ATX PICKLEPLEX

TCEQ CONTRIBUTING ZONE PLAN

Prepared for:

PicklePlex Holdings, LLC
3725 Copper Ridge Ct.
Austin, TX 78734

Prepared by:

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Austin, Texas 78759
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JUL 2024

GEI No. 1711-11671

Edwards Aquifer Application Cover Page

(TCEQ-20705)

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: ATX Pickleplex						**2. Regulated Entity No.:** N/A			
3. Customer Name: Pickleplex Properties LLC						**4. Customer No.:** N/A			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			3.47 acres
9. Application Fee:	$4,650		**10. Permanent BMP(s):**			Yes			
11. SCS (Linear Ft.):			**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.)	___	___	X
Region (1 req.)	___	___	X
County(ies)	___	___	X
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin _X Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Steven Minor, P.E.
Print Name of Customer/Authorized Agent  8/19/24
Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

(TCEQ-10257)

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: Steven Minor, P.E

Date: 8/19/2024

Signature of Customer/Agent:

Regulated Entity Name: ATX Pickleplex

Project Information

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

   Contact Person: Bill Parodi
   Entity: PicklePlex Holdings LLC
   Mailing Address: 3725 Copper Ridge Ct.
   City, State: Austin, TX Zip: 78734
   Telephone: 512-348-0011 Fax: N/A
   Email Address: billparodi2@gmail.com

5. Agent/Representative (If any):

Contact Person: Steven Minor, P.E.
Entity: Gray Engineering, Inc.
Mailing Address: 8834 N. Capital of Texas Highway, Suite 140
City, State: Austin, TX Zip: 78759
Telephone: 512-452-0371 Fax: 512-454-9933
Email Address: sminor@grayengineeringinc.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.

Address is 501 Cypress Creek Road, Cedar Park, TX 78613. The site is located in Cedar Park. Approximately .4 miles west from the intersection of Highway 183 and Cypress Creek Road. As well as .3 miles east from the intersection of Cluck Creek Trail and Cypress Creek Road.

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): 3.47 Acres

Total disturbed area: 3.47 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	43,545	÷ 43,560 =	1.00
Parking	57,290	÷ 43,560 =	1.31
Other paved surfaces	7,339	÷ 43,560 =	.17
Total Impervious Cover	108,174	÷ 43,560 =	2.48

Total Impervious Cover 2.48 **÷ Total Acreage** 3.47 **X 100 =** 71.5**% 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 Cedar Park 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			

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
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" = 30'.

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 Flood Map Service Eff. 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

    ☐ N/A

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

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

    ☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

    ☐ N/A

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

    ☐ N/A

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

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

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

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

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

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

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

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

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

☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

    ☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

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

Administrative Information

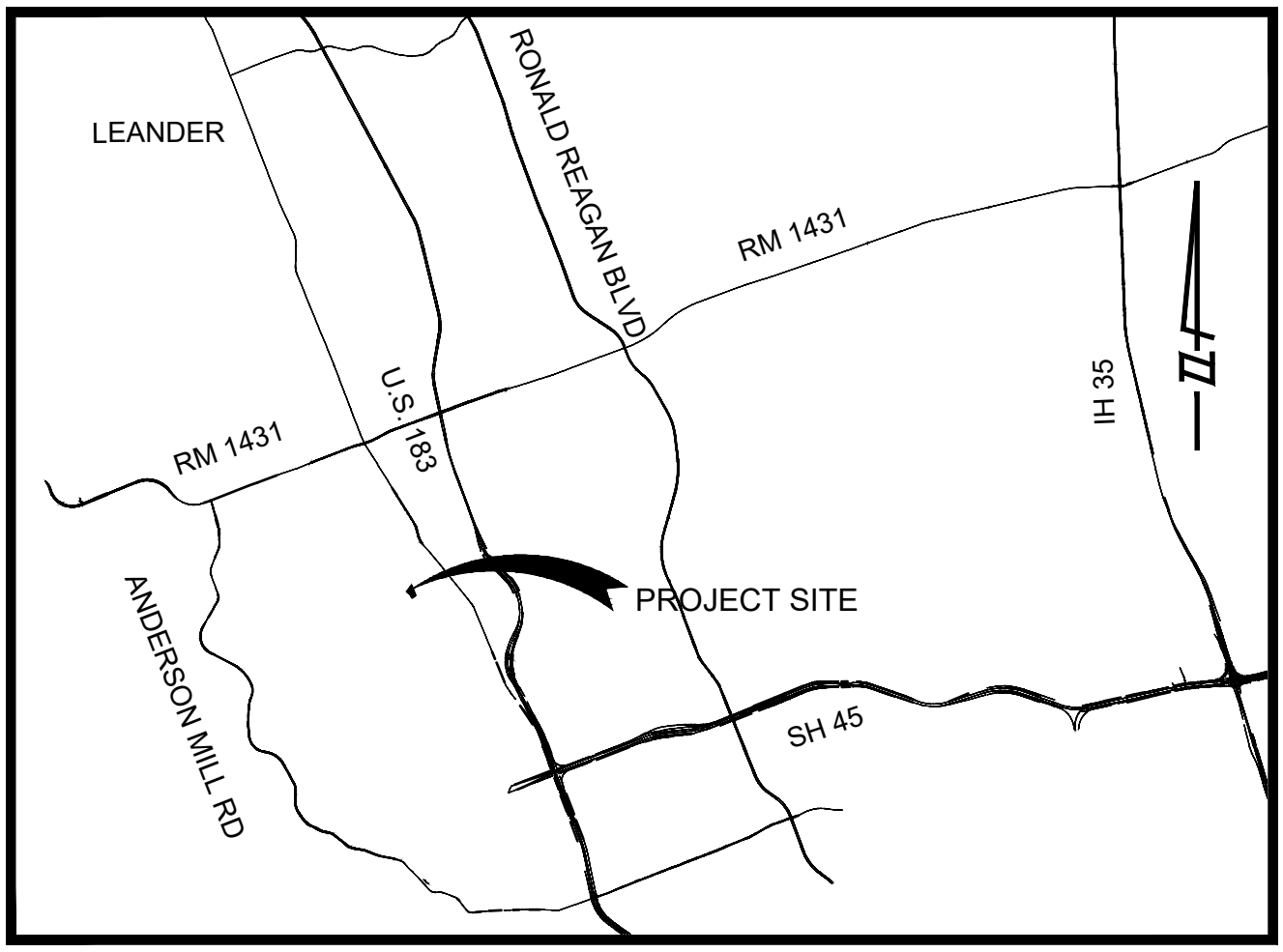
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

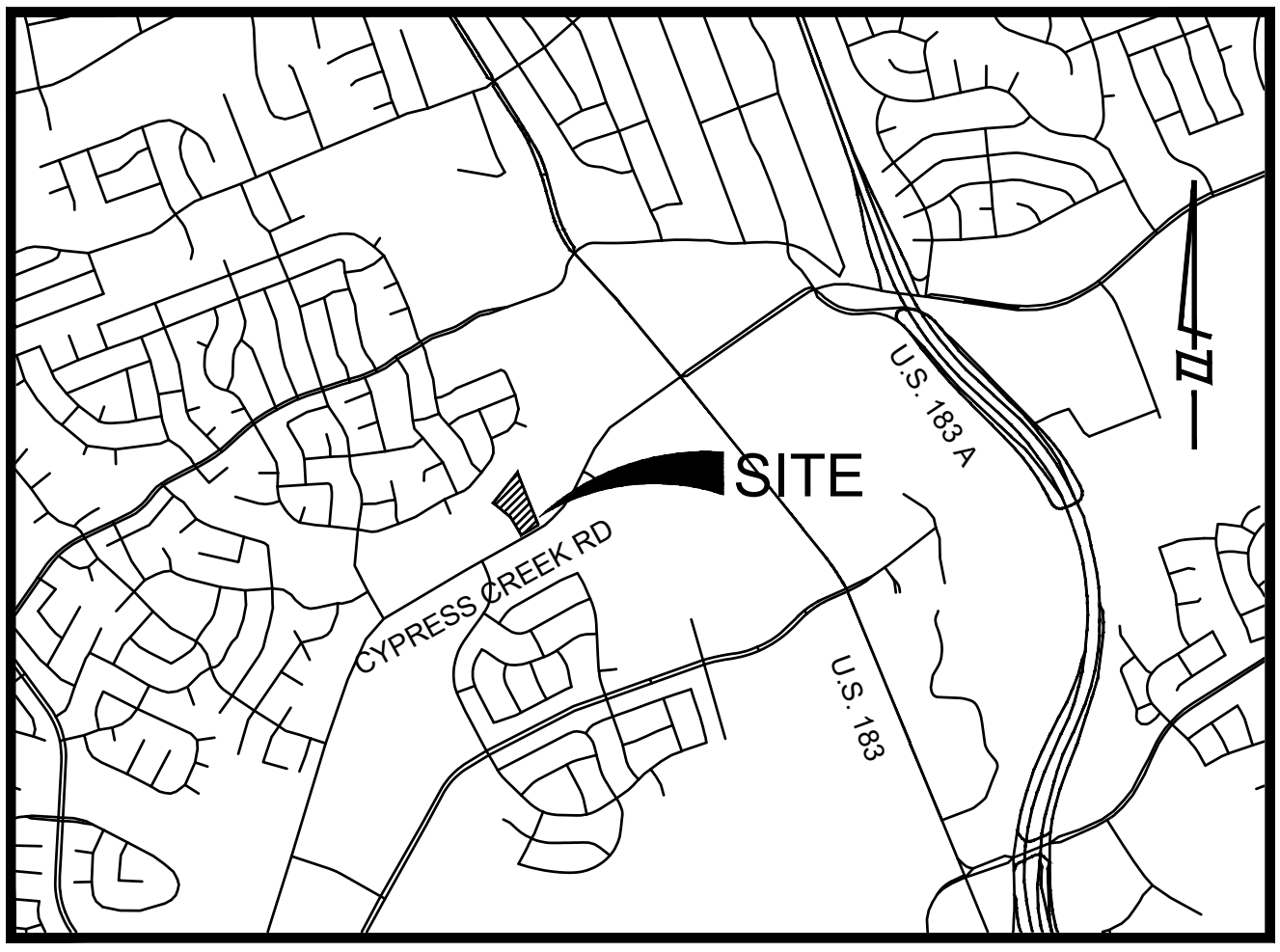
63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements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

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

ATTACHMENT A - ROAD MAP



LOCATION MAP
1"=2 MILES



PHASE MAP
1"=2000'

USGS science for a changing world

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

The National Map US Topo

JOLLYVILLE QUADRANGLE
TEXAS
7.5-MINUTE SERIES

PROJECT SITE

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

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

Imagery.....NAIP, September 2016 - November 2016
Roads..... U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

MN
GN
0°36′ 11 MILS
3°46′ 67 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Nameless
2 Leander
3 Round Rock
4 Mansfield Dam
5 Pflugerville West
6 Bee Cave
7 Austin West
8 Austin East

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

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

JOLLYVILLE, TX
2022

NSN 7643016396729
NGA REF NO.USGSX24K22747

Attachment C
Project Narrative

ATX Pickleplex is a 3.47 Acre proposed Commercial development located in Williamson County. It is located between US Hwy 183 and Anderson Mill Rd, just south of Cluck Creek. The proposed development will consist of 1 building with two different finish floor sections to house an indoor pickleball facility and appurtenances. The proposed total impervious cover within the site is approximately 71.5% percent including buildings, streets, and other paved surfaces.

During construction, Temporary Best Management Practices (BMPs) will include the use of a temporary stabilized construction entrance/exit, silt fencing, rock berms, and a staging area/spoil site (see construction plans, Attachment M, Erosion and Sedimentation Control Sheet) Location and type of temporary BMPs have been selected to control erosion and sedimentation in accordance with RG-348 - Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices. The permanent BMP proposed for this site will be a Batch Detention Pond and Engineered vegetated filter strips.

The proposed batch detention pond will have a water quality depth of 2.28 feet at a volume of 11,892 cubic feet of storage. The required storage volume for the proposed development is 11,892 cubic feet. The batch detention pond will follow the requirements of the RG-348. Additionally Engineered vegetative filter strips will be utilized to remove the remainder of the TSS load required for the site. The filter strips follow the requirements of the RG-348.

The site is currently undeveloped, except for an existing neighbor drive, gravel access road and some existing utilities. The gravel access road is to be removed as needed. The existing utilities will remain as is. Existing trees will be removed as needed for this project.

In the existing condition this site accepts minimal offsite flows from ROW of Cypress Creek Road, along the southern border of the site. The site is designed to keep flow patterns as close as possible to existing conditions, thus the site will continue to accept these offsite flows in the proposed condition.

Attachment D
Factors Affecting Surface Water Quality

The water quality may be affected during construction by rainfall runoff carrying sediment, vehicle oils, waxes, paint, concrete curing compounds, trash and any other customary construction site pollutants from the open construction area. During construction, Temporary Best Management Practices (BMPs) will include the use of a temporary stabilized construction entrance/exit, silt fencing, rock berms, and a staging area/spoil site (see construction plans, Attachment M, Erosion and Sedimentation Control Sheet). Location and type of temporary BMPs have been selected to control erosion and sedimentation in accordance with RG-348 - Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

After construction, runoff from the impervious cover areas carrying sediment, vehicle oils, waxes, herbicides, pesticides, and any other normal pollutants attributed to Commercial sites may affect the water quality.

Attachment E
Volume and Character of Stormwater

The proposed site is designed to maintain existing flow patterns. Stormwater from this site currently drains directly into Cluck Creek Tributary and will continue to do so.
The impervious cover for the developed project is contained in the following table.

Total Impervious Area	2.48 ac
Structures/Roof	1.00 ac
Parking/Pavement	1.31 ac
Other Paved	0.17 ac
Impervious Cover %	71.5%

See construction plan set (Attachment M) for individual drainage areas and runoff coefficients for pre-developed and post-developed flows. The expected flow was calculated using Atlas 14 method. HEC-HMS was the program used for drainage modeling calculations. Time of concentration, and flow for each drainage can also be found in Attachment M.

It is expected that the character of surface water and ground water run-off would be consistent with Commercial development. Runoff from the impervious cover areas may include sediment, vehicle oils, waxes, herbicides, pesticides, and any other normal pollutants attributed to commercial sites.

The site will utilize a batch detention pond and filter strips to capture the TSS created from the proposed development as well as the increase in runoff from the additional impervious cover.

ATTACHMENT J
BMPs FOR UP-GRADIENT STORMWATER

In the existing condition this site accepts offsite flows from the edge of the ROW from Cypress Creek Road, along the southern border of the site. These flows bypass the site and do not flow across the site or to any permanent BMPs. Flows have not been altered to keep flow patterns as close as possible to existing conditions.

ATTACHMENT K
BMPs FOR ONSITE STORMWATER

During construction, Temporary Best Management Practices (BMPs) will include the use of a temporary stabilized construction entrance/exit, silt fencing, rock berms, and a staging area/spoil site (see construction plans, Attachment M, Erosion and Sedimentation Control Sheet) Location and type of temporary BMPs have been selected to control erosion and sedimentation in accordance with RG-348 - Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

This site will be used for commercial development and will have approximately 71.5% impervious cover. In the contributing zone, permanent BMPs will consist of one (1) batch detention pond and an Engineered vegetative filter strip both designed in accordance with TCEQ's Technical Guidance Manual (TGM) RG-348.

Batch detention basins capture and temporarily detain the water quality volume from a storm event, for a period of 12-48 hours, using an automated controller and valve. The batch detention outfall details and logic controls can be found on the Proposed Pond Plan and Pond Details sheets.

ATTACHMENT L
BMPs FOR SURFACE STREAMS

No streams run through this site. Portions of the existing drainage flow into Cluck Creek Tributary at the north end of the site.

For protection of these surface streams, during construction, Temporary Best Management Practices (BMPs) will include the use of a temporary stabilized construction entrance/exit, silt fencing, rock berms, and a staging area/spoil site (see construction plans, Attachment M, Erosion and Sedimentation Control Sheet) Location and type of temporary BMPs have been selected to control erosion and sedimentation in accordance with RG-348 - Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

ATTACHMENT N
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Batch Detention Basins

Inspections
Inspections should take place a minimum of twice a year. One inspection should take place During wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing
The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal
Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control
The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control
Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement
With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal
A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller
The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Vegetative Filter Strips

Pest Management
An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

Seasonal Mowing and Lawn Care
If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

Inspection
Inspect filter strips at least twice annually for erosion or damage to vegetation; however,

additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

Debris and Litter Removal
Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.

Sediment Removal
Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

Grass Reseeding and Mulching
A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

The owner is responsible for operation and maintenance of the detention/water quality pond after the improvements have been constructed and accepted. All inspections, maintenance and repair will be documented, and accurate records of maintenance and repair work shall be kept by the owner.

I, Steven Minor, P.E., authorized representative for Bill Parodi, the owner of the water quality pond tracts and engineered vegetative filter strip, have read these procedures and am aware that these items need to be taken care of in order to keep the water quality ponds and engineered vegetative filter strip functioning properly.

Signature

8/19/2024
Date

Attachment P
Measures for Minimizing Surface Stream Contamination

Portions of the site drain into Cluck Creek Tributary.

For protection of these surface streams, during construction, Temporary Best Management Practices (BMPs) will include the use of a temporary stabilized construction entrance/exit, silt fencing, rock berms, and a staging area/spoil site (see construction plans, Attachment M, Erosion and Sedimentation Control Sheet) Location and type of temporary BMPs have been selected to control erosion and sedimentation in accordance with RG-348 - Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices. Once all site grading activities have been completed all disturbed areas will be hydro mulched and seeded to revegetate all exposed soil areas. All controls will remain in place until the revegetated areas have become permanently stabilized.

This site will be used for commercial development and will have approximately 71.5% impervious cover. Batch pond device and engineered vegetative filter strips will be put in place for permanent BMPs.

Temporary Stormwater Section

(TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Steven Minor, P.E

Date: 8/19/2024

Signature of Customer/Agent:

Regulated Entity Name: ATX Pickleplex

Project Information

Potential Sources of Contamination

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

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

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

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

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

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

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

☒ Fuels and hazardous substances will not be stored on the site.

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

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

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

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Cluck Creek Tributary

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A
Spill Response Actions

In the event of an accidental leak or spill:

First, the spill must be contained, and the area staked off and/or rock and earth berms constructed as required, to prevent further contamination. Then, any spill of reportable quantity, as shown at the end of this attachment, should be reported to the TCEQ as soon as possible (no later than 24 hours from the occurrence) to one of the following:

1. The Region 11 Office, 512-339-2929
2. The TCEQ toll free number, 1-800-832-8224
3. The TCEQ 24-hour location, 512-463-7727 or 512-239-2507

The information to be reported should include: the reporter's name, address and telephone number, the date, time and location of the spill, an identification of what substance or substances have been spilled and the approximate amount, the approximate duration of the spill, the name of the surface water or description of the waters of the state that are affected by the spill, the sources of the spill, an approximate description of the extent of water pollution or impacts to the environment that the spill may have, a description of any environmentally sensitive areas or natural resources at risk, a description of any and all actions being taken to contain the spill, any anticipated health risks, any other governmental representatives and local authorities that are responding to the spill, and any other pertinent information regarding the spill.

All site personnel should also be made aware of the manufacturer's recommended methods for spill cleanup and the location of the information and supplies. Materials and equipment necessary for spill clean-up will be kept onsite in an accessible location. All spills will be cleaned up upon discovery and any spill of hydrocarbons or hazardous substances greater than 25 gallons will require notification of the Fire Departments Hazardous Materials team as well as the TCEQ.

After the spill has been contained and cleaned up, site personnel should make any necessary follow-up reports with the TCEQ.

The reportable quantities are:

Reportable Quantities (RQ's) According to the Spill Rule (copied from TNRCC Reg. Guidance. RG-285)

	Site of Spill	
Type of spill	**On Land**	**In Water**
Hazardous Substance		
If CERCLA RQ = 1-100 lb	CERCLA RQ	CERCLA RQ
If CERCLA RQ > 100 lb	CERCLA RQ	100 lb
Crude Oil	210 gal	Enough to form a sheen
Used Oil or petroleum product		
At a PST exempt facility*	210 gal	Enough to form a sheen
All others	25 gal	Enough to form a sheen
Oil other than crude oil, used oil or petroleum product	210 gal	Enough to form a sheen
Other Substances	No RQ	100 lb
Industrial solid waste	No RQ	100 lb

Note: This table applies only to the reporting of spills and discharges according to the spill rule, 30 TAC §§327.1-327.5. To find values of CERCLA RQs for hazardous substances, please refer to 40 CFR Table 302.4

* The term "PST exempt facility" refers to facilities that are exempt from the Aboveground Storage Tank Program. Petrochemical plants, petroleum refineries, and electricity generation, transmission, and distribution facilities are some examples of PST exempt facilities.

CERCLA refers to the Comprehensive Emergency Response, Compensation and Liability Act

Attachment B
Potential Sources of Contamination

Potential sources of contamination include fueling of construction vehicles, gasoline, diesel, and hydraulic fluid from construction equipment, asphalt products, construction materials, tracking mud onto the roadway, trash and debris, short-term storage and use of fertilizers for use in establishing vegetation paint, concrete, and gypsum from sheet rock. All materials shall be hauled in a manner consistent with the manufacturer's recommendations. Disposal of waste material shall be in conformance with Local Laws. Contractor will provide receipts from landfill as verification of proper disposal of waste material. The contractor will not be allowed to dispose of any waste material on-site. All activities will be conducted in a manner to minimize the potential for impact to the environment.

Attachment C
Sequence of Major Activities

The estimated total area to be disturbed during construction is shown in the plan set on the "Erosion and Sedimentation Control Plan" as the limits of construction, which is approximately 3.68 acres. Stormwater deposits to make it to Cluck Creek. The sequence of construction is as follows:

1) Call Department of Public works and Transportation, Development engineer construction department, and the environmental and construction services department 48 hours prior to beginning any work. Call the One Call center for utility locations.
2) Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC). Install tree protection and initiate tree mitigation measures prior to any clearing, grading, excavating, etc.
3) Hold pre-construction conference with contractor, design-engineer/permit applicant
4) Begin construction of project as follows:
    a) Demolition of existing facilities (0.15 acres)
    b) Place materials (2.14 acres)
    c) Excavate (1.05 acres)
    d) Install all utilities (0.5 acres)
    e) Inspect temporary erosion controls on a regular basis and adjust the controls and/or remove any sediment buildup.
    f) Complete all rough grading, underground utilities, and ensure that all underground utility crossings are completed. (3.47 acres)
    g) Lay final pavement and install all pavement markings & signs according to plans (3.47 acres)
    h) Complete all necessary final grading and dress up of areas disturbed during construction. (3.47 acres)
    i) Ensure areas are revegetated and stabilized (3.47 acres)
    j) Remove and dispose of temporary erosion control devices.
5) Hold post-construction conference on site with the contractor, design engineer, owner's representative, and the county's inspector.
6) Provide as-built mark-up drawings to the engineer

Attachment D
Temporary Best Management Practices and Measures

Silt fencing will be used during the periods of construction near the perimeter of the disturbed area to intercept sediment while allowing water to percolate through. prevent excessive sediment build up, and prevent sediment from escaping around edges of silt fence. This silt fence will remain in place until the disturbed area is permanently stabilized. Temporary berms will be used in place of silt fence in areas of greater discharge.

A stabilized pad of crushed stone will be placed at the points where traffic will be entering and leaving the construction site to eliminate the tracking or flowing of sediment onto public rights-of-way. The entrance may require periodic top dressing with additional sediment. All sediment spoiled, dropped, washed or tracked onto public right-of-way must be removed immediately by the contractor.

Concrete washout areas will be placed to prevent or reduce the discharge of pollutants to stormwater from concrete waste. Concrete washout areas shall be at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Onsite concrete wastes will be washed into the temporary washout areas where the concrete can set, be broken up, and be disposed of properly.

Dust control can prevent blowing and movement of dust from exposed soil surfaces, reduce on-site and off-site damage, health hazards and improve traffic safety. Dust control will be implemented at the site during all phases of construction.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of the work can begin within a phase, the clearing and grading contractor will be responsible for the installation of all on-site control measures within that phase. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of stabilized construction entrance/exit(s), as necessary to reduce the dispersion of sediment from the site

BMP measures utilized in this plan are intended to allow stormwater to continue downstream after passing through the BMPs. This will allow stormwater runoff to continue downgradient to features that may exist downstream of the BMP.

Post construction of improvements and prior to project acceptance, the limits of disturbance shall be revegetated.

Attachment E
Request to Temporarily Seal a Feature

N/A

Attachment F
Structural Practices

The following structural measures will be put in place prior to the installation of site preparation activities.

- Erection of silt fences along the downgradient boundary of construction activities and rock berms for secondary protection.
- Installation of stabilized construction entrance/exit(s) as necessary

Attachment G
Drainage Area Map

An exhibit has been included that depicts the existing site topography as well as the proposed erosion and sedimentation control locations. Please refer to the "Overall Drainage Area Map" Sheets of the attached construction plan set for the Drainage Area Map.

Attachment H
Temporary Sediment Pond Plans and Calculations

N/A

Attachment I
Inspection and Maintenance for BMPs

Best Management Practices installed during construction will be maintained in accordance with the recommendations found in the TCEQ Technical Guidance Manual. The following maintenance procedures shall be followed until permanent stabilization occurs.

Silt Fence

a. Inspect weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
b. Silt fence shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.
c. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

Rock Berm

a. Inspect weekly or after each rain and the stone and/or fabric core-woven sheathing shall be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc. event and repair or replacement shall be made promptly as needed.
b. When silt reaches a depth equal to one-third the height of the berm or 6", whichever is less, the silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.
c. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.
d. Severe service rock berms shall be inspected daily. Silt shall be removed when it reaches a depth of 6"
e. Rock berms shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.

Stabilized Construction Entrance

a. 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 devices used to trap sediment.
b. Entrance must be properly graded to incorporate a drain swale or a similar measure to prevent runoff from leaving the construction site.

Concrete Washout

a. Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
b. Avoid mixing excess amounts of fresh concrete.
c. Perform washout of concrete trucks in designated areas only.
d. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
e. Do not allow excess concrete to be dumped onsite, except in designated areas

Attachment J
Schedule of Interim and Permanent Soil Stabilization Practices

The following is a schedule of interim and permanent soil stabilization practices:

- Prior to site disturbance
  Install all temporary erosion and sedimentation control features.
- During construction

Maintain all temporary erosion and sedimentation control structures. Inspect all temporary erosion and sedimentation control structures on a weekly and/or daily basis and after all rain events.

- After completion of construction
  Install all permanent erosion and sedimentation controls.
- After completion of permanent controls
  Remove all temporary erosion and sedimentation control features.

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbance by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance with TCEQ's Technical Guidance Manual (TGM). Mulching, netting, erosion blankets and seeding are acceptable.

Once all site grading activities have been completed all disturbed areas will be hydro mulched and seeded to revegetate all exposed soil areas. All controls will remain in place until the revegetated areas have become permanently stabilized.

Should construction activities be interrupted for a period of at least 4 weeks of non-activity, Contractor shall revegetate all disturbed areas as required for permanent revegetation. Contactor shall keep all temporary BMPs in place until the disturbed areas become permanently stabilized.

Copy of Notice of Intent

(NOI)

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15 Click here to enter text

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN TO BE ISSUED WITH CZP APPLICATION

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

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

PicklePlex Holdings LLC

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Bill Parodi Suffix: N/A

Title: Owner Credentials: N/A

Phone Number: 512-348-0011 Fax Number: N/A

E-mail: billparodi2@gmail.com

Mailing Address: 3725 Copper Ridge Ct.

City, State, and Zip Code: Austin, TX 78734

Mailing Information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☐ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☒ Corporation	☐ Other:
☐ Estate	

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

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

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

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

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

State Franchise Tax ID Number: 32091137870

Federal Tax ID: 93-2983000

Texas Secretary of State Charter (filing) Number: 0805189776

DUNS Number (if known): N/A

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Steven Minor Suffix: P.E.

