will provide this meter.

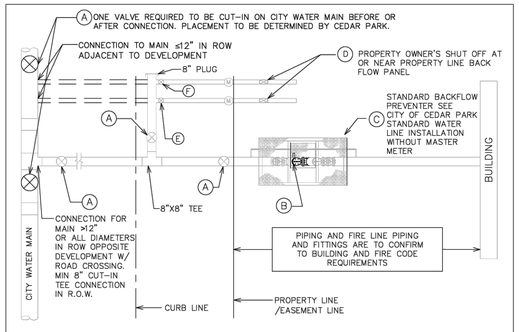
CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: TBD SCALE: NTS INITIAL: TD



NOTES:
1. FOR USE ONLY OUTSIDE PAVED AREAS.
2. USE CLASS "A" CONCRETE.

SECTION

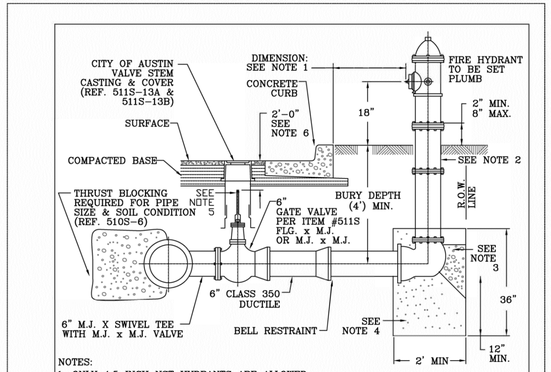
CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	VALVE BOX PAD
	ADOPTED: 10/23/00 SCALE: NTS INITIAL: ESR



MATERIALS:
- (A) RESTRAINED GATE VALVE. SEE CITY OF AUSTIN SPL WW-27, WW-27A, AND/OR WW-27B.
- (B) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVED EQUAL.
- (C) 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.
- (D) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
- (E) DOMESTIC WATER SERVICE LINE, SEE STD DETAIL FOR WATER SERVICE.
- (F) OPTIONAL IRRIGATION WATER SERVICE, SEE STD DETAIL FOR IRRIGATION SERVICE.

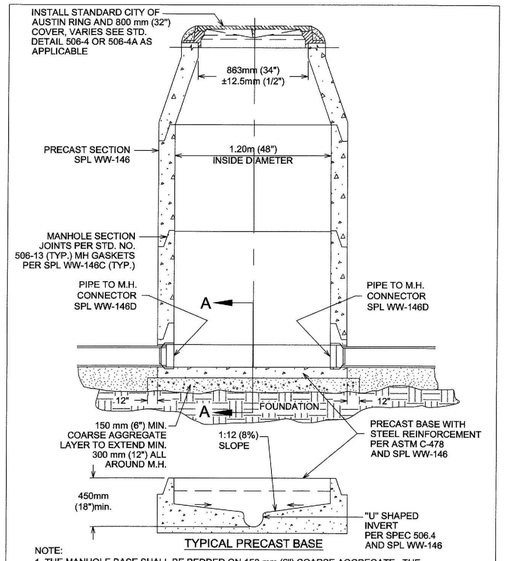
NOTES:
1. FIRE LINE SHALL BE A MINIMUM OF (8") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY 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. 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.
5. NO TAPPING SADDLES > 2".
6. NO WATER SERVICES, METER BOXES, METERS, VAULTS, OR VALVES IN DRIVEWAYS OR SIDEWALKS.

CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITH OR WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: 03/19/2020 SCALE: NTS INITIAL: TD



NOTES:
1. ONLY 4.5 INCH NST HYDRANTS ARE ALLOWED.
2. HYDRANTS MUST BE PLACED TO FACE THE FIRE LANE.
3. IN RIGHT OF WAY AREAS, PLACE HYDRANTS AT ROW LINE. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS. HYDRANTS SHOULD NOT BE PLACED CLOSER THAN 3 FEET OR FURTHER THAN 6 FEET FROM THE BACK OF CURB. WHERE POSSIBLE, PLACE VALVE IN PAVEMENT. IF NOT POSSIBLE, PLACE A VALVE BOX PAD (DETAIL FROM CEDAR PARK WEBSITE) AROUND VALVE. NO VALVES ARE TO BE PLACED IN CONFLICT WITH PROPOSED/ EXISTING CURBS OR GUTTERS.
4. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2 FOOT IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
5. ALL PIPE AND FITTINGS SHALL HAVE JOINT RESTRAINT FROM MAIN TO FIRE HYDRANT, ALL INCLUSIVE. THRUST BLOCKING SHALL BE CLASS A CONCRETE WITH A MINIMUM 1.5 SQUARE FOOT SURFACE AREA AGAINST PIPE. DO NOT BLOCK DRAIN HOLES.
6. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
7. WELD SOCKET 2-½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
8. VALVE 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 18" AND 24" FROM FINISHED GRADE.
9. VALVE SPECIFICATION PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 511.

CITY OF CEDAR PARK	STANDARD FIRE HYDRANT INSTALLATION	
ISSUED: JULY 8, 2014 REVISED: MARCH 11, 2022	THE ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



TYPICAL PRECAST BASE

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 Hlavaty 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	STANDARD NO. 506S-10

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NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610 (512) 468-6248
TRAVIS@FLAKEENGINEERING.COM

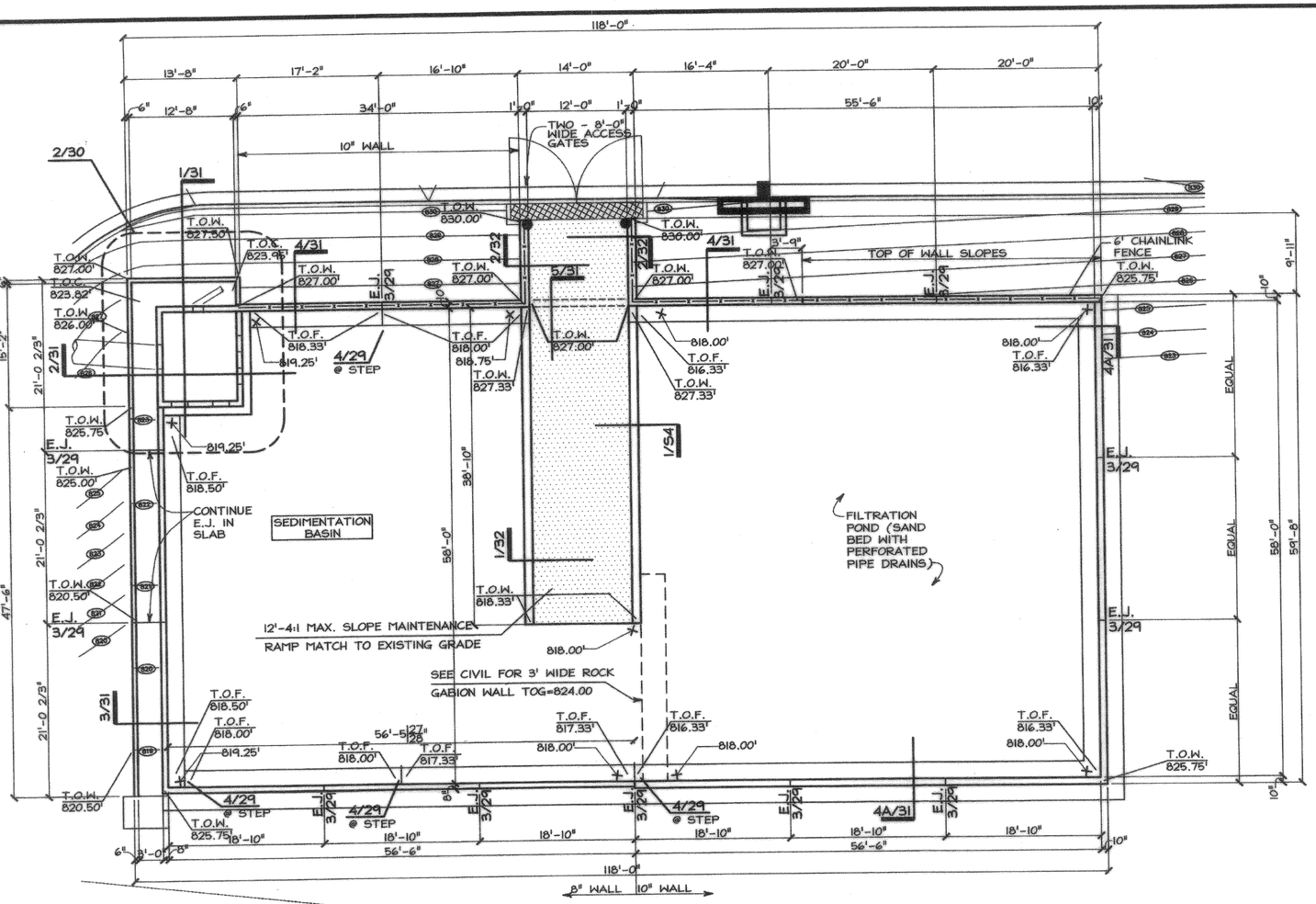
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

STANDARD DETAILS - SHEET 5

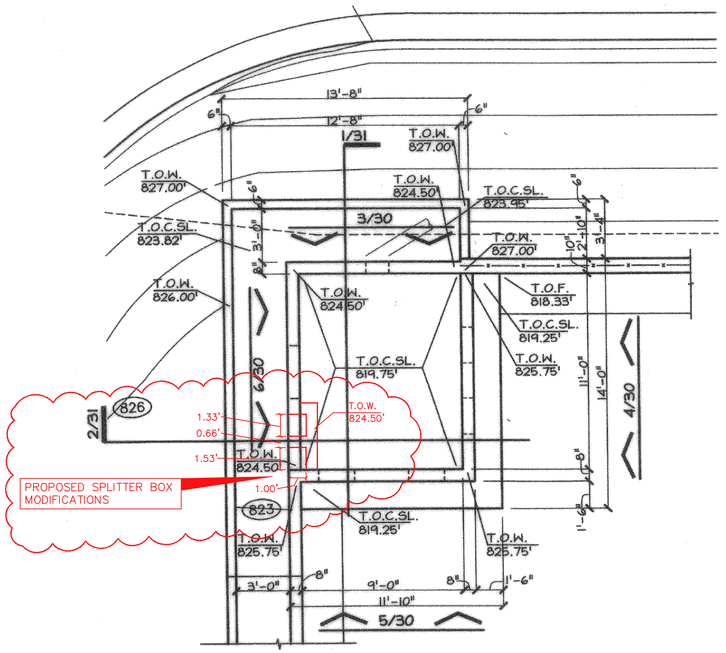
STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 26 OF 27

2024-6-SD



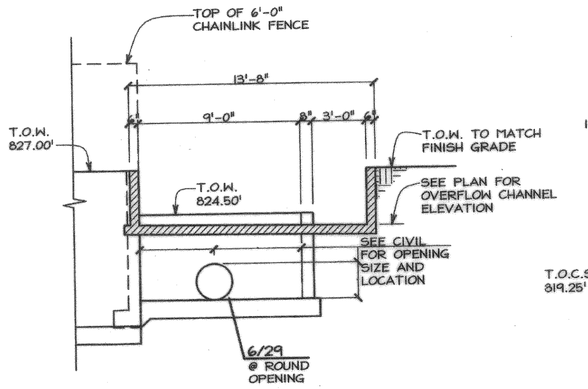
1 DETENTION POND PLAN
1/8" = 1'-0"



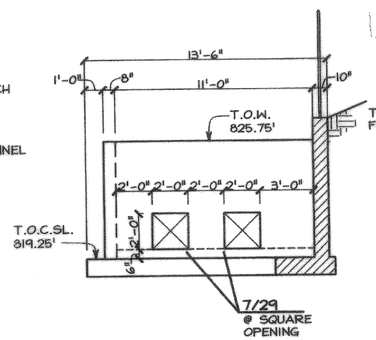
2 PARTIAL DETENTION POND
1/4" = 1'-0"

PLAN NOTES:

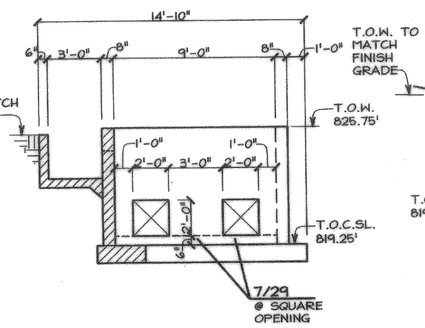
1) RECONFIRM ALL ELEVATIONS AND DIMENSIONS WITH CIVIL PRIOR TO CONSTRUCTION.



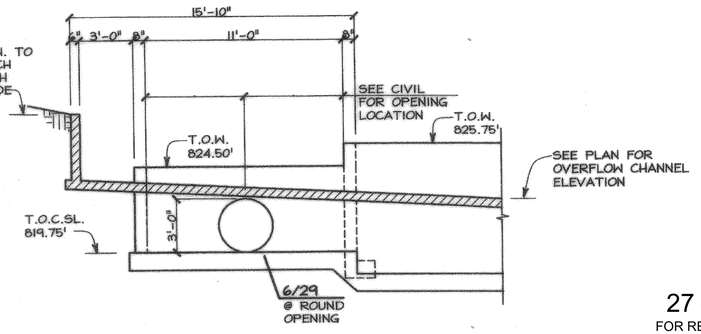
3 WALL ELEVATION
1/4" = 1'-0"



4 WALL ELEVATION
1/4" = 1'-0"



5 WALL ELEVATION
1/4" = 1'-0"



6 WALL ELEVATION
1/4" = 1'-0"

TK CONSULTING ENGINEERS
7821 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
(512) 219-1574 FAX: (512) 219-8189

TRAMMELL CROW

PARMER LANE VILLAGE
CEDAR PARK, TEXAS

STATE OF TEXAS
THOMAS V. KAN
41821
REGISTERED PROFESSIONAL ENGINEER
TK# 03110

Scale: AS SHOWN
Date: 08/15/2003
Designed by: TK
Drawn by: SD
Reviewed by: TK
QA/A:

Reviewed for Code Compliance
Reviewed for Code Compliance

SHEET 30 OF 32

Project No.: 029-009

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN (IMRR)

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

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.

Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges.

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

The objective of the Sand Filter System is to remove sediment and the pollutants from the first flush of pavement and impervious area runoff. The filtration of nutrients, organics, and coliform bacteria is enhanced by a mat of bacterial slime that develops during normal operations. Without the proper maintenance, sand filters are prone to clogging, which dramatically reduces performance and can lead to nuisances associated with standing water. Pollutant removal is achieved primarily by straining pollutants through the filtration media, settling of solids on the top of the sand bed, and, if the filter maintains a grass cover crop, through plant uptake. Based on Design Criteria, a fixed vertical sediment depth maker should be installed in the sedimentation basin to indicate when the accumulated depth of sediment equals 6 inches and sediment removal is required. Regular routine maintenance is essential to effective, long-lasting performance of sand filters.

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

Seasonal Mowing and Lawn Care. Grass areas in and around sand filters will be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in

landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation. If at the time of inspection, grass height exceeds 18 inches, notice will be provided to owner / general contractor. Owner / general contractor are responsible to maintain grass height during construction and to correct to comply with TCEQ criteria.

Inspections. The facility will be inspected weekly. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. If work must stop due to weather, hydromulch will be applied to site to stabilize. With each inspection, any damage to the structural elements of the system will be identified and repaired immediately. Cracks, voids, and undermining will be patched/filled to prevent additional structural damage. Trees and root systems will be removed to prevent growth in cracks and joints that can cause structural damage.

Sediment Removal Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years. It will be responsibility of the owner / general contractor to repair to encourage proper functioning to comply with TCEQ Criteria.

Media Removal. Maintenance of the filter media is necessary when the drawdown tie exceeds 48 hours. When this occurs, the upper layer of sand will be removed and replaced with new material meeting the original specifications. Any discolored sand will also be removed and replaced. In filters that have been regularly maintained, this will be limited to the top 2 to 3 inches. If there are deficiencies noted by the inspector, it shall be the owner / general contractor's responsibility to correct the items noted to comply with TCEQ Criteria.

Debris and Litter Removal. Debris and litter will accumulate near the sedimentation basin outlet device and will be removed during regular mowing operations and inspections. Particular attention will be paid to floating debris that could eventually clog the control device or riser. If there are deficiencies noted by the inspector, it shall be the owner / general contractor's responsibility to correct the items noted to comply with TCEQ Criteria.

Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time at least every two years. If underdrain piping network is not working appropriately at the time of inspection, notice will be provided to the general contractor / developer to immediately replace or repair.

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

Sand and Gravel. The sand filter will have 18 inches of sand overlying 6 inches of gravel, which are separated by permeable geotextile fabric. A minimum of 2 inches of gravel must cover the top surface of any pvc pipe. The sand grain size distribution will be comparable to that of “washed concrete sand”. If there are deficiencies noted by the inspector, it shall be the owner / general contractor’s responsibility to correct the items noted to comply with TCEQ Criteria.

Underdrain Pipe Configuration. Each individual underdrain pipe should have a screw-on cleanout access location. At the time of inspection if access to the underdrain pipe does not allow proper viewing or deficiencies are present, notice will be made to owner / general contractor describing deficiencies. If there are deficiencies noted by the inspector, it shall be the owner / general contractor’s responsibility to correct the items noted to comply with TCEQ Criteria.

Basin Inlet. Energy dissipation is required at the sedimentation basin inlet so that flows entering the basin will be distributed uniformly and at low velocity in order to prevent resuspension and encourage conditions necessary for deposition of solids. Removal of trash and sediments should be part of the typical maintenance of the basin inlet as described in detail above (see Debris and Litter Removal, Media Removal, Sediment Removal and Mowing If there are deficiencies noted by the inspector, it shall be the owner / general contractor’s responsibility to correct the items noted to comply with TCEQ Criteria.

Sedimentation Pond Outlet Structure. The receiving end of the sand filter will be protected. The outlet of the sedimentation basin will have flow control so that the sedimentation basin drains from full in 24 hours. This can be accomplished with either an orifice or by adjusting a valve. The riser pipe should have a minimum diameter of 6 inches with four 1 inch perforations per row. If there are deficiencies noted by the inspector, it shall be the owner / general contractor’s responsibility to correct the items noted to comply with TCEQ Criteria.

Sand Filter Discharge. If a gabion structure is used to separate the sedimentation and filtration basins, a valve must be installed so that discharge from the BMP can be stopped in case runoff from a spill of hazardous material enters the sand filter. The control for the valve must be accessible at all times, including when the basin is full. If there are deficiencies noted by the inspector, it shall be the owner / general contractor’s responsibility to correct the items noted to comply with TCEQ Criteria.

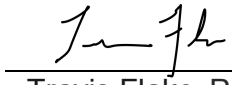
I, Morteza Shafinury, have read the best management practices (BMPs) for permanent stormwater found in Attachment N of this TCEQ Contributing Zone Plan (CZP) Application. Instruction and guidance as mentioned above has been provided to me so that I may be able to recognize issues that may require immediate attention with the permanent BMPs. Appropriate staff will be assigned to monitor the BMPs for this site and repair or replace as necessary.