Title: Principal Credential: N/A

Organization Name: Gray Engineering

Phone Number: 512-452-0371 Fax Number: N/A

E-mail: sminor@grayengineeringinc.com

Mailing Address: 8834 N. Capital of Texas Highway, Suite 140

Internal Routing (Mail Code, Etc.): N/A

City, State, and Zip Code: Austin, TX 78759

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN TO BE ISSUED WITH CZP APPLICATION

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

b) Name of project or site (the name known by the community where it's located): ATX Pickleplex

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Indoor Recreation Commercial Development

d) County or Counties (if located in more than one): Williamson

e) Latitude: 30.497120820905412,Longitude: -97.82209834047435

f) Site Address/Location

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

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

Section A:

Street Number and Name: 501 Cypress Creek Road

City, State, and Zip Code: Cedar Park, TX 78613

Section B:

Location Description: Click here to enter text

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

Zip Code where the site is located: Click here to enter text

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1542**

d) What is the Secondary SIC Code(s), if applicable? 7999

e) What is the total number of acres to be disturbed? 3.47

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

☐ Yes

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

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

h) What is the estimated end date of the project? Nov 2024

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

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

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

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

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Steven Minor, P.E.

Operator Signatory Title: Principal

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

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

Signature (use blue ink):  Date: 8/19/2024

NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

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

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

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

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

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

  or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

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

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

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

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

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

d) Secondary SIC Code

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

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

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

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

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

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

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

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

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

Instructions:

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

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

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

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

Fee Code: GPA General Permit: TXR150000

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

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

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

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

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

Agent Authorization Form

(TCEQ-0599)

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

I Bill Parodi,
Print Name

Owner,
Title - Owner/President/Other

of PicklePlex Holdings LLC,
Corporation/Partnership/Entity Name

have authorized Steven Minor, P.E.
Print Name of Agent/Engineer

of Gray Engineering, Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

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

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

8-19-24
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared William Parodi Jr. 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 19 day of 08, 2024

CHARU YADAV
Notary ID #134786221
My Commission Expires
February 28, 2028

NOTARY PUBLIC

CHARU YADAV
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Feb/28/2028

Application Fee Form

(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: ATX PICKLEPLEX
Regulated Entity Location: 501 Cypress Creek Road, Cedar Park, TX 78613
Name of Customer: PicklePlex Holdings LLC
Contact Person: Steven Minor, P.E. Phone: 512-452-0371
Customer Reference Number (if issued):CN N/A
Regulated Entity Reference Number (if issued):RN N/A

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.47 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 8/19/2024

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

Core Data Form

(TCEQ-10400)

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**

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

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

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

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

If new Customer, enter previous Customer below:

PicklePlex Holdings LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805189776	32091137870	93-2983000	

11. Type of Customer:

☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated?

☐ **Yes** ☒ **No**

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

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

15. Mailing Address:	3725 Copper Ridge Ct.						
	City	Austin	**State**	TX	**ZIP**	78734	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	billparodi2@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 348-0011		( ) -

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.)*

ATX Pickleplex

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	501 Cypress Creek Road							
	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:	

26. Nearest City	**State**	**Nearest ZIP Code**

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:	30.497017		**28. Longitude (W) In Decimal:**	-97.822086	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1542	7999	713990	

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

Indoor pickleball facility

34. Mailing Address:	**3725 Copper Ridge Ct.**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78734**	**ZIP + 4**	
35. E-Mail Address:	**billparodi2@gmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 348-0011		( ) -

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:	Lucas Lahaug	**41. Title:**	E.I.T.

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 452-0371		**( ) -**	llahaug@grayengineeringinc.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:	Gray Engineering, Inc.	**Job Title:**	Principal	
Name *(In Print):*	Steven Minor, P.E		**Phone:**	**(** 512 **)** 452- **0371**
Signature:			**Date:**	8/19/2024

SUBMITTED BY:

Sameer Saini 07/31/2024

SAMEER SAINI, P.E. DATE
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY.
SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
TBPELS FIRM #2946

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

ACCEPTED FOR CONSTRUCTION:

PLANNING DATE
CITY OF CEDAR PARK, TEXAS

ENGINEERING SERVICES DATE
CITY OF CEDAR PARK, TEXAS

INDUSTRIAL PRETREATMENT DATE
CITY OF CEDAR PARK, TEXAS

FIRE PREVENTION DATE
CITY OF CEDAR PARK, TEXAS

LANDSCAPE PLANNER DATE
CITY OF CEDAR PARK, TEXAS

ADDRESSING DATE
CITY OF CEDAR PARK, TEXAS

SITE INFORMATION
THE FOLLOWING INFORMATION SHOULD BE COMPLETED AND PLACED ON THE COVER SHEET:
OWNER: PICKLEPLEX PROPERTIES LLC ADDRESS: 3725 COPPER RIDGE CT. AUSTIN, TX 78734
PHONE: N/A CELL: (512) 348-0011 ACREAGE: 3.47 TOTAL IMPERVIOUS COVER: 2.48
LEGAL DESCRIPTION: BEING ALL OF 3.47 ACRES SHORT FORM FINAL PLAT OF BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISION OF LOT 5 AS RECORDED IN CAB. T, SLIDE 87 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
ADDRESS: 501 CYPRESS CREEK RD, CEDAR PARK, TX 78613
LAND USE SUMMARY: [SQUARE FOOTAGE OF BUILDINGS FOR EACH LAND USE AND NUMBER OF UNITS IF MULTI-FAMILY]
(1) INDOOR RECREATIONAL BUILDING, 3 LEVELS, 48,500 GSF
ZONING: LOCAL BUSINESS (LB) DATE: FEBRUARY 22, 2024
PERSON PREPARING PLAN: SAMEER SAINI, P.E. COMPANY: GRAY ENGINEERING INC. TBPELS FIRM #2946
ADDRESS: 8834 N. CAPITAL OF TEXAS HWY., SUITE 140 AUSTIN, TEXAS 78759
PHONE: (512) 452-0371 CELL: (571) 420-2285
ENGINEER: SAMEER SAINI, P.E. COMPANY: GRAY ENGINEERING INC. TBPELS FIRM #2946
ADDRESS: 8834 N. CAPITAL OF TEXAS HWY., SUITE 140 AUSTIN, TEXAS 78759
PHONE: (512) 452-0371 CELL: (571) 420-2285

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

CZP APPROVAL ID NUMBER: SUBMITTED, PENDING APPROVAL

TABS REGISTRATION NUMBER: 2024013754

PROJECT DESCRIPTION:

THIS DEVELOPMENT PROPOSES IMPROVEMENTS TO BUILD AN INDOOR PICKLEBALL COURT BUILDING TOTALING 48,500 GSF AND THREE (3) LEVELS. WITH A RESTAURANT/BAR AREA AND ASSOCIATED PARKING, DRIVE AISLES, ON-SITE UTILITIES, AND A STORMWATER MANAGEMENT DETENTION POND.

BENCHMARKS:

CEDAR PARK GPS MONUMENT 9
NORTHING (Y): 10152522.83
EASTING (X): 3085768.76
MEASURED ELEVATION: 928.36
PUBLISHED ELEVATION:928.55
DELTA: 0.19'

TBM "A"
NORTHING (Y): 10153240.30
EASTING (X): 3087522.77
ELEVATION: 920.87

TBM "B"
NORTHING (Y): 10153368.92
EASTING (X): 3087706.70
ELEVATION: 917.69

TBM "C"
NORTHING (Y): 10153194.16
EASTING (X): 3087442.46
ELEVATION: 922.31

-BEARING AND DISTANCE BETWEEN "CEDAR PARK GPS MONUMENT 9" AND "TBM C" = N68° 08' 38"E , 1803.33'

LEGAL DESCRIPTION:

BEING ALL OF 3.47 ACRES SHORT FORM FINAL PLAT OF BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISION OF LOT 5 AS RECORDED IN CAB. T, SLIDE 87 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

UTILITY PROVIDERS:

WATER: CITY OF CEDAR PARK

WASTEWATER: CITY OF CEDAR PARK

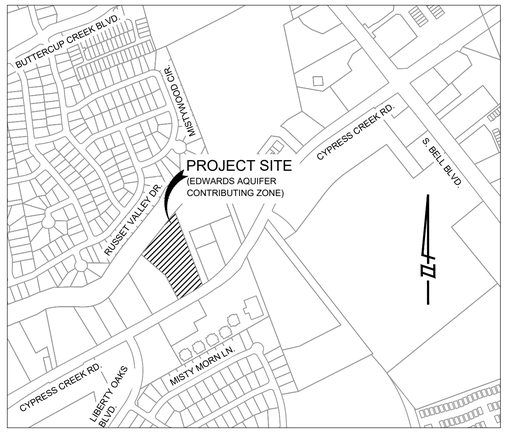
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.

GAS: ATMOS ENERGY

NOTES:

1. ALL RESPONSIBILITY FOR THE 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.
2. NO PORTION OF THIS PROJECT IS LOCATED IN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM NO. 48491C0605F, DATED DECEMBER 20, 2019.
3. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS DEFINED BY TCEQ.
4. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE.
5. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
6. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR THE CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS AND CODES.
7. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. THE FOLLOWING ADDRESS HAS BEEN ASSIGNED TO THE BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISION OF LOT 5. 501 CYPRESS CREEK RD, CEDAR PARK, TX 78613
8. THIS PROJECT IS ZONED AS LOCAL BUSINESS-LB
9. A SITE DEVELOPMENT PERMIT SHALL EXPIRE TWO (2) YEARS FROM THE DATE SUCH PERMIT WAS APPROVED IF NO PROGRESS HAS BEEN MADE TOWARDS COMPLETION OF THE PROJECT, PURSUANT TO SECTION 245.005 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. (SEC. 14.03.009 (A)).
10. ANY PROJECT, AS DEFINED UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, SHALL EXPIRE ON THE FIFTH ANNIVERSARY OF THE DATE THE FIRST PERMIT APPLICATION WAS FILED FOR THE PROJECT, PURSUANT TO SECTION 245.005 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. (SEC. 14.03.009 (B)).

CONSTRUCTION PLANS FOR
ATX PICKLEPLEX
SITE PLAN
501 CYPRESS CREEK RD, CEDAR PARK, TX 78613
DEC. 2023



LOCATION MAP
1"= 600'

ENGINEER:
GRAY ENGINEERING INC.
SAMEER SAINI, P.E.
8834 N. CAPITAL OF TEXAS HWY.,
SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
FAX (512) 454-9933
EMAIL: SSAINI@GRAYENGINEERINGINC.COM
TBPELS FIRM #2946

OWNER:
PICKLEPLEX PROPERTIES LLC
BILL PARODI
3725 COPPER RIDGE CT
AUSTIN, TX 78734
(512) 348-0011
EMAIL: BILLPARODI2@GMAIL.COM

ARCHITECT:
STUDIO ELES
STEPHANIE GUARIGLIA, AIA
4926 SPICEWOOD SPRINGS ROAD
SUITE 101
AUSTIN, TX 78759
(512) 750-8988
EMAIL: SGUARIGLIA@STUDIOELES.COM

LANDSCAPE ARCHITECT:
VERDI
LAUREN RENZ
11707 LOCHRIDGE DR.
SUITE 101
AUSTIN, TX 78758
(512) 413-9366
EMAIL: LRENZ@VERDIAUSTIN.COM

SHEET LIST TABLE

REVISION NO.	DESCRIPTION	DATE MADE	SHEET NO.	MADE BY	NET CHANGE IMP. COVER (SQ FT.)

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

CONSTRUCTION PLANS
FOR
ATX PICKLEPLEX
SITE PLAN
JOB NO: 1711-11671

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

COVER SHEET

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 1 OF 38

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-COVER SHEET.DWG DATE: 7/30/2024 8:02:37 PM BY: LLAHAUG

CONSTRUCTION NOTES FOR SUBDIVISIONS AND SITE PLANS

CONSTRUCTION NOTESFOR 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 SHALL DELINEATE 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. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW:
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEOREFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON- NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.
25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN BASIS. 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 (MLA GEOTECHNICAL, 2804 LONGHORN BOULEVARD AUSTIN, TX 78758 PHONE (512)-873-8899) ON (3/8/2024) THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Table 1: Recommended Pavement Section Thickness, Inches

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pavement	
		HMAC	CLB	JRPCC	CLB
Passenger Vehicles	1	2	10	6	-
Heavy Duty Trucks*	Up to 10	2	12	6	-

Notes:

- Abbreviations: HMAC - Hot Mixed Asphalt Concrete, CLB - Crushed Limestone Base, JRPCC - Jointed, Reinforced Portland Cement Concrete
- *Heavy-duty truck parking, loading, unloading, and turning areas should use the rigid pavement option.
- The pavement thicknesses above, once complete, will be capable of supporting a total vehicle live load of 80,000 pounds and meets the HS-20 (16 kips per wheel) load carrying capacity required.
- Average Daily Truck Traffic excludes pickup and panel trucks.
- Inadequate drainage of the pavement system will accelerate pavement distress and result in increased maintenance costs. Adequate drainage should be provided for the pavement system. Adequate drainage consists of a curb and gutter or a shoulder and bar ditch system.
- These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions. Deep seated soil swelling or settlement of fill materials may cause long wave surface roughness. The recommendations above are intended to reduce maintenance costs and increase the serviceable lifespan of the pavement system.

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 ORSOME 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- 6" PVC-SDR-26
   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 THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
15. THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.
16. WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER LINE SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.
17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.
22. POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.
23. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.
24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.
25. TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.
26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   - FIRE LINE - C900 DR-14 PVC AND FOR THE LARGER WATER LINES.
   - DOMESTIC AND IRRIGATION SERVICE LINES - POLYETHYLENE
     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 FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.
9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING. 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 AUSTIN SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
18. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
19. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
20. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
23. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
24. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
25. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
26. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
27. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
28. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
29. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES:

1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: 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. 8FIRE DEPARTMENT ACCESS WILL BE INSTALLED WHERE REQUIRED BY APPROVED SITE PLAN.
9. VERTICAL CONSTRUCTION MAY OCCUR AFTER THE PRE-VERTICAL INSPECTION HAS BEEN CLEARED BY THE FIRE MARSHAL.
10. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
11. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
12. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE CITY INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
13. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE CITY INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
14. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES – LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANYPEDWARDS 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

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

GENERAL NOTES

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

SAMEER SAINI
146542
07/31/2024

Cabinet T Slide 87 Doc# 20000063914

SHORT FORM FINAL PLAT OF BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISON OF LOT 5

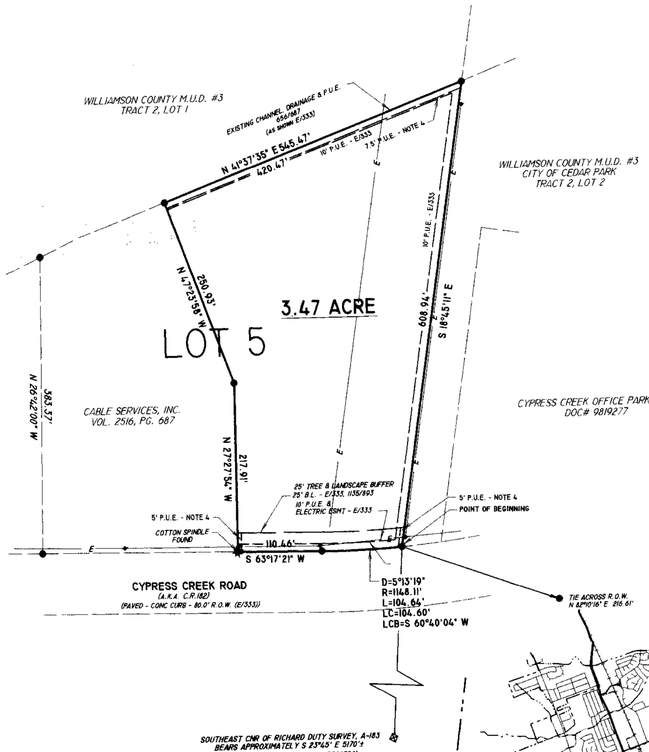
A PORTION OF LOT FIVE (5), BUTTERCUP CREEK INDUSTRIAL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET E, SLIDE 333, OF THE WILLIAMSON COUNTY PLAT RECORDS; SAVE AND EXCEPT THAT TRACT DESCRIBED AS 2.26 ACRES IN VOLUME 1846, PAGE 354 OF THE OFFICIAL RECORDS WILLIAMSON COUNTY.

OWNER: C.P. 3.475 PARTNERSHIP
1717 WEST 6TH STREET
SUITE 295
AUSTIN, TEXAS 78703
(512) 259-9000
(512) 259-9400 (FAX)

TOTAL ACREAGE: 3.47 ACRES
NO. OF LOTS: 1
AREA OF SMALLEST LOT: 3.47 ACRES
PROPOSED USE: COMMERCIAL

SURVEY & ABSTRACT NO.: RICHARD DUTY SURVEY, A-183

SUBJECT TO:
(1) RESTRICTIVE COVENANTS - E/333, 1135/893, 1135/917
(2) BLANKET ESMT PEDERNALES ELECTRIC CO-OP, INC. - 1521/666
(3) PIPE LINE ESMT ENSEARCH CORP. - 845/67



PERIMETER FIELD NOTES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183 AND ALSO KNOWN AS BUTTERCUP CREEK INDUSTRIAL PARK LOT 5, A SUBDIVISION RECORDED IN CABINET E, SLIDES 333-334, SAVE AND EXCEPT THAT TRACT DESRIBED AS 2.26 ACRES IN A SUBSTITUTE TRUSTEE'S DEED, DATED DECEMBER 5, 1989 AND RECORDED IN VOLUME 1846, PAGE 354, OFFICIAL RECORDS WILLIAMSON COUNTY AND FURTHER DESCRIBED BY METES AND BOUNDS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTH MARGIN OF CYPRESS CREEK ROAD AND ALSO KNOWN AS COUNTY ROAD 182, FOR THE SOUTHEAST CORNER OF SAID BUTTERCUP CREEK INDUSTRIAL PARK LOT 5 AND THIS TRACT, THE SOUTHEAST CORNER OF SAID RICHARD DUTY SURVEY BEARS APPROXIMATELY S 23°45' E 5170 FEET;

THENCE: WITH THE NORTH MARGIN OF SAID CYPRESS CREEK ROAD AND THE SOUTH LINE OF SAID BUTTERCUP CREEK INDUSTRIAL PARK LOT 5, 104.64 FEET ALONG A CURVE TO THE RIGHT (D= 5°13'19", R= 1148.11 FEET, LC BEARS S 60°40'04" W 104.60 FEET) TO A 1/2" IRON PIN FOUND AND S 63°17'23" W 110.46 FEET TO A COTTON SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: ACROSS SAID BUTTERCUP CREEK INDUSTRIAL PARK LOT 5, N 27°27'54" W 217.91 FEET TO AN IRON PIN FOUND AND N 47°23'58" W 250.93 FEET TO AN IRON PIN FOUND IN THE NORTH LINE OF BUTTERCUP CREEK INDUSTRIAL PARK LOT 5 FOR THE NORTHWEST CORNER OF THIS TRACT

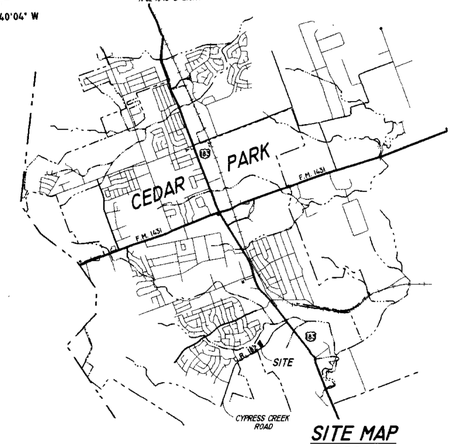
THENCE: N 41°37'35" E 420.47 FEET WITH THE NORTH LINE OF SAID BUTTERCUP CREEK INDUSTRIAL PARK LOT 5 TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 18°45'11" E 608.94 FEET WITH THE EAST LINE OF SAID BUTTERCUP CREEK INDUSTRIAL PARK LOT 5 TO THE POINT OF BEGINNING AND CONTAINING 3.47 ACRES OF LAND.

BEARINGS CITED HEREON ARE BASED ON THE WEST LINE OF BUTTERCUP CREEK INDUSTRIAL PARK LOT 5, AS RECORDED IN CABINET E, SLIDES 333-334.

SCALE: 1" =100'

LEGEND:
- ● IRON PIN FOUND
- ○ ½" IRON PIN SET
- —E— ELECTRIC LINES



SITE MAP
(N.T.S.)

1. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFIER RECHARGE ZONE.
2. WATER SERVICE AND WASTE WATER SERVICE PROVIDED BY THE CITY OF CEDAR PARK.
3. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAPS, (FLOOD INSURANCE RATE MAP), COMMUNITY-PANEL NUMBERS 48491C0306 C AND 48491C0308 C, EFFECTIVE DATES, SEPTEMBER 27,1991.
4. A TEN (10) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. A FIVE (5) FOOT P.U.E. IS HEREBY DEDICIATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE. A SEVEN AND ONE HALF (7.5) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
5. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
6. OBSTRUCTIONS ARE PROHIBITED FROM DRAINAGE EASEMENTS.
7. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF CYPRESS CREEK ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
9. THIS TRACT IS CURRENTLY ZONED "B-2" BY THE CITY OF CEDAR PARK.
10. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK."
11. THIS PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS.
12. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
13. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.
14. 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.

JOB NO: 9520-P
SHEET: 1 OF 2
PREPARED BY:
DATE:

SHORT FORM FINAL PLAT OF
BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISON OF LOT 5
A PORTION OF LOT FIVE (5), BUTTERCUP CREEK INDUSTRIAL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET E, SLIDE 333, OF THE WILLIAMSON COUNTY PLAT RECORDS; SAVE AND EXCEPT THAT TRACT DESCRIBED AS 2.26 ACRES IN VOLUME 1846, PAGE 354, OF THE OFFICIAL RECORDS WILLIAMSON COUNTY.

CASTLEBERRY SURVEYING, INC.
203 SOUTH IH-35, SUITE 101C
GEORGETOWN, TEXAS 78628
TELEPHONE: (512) 869-0950 FAX: (512) 930-9389

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

FINAL PLAT (1 OF 2)

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 3 OF 38

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-FINAL PLAT.DWG DATE: 7/30/2024 8:02:49 PM BY: JMARTINEZ

Cabinet T Slide 88

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

THAT I, DAVID SINGLETON, AGENT FOR CP-3.475 PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 199962025 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISION LOT 5.

NONE OF THE AREA TO BE REPLATTED WAS LIMITED BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, NONE OF THE LOTS IN THE PRECEDING PLAT WERE LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT AND THE REPLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DAVID SINGLETON, AGENT FOR
CP-3.475 PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP
1717 WEST 6TH STREET, SUITE 295
AUSTIN, TEXAS 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 17th DAY OF July, 2000 PERSONALLY APPEARED DAVID SINGLETON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Debbie Chelf NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Chelf PRINTED NAME OF NOTARY AND NOTARY STAMP

12/02/01 DATE NOTARY COMMISSION EXPIRES

DEBBIE CHELF
Notary Public, State of Texas
My Commission Expires
DECEMBER 2, 2001

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

THAT I, CLYDE C. CASTLEBERRY JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 9, SECTION 9.306(B) CEDAR PARK CODE OF ORDINANCES (1988 REVISED CODE OF ORDINANCES, CHAPTER 8, SECTION 3F).

ALL EASEMENTS OF RECORD AS FOUND ON THE MOST RECENT TITLE SEARCH PREPARED IN CONJUCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY HAVE BEEN NOTED HEREON.

THE PERIMETER FIELD NOTES SHOWN HEREON HAVE A MATHEMATICAL CLOSURE WITHIN THE STANDARDS AS STATED IN THE "PROFESSIONAL LAND SURVEYING ACT" OF THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL, THIS 16th DAY OF March, 2000, A.D.

CLYDE C. CASTLEBERRY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835

STATE OF TEXAS
CLYDE C. CASTLEBERRY JR.
4835
PROFESSIONAL LAND SURVEYOR

APPROVED THIS THE 18th DAY OF APRIL, 2000 BY THE CITY PLANNING ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SANDY TRUJILLO, CHAIR
PLANNING AND ZONING COMMISSION

MICHAEL PEREZ, SECRETARY
PLANNING AND ZONING COMMISSION

THIS SUBDIVISION KNOWN AS BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISION OF LOT 5 HAS BEEN APPROVED FOR FILING FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY THIS THE 20th DAY OF June, 2000 A. D.

~~GEORGE DENNY, MAYOR~~ Bob Young, MAYOR
CITY OF CEDAR PARK, TEXAS

ATTEST:
LEANN M. BARNES, CITY SECRETARY
CITY OF CEDAR PARK, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF September, 2000 A. D., AT 3:31 O'CLOCK P. M., AND DULY RECORDED THIS 25 DAY OF September, 2000 A. D., AT 11:02 O'CLOCK A. M. , IN THE PLAT RECORDS OF SAID COUNTY IN CABINET T, SLIDE 87 & 88.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY

BY: Penny Anderson DEPUTY

COUNTY COURT OF WILLIAMSON COUNTY TEXAS

JOB NO: 9520-P
PAGE: 2 OF 2
PREPARED BY:
DATE:

SHORT FORM FINAL PLAT OF
BUTTERCUP CREEK INDUSTRIAL PARK, RESUBDIVISION LOT 5
A PORTION OF LOT FIVE (5), BUTTERCUP CREEK INDUSTRIAL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET E, SLIDE 333, OF THE WILLIAMSON COUNTY PLAT RECORDS; SAVE AND EXCEPT THAT TRACT DESCRIBED AS 2.26 ACRES IN VOLUME 1846, PAGE 354 OF THE OFFICIAL RECORDS WILLIAMSON COUNTY.

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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

FINAL PLAT (1 OF 2)

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SCALE: 1"=30'
GRAPHIC SCALE IN FEET
0 15 30 45 60

LEGEND

- PROPERTY BOUNDARY
- 950 EXISTING CONTOUR
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FIRE HYDRANT
- UE EXISTING OVERHEAD ELECTRIC
- W EXISTING WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING TREES
- EXISTING FENCE LINE
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CONCRETE DRIVE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING GRAVEL ROAD TO BE REMOVED

NOTES:

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

LOT 2
W.C.M.U.D. #3
TRACT TWO
CAB. E, SLIDE 321
P.R.W.C.T.

LOT 1, BLOCK A
DENUCCI SUBDIVISION
CAB. V, SLIDES 91–92
P.R.W.C.T.
CYPRESS CREEK WEST GROUP, L.P.
DOC. NO. 2006001859
O.P.R.W.C.T.

CALLED 3.470 ACRES
PICKLEPLEX HOLDINGS LLC
DOC. NO. 2023078195
O.P.R.W.C.T.

SHORT FORM FINAL PLAT OF
BUTTERCUP CREEK INDUSTRIAL PARK,
RESUBDIVISION OF LOT 5
CAB. T, SLIDE 87
P.R.W.C.T.

W.C.M.U.D. #3
TRACT TWO
CAB. E, SLIDE 321
P.R.W.C.T.

BUTTERCUP CREEK INDUSTRIAL PARK,
LOT 5
CAB. E, SLIDES 333–334
P.R.W.C.T.

CALLED 2.26 ACRES
505 CYPRESS CREEK, LLC
DOC. NO. 2022107109
O.P.R.W.C.T.

CYPRESS CREEK ROAD
(A.K.A. C.R. 182)
80' R.O.W.
CAB. E, SLIDE 333, P.R.W.C.T.

PRIVATE DRIVE

S21° 28' 18"E
608.86

N38° 54' 29"E
420.48

250.99
N50° 07' 04"W

217.88
N30° 11' 00"W

L=104.63, R=1147.97

110.45
S60° 34' 16"W

EXISTING 10' P.U.E.

EXISTING 10' P.U.E

EXISTING ABANDONED WASTEWATER LINE

EXISTING TRANSFORMER PAD TO BE REMOVED

EXISTING 100' BUILDING LINE

EXISTING GRAVEL ROAD TO BE REMOVED

EXISTING TELEPHONE PEDESTAL TO BE RELOCATED

EXISTING TELEPHONE PEDESTAL TO BE RELOCATED

EXISTING LIGHT POLE TO BE RELOCATED

EXISTING CONCRETE DRIVEWAY TO BE REMOVED

EXISTING ASPHALT TO BE REMOVED

EXISTING PIPELINE MARKER TO BE RELOCATED

EXISTING BOLLARD TO BE RELOCATED

EXISTING SIDEWALK TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

END REMOVAL OF EXISTING CURB

BEGIN REMOVAL OF EXISTING CURB

BEGIN REMOVAL OF EXISTING CURB

END REMOVAL OF EXISTING CURB

END REMOVAL OF EXISTING CURB

R.O.W.