June 17, 2024

Morteza Shafinury
Owner

Date

I, Travis Flake,P.E., have prepared and certified the Inspection, Maintenance, Repair and, if necessary, retrofit (IMRR) plan of the permanent BMPs and measures found as Attachment N of this TCEQ application.



6/20/2024

Travis Flake, P.E.
Flake Engineering

Date

ATTACHMENT O – PILOT-SCALE FIELD TESTING PLAN

This attachment is not applicable to this project.

ATTACHMENT I – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Measures for temporary controls are:

Temporary Construction Entrance/Exit. The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of- way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice will be used at all points of construction ingress and egress. The entrance will be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way will be removed immediately by contractor. When necessary, wheels will be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it will be done on an area stabilized with crushed stone that drains into appropriate designated area. All sediment will be prevented from entering the storm drain, ditch or water course by using approved methods. Refer to sheet 8 attached to this section for location of the construction entrance and sheet 24 for the detail describing the construction entrance.

Silt Fence. A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence will be used during the entire period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence will remain in place until the disturbed area is permanently stabilized. All fencing will be inspected weekly, and after any rainfall. Sediment will be removed when buildup reaches 6 inches. Any torn fabric will be replaces or a second line of fencing will be installed parallel to the torn section. Any sections of fencing that are crushed or collapsed in the course of construction activity will be replaces or repaired. If a section of fence is obstructing vehicular access it will be relocated to a spot where it will provide equal protection, but will not obstruct vehicles. When construction is complete, the sediment will be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence will be revegetated. The fence itself will be disposed of in an approved landfill. Refer to the attached sheet 8 for location of silt-fencing and sheet 24 for a detail describing the silt-fencing.

Concrete Washout Area The concrete washout area will be located on the southern end of the property. Please see attached sheet number 8. 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. A detail is included on sheet 24.

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.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Measures for permanent control are:

The proposed re-development of Lot 4 will utilize the existing partial sand filtration and sedimentation system reviewed, approved and constructed under the Parmer Lane Village approval under the CZP EAPP File No. 03062403 and City of Cedar Park permit SD-03-00025. The pond plan from the original approved Parmer Lane Village is included with this application and is showing a proposed modification to the splitter box as included on the Top Spin Construction Plan sheet 27 (reference sheet 30 of 32 for the Parmer Lane Village, SD-03-00025). A modification to the existing splitter box is proposed with this development in order to pass the new design storm as defined with ATLAS-14 without overtopping as seen on sheet 27.

Stormwater Pollution Prevention Plan (SWPPP)

For Construction Activities At:

Top Spin Training Facility
3220 E. Whitestone Blvd
Cedar Park, Williamson County, Texas, 78641
919-886-6512

SWPPP Prepared For:

MORTEZA SHAFINURY
C/O DAVE NDINYA
PO Box 270152
Corpus Christi, Texas 78427
919-886-6512

SWPPP Prepared By:

FLAKE ENGINEERING
201 GROVE LANE
BUDA, TEXAS 78610
512-468-6248
TRAVIS@FLAKEENGINEERING.COM

SWPPP Preparation Date:

JUNE 17, 2024

Estimated Project Dates:

Project Start Date: AUGUST 2024

Project Completion Date: DECEMBER 2025

Contents

Contents

SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES

1.1 Operator(s) / Subcontractor(s)

Operator(s):
3A General Contractors LLC
120 Folsom Ct
GEORGETOWN TX 78626
512-963-1717
Brandon@3Adeveloper.com

Subcontractor(s):
TRAVIS FLAKE
FLAKE ENGINEERING
201 GROVE LN
BUDA, TX 78610
512-468-4628 | TRAVIS@FLAKEENGINEERING.COM
Emergency 24-Hour Contact:
DAVE NDINYA
4506 CORAZAON COVE
ROUND ROCK, TX 78681
508-615-1750 | davendinya@gmail.com

1.2 Stormwater Team

OPERATOR		
Name and/or position, and contact	Responsibilities	I Have Read the CGP and Understand the Applicable Requirements
MORTEZA SHAFINURY, Owner Contact Phone: 919-886-6512	MORTEZA SHAFINURY is the principal landowner and DAVE NDINYA is the contract manager for the project. DAVE NDINYA has contracted 3A General Contractors to develop, implement and perform corrective measures of the SWPPP for the TOP SPIN TENNIS TRAINING FACILITY Development. 3A General Contractors LLC will be responsible for general oversight of the project and will retain operational control over construction plans and specifications, including review of the SWPPP and any amendments, inspection reports, corrective actions and changes to stormwater conveyance or control designs.	☒ Yes Date: 06/17/2024
OPERATOR		
3A General Contractors LLC Brandon Sassenberg Brandon@3ADeveloper.com 512-963-1717	3A General Contractors LLC will serve as the general contractor and has entered into a contract with DAVE NDINYA on behalf of MORTEZA SHAFINURY to develop and implement the SWPPP and perform all construction activities at the site. 3A GENERAL CONTRACTORS LLC has subcontracted with FLAKE ENGINEERING to develop the SWPPP for the TOP SPIN TRAINING FACILITY development. 3A GENERAL CONTRACTORS LLC will implement and maintain the best management practices specified in Sections 2 and 3, and address stormwater over the entire site including all areas disturbed by construction activities, areas used for materials storage, discharge points and construction exits. Additionally, all corrective measure activities at the site will be performed by 3A General Contractors LLC.	☒ Yes Date: 06/17/2024

SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING

2.1 Project/Site Information

Project Name and Address	
Project/Site Name: TOP SPIN TENNIS TRAINING FACILITY	
Project Street/Location: 3220 E WHITESTONE BLVD	
City: Cedar Park	
State: Texas	
ZIP Code: 78641	
County or Similar Subdivision: Williamson County	
Business days and hours for the project: S-Th 6:30 a.m. - 5:00 p.m. F-S 8:00 a.m. – 3:00 p.m.	
Project Latitude/Longitude	
Latitude: 30.5349736657517, ° N (decimal degrees)	Longitude: -97.7796802580092 ° W (decimal degrees)
Latitude/longitude data source: Google Maps	
☐ Map ☐ GPS	☒ Other (please specify): https://www.fcc.gov/media/radio/dms-decimal

Horizontal Reference Datum:

☐ NAD 27 ☐ NAD 83 ☒ WGS 84

Additional Project Information

Are you requesting permit coverage as a "federal operator" as defined in Appendix A of the 2017 CGP? ☐ Yes ☒ No

Is the project/site located on Indian country lands, or located on a property of religious or cultural significance to an Indian tribe? ☐ Yes ☒ No

If yes, provide the name of the Indian tribe associated with the area of Indian country (including the name of Indian reservation if applicable), or if not in Indian country, provide the name of the Indian tribe associated with the property: N/A

If you are conducting earth-disturbing activities in response to a public emergency, document the cause of the public emergency *(e.g., natural disaster, extreme flooding conditions)*, information substantiating its occurrence *(e.g., state disaster declaration)*, and a description of the construction necessary to reestablish effective public services: N/A

2.2 Discharge Information

Instructions (see "Discharge Information" section of Appendix J – NOI form):

In this section, include information relating to your site's discharge. This information corresponds to the "Discharge Information" section of the NOI form.

List all of the stormwater points of discharge from your site. Identify each point of discharge with a unique 3-digit ID (e.g., 001, 002).

For each unique point of discharge you list, specify the name of the first water of the U.S. that receives stormwater directly from the point of discharge and/or from the MS4 that the point of discharge discharges to. You may have multiple points of discharge that discharge to the same receiving water.

Next, specify whether any waters of the U.S. that you discharge to are listed as "impaired" as defined in Appendix A, and the pollutants causing the impairment. Identify any Total Maximum Daily Loads (TMDL) that have been completed for any of the waters of the U.S. that you discharge to and the pollutants for which there is a TMDL. For more information on impaired waters and TMDLs, including a list of TMDL contacts and links by state, visit https://www.epa.gov/tmdl.

Finally, indicate whether any water of the U.S. that you discharge to is designated as a Tier 2, Tier 2.5, or Tier 3 water and if so, what the designation is (2, 2.5, or 3). A list of Tier 2, 2.5, and 3 waters is provided in Appendix F.

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?	☒ Yes ☐ No
Are there any waters of the U.S. within 50 feet of your project's earth disturbances?	☒ Yes ☐ No

For each point of discharge, provide a point of discharge ID (a unique 3-digit ID, e.g., 001, 002), the name of the first water of the U.S. that receives stormwater directly from the point of discharge and/or from the MS4 that the point of discharge discharges to, and the following receiving water information, if applicable:								
Point of Discharge ID	Name of receiving water:	Is the receiving water impaired (on the CWA 303(d) list)?	If yes, list the pollutants that are causing the impairment:	Has a TMDL been completed for this receiving waterbody?	If yes, list TMDL Name and ID:	Pollutant(s) for which there is a TMDL:	Is this receiving water designated as a Tier 2, Tier 2.5, or Tier 3 water?	If yes, specify which Tier (2, 2.5, or 3)?
[001]	Brushy Creek	☐ Yes ☒ No		☐ Yes ☒ No			☐ Yes ☒ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	

[Include additional rows or delete as necessary.]

2.3 Nature of the Construction Activities

General Description of Project
Provide a general description of the nature of your construction activities, including the age dates of past renovations for structures that are undergoing demolition:

Construction of a one-story commercial building with associated parking, drive aisles, driveways and landscaping.

Size of Construction Site

Size of Property	0.923 ACRES
Total Area Expected to be Disturbed by Construction Activities	0.923 ACRES
Maximum Area Expected to be Disturbed at Any One Time	0.923 ACRES

Type of Construction Site *(check all that apply):*

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial
☐ Institutional ☐ Highway or Road ☐ Utility ☐ Other _____

Will there be demolition of any structure built or renovated before January 1, 1980? ☐ Yes ☒ No

If yes, do any of the structures being demolished have at least 10,000 square feet of floor space? ☐ Yes ☐ No ☒ N/A

Was the pre-development land use used for agriculture (see Appendix A for definition of "agricultural land")? ☐ Yes ☒ No

Pollutant-Generating Activities
List and describe all pollutant-generating activities and indicate for each activity the type of pollutant that will be generated. Take into account where potential spills and leaks could occur that contribute pollutants to stormwater discharges, and any known hazardous or toxic substances, such as PCBs and asbestos, that will be disturbed during construction.

Pollutant-Generating Activity (e.g., paving operations; concrete, paint, and stucco washout and waste disposal; solid waste storage and disposal; and dewatering operations)	**Pollutants or Pollutant Constituents** (e.g., sediment, fertilizers, pesticides, paints, caulks, sealants, fluorescent light ballasts, contaminated substrates, solvents, fuels)
Site Clearing	Sediment, brush, topsoil, land clearing debris
Grading and Site Excavation	topsoil, excavated dirt
Vehicle Tracking	tracked dirt to / from site
Topsoil Stripping and stockpiling	dirt, debris from stockpiling materials
Landscaping	dirt, fertilizer, sand

Construction Support Activities *(only provide if applicable)*

Describe any construction support activities for the project (e.g., concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, borrow areas):

Staging areas - small fueling activities, minor equipment maintenance, portable restrooms.

Materials Storage areas - Building materials, adhesives, paving materials, paints, asphalt, trash

Construction Activity - Paving, curb/gutter installation, concrete pouring / stucco, general building construction

Concrete Washout Area

Contact information for construction support activity:

DAVE NDINYA	BRANDON SASSENBERG
4506 CORAZON COVE	3A GENERAL CONTRACTORS, LLC
ROUND ROCK TX 78681	120 FOLSOM CT, GEORGETOWN TX 78628
919-886-8512	512-963-1717

2.4 Sequence and Estimated Dates of Construction Activities

Instructions (see CGP Part 7.2.5):

Describe the intended construction sequence and duration of major activities.

For each portion or phase of the construction site, include the following:

Commencement and duration of construction activities, including clearing and grubbing, mass grading, demolition activities, site preparation (i.e., excavating, cutting and filling), final grading, and creation of soil and vegetation stockpiles requiring stabilization;

Temporary or permanent cessation of construction activities;

Temporary or final stabilization of areas of exposed soil. The dates for stabilization must reflect the applicable deadlines to which you are subject to in Part 2.2.14; and

Removal of temporary stormwater controls and construction equipment or vehicles, and cessation of any pollutant-generating activities.

The construction sequence must reflect the following requirements:

Part 2.1.3 (installation of stormwater controls); and

Parts 2.2.14 (stabilization deadlines).

Phase I

Construct Project (One Phase)	
Estimated Start Date of Construction Activities for this Phase	AUG 2024
Estimated End Date of Construction Activities for this Phase	DEC 2025
Estimated Date(s) of Application of Stabilization Measures for Areas of the Site Required to be Stabilized	NOV 2025 / DEC 2025
Estimated Date(s) when Stormwater Controls will be Removed	DEC 2025

Construction Sequencing:

CONSTRUCTION ACTIVITY	ESTIMATED START DATES	ESTIMATED END DATES

Erosion Controls: Construction Access, Entrance to site, construction routes (if needed), areas designated for equipment parking, silt fencing, outlet protection	***AUG 2024***	***DEC 2025*** Initial and continuous monitoring
Site / Land Clearing	***AUG 2024***	***AUG 2024***
Rough grading, cut / fill (no areas in excess of 4'-0")	***AUG 2024***	***SEPT 2024***
Monitor / Identify areas that require ESC or permanent stabilizing measures (areas that are complete or delayed work).	***AUG 2024***	***NOV 2025 / DEC 2025***
Utility installation / coordination with ***City of Cedar Park***	***SEPT 2024***	***OCT 2024***
Infrastructure	***OCT 2024***	***DEC 2024***
Final Grading	***DEC 2024***	***JAN 2025***
Building (Begin)	***JAN 2025***	***AUG 2025 / SEPT 2025***
Landscaping	***SEPT 2025***	***OCT 2025***
Final Stabilization (topsoiling, trees, shrubs, permanent seeding, mulching, sodding,	***NOV 2025***	***DEC 2025***

2.5 Authorized Non-Stormwater Discharges

List of Authorized Non-Stormwater Discharges Present at the Site

Type of Authorized Non-Stormwater Discharge	**Likely to be Present at Your Site?**
Discharges from emergency fire-fighting activities	☐ Yes ☒ No
Fire hydrant flushings	☒ Yes ☐ No
Landscape irrigation	☒ Yes ☐ No
Waters used to wash vehicles and equipment	☒ Yes ☐ No
Water used to control dust	☒ Yes ☐ No
Potable water including uncontaminated water line flushings	☒ Yes ☐ No
External building washdown (soaps/solvents are not used and external surfaces do not contain hazardous substances)	☐ Yes ☒ No
Pavement wash waters	☒ Yes ☐ No
Uncontaminated air conditioning or compressor condensate	☒ Yes ☐ No
Uncontaminated, non-turbid discharges of ground water or spring water	☐ Yes ☒ No
Foundation or footing drains	☐ Yes ☒ No
Construction dewatering water	☐ Yes ☒ No

(Note: You are required to identify the likely locations of these authorized non-stormwater discharges on your site map. See Section 2.6, below, of the SWPPP Template.)

2.6 Site Maps

Instructions (see CGP Part 7.2.4):

Attach site maps in Appendix A of the Template. For most projects, a series of site maps is necessary and recommended. The first should show the undeveloped site and its current features. An additional map or maps should be created to show the developed site or, for more complicated sites, show the major phases of development.

These maps must include the following features:

Boundaries of the property and of the locations where construction will occur, including:

- Locations where earth-disturbing activities will occur, noting any phasing of construction activities and any demolition activities;
- Approximate slopes before and after major grading activities. Note areas of steep slopes, as defined in CGP Appendix A;
- Locations where sediment, soil, or other construction materials will be stockpiled;
- Locations of any crossings of waters of the U.S.;
- Designated points where vehicles will exit onto paved roads;
- Locations of structures and other impervious surfaces upon completion of construction; and
- Locations of on-site and off-site construction support activity areas covered by this permit (see Part 1.2.1.c).
- Locations of all waters of the U.S., including wetlands, on your site and within one mile downstream of the site's discharge point. Indicate which waterbodies are listed as impaired, and which are identified by your state, tribe, or EPA as Tier 2, Tier 2.5, or Tier 3 waters.
- Areas of federally-listed critical habitat for endangered or threatened species within the site and/or at discharge locations.
- Type and extent of pre-construction cover on the site (e.g., vegetative cover, forest, pasture, pavement, structures)
- Drainage pattern(s) of stormwater and authorized non-stormwater before and after major grading activities.
- Stormwater and authorized non-stormwater discharge locations, including:
- Locations where stormwater and/or authorized non-stormwater will be discharged to storm drain inlets; and
- Locations where stormwater or allowable non-stormwater will be discharged to waters of the U.S. (including wetlands).
- Locations of all potential pollutant-generating activities.
- Locations of stormwater controls, including natural buffer areas and any shared controls utilized to comply with the permit.
- Locations where polymers, flocculants, or other treatment chemicals will be used and stored.

SECTION 3: DOCUMENTATION OF COMPLIANCE WITH OTHER FEDERAL REQUIREMENTS

3.1 Endangered Species Protection

Eligibility Criterion
Under which criterion listed in Appendix D are you eligible for coverage under this permit?

☒ **Criterion A**: No ESA-listed species and/or designated critical habitat present in action area. Using the process outlined in Appendix D of this permit, you certify that ESA-listed species and designated critical habitat(s) under the jurisdiction of the USFWS or NMFS are not likely to occur in your site's "action area" as defined in Appendix A of this permit.

Basis statement content/Supporting documentation: A basis statement supporting the selection of Criterion A should identify the USFWS and NMFS information sources used. Attaching aerial image(s) of the site to your NOI is helpful to EPA, USFWS, and NMFS in confirming eligibility under this criterion. Please Note: NMFS' jurisdiction includes ESA-listed marine and estuarine species that spawn in inland rivers. Check the applicable source(s) of information you relied upon:

☐ Specific communication with staff of the USFWS and/or NMFS. INSERT DATE OF COMMUNICATION AND WHO YOU SPOKE WITH

☒ Species list from USFWS and/or NMFS. See the CGP ESA webpage, Step 2 for available websites. https://ecos.fws.gov/ipac/

3.2 Historic Preservation

Instructions (see CGP Part 1.1.6, 7.2.9.b, Appendix E, and the "Historic Preservation" section of the Appendix J – NOI form):

Follow the screening process in Appendix E of the permit for determining whether your installation of subsurface earth-disturbing stormwater controls will have an effect on historic properties.

Include documentation supporting your determination of eligibility.

To contact your applicable state or tribal historic preservation office, information is available at *www.achp.gov/programs/html*.

Appendix E, Step 1
Do you plan on installing any of the following stormwater controls at your site? NO additional installation of stormwater controls are needed at this time. Site has existing Permanent BMPs to manage stormwater. Modification is proposed to permanent BMPs to improve existing outfall structure.

Check all that apply below, and proceed to Appendix E, Step 2.

- ☐ Dike
- ☐ Berm
- ☐ Catch Basin
- ☐ Pond
- ☐ Stormwater Conveyance Channel (e.g., ditch, trench, perimeter drain, swale, etc.)
- ☐ Culvert
- ☐ Other type of ground-disturbing stormwater control:

(Note: If you will not be installing any ground-disturbing stormwater controls, no further documentation is required for Section 3.2 of the Template.)

Appendix E, Step 2

If you answered yes in Step 1, have prior surveys or evaluations conducted on the site already determined that historic properties do not exist, or that prior disturbances at the site have precluded the existence of historic properties? ☒ YES ☐ NO

- If yes, no further documentation is required for Section 3.2 of the Template.
- If no, proceed to Appendix E, Step 3.

3.3 Safe Drinking Water Act Underground Injection Control Requirements

Do you plan to install any of the following controls? Check all that apply below. N/A

- ☐ Infiltration trenches (if stormwater is directed to any bored, drilled, driven shaft or dug hole that is deeper than its widest surface dimension, or has a subsurface fluid distribution system)
- ☐ Commercially manufactured pre-cast or pre-built proprietary subsurface detention vaults, chambers, or other devices designed to capture and infiltrate stormwater flow
- ☐ Drywells, seepage pits, or improved sinkholes (if stormwater is directed to any bored, drilled, driven shaft or dug hole that is deeper than its widest surface dimension, or has a subsurface fluid distribution system)

SECTION 4: EROSION AND SEDIMENT CONTROLS

General Instructions (See CGP Parts 2.2 and 7.2.6):

Describe the erosion and sediment controls that will be installed and maintained at your site.

Describe any applicable stormwater control design specifications (including references to any manufacturer specifications and/or erosion and sediment control manuals/ordinances relied upon).

Describe any routine stormwater control maintenance specifications.

Describe the projected schedule for stormwater control installation/implementation.

4.1 Natural Buffers or Equivalent Sediment Controls

Instructions (see CGP Parts 2.2.1 and 7.2.6.b.i, and Appendix G):

This section only applies to you if a water of the U.S. is located within 50 feet of your site's earth disturbances. If this is the case, consult CGP Part 2.2.1 and Appendix G for information on how to comply with the buffer requirements.

Describe the compliance alternative (CGP Part 2.2.1.a.i, ii, or iii) that was chosen to meet the buffer requirements, and include any required documentation supporting the alternative selected. The compliance alternative selected must be maintained throughout the duration of permit coverage. However, if you select a different compliance alternative during your period of permit coverage, you must modify your SWPPP to reflect this change.

If you qualify for one of the exceptions in CGP Part 2.2.1.b, include documentation related to your qualification for such exceptions.

Buffer Compliance Alternatives

Are there any waters of the U.S. within 50 feet of your project's earth disturbances? ☐ YES ☒ NO

(Note: If no, no further documentation is required for Part 4.1 in the SWPPP Template. Continue on to Part 4.2.)

Buffer Exceptions

Which of the following exceptions to the buffer requirements applies to your site?

☒ There is no discharge of stormwater to the water of the U.S. that is located 50 feet from my construction disturbances.

4.2 Perimeter Controls

General

Site will comply with CGP 2.2.3 by placing silt fencing along the full perimeter of project site area and removal of any collected sediment that is ⅓ (6") of the above ground height of the perimeter control will be required.

Specific Perimeter Controls

SILT FENCING
Description: Steel 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 ONE (1') FOOT. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (E.G. PAVEMENT) weight fabric flap with washed gravel on uphill side to prevent flow under fence. The Trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence

fabric to be laid in the ground and backfilled with compacted material. Silt fence shall be securely fastened to each steel support post or to woven wire. Which in turn is securely fastened to the steel fence posts. Inspections shall be made weekly or after a rain event and repair or replacement shall be made promptly as needed. Silt fence shall be removed when site is completely stabilized so as not to block or impede storm flow or drainage. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner so as not to contribute to additional siltation. Silt fence shall be removed as soon as the source of sediment is stabilized.	
Installation	August 2024 before construction begins at the site and around any stockpiles once established.
Maintenance Requirements	Silt Fences will be inspected at least monthly and immediately after storm events to ensure intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the fence base if it reaches one-third the height of the silt fence or accumulates no more than 6"and hauled off-site for disposal. If accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event, the sediment will be removed more frequently. Before the fence is removed from the project area, the sediment will be removed. The anticipated life span of the silt fence is 6 months and will likely need to be replaced after this period. Silt Fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
Design Specifications	See Figure 1 Below (City of Cedar Park Detail)

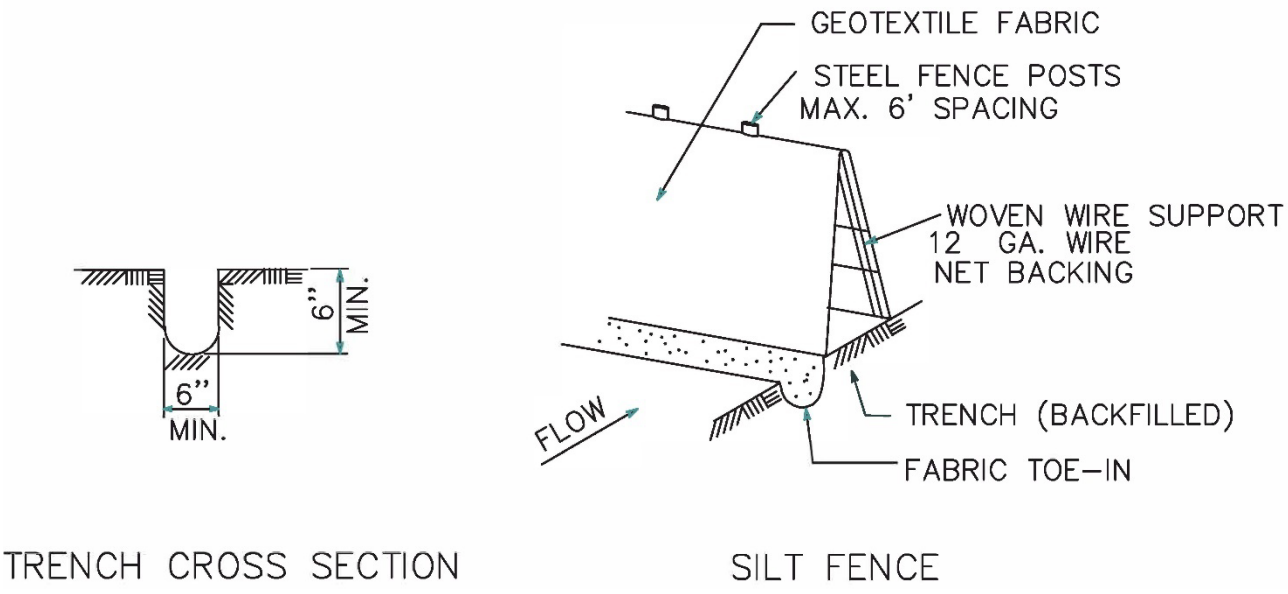


Figure 1 - Silt Fencing - City of Cedar Park Detail

4.3 Sediment Track-Out

Instructions (see CGP Parts 2.2.4 and 7.2.6.b.iii):

Describe stormwater controls that will be used to minimize sediment track-out.

Describe location(s) of vehicle exit(s), procedures to remove accumulated sediment off-site (e.g., vehicle tracking), and stabilization practices (e.g., stone pads or wash racks or both) to minimize off-site vehicle tracking of sediment. Also include the design, installation, and maintenance specifications for each control.

General

Compliance with CGP Section 2.2.4 restricting sediment track out will be achieved by installing and maintaining a stabilized construction entrance at one entrance/exit point at private interior joint access easement / drive aisle within the site and onto E. Whitestone Boulevard.

Specific Track-Out Controls

STABILIZED CONSTRUCTION ENTRANCE (SCE)	
Description: To prevent the off-site transport of sediment by construction vehicles. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of in a manner that will not interfere with the excavation and construction of the entrance as indicated on the Drawings. The entrance shall not drain onto public right of way or shall not allow surface water runoff to exit the construction site. Stone materials used for construction of SCE shall be 3"-6" open graded rock and the crushed stone pad shall not be less than 8". Length shall be a minimum of 50'-0" from actual roadway and width shall be not less than width of ingress / egress. When necessary, vehicle wheels shall be cleaned to remove sediment prior to entrance onto paved areas or public right of way. When vehicle washing is required, it shall be done on an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sandbags, gravel, boards, silt fence or other methods approved by the Engineer or designated representative. The entrance shall be maintained in a condition that will prevent tracking or disposition of sediment onto paved areas or public right of way. This restriction may require Environmental Enhancement periodic top dressing with additional stone as conditions demand, as well as the repair and/or cleanout of any measures used to trap sediment. All sediment that is spilled, dropped, washed or tracked onto paved areas or public right of way must be removed immediately.	
Installation	August 2024 Before site construction begins and will remain in place until the subgrade of the pavement is installed at the site until areas of the site have been stabilized.
Maintenance Requirements	The exit will be inspected weekly and after storm events or Inspection: heavy use. The exits will be maintained in a condition that will prevent tracking or flowing of sediment onto joint access and private drive aisles and further onto E. Whitestone Boulevard. This could require adding additional crushed stone to the exit. All sediment tracked, spilled, dropped, or washed onto joint access, private interior drive aisles and E. Whitestone Blvd., will be swept up immediately and hauled off-site for disposal. Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping tracked-out sediment into any stormwater conveyance, storm drain inlet, or water of the U.S.

Design Specifications	See Figure 1 for design specifications. (CoA Detail 641S1)

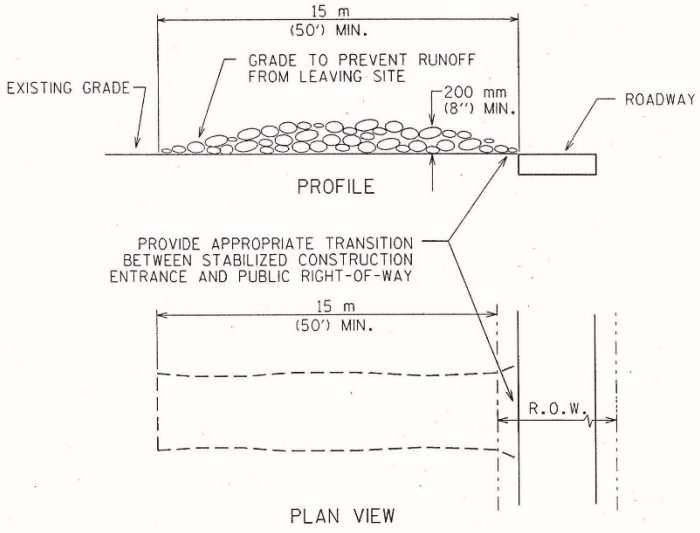


Figure 1 – Stabilized Construction Entrance (SCE) plan view. City of Austin Detail 641S1.

4.4 Stockpiled Sediment or Soil

General
Compliance with CPG Section 2.2.5 and stockpiles created by construction activities will be achieved by establishing areas on site to house stockpiles or spoils and treat accordingly with silt fencing and securing the piles as needed.

Specific Stockpile Controls

SILT FENCE	
Description: Steel 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 ONE (1') FOOT. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (E.G. PAVEMENT) weight fabric flap with washed gravel on uphill side to prevent flow under fence. The Trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material. Silt fence shall be securely fastened to each steel support post or to woven wire. Which in turn is securely fastened to the steel fence posts. Inspections shall be made weekly or after a rain event and repair or replacement shall be made promptly as needed. Silt fence shall be removed when site is completely stabilized so as not to block or impede storm flow or drainage. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner so as not to contribute to additional siltation. Silt fence shall be removed as soon as the source of sediment is stabilized.	
Installation	August 2024 before construction begins at the site and around any stockpiles once established.

Maintenance Requirements	Silt Fences will be inspected at least monthly and immediately after storm events to ensure intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the fence base if it reaches one-third the height of the silt fence or accumulates no more than 6"and hauled off-site for disposal. If accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event, the sediment will be removed more frequently. Before the fence is removed from the project area, the sediment will be removed. The anticipated life span of the silt fence is 6 months and will likely need to be replaced after this period. Silt Fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
Design Specifications	See Figure 1 Below (City of CP Detail)

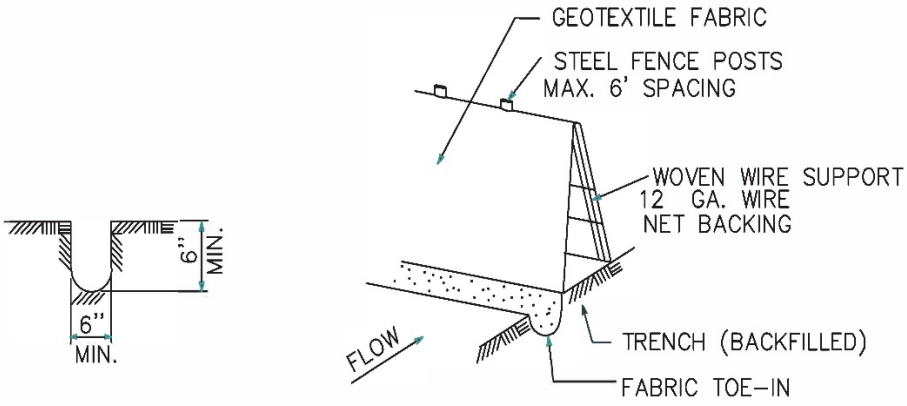


Figure 1 - Stockpile Control Silt Fencing. City of Cedar Park

4.5 Minimize Dust

Instructions (see CGP Parts 2.2.6 and 7.2.6):

Describe controls and procedures you will use at your site to minimize the generation of dust.

General

Compliance with CPG Section 2.2.6 is achieved with spraying of potable water during dry and/or windy conditions to control dust.

Specific Dust Controls

DUST CONTROL	
Description: Dust from the site will be controlled by using a mobile pressure-type distributor truck to apply potable water to disturbed areas. The mobile unit will apply water at a rate of 300 gallons per acre and minimized as necessary to prevent runoff and ponding.	
Installation	Dust control will be implemented as needed once site grading has been initiated and during windy conditions (forecasted or actual wind conditions of 20 mph or

	greater) while site grading is occurring. Spraying of potable water will be performed no more than three times a day during the months of May–September and once per day during the months of October–April or whenever the dryness of the soil warrants it.
Maintenance Requirements	At least one mobile unit will be available to distribute potable water to control dust on the project area. The mobile unit will be equipped with a positive shutoff valve to prevent over watering of the disturbed area.
Design Specifications	N/A

4.6 Minimize Steep Slope Disturbances

This section is N/A

4.7 Topsoil

General
Preserving all topsoil will not be feasible at this location. Most topsoil removed from this location will be disposed of properly or used in other job sites in need of topsoil.

4.8 Soil Compaction

General
Per proposed landscaping plan, specific areas of the development will contain areas of minimized soil compaction. The remainder of the development will follow the City of Cedar Park's Standards and specifications requirements for soil compaction needed for drive aisles, parking areas and foundation location.

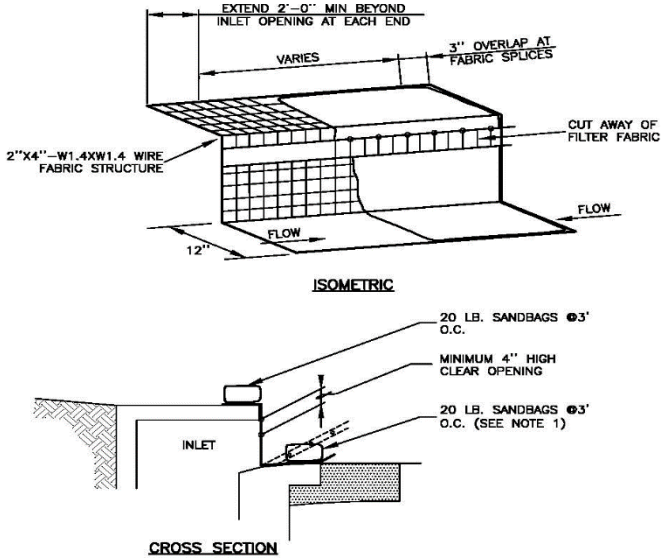
4.9 Storm Drain Inlets

General
Compliance with CGP Section 2.2.10 will be accomplished with curb inlet protection.

CURB INLET TRAPS	
Description: **:** For curb inlet protection a 12-inch (300-mm) skirt shall provide a continuous extension of the filter fabric beyond the front face of inlet opening and the filter fabric shall be continuously extended a minimum of 24-inch (600 mm) beyond each end of the inlet opening. A portion of the filter fabric shall be removed as shown on the Drawings or as directed by the Engineer or designated representative. The skirt and filter fabric extensions areas shall be anchored in place with sand/gravel bags placed at a maximum spacing of 36 inches (900 mm) on center. Silt accumulation behind hay bales and triangular sediment filter dikes shall be removed at a maximum depth of 6 inches (150 mm) or when, in the opinion of the Engineer or designated representative, the structure ceases to function as intended. Silt accumulation behind filter dikes for curb inlet protection shall be removed at a maximum depth of 2 inches (50 mm). All dikes shall be inspected by the Contractor at least monthly and after each rainfall. Dikes shall be repaired or replaced when necessary or as directed by the Engineer or designated representative. After completion of construction or when directed by the Engineer or designated representative the dike shall be removed and the site re-graded to the final grades. Any depression shall be filled and any accumulations of silt shall be spread or removed to a permitted disposal area. After removal of the dike the area shall be graded and seeded conforming to City of Round Rock Item No. 604, "Seeding for Erosion Control".	
Installation	August 2024 during placement of erosion controls..

Maintenance Requirements	Silt accumulation behind hay bales and triangular sediment filter dikes shall be removed at a maximum depth of 6 inches (150 mm) or when, in the opinion of the Engineer or designated representative, the structure ceases to function as intended. Silt accumulation behind filter dikes for curb inlet protection shall be removed at a maximum depth of 2 inches. After the Development site is completely stabilized, the dikes and any remaining silt shall be removed. Silt shall be disposed of according to the City of Round Rock.
Design Specifications	See Figure 1 Below (City of Round Rock, Detail EC-14)

Figure 1 – Sediment Trap. City of *Round Rock Detail Curb Inlet*



4.10 Stormwater Conveyance Channels

General

Stormwater conveyance channels are not proposed with this development. This section is not applicable (N/A).

4.11 Sediment Basins

General

A temporary or permanent sediment basin is not proposed for this development. This section is not applicable (N/A).

4.12 Chemical Treatment

Instructions (see CGP Parts 2.2.13 and 7.2.6.v):

If you are using treatment chemicals at your site, provide details for each of the items below. This information is required as part of the SWPPP requirements in CGP Part 7.2.6.v.

Soil Types

List all the soil types (including soil types expected to be found in fill material) that are expected to be exposed during construction in areas of the project that will drain to chemical treatment systems: The soil found in this developed area is Comanche Peak Limestone. No soil is expected to be exposed to or drain to chemical treatment systems.