EXISTING 25' BUILDING LINE

EXISTING 10' P.U.E.

BEGIN REMOVAL OF EXISTING CURB

END REMOVAL OF EXISTING CURB

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
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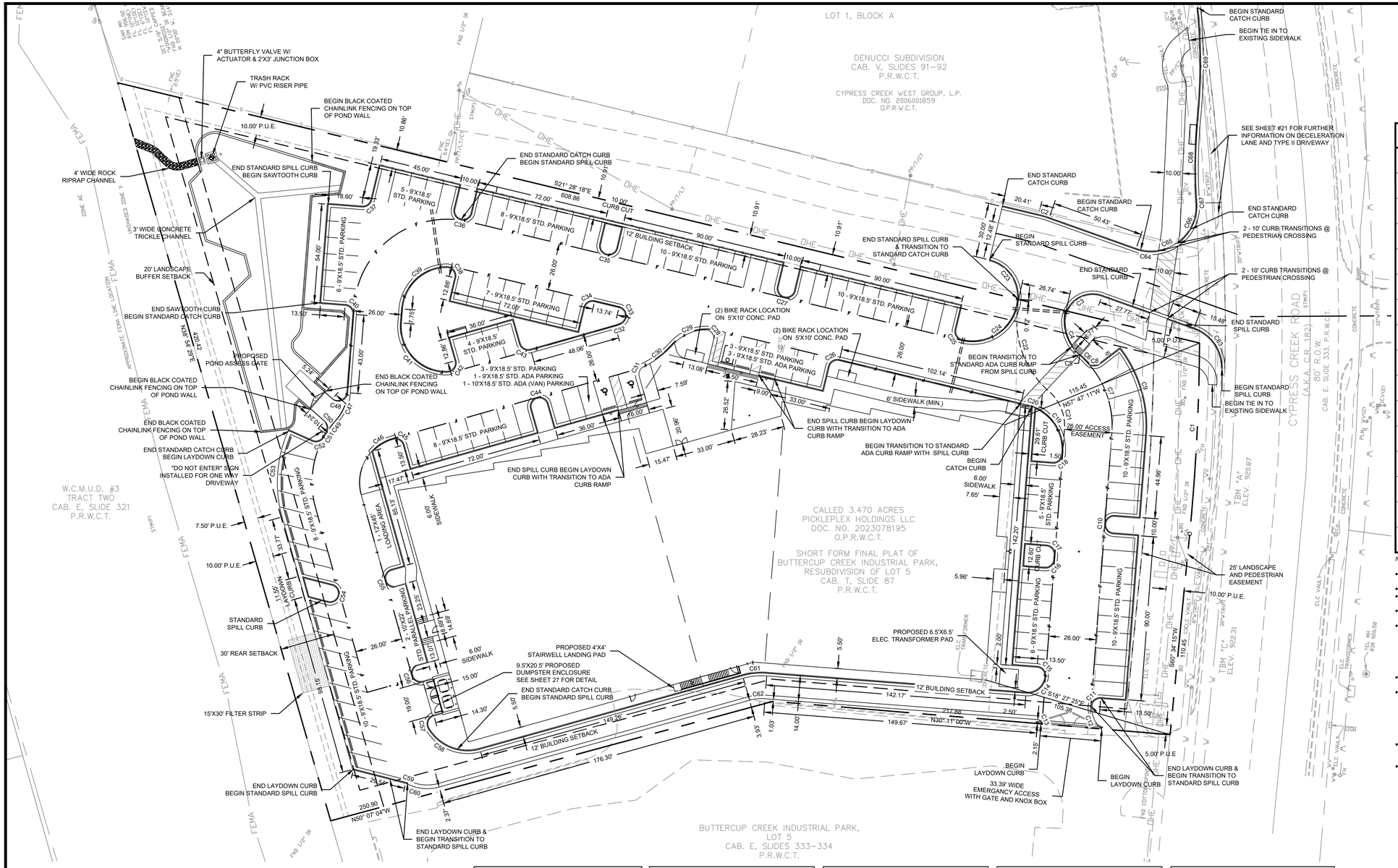
STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 5 OF 38

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-EXISTING CONDITIONS &N DEMOLITION PLAN.DWG DATE: 7/30/2024 8:03:57 PM BY: JMARTINEZ



LEGEND

- PROPERTY BOUNDARY
- FIRE LANE MARKING
- EASEMENT LINE
- BUILDING SETBACK LINE
- DRIVE CENTERLINE
- PROPOSED FENCE
- CURB STOP
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING PLUG
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM SEWER LINE
- EXISTING CURB INLET
- EXISTING EASEMENT LINE

NOTE:

- *ALL STREET DIMENSIONS REFLECT F-C TO F-C VALUES SITE DEVELOPMENT TO BE COMPLETED IN ONE PHASE*
- *ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.*
- *AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.*
- *AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.*
- *GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.*
- *FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.*
- *FIRE LANE STRIPING: FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "**FIRE LANE TOW AWAY ZONE**" OR "**FIRE ZONE TOW AWAY ZONE**" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.*
- THE WORDS "NO PARKING" SHALL BE PAINTED ON ALL ACCESSIBLE AISLES ADJACENT TO ACCESSIBLE PARKING SPACES PER TEXAS ADMINISTRATIVE CODE §68.140.
- ALL ACCESSIBLE PARKING SPACES TO HAVE SIGNAGE THAT IDENTIFIES THE CONSEQUENCES OF PARKING ILLEGALLY IN AN ACCESSIBLE PARKING SPACE PER TEXAS ADMINISTRATIVE CODE §68.104.

Table 1: Recommended Pavement Section Thickness, Inches

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pavement	
		HMAC	CLB	JRPCC	CLB
Passenger Vehicles	1	2	10	6	-
Heavy Duty Trucks*	Up to 10	2	12	6	-

Notes:

- Abbreviations: HMAC - Hot Mixed Asphalt Concrete, CLB - Crushed Limestone Base, JRPCC - Jointed, Reinforced Portland Cement Concrete
- *Heavy-duty truck parking, loading, unloading, and turning areas should use the rigid pavement option.
- The pavement thicknesses above, once complete, will be capable of supporting a total vehicle live load of 80,000 pounds and meets the HS-20 (16 kips per wheel) load carrying capacity required.
- Average Daily Truck Traffic excludes pickup and panel trucks.
- Inadequate drainage of the pavement system will accelerate pavement distress and result in increased maintenance costs. Adequate drainage should be provided for the pavement system. Adequate drainage consists of a curb and gutter or a shoulder and bar ditch system.
- These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions. Deep soated soil swelling or settlement of fill materials may cause long wave surface roughness. The recommendations above are intended to reduce maintenance costs and increase the serviceable lifespan of the pavement system.

Curve Table			
Curve #	Length	Radius	Delta
C1	104.63	1147.97	5.22
C2	5.95	55.50	6.15
C3	30.73	15.50	113.59
C4	13.07	25.00	29.95
C5	0.52	25.00	1.20
C6	5.87	51.00	6.59
C7	41.69	51.00	46.84
C8	7.41	5.00	84.88
C9	50.60	69.50	41.71
C10	15.71	5.00	180.00
C11	7.85	5.00	90.00
C12	14.17	14.50	56.00
C13	3.31	2.01	94.34
C14	15.71	10.00	90.00
C15	7.85	5.00	90.00

Curve Table			
Curve #	Length	Radius	Delta
C16	7.85	5.00	90.00
C17	7.85	5.00	90.00
C18	7.85	5.00	90.00
C19	32.09	25.04	73.41
C20	0.52	25.00	1.18
C21	23.31	25.00	53.43
C22	47.56	51.00	53.43
C23	28.96	20.50	80.95
C24	43.26	25.00	99.15
C25	7.85	5.00	90.00
C26	7.85	5.00	90.00
C27	15.71	5.00	180.00
C28	8.21	4.50	104.48
C29	20.18	24.50	47.20
C30	20.16	51.50	22.43

Curve Table			
Curve #	Length	Radius	Delta
C31	6.30	4.50	80.15
C32	3.13	25.00	7.18
C33	12.52	5.00	143.43
C34	7.85	5.00	90.00
C35	15.71	5.00	180.00
C36	15.71	5.00	180.00
C37	7.06	5.00	80.87
C38	9.12	5.00	104.48
C39	36.94	25.00	84.65
C40	7.85	5.00	90.00
C41	41.79	25.00	95.79
C42	9.12	5.00	104.48
C43	7.85	5.00	90.00
C44	15.71	5.00	180.00
C45	7.85	5.00	90.00

Curve Table			
Curve #	Length	Radius	Delta
C46	13.57	25.00	31.09
C47	16.40	25.00	37.58
C48	11.11	5.00	127.27
C49	8.78	51.00	9.86
C50	7.02	5.00	80.45
C51	2.65	51.00	2.98
C52	7.41	5.00	84.86
C53	48.92	70.00	40.04
C54	14.14	4.50	180.00
C55	15.75	5.00	180.50
C56	15.71	5.00	180.00
C57	9.18	5.00	105.22
C58	32.63	25.00	74.78
C59	1.05	5.00	12.02
C60	17.97	24.50	42.02

Curve Table			
Curve #	Length	Radius	Delta
C61	13.44	38.50	20.00
C62	8.55	24.50	20.00
C63	28.72	23.00	71.54
C64	12.69	25.00	29.09
C65	11.92	24.50	27.87
C66	24.86	25.00	56.97
C67	0.44	1112.93	0.02
C68	47.43	300.00	9.06
C69	59.45	300.00	11.35

PARKING TABULATIONS TABLE			
OCCUPANCY TYPE	PARKING RATIO	SQUARE FOOT	REQ'D PARKING
PICKLEBALL COURT	4 PER COURT	16 CT	64
OFFICE	1 PER 300	942 SF	4
ASSEMBLY & LOCKERS / TR	1 PER 100	4,020 SF	40
RETAIL	1 PER 250	486 SF	2
KITCHEN / BAR	(# OF STAFF)	6	6
TOTAL PARKING REQUIRED			116 SPACES
TOTAL PARKING PROVIDED			120 SPACES

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

SITE PLAN

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
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07/31/2024

SHEET 6 OF 38

H:\PROJECTS\1711 - STUDIO ELEGS\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-SITE PLAN.DWG DATE: 7/30/2024 8:03:04 PM BY: JMARTINEZ

LEGEND

	FIRE LINE STRIPING
	PROPERTY BOUNDARY
	EXISTING TREE
	EXISTING EASEMENT LINE
	EXISTING SIDEWALK
	EXISTING CURB AND GUTTER
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
	EXISTING WASTEWATER MANHOLE
	PAVEMENT STRIPING
	PROPOSED AREA INLET
× 0.00 HP	HIGH POINT
× 0.00 LP	LOW POINT
× 0.00 TP	TOP OF PAVEMENT
× 0.00 TW	TOP OF WALL
× 0.00 BW	BOTTOM OF WALL
× 0.00 FL	FLOW LINE
× 0.00 GB	GRADE BREAK
× 0.00 TG	TOP OF GRADE
× 0.00 RC	RIBBON CURB
× 0.00 EG	EXISTING GRADE

NOTES:

1. TG SPOT ELEVATIONS INSIDE OF POND IDENTIFY PROPOSED GRADING STARTING AT EXISTING GROUND

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

8834 N. Capital of Texas Hwy.
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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

PROPOSED GRADING PLAN

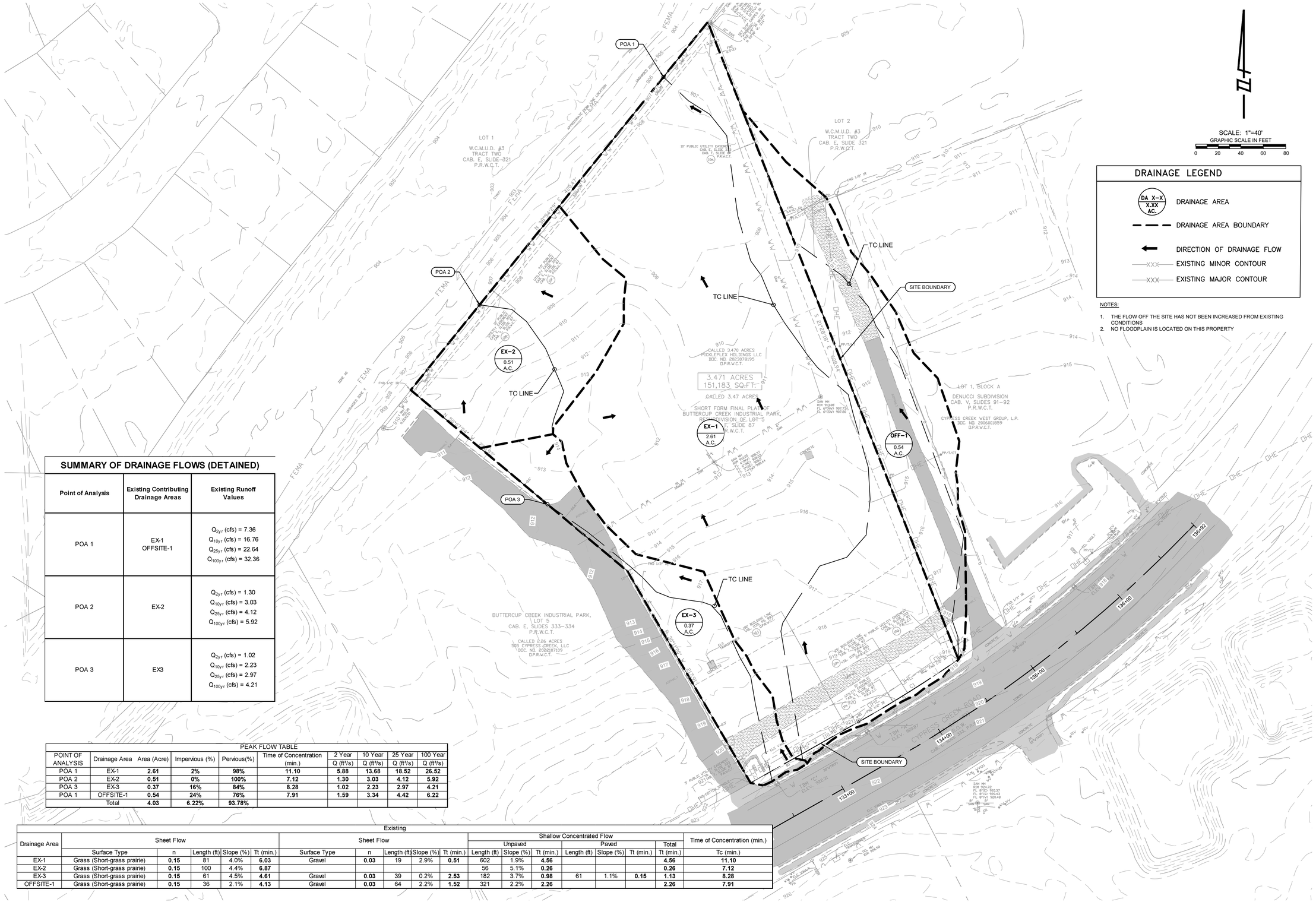
PROJECT NO: 1711-11671

DESIGNED BY: LL

DRAWN BY: JM

CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024



SCALE: 1"=40'
GRAPHIC SCALE IN FEET
0 20 40 60 80

DRAINAGE LEGEND

- DA X-Y / X.XX AC. — DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- DIRECTION OF DRAINAGE FLOW
- XXX — EXISTING MINOR CONTOUR
- XXX — EXISTING MAJOR CONTOUR

NOTES:

1. THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITIONS
2. NO FLOODPLAIN IS LOCATED ON THIS PROPERTY

SUMMARY OF DRAINAGE FLOWS (DETAINED)

Point of Analysis	Existing Contributing Drainage Areas	Existing Runoff Values
POA 1	EX-1 OFFSITE-1	Q_{2yr} (cfs) = 7.36 Q_{10yr} (cfs) = 16.76 Q_{25yr} (cfs) = 22.64 Q_{100yr} (cfs) = 32.36
POA 2	EX-2	Q_{2yr} (cfs) = 1.30 Q_{10yr} (cfs) = 3.03 Q_{25yr} (cfs) = 4.12 Q_{100yr} (cfs) = 5.92
POA 3	EX3	Q_{2yr} (cfs) = 1.02 Q_{10yr} (cfs) = 2.23 Q_{25yr} (cfs) = 2.97 Q_{100yr} (cfs) = 4.21

PEAK FLOW TABLE

POINT OF ANALYSIS	Drainage Area	Area (Acre)	Impervious (%)	Pervious(%)	Time of Concentration (min.)	2 Year Q (ft³/s)	10 Year Q (ft³/s)	25 Year Q (ft³/s)	100 Year Q (ft³/s)
POA 1	EX-1	**2.61**	**2%**	**98%**	**11.10**	**5.88**	**13.68**	**18.52**	**26.52**
POA 2	EX-2	**0.51**	**0%**	**100%**	**7.12**	**1.30**	**3.03**	**4.12**	**5.92**
POA 3	EX-3	**0.37**	**16%**	**84%**	**8.28**	**1.02**	**2.23**	**2.97**	**4.21**
POA 1	OFFSITE-1	**0.54**	**24%**	**76%**	**7.91**	**1.59**	**3.34**	**4.42**	**6.22**
	Total	**4.03**	**6.22%**	**93.78%**					

Existing																	
Drainage Area	Sheet Flow					Sheet Flow					Shallow Concentrated Flow							Time of Concentration (min.)
											Unpaved			Paved			Total	
	Surface Type	n	Length (ft)	Slope (%)	Tt (min.)	Surface Type	n	Length (ft)	Slope (%)	Tt (min.)	Length (ft)	Slope (%)	Tt (min.)	Length (ft)	Slope (%)	Tt (min.)	Tt (min.)	Tc (min.)
EX-1	Grass (Short-grass prairie)	**0.15**	81	4.0%	**6.03**	Gravel	**0.03**	19	2.9%	**0.51**	602	1.9%	**4.56**				**4.56**	**11.10**
EX-2	Grass (Short-grass prairie)	**0.15**	100	4.4%	**6.87**						56	5.1%	**0.26**				**0.26**	**7.12**
EX-3	Grass (Short-grass prairie)	**0.15**	61	4.5%	**4.61**	Gravel	**0.03**	39	0.2%	**2.53**	182	3.7%	**0.98**	61	1.1%	**0.15**	**1.13**	**8.28**
OFFSITE-1	Grass (Short-grass prairie)	**0.15**	36	2.1%	**4.13**	Gravel	**0.03**	64	2.2%	**1.52**	321	2.2%	**2.26**				**2.26**	**7.91**

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

EXISTING DRAINAGE AREA

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 8 OF 38

H:\PROJECTS\1711 - STUDIO ELESS\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-EXISTING DRAINAGE AREA MAP.DWG DATE: 7/30/2024 8:03:18 PM BY: JMARTINEZ

Elevation-Storage-Discharge						
Elevation (ft)	Area (ft²)	Area (ac)	Incremental Volume ft³	Cumulative Volume ft³	Discharge (ft³/s)	Notes
906.8	75.04	0.001723	0.00	0.00	0.00	
906.9	437.15	0.010036	25.61	25.61	0.00	
907	1,029.48	0.023634	73.33	98.94	0.00	
907.1	2,024.87	0.046485	152.72	251.66	0.00	
907.2	3,404.19	0.078150	271.45	523.11	0.00	
907.3	4,398.92	0.100985	390.16	913.27	0.00	
907.4	5,119.47	0.117527	475.92	1389.19	0.00	
907.5	5,812.80	0.133443	546.61	1935.80	0.00	
907.6	6,409.19	0.147135	611.10	2546.90	0.00	
907.7	6,562.02	0.150643	648.56	3195.46	0.00	
907.8	6,573.65	0.150910	656.78	3852.24	0.00	
907.9	6,585.03	0.151171	657.93	4510.18	0.00	
908	6,596.16	0.151427	659.06	5169.24	0.00	
908.1	6,607.04	0.151677	660.16	5829.40	0.00	
908.2	6,617.67	0.151921	661.24	6490.63	0.00	
908.3	6,628.05	0.152159	662.29	7152.92	0.00	
908.4	6,638.18	0.152392	663.31	7816.23	0.00	
908.5	6,648.06	0.152618	664.31	8480.54	0.00	
908.6	6,657.69	0.152840	665.29	9145.83	0.00	
908.7	6,667.08	0.153055	666.24	9812.07	0.00	
908.8	6,676.32	0.153267	667.17	10479.24	0.00	
908.9	6,685.46	0.153477	668.09	11147.33	0.00	
909	6,694.49	0.153684	669.00	11816.33	0.00	
909.01	6,695.38	0.153705	669.94	11892.38	0.00	WQ-WSEL
909.1	6,703.28	0.153886	669.89	12486.21	0.12	
909.2	6,711.74	0.154080	670.75	13156.96	0.33	
909.3	6,719.87	0.154267	671.58	13828.55	1.07	
909.4	6,727.68	0.154446	672.38	14500.92	1.81	
909.5	6,735.16	0.154618	673.14	15174.06	2.39	
909.6	6,742.31	0.154782	673.87	15847.94	2.71	
909.7	6,749.13	0.154939	674.57	16522.51	3.13	
909.8	6,755.63	0.155088	675.24	17197.75	3.36	
909.9	6,761.80	0.155230	675.87	17873.62	3.81	
910	6,767.68	0.155364	676.47	18550.09	4.13	
910.1	6,773.47	0.155497	677.06	19227.15	4.48	2-yr WSEL
910.2	6,779.24	0.155630	677.64	19904.79	4.71	
910.3	6,784.99	0.155762	678.21	20583.00	5.58	
910.4	6,790.77	0.155895	678.79	21261.79	6.65	
910.5	6,796.59	0.156028	679.37	21941.15	7.78	
910.6	6,802.42	0.156162	679.95	22621.10	8.80	
910.7	6,808.21	0.156295	680.53	23301.64	10.12	
910.8	6,814.03	0.156429	681.11	23982.75	10.48	10-yr WSEL
910.9	6,819.85	0.156562	681.69	24664.44	11.88	
911	6,825.65	0.156695	682.28	25346.72	14.12	
911.1	6,831.51	0.156830	682.86	26029.58	14.80	25-yr WSEL
911.2	6,837.34	0.156964	683.44	26713.02	17.30	
911.3	6,843.19	0.157098	684.03	27397.05	18.34	
911.4	6,849.06	0.157233	684.61	28081.66	19.38	
911.5	6,854.90	0.157367	685.20	28766.86	22.38	100-yr WSEL
911.6	6,860.77	0.157502	685.78	29452.64	23.12	
911.7	6,866.68	0.157637	686.37	30139.01	24.63	
911.8	6,872.64	0.157774	686.97	30825.98	26.13	
911.9	6,878.61	0.157911	687.56	31513.54	28.82	
912	6,884.59	0.158049	688.16	32201.70	30.78	
912.1	6,890.59	0.158186	688.76	32890.46	32.02	Top of Wall/500-yr WSEL

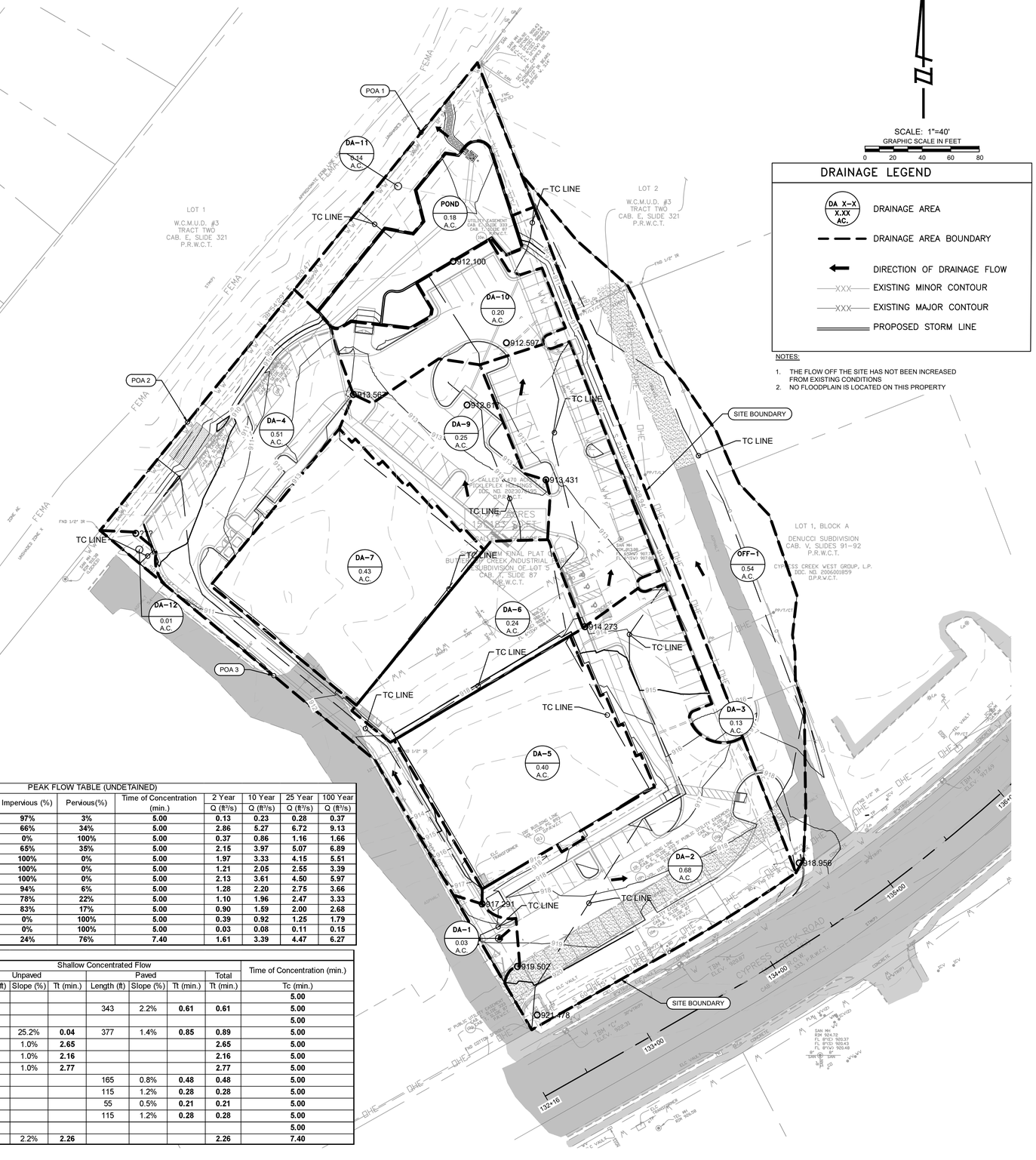
SUMMARY OF DRAINAGE FLOWS (DETAINED)