Treatment Chemicals

List all treatment chemicals that will be used at the site and explain why these chemicals are suited to the soil characteristics: No chemicals will be used for treatment at this site.
Describe the dosage of all treatment chemicals you will use at the site or the methodology you will use to determine dosage: N/A

Provide information from any applicable Safety Data Sheets (SDS): N/A

Describe how each of the chemicals will stored: N/A

Include references to applicable state or local requirements affecting the use of treatment chemicals, and copies of applicable manufacturer's specifications regarding the use of your specific treatment chemicals and/or chemical treatment systems: N/A

Special Controls for Cationic Treatment Chemicals (if applicable)
If the applicable EPA Regional Office authorized you to use cationic treatment chemicals, include the official EPA authorization letter or other communication, and identify the specific controls and implementation procedures designed to ensure that your use of cationic treatment chemicals will not lead to an exceedance of water quality standards: N/A

Schematic Drawings of Stormwater Controls/Chemical Treatment Systems
Provide schematic drawings of any chemically-enhanced stormwater controls or chemical treatment systems to be used for application of treatment chemicals: N/A

Training
Describe the training that personnel who handle and apply chemicals have received prior to permit coverage, or will receive prior to the use of treatment chemicals: N/A

4.13 Dewatering Practices

Instructions (see CGP Parts 2.4 and 7.2.6):

If you will be discharging ground water or accumulated stormwater that is removed from excavations, trenches, foundations, vaults, or other similar points of accumulation, include design specifications and details of all dewatering practices that are installed and maintained to comply with CGP Part 2.4.

General
Compliance with CGP PART 2.4 regarding dewatering practices will be observed by practicing best management practices for dewatering during rain events and construction activities such as site excavation and foundation preparation.

Specific Dewatering Practices

BEST MANAGEMENT PRACTICES	
Description:	
Installation	As needed by 3A GENERAL CONTRACTORS LLC

4.14 Other Stormwater Controls

Instructions:

Describe any other stormwater controls that do not fit into the above categories.

General

No other types of stormwater controls are proposed for this development.

4.15 Site Stabilization

Instructions (see CGP Parts 2.2.14 and 7.2.6.vi):

The CGP requires you to immediately initiate stabilization when work in an area of your site has permanently or temporarily stopped, and to complete certain stabilization activities within prescribed deadlines. Construction projects disturbing more than 5 acres at any one time have a different deadline than projects disturbing 5 acres or less at any one time. See CGP Part 2.2.14.a. The CGP also requires that stabilization measures meet certain minimum criteria. See CGP Part 2.2.14.b. For your SWPPP, you must include the following:

Describe the specific vegetative and/or non-vegetative practices that will be used to stabilize exposed soils where construction activities have temporarily or permanently ceased. Avoid using impervious surfaces for stabilization whenever possible.

The stabilization deadline(s) that will be met in accordance with Part 2.2.14.a

Once you begin construction, consider using the Grading/Stabilization Activities log in Appendix H of the Template to document your compliance with the stabilization requirements in CGP Part 2.2.14.

Total Amount of Land Disturbance Occurring at Any One Time

☒ *Five Acres or less*

☐ *More than Five Acres*

Use this template box if you are <u>not</u> located in an arid, semi-arid, or drought-stricken area

HYDROMULCHING - TEMPORARY STABILIZATION
☐ *Vegetative* ☐ *Non-Vegetative* ☒ *Temporary* ☐ *Permanent*
Description: Hydromulching will provide immediate protection to exposed soils where construction will cease for more than 14 days and over the winter months. Straw mulch and wood fiber will be mixed with a tackifier (amount specified per manufacturer's instructions) and applied uniformly by machine with an application rate of 90–100 pounds (2–3 bales) per 1,000 square feet or 2 tons (100–200 bales) per acre and tackified with latex acrylic copolymer at a rate of 1 gal / 1000 SF diluted to a ratio of 30 parts water to one (1) part latex acrylic copolymer mix. If the tackifier does not appear effective in anchoring the mulch to the disturbed soil, crimping equipment will be used to provide additional binding to the soil. The mulch will cover 75 to 90 percent of the ground surface. In areas, where hydromulching is inaccessible, straw mulch will be applied by hand with an application rate of 90–100 pounds (2–3 bales) per 1,000 square feet. Final stabilization will occur when the project has completed site development as this site is less than 5 acres and will require areas that need to remain disturbed to complete construction (such as access roads, areas being used for storage of construction materials and/or equipment.

Installation	Temporary mulch shall be applied to areas where rough grading has been completed but final grading is not anticipated to begin within 30 days of the completion of rough grading. Winter stabilization will occur between November 15 and March 15. All disturbed areas are scheduled to be stabilized well before winter; however, if any vegetated areas show signs of erosion, mulch will be applied at the same rate as described above. Portions of the site where construction activities will temporarily cease for more than 14 days will be stabilized with mulch. Winter stabilization will occur between November 15th and March 15.
Completion	TEMPORARY
Maintenance Requirements	Mulched areas will be inspected weekly and after storm events to check for movement of mulch or erosion. If washout, breakage, or erosion occurs, the surface will be repaired, and new mulch will be applied to the damaged area.
Design Specifications	

PERMANENT STABILIZATION	
☐ *Vegetative* ☐ *Non-Vegetative* ☐ *Temporary* ☒ *Permanent*	
Description: Permanent stabilization will be done immediately after the final design grades are achieved but no later than 14 days after construction ceases. Native species of plants will be used to establish vegetative cover on exposed soils. Permanent seeding will be applied after final design grades are achieved on portions of the site. After the entire site is stabilized, any sediment that has accumulated will be removed and hauled off-site for disposal. Construction debris, trash and temporary BMPs (including silt fences, material storage areas, sanitary toilets, and inlet protection) will also be removed and any areas disturbed during removal will be seeded immediately.	
Installation	Portions of the site where construction activities have permanently ceased will be stabilized, as soon as possible but no later than 14 days after construction ceases. At least 10 days prior to anticipated start of topsoiling operations, a one pint sample of topsoil material shall be delivered by the Contractor to a laboratory for testing and approval. All testing shall be at the expense of the Contractor. Based on tests, topsoil shall be identified as acceptable or acceptable with certain fertilizer and limestone applications or unacceptable. Planting shall be done between May 1 and September 15 except as specifically authorized in writing. Seedbed Preparation a. In areas where disturbance results in subsoil being the final grade surface, topsoil will be spread over the finished area at a minimum depth of 4 inches. b. The seedbed will be free of large clods, rocks, woody debris and other objectionable materials. c. Fertilizer and lime will be applied to the seedbed according to the manufacturer's recommendations. d. The top layer of soil will be loosened to a depth of 3–5 inches by raking, tilling, disking or other suitable means. Grass Selection/Application a. Common areas at the site will be stabilized with common bermuda grass, minimum 82% pure live seed. All grass seed shall be free from noxious weed, grade "A" recent crop, recleaned and treated with appropriate fungicide at

	time of mixing. Seed shall be furnished in sealed, standard containers with dealer's guaranteed analysis. b. Seed will be applied uniformly by hydroseeding or broadcasting. Where broadcasting is used, apply mixture at the following rate (according to manufacturer's recommendations). 1) Hydromulch mixture shall contain 2.5-lbs. of common Bermuda grass seed per 1,000 SF hydromulch applied 2) Mulch - 60-;bs per 1,000SF 3) Fertilizer - 25-lbs (18-18-5) per 1,000SF
Completion	December 2025
Maintenance Requirements	All seeded areas will be inspected weekly during construction activities for failure and after storm events until a dense cover of vegetation has been established. If failure is noticed at the seeded area, the area will be reseeded, fertilized, and mulched immediately. After construction is completed at the site, permanently stabilized areas will be monitored until final stabilization is reached. Maintenance shall include, but not be limited to, weeding and fertilizing. Remove trash and debris from site, acceptance will occur during completion inspection performed by City of Cedar Park.
Design Specifications	N/A

SECTION 5: POLLUTION PREVENTION STANDARDS

5.1 Potential Sources of Pollution

Instructions (see CGP Part 7.2.3.g):

Identify and describe all pollutant-generating activities at your site (e.g., paving operations; concrete, paint, and stucco washout and waste disposal; solid waste storage and disposal).

For each pollutant-generating activity, include an inventory of pollutants or pollutant constituents associated with that activity (e.g., sediment, fertilizers, and/or pesticides, paints, solvents, fuels), which could be exposed to rainfall or snowmelt, and could be discharged from your construction site. You must take into account where potential spills and leaks could occur that contribute pollutants to stormwater discharges, and any known hazardous or toxic substances, such as PCBs and asbestos, that will be disturbed or removed during construction.

Construction Site Pollutants

Pollutant-Generating Activity	**Pollutants or Pollutant Constituents** (that could be discharged if exposed to stormwater)	**Location on Site** (or reference SWPPP site map where this is shown)
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	None
Fertilizer	Calcium sulphate, calcium carbonate, sulfuric acid	see attached Landscape plan for areas fertilizer to be used
Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	None - No equipment cleaning allowed within project limits
Asphalt	Oil, petroleum distillates	None
Concrete	Polymers, epoxies	Driveways, drive aisles, parking areas, see attached dimensional site plan for location
Curing Compounds	Naphtha	Curb & Gutter - see attached dimensional site plan for proposed curb / gutter locations
Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	Building Construction, see attached dimensional site plan for location of building and materials storage
Hydraulic oils / fluids	Mineral oil	Leaks or broken hoses from equipment used during construction
Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment / staging area

Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes,	Secondary containment / staging area
Antifreeze / coolant	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment
Sanitary Portable Bathrooms	Bacteria, parasites, and viruses	Staging area

5.2 Spill Prevention and Response

Instructions (see CGP Parts 2.3.6 and 7.2.6.vii):

Describe procedures you will use to prevent and respond to leaks, spills, and other releases. You must implement the following at a minimum:

Procedures for expeditiously stopping, containing, and cleaning up spills, leaks, and other releases. Identify the name or title of the employee(s) responsible for detection and response of spills or leaks; and

Procedures for notification of appropriate facility personnel, emergency response agencies, and regulatory agencies where a leak, spill, or other release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity consistent with Part 2.3.6 and established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302, occurs during a 24-hour period. Contact information must be in locations that are readily accessible and available.

Some projects/site may be required to develop a Spill Prevention Control and Countermeasure (SPCC) plan under a separate regulatory program (40 CFR 112). If you are required to develop an SPCC plan, or you already have one, you should include references to the relevant requirements from your plan.

Spill prevention and Control Procedures will be implemented once construction begins on site. All personnel will be instructed, during tailgate training sessions, regarding correct procedures for spill prevention and control. Notices that state these practices will be posted in the on-site trailer and the individual who manages day-to-day operations will be responsible for seeing procedures will be followed.

Employee training - all employees will be trained via monthly tailgate sessions.

Vehicle Maintenance - vehicles and equipment will be maintained off-site. All vehicles and equipment will be checked for leaking oil and fluids. Vehicles leaking fluids will not be allowed on-site. Drip pans will be placed under all vehicles parked overnight.

Hazardous materials storage - will be stored according to federal and municipal regulations.

Spill kits - spill kits will be within the materials storage area and concrete washout areas.

Spills - All spills will be cleaned immediately upon discovery. Spent absorbent materials and rags will be hauled off-site immediately after the spill is cleaned up for proper disposal. Spills large enough to discharge to surface water shall be reported to the City of Austin and the Texas Commission of Environmental Control.

Material safety data sheets - a material inventory and emergency contact information will be maintained at the on-site project trailer.

5.3 Fueling and Maintenance of Equipment or Vehicles

General
Compliance with CGP Section 2.3.1 for Fueling and Maintenance of equipment or vehicles are detailed in this section.

Specific Pollution Prevention Practices

BMPs for fueling and equipment maintenance	
Description: Several types of vehicles and equipment will be used on-site throughout the project, including excavators, paving equipment, trucks and trailers, backhoes, and forklifts. All major equipment/vehicle fueling and maintenance will be performed off-site. A small, 20-gallon pickup bed fuel tank will be kept on-site in the combined staging area. When vehicle fueling must occur on-site, the fueling activity will occur in the staging area. Only minor equipment maintenance will occur on-site. All equipment fluids generated from maintenance activities will be disposed of into designated drums stored on spill pallets for this specific purpose. Absorbent, spill-cleanup materials and spill kits will be available at the combined staging and materials storage area. Drip pans will be placed under all equipment receiving maintenance and vehicles and equipment parked overnight.	
Installation	BMPs IMPLEMENTED FOR EQUIPMENT AND VEHICLE MAINTENANCE AND FUELING ACTIVITIES WILL BEGIN AT THE START OF THE PROJECT (AUGUST 2024)
Maintenance Requirements	Inspect equipment / vehicle storage areas and fuel tanks (if one used on site) weekly and after storm events. Vehicles and equipment will be inspected on each day of use. Leaks will be repaired immediately, or the problem vehicle will be removed from the project site. Keep ample supply of spill-clean-up materials on-site and immediately clean up spills and dispose of materials properly.
Design Specifications	N/A

5.4 Washing of Equipment and Vehicles

General
Compliance with CGP PART 2.3.2 by prohibition of washing equipment / vehicles on-site.

Specific Pollution Prevention Practices

BMPs for Washing Equipment or Vehicles	
Description: Washing of equipment and vehicles will not be allowed at this jobsite	
Installation	N/A
Maintenance Requirements	N/A
Design Specifications	N/A

5.5 Storage, Handling, and Disposal of Building Products, Materials, and Wastes

5.5.1 Building Products

(Note: Examples include asphalt sealants, copper flashing, roofing materials, adhesives, concrete admixtures, and gravel and mulch stockpiles.)

General
COMPLIANCE WITH CGP PART 2.3.3.a WILL BE ACCOMPLISHED BY ESTABLISHING PROPERTY BUILDING MATERIAL STAGING AREAS.

Specific Pollution Prevention Practices

BMPs FOR STORAGE OF CONSTRUCTION BUILDING MATERIALS	
Description: Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Gravel bag berms will be installed around the perimeter to designate the staging and materials storage area. A watertight shipping container will be used to store hand tools, small parts, and other construction materials. Non Hazardous building materials such as packing material, (wood, plastic and glass) and construction scrap material (brick, wood, steel, metal scraps, pipe cuttings) will be stored in a separate covered storage area adjacent to the established container. All hazardous materials such as oil filters, petroleum products, paints, and equipment maintenance fluids will be stored in structurally sound and sealed containers under cover within the hazardous storage area. Very large items, such as framing materials and stockpiled lumber, will be stored in the open in the material storage area.	
Installation	Materials storage area will be installed after grading and before any infrastructure is constructed at the site.
Maintenance Requirements	Storage will be inspected weekly and after storm events. The storage will be kept clean, well-organized and equipped with ample cleanup supplies as appropriate for materials being stored. Perimeter controls, containment structures, covers and liners will be repaired or replaced as needed to maintain proper function.
Design Specifications	N/A

5.5.2 Pesticides, Herbicides, Insecticides, Fertilizers, and Landscape Materials

General
Compliance with CGP PART 2.3.3.b will be achieved by following manufacturing recommendations for storage and application.

5.5.3 Diesel Fuel, Oil, Hydraulic Fluids, Other Petroleum Products, and Other Chemicals

General
Compliance WITH CGP PART 2.3.3.c shall be made by following Section 5.5.4 Hazardous or Toxic Waste - see next section.

5.5.4 Hazardous or Toxic Waste

General
Compliance with CGP PART 2.3.3.d shall be described in the BMPs mentioned below.

Specific Pollution Prevention Practices

BMPs for storage / disposal of hazardous waste materials	
Description: All hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids will be stored in structurally sound and sealed shipping containers, within the hazardous materials storage area. Hazardous waste materials will be stored in appropriate and clearly marked containers and segregated from other non-waste materials. Secondary containment will be provided for all waste materials in the hazardous materials storage area and will consist of commercially available spill pallets. Additionally, all hazardous waste materials will be disposed of in accordance with federal, state, and municipal regulations. Hazardous waste materials will not be disposed of into the on-site dumpsters. All personnel will be instructed, during tailgate training sessions, regarding proper procedures for hazardous waste disposal. Notices that state these procedures will be posted in the office trailer and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.	
Installation	Containers used to store hazardous waste materials will be installed once the site materials storage area has been installed.
Maintenance Requirements	The hazardous waste material storage areas will be inspected weekly and after storm events. The storage areas will be kept clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Material safety data sheets, material inventory, and emergency contact numbers will be maintained in the office trailer.
Design Specifications	N/A

5.5.5 Construction and Domestic Waste

(Note: Examples include packaging materials, scrap construction materials, masonry products, timber, pipe and electrical cuttings, plastics, styrofoam, concrete, and other trash or building materials.)

General

COMPLIANCE WITH CGP PART 2.3.3.e will be achieved by establishing dumpsters on-site.

Specific Pollution Prevention Practices

Construction Waste Dumpsters / Recycling / Construction Waste
Description: Wood pallets, cardboard boxes, and other recyclable construction scraps will be disposed of in a designated dumpster for recycling. The dumpster will have a secure watertight lid, be placed away from stormwater conveyances and drains and meet all local and state solid-waste management regulations. Only solid recyclable construction scraps from the site will be deposited in the dumpster. All personnel will be instructed, during tailgate training sessions, regarding the correct procedure for disposal of recyclable construction scraps. Notices that state these procedures will be posted in the office trailer, and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed. All waste materials will be collected and disposed of into one metal trash dumpster in the materials storage area. The dumpster will have a secure watertight lid, be placed away from stormwater conveyances and drains, and meet all federal, state, and municipal regulations. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted in the office trailer and the individual who manages day-today site operations will be responsible for seeing that these practices are followed.

Installation	Designated recycling dumpsters will be installed once the combined staging area has been established. Trash dumpsters will be installed once the materials storage area has been established.
Maintenance Requirements	The recycling dumpster will be inspected weekly and immediately after storm events. The recycling dumpster will be emptied weekly by a third party vendor and appropriately recycled. If recyclable construction wastes exceed the dumpster's capacity, the dumpsters will be emptied more frequently. The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken by a third party vendor and disposed of properly. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.
Design Specifications	N/A

5.5.6 Sanitary Waste

General
COMPLIANCE WITH CGP PART 2.3.3.f regarding sanitary waste.

Specific Pollution Prevention Practices

SANITARY WASTE	
Description: Sanitary facilities (portable toilets) will be provided at the site throughout the construction phase. The toilets will be in the staging area. The portable toilets will be located away from a concentrated flow paths and traffic flow and will have collection pans underneath as secondary containment.	
Installation	Portable toilets will be brought to the site once the staging areas are established
Maintenance Requirements	All sanitary waste will be collected from the portable facilities a minimum of three times per week by a third party Sanitary Services vendor who will also be responsible for maintaining, cleaning toilets. The portable toilets will be inspected weekly for evidence of leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and replaced with new portable toilets.
Design Specifications	N/A

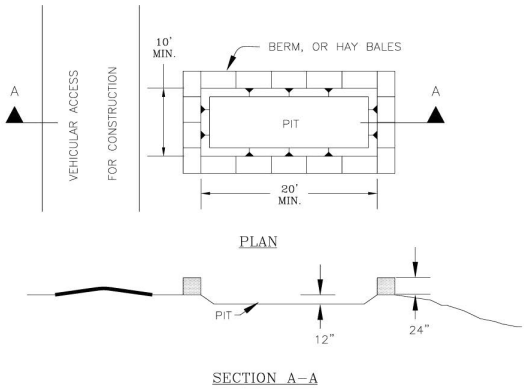
5.6 Washing of Applicators and Containers used for Paint, Concrete or Other Materials

General
Compliance with CGP PART 2.3.4 shall be achieved by providing a concrete washout area.

Specific Pollution Prevention Practices

CONCRETE WASHOUT AREA- Alternate Self-Installed Method
Description: When vehicle washing is required, it shall be done on an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sandbags, gravel, boards, silt fence or other methods approved by the City Engineer or designated representative. The excavation for the concrete truck washout shall be a minimum of 10' wide and of sufficient length and depth to accommodate 7 gallons of washout water and concrete per truck per day

and/or 50 gallons of washout water and concrete per pump truck per day. In the event that the self-installed concrete washout is constructed above ground, it shall be 10' wide by 10' long with the same requirements for containment as described above. The containment area shall be lined with 10 mil plastic sheeting, without holes or tears. Secure Sheeting on outside of berm area using sandbags or rock equivalent. Where there are seams, these shall be secured according to the manufacturer directions. Gravel bags or concrete blocks shall be placed abutting each other to form a continuous berm around the outer perimeter of the containment area. The berm consisting of gravel bags, concrete blocks or open graded rock shall be no less than 18" high and no less than 13" wide. The containment area shall not exceed 50% of capacity at any one time. Signs will be posted marking the location of the washout area to ensure that concrete equipment operators use the proper facility. Concrete pours will not be conducted during or before an anticipated storm event. Concrete mixer trucks and chutes will be washed in the designated area or concrete waste will be properly disposed of off-site. When the temporary washout area is no longer needed for the construction project, the hardened concrete and materials used to construct the area will be removed and disposed of and the area will be stabilized.	
Installation	Washout area to be constructed before concrete pours occur at the site.
Maintenance Requirements	Washout areas will be inspected daily to ensure that all concrete washing is being discharged in the washout area, no leaks or tears are present and to identify when concrete wastes need to be removed. The washout areas will be cleaned out once the area is filled to 50 percent (50%) of holding capacity. Once the holding capacity has been reached, the concrete wastes will be allowed to harden, the concrete will be broken up, removed, and taken for proper construction disposal. The plastic sheeting will be repaired if damage occurs and shall be replaced if tears occur during removal of concrete wastes from the washout area.
Design Specifications	See Figure 1. (McMahen & Associates Detail)



CONCRETE WASHOUT NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. IF HAY BALES ARE USED, THEY SHALL BE PLACED IN ACCORDANCE WITH DETAILS SHOWN ON EXHIBIT FOR HAY BALES.
3. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
4. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE WASHOUT AREA

N.T.S.

Figure 1 - Typical Concrete Washout area. McMahen & Associates Detail

5.7 Fertilizers

General
Compliance with CGP PART 2.3.5 regarding application of fertilizers shall be met by the BMPs described in the following section.

Specific Pollution Prevention Practices

BMPS for Application of Fertilizer	
Description: Application of fertilizer will occur during the final stages of permanent soil stabilization as part of the closing process for the project. Manufacturer's recommendations for storage and application must be followed.	
Installation	DECEMBER 2025
Maintenance Requirements	Per Manufacturer recommendations
Design Specifications	N/A

5.8 Other Pollution Prevention Practices

General
No Additional pollution prevention practices identified for this project.

SECTION 6: INSPECTION, MAINTENANCE, AND CORRECTIVE ACTION

6.1 Inspection Personnel and Procedures

Instructions (see CGP Parts 3.2, 4, 5, and 7.2.7):

Describe the procedures you will follow for conducting inspections in accordance with CGP Parts 3.2, 4, 5, and 7.2.7.

Personnel Responsible for Inspections

3A GENERAL CONTRACTORS LLC

Note: All personnel conducting inspections must be considered a "qualified person." CGP Part 4.1 clarifies that a "qualified person" is a person knowledgeable in the principles and practices of erosion and sediment controls and pollution prevention, who possesses the appropriate skills and training to assess conditions at the construction site that could impact stormwater quality, and the appropriate skills and training to assess the effectiveness of any stormwater controls selected and installed to meet the requirements of this permit.

Inspection Schedule

Select the inspection frequency(ies) that applies, based on CGP Parts 4.2, 4.3, or 4.4

(Note: you may be subject to different inspection frequencies in different areas of the site. Check all that apply)

Standard Frequency:

☐ Every 7 days

☒ Every 14 days and within 24 hours of a 0.25" rain or the occurrence of runoff from snowmelt sufficient to cause a discharge

Increased Frequency (if applicable):

For areas of sites discharging to sediment or nutrient-impaired waters or to waters designated as Tier 2, Tier 2.5, or Tier 3

☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency (if applicable)

For stabilized areas

☐ Twice during first month, no more than 14 calendar days apart; then once per month after first month;

- SPECIFY LOCATIONS WHERE STABILIZATION STEPS HAVE BEEN COMPLETED
- INSERT DATE THAT THEY WERE COMPLETED

(Note: It is likely that you will not be able to include this in your initial SWPPP. If you qualify for this reduction (see CGP Part 4.4.1), you will need to modify your SWPPP to include this information.)

For stabilized areas on "linear construction sites"

☐ Twice during first month, no more than 14 calendar days apart; then once more within 24 hours of a 0.25" rain

(Note: It is likely that you will not be able to include this in your initial SWPPP. If you qualify for this reduction (see CGP Part 4.4.1), you will need to modify your SWPPP to include this information.)

For arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought

☐ Once per month and within 24 hours of a 0.25" rain Insert beginning and ending dates of the seasonally-defined dry period for your area or the valid period of drought: ▪ Beginning date of seasonally dry period: ▪ Ending date of seasonally dry period:
For frozen conditions where earth-disturbing activities are being conducted ☐ Once per month Insert beginning and ending dates of frozen conditions on your site: ▪ Beginning date of frozen conditions: ▪ Ending date of frozen conditions:

Rain Gauge Location (if applicable) N/A

Inspection Report Forms

See Appendix D

6.2 Corrective Action

Personnel Responsible for Corrective Actions
3A GENERAL CONTRACTORS LLC | BRANDON SASSENBERG |512-963-1717 | BRANDON@3ADEVELOPER.COM
Corrective Action Forms
See Appendix E

6.3 Delegation of Authority

Duly Authorized Representative(s) or Position(s):	
See Appendix J	
TRAVIS FLAKE, P.E.	BRANDON SASSENBERG
FLAKE ENGINEERING	3A GENERAL CONTRACTORS
201 GROVE LN BUDA, TEXAS 78610	120 FOLSOM CT GEORGETOWN, TEXAS 78626
512-468-6248 | travis@flakeengineering.com	512-963-1717 | brandon@3Adeveloper.com

SECTION 7: TRAINING

Instructions (see CGP Part 6 and 7.2.8):

Complete the table below to provide documentation that the personnel required to be trained in CGP Part 6 completed the appropriate training

If personnel will be taking course training (which is not required as part of the CGP), consider using Appendix I of this SWPPP template to track completion of this training

The following personnel, at a minimum, must receive training, and therefore should be listed out individually in the table below:

- Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention measures);
- Personnel responsible for the application and storage of treatment chemicals (if applicable);
- Personnel who are responsible for conducting inspections as required in Part 4.1; and
- Personnel who are responsible for taking corrective actions as required in Part 5.

CGP Part 6 requires that the required personnel must be trained to understand the following if related to the scope of their job duties:

The permit deadlines associated with installation, maintenance, and removal of stormwater controls and with stabilization;

The location of all stormwater controls on the site required by this permit, and how they are to be maintained;

The proper procedures to follow with respect to the permit's pollution prevention requirements; and

When and how to conduct inspections, record applicable findings, and take corrective actions.

Table 7-1: Documentation for Completion of Training

Name	Describe Training	Date Training Completed

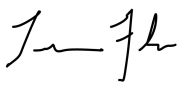
SECTION 8: CERTIFICATION AND NOTIFICATION

Instructions (CGP Appendix I, Part I.11.b):

The following certification statement must be signed and dated by a person who meets the requirements of Appendix I, Part I.11.b.

This certification must be re-signed in the event of a SWPPP Modification.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name:	Travis Flake, P.E.	Title:	Engineer
Signature:		Date:	6/21/2024

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

Appendix A – General Location Map

Appendix B – Site Maps

Appendix C – TCEQ Small Construction Site Notice

Appendix D – Inspection Form

Appendix E – Corrective Action Form

Appendix F – SWPPP Amendment Log

Appendix G – Subcontractor Certifications/Agreements

Appendix H – Grading and Stabilization Activities Log

Appendix I – Training Log

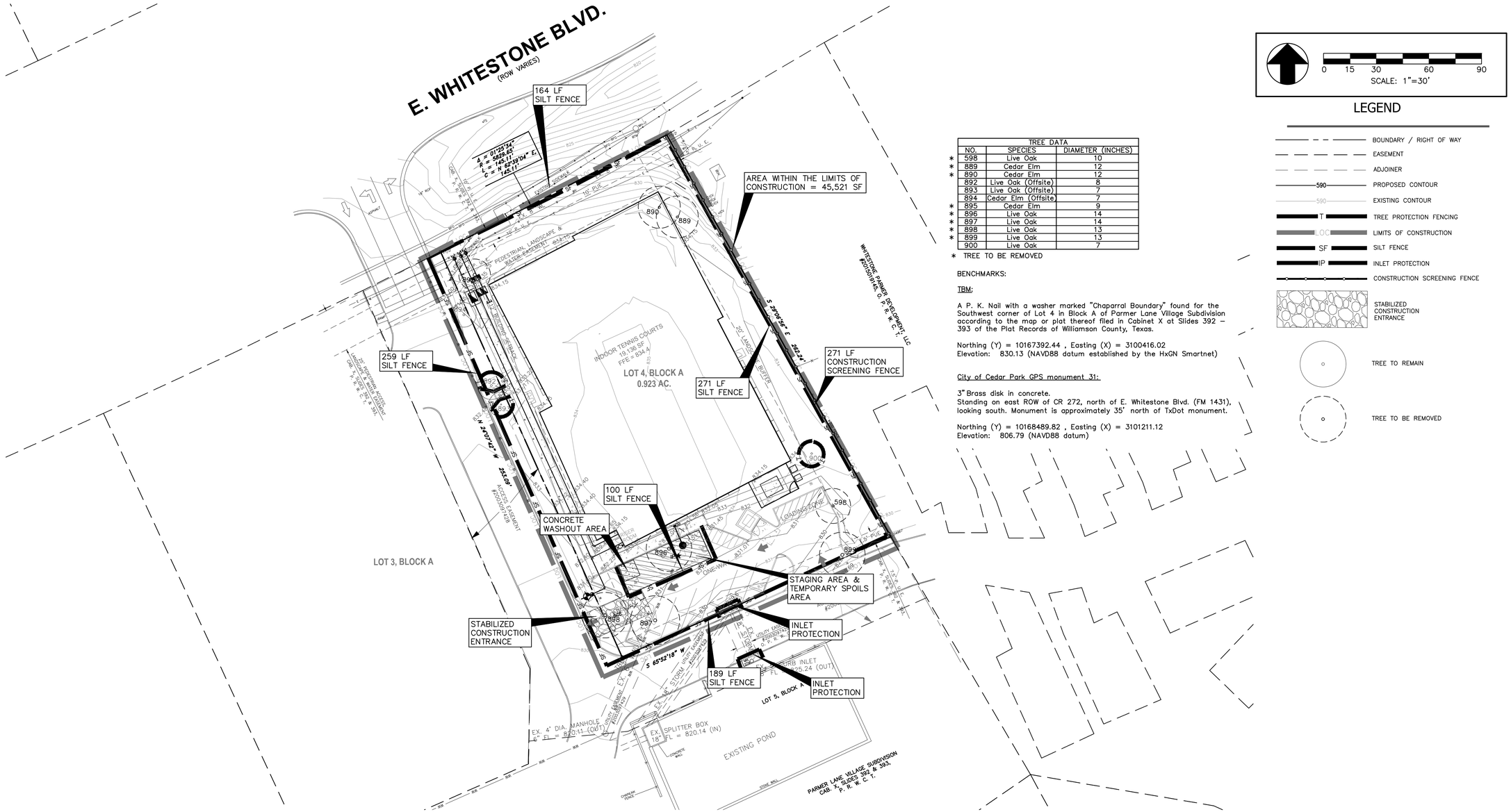
Appendix J – Delegation of Authority

Appendix K – Endangered Species Documentation

Appendix A – General Location Map

3220 E. Whitestone Blvd., Cedar Park, Williamson County, Texas 78641

Appendix B – Site Maps



TREE DATA		
NO.	SPECIES	DIAMETER (INCHES)
* 598	Live Oak	10
* 889	Cedar Elm	12
* 890	Cedar Elm	12
892	Live Oak (Offsite)	8
893	Live Oak (Offsite)	7
894	Cedar Elm (Offsite)	7
* 895	Cedar Elm	9
* 896	Live Oak	14
* 897	Live Oak	14
* 898	Live Oak	13
* 899	Live Oak	13
900	Live Oak	7

* TREE TO BE REMOVED

BENCHMARKS:

TBM:

A P. K. Nail with a washer marked "Chaparral Boundary" found for the Southwest corner of Lot 4 in Block A of Parmer Lane Village Subdivision according to the map or plat thereof filed in Cabinet X at Slides 392 – 393 of the Plat Records of Williamson County, Texas.

Northing (Y) = 10167392.44 , Easting (X) = 3100416.02
Elevation: 830.13 (NAVD88 datum established by the HxGN Smartnet)

City of Cedar Park GPS monument 31:

3" Brass disk in concrete.
Standing on east ROW of CR 272, north of E. Whitestone Blvd. (FM 1431), looking south. Monument is approximately 35' north of TxDot monument.

Northing (Y) = 10168489.82 , Easting (X) = 3101211.12
Elevation: 806.79 (NAVD88 datum)

0 15 30 60 90
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- ADJOINER
- 590 PROPOSED CONTOUR
- 590 EXISTING CONTOUR
- T TREE PROTECTION FENCING
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- IP INLET PROTECTION
- CONSTRUCTION SCREENING FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TREE TO REMAIN
- TREE TO BE REMOVED

NOTES:

1. IF A CONCRETE WASHOUT IS TO BE UTILIZED DURING CONSTRUCTION ADD A NOTE ON THE PLAN SHEETS THAT STATES THAT THE LOCATION WILL BE DETERMINED ONCE CONSTRUCTION HAS BEGUN AND WILL BE PROPERLY NOTATED ON THE SITE MAP AT THAT TIME.
2. ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
4. INSTALL SILT FENCE ACCORDINGLY FOR RUN–ON DIVERSION OR OFFSITE SEDIMENT CONTROL DEPENDING ON UP OR DOWN SLOPE, FACING POST SIDE ON THE DOWN GRADIENT SIDE.
5. ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
6. MUD AND OR DIRT TRACKED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
7. EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
8. LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
9. CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
10. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
11. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
12. INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
13. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
14. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
15. COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
16. TEMPORARY ESC'S SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
17. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN OBTAINED.
18. TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
19. PERMITTEE SHALL INSPECT ALL INLET PROTECTION DEVICES AS PART OF THE WEEKLY SWP3 REPORT, UPON RECEIVING A FORECAST CALLING FOR A RAIN EVENT FOR AN EXTENDED PERIOD, MODIFICATION OF INLET PROTECTION SHOULD BE MADE TO PREVENT FLOODING OR PONDING OF WATER IF TRAFFIC OR PROPERTY CONCERNS ARISE. AND
20. A DE–WATERING PLAN FOR THE POND(S) MUST BE APPROVED BY THE COUNTY ENVIRONMENTAL INSPECTOR IF THE TEMPORARY SEDIMENTATION POND IS DE–WATERED AFTER RAINFALL EVENTS. THE DE–WATERING METHOD MUST MINIMIZE THE DISCHARGE OF SUSPENDED SEDIMENTS TO THE GREATEST EXTENT FEASIBLE BY DRAWING WATER FROM THE SURFACE OF THE IMPOUNDMENT.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR PARK'S STORMWATER COORDINATOR, DENNIS NIELSEN AT (512) 401–5359

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

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22188
203 GROVE LANE, BUDA, TX 78610
TRAVIS@FLAKEENGINEERING.COM
(512) 468-6248

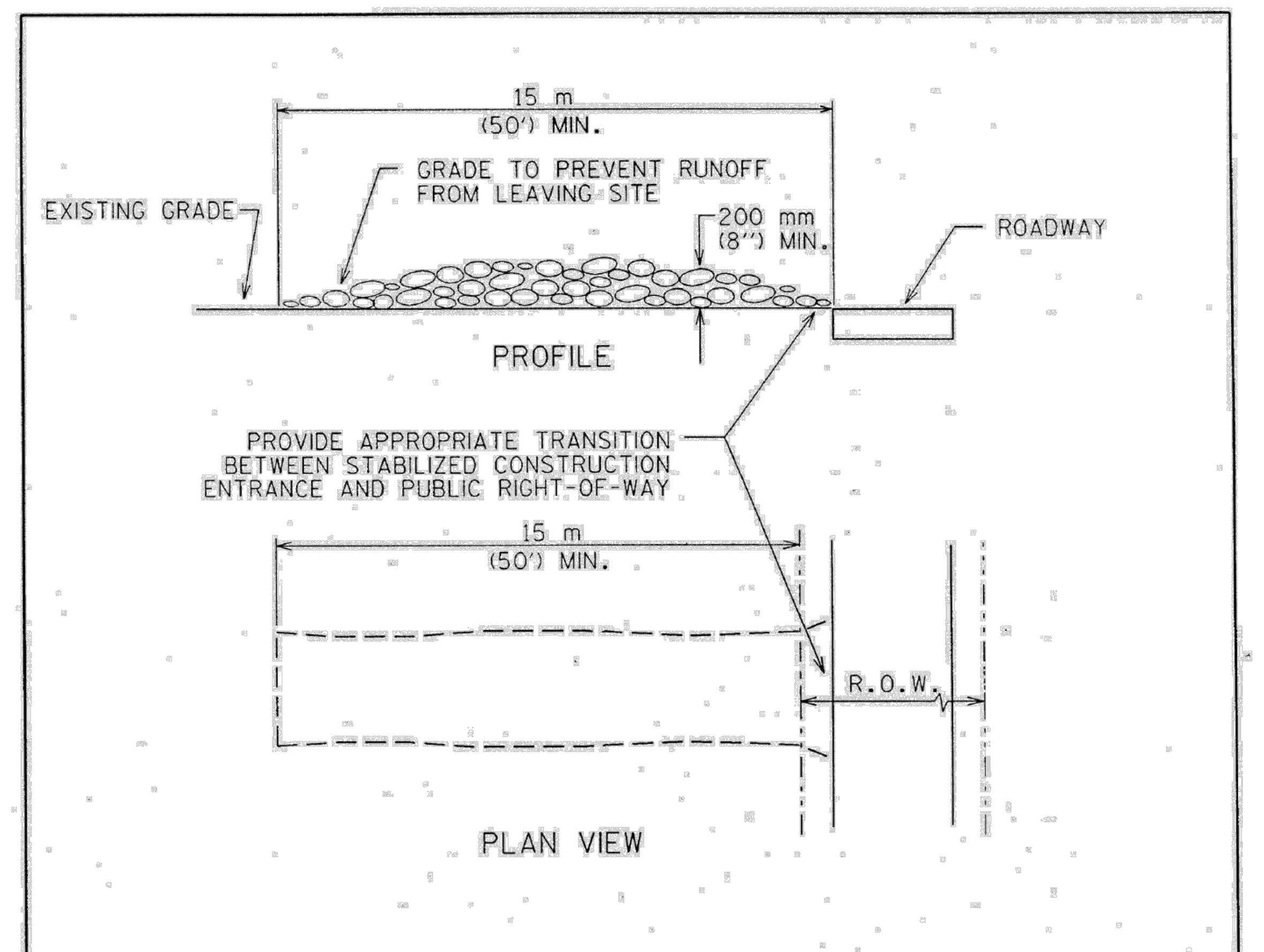
TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