Point of Analysis	Existing Contributing Drainage Areas	Proposed Contributing Drainage Areas	Existing Runoff Values	Proposed Runoff Values (Detained)	Δ(Existing-Proposed)
POA 1	EX-1 OFFSITE-1	DA-2, DA-3, DA-5, DA-6, DA-7, DA-8, DA-9, DA-10 DA-11, OFFSITE-1	Q_{2yr} (cfs) = 7.33 Q_{10yr} (cfs) = 16.73 Q_{25yr} (cfs) = 22.54 Q_{100yr} (cfs) = 32.16	Q_{2yr} (cfs) = 6.33 Q_{10yr} (cfs) = 14.41 Q_{25yr} (cfs) = 20.34 Q_{100yr} (cfs) = 30.75	ΔQ_{2yr} (cfs) = -1.00 ΔQ_{10yr} (cfs) = -2.32 ΔQ_{25yr} (cfs) = -2.19 ΔQ_{100yr} (cfs) = -1.41
POA 2	EX-2	DA-4	Q_{2yr} (cfs) = 1.30 Q_{10yr} (cfs) = 3.03 Q_{25yr} (cfs) = 4.10 Q_{100yr} (cfs) = 5.88	Q_{2yr} (cfs) = 2.15 Q_{10yr} (cfs) = 3.97 Q_{25yr} (cfs) = 5.07 Q_{100yr} (cfs) = 6.89	ΔQ_{2yr} (cfs) = 0.86 ΔQ_{10yr} (cfs) = 0.94 ΔQ_{25yr} (cfs) = 0.97 ΔQ_{100yr} (cfs) = 1.01
POA 3	EX3	DA-1, DA-12	Q_{2yr} (cfs) = 1.02 Q_{10yr} (cfs) = 2.23 Q_{25yr} (cfs) = 2.97 Q_{100yr} (cfs) = 4.21	Q_{2yr} (cfs) = 0.16 Q_{10yr} (cfs) = 0.31 Q_{25yr} (cfs) = 0.39 Q_{100yr} (cfs) = 0.53	ΔQ_{2yr} (cfs) = -0.86 ΔQ_{10yr} (cfs) = -1.92 ΔQ_{25yr} (cfs) = -2.58 ΔQ_{100yr} (cfs) = -3.68

PEAK FLOW TABLE (UNDETAINED)

Point of Analysis	Drainage Area	Area (Acre)	Impervious (%)	Pervious(%)	Time of Concentration (min.)	2 Year Q (ft³/s)	10 Year Q (ft³/s)	25 Year Q (ft³/s)	100 Year Q (ft³/s)
POA-3	DA-1	**0.03**	**97%**	**3%**	**5.00**	**0.13**	**0.23**	**0.28**	**0.37**
POND - POA-1	DA-2	**0.68**	**66%**	**34%**	**5.00**	**2.86**	**5.27**	**6.72**	**9.13**
POA-1	DA-3	**0.13**	**0%**	**100%**	**5.00**	**0.37**	**0.86**	**1.16**	**1.66**
POA-2	DA-4	**0.51**	**65%**	**35%**	**5.00**	**2.15**	**3.97**	**5.07**	**6.89**
POND - POA-1	DA-5	**0.40**	**100%**	**0%**	**5.00**	**1.97**	**3.33**	**4.15**	**5.51**
POND - POA-1	DA-6	**0.24**	**100%**	**0%**	**5.00**	**1.21**	**2.05**	**2.55**	**3.39**
POND - POA-1	DA-7	**0.43**	**100%**	**0%**	**5.00**	**2.13**	**3.61**	**4.50**	**5.97**
POND - POA-1	DA-8	**0.26**	**94%**	**6%**	**5.00**	**1.28**	**2.20**	**2.75**	**3.66**
POND - POA-1	DA-9	**0.25**	**78%**	**22%**	**5.00**	**1.10**	**1.96**	**2.47**	**3.33**
POND - POA-1	DA-10	**0.20**	**83%**	**17%**	**5.00**	**0.90**	**1.59**	**2.00**	**2.68**
POA-1	DA-11	**0.14**	**0%**	**100%**	**5.00**	**0.39**	**0.92**	**1.25**	**1.79**
POA-3	DA-12	**0.01**	**0%**	**100%**	**5.00**	**0.03**	**0.08**	**0.11**	**0.15**
POA-1	OFFSITE 1	**0.54**	**24%**	**76%**	**7.40**	**1.61**	**3.39**	**4.47**	**6.27**

Existing																			
Drainage Area	Sheet Flow					Sheet Flow					Shallow Concentrated Flow								Time of Concentration (min.)
											Unpaved			Paved			Total		
	Surface Type	n	Length (ft)	Slope (%)	Tt (min.)	Surface Type	n	Length (ft)	Slope (%)	Tt (min.)	Length (ft)	Slope (%)	Tt (min.)	Length (ft)	Slope (%)	Tt (min.)	Tt (min.)	Tc (min.)	
DA-1	Grass (Short-grass prairie)	**0.15**	31	9.7%	**1.97**													**5.00**	
DA-2	Grass (Short-grass prairie)	**0.15**	24	7.0%	**1.83**									343	2.2%	**0.61**	**0.61**	**5.00**	
DA-3	Grass (Short-grass prairie)	**0.15**	50	7.5%	**3.21**													**5.00**	
DA-4	Grass (Short-grass prairie)	**0.15**	15	5.8%	**1.35**						20	25.2%	**0.04**	377	1.4%	**0.85**	**0.89**	**5.00**	
DA-5	Grass (Short-grass prairie)	**0.15**									257	1.0%	**2.65**				**2.65**	**5.00**	
DA-6	Grass (Short-grass prairie)	**0.15**									209	1.0%	**2.16**				**2.16**	**5.00**	
DA-7	Grass (Short-grass prairie)	**0.15**									268	1.0%	**2.77**				**2.77**	**5.00**	
DA-8	Grass (Short-grass prairie)	**0.15**	20	1.0%	**3.50**									165	0.8%	**0.48**	**0.48**	**5.00**	
DA-9	Grass (Short-grass prairie)	**0.15**	11	1.0%	**2.17**									115	1.2%	**0.28**	**0.28**	**5.00**	
DA-10	Grass (Short-grass prairie)	**0.15**	18	1.0%	**3.16**									55	0.5%	**0.21**	**0.21**	**5.00**	
DA-11	Grass (Short-grass prairie)	**0.15**	26	3.8%	**2.48**									115	1.2%	**0.28**	**0.28**	**5.00**	
DA-12	Grass (Short-grass prairie)	**0.15**	13	29.4%	**0.63**													**5.00**	
OFFSITE 1	Grass (Short-grass prairie)	**0.15**	36	2.1%	**4.13**	Concrete (rough or smoothed finish)	**0.02**	64	2.2%	**1.01**	321	2.2%	**2.26**				**2.26**	**7.40**	



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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

PROPOSED DRAINAGE PLAN

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

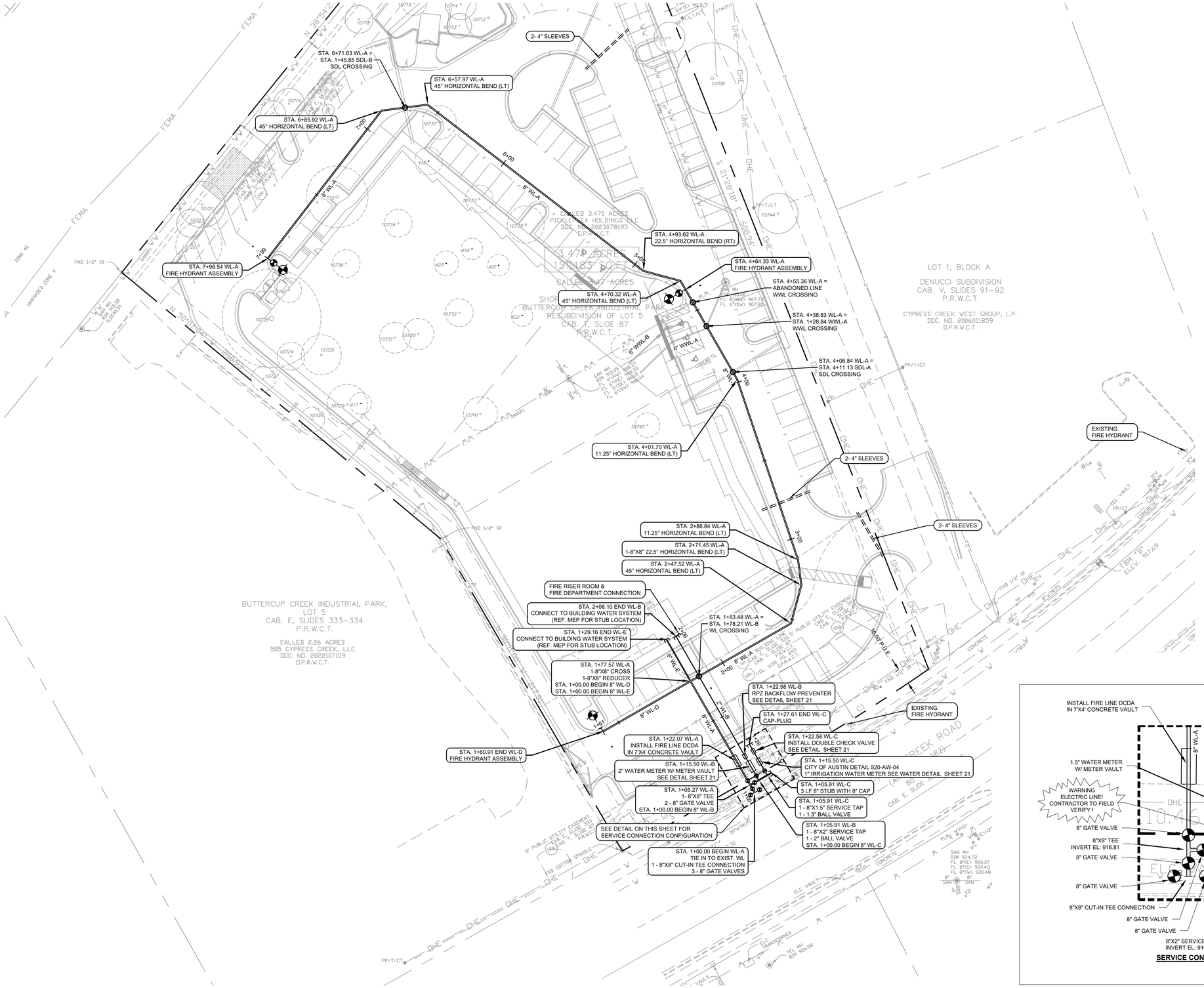
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

SHEET 9 OF 38

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-PROPOSED DRAINAGE PLAN.DWG DATE: 7/31/2024 1:27:16 PM BY: LLAHAUG

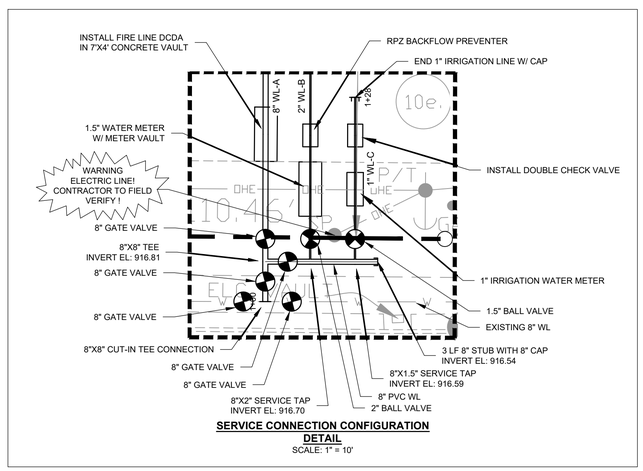


LEGEND

	PROPERTY BOUNDARY
	EASEMENT LINE
	DRIVE CENTERLINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED PLUG
	FIRE DEPARTMENT CONNECTION
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM SEWER LINE
W	EXISTING WATER LINE
FH	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING PLUG
WW	EXISTING WASTEWATER LINE
WW	EXISTING WASTEWATER MANHOLE
SD	EXISTING STORM SEWER LINE

NOTES:

1. ALL FIRE WATER LINES ARE REQUIRED TO HAVE AT LEAST 30" OF COVER



SERVICE CONNECTION CONFIGURATION DETAIL
SCALE: 1" = 10'

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

OVERALL WATER DISTRIBUTION PLAN

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
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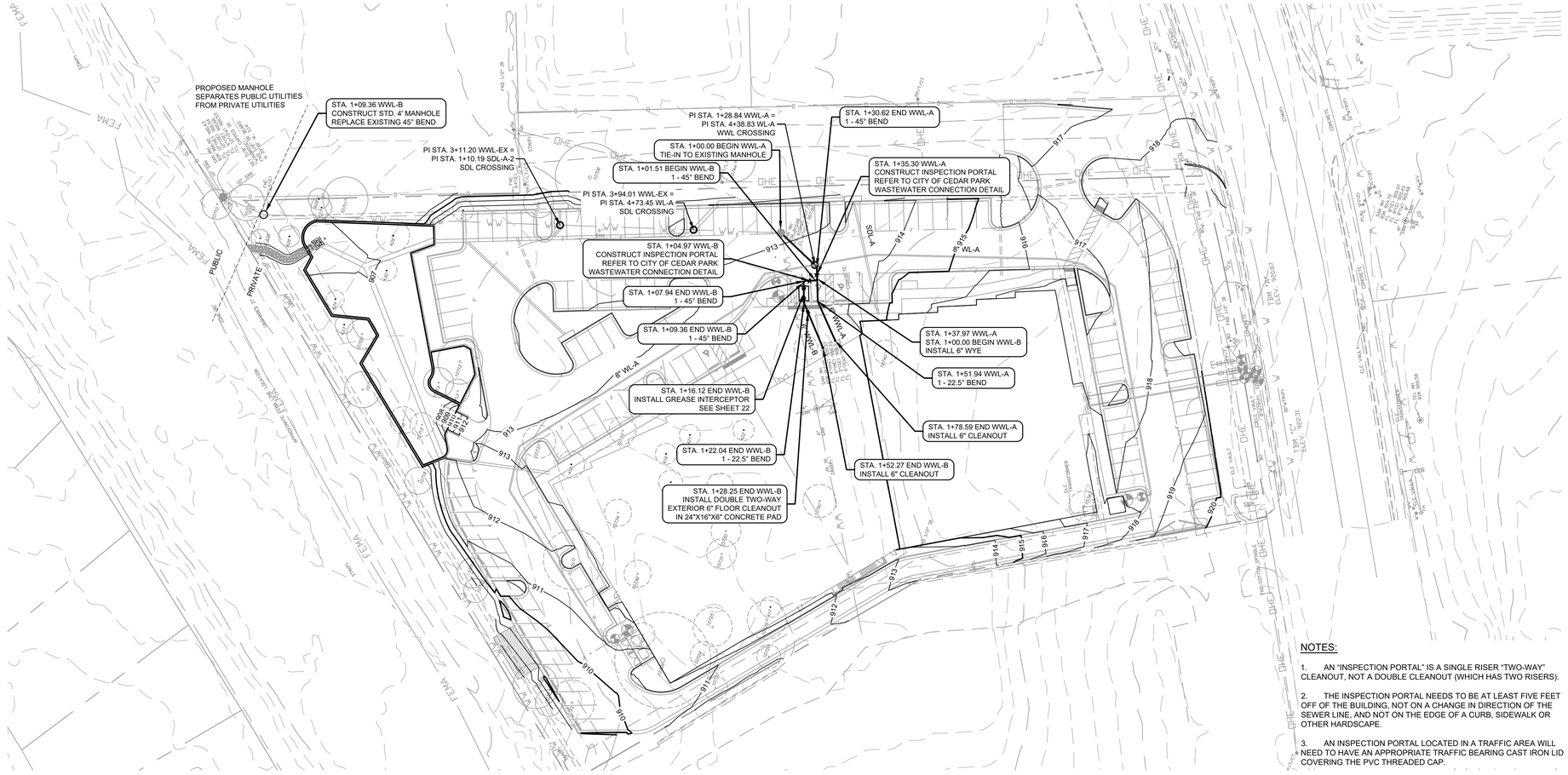
07/31/2024

SHEET 10 OF 38

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-OVERALL WATER DISTRIBUTION PLAN.DWG DATE: 7/30/2024 8:03:34 PM, BY: JMARTINEZ



SCALE: 1"=40' HOR
1"= 4' VER

GRAPHIC SCALE IN FEET
0 20 40 60 80

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EASEMENT LINE
- DRIVE CENTERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED PLUG
- WATER LINE CROSSING PROTECTION
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- FIRE HYDRANT
- GATE VALVE
- PROPOSED STORM SEWER LINE
- INSPECTION PORTAL

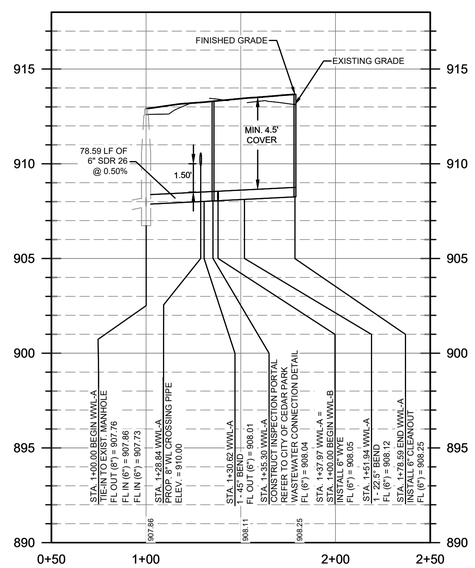
NOTES:

1. AN "INSPECTION PORTAL" IS A SINGLE RISER "TWO-WAY" CLEANOUT, NOT A DOUBLE CLEANOUT (WHICH HAS TWO RISERS).

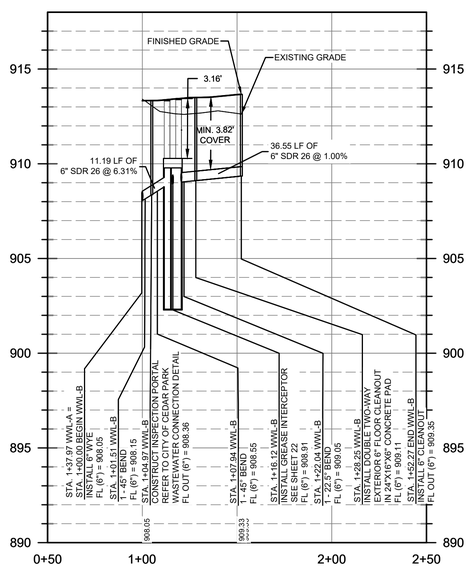
2. THE INSPECTION PORTAL NEEDS TO BE AT LEAST FIVE FEET OFF OF THE BUILDING, NOT ON A CHANGE IN DIRECTION OF THE SEWER LINE, AND NOT ON THE EDGE OF A CURB, SIDEWALK OR OTHER HARDSCAPE.

3. AN INSPECTION PORTAL LOCATED IN A TRAFFIC AREA WILL NEED TO HAVE AN APPROPRIATE TRAFFIC BEARING CAST IRON LID COVERING THE PVC THREADED CAP.

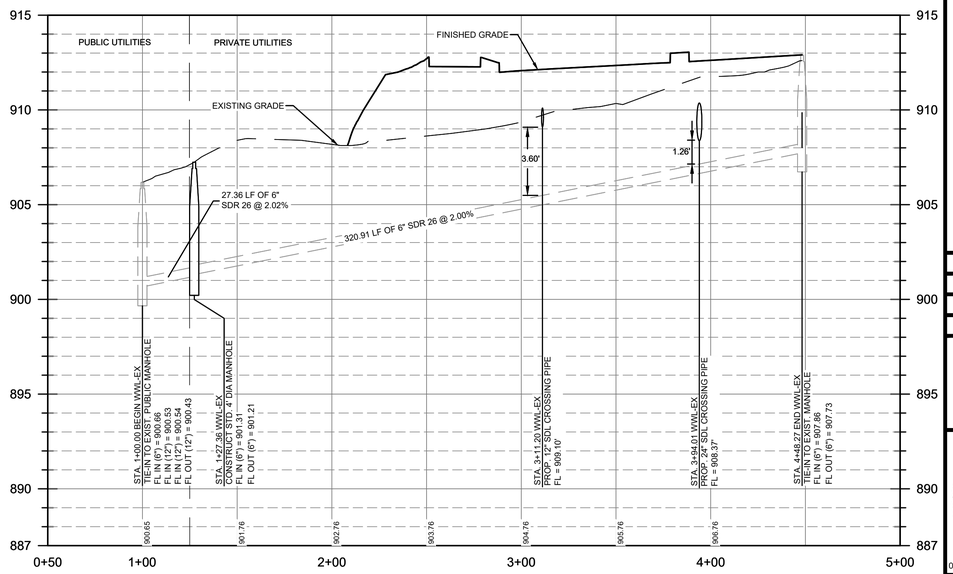
WWL-A



WWL-B



WWL-EX



8834 N. Capital of Texas Hwy.
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Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

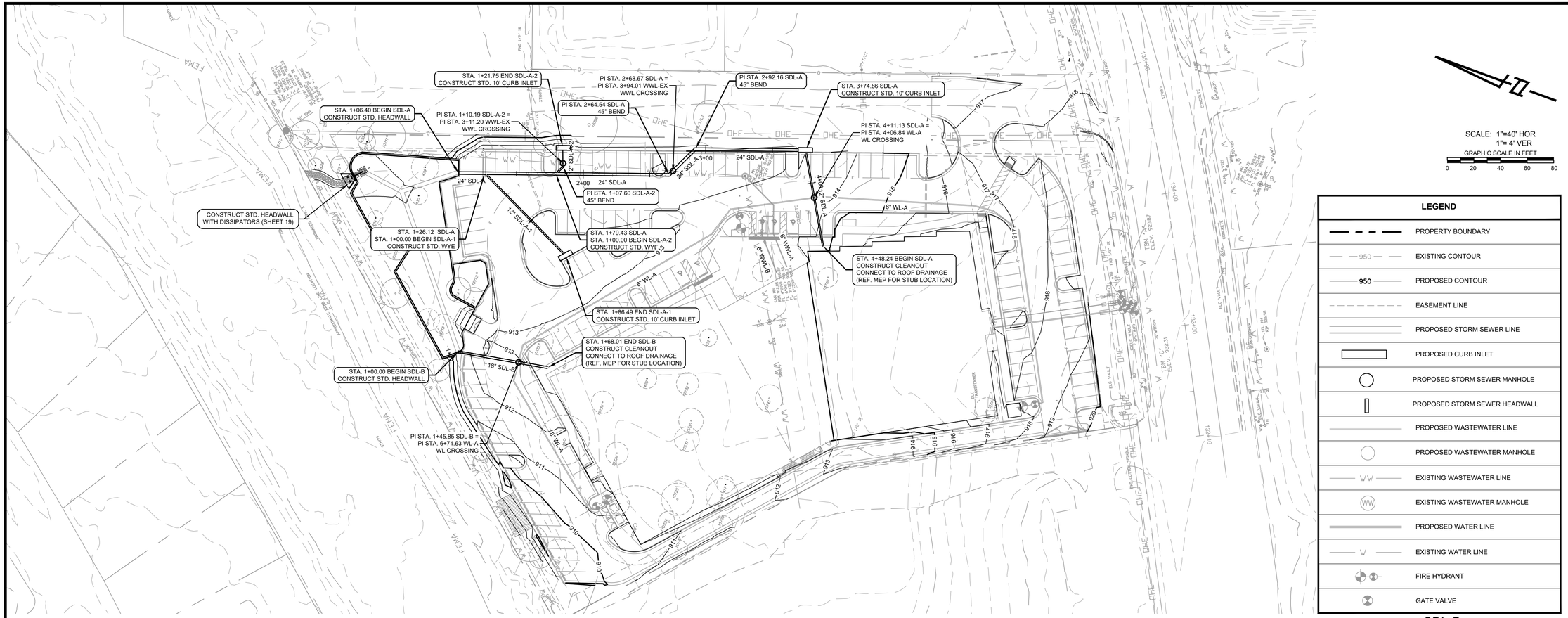
OVERALL
WASTEWATER PLAN

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
PROFESSIONAL ENGINEER
07/31/2024

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-OVERALL WASTEWATER PLAN.DWG DATE: 7/30/2024 8:03:42 PM BY: JMARTINEZ



LEGEND

- PROPERTY BOUNDARY
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- EASEMENT LINE
- PROPOSED STORM SEWER LINE
- PROPOSED CURB INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER HEADWALL
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- FIRE HYDRANT
- GATE VALVE

SDL-A

PIPE A - P6	
Q100(CFS)	22.01
V100(FPS)	11.62
D100(IN)	14.00
Q25(CFS)	16.32
V25(FPS)	10.89
D25(IN)	11.60

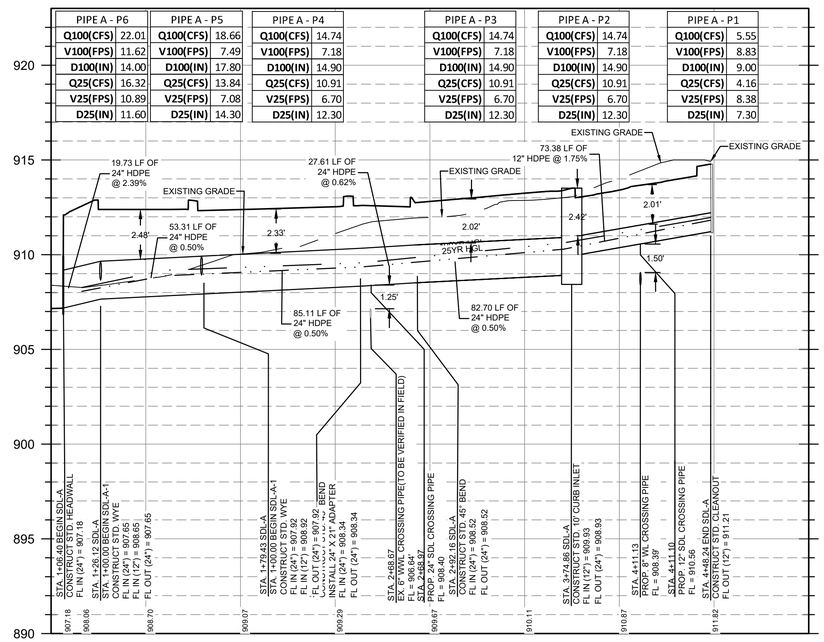
PIPE A - P5	
Q100(CFS)	18.66
V100(FPS)	7.49
D100(IN)	17.80
Q25(CFS)	13.84
V25(FPS)	7.08
D25(IN)	14.30

PIPE A - P4	
Q100(CFS)	14.74
V100(FPS)	7.18
D100(IN)	14.90
Q25(CFS)	10.91
V25(FPS)	6.70
D25(IN)	12.30

PIPE A - P3	
Q100(CFS)	14.74
V100(FPS)	7.18
D100(IN)	14.90
Q25(CFS)	10.91
V25(FPS)	6.70
D25(IN)	12.30

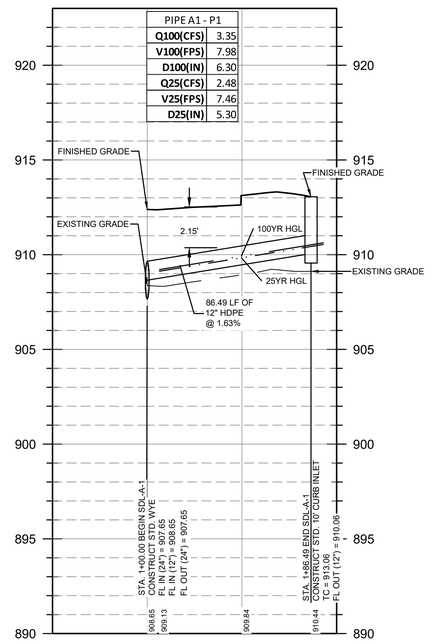
PIPE A - P2	
Q100(CFS)	14.74
V100(FPS)	7.18
D100(IN)	14.90
Q25(CFS)	10.91
V25(FPS)	6.70
D25(IN)	12.30

PIPE A - P1	
Q100(CFS)	5.55
V100(FPS)	8.83
D100(IN)	9.00
Q25(CFS)	4.16
V25(FPS)	8.38
D25(IN)	7.30



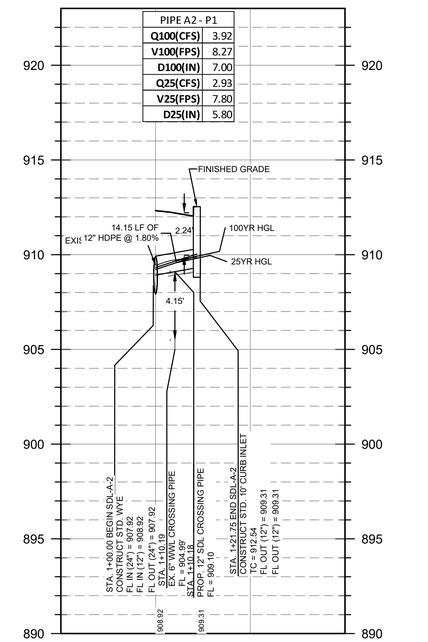
SDL-A-1

PIPE A1 - P1	
Q100(CFS)	3.35
V100(FPS)	7.98
D100(IN)	6.30
Q25(CFS)	2.48
V25(FPS)	7.46
D25(IN)	5.30



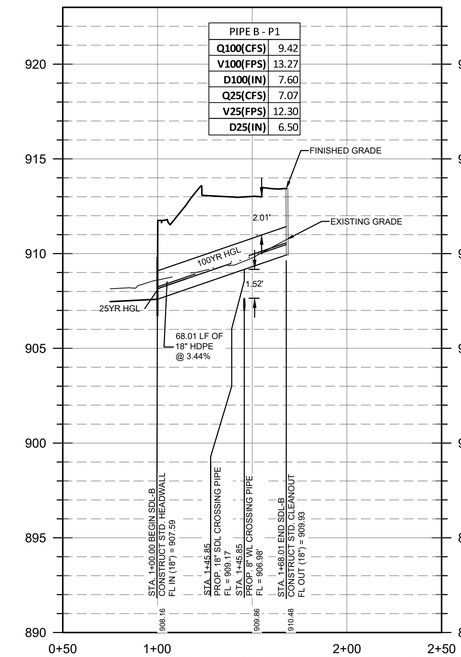
SDL-A-2

PIPE A2 - P1	
Q100(CFS)	3.92
V100(FPS)	8.27
D100(IN)	7.00
Q25(CFS)	2.93
V25(FPS)	7.80
D25(IN)	5.80



SDL-B

PIPE B - P1	
Q100(CFS)	9.42
V100(FPS)	13.27
D100(IN)	7.60
Q25(CFS)	7.07
V25(FPS)	12.30
D25(IN)	6.50



SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

OVERALL STORM
SEWER PLAN

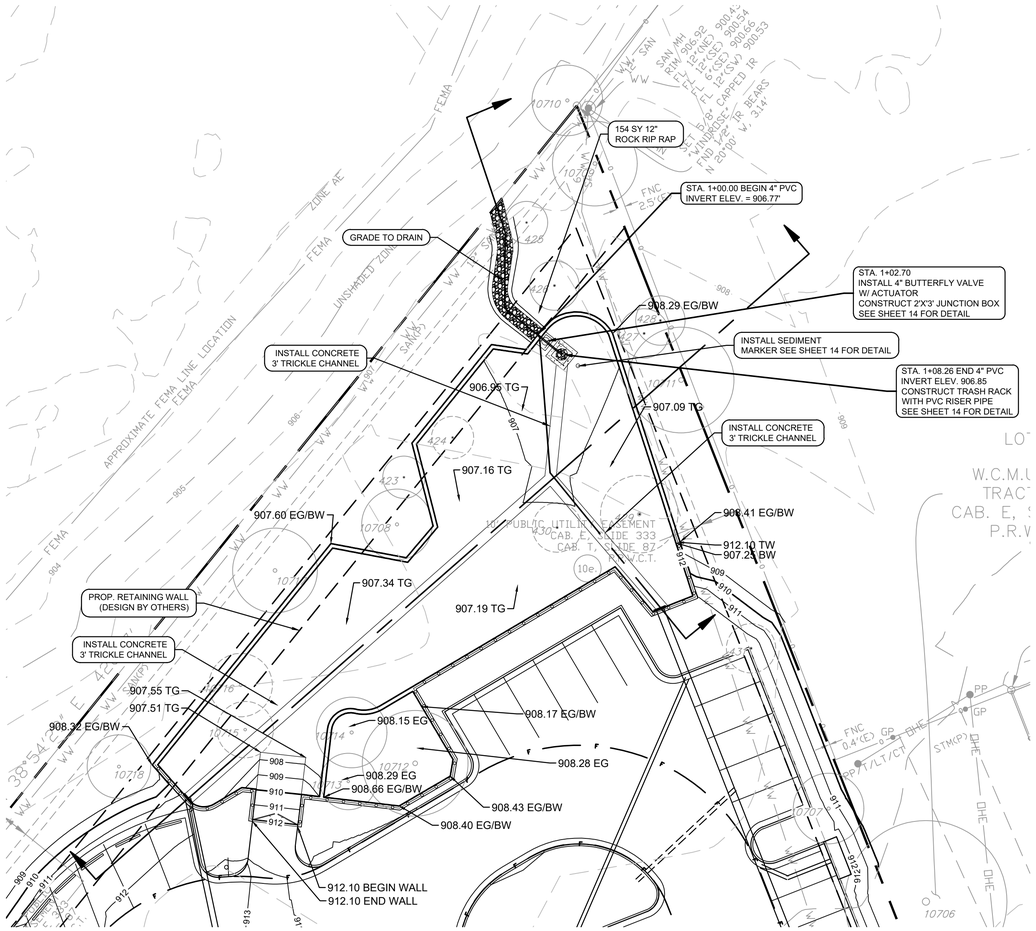
PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED
PROFESSIONAL ENGINEER
07/31/2024

SHEET 12 OF 38

H:\PROJECTS\11711 - STUDIO ELES\11671 ATX PICKLEP\EX SITE PLAN\CAD\SHEETS\11671-STORM SEWER 'A-'C' DWG DATE: 7/30/2024 8:03:55 PM BY: JMARTINEZ



SCALE: 1"=20'
GRAPHIC SCALE IN FEET
0 10 20 30 40

Batch Pond Drawdown Time Calculations						
Water Surface Elevation (ft)	Incremental Volume (ft³)	Cumulative Volume (ft³)	Head (H) (ft)	Flow (ft³/s)	Incremental Time (hr)	Cumulative Time (hr)
909.1	669.89	12486.21	2.16	0.618	0.301	0.301
909.0	669.00	11816.33	2.06	0.604	0.308	0.609
908.9	668.09	11147.33	1.96	0.589	0.315	0.924
908.8	667.17	10479.24	1.86	0.574	0.323	1.247
908.7	666.24	9812.07	1.76	0.558	0.332	1.579
908.6	665.29	9145.83	1.66	0.542	0.341	1.920
908.5	664.31	8480.54	1.56	0.525	0.351	2.271
908.4	663.31	7816.23	1.46	0.508	0.362	2.634
908.3	662.29	7152.92	1.36	0.491	0.375	3.009
908.2	661.24	6490.63	1.26	0.472	0.389	3.398
908.1	660.16	5829.40	1.16	0.453	0.405	3.802
908.0	659.06	5169.24	1.06	0.433	0.423	4.225
907.9	657.93	4510.18	0.96	0.412	0.443	4.668
907.8	656.78	3852.24	0.86	0.390	0.467	5.135
907.7	648.56	3195.46	0.76	0.367	0.491	5.626
907.6	611.10	2546.90	0.66	0.342	0.496	6.122
907.5	546.61	1935.80	0.56	0.315	0.481	6.603
907.4	475.92	1389.19	0.46	0.286	0.462	7.066
907.3	390.16	913.27	0.36	0.253	0.428	7.494
907.2	271.45	523.11	0.26	0.216	0.350	7.843
907.1	152.72	251.66	0.16	0.170	0.250	8.093
907.0	73.33	98.94	0.06	0.106	0.193	8.286
906.9	25.61	25.61	-0.04	N/A	N/A	N/A
906.8	0.00	0.00	-0.14	N/A	N/A	N/A

NOTES:

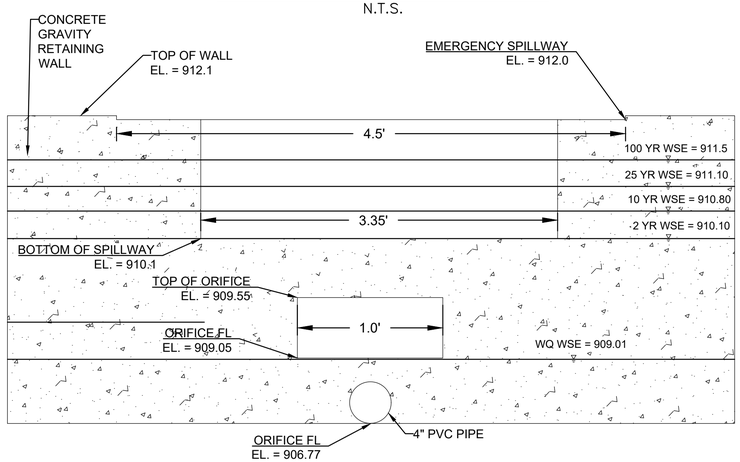
1. SEE SHEET 19 AND THE CURRENT SHEET FOR DETAILED POND GRADING INFORMATION.
2. ULTRAVIOLET RESISTANT GEOMEMBRANE LINER WITH A MINIMUM THICKNESS OF 30 MILS SHALL BE INSTALLED TO THE TOP OF POND INCLUDING AREAS UNDER AND BEHIND ALL HEADWALL STRUCTURES, PIPE PENETRATIONS, AND CONCRETE.
3. GEOTEXTILE FABRIC MEETING THE MEETING THE FOLLOWING SPECIFICATIONS SHALL BE PLACED ON TOP AND BOTTOM OF THE GEOMEMBRANE LINER:

Property	Test Method	Unit	Specification (min)
Unit Weight		oz/yd²	8
Filtration Rate		in/sec	0.08
Puncture Strength	ASTM D-751*	lb	125
Mullen Burst Strength	ASTM D-751	psi	400
Tensile Strength	ASTM D-1682	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

4. THE GEOMEMBRANE LINER SHALL BE COVERED WITH A MINIMUM OF 6" COMPACTED TOPSOIL AND STABILIZED WITH APPROPRIATE VEGETATION.
5. CONTROL SYSTEM SHALL BE 12V DC WITH SOLAR CHARGED 12V DC BATTERY. ALTERNATE ELECTRICAL DESIGN MAY BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEER'S APPROVAL.
6. ACTUATOR SHALL BE ELECTRONIC QUARTER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN FOR 2 HOURS FOLLOWING BASIN EMPTY SIGNAL.
8. A SIGN WILL BE POSTED NEXT TO THE ALARM LIGHT THAT INCLUDES THE PHONE NUMBERS OF THE OWNER AND THE TCEQ AUSTIN REGIONAL OFFICE. THE ALARM SYSTEM SHOULD BE CLEARLY VISIBLE TO INDICATE SYSTEM MALFUNCTION.
9. CONTROLLER SHALL BE IN LOCKED ENCLOSURE WITH EXTERNAL INDICATOR.
10. CONTROLLER SHALL HAVE TEST SEQUENCE AND ON/OFF/RESET SWITCH. THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
11. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED.
12. CONTRACTOR SHALL TEST AND VERIFY POND IS FUNCTIONING AS DESIGNED PRIOR TO ACCEPTANCE. CONTRACTOR SHALL SUBMIT LIST OF CONTROL PANEL COMPONENTS AND OPERATIONS MANUAL TO ENGINEER. SUBMITTED BY THE CONTRACTOR TO THE DESIGN ENGINEER FOR REVIEW
13. AFTER COMPLETION OF CONSTRUCTION, A CERTIFICATION LETTER PREPARED BY A LICENSED P.E. STATING THE BMP WAS CONSTRUCTED AS DESIGNED WILL BE SUBMITTED TO THE EAPP.

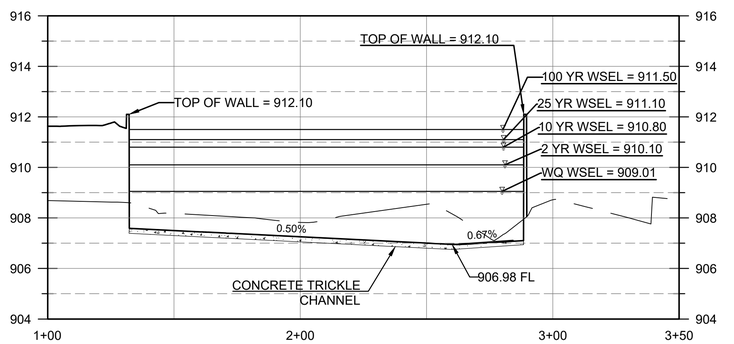
LEGEND	
× 0.00 TW	TOP OF WALL
× 0.00 BW	BOTTOM OF WALL
× 0.00 TG	TOP OF GRADE
× 0.00 EG	EXISTING OF GRADE

CROSS SECTION OUTFLOW WEIR
N.T.S.

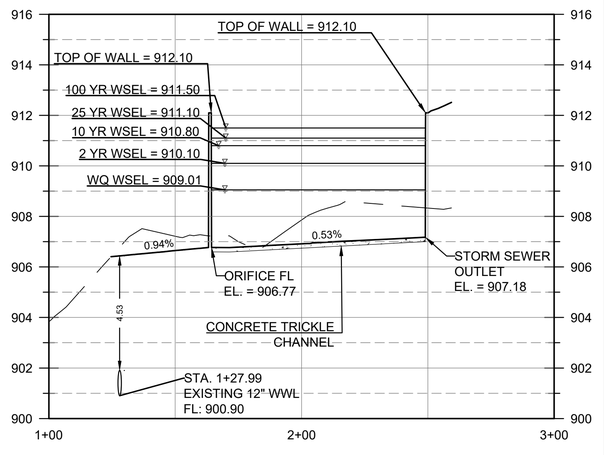


SCALE: 1"=30' HOR
1"= 3' VER
GRAPHIC SCALE IN FEET
0 15 30 45 60

POND CROSS SECTION 'A'



POND CROSS SECTION 'B'



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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

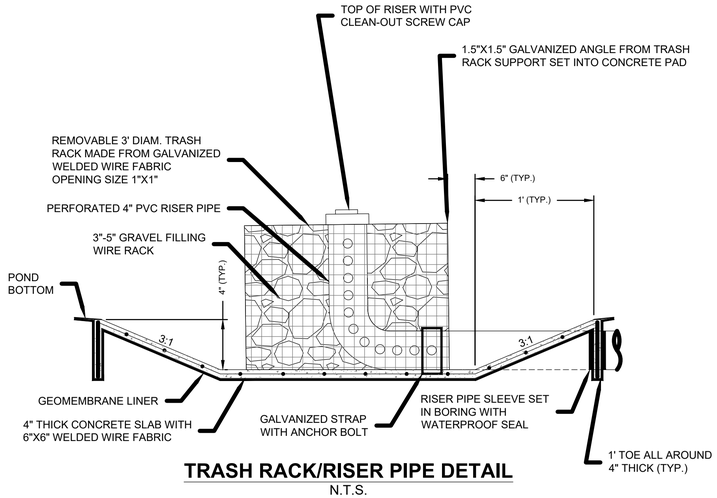
PROPOSED POND
PLAN (1 OF 2)

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 13 OF 38

H:\PROJECTS\1711 - STUDIO ELESS\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-PROPOSED POND PLAN.DWG DATE: 7/31/2024 1:25:55 PM BY: LLAHAUG



TRASH RACK/RISER PIPE DETAIL
N.T.S.

FLOAT SWITCH DETAIL
N.T.S.

CONTROLLER CIRCUIT DIAGRAM

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: ATX Pickleplex
Date Prepared: 7/23/2024

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	3.47	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	2.48	acres
Total post-development impervious cover fraction * =	0.71	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	2159	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	2.60	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.12	acres
Post-development impervious fraction within drainage basin/outfall area =	0.82	
$L_{M\ THIS\ BASIN}$ =	1845	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	2.60	acres
A_I =	2.00	acres
A_P =	0.60	acres
L_R =	2025	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1852 lbs.

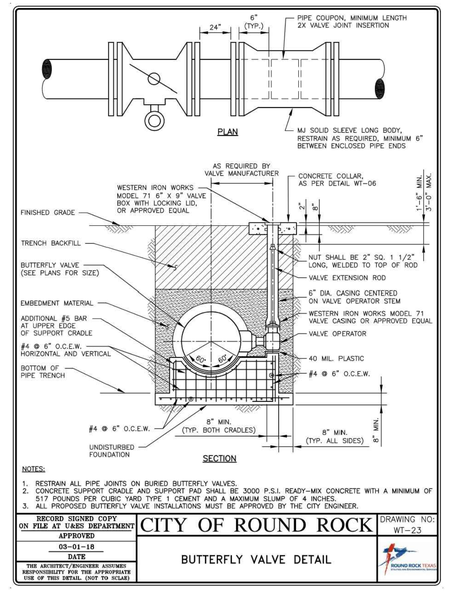
F = 0.91

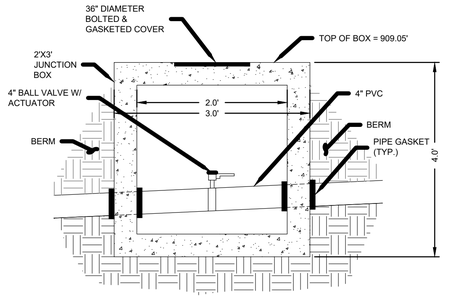
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	1.80	inches
Post Development Runoff Coefficient =	0.58	
On-site Water Quality Volume =	9910	cubic feet

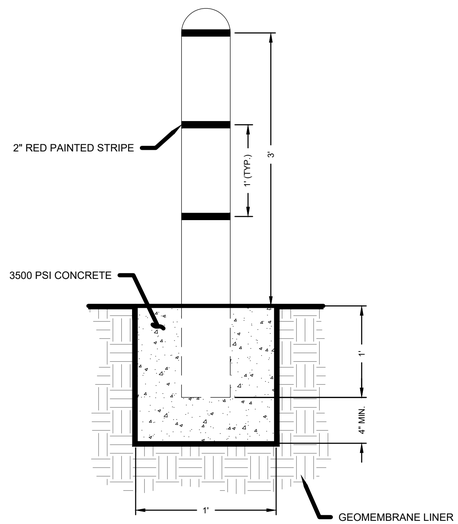
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1982	
Total Capture Volume (required water quality volume(s) x 1.20) =	11892	cubic feet





VALVE & ENCLOSURE DETAIL
N.T.S.



SEDIMENT MARKER DETAIL
N.T.S.

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

PROPOSED POND
PLAN (1 OF 2)

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
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STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 14 OF 38

Global Summary Results for Run "a-2yr"

Project: Cypress Creek Pickleball Simulation Run: a-2yr

Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:01
Compute Time: 30Jul2024, 15:17:08
Basin Model: Basin 1
Meteorologic Model: a-2yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
DA-1	.0000422908	0.13259	01Jan2000, 12:04	0.00773
DA-10	.000306761	0.90069	01Jan2000, 12:04	0.05182
DA-11	.000223793	0.39295	01Jan2000, 12:05	0.01937
DA-12	.0000188591	0.03311	01Jan2000, 12:05	0.00163
DA-2	0.0010632	2.86464	01Jan2000, 12:04	0.16166
DA-3	.000207971	0.36517	01Jan2000, 12:05	0.01800
DA-4	.000802736	2.15144	01Jan2000, 12:04	0.12126
DA-5	.000619117	1.96750	01Jan2000, 12:04	0.11502
DA-6	.000380653	1.20968	01Jan2000, 12:04	0.07072
DA-7	.000671233	2.13312	01Jan2000, 12:04	0.12470
DA-8	.000413654	1.27926	01Jan2000, 12:04	0.07439
DA-9	.000383056	1.09746	01Jan2000, 12:04	0.06280
EX-1	0.0040844	5.86642	01Jan2000, 12:08	0.36131
EX-2	.000796187	1.29526	01Jan2000, 12:06	0.06890
EX-3	.000578914	1.01850	01Jan2000, 12:06	0.05928
EX-POA-1	0.0049219	7.32760	01Jan2000, 12:08	0.45372
EX-POA-2	.000796187	1.29526	01Jan2000, 12:06	0.06890
EX-POA-3	.000578914	1.01850	01Jan2000, 12:06	0.05928
OFFSITE-1	.000837458	1.60972	01Jan2000, 12:06	0.09241
OFFSITE-1 PROP	.000837458	1.60972	01Jan2000, 12:06	0.09241
POND-1	0.0038377	4.48697	01Jan2000, 12:13	0.66115
PROP-POA-1	0.0051069	6.33179	01Jan2000, 12:07	0.79093
PROP-POA-2	.000802736	2.15144	01Jan2000, 12:04	0.12126
PROP-POA-3	.0000611499	0.16570	01Jan2000, 12:04	0.00936

Global Summary Results for Run "b-10yr"

Project: Cypress Creek Pickleball Simulation Run: b-10yr

Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:01
Compute Time: 30Jul2024, 15:17:10
Basin Model: Basin 1
Meteorologic Model: b-10yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
DA-1	.0000422908	0.22617	01Jan2000, 12:04	0.01422
DA-10	.000306761	1.58654	01Jan2000, 12:04	0.09800
DA-11	.000223793	0.92399	01Jan2000, 12:04	0.04917
DA-12	.0000188591	0.07787	01Jan2000, 12:04	0.00414
DA-2	0.0010632	5.27163	01Jan2000, 12:04	0.31794
DA-3	.000207971	0.85867	01Jan2000, 12:04	0.04569
DA-4	.000802736	3.97009	01Jan2000, 12:04	0.23908
DA-5	.000619117	3.33430	01Jan2000, 12:04	0.21044
DA-6	.000380653	2.05004	01Jan2000, 12:04	0.12938
DA-7	.000671233	3.61498	01Jan2000, 12:04	0.22815
DA-8	.000413654	2.19657	01Jan2000, 12:04	0.13762
DA-9	.000383056	1.95707	01Jan2000, 12:04	0.12007
EX-1	0.0040844	13.65507	01Jan2000, 12:08	0.90645
EX-2	.000796187	3.02512	01Jan2000, 12:05	0.17488
EX-3	.000578914	2.22464	01Jan2000, 12:06	0.13827
EX-POA-1	0.0049219	16.73184	01Jan2000, 12:07	1.11454
EX-POA-2	.000796187	3.02512	01Jan2000, 12:05	0.17488
EX-POA-3	.000578914	2.22464	01Jan2000, 12:06	0.13827
OFFSITE-1	.000837458	3.38588	01Jan2000, 12:06	0.20809
OFFSITE-1 PROP	.000837458	3.38588	01Jan2000, 12:06	0.20809
POND-1	0.0038377	10.49218	01Jan2000, 12:10	1.24166
PROP-POA-1	0.0051069	14.41136	01Jan2000, 12:08	1.54462
PROP-POA-2	.000802736	3.97009	01Jan2000, 12:04	0.23908
PROP-POA-3	.0000611499	0.30403	01Jan2000, 12:04	0.01837

Global Summary Results for Run "c-25yr"

Project: Cypress Creek Pickleball Simulation Run: c-25yr

Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:01
Compute Time: 30Jul2024, 15:17:12
Basin Model: Basin 1
Meteorologic Model: c-25yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
DA-1	.0000422908	0.28210	01Jan2000, 12:04	0.01855
DA-10	.000306761	1.99837	01Jan2000, 12:04	0.12909
DA-11	.000223793	1.25100	01Jan2000, 12:04	0.07047
DA-12	.0000188591	0.10542	01Jan2000, 12:04	0.00594
DA-2	0.0010632	6.72483	01Jan2000, 12:04	0.42433
DA-3	.000207971	1.16255	01Jan2000, 12:04	0.06549
DA-4	.000802736	5.06844	01Jan2000, 12:04	0.31936
DA-5	.000619117	4.15042	01Jan2000, 12:04	0.27396
DA-6	.000380653	2.55181	01Jan2000, 12:04	0.16844
DA-7	.000671233	4.49980	01Jan2000, 12:04	0.29702
DA-8	.000413654	2.74540	01Jan2000, 12:04	0.17988
DA-9	.000383056	2.47406	01Jan2000, 12:04	0.15875
EX-1	0.0040844	18.43599	01Jan2000, 12:08	1.29553
EX-2	.000796187	4.10054	01Jan2000, 12:05	0.25063
EX-3	.000578914	2.96297	01Jan2000, 12:06	0.19403
EX-POA-1	0.0049219	22.53505	01Jan2000, 12:07	1.58480
EX-POA-2	.000796187	4.10054	01Jan2000, 12:05	0.25063
EX-POA-3	.000578914	2.96297	01Jan2000, 12:06	0.19403
OFFSITE-1	.000837458	4.46860	01Jan2000, 12:06	0.28927
OFFSITE-1 PROP	.000837458	4.46860	01Jan2000, 12:06	0.28927
POND-1	0.0038377	14.80881	01Jan2000, 12:09	1.63143
PROP-POA-1	0.0051069	20.34252	01Jan2000, 12:07	2.05665
PROP-POA-2	.000802736	5.06844	01Jan2000, 12:04	0.31936
PROP-POA-3	.0000611499	0.38752	01Jan2000, 12:04	0.02449

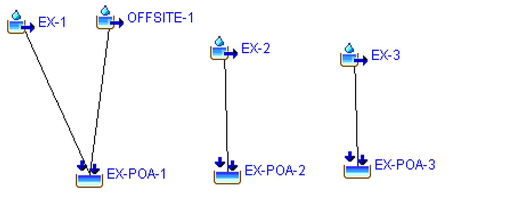
Global Summary Results for Run "d-100yr"

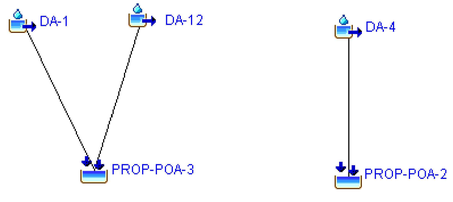
Project: Cypress Creek Pickleball Simulation Run: d-100yr

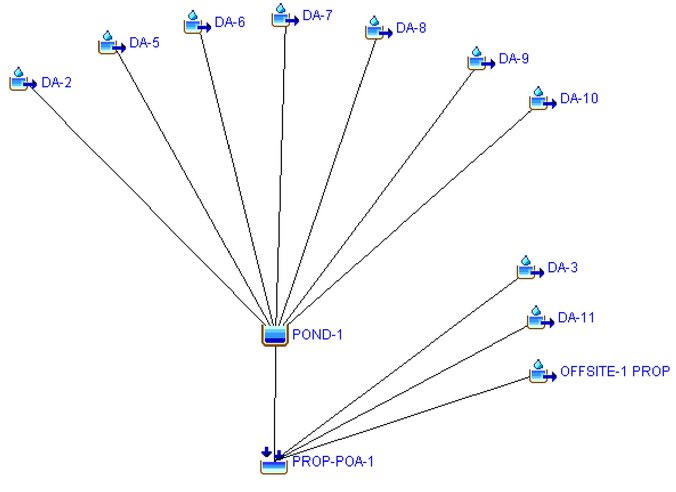
Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:01
Compute Time: 30Jul2024, 15:17:14
Basin Model: Basin 1
Meteorologic Model: d-100yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
DA-1	.0000422908	0.37499	01Jan2000, 12:04	0.02634
DA-10	.000306761	2.68137	01Jan2000, 12:04	0.18526
DA-11	.000223793	1.78885	01Jan2000, 12:04	0.10993
DA-12	.0000188591	0.15075	01Jan2000, 12:04	0.00926
DA-2	0.0010632	9.13054	01Jan2000, 12:04	0.61754
DA-3	.000207971	1.66238	01Jan2000, 12:04	0.10216
DA-4	.000802736	6.88650	01Jan2000, 12:04	0.46516
DA-5	.000619117	5.50644	01Jan2000, 12:04	0.38818
DA-6	.000380653	3.38554	01Jan2000, 12:04	0.23867
DA-7	.000671233	5.96997	01Jan2000, 12:04	0.42086
DA-8	.000413654	3.65670	01Jan2000, 12:04	0.25599
DA-9	.000383056	3.33101	01Jan2000, 12:04	0.22873
EX-1	0.0040844	26.36450	01Jan2000, 12:08	2.01616
EX-2	.000796187	5.87511	01Jan2000, 12:05	0.39102
EX-3	.000578914	4.18522	01Jan2000, 12:06	0.29685
EX-POA-1	0.0049219	32.15886	01Jan2000, 12:07	2.45472
EX-POA-2	.000796187	5.87511	01Jan2000, 12:05	0.39102
EX-POA-3	.000578914	4.18522	01Jan2000, 12:06	0.29685
OFFSITE-1	.000837458	6.27086	01Jan2000, 12:05	0.43856
OFFSITE-1 PROP	.000837458	6.27086	01Jan2000, 12:05	0.43856
POND-1	0.0038377	22.39520	01Jan2000, 12:08	2.33500
PROP-POA-1	0.0051069	30.75277	01Jan2000, 12:07	2.98566
PROP-POA-2	.000802736	6.88650	01Jan2000, 12:04	0.46516
PROP-POA-3	.0000611499	0.52574	01Jan2000, 12:04	0.03561