EROSION & SEDIMENTATION CONTROL PLAN

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

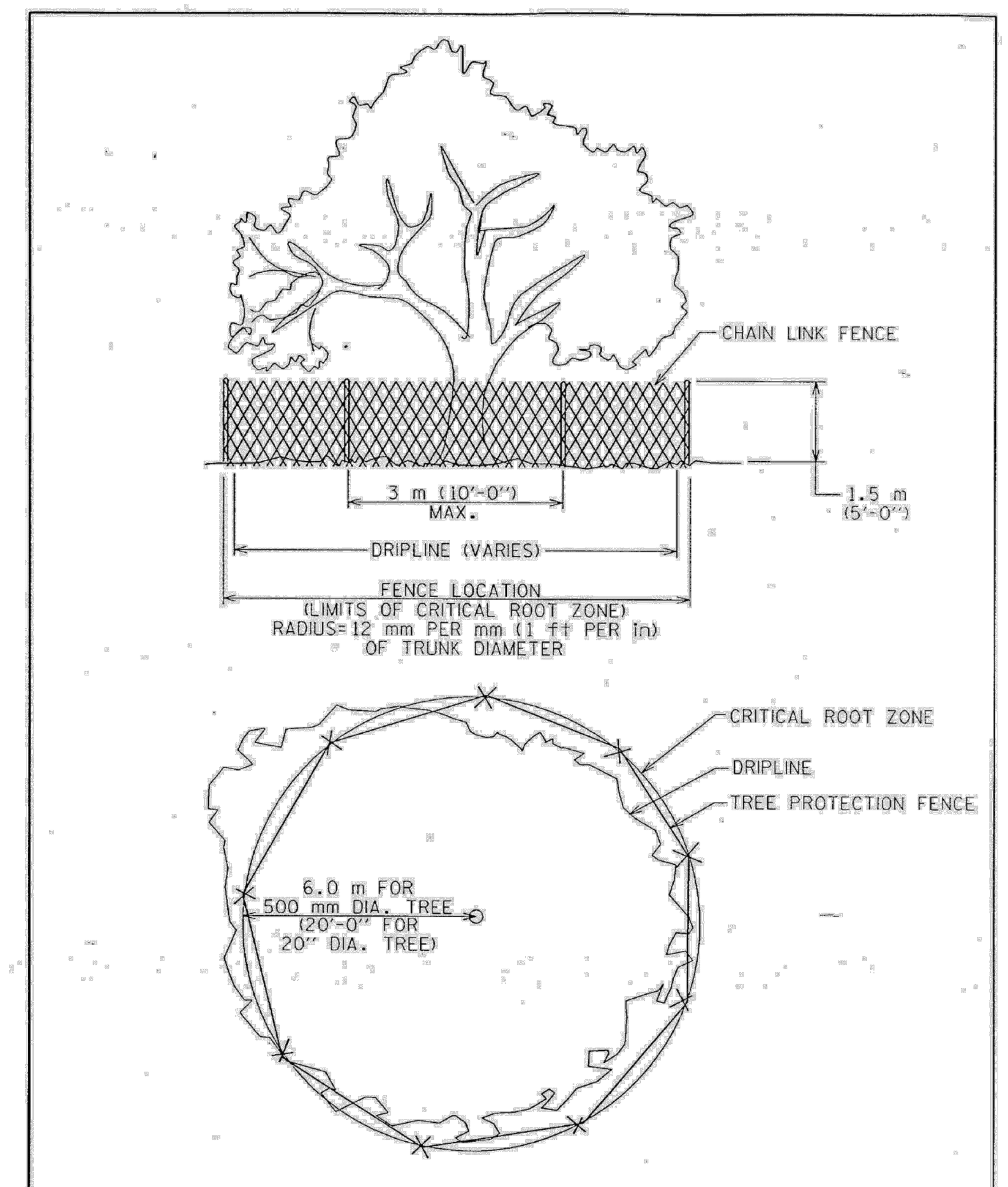
PRO. NO. -
SHEET 8 OF 27

2024-6-SD

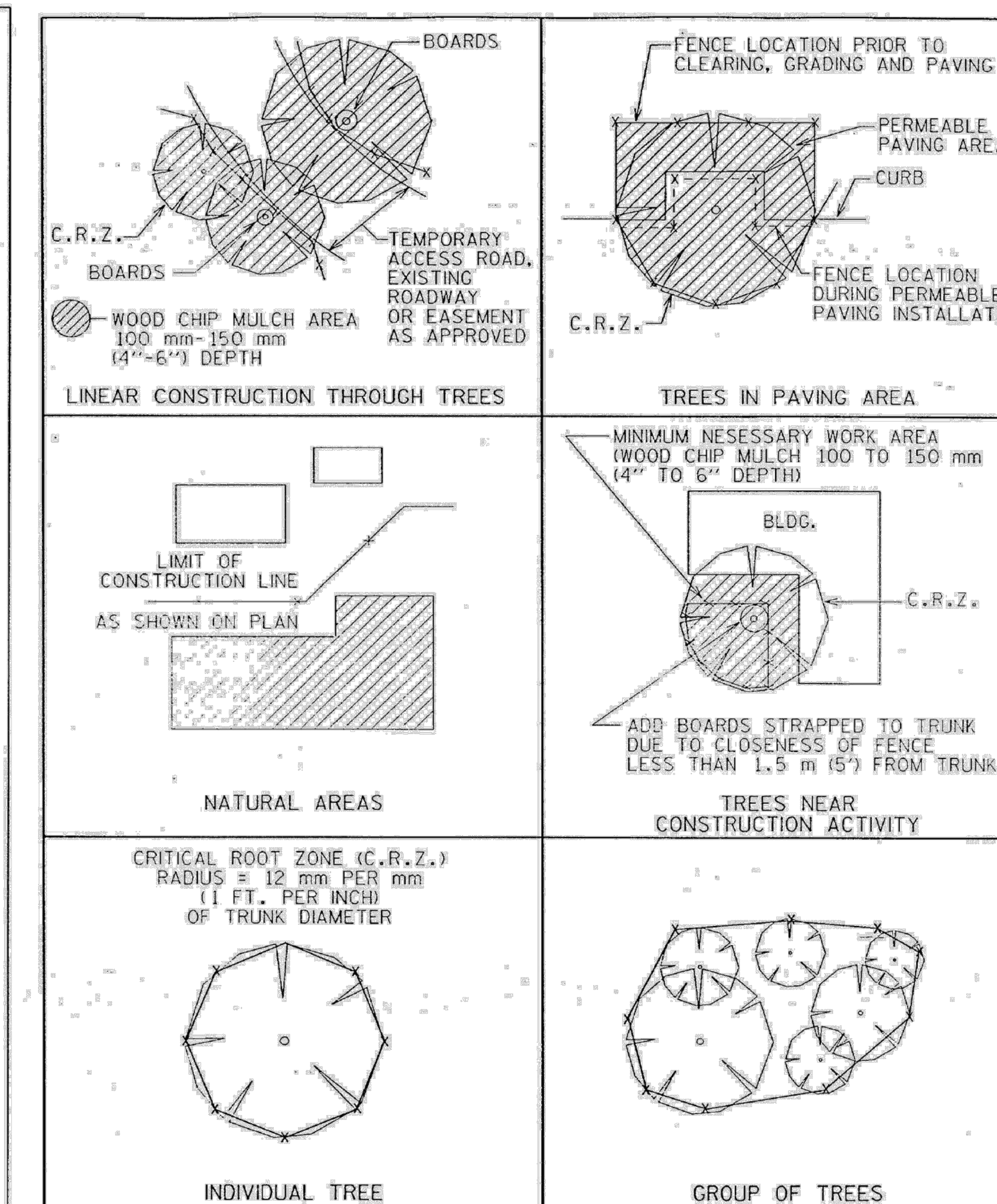


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

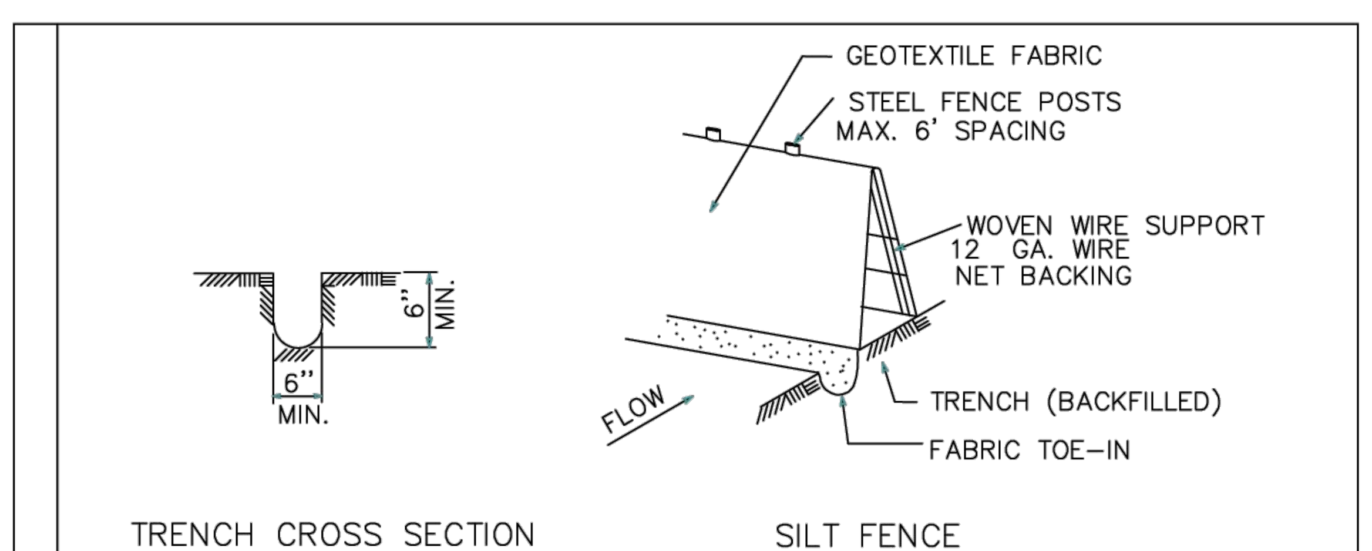
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.

2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

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

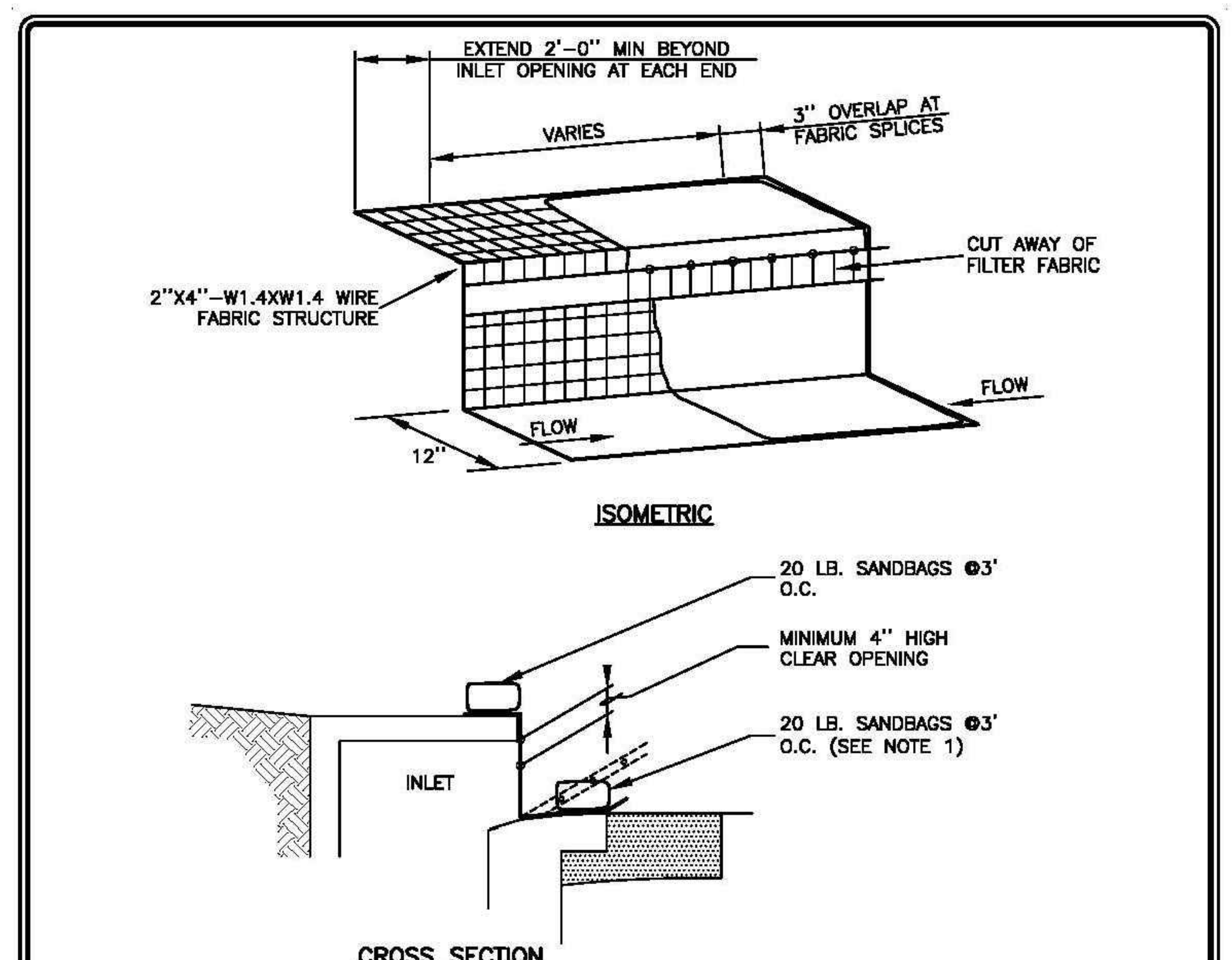
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. STANDARD SYMBOL SF L=

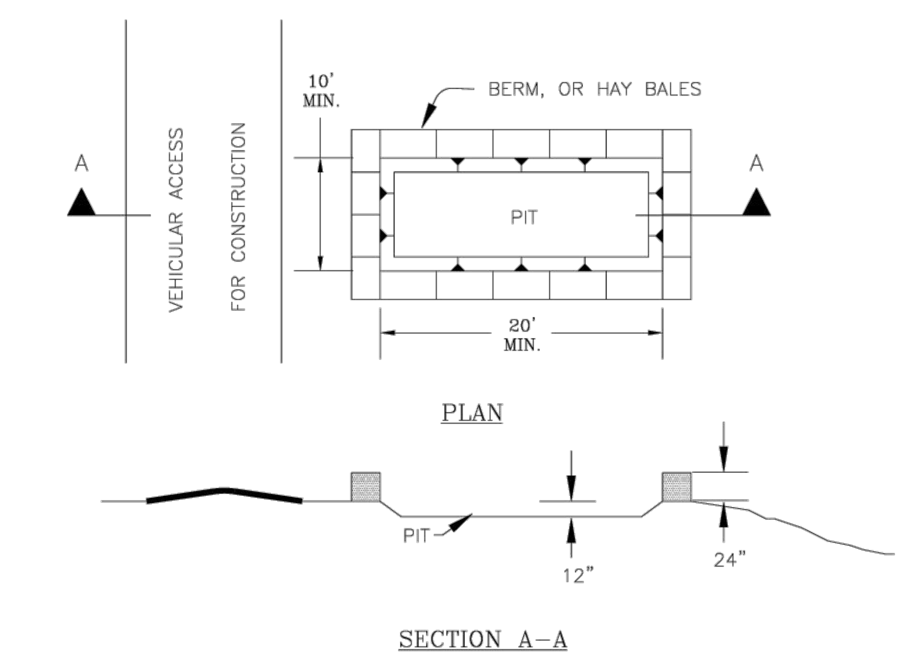
REV. DATE: 09/13/01

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



NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK CURB INLET PROTECTION DETAIL	DRAWING NO: EC-14 ROUND ROCK, TEXAS



CONCRETE WASHOUT NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. IF HAY BALES ARE USED, THEY SHALL BE PLACED IN ACCORDANCE WITH DETAILS SHOWN ON EXHIBIT FOR HAY BALES.
3. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
4. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE WASHOUT AREA

N.T.S.

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

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	REVISION	DATE

FLAKE ENGINEERING
TBPE F-22168
201 GROVE LANE, BUDA, TX 78610
TRAVIS@FLAKEENGINEERING.COM
(512) 468-6248

TOP SPIN ACADEMY INDOOR TENNIS FACILITY
3220 E WHITESTONE BLVD, CEDAR PARK, TX 78613

STANDARD DETAILS - SHEET 3

STATE OF TEXAS
Travis Flake
109871
REGISTERED PROFESSIONAL ENGINEER
6/6/24

PRO. NO. -
SHEET 24 OF 27

2024-6-SD

Appendix C – Copy of Small Construction Site Notice

TCEQ Small Construction Site Notice

Small construction sites disturb at least one but less than five acres or are part of a larger common plan of development or sale that disturbs between one and five acres. Operators of small construction sites will fill out this notice. Operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Operator

Name: 3A GENERAL CONTRACTORS LLC

Contact Name and Phone Number: BRANDON SASSENBERG 512-963-1717

Project Description:

Physical Location/Description 3220 E WHITESTONE BLVD., CEDAR PARK, TEXAS 78613

Estimated Start Date AUGUST 2024

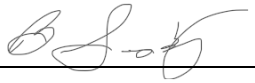
Projected End Date or Date Disturbed Soils Will Be Stabilized DECEMBER 2025

Location of Stormwater Pollution Prevention Plan (SWP3):

ONSITE / 3220 E. WHITESTONE BLVD., CEDAR PARK, 78613

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I BRANDON SASSENBERG (*Typed or Printed Name Person Completing This Certification*) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the Municipal Separate Storm Sewer Systems (MS4) if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title  Date 06-19-2024

Name of MS4 Operator notified: Casey Frizzle 06-19-24

Date Site Notice Removed

and Date notified (per Part II.F.3.):

*Date Site Notice Removed*_____

Appendix D – Copy of Inspection Form

General Information (see reverse for instructions)					
Name of Project	TOP SPIN TENNIS FACILITY	**NPDES ID No.**		**Inspection Date**	
Weather conditions during inspection		**Inspection start time**		**Inspection end time**	

Inspector Name, Title & Contact Information	
Present Phase of Construction	
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)	

Inspection Frequency *(Note: you may be subject to different inspection frequencies in different areas of the site. Check all that apply)*

Standard Frequency:

☐ Every 7 days

☒ Every 14 days and within 24 hours of a 0.25" rain or the occurrence of runoff from snowmelt sufficient to cause a discharge

Increased Frequency:

☐ Every 7 days and within 24 hours of a 0.25" rain (for areas of sites discharging to sediment or nutrient-impaired waters or to waters designated as Tier 2, Tier 2.5, or Tier 3)

Reduced Frequency:

☐ Twice during first month, no more than 14 calendar days apart; then once per month after first month; (for stabilized areas)

☐ Twice during first month, no more than 14 calendar days apart; then once more within 24 hours of a 0.25" rain (for stabilized areas on "linear construction sites")

☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)

☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches)**:**

Was this inspection triggered by the occurrence of runoff from snowmelt sufficient to cause a discharge? ☐ Yes ☐ No

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection per CGP Part 4.5? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Instructions for Filling Out "General Information" Section

Name of Project
Enter the name for the project.