Summary Results for Reservoir "POND-1"

Project: Cypress Creek Pickleball
Simulation Run: c-25yr Reservoir: POND-1

Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:01
Compute Time: 30Jul2024, 15:17:12
Basin Model: Basin 1
Meteorologic Model: c-25yr
Control Specifications: Control 1

Volume Units: IN AC-FT

Computed Results

Peak Inflow : 25.14471 (CFS)
Peak Outflow : 14.80881 (CFS)
Total Inflow : 7.97 (IN)
Total Outflow : 7.97 (IN)
Date/Time of Peak Inflow : 01Jan2000, 12:04
Date/Time of Peak Outflow : 01Jan2000, 12:09
Peak Storage : 0.59353 (AC-FT)
Peak Elevation : 911.1 (FT)

Summary Results for Reservoir "POND-1"

Project: Cypress Creek Pickleball
Simulation Run: d-100yr Reservoir: POND-1

Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:01
Compute Time: 30Jul2024, 15:17:14
Basin Model: Basin 1
Meteorologic Model: d-100yr
Control Specifications: Control 1

Volume Units: IN AC-FT

Computed Results

Peak Inflow : 33.66157 (CFS)
Peak Outflow : 22.39520 (CFS)
Total Inflow : 11.41 (IN)
Total Outflow : 11.41 (IN)
Date/Time of Peak Inflow : 01Jan2000, 12:04
Date/Time of Peak Outflow : 01Jan2000, 12:08
Peak Storage : 0.66775 (AC-FT)
Peak Elevation : 911.5 (FT)

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

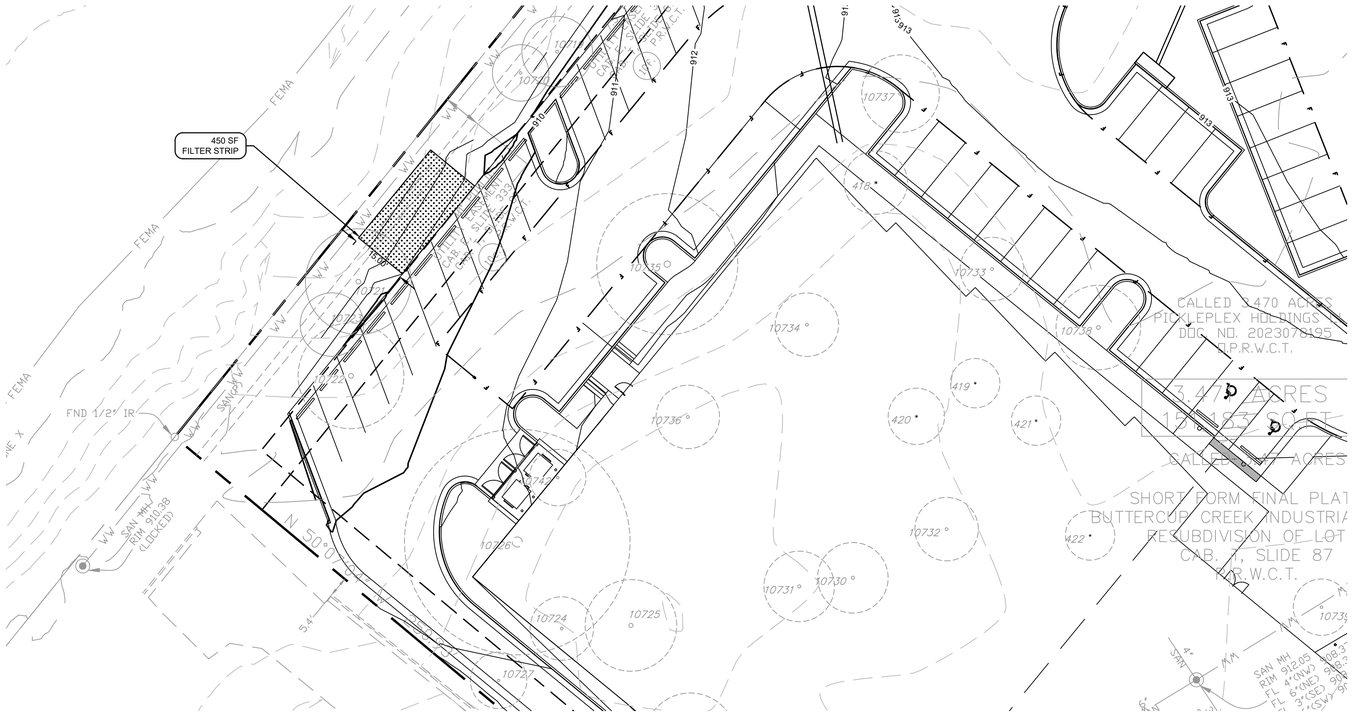
ATX PICKLEPLEX
SITE PLAN

POND ROUTINGS
AND CALCULATIONS

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD



SCALE: 1"=20'
GRAPHIC SCALE IN FEET
0 10 20 30 40

NOTES (TCEQ RG348):

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS AREA SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E., 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AN ENGINEERED FILTER STRIP.
7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: ATX Pickleplex
Date Prepared: 7/23/2024

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	3.47	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	2.48	acres
Total post-development impervious cover fraction * =	0.71	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	2159	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	0.51	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.33	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	287	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	85	percent

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

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

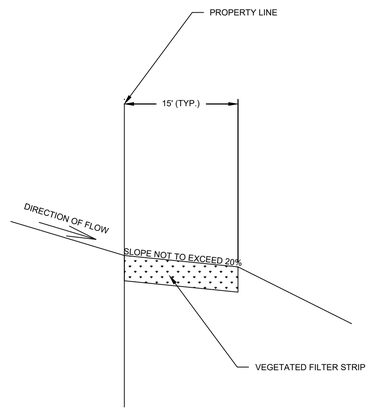
where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.51	acres
A_I =	0.33	acres
A_P =	0.18	acres
L_R =	313	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 307 lbs.

F = 0.98



ENGINEERED VEGETATED FILTER STRIP DETAIL (TYP).
N.T.S.

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

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Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

PROPOSED POND
PLAN (1 OF 2)

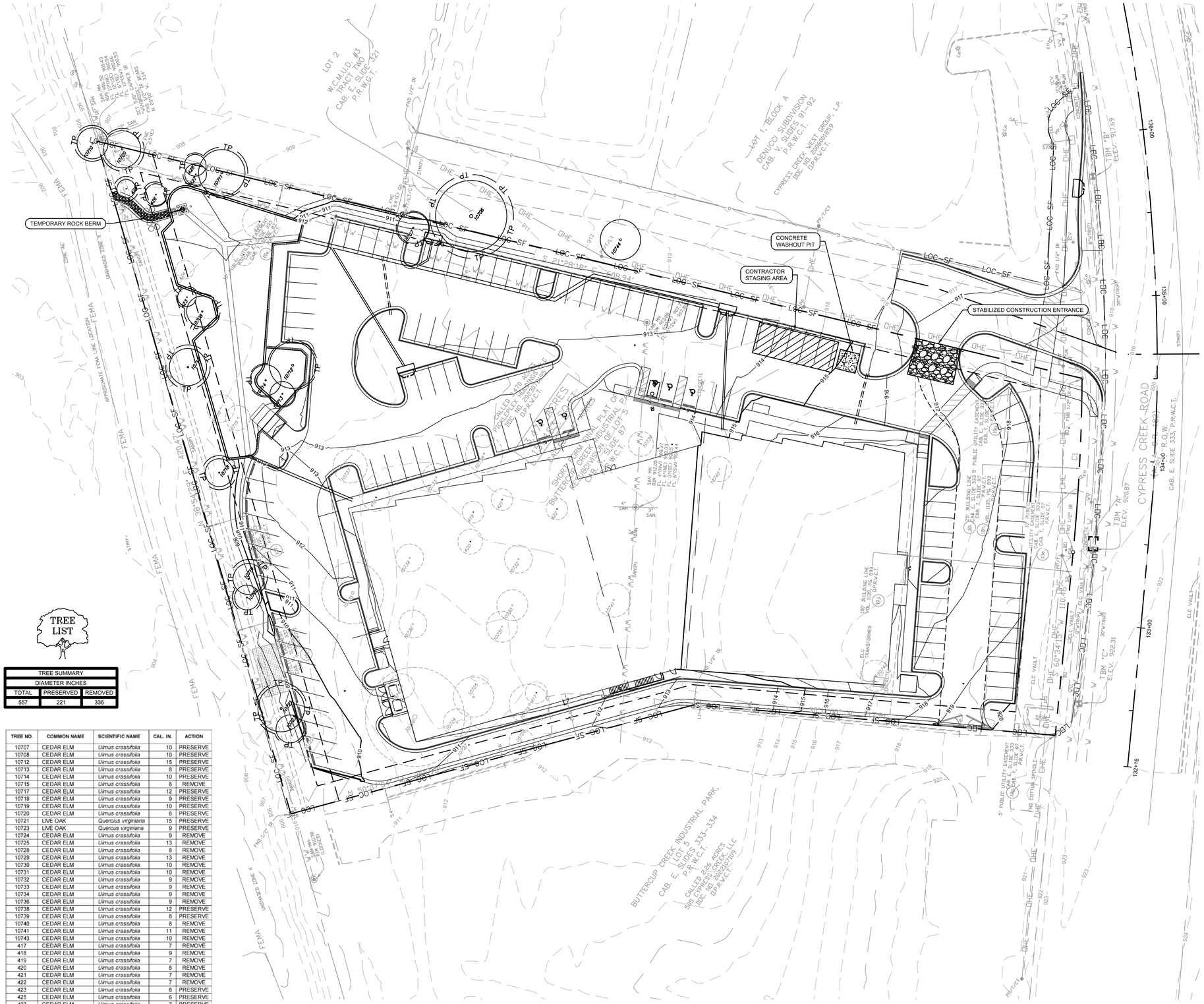
PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 16 OF 38

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-PROPOSED POND PLAN.DWG DATE: 7/30/2024 8:04:01 PM BY: JMARTINEZ



SCALE: 1"=30'
GRAPHIC SCALE IN FEET
0 15 30 45 60

LEGEND

- PROPERTY BOUNDARY
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- EASEMENT LINE
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- LOC–SF LIMITS OF CONSTRUCTION & SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CURB INLET PROTECTION
- EXISTING CURB INLET PROTECTION
- TEMPORARY ROCK BERM
- CONTRACTOR STAGING AREA
- CONCRETE WASHOUT PIT
- PROPOSED STORM SEWER LINE
- PROPOSED GRATE INLET
- SD EXISTING STORM SEWER LINE
- PROPOSED CURB INLET
- SILT FENCE J-HOOKS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE

NOTES:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
2. TOTAL DISTURBED AREA: 3.69 ACRES
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE THE FOLLOWING PRIOR TO SCHEDULING THE PRECONSTRUCTION MEETING: NOTICE OF INTENT APPROVED BY TCEQ TO THE CITY'S MS4 COORDINATOR (DENNIS NEILSON), UPLOAD TCEQ NOI TO MGO, AND POST ON SITE WITH CGP AND SWPPP.
5. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
6. STORM INLET SEDIMENT TRAPS PLACED IN PROPOSED INLETS ARE TO BE REMOVED AND REPLACED W/ TRI-DIKES AFTER ALL IMPROVEMENTS HAVE BEEN COMPLETED PRIOR TO THE SUBDIVISION ACCEPTANCE.
7. EXISTING EROSION CONTROLS TO BE MAINTAINED AND REMAIN THROUGHOUT CONSTRUCTION UNTIL VEGETATION ESTABLISHED TO A MINIMUM OF 70% OF DISTURBED CONTRIBUTING DRAINAGE AREA.
8. ALL HAUL OFF/SPOILS TAKEN OFFSITE WILL BE TAKEN TO A LOCATION THAT IS PROPERLY PERMITTED TO ACCEPT FILL. DOCUMENTATION OF SAID SITE'S PERMIT INFORMATION WILL NEED TO BE COLLECTED AND ADDED TO THE SW3P RECORD AT THAT TIME.
9. ON SITE SPOILS STAGED MORE THAN 24 HOURS SHALL BE NOTED ON THE SW3P AND PLACED ON LEVEL GROUND WITH APPROPRIATE EROSION CONTROL. AT A MINIMUM, SILT FENCE WILL BE REQUIRED ON THE DOWN GRADIENT SIDE AND WITH 20 FT. PERPENDICULAR ON BOTH ENDS.
10. TEMPORARY ROCK BERM IS TO BE REMOVED PRIOR TO FINAL INSPECTION.

TREE LIST

TREE SUMMARY		
DIAMETER INCHES		
TOTAL	PRESERVED	REMOVED
557	221	336

TREE NO.	COMMON NAME	SCIENTIFIC NAME	CAL. IN.	ACTION
10707	CEDAR ELM	*Ulmus crassifolia*	10	PRESERVE
10708	CEDAR ELM	*Ulmus crassifolia*	10	PRESERVE
10712	CEDAR ELM	*Ulmus crassifolia*	15	PRESERVE
10713	CEDAR ELM	*Ulmus crassifolia*	8	PRESERVE
10714	CEDAR ELM	*Ulmus crassifolia*	10	PRESERVE
10715	CEDAR ELM	*Ulmus crassifolia*	8	REMOVE
10717	CEDAR ELM	*Ulmus crassifolia*	12	PRESERVE
10718	CEDAR ELM	*Ulmus crassifolia*	9	PRESERVE
10719	CEDAR ELM	*Ulmus crassifolia*	10	PRESERVE
10720	CEDAR ELM	*Ulmus crassifolia*	8	PRESERVE
10721	LIVE OAK	*Quercus virginiana*	15	PRESERVE
10723	LIVE OAK	*Quercus virginiana*	9	PRESERVE
10724	CEDAR ELM	*Ulmus crassifolia*	9	REMOVE
10725	CEDAR ELM	*Ulmus crassifolia*	13	REMOVE
10728	CEDAR ELM	*Ulmus crassifolia*	8	REMOVE
10729	CEDAR ELM	*Ulmus crassifolia*	13	REMOVE
10730	CEDAR ELM	*Ulmus crassifolia*	10	REMOVE
10731	CEDAR ELM	*Ulmus crassifolia*	10	REMOVE
10732	CEDAR ELM	*Ulmus crassifolia*	9	REMOVE
10733	CEDAR ELM	*Ulmus crassifolia*	9	REMOVE
10734	CEDAR ELM	*Ulmus crassifolia*	9	REMOVE
10736	CEDAR ELM	*Ulmus crassifolia*	9	REMOVE
10738	CEDAR ELM	*Ulmus crassifolia*	12	PRESERVE
10739	CEDAR ELM	*Ulmus crassifolia*	8	PRESERVE
10740	CEDAR ELM	*Ulmus crassifolia*	8	REMOVE
10741	CEDAR ELM	*Ulmus crassifolia*	11	REMOVE
10743	CEDAR ELM	*Ulmus crassifolia*	10	REMOVE
417	CEDAR ELM	*Ulmus crassifolia*	7	REMOVE
418	CEDAR ELM	*Ulmus crassifolia*	9	REMOVE
419	CEDAR ELM	*Ulmus crassifolia*	7	REMOVE
420	CEDAR ELM	*Ulmus crassifolia*	8	REMOVE
421	CEDAR ELM	*Ulmus crassifolia*	7	REMOVE
422	CEDAR ELM	*Ulmus crassifolia*	7	REMOVE
423	CEDAR ELM	*Ulmus crassifolia*	6	PRESERVE
425	CEDAR ELM	*Ulmus crassifolia*	6	PRESERVE
427	CEDAR ELM	*Ulmus crassifolia*	7	PRESERVE
431	CEDAR ELM	*Ulmus crassifolia*	7	REMOVE

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

EROSION AND SEDIMENTATION CONTROL PLAN

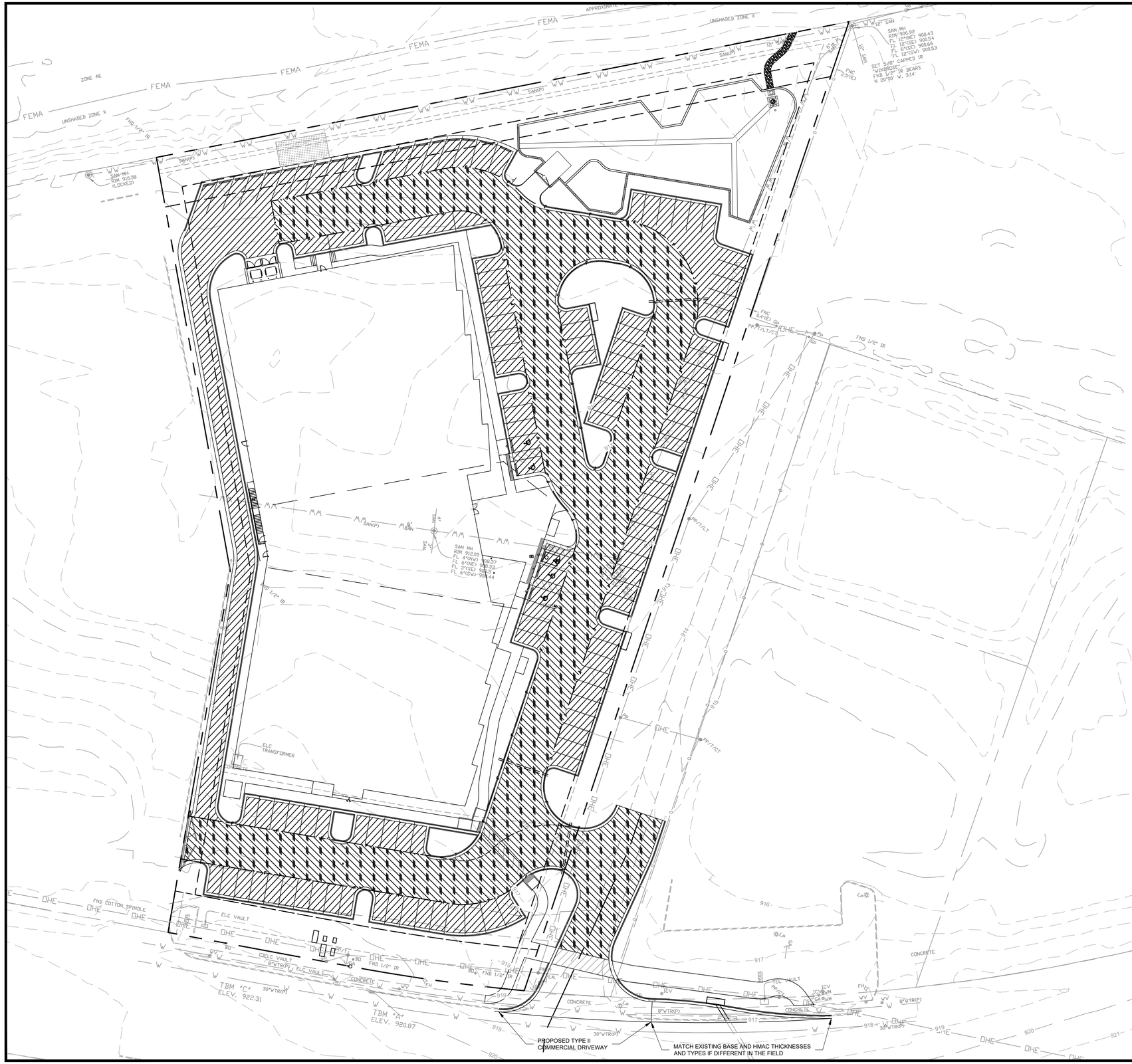
PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 17 OF 38

H:\PROJECTS\1711 - STUDIO ELE\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-EROSION AND SEDIMENTATION CONTROL PLAN.DWG DATE: 7/30/2024 8:04:08 PM BY: JMARTINEZ



SCALE: 1"=10'
GRAPHIC SCALE IN FEET
0 5 10 15 20

LEGEND	
	PROPERTY BOUNDARY
950	EXISTING CONTOUR
950	PROPOSED CONTOUR
	EASEMENT LINE
	HEAVY DUTY TRUCK PAVEMENT SECTION
	PASSENGER VEHICLES PAVEMENT SECTION

Table 1: Recommended Pavement Section Thickness, Inches

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pavement	
		HMAC	CLB	JRPCC	CLB
Passenger Vehicles	1	2	10	6	-
Heavy Duty Trucks*	Up to 10	2	12	6	-

Notes:

- Abbreviations: HMAC - Hot Mixed Asphalt Concrete, CLB - Crushed Limestone Base, JRPCC - Jointed, Reinforced Portland Cement Concrete
- *Heavy-duty truck parking, loading, unloading, and turning areas should use the rigid pavement option.
- The pavement thicknesses above, once complete, will be capable of supporting a total vehicle live load of 80,000 pounds and meets the HS-20 (16 kips per wheel) load carrying capacity required.
- Average Daily Truck Traffic excludes pickup and panel trucks.
- Inadequate drainage of the pavement system will accelerate pavement distress and result in increased maintenance costs. Adequate drainage should be provided for the pavement system. Adequate drainage consists of a curb and gutter or a shoulder and bar ditch system.
- These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions. Deep seated soil swelling or settlement of fill materials may cause long wave surface roughness. The recommendations above are intended to reduce maintenance costs and increase the serviceable lifespan of the pavement system.

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
DECELERATION LANE PLAN

PAVEMENT TYPE
THICKNESS PLAN

PROJECT NO: 1711-11671.66
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
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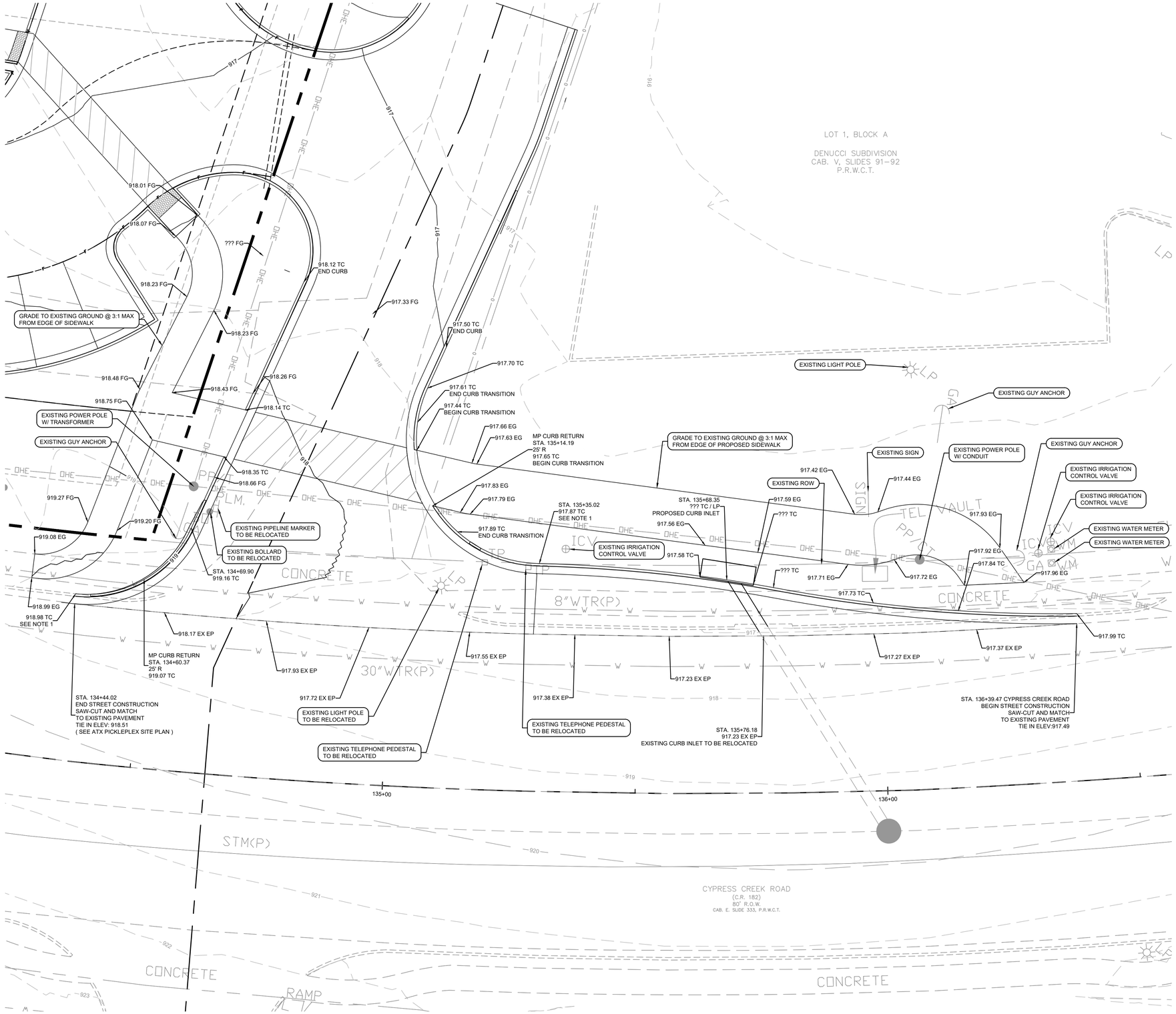
PROFESSIONAL ENGINEER
07/31/2024

SHEET 18 OF #

H:\PROJECTS\1711 - STUDIO ELES\11671.66 DECELERATION PLAN APPLICATION\CAD\SHEETS\11671.66-EROSION AND SEDIMENTATION CONTROL PLAN.DWG DATE: 7/30/2024 8:04:18 PM BY: JMARTINEZ



SCALE: 1"=10'
GRAPHIC SCALE IN FEET
0 5 10 15 20

LEGEND

	PROPERTY BOUNDARY
950	EXISTING CONTOUR
950	PROPOSED CONTOUR
	EASEMENT LINE
	DRIVE CENTERLINE
	FLOW ARROW
	PROPOSED SIDEWALK
EG	EXISTING GROUND ELEVATION
FFE	FINISHED FLOOR ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TG	TOP OF GRADE ELEVATION
BW	BOTTOM OF WALL ELEVATION
TW	TOP OF WALL ELEVATION
CL	DRIVE CENTERLINE ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
FL	FLOW LINE

NOTES:

1. CONTRACTOR TO TRANSITION SLOPES OF CURB SECTIONS USING SMOOTH VERTICAL CURVES, AS NECESSARY.

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX DECELERATION LANE PLAN

GENERAL NOTES

PROJECT NO: 1711-11671.66
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 19 OF #

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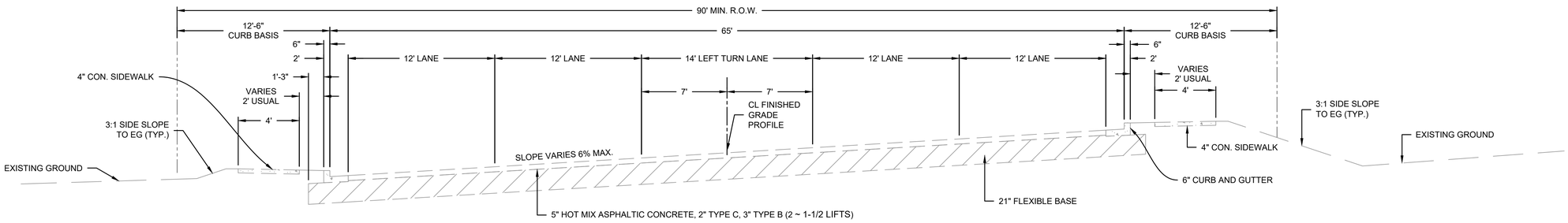
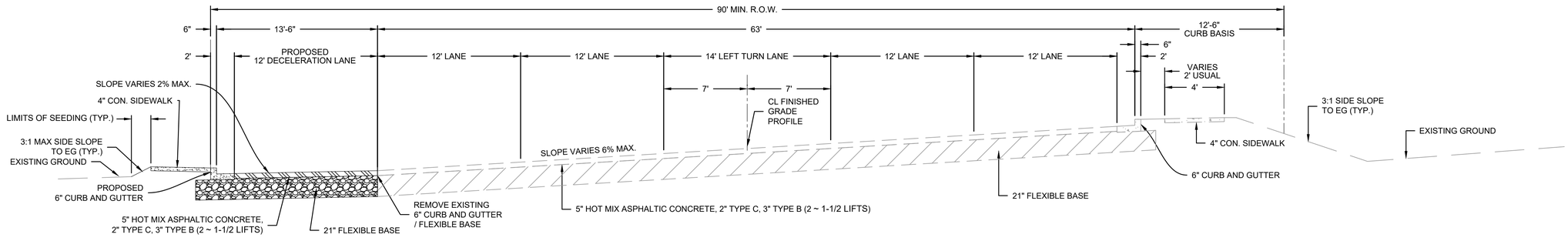


CYPRESS CREEK ROAD
EXISTING CROSS SECTION
N.T.S



CYPRESS CREEK ROAD
PROPOSED DECELERATION LANE SECTION
N.T.S

NOTES:

CONTRACTOR SHALL MATCH EXISTING BASE AND HMAC THICKNESSES AND TYPES IF DIFFERENT IN THE FIELD THAN IN THESE PLANS.

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NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
DECELERATION LANE PLAN

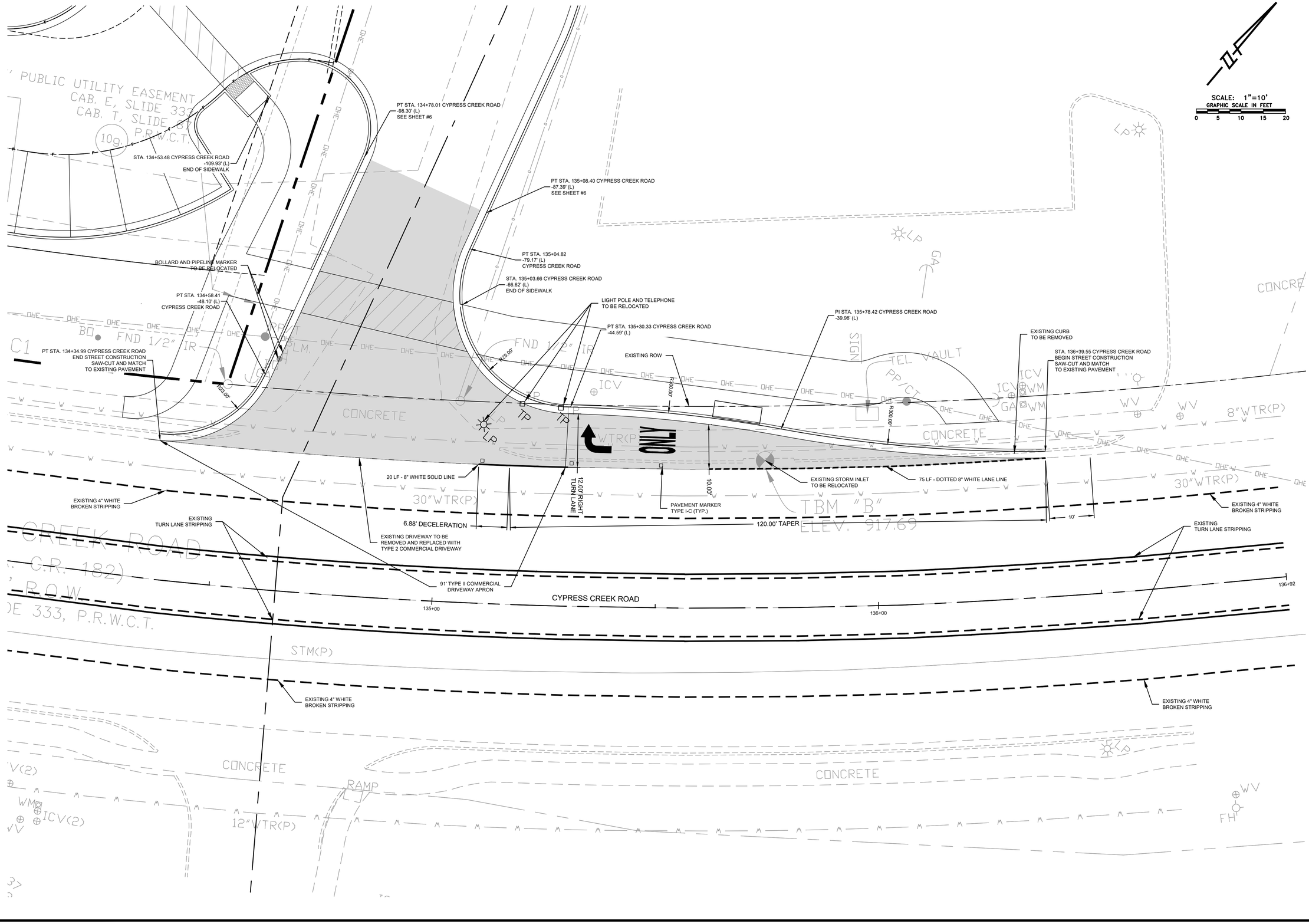
GENERAL NOTES

PROJECT NO: 1711-11671.66
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 20 OF #

H:\PROJECTS\1711 - STUDIO ELES\11671.66 DECELERATION PLAN APPLICATION\CAD\SHEETS\11671.66-STREET CROSS SECTIONS.DWG DATE: 7/30/2024 8:04:31 PM BY: JMARTINEZ



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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
DECELERATION LANE PLAN

GENERAL NOTES

PROJECT NO: 1711-11671.66

DESIGNED BY: LL

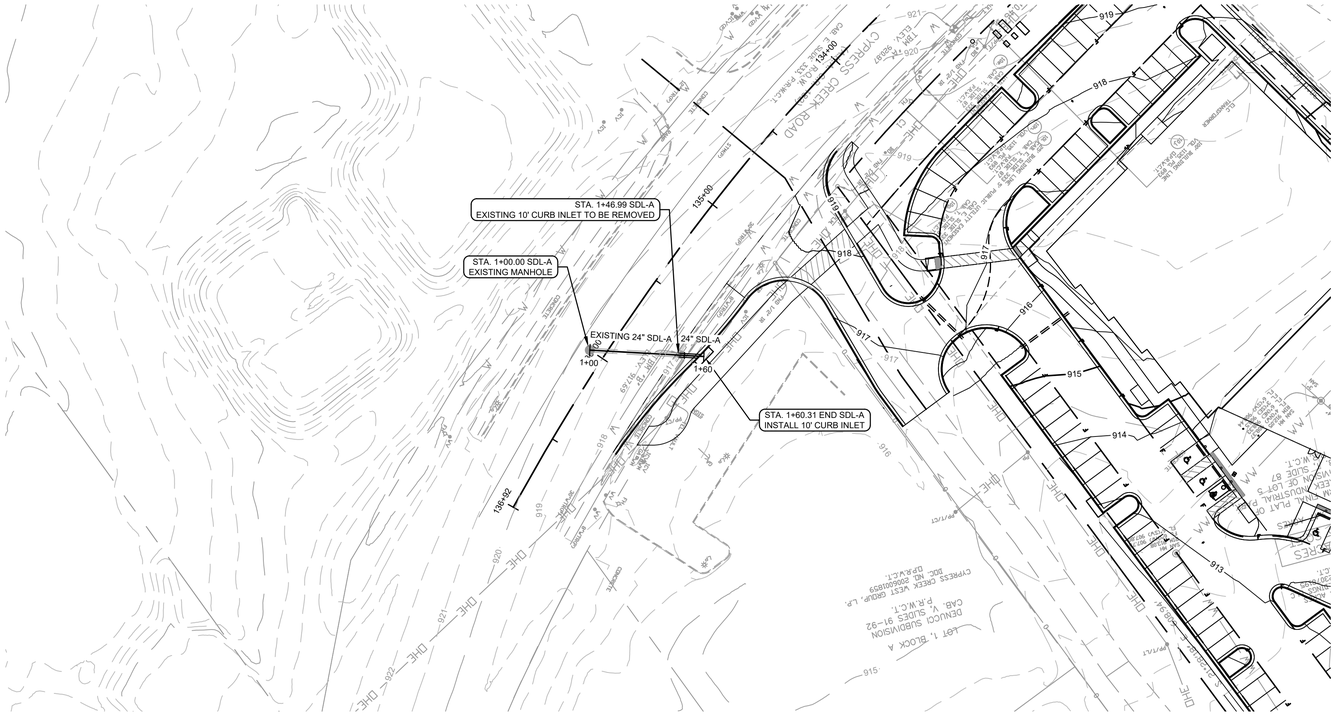
DRAWN BY: JM

CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

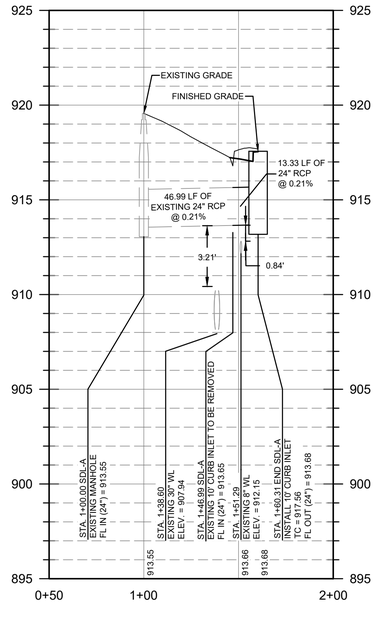
SHEET 21 OF #

H:\PROJECTS\1711 - STUDIO ELES\11671.66 DECELERATION PLAN APPLICATION\CAD\SHEETS\11671.66-ROADWAY IMPROVEMENTS.DWG DATE: 7/30/2024 8:04:37 PM BY: JMARTINEZ



LEGEND	
	PROPERTY BOUNDARY
950	EXISTING CONTOUR
950	PROPOSED CONTOUR
	EASEMENT LINE
	PROPOSED STORM SEWER LINE
	PROPOSED CURB INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
WW	EXISTING WASTEWATER LINE
WW	EXISTING WASTEWATER MANHOLE
	PROPOSED WATER LINE
W	EXISTING WATER LINE
	FIRE HYDRANT
	GATE VALVE

SDL-A



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NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
DECELERATION LANE PLAN

PROJECT NO: 1711-11671.66

DESIGNED BY: LL

DRAWN BY: JM

CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
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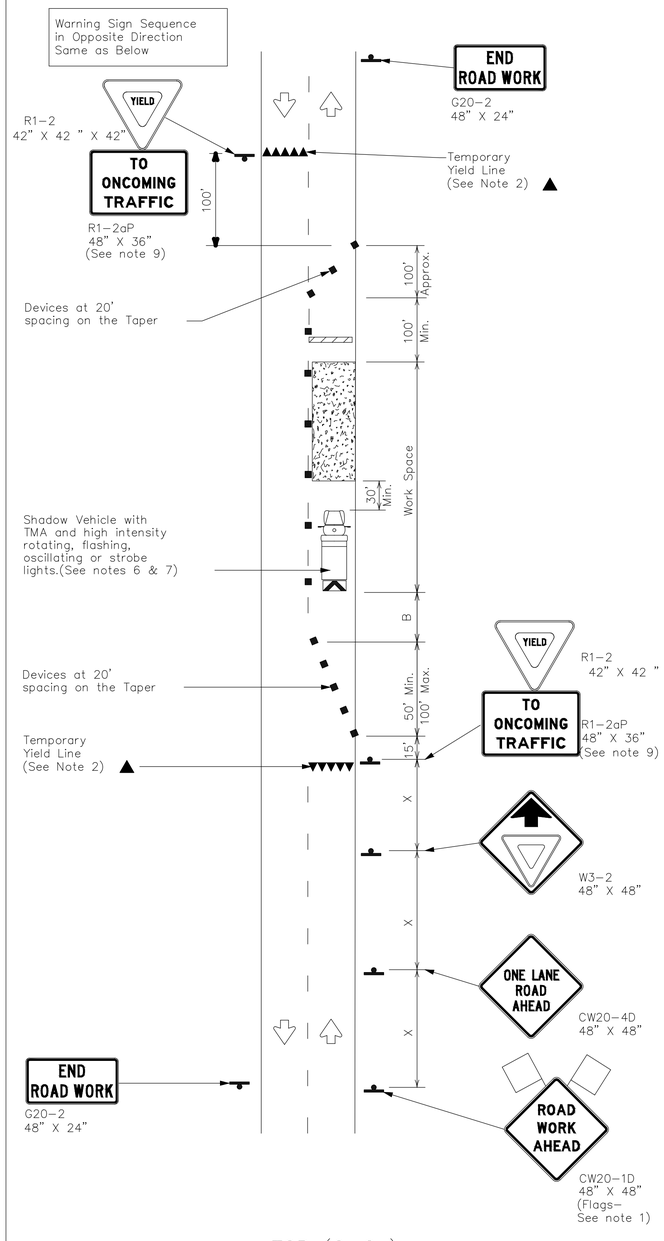
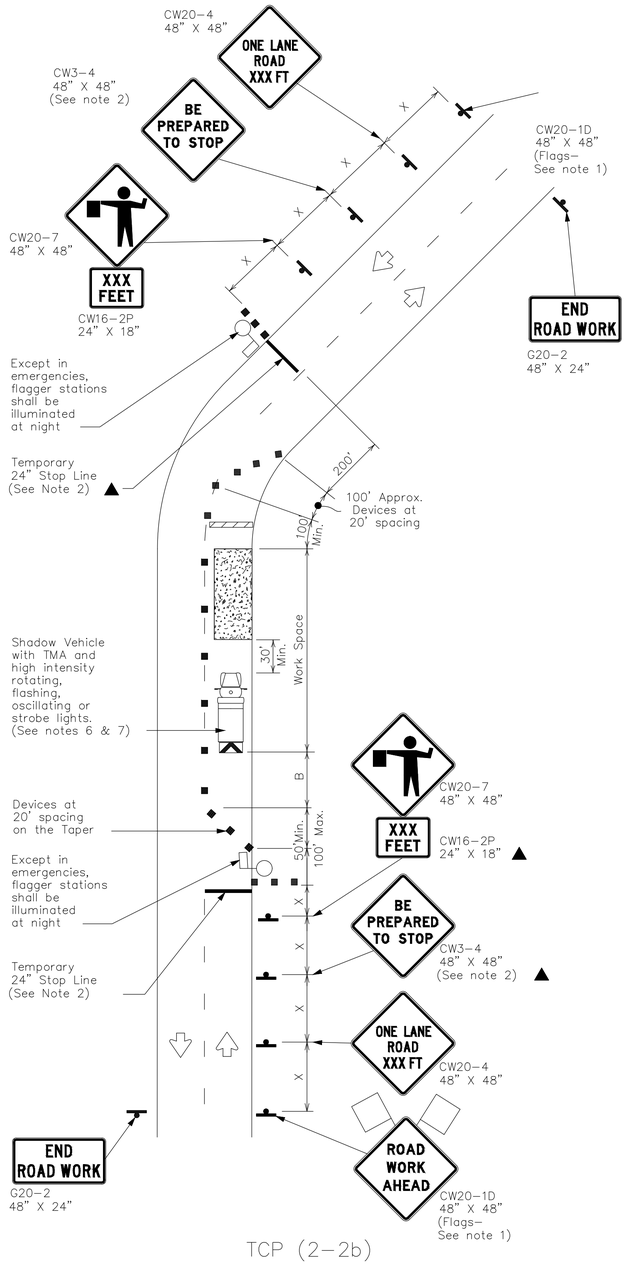
07/31/2024

SHEET 22 OF #

DATE:
FILE:



TCP (2-2a)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See Note 9)



TCP (2-2b)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH FLAGGERS

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

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

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

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

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX FT" sign, but proper sign spacing shall be maintained.
4. Flaggers should use two-way radios or other methods of communication to control traffic.
5. Length of work space should be based on the ability of flaggers to communicate.
6. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
7. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
8. 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.

TCP (2-2a)

9. The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
10. The R1-2aP "YIELD TO ONCOMING TRAFFIC" sign shall be placed on a support at a 7 foot minimum mounting height.

TCP (2-2b)

11. Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
12. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the flagger and a queue of stopped vehicles. (See table above).
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situtations.

Texas Department of Transportation | Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY
TRAFFIC CONTROL

TCP(2-2)-18

FILE: tcp2-2-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
8-95 3-03	DIST	COUNTY		SHEET NO.
1-97 2-12				
4-98 2-18				
162				

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
DECELERATION LANE PLAN

STANDARD DETAILS

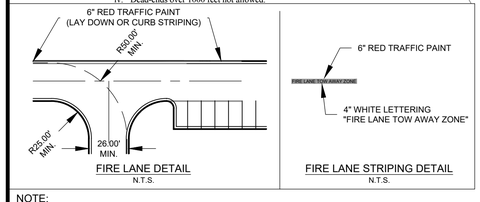
PROJECT NO: 1711-11671.66
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 23 OF #

H:\PROJECTS\1711 - STUDIO ELES\11671.66 DECELERATION PLAN APPLICATION\CAD\SHEETS\11671.66-EXISTING DRAINAGE AREA MAP.DWG DATE: 7/30/2024 8:04:49 PM BY: JMARTINEZ

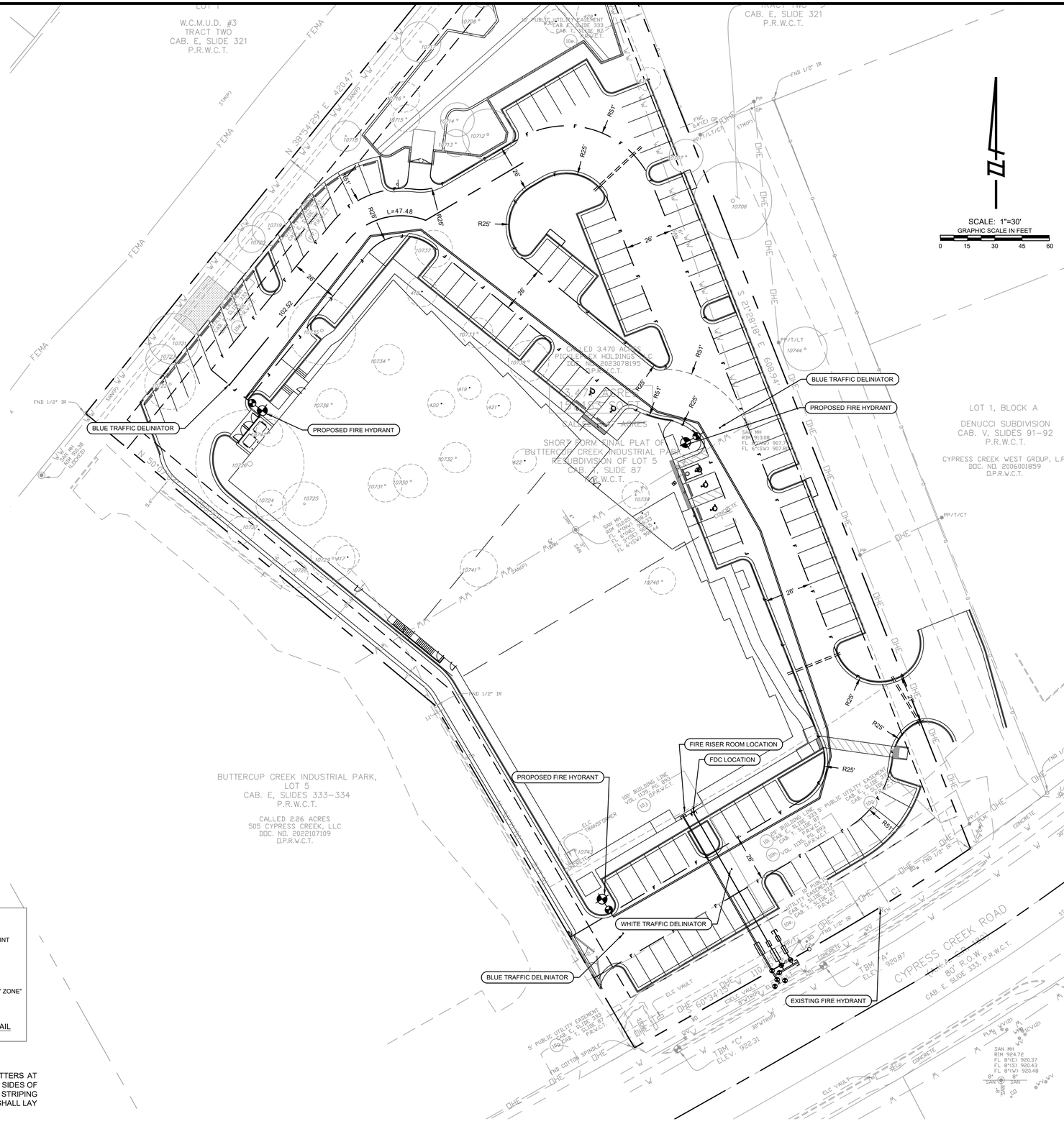
1. Emergency Responder Radio Coverage (ERCC) is a critical component of all site development and building construction and must be contemplated early in the development process. ERCC is required for all new and existing buildings.
   a. Testing for ERCC is the responsibility of the building owner or representative.
   b. Testing must be in compliance with 2021 IFC Section 510.
   c. Testing is required for:
      i. Buildings with any sub-grade floor, including parking.
      ii. Any building over 50,000 square feet.
      iii. Any building more than 3 stories above grade plane.
      iv. Any multi-story tilt wall building.
      v. Any building where loss of signal strength becomes evident.
         1. Exception: 1- and 2-family dwellings and townhomes.
   d. Testing must be completed after the building has the interior walls, exterior walls, elevator shafts, stair shafts, and roof completed, and remediation, if necessary, must be complete prior to issuance of a Certificate of Occupancy.
   e. Remediation must be in compliance with 2021 IFC Section 510.
      i. Exception: Plans may state that testing and remediation will be in accordance with 2021 IFC Section 510, however a combination of the two codes will not be allowed. Testing and remediation must both be in accordance with the same standard.
2. Fire Apparatus Access Roads (Fire Lanes)
   a. Must comply with 2021 International Fire Code (IFC) Chapter 5 and Appendices B through I, L and N, and City of Cedar Park Code of Ordinances Section 5.01 (fire code amendments).
   b. Must be constructed of asphalt or concrete to support an imposed vehicle load of 90,000 pounds.
      i. Grass pavers and other alternative materials are not allowed.
   c. Must provide access to within 150 feet of all portions of the exterior of the building.
      i. Access allowance is extended to 175 feet for a fully-sprinkled building.
   d. Must have an unobstructed width of not less than 20 feet, except that at least 26 feet shall be required where hydrants are required along the fire lane or dead-end distances reach 500 feet or greater, or where required by other departments for mobility purposes.
   e. Must have a minimum inside turning radius of 25 feet, and a minimum outside turning radius of 50 feet.
      i. The minimum radii must be carried throughout the turning movement, from and to all required fire lanes. Example: a fire lane that turns 180-degrees must have a median depth of at least 50 feet.
   f. Must not have a dead-end of more than 150 feet without an approved turn-around at the dead-end.
      i. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended.
         1. Must be 26 feet wide if the dead end is 500 feet or longer.
         2. Must have enlarged radii, per illustration.
         3. 150-500-foot dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead.
         4. 501-750-foot dead end requires 96-foot diameter cul-de-sac
         5. 751-1000-foot dead end requires 108-foot diameter cul-de-sac
         6. Dead-ends over 1000 feet not allowed.
   g. Shall not exceed a grade of more than 10% along any section of fire lane.
   h. Shall not exceed an algebraic difference of more than 8% along the angles of approach and departure, measured on a rolling 50-stretch of fire lane. This includes transitions across sidewalks and cross-connecting streets, drives, and fire lanes.
   i. Must be marked with red traffic paint or dye along both sides of the fire lane in an continuous stripe a minimum of 4 inches wide.
      i. Stripe must use the curb face where available, and must continue along the pavement where no curb face is present.
      ii. Must stencil FIRE LANE TOW AWAY ZONE in white letters a minimum of 3 inches high, no further than 35 feet between stencils. Place on curb face where available.
3. Fire Lanes During Construction
   a. All fire lanes shown on the Fire Protection sheet must be in place prior to the onset of vertical construction, and prior to the delivery of any combustible materials to the site.
      i. Compacted base may be used as fire apparatus access road during construction if approved by the Fire Prevention Division.
         1. Permission must be granted in writing.
         2. A compaction report shall be submitted by a third-party group prior to vertical construction and at any time throughout the construction process when deemed necessary by the Fire Prevention Division. Report must show 100% of optimal density throughout the fire lane, measured every 50 feet.
         3. Failure to maintain compacted base may result in a halt in construction until access is restored according to these standards.
         4. Even with compacted base, ALL CONCRETE DRIVEWAY APPROACHES MUST BE INSTALLED.
         5. Temporary fire lanes must still be identified as fire lanes – method to be approved by the Fire Prevention Division.
   b. Fire lanes must be maintained throughout the construction process, and must be kept clear at all time. Blocking the fire lane with construction equipment or materials is not permitted.
4. Fire Protection During Construction
   a. In addition to the fire lane, all fire hydrants need to be installed, tested, and functional prior to the onset of vertical construction, and prior to the delivery of combustible materials.
   b. No burning of materials on site allowed.
   c. No smoking allowed inside any building under construction, nor within 10 feet of combustible construction. Site supervisor shall designate smoking areas away from the building under construction.
   d. Site and building shall be kept free of debris and waste materials.
   e. Standpipe for fire protection, if required, shall be installed before a building under construction reaches 40 feet in height, and shall be extended per floor up to one floor below the highest progressed floor.
   f. Buildings shall not be occupied, nor shall any combustible items not related to the construction process be brought into the building prior to acceptance of all required fire protection systems.
   g. All construction vehicles and those driven by the contractors and their sub-contractors shall be maintained on the lot that is under construction.
   h. Buildings under construction shall have portable fire extinguishers:
      i. At each stairway on all floor levels.
      ii. In every storage and construction shed.
      iii. Anywhere a special hazard exists, such as flammable liquid storage or use.
5. Fire Hydrants
   a. Fire hydrants shall be installed in accordance with 2021 IFC Chapter 5 and Appendices B and C, including all footnotes in Table C102.1.
   b. Any hydrant used to serve the fire flow for a building must be within 400 feet of the building, and must be positioned along a fire lane.
   c. Hydrants shall be installed at least 3 feet from back of curb on the fire lane, but not more than 6 feet.
   d. Hydrants shall be installed such that the center of the 5" cap measures at least 18 inches from finished grade, but not more than 24 inches.
   e. Hydrants are required within 100 feet of a fire department connection or standpipe system, measured as the hose would lay along the fire lane. This hydrant shall not substitute for the hydrant(s) required by section 507.5.1.
   f. The 5" cap must face the fire lane.
6. Approved Fire Apparatus Turn-arounds
   a. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended.
      i. 150-500-foot dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead.
      ii. 501-750-foot dead end requires 96-foot diameter cul-de-sac
      iii. 751-1000-foot dead end requires 108-foot diameter cul-de-sac
      iv. Dead-ends over 1000 feet not allowed.



NOTE:

1. APPLICABLE CODE FOLLOWS 2021 IFC WITH LOCAL AMENDMENTS
2. "FIRE LANE TOW-AWAY ZONE" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT THIRTY FIVE FT INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF FIRE LANES. CURB FACING SHALL BE USED WHEN AVAILABLE. FIRE LANE STRIPING SHALL BE CONTINUOUS THROUGHOUT THE DESIGNATED FIRE LANE AND SHALL LAY DOWN ALONG BACKSIDE OF HEAD IN PARKING SPACES.