NPDES ID No.
Enter the NPDES ID number that was assigned to your NOI for permit coverage.

Inspection Date
Enter the date you conducted the inspection.

Weather Conditions During Inspection
Enter the weather conditions occurring during the inspection, e.g., sunny, overcast, light rain, heavy rain, snowing, icy, windy.

Inspection start and end times
Enter the time you started and ended the inspection.

Inspector Name, Title & Contact Information
Provide the name of the person(s) (either a member of your company's staff or a contractor or subcontractor) that conducted this inspection. Provide the inspector's name, title, and contact information as directed in the form.

Present Phase of Construction
If this project is being completed in more than one phase, indicate which phase it is currently in.

Inspection Location
If your project has multiple locations where you conduct separate inspections, specify the location where this inspection is being conducted. If only one inspection is conducted for your entire project, enter "Entire Site." If necessary, complete additional inspection report forms for each separate inspection location.

Inspection Frequency
Check the box that describes the inspection frequency that applies to you. Note that you may be subject to different inspection frequencies in different areas of your site. If your project does not discharge to a "sensitive water" (i.e., a water impaired for sediment or nutrients, or listed as Tier 2, 2.5, or 3 by your state or tribe) and you are not affected by any of the circumstances described in CGP Part 4.4, then you can choose your frequency based on CGP Part 4.2 – either every 7 calendar days, or every 14 calendar days and within 24 hours of a 0.25-inch storm event. For any portion of your site that discharges to a sensitive water, your inspection frequency for that area is fixed under CGP Part 4.3 at every 7calendar days and within 24 hours of a 0.25-inch storm event. If portions of your site are stabilized, are located in arid, semi-arid, or drought-stricken areas, or are subject to frozen conditions, consult CGP Part 4.4 for the applicable inspection frequency. Check all the inspection frequencies that apply to your project.

Was This Inspection Triggered by a 0.25 Inch Storm Event or the occurrence of runoff from snowmelt sufficient to cause a discharge?
If you were required to conduct this inspection because of a 0.25-inch (or greater) rain event, indicate whether you relied on an on-site rain gauge or a nearby weather station (and where the weather station is located). Also, specify the total amount of rainfall for this specific storm event. If you were required to conduct this inspection because of the occurrence of runoff from snowmelt, then check the appropriate box.

Unsafe Conditions for Inspection
Inspections are not required where a portion of the site or the entire site is subject to unsafe conditions. See CGP Part 4.5. These conditions should not regularly occur, and should not be consistently present on a site. Generally, unsafe conditions are those that render the site (or a portion of it) inaccessible or that would pose a significant probability of injury to applicable personnel. Examples could include severe storm or flood conditions, high winds, and downed electrical wires.

If your site, or a portion of it, is affected by unsafe conditions during the time of your inspection, provide a description of the conditions that prevented you from conducting the inspection and what parts of the site were affected. If the entire site was considered unsafe, specify the location as "Entire site"

Condition and Effectiveness of Erosion and Sediment (E&S) Controls (CGP Part 2.2) (see reverse for instructions)				
Type/Location of E&S Control [Add an additional sheet if necessary]	**Maintenance Needed?***	**Corrective Action Required?***	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

*** Note:** The permit differentiates between conditions requiring routine maintenance, and those requiring corrective action. The permit requires maintenance in order to keep controls in effective operating condition. Corrective actions are triggered only for specific conditions, which include: 1) A stormwater control needs repair or replacement (beyond routine maintenance) if it is not operating as intended; 2) A stormwater control necessary to comply with the permit was never installed or was installed incorrectly; 3) You become aware that the stormwater controls you have installed and are maintaining are not effective enough for the discharge to meet applicable water quality standards or applicable requirements in Part 3.1; 4) One of the prohibited discharges in Part 1.3 is occurring or has occurred; or 5) EPA requires corrective actions as a result of a permit violation found during an inspection carried out under Part 4.8. If a condition on your site requires a corrective action, you must also fill out a corrective action form found at https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources. See Part 5 of the permit for more information.

Instructions for Filling Out the "Erosion and Sediment Control" Table

Type and Location of E&S Controls
Provide a list of all erosion and sediment (E&S) controls that your SWPPP indicates will be installed and implemented at your site. This list must include at a minimum all E&S controls required by CGP Part 2.2. Include also any natural buffers established under CGP Part 2.2.1. Buffer requirements apply if your project's earth-disturbing activities will occur within 50 feet of a water of the U.S. You may group your E&S controls on your form if you have several of the same type of controls (e.g., you may group "Inlet Protection Measures", "Perimeter Controls", and "Stockpile Controls" together on one line), but if there are any problems with a specific control, you must separately identify the location of the control, whether maintenance or corrective action is necessary, and in the notes section you must describe the specifics about the problem you observed.

Maintenance Needed?
Answer "yes" if the E&S control requires maintenance due to normal wear and tear in order for the control to continue operating effectively. At a minimum, maintenance is required in the following specific instances: (1) for perimeter controls, whenever sediment has accumulated to half or more the above-ground height of the control (CGP Part 2.2.3.a); (2) where sediment has been tracked-out onto the surface of off-site streets or other paved areas (CGP Part 2.2.4); (3) for inlet protection measures, when sediment accumulates, the filter becomes clogged, and/or performance is compromised (CGP Part 2.2.10); and (4) for sediment basins, as necessary to maintain at least half of the design capacity of the basin (CGP Part 2.2.12.f). Note: In many cases, "yes" answers are expected and indicate a project with an active operation and maintenance program. You should also answer "yes" if work to fix the problem is still ongoing from the previous inspection.

Corrective Action Needed?
Answer "yes" if during your inspection you found any of the following conditions to be present (CGP, Part 5.1): (1) a required E&S control needs repair or replacement (beyond routine maintenance required under Part 2.1.4); (2) a require E&S control was never installed or was installed incorrectly; (3) you become aware that the inadequacy of the E&S control has led to an exceedance of an applicable water quality standard; (4) one of the prohibited discharges in Part 1.3 is occurring or has occurred; or (5) EPA requires corrective action for an E&S control as a result of a permit violation found during an inspection carried out under Part 4.8. If you answer "yes", you must take corrective action and complete a corrective action report, found at https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources.. Note: You should answer "yes" if work to fix the problem from a previous inspection is still ongoing.

Date on Which Maintenance or Corrective Action First Identified?
Provide the date on which the condition that triggered the need for maintenance or corrective action was first identified. If the condition was just discovered during this inspection, enter the inspection date. If the condition is a carryover from a previous inspection, enter the original date of the condition's discovery.

Notes
For each E&S control and the area immediately surrounding it, note whether the control is properly installed and whether it appears to be working to minimize sediment discharge. Describe any problem conditions you observed such as the following, and why you think they occurred as well as actions (e.g., maintenance or corrective action) you will take or have taken to fix the problem:

1. Failure to install or to properly install a required E&S control
2. Damage or destruction to an E&S control caused by vehicles, equipment, or personnel, a storm event, or other event
3. Mud or sediment deposits found downslope from E&S controls
4. Sediment tracked out onto paved areas by vehicles leaving construction site
5. Noticeable erosion at discharge outlets or at adjacent streambanks or channels
6. Erosion of the site's sloped areas (e.g., formation of rills or gullies)
7. E&S control is no longer working due to lack of maintenance

For buffer areas, make note of whether they are marked off as required, whether there are signs of construction disturbance within the buffer, which is prohibited under the CGP, and whether there are visible signs of erosion resulting from discharges through the area.

If maintenance or corrective action is required, briefly note the reason. If maintenance or corrective action have been completed, make a note of the date it was completed and what was done. *If corrective action is required, note that you will need to complete a separate corrective action report describing the condition and your work to fix the problem*.

Condition and Effectiveness of Pollution Prevention (P2) Practices (CGP Part 2.3) (see reverse for instructions)				
Type/Location of P2 Practices [Add an additional sheet if necessary]	**Maintenance Needed?***	**Corrective Action Required?***	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

*** Note:** The permit differentiates between conditions requiring routine maintenance, and those requiring corrective action. The permit requires maintenance in order to keep controls in effective operating condition. Corrective actions are triggered only for specific conditions, which include: 1) A stormwater control needs repair or replacement (beyond routine maintenance) if it is not operating as intended; 2) A stormwater control necessary to comply with the permit was never installed or was installed incorrectly; 3) You become aware that the stormwater controls you have installed and are maintaining are not effective enough for the discharge to meet applicable water quality standards or applicable requirements in Part 3.1; 4) One of the prohibited discharges in Part 1.3 is occurring or has occurred; or 5) EPA requires corrective actions as a result of a permit violation found during an inspection carried out under Part 4.8. If a condition on your site requires a corrective action, you must also fill out a corrective action form found at https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources. See Part 5 of the permit for more information.

Instructions for Filling Out the "Pollution Prevention (P2) Practice" Table

Type and Location of P2 Controls
Provide a list of all pollution prevention (P2) practices that are implemented at your site. This list must include all P2 practices required by Part 2.3, and those that are described in your SWPPP.

Maintenance Needed?
Answer "yes" if the P2 practice requires maintenance due to normal wear and tear in order for the control to continue operating effectively. Note: In many cases, "yes" answers are expected and indicate a project with an active operation and maintenance program.

Corrective Action Needed?
Answer "yes" if during your inspection you found any of the following conditions to be present (CGP, Part 5.1): (1) a required P2 practice needs repair or replacement (beyond routine maintenance required under Part 2.1.4); (2) a require P2 practice was never installed or was installed incorrectly; (3) you become aware that the inadequacy of the P2 practice has led to an exceedance of an applicable water quality standard; (4) one of the "prohibited discharges" listed in CGP Part 1.3 is occurring or has occurred, or (5) EPA requires corrective action for a P2 practice as a result of a permit violation found during an inspection carried out under Part 4.8. If you answer "yes", you must take corrective action and complete a corrective action report (see https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources). Note: You should answer "yes" if work to fix the problem from a previous inspection is still ongoing.

Date on Which Maintenance or Corrective Action First Identified?
Provide the date on which the condition that triggered the need for maintenance or corrective action was first identified. If the condition was just discovered during this inspection, enter the inspection date. If the condition is a carryover from a previous inspection, enter the original date of the condition's discovery.

Notes
For each P2 control and the area immediately surrounding it, note whether the control is properly installed, whether it appears to be working to minimize or eliminate pollutant discharges, and whether maintenance or corrective action is required. Describe problem conditions you observed such as the following, and why you think they occurred, as well as actions you will take or have taken to fix the problem:

1. Failure to install or to properly install a required P2 control
2. Damage or destruction to a P2 control caused by vehicles, equipment, or personnel, or a storm event
3. Evidence of a spill, leak, or other type of pollutant discharge, or failure to have properly cleaned up a previous spill, leak, or other type of pollutant discharge
4. Spill response supplies are absent, insufficient, or not where they are supposed to be located
5. Improper storage, handling, or disposal of chemicals, building materials or products, fuels, or wastes
6. P2 practice is no longer working due to lack of maintenance

If maintenance or corrective action is required, briefly note the reason. If maintenance or corrective action have been completed, make a note of the date it was completed and what was done. *If corrective action is required, note that you will need to complete a separate corrective action report describing the condition and your work to fix the problem*.

Stabilization of Exposed Soil (CGP Part 2.2.14) (see reverse for instructions)			
Stabilization Area **[Add an additional sheet if necessary]**	**Stabilization Method**	**Have You Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges (CGP Part 4.6.6) (see reverse for instructions)	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No **If "yes", provide the following information for each point of discharge:**	
Discharge Location **[Add an additional sheet if necessary]**	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of waters of the U.S. in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of waters of the U.S. in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Instructions for Filling Out the "Stabilization of Exposed Soil" Table

Stabilization Area
List all areas where soil stabilization is required to begin because construction work in that area has permanently stopped or temporarily stopped (i.e., work will stop for 14 or more days), and all areas where stabilization has been implemented.

Stabilization Method
For each area, specify the method of stabilization (e.g., hydroseed, sod, planted vegetation, erosion control blanket, mulch, rock).

Have You Initiated Stabilization
For each area, indicate whether stabilization has been initiated.

Notes
For each area where stabilization has been initiated, describe the progress that has been made, and what additional actions are necessary to complete stabilization. Note the effectiveness of stabilization in preventing erosion. If stabilization has been initiated but not completed, make a note of the date it is to be completed. If stabilization has been completed, make a note of the date it was completed. If stabilization has not yet been initiated, make a note of the date it is to be initiated, and the date it is to be completed.

Instructions for Filling Out the "Description of Discharges" Table

You are only required to complete this section if a discharge is occurring at the time of the inspection.

Was a Stormwater Discharge Occurring From Any Part of Your Site At The Time of the Inspection?
During your inspection, examine all points of discharge from your site, and determine whether a discharge is occurring. If there is a discharge, answer "yes" and complete the questions below regarding the specific discharge. If there is not a discharge, answer "no" and skip to the next page.

Discharge Location (repeat as necessary if there are multiple points of discharge)
Location of discharge. Specify the location on your site where the discharge is occurring. The location may be an outlet from a stormwater control or constructed stormwater channel, a discharge into a storm sewer inlet, or a specific point on the site. Be as specific as possible; it is recommended that you refer to a precise point on your site map.

Describe the discharge. Include a specific description of any noteworthy characteristics of the discharge such as color; odor; floating, settled, or suspended solids; foam; oil sheen; and other obvious pollution indicators.

Are there visible signs of erosion or sediment accumulation? At each point of discharge and the channel and streambank in the immediate vicinity, visually assess whether there are any obvious signs of erosion and/or sediment accumulation that can be attributed to your discharge. If you answer "yes", include a description in the space provided of the erosion and sediment deposition that you have found, specify where on the site or in the water of the U.S. it is found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue.

Contractor or Subcontractor Signature and Certification
(see reverse for instructions)

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation: _____

Operator Signature and Certification
(see reverse for instructions)

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Operator or "Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation: _____

Instructions for Signature/Certification

Each inspection report must be signed and certified to be considered complete.

Contractor or Subcontractor Signature and Certification
Where you rely on a contractor or subcontractor to carry out the inspection and complete the inspection report, you should require the inspector to sign and certify each report. Note that this does not relieve you, the permitted operator, of the requirement to sign and certify the inspection report as well.

Operator Signature and Certification
At a minimum, the inspection report must be signed by either (1) the person who signed the NOI, or (2) a duly authorized representative of that person. The following requirements apply to scenarios (1) and (2):

If the signatory will be the person who signed the NOI for permit coverage, as a reminder, that person must be one of the following types of individuals:

- *For a corporation*: A responsible corporate officer. For the purpose of this subsection, a responsible corporate officer means: (i) 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 (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- *For a partnership or sole proprietorship*: A general partner or the proprietor, respectively.
- *For a municipality, state, federal, or other public agency*: Either a principal executive officer or ranking elected official. For purposes of this subsection, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrator of EPA).

If the signatory will be a duly authorized representative, the following requirements must be met:

- The authorization is made in writing by the person who signed the NOI (see above);
- The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and
- The signed and dated written authorization is included in the SWPPP. A copy must be submitted to EPA, if requested.

Appendix E – Copy of Corrective Action Form

Section A – Initial Report (CGP Part 5.4.1) (Complete this section within 24 hours of identifying the condition that triggered corrective action)					
Name of Project	TOP SPIN TENNIS FACILITY	**NPDES ID No.**		**Today's Date**	
Date Problem First Discovered		**Time Problem First Discovered**			
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action *(check the box that applies)*:

- ☐ A stormwater control needs repair or replacement (beyond routine maintenance required under Part 2.1.4)
- ☐ A stormwater control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- ☐ A discharge is causing an exceedance of applicable water quality standards
- ☐ A Part 1.3 prohibited discharge has occurred
- ☐ EPA requires corrective action as a result of permit violations found during an EPA inspection carried out under Part 4.8

Provide a description of the problem:

Deadline for completing corrective action *(check the box that applies)*:

- ☐ Immediately take all reasonable steps to address the condition, including cleaning up any contaminated surfaces so the material will not discharge in subsequent storm events
- ☐ Complete by close of the next business day when problem does not require a new or replacement control or significant repair
- ☐ No later than 7 calendar days from the time of discovery for problems that require a new or replacement control or significant repair
- ☐ Infeasible to complete the installation or repair within 7 calendar days. Explain why it is infeasible and document schedule for installing control:

Enter date of corrective action completion: _____

Section B – Corrective Action Completion (CGP Part 5.4.2)
(Complete this section no later than 24 hours after completing the corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	**How You Determined the Cause and the Date You Determined the Cause**
1.	**1.**
2.	**2.**

Section B.2 – Stormwater Control Modifications Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	**Date of Completion**	**SWPPP Update Necessary?**	**Notes**
1.		☐Yes ☐No If yes, provide date SWPPP modified:	
2.		☐Yes ☐No If yes, provide date SWPPP modified:	

Instructions for Filling Out the Initial Report (Section A)

You must complete Section A of the report form within 24 hours of discovering the condition that triggered corrective action

Name of Project
Enter the name for the project.

NPDES ID No.
Enter the NPDES ID number that was assigned to your NOI for permit coverage.

Today's Date
Enter the date you completed this form.

Date/Time Problem First Discovered
Specify the date on which the triggering condition was first discovered. Also specify the time of the discovery.

Name/Contact Information
Provide the individual's name, title, and contact information as directed in the form.

Site Condition That Triggered Corrective Action
Under the CGP, corrective action is required when one of 4 triggering conditions occurs at your site or when EPA requires a corrective action as a result of a permit violation found during an EPA inspection. See CGP Parts 5.1 and 5.3. Check the box that corresponds to the condition that triggered this corrective action.