** THE CURB FACE MUST BE USED WHEN PRESENT; LAY DOWN STRIPING IS ONLY APPROPRIATE WHEN NO CURB EXISTS.



LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- DRIVE CENTERLINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED PLUG
- FIRE DEPARTMENT CONNECTION
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING PLUG
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM SEWER LINE

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

FIRE ACCESS PLAN

PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

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146542
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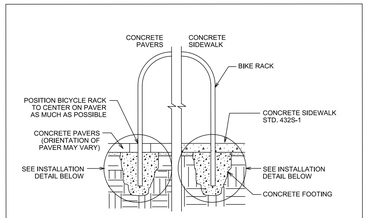
07/31/2024

SHEET 24 OF 38

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

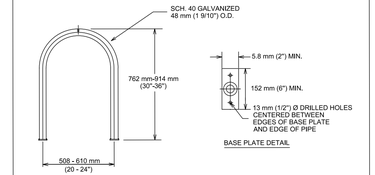
H:\PROJECTS\11711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-FIRE ACCESS PLAN.DWG DATE: 7/30/2024 8:04:58 PM BY: JMARTINEZ



INSTALLATION DETAIL

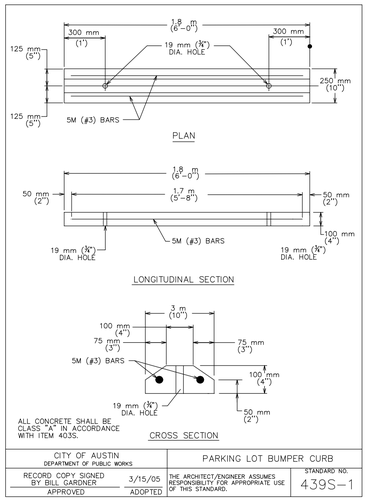
GENERAL NOTES:
1. RACKS SHALL COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		BICYCLE RACK INSTALLATION IN SIDEWALKS-ALTERNATE 2	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-5
ADOPTED			1 OF 1

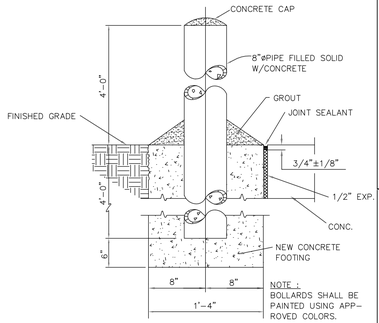


GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4")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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CLASS III STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1
ADOPTED			1 OF 1

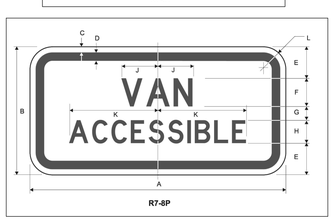


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER	3/15/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1
APPROVED	ADOPTED		

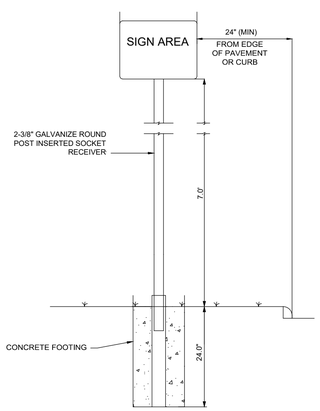


PIPE BOLLARD DETAIL
N.T.S.

R7-8T



R7-8P



TYPICAL SIGN POST DETAIL
N.T.S.

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DATE:
FILE:

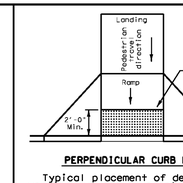
General Notes

Curb Ramps

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5'x 5' minimum with a maximum 2% slope in any direction.
5. Maneuvering space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

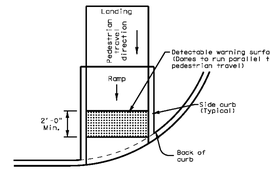
Detectable Warning Material

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.



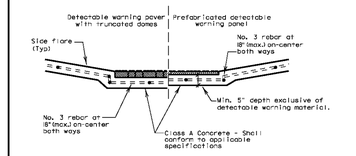
PERPENDICULAR CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

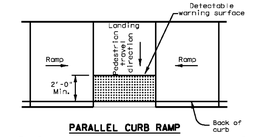


DIRECTIONAL CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.



SECTION: CURB RAMP AT DETECTABLE WARNING



PARALLEL CURB RAMP

Typical placement of detectable warning surface on landing at street edge.

DETECTABLE WARNINGS

Detectable Warning Pavers

24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

Sidewalks

26. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

FILE: ped12c.dgn	DW: TxDOT	CK: RW	DW: TxDOT	CK: VP
©TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS: VP June 13, 2012	DIST	COUNTY		SHEET NO.

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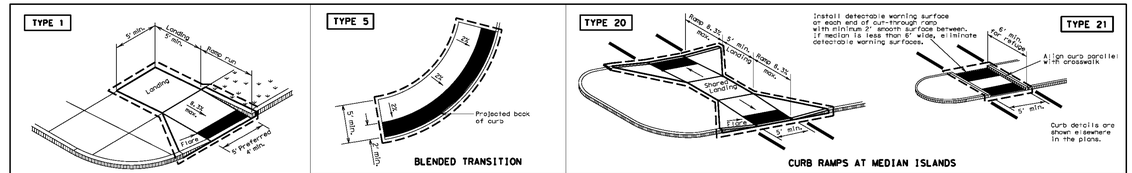
DATE:
FILE:



NOTES / LEGEND:

See General Notes on sheet 2 of 4 for more information.

Denotes planting or non-walking surface not part of pedestrian circulation path.

Ramp Limits of Payment

Detectable Warning Surface

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

FILE: ped12a.dgn	DW: TxDOT	CK: RW	DW: TxDOT	CK: VP
©TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS: VP June 13, 2012	DIST	COUNTY		SHEET NO.

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

SITE DETAILS (1 OF 3)

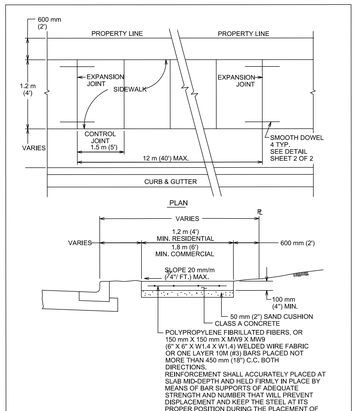
PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

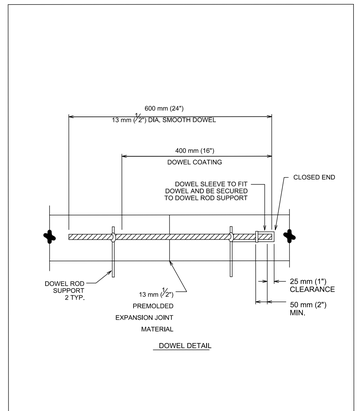
STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 25 OF 38

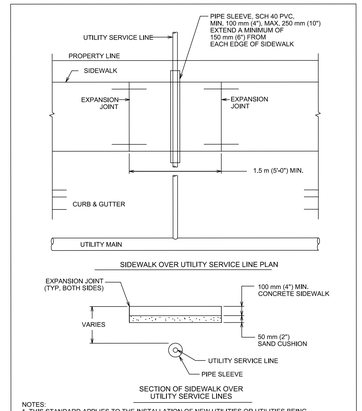
H:\PROJECTS\11711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-SITE DETAILS.DWG DATE: 7/30/2024 8:05:01 PM BY: JMARTINEZ



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

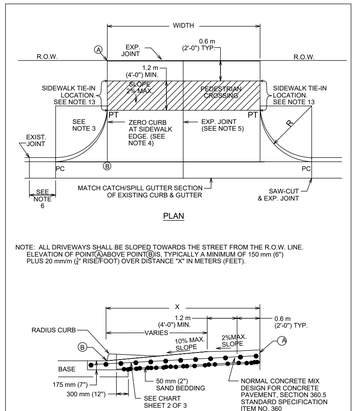


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



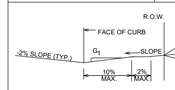
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN 02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

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

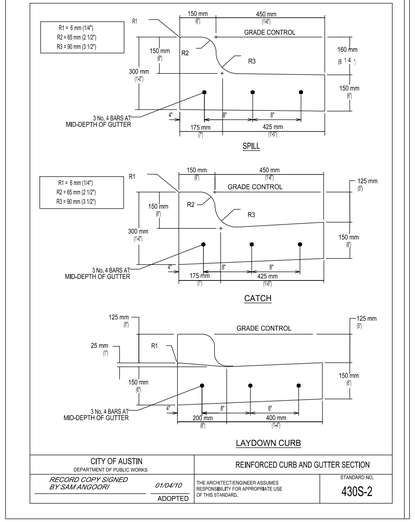


ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE 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 60% 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 "G2" 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.

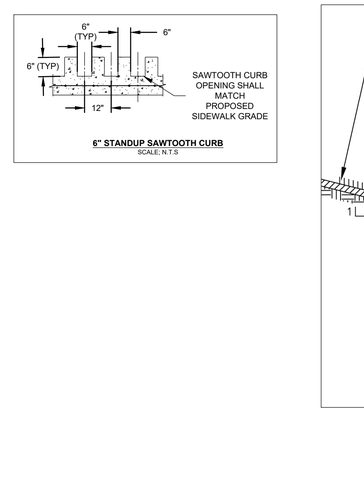
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN 02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

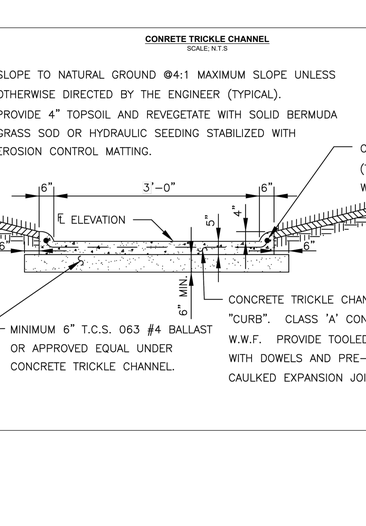
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
3/12/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY SAM ANGOORI 01/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



NOTE: INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1 OF 4



ELEVATION — SECTION

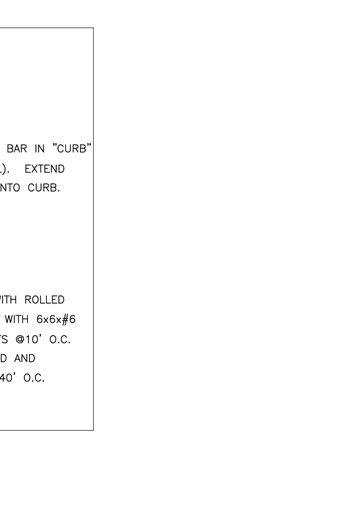
NOTE: INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 2 OF 4

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")*	15	2 m (7'–0")	73
B	4	250 mm (10")	4	3.25 m (10'–8")	29
C	4	460 mm (18")	7	760 mm (2'–6")	12
D	6	150 mm (6")	5	3.25 m (10'–8")	80
E	4	300 mm (12")	6	760 mm (2'–6")	10
F	4	250 mm (10")	3	4 m (13'–0")	35
G	4	300 mm (12")	11	1.25 m (4'–3")	31
H	6	–	1	4.25 m (14'–0")	20
J	4	300 mm (12")	7	3.25 m (10'–8")	50
K	4	230 mm (9")*	30	800 mm (2'–7 1/2")	52
L	4	300 mm (12")*	6	1.3 m (4'–4")	17
M	4	–	4	500 mm (1'–8") AVG	4
N	ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER MODEL SD–SP, SQUARE HOLE OPTION, SYMBOL: FISH, COLOR: BLUE. USE ALMETEK SPECS FOR THEFT RESISTANT RIVET SURFACE MOUNT W/ ADHESIVE FOR DRY CONCRETE INSTALLATION.				
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

* EXCEPT AS SHOWN ON PLAN



CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 3 OF 4

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
6. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
7. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S–1.
8. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
9. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE, WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
10. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
11. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION.
12. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.
13. INSTALL ALMETEK 4" DISC "NO DUMPING DRAINS TO WATER" MARKER, MODEL SD–SP, SQUARE OPTION, SYMBOL: FISH, COLOR: BLUE. USE ALMETEK INSTALL SPECIFICATIONS FOR THEFT RESISTANT RIVET SURFACE MOUNT W/ADHESIVE FOR DRY CONCRETE INSTALL.

REFERENCES:
FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S–3, "CURB EXPANSION JOINT DOWEL DETAIL".
FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S–1, "18" COVER AND FRAME".
ALMETEK "NO DUMPING DRAINS TO WATERWAY" MARKERS WWW.ALMETEK.COM

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
12/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 4 OF 4

SAWTOOTH CURB OPENING SHALL MATCH PROPOSED SIDEWALK GRADE

6" STANDUP SAWTOOTH CURB
SCALE: N.T.S

CONRETE TRICKLE CHANNEL
SCALE: N.T.S

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

SITE DETAILS (2 OF 3)

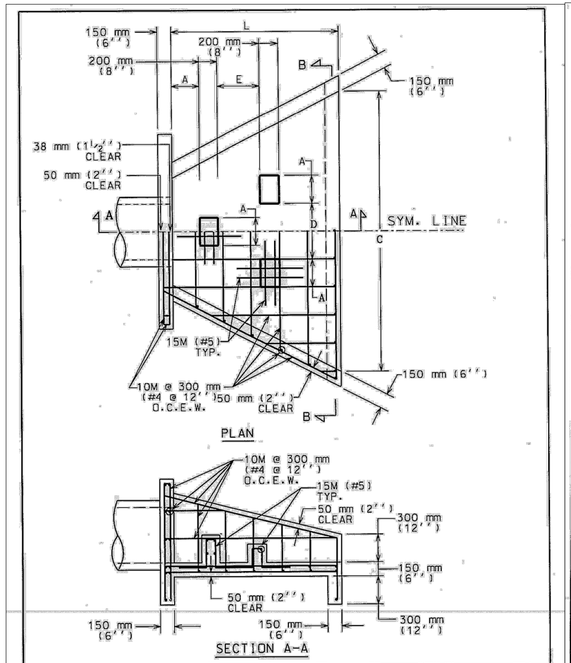
PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

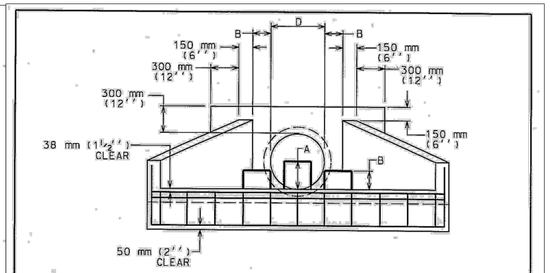
SHEET 26 OF 38

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-SITE DETAILS.DWG DATE: 7/30/2024 8:05:02 PM BY: JMARTINEZ



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



SECTION B-B

NOTES:

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

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

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

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

8834 N. Capital of Texas Hwy.
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TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

SITE DETAILS (3 OF 3)

PROJECT NO: 1711-11671

DESIGNED BY: LL

DRAWN BY: JM

CHECKED BY: SS

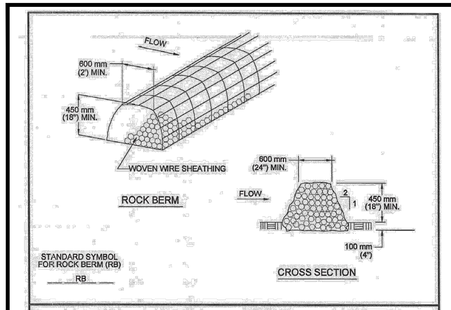
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 27 OF 38

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

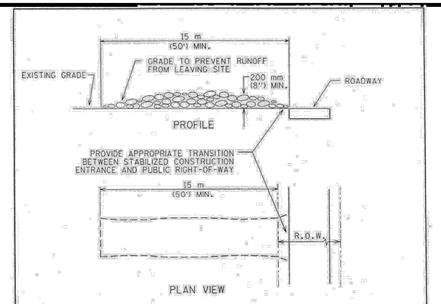
H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-SITE DETAILS.DWG DATE: 7/30/2024 8:05:04 PM BY: JMARTINEZ



NOTES:

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

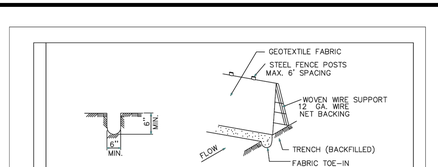
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
Mary S. Foyer, P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



NOTES:

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

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



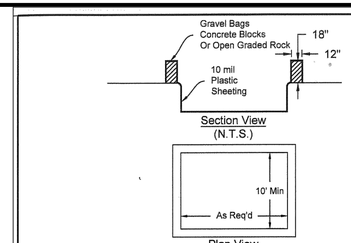
GENERAL NOTES:

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=

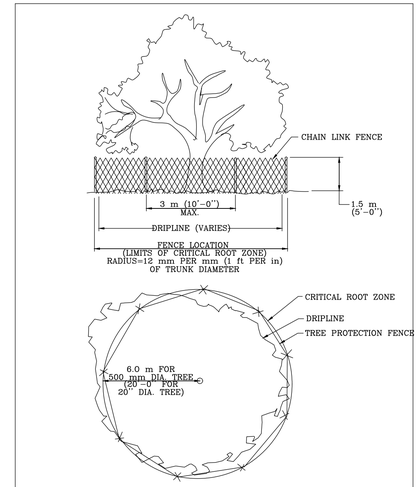
REV. DATE: 09/13/01

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

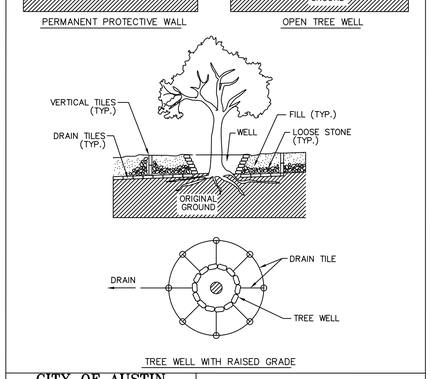


Alternative Self-Installed Construction Site Concrete Truck Washout

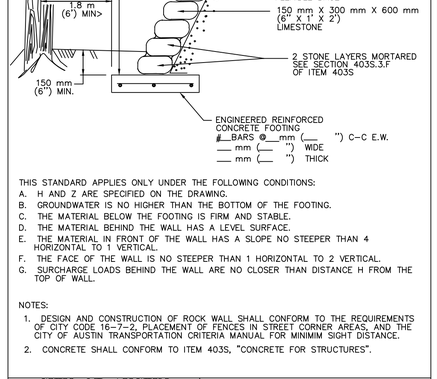
1. The excavation for the concrete truck washout shall be a minimum of 10' wide and of sufficient length and depth to accommodate 7 gallons of washout water and concrete per truck per day and/or 50 gallons of washout water and concrete per pump truck per day.
2. In the event that the self-installed concrete truck washout is constructed above ground, it shall be 10' wide and 10' long with the same requirements for containment as described in item 1.
3. The containment area shall be lined with 10 mil plastic sheeting, without holes or tears. Where there are seams, these shall be secured according to manufacturers directions.
4. The plastic sheeting shall be of sufficient size so that it will overlap the top of the containment area and be wrapped around the gravel bags, concrete blocks or open graded rock as least 2 times.
5. The gravel bags or concrete blocks shall be placed abutting each other to form a continuous berm around the outer perimeter of the containment area.
6. The berm consisting of gravel bags, concrete blocks or open graded rock shall be no less than 18" high and no less that 12" wide.
7. The containment area shall not exceed 50% of capacity at any one time.
8. Solids shall be removed from containment area and disposed of properly and any damage to the plastic sheeting shall be repaired or sheeting replaced before next use.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A – CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-6 2 OF 2



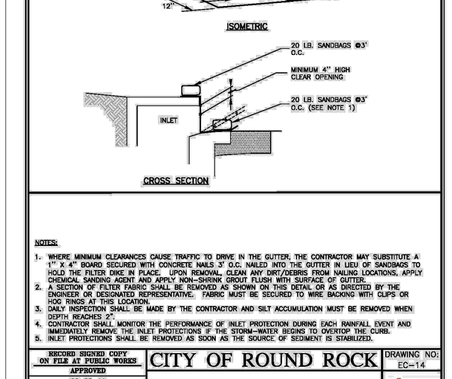
THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

A. H AND Z ARE SPECIFIED ON THE DRAWING.
B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

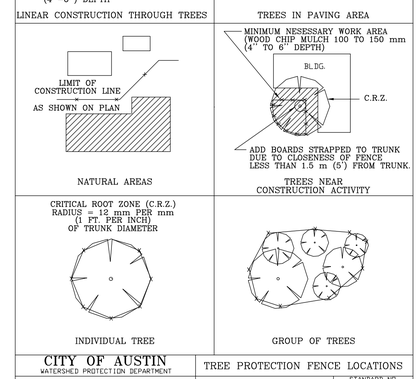
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-6 1 OF 2



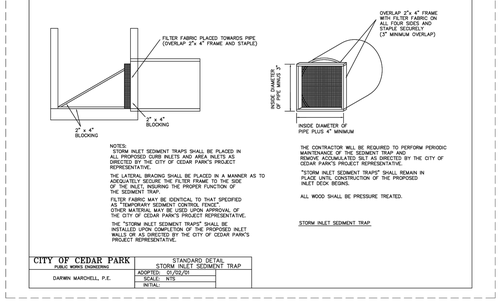
NOTES:

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.

MARKED SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-29-11 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

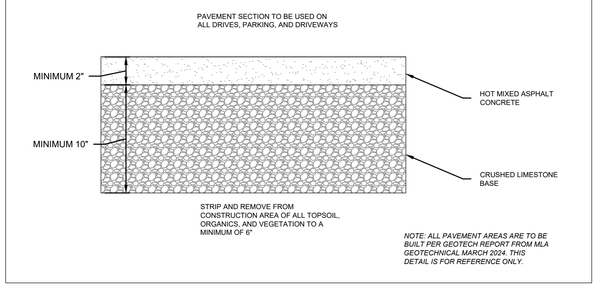


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING DARWIN MARCHELL, P.E.	STANDARD DETAIL STORM INLET SEDIMENT TRAP	
	ADOPTED: 05/09/01 SCALE: N/S INITIAL:	

DRIVE SECTION



NOTE: ALL PAVEMENT AREAS ARE TO BE BUILT PER GEOTECH REPORT FROM MLA GEOTECHNICAL MARCH 2024. THIS DETAIL IS FOR REFERENCE ONLY.

8834 N. Capital of Texas Hwy.
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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX
SITE PLAN

EROSION AND SEDIMENTATION CONTROL DETAILS

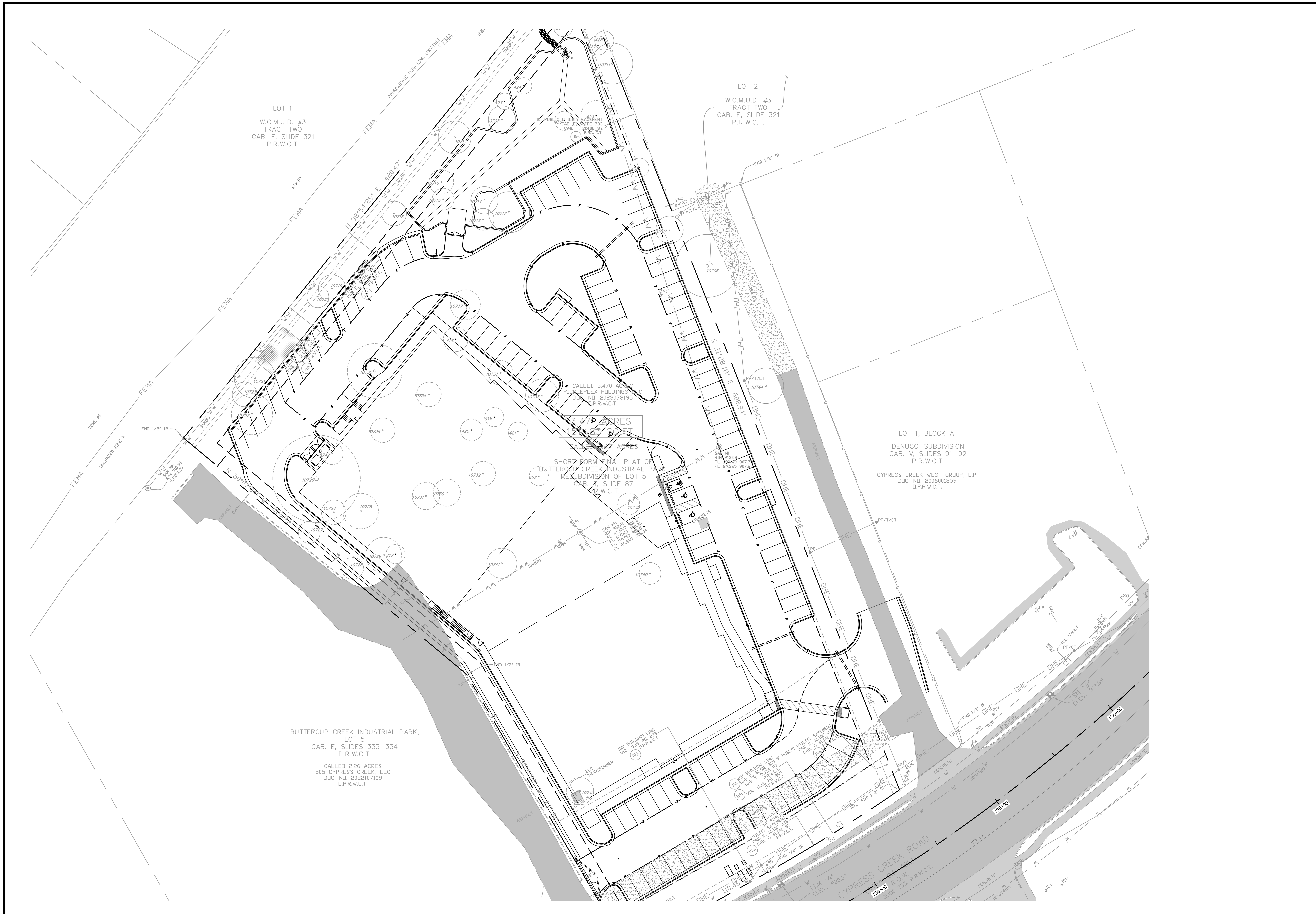
PROJECT NO: 1711-11671
DESIGNED BY: LL
DRAWN BY: JM
CHECKED BY: SS

STATE OF TEXAS
SAMEER SAINI
146542
LICENSED PROFESSIONAL ENGINEER
07/31/2024

SHEET 28 OF 38

SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD

H:\PROJECTS\1711 - STUDIO ELES\11671 ATX PICKLEPLEX SITE PLAN\CAD\SHEETS\11671-EROSION AND SEDIMENTATION CONTROL DETAILS.DWG DATE: 7/30/2024 8:05:11 PM BY: JMARTINEZ


LOT 1
W.C.M.U.D. #3
TRACT TWO
CAB. E, SLIDE 321
P.R.W.C.T.
LOT 2
W.C.M.U.D. #3
TRACT TWO
CAB. E, SLIDE 321
P.R.W.C.T.
LOT 1, BLOCK A
DENUCCI SUBDIVISION
CAB. V, SLIDES 91-92
P.R.W.C.T.
CYPRESS CREEK WEST GROUP, L.P.
DOC. NO. 2006001859
O.P.R.W.C.T.
BUTTERCUP CREEK INDUSTRIAL PARK,
LOT 5
CAB. E, SLIDES 333-334
P.R.W.C.T.
CALLED 2.26 ACRES
505 CYPRESS CREEK, LLC
DOC. NO. 2022107109
O.P.R.W.C.T.
CALLED 3.470 ACRES
PICKLEPLEX HOLDINGS, LLC
DOC. NO. 2023078195
O.P.R.W.C.T.
SHORT FORM FINAL PLAT OF
BUTTERCUP CREEK INDUSTRIAL PARK
RESUBDIVISION OF LOT 5
CYPRESS CREEK ROAD
ELC TRANSFORMER
FEMA
APPROXIMATE FEMA LINE LOCATION
ZONE AE
UNSHADED ZONE X
FND 1/2" IR
TBM "A"
ELEV. 925.87
TBM "B"
ELEV. 917.69
134+00
135+00
136+00

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

ATX PICKLEPLEX SITE PLAN

POND RETAINING WALLS NOTES AND DETAIL

PROJECT NO: 1711-11671

DESIGNED BY: LL

DRAWN BY: JM

CHECKED BY: SS

NOTICE:
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SITE DEVELOPMENT PERMIT NUMBER: 2024-10-SD