Description of the Site Condition
Provide a summary description of the condition you found that triggered corrective action under CGP Part 5.1 and the specific location where it was found. Be as specific as possible about the location; it is recommended that you refer to a precise point on your site map. If you have already provided this explanation in an inspection report, you can refer to that report.

Deadline for Completing Corrective Action
This deadline is fixed in CGP Part 5.2. For all projects, the deadlines are: (1) immediately take all reasonable steps; (2) by the close of the next business day when the problem does not require significant repair or replacement; (3) no more than 7 calendar days after the date you discovered the problem when the problem does require significant repair or replacement, or (4) if it is infeasible to complete work within the first 7 days, as soon as practicable following the 7th day. If your estimated date of completion falls after the 7-day deadline consistent with (3), above, explain (a) why you believe it is infeasible to complete work within 7 days, and (b) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe.

Instructions for Filling Out the Corrective Action Completion Table (Section B)

You must complete Section B of the report form no later than 24 hours after completing the correction action.

Section B.1 – Why the Problem Occurred
After you have had the opportunity to examine the problem more closely, provide details as to what you believe to be the cause of the problem, and specify the follow-up actions you took (along with the dates of such actions) to diagnose the problem. This is consistent with CGP Part 5.4.2.

Section B.2 – Stormwater Control Modifications Implemented
Provide a list of modifications you made to your stormwater controls to correct the problem and the date you completed such work. Keep in mind that your work must be completed within the timeline specified in Section A for the completion of corrective action work.

Also, if a SWPPP modification is necessary consistent with Part 7.4.1.a in order to reflect changes implemented at your site, indicate the date you modified your SWPPP. Keep in mind that SWPPP changes must be made within 7 days of discovering the problem that triggered this corrective action.

Space is provided for you to include additional notes or observations regarding the change that you implemented at your site to correct the problem.

Section C –Signature and Certification (CGP Part 5.4.3)

Section C.1 – Contractor or Subcontractor Signature and Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____

Date:

Printed Name and Affiliation: _____

Section C.2 – Operator Signature and Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Operator or "Duly Authorized Representative": _____

Date:

Printed Name and Affiliation: _____

Instructions for Signature and Certification (Section C)

Each corrective action report must be signed and certified to be considered complete.

Section C.1 – Contractor or Subcontractor Signature and Certification
Where you rely on a contractor or subcontractor to complete this report and the associated corrective action, you should require the individual(s) to sign and certify each report. Note that this does not relieve you, the permitted operator, of the requirement to sign and certify the report as well.

Section C.2 – Operator Signature and Certification
At a minimum, the corrective action report form must be signed by either (1) the person who signed the NOI, or (2) a duly authorized representative of that person. The following requirements apply to scenarios (1) and (2):

If the signatory will be the person who signed the NOI for permit coverage, as a reminder, that person must be one of the following types of individuals:

- *For a corporation*: A responsible corporate officer. For the purpose of this subsection, a responsible corporate officer means: (i) 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 (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- *For a partnership or sole proprietorship*: A general partner or the proprietor, respectively.
- *For a municipality, state, federal, or other public agency*: Either a principal executive officer or ranking elected official. For purposes of this subsection, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrator of EPA).

If the signatory will be a duly authorized representative, the following requirements must be met:

- The authorization is made in writing by the person who signed the NOI (see above);
- The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and
- The signed and dated written authorization is included in the SWPPP. A copy must be submitted to EPA, if requested.

Appendix F – SWPPP Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Appendix G – Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION
STORMWATER POLLUTION PREVENTION PLAN

Project Number: 20963_TopSpin

Project Title: TOP SPIN TENNIS FACILITY

Operator(s): 3A GENERAL CONTRACTORS LLC

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: 3A General Contractors, LLC.

Address: 120 Folsom Ct, Georgetown, TX 78628

Telephone Number: 512-963-1717

Type of construction service to be provided: INSPECTION OF ONSITE BMPs

Signature: Brandon Sassenberg

Title: Inspector

Date: 6/19/24

Appendix H –Grading and Stabilization Activities Log

Date Grading Activity Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE

Appendix I –SWPPP Training Log Stormwater Pollution Prevention Training Log

TOP SPIN TENNIS FACILITY
Project Location: **3220 E. WHITESTONE BLVD., CEDAR PARK TEXAS 78641**
Instructor's Name(s):
Instructor's Title(s):

Course Location: _____ Date: _____

Course Length (hours): _____

Stormwater Training Topic: *(check as appropriate)*

☐	**Sediment and Erosion Controls**	☐	**Emergency Procedures**
☐	**Stabilization Controls**	☐	**Inspections/Corrective Actions**
☐	**Pollution Prevention Measures**		

Specific Training Objective:_____

_____

Attendee Roster: *(attach additional pages as necessary)*

No.	Name of Attendee	Company
1		
2		
3		
4		
5		

Appendix J – Delegation of Authority Form

Delegation of Authority

I, Morteza Shafinury (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Construction General Permit (CGP), at the Top Spin Tennis Facility construction site located at 3220 E Whitestone Blvd., Cedar Park, Williamson County, Texas 78641. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

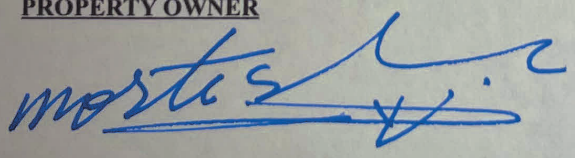
Travis Flake, P.E.	(name of person or position)
Flake Engineering	(company)
201 Grove Ln	(address)
Buda, TX 78610	(city, state, zip)
512-468-6248	(phone)

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Appendix I of EPA's CGP, and that the designee above meets the definition of a "duly authorized representative" as set forth in Appendix I.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: **MORTEZA SHAFINURY**

Title: **PROPERTY OWNER**

Signature: 

Date: 06/17/2024

Delegation of Authority

I, Morteza Shafinury (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Construction General Permit (CGP), at the Top Spin Tennis Facility construction site located at 3220 E Whitestone Blvd., Cedar Park, Williamson County, Texas 78641. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

Brandon Sassenberg (name of person or position)

3A GENERAL CONTRACTORS LLC (company)

120 Folsom Ct (address)

Georgetown, TX 78628 (city, state, zip)

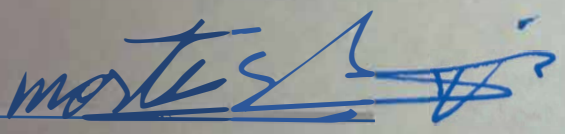
512-963-1717 (phone)

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Appendix I of EPA's CGP, and that the designee above meets the definition of a "duly authorized representative" as set forth in Appendix I.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: **MORTEZA SHAFINURY**

Title: **PROPERTY OWNER**

Signature: 

Date: 06/17/2024

Appendix K – Endangered Species Documentation

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Williamson County, Texas

Local office

Austin Ecological Services Field Office

(512) 937-7371

1505 Ferguson Lane

Austin, TX 78754-4501

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Golden-cheeked Warbler Setophaga chrysoparia Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/33	Endangered
Piping Plover Charadrius melodus This species only needs to be considered if the following condition applies: • Wind Energy Projects There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6039	Threatened
Rufa Red Knot Calidris canutus rufa Wherever found This species only needs to be considered if the following condition applies: • Wind Energy Projects There is **proposed** critical habitat for this species. https://ecos.fws.gov/ecp/species/1864	Threatened
Whooping Crane Grus americana There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/758	Endangered

Amphibians

NAME	STATUS
Jollyville Plateau Salamander Eurycea tonkawae Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3116	Threatened

Clams

NAME	STATUS
False Spike Fusconaia mitchelli Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3963	Proposed Endangered

Insects

NAME	STATUS
Coffin Cave Mold Beetle Batrisodes texanus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6234	Endangered
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate
Tooth Cave Ground Beetle Rhadine persephone Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5625	Endangered

Arachnids

NAME	STATUS

Bone Cave Harvestman Texella reyesi — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5306

Tooth Cave Spider Tayshaneta myopica — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2360

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

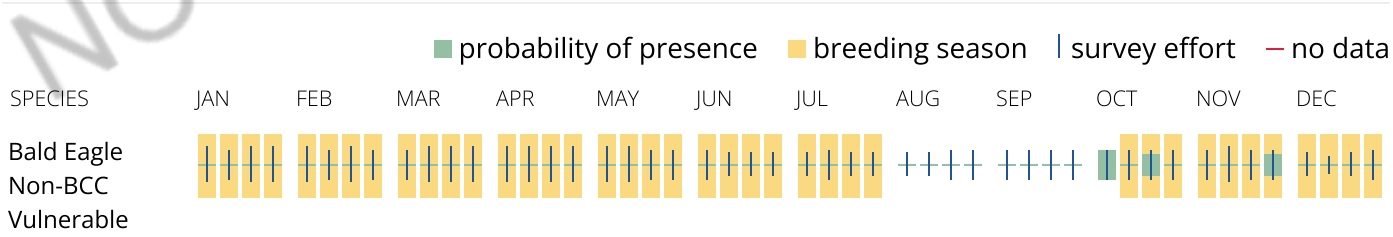
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-

golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover Pluvialis dominica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Jul 31
Black-capped Vireo Vireo atricapilla This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5716	Breeds Apr 1 to Sep 15
Chestnut-collared Longspur Calcarius ornatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25

Eastern Meadowlark Sturnella magna — Breeds Apr 25 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Field Sparrow Spizella pusilla — Breeds Mar 1 to Aug 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Grasshopper Sparrow Ammodramus savannarum perpallidus — Breeds Jun 1 to Aug 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8329

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Long-billed Curlew Numenius americanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/5511

Mountain Plover Charadrius montanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3638

Painted Bunting Passerina ciris — Breeds Apr 25 to Aug 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Pectoral Sandpiper Calidris melanotos — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rufous-crowned Sparrow Aimophila ruficeps eremoeca — Breeds May 10 to Sep 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Thick-billed Longspur Rhynchophanes mccownii — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

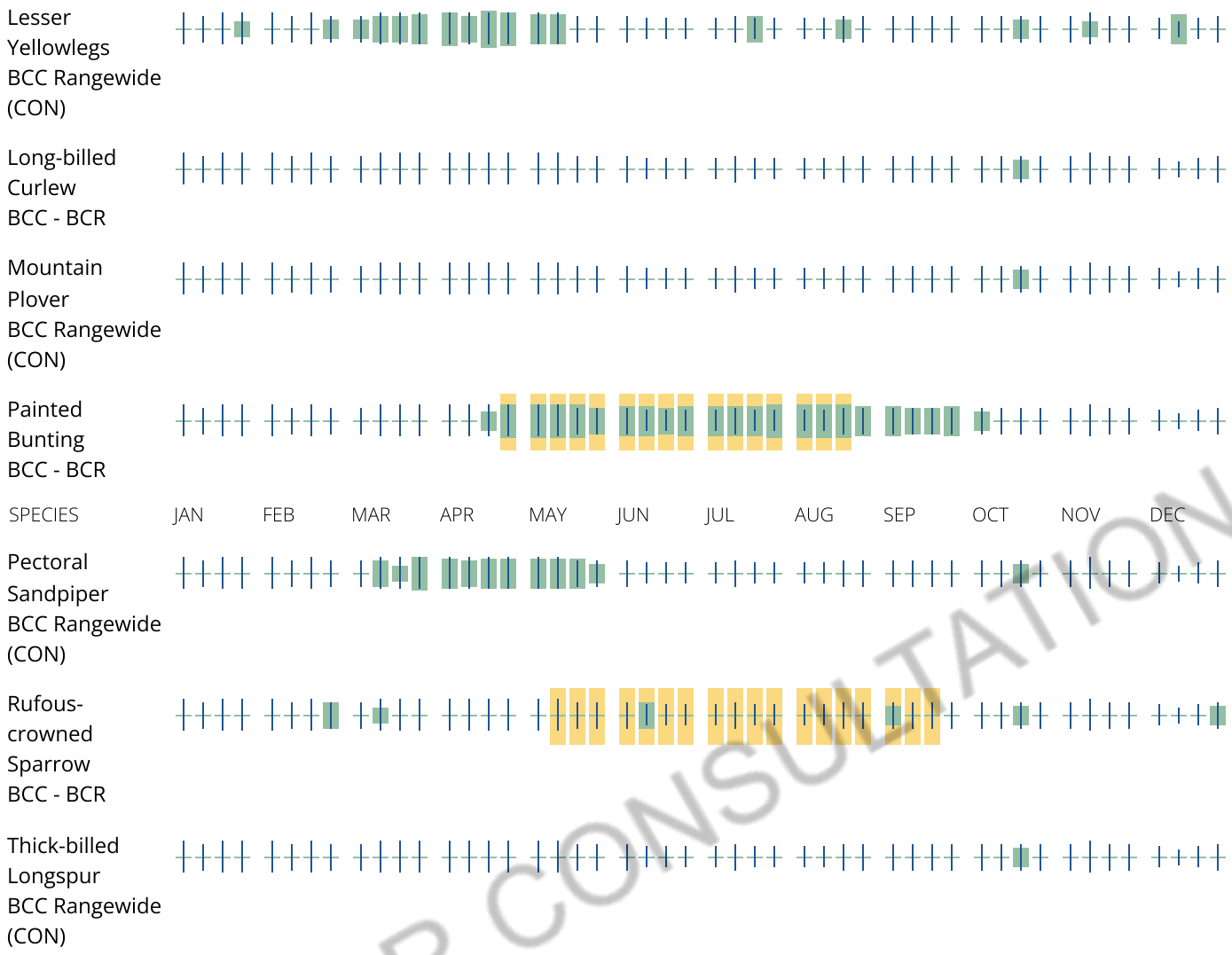
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to

you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Parmer Lane Village
Does the site have a physical address?	Yes
Physical Address	
Number and Street	3220 E WHITESTONE BLVD
City	CEDAR PARK
State	TX
ZIP	78613
County	WILLIAMSON
Latitude (N) (##.######)	30.534973
Longitude (W) (-###.######)	-97.77968
Primary SIC Code	7999
Secondary SIC Code	5941
Primary NAICS Code	611699
Secondary NAICS Code	445110
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN104166897
What is the name of the Regulated Entity (RE)?	PARMER LANE VILLAGE
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	SE CORNER OF FM 1431 AND PARMER LANE
City	CEDAR PARK
State	TX
ZIP	78613
County	WILLIAMSON
Latitude (N) (##.######)	30.657
Longitude (W) (-###.######)	-97.5986
Facility NAICS Code	446110
What is the primary business of this entity?	Drugstore Restaurants General Retail Lube

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	
Type of Customer	Individual
Prefix	

Suffix	

Full legal name of the applicant:

Legal Name	SHAFINURY, MORTEZA
Texas SOS Filing Number	
Federal Tax ID	
State Franchise Tax ID	
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	
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

Responsible Authority Contact

Organization Name	
Prefix	
First	MORTEZA
Middle	
Last	SHAFINURY
Suffix	
Credentials	
Title	OWNER

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	PO BOX 270152
Routing (such as Mail Code, Dept., or Attn:)	
City	CORPUS CHRISTI
State	TX
ZIP	78427
Phone (###-###-####)	3617650030
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	YSHAFINURY@GMAIL.COM

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	

Organization Name	3A GENERAL CONTRACTORS
Prefix	
First	BRANDON
Middle	
Last	SASSENBERG
Suffix	
Credentials	
Title	PRIMARY
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	120 FOLSOM CT
Routing (such as Mail Code, Dept., or Attn:)	
City	GEORGETOWN
State	TX
ZIP	78628
Phone (###-###-####)	5129631717
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	BRANDON@3ADEVELOPER.COM

CNOI General Characteristics

1) Is the project or site located on Indian Country Lands?	No
2) Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3) Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1542
5) If applicable, what is the Secondary SIC Code(s)?	
6) What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	0.92
7) What is the construction project or site type?	Commercial
8) Is the project part of a larger common plan of development or sale?	Yes
9) What is the estimated start date of the project?	08/02/2024
10) What is the estimated end date of the project?	12/01/2025
11) Will concrete truck washout be performed at the site?	Yes

12) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	BRUSHY CREEK
13) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1244
14) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1) What is the name of the MS4 Operator?	BRUSHY CREEK REGIONAL WASTEWATER PLANT
15) Is the discharge or potential discharge 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
15.1) 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
16) I certify that a stormwater pollution prevention plan (SWP3) 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 general permit TXR150000. 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.	Yes
17) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

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

I Morteza Shafinury,
Print Name

Property Owner,
Title - Owner/President/Other

of _____,
Corporation/Partnership/Entity Name

have authorized Diane Bernal
Print Name of Agent/Engineer

of DB Land Consulting LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

05/18/2024
Date

THE STATE OF California §

County of Los Angeles §

BEFORE ME, the undersigned authority, on this day personally appeared Morteza Shafinury 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 18th day of May, 2024.

NOTARY PUBLIC

Zorick Parsnian
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Nov. 19, 2026.

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Parmer Lane Village
Regulated Entity Location: 3220 E Whitestone Blvd. Cedar Park, Texas 78613
Name of Customer: Morteza Shafinury
Contact Person: Diane Bernal Phone: 512-215-1433
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN 03062403

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	11.314 Acres	$ 6,500
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: Diane Bernal Date: 08/15/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN		**RN 104166897**

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	04/23/2024

☒ 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:*
MORTEZA SHAFINURY	CAROLVILLE LTD

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

11. Type of Customer:

☐ Corporation ☒ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator ☐ Other:

☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:	PO BOX 270152						
	City	CORPUS CHRISTI	**State**	TX	**ZIP**	78427	**ZIP + 4**	0152

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(361) 765-0030		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Parmer Lane Village

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	3220 E Whitestone Blvd							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County	WILLIAMSON							

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

25. Description to Physical Location:	APPROXIMATLEY 715 FEET EAST OF INTERSECTION OF FM 1431 (E. WHITESTONE BLVD) AND FM 734 (PARMER LANE), CEDAR PARK TEXAS (PREVIOUSLY DEVELOPED AS A SONIC RESTAURANT)

26. Nearest City	State	Nearest ZIP Code
Cedar Park	TX	78613

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

27. Latitude (N) In Decimal:	30.53513		28. Longitude (W) In Decimal:	-97.77966	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	6.7674	97	46	46.776

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)
7999	5941	611699	451110

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

Tennis Training Facility

34. Mailing Address:	**PO Box 270152**							
	City	**Corpus Christi**	**State**	**TX**	**ZIP**	**78427**	**ZIP + 4**	
35. E-Mail Address:	**yshafinury@gmail.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(361) 765-30	**n/a**	( ) -

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

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

SECTION IV: Preparer Information

40. Name:	DIANE BERNAL	**41. Title:**	DEVELOPMENT CONSULTANT

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 215-1433		**( )** -	DIANEJBERNAL@GMAIL.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:	DB LAND CONSULTING LLC	**Job Title:**	DEVELOPMENT CONSULTANT
Name *(In Print):*	DIANE BERNAL	**Phone:**	**(** 512 **)** 215- **1433**
Signature:	DIANE BERNAL	**Date:**	4/23/2